

**NOTICE OF RESULTS
CITY OF PHOENIX
PLANNING COMMISSION**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **PLANNING COMMISSION** and to the general public, that the **CITY OF PHOENIX PLANNING COMMISSION** held a meeting open to the public on **June 6, 2024, at 6:00 p.m. located in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona** and virtually via Webex.

VPC – Village Planning Committee

The results for the meeting are as follows:

CALL TO ORDER

APPROVAL OF MINUTES

Approved

1. For Approval or Correction of the Planning Commission Hearing minutes of April 4, 2024

CONTINUANCES AND WITHDRAWAL CASES

Continued to August 1, 2024, without fee

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| 2. | Application #: GPA-DV-1-24-1
(Companion Case Z-28-24-1) |
| | Request: Map Amendment |
| | From: Parks/Open Space - Publicly Owned |
| | To: Residential 3.5 to 5 dwelling units per acre and Commercial |
| | Acreage: 80.31 |
| | Location: Southwest corner of 36th Avenue and Pinnacle Peak Road |
| | Proposal: Minor General Plan Amendment to facilitate development of a new single-family residential community with a small, neighborhood-scale commercial element |
| | Applicant: Lennar Arizona, LLC |
| | Owner: Arizona State Land Department |
| | Representative: Stephen Anderson, Gammage & Burnham, PLC |

Continued to August 1, 2024, without fee

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| 3. | Application #: Z-28-24-1
(Companion Case GPA-DV-1-24-1) |
| | From: RE-43 and RE-43 SP |
| | To: R1-6 and C-2 |

Acreage: 80.31
Location: Southwest corner of 36th Avenue and Pinnacle Peak Road
Proposal: Single-family residential and commercial
Applicant: Lennar Arizona, LLC
Owner: Arizona State Land Department
Representative: Stephen Anderson, Gammage & Burnham, PLC

Continued to August 1, 2024, without fee

4. **Application #:** **Z-39-24-2 (Companion Case Z-SP-1-24-2)**
From: C-2
To: C-2 HGT/WVR
Acreage: 2.48
Location: Northwest corner of 34th Street and Phelps Road
Proposal: Commercial use with a height waiver
Applicant: Michael S. Buschbacher II, AICP, Earl & Curley, PC
Owner: Marni Retail Partners, LLC c/o Stewart Ferber
Representative: Taylor C. Earl, Earl & Curley, PC

Continued to August 1, 2024, without fee

5. **Application #:** **Z-SP-1-24-2 (Companion Case Z-39-24-2)**
From: C-2 (Pending C-2 HGT/WVR)
To: C-2 HGT/WVR SP
Acreage: 2.48
Location: Northwest corner of 34th Street and Phelps Road
Proposal: Self-service storage warehouse and all underlying C-2 uses
Applicant: Michael S. Buschbacher II, AICP, Earl & Curley, PC
Owner: Marni Retail Partners, LLC c/o Stewart Ferber
Representative: Taylor C. Earl, Earl & Curley, PC

Continued to September 5, 2024, without fee

20. **Application #:** **PHO-2-24—Z-181-99-3**
Existing Zoning: R1-6
Acreage: 2.0
Location: Approximately 350 feet south of the southeast corner of 26th Street and Vogel Avenue
Request: 1) Request to modify Stipulation 1 regarding general conformance

- to the site plan and elevations date stamped March 2, 2017.
- 2) Request to modify Stipulation 2 regarding maximum dwelling units and maximum density.
 - 3) Request to modify Stipulation 3 regarding maximum building height.
 - 4) Request to delete Stipulation 6 regarding sewer odor mitigation.
 - 5) Request to modify Stipulation 8 regarding property owner addresses.

Applicant: Hannah Bleam, Withey Morris Baugh, PLC

Owner: Tim Hammer, H&H Developers, Inc.

Representative: Bill Allison, Withey Morris Baugh, PLC

GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

**Approved, per the
South Mountain VPC
recommendation**

6. **Application #:** **GPA-SM-13-23-8
(Companion Case Z-92-23-8)**
- Request:** Map Amendment
- From:** Residential 2 to 3.5 dwelling units per acre and Residential 1 to 2 dwelling units per acre
- To:** Residential 2 to 3.5 dwelling units per acre, Residential 10 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, and Commercial
- Acreage:** 104.99
- Location:** Southeast corner of 19th Avenue and Baseline Road
- Proposal:** Minor General Plan Amendment to allow for a future mix of uses including commercial, office, multifamily, and single-family residential uses
- Applicant:** Brennan Maher, EPS Group, Inc.
- Owner:** River View Growers, LLC; Raymond Branham Living Trust; Romeo Yacoub Living Trust/Khoshaba Mark/Madeline
- Representative:** Natalie Maikoski, EPS Group, Inc.

**Approved, per the
South Mountain VPC
recommendation**

7. **Application #:** **Z-92-23-8
(Companion Case GPA-SM-13-23-8)**
- From:** S-1 and R1-10

To:	R1-10, R-3, R-4, and C-2
Acreage:	104.99
Location:	Southeast corner of 19th Avenue and Baseline Road
Proposal:	Commercial, office, multifamily, and single-family residential
Applicant:	Brennan Maher, EPS Group, Inc.
Owner:	River View Growers, LLC; Raymond Branham Living Trust; Romeo Yacoub Living Trust/Khoshaba Mark/Madeline
Representative:	Natalie Maikoski, EPS Group, Inc.

REZONING CASES

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| Approved, per the Deer Valley VPC recommendation | 8. | Application #: | Z-104-K-75-3 |
| | | From: | PCD (Approved C-2 PCD) |
| | | To: | A-1 PCD |
| | | Acreage: | 3.84 |
| | | Location: | Approximately 325 feet south of the southeast corner of 21st Avenue and Bell Road |
| | | Proposal: | Industrial |
| | | Applicant: | Andy Jochums, Gilbert Blilie, PLLC |
| | | Owner: | Sunbelt Bell 17, LP c/o Tyler Smith |
| | | Representative: | Jeffrey Blilie, Gilbert Blilie, PLLC |
| Approved, per the Estrella VPC recommendation | 9. | Application #: | Z-85-22-7 |
| | | From: | R-3 and R-5 |
| | | To: | A-1 |
| | | Acreage: | 7.21 |
| | | Location: | Approximately 630 feet south of the southeast and southwest corners of 28th Avenue and Lincoln Street |
| | | Proposal: | Industrial uses |
| | | Applicant: | Taylor C. Earl, Earl & Curley, PC |
| | | Owner: | GFA, LLC and Arizona Pallet, LLC |
| | | Representative: | Taylor C. Earl, Earl & Curley, PC |
| Approved, per the staff recommendation, with modifications, a deletion, and an additional stipulation | 10. | Application #: | Z-17-23-5 (Zen @ McDowell PUD) |
| | | From: | PSC |
| | | To: | PUD |
| | | Acreage: | 4.02 |
| | | Location: | Northwest corner of 81st Avenue and McDowell Road |

	Proposal:	PUD (Planned Unit Development) to allow residential and limited commercial uses per WU Code T4:3
	Applicant:	Zen Investing, LLC
	Owner:	Taras Holding, LLC
	Representative:	Adam Baugh, Withey Morris Baugh, PLC
Approved, per the staff memo dated May 31, 2024	11. Application #:	Z-76-23-8
	From:	S-1
	To:	R1-18
	Acreage:	25.71
	Location:	Northeast corner of 23rd Avenue and Dobbins Road
	Proposal:	Single-family residential
	Applicant:	Natalie Maikoski, EPS Group, Inc.
	Owner:	Prestige Partners, LLC
	Representative:	Natalie Maikoski, EPS Group, Inc.
Approved, per the Paradise Valley VPC recommendation	12. Application #:	Z-91-23-2
	From:	S-1 DVAO
	To:	CP/GCP DVAO
	Acreage:	2.55
	Location:	Approximately 250 feet west of the southwest corner of Cave Creek Road and Quail Avenue
	Proposal:	Storage and light manufacturing
	Applicant:	Kimberly Schroeder, ProSteel STR, LLC
	Owner:	Tabarka Properties, LLC c/o Meir Zenati
	Representative:	Kimberly Schroeder, ProSteel STR, LLC
Approved, per the North Mountain VPC recommendation	13. Application #:	Z-113-23-3
	From:	C-O
	To:	WU Code T5:5
	Acreage:	7.20
	Location:	Approximately 810 feet west of the northwest corner of 23rd Avenue and Townley Avenue
	Proposal:	Multifamily residential
	Applicant:	Ric Toris, Earl & Curley, PC
	Owner:	2445 West Dunlap, LLC
	Representative:	Taylor C. Earl, Earl & Curley, PC
Approved, per the Estrella VPC recommendation	14. Application #:	Z-114-23-7
		(Companion Case Z-SP-9-23-7)
	From:	S-1

To: C-2
Acreage: 9.90
Location: Southeast corner of 95th Avenue and
Broadway Road
Proposal: Commercial uses
Applicant: Benjamin Tate, Withey Morris Baugh,
PLC
Owner: Doug Schreiber, Desert West Storage,
LLC
Representative: Benjamin Tate, Withey Morris Baugh,
PLC

**Approved, per the
Estrella VPC
recommendation**

15. **Application #:** **Z-SP-9-23-7
(Companion Case Z-114-23-7)**
From: S-1 (Pending C-2)
To: C-2 SP
Acreage: 9.90
Location: Southeast corner of 95th Avenue and
Broadway Road
Proposal: Self-storage and underlying C-2
commercial uses
Applicant: Benjamin Tate, Withey Morris Baugh,
PLC
Owner: Doug Schreiber, Desert West Storage,
LLC
Representative: Benjamin Tate, Withey Morris Baugh,
PLC

**Approved, per the
Deer Valley VPC
recommendation**

16. **Application #:** **Z-21-24-1**
From: R-5 DVAO
To: A-1 DVAO
Acreage: 1.85
Location: Northeast corner of 24th Avenue and
Lone Cactus Drive
Proposal: Material and equipment storage
Applicant: Francisco Soto Revueltas, Soto Design
Studio, LLC
Owner: Deer Valley Enterprises, LLC c/o
Joseph Kern
Representative: Kay Shepard

**Approved, per the
Camelback East VPC
recommendation**

17. **Application #:** **Z-79-23-4
(Wonderview at Highland PUD)**
From: R1-6
To: PUD
Acreage: 2.49

Location: Southwest corner of 14th Place and Highland Avenue
 Proposal: PUD (Planned Unit Development) to allow a mixed-use development with office, commercial, and multifamily residential
 Applicant: Venue Projects
 Owner: Wonderview Partners, LLC
 Representative: Bill Allison, Withey Morris Baugh, PLC

Approved, per the Camelback East VPC recommendation

18. **Application #:** **Z-26-24-6 (Companion Case Z-SP-7-23-6)**
 From: P-1 and C-2
 To: C-2
 Acreage: 0.35
 Location: Approximately 210 feet west of the southwest corner of 10th Street and Pasadena Avenue
 Proposal: Commercial use
 Applicant: Ali Bull, Burch & Cracchiolo, P.A.
 Owner: Chapman Automotive Group, LLC c/o David Bower
 Representative: Ed Bull, Burch & Cracchiolo, P.A.

Approved, per the Camelback East VPC recommendation

19. **Application #:** **Z-SP-7-23-6 (Companion Case Z-26-24-6)**
 From: C-2 and P-1 (Pending C-2)
 To: C-2 SP
 Acreage: 0.75
 Location: Approximately 210 feet west of the southwest corner of 10th Street and Pasadena Avenue
 Proposal: Automobile sales/display, and underlying C-2 commercial uses
 Applicant: Ali Bull, Burch & Cracchiolo, P.A.
 Owner: Chapman Automotive Group, LLC c/o David Bower
 Representative: Ed Bull, Burch & Cracchiolo, P.A.

PLANNING HEARING OFFICER CASES

Approved, per the Planning Hearing Officer recommendation

21. **Application #:** **PHO-2-24—Z-86-06-6**
 Existing Zoning: PSC (Approved C-2 HR) CEPCSP
 Acreage: 33.70
 Location: Northeast corner of 24th Street and Camelback Road

Request:	1) Request to modify Stipulation 2 regarding review and approval for a tower exceeding 112 feet and proposed building elevations inconsistent with those dated June 23, 2006 through the Planning Hearing Officer process.
	2) Technical Corrections to Stipulations 7 and 9.
Applicant:	Ed Bull, Burch & Cracchiolo, P.A.
Owner:	Biltmore Shopping Center Partners
Representative:	Ed Bull, Burch & Cracchiolo, P.A.

TEXT AMENDMENT

**Approved, per the
Central City VPC
recommendation**

22.	Application #:	Z-TA-10-23-7
	Request:	Text Amendment
	Location:	Generally located between the alley east of Central Avenue and the alley west of 1 st Avenue, between Portland Street and McKinley Street
	Proposal:	Amend Section 1212.B (Downtown Gateway, Development Standards) of the Phoenix Zoning Ordinance to allow for a height bonus up to 30 percent within the Downtown Gateway Character Area between Portland Street and McKinley Street.
	Applicant:	Paul Kilgallon, Mainstreet Capital
	Owner:	Kell Duncan, KDCD, LLC
	Representative:	Tom Chinnock, Shepley Bulfinch

OTHER BUSINESS

**Information
requested**

23. Commission member requests for information, follow-up on future items, as well as comments from the public concerning items not on the agenda.

NEXT STEPS/FUTURE MEETINGS

1. The City Council public hearing for **GPA-DV-1-24-1, Z-28-24-1, Z-TA-10-23-7, GPA-SM-13-23-8, and Z-92-23-8** will be held on July 1, 2024 at 10:00 a.m. (unless continued) virtually and in the City Council Chambers, 200 West Jefferson Street.
2. For other cases, if appealed, the City Council public hearing will be held on July 1, 2024 at 10:00 a.m. and for cases not appealed, the formal action or

ordinance/resolution adoption will be on July 1, 2024 at 10:00 a.m. (unless continued). Both will be held virtually and in the City Council Chambers, 200 West Jefferson Street.

TO CONFIRM THE MEETING LOCATION ABOVE AND TO PARTICIPATE, SEE THE CITY COUNCIL MEETINGS WEBSITE AT:

<https://www.phoenix.gov/cityclerk/publicmeetings/city-council-meetings>

For further information, please contact Racelle Escolar at racelle.escolar@phoenix.gov or (602) 534-2864.

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