

**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 **March 7, 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

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| Approved | 1.a. For Approval or Correction of the Planning Commission Hearing minutes of November 2, 2023. |
| Approved | 1.b. For Approval or Correction of the Planning Commission Briefing Meeting minutes of February 1, 2024. |
| Approved | 1.c. For Approval or Correction of the Planning Commission Hearing minutes of February 1, 2024. |

CONTINUANCES AND WITHDRAWALS

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| Continued to the April 4, 2024 Planning Commission Hearing, without fee | 2. | Application #: | GPA-LV-3-22-8
(Companion Case Z-53-22-8) |
| | | Request:
From: | Map Amendment
Public/Quasi-Public, Commercial,
Residential 15+ dwelling units per acre,
Residential 5 to 10 dwelling units per
acre, Residential 3.5 to 5 dwelling units
per acre, Residential 2 to 3.5 dwelling
units per acre, Residential 1 to 2
dwelling units per acre, and Resort |
| | | To: | Residential 10 to 15 dwelling units per
acre/Residential 15+ dwelling units per
acre, Commercial/Commerce/Business
Park/ Residential 10 to 15 dwelling units
per acre/Residential 15+ dwelling units
per acre, Commercial/Residential 10 to
15 dwelling units per acre/Residential |

15+ dwelling units per acre,
Commercial/Commerce/Business Park,
and Resort
Acreage: 284.19
Location: Approximately 860 feet south of the
southwest corner of 51st Avenue and
Carver Road
Proposal: A minor general plan amendment for
Commercial, Commerce/Business Park,
various residential designations, and
resort
Applicant: Alex Stedman, RVi Planning and
Landscape Architecture
Owner: Lines Ruskin R. JR., et al.
Representative: Wendy Riddell, Berry Riddell, LLC

**Continued to the 3.
April 4, 2024 Planning
Commission Hearing,
without fee**

**Application #: Z-53-22-8 (Gila Foothills PUD)
(Companion Case GPA-LV-3-22-8)**
From: S-1, S-1 (Approved C-2 PCD), S-1
(Approved R-2 PCD), S-1 (Approved R-
3 PCD), S-1 (Approved R-3A PCD), S-1
(Approved R1-10 PCD), S-1 (Approved
R1-18 PCD), S-1 (Approved R1-8 PCD),
and S-1 (Approved RH/R1-10 PCD)
PUD
To: PUD
Acreage: 288.63
Location: Approximately 860 feet south of the
southwest corner of 51st Avenue and
Carver Road
Proposal: PUD (Planned Unit Development) to
allow single and multifamily residential,
commercial uses, and some commerce
park
Applicant: RVi Planning and Landscape
Architecture
Owner: Lines Ruskin R. JR., et al.
Representative: Wendy Riddell, Berry Riddell, LLC

**Continued to the 4.
May 2, 2024 Planning
Commission Hearing
without fee, and
remanded back to the
Paradise Valley VPC
for recommendation**

Application #: Z-84-23-3
From: R1-6
To: R-2
Acreage: 1.36
Location: Approximately 675 feet west of the
southwest corner of 20th Street and
Campo Bello Drive
Proposal: Multifamily residential

	Applicant:	Joshua Ursu
	Owner:	Benny M. Lucero Revocable Trust
	Representative:	Joshua Ursu
Continued to the April 4, 2024 Planning Commission Hearing, without fee	5. Application #:	Z-9-24-7
	From:	S-1
	To:	C-2 and C-2 HGT/WVR DNS/WVR
	Acreage:	18.80
	Location:	Northwest corner of 83rd Avenue and Broadway Road
	Proposal:	Commercial and multifamily residential
	Applicant:	Stephanie Watney, Withey Morris Baugh, PLC
	Owner:	New World Properties, Inc., Manager of New Era Phoenix, LLC
	Representative:	Jason Morris, Withey Morris Baugh, PLC

GENERAL PLAN AMENDMENT AND COMPANION CASES

Approved, per the Addendum A Staff Report	6. Application #:	GPA-12-23
	Request:	Request to amend the General Plan to incorporate the 2025 General Plan Update
	Location:	Citywide
	Proposal:	2025 General Plan Update
	Applicant:	City of Phoenix, Planning Commission
	Representative:	City of Phoenix, Planning Commission
Approved, per the Deer Valley VPC recommendation	7. Application #:	GPA-DV-1-23-3 (Companion Case Z-31-23-3) (Continued from November 2, 2023)
	Request:	Map Amendment
	From:	Residential 2 to 5 dwelling units per acre
	To:	Mixed Use (Commercial/Commerce/Business Park)
	Acreage:	18.97
	Location:	Approximately 1,200 feet east and 360 feet north of the northeast corner of 19th Avenue and Tierra Buena Lane
	Proposal:	Minor General Plan Amendment to allow office/ commerce park
	Applicant:	Jerry Simms, TP Racing, LLLP
	Owner:	Jerry Simms, TP Racing, LLLP

		Representative:	Paul E. Gilbert, Gilbert Blilie, PLLC
Approved, per the March 7, 2024 staff memo	8.	Application #:	Z-31-23-3 (Companion Case GPA-DV-1-23-3) (Continued from November 2, 2023)
		From:	S-1 SP and C-2 SP
		To:	CP/GCP
		Acreage:	28.92
		Location:	Approximately 500 feet east of the northeast corner of 19th Avenue and Tierra Buena Lane
		Proposal:	Commerce Park
		Applicant:	Jerry Simms, TP Racing, LLLP
		Owner:	Jerry Simms, TP Racing, LLLP
		Representative:	Paul E. Gilbert, Gilbert Blilie, PLLC
Approved, per the staff recommendation	9.	Application #:	GPA-EST-2-24-7 (Companion Case Z-8-24-7)
		Request:	Map Amendment
		From:	Industrial, Mixed Use (Commercial/Commerce/ Business Park), and Residential 3.5 to 5 dwelling units per acre
		To:	Commerce/Business Park
		Acreage:	112.32
		Location:	Approximately 1,170 feet north of the northwest corner of 67th Avenue and Lower Buckeye Road
		Proposal:	Minor General Plan Amendment to clean up the mix of land use designations and allow a framework for cohesive commerce park development
		Applicant:	Stephanie Watney, Withey Morris Baugh, PLC
		Owner:	Brett Hopper, Property Reserve Arizona, LLC
		Representative:	Jason Morris, Withey Morris Baugh, PLC
Approved, per the staff recommendation	10.	Application #:	Z-8-24-7 (Companion Case GPA-EST-2-24-7)
		From:	RE-35 and R1-8
		To:	CP/GCP
		Acreage:	112.32

Location:	Approximately 1,170 feet north of the northwest corner of 67th Avenue and Lower Buckeye Road
Proposal:	Flex commerce park general commerce park buildings
Applicant:	Stephanie Watney, Withey Morris Baugh, PLC
Owner:	Brett Hopper, Property Reserve Arizona, LLC
Representative:	Jason Morris, Withey Morris Baugh, PLC

REZONING CASES

Approved, per the staff memo dated March 6, 2024, with a modified stipulation and deleted stipulation

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| 11. | Application #: | Z-104-23-8 |
| | From: | R1-6 BAOD (Approved R1-10 BAOD), S-1 BAOD (Approved R1-10 BAOD), and S-1 BAOD |
| | To: | R1-6 BAOD |
| | Acreage: | 18.52 |
| | Location: | Northeast corner of 36th Street and Beverly Road |
| | Proposal: | Single-family residential |
| | Applicant: | Adam Baugh, Withey Morris Baugh, PLC |
| | Owner: | Miguel and Yvonne Montiel Family Trust; All Other Property, LLP; and DK Square Investments, LLC |
| | Representative: | Adam Baugh, Withey Morris Baugh, PLC |

OTHER BUSINESS

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| Appointed member | 12. | Presentation, discussion, and possible action regarding the Planning Commission appointment to the Design Standards Committee. |
| Discussion held | 13. | Discussion regarding deadlines and proceedings on materials received requesting amendments for agenda items. |
| Information requested | 14. | 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-12-23, GPA-DV-1-23-3, Z-31-23-3, GPA-EST-2-24-7, Z-8-24-7, GPA-LV-3-22-8**, and **Z-53-22-8** will be held on April 3, 2024 at 2:30 p.m. virtually and in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona (unless continued).
2. For other cases if appealed, the City Council public hearing will be held on April 3, 2024, at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on April 3, 2024, at 2:30 p.m. Both will be held virtually and in the City Council Chambers, 200 West Jefferson Street (unless continued).

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 Escobar at racelle.escobar@phoenix.gov or (602) 534-2864.

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