

**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 **May 2, 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.a. For Approval or Correction of the Planning Commission
Hearing minutes of January 4, 2024

Approved 1.b. For Approval or Correction of the Planning Commission
Hearing minutes of March 7, 2024

REZONING CASES

Approved, per the South Mountain VPC recommendation	2.	Application #: Z-116-R-81-6 (Arizona Grand Resort PUD)
		From: C-2 PCD, C-O PCD, R-5 PCD, PCD (Approved RH M-R PCD), PCD (Approved C-O M-R SP PCD), PCD SP, PCD SP (Approved RH M-R PCD), PCD SP (Approved C-2 SP PCD), RH M-R PCD, RH M-R SP PCD, and RH PCD
		To: PUD PCD
		Acreage: 60.70
		Location: Approximately 335 feet south of the southwest corner of the I-10 Freeway and Baseline Road
		Proposal: Planned Unit Development to allow multifamily residential, hotel rooms, restaurants, ballrooms/conference rooms, event lawns, and various commercial uses.
		Applicant: Ed Bull, Burch & Cracchiolo, P.A.
		Owner: AZ Grand Resort, LLC c/o Jake Gray
		Representative: Ed Bull, Burch & Cracchiolo, P.A.

**Approved, per the
Rio Vista VPC
recommendation**

3. **Application #:** **Z-124-23-1**
From: C-2 and R-2
To: R-2
Acreage: 14.29
Location: Approximately 2,260 feet north of the northeast corner of North Black Canyon Highway and Circle Mountain Road
Proposal: Single-family residential
Applicant: Adam Baugh, Withey Morris Baugh, PLC
Owner: Circle Mountain Holdings, LLC
Representative: Adam Baugh, Withey Morris Baugh, PLC

**Approved, per the
staff memo dated
April 29, 2024**

4. **Application #:** **Z-14-24-7**
From: RE-43 and A-1
To: A-1
Acreage: 8.48
Location: Approximately 1,400 feet south of the southeast corner of 69th Avenue and Van Buren Street
Proposal: Light Industrial
Applicant: Shaine Alleman
Owner: Franklin E. Gilbert Properties, LLC c/o George Gilbert, et. al.
Representative: Shaine Alleman

**Approved, per the
staff memo dated
May 2, 2024.**

5. **Application #:** **Z-69-23-6
(Camelback Lakes Residential PUD)**
From: C-O CEPCSP
To: PUD CCEPCSP
Acreage: 1.57
Location: Approximately 125 feet north and 450 feet east of the northeast corner of 26th Street and Camelback Road
Proposal: Planned Unit Development to allow multifamily residential
Applicant: Hannah Bleam, Withey Morris Baugh, PLC
Owner: G&I IX CAMBELBACK LAKES, LLC
Representative: Withey Morris Baugh, PLC

**Approved, per the
staff memo dated
April 29, 2024**

6. **Application #:** **Z-9-24-7 (Continued from April 4, 2024)**
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

Approved, per the staff memo dated May 1, 2024

7. **Application #:** **Z-SP-6-23-8**
From: C-2
To: C-2 SP
Acreage: 3.84
Location: Southeast corner of 41st Street and Baseline Road
Proposal: Self-service storage facility and underlying C-2 uses
Applicant: SAFStor Real Estate Company, LLC
Owner: Highline Investment, LLC
Representative: Mike Maerowitz, Snell & Wilmer, LLP

Approved, per the Paradise Valley VPC recommendation

8. **Application #:** **Z-84-23-3 (Continued from March 7, 2024)**
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: 1851 E Campo Bello, LLC
Representative: Joshua Ursu

OTHER BUSINESS

None

9. 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. If **Z-116-R-81-6** is appealed, the City Council public hearing will be held on May 29, 2024 at 2:30 p.m. and if not appealed, the action will be on May 29, 2024 at 2:30 p.m. (unless continued). Both will be held 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 June 12, 2024 at 2:30 p.m. and for cases not appealed, the ordinance/resolution adoption will

be on June 12, 2024 at 2:30 p.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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