

**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 **November 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

Approved 1. For Approval or Correction of the Planning Commission Hearing minutes of September 5, 2024.

Approved 2. For Approval or Correction of the Planning Commission Hearing minutes of October 10, 2024.

TEXT AMENDMENTS AND RELATED CASES

Approved, per the staff recommendation in the Addendum A Staff Report	3.	Application #: <u>Z-TA-5-22-4-7-8</u> (Continued from October 10, 2024) Proposal: Amend the following sections of the Phoenix Zoning Ordinance, as follows: 1) Revise and clarify provisions in Chapters 2, 3, 5, 6, and 7 regarding definitions; variance and Design Review appeal processes, and to address how other sections interact with Chapter 12(Downtown Code): Section 201 (Rules of Construction), Section 202 (Definitions), Section 307.A (Authority and duties of the Zoning Administrator), Section 507 (Development Review Approval), Section 669 (Arts, Culture, and Small Business Overlay District), Section 702 (Off-Street Parking
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- and Loading), and Section 703 (Landscaping, Fences and Walls).
- 2) Add a new Section 312 to Chapter 3 to create the Technical Appeals Committee.
- 3) Repeal and replace Chapter 12 (Downtown Code) with revised and clarified text.

Applicant: City of Phoenix, Planning Commission
 Representative: City of Phoenix, Planning and Development Department

Approved, per the staff recommendation, with a modification

4. **Application #:** [Z-TA-2-24-Y](#)
Proposal: Amend the following sections of the Phoenix Zoning Ordinance, as follows:

- 1) Chapter 2, Section 202 (Definitions) to add new definitions and revise existing definitions regarding Accessory Dwelling Units and related residential terms;
- 2) Chapter 6, Section 603 (Suburban S-1 District—Ranch or Farm Residence) to comply with HB 2720;
- 3) Section 604 (Suburban S-2 District—Ranch or Farm Commercial) to comply with HB 2720;
- 4) Section 605 (Residential Estate RE-43 District—One-Family Residence) to comply with HB 2720 and increase permitted lot coverage;
- 5) Section 606 (Residential Estate RE-24 District—One-Family Residence) to comply with HB 2720 and increase permitted lot coverage;
- 6) Section 607 (Residential R1-14 District—One-Family Residence) to comply with HB 2720 and increase permitted lot coverage;
- 7) Section 608 (Residential Districts) to comply with HB 2720;

- 8) Section 609 (RE-35 Single-Family Residence District) to increase permitted lot coverage;
- 9) Chapter 7, Section 701.A.3 (Projections) to comply with HB 2720;
- 10) Section 703.B (Landscaping and Open Areas In Multiple-Family Development) to differentiate the addition of ADUs from multi-family developments; and
- 11) Section 706 (Accessory Uses and Structures) to clarify wordings and comply with HB 2720.

Applicant: City of Phoenix, Planning Commission
 Representative: City of Phoenix, Planning and Development Department

**Approved, per
the staff
recommendation**

5. **Application #:** [Z-TA-3-24-Y](#)
(Companion Case Z-136-24-Y)
- Proposal:
- 1) Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items;
 - 2) Replace Chapter 6, Section 632 (High-Rise H-R1 District – High-Rise and High-Density District) and establish a new Adaptive Reuse and Multi-Family (ARM) Overlay District; and
 - 3) Amend Section 662 (Interim Transit-Oriented Zoning Overlay District One (TOD-1)) and Section 663 (Transit-Oriented Zoning Overlay District Two (TOD-2)) to clarify how the new Section 632 interacts with the provision of the TOD-1 and TOD-2 overlay districts.
- Applicant: City of Phoenix, Planning Commission
 Representative: City of Phoenix, Planning and Development Department

**Approved, per
the staff
recommendation**

6. **Application #:** **Z-136-24-Y**
(Companion Case Z-TA-3-24-Y)
- From: Various Zoning Districts

To: Various Underlying Zoning Districts with the Adaptive Reuse and Multi-Family Overlay District
Acreage: 20,373.69
Location: All land within the adopted Transit Oriented Communities, with exceptions
Proposal: Adaptive Reuse and Multi-Family Overlay District
Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

Approved, per the staff recommendation

7. **Application #:** [Z-TA-8-24-Y](#)
Proposal: Amend Chapter 5, Section 506 (Text Amendments and Rezoning) of the Phoenix Zoning Ordinance to address changes to the Arizona Revised Statutes regarding an exemption for government owned properties when processing written protest petitions for the three-fourths votes and rezoning application review timeframes (Senate Bill 1162).
Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

REZONING CASES

Approved, per the South Mountain VPC recommendation

8. **Application #:** **Z-93-24-8**
From: S-1 and S-2
To: S-1 HP and S-2 HP
Acreage: 3.52
Location: Northwest corner of 15th Avenue and South Mountain Avenue
Proposal: Historic Preservation (HP) Zoning Overlay for Mission Revival Residence
Applicant: City of Phoenix, Historic Preservation Commission
Owner: Tonya and Miguel Sevilla
Representative: Kevin Weight, City of Phoenix, Historic Preservation Office

Approved, per the Historic Preservation Commission and North Mountain

9. **Application #:** **Z-94-24-3**
From: R-3
To: R-3 HP
Acreage: 0.22

**VPC
recommendations**

Location: Approximately 280 feet north of the northeast corner of 13th Place and Cinnabar Avenue
Proposal: Historic Preservation (HP) Zoning Overlay for Thompson Rock Garden
Applicant: City of Phoenix, Historic Preservation Commission
Owner: Mosaic Trust c/o Marion Frances
Representative: Kevin Weight, City of Phoenix, Historic Preservation Office

**Approved, per the
North Gateway VPC
recommendation**

10. **Application #:** **Z-27-24-2**
From: PCD NBCOD (Approved C-2/CP M-R PCD NBCOD) and FH PCD NBCOD
To: C-2 HGT/WVR DNS/WVR NBCOD and FH NBCOD
Acreage: 20.05
Location: Approximately 1,000 feet south of the southwest corner of the 29th Avenue alignment and Dove Valley Road
Proposal: Multifamily residential
Applicant: Trumont Group
Owner: North Gateway Core Acreage Investors, LLC
Representative: Alan Beaudoin, Norris Design

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

11. **Application #:** **Z-85-24-3**
From: R-3
To: R-3 Hillside DNS/WVR
Acreage: 1.26
Location: Approximately 170 feet east of the northeast corner of 13th Avenue and Peoria Avenue
Proposal: Hillside density waiver for single-family residential
Applicant: Ty Utton, Rose Law Group, PC
Owner: Empire J Properties, LLC
Representative: Jon Gillespie, Rose Law Group, PC

GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

**Approved, per the
Desert View VPC
recommendation**

12. **Application #:** **GPA-DSTV-2-23-2
(Companion Cases GPA-DSTV-3-23-2
and Z-39-23-2)
(Continued from January 4, 2024)**
Request: Map Amendment

From: Residential 2 to 5 dwelling units per acre
To: Commercial
Acreage: 20.52
Location: Southwest corner of Black Mountain
Boulevard and Deer Valley Drive
Proposal: Minor General Plan Amendment for
commercial use.
Applicant: Ryan Ash, Vestar
Owner: Arizona State Land Department
Representative: Ashley Z Marsh, Gammage & Burnham

**Approved, per the
Desert View VPC
recommendation**

13. **Application #:** **GPA-DSTV-3-23-2
(Companion Cases GPA-DSTV-2-23-2
and Z-39-23-2)
(Continued from January 4, 2024)**

Request: Specific Plan
Location: Southwest corner of Black Mountain
Boulevard and Deer Valley Drive
Proposal: Amendment to the Desert Ridge Specific
Plan Section 6.C.5.Superblock 12 to
facilitate commercial development

Applicant: Ryan Ash, Vestar
Owner: Arizona State Land Department
Representative: Ashley Z Marsh, Gammage & Burnham

**Approved, per the
Desert View VPC
recommendation**

14. **Application #:** **Z-39-23-2
(Companion Cases GPA-DSTV-2-23-2
and GPA-DSTV-3-23-2)
(Continued from January 4, 2024)**

From: S-1 DRSP (Approved R1-6 DRSP) and S-
1 DRSP (Approved R-2 DRSP)
To: C-2 DRSP
Acreage: 20.52
Location: Southwest corner of Black Mountain
Boulevard and Deer Valley Drive
Proposal: Commercial shopping center
Applicant: Ryan Ash, Vestar
Owner: Arizona State Land Department
Representative: Ashley Z Marsh, Gammage & Burnham

OTHER BUSINESS

None

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

Not held

16. The Planning Commission may vote to go into Executive Session pursuant to A.R.S Section 38-431.03.A.3. for the purpose of receiving legal advice regarding any of the above items.

NEXT STEPS/FUTURE MEETINGS

1. The City Council public hearing for **Z-TA-2-24-Y, Z-TA-3-24-Y, Z-TA-8-24-Y, and Z-136-24-Y** will be held on November 13, 2024 at 2:30 p.m. either virtually or in the City Council Chambers, 200 West Jefferson Street.
2. The City Council public hearing for **Z-TA-5-22-4-7-8, GPA-DSTV-2-23-2, GPA-DSTV-3-23-2, and Z-39-23-2** will be held on December 4, 2024 at 2:30 p.m. either virtually or in the City Council Chambers, 200 West Jefferson Street.
3. For other cases if appealed, the City Council public hearing will be held on December 4, 2024 at 2:30 p.m. For cases not appealed, the ordinance adoption will be on December 4, 2024 at 2:30 p.m. Both will either be held virtually or 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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