

**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 **October 10, 2024, at 6:00 p.m. located at Phoenix City Hall, in Assembly Room B, 200 West Washington Street, First Floor, 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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| Continued to
November 7, 2024 | 1. For Approval or Correction of the Planning Commission Hearing minutes of September 5, 2024. |
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TEXT AMENDMENTS

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| Continued to
November 7, 2024 | 2. Application #: <u>Z-TA-5-22-4-7-8</u>
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 and Loading), and Section 703 (Landscaping, Fences and Walls). |
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- 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

REZONING AND PLANNING HEARING OFFICER CASES

**Approved, per the
 Maryvale VPC
 recommendation**

3. **Application #: Z-87-24-4**
 From: IND PK
 To: A-1
 Acreage: 5.11
 Location: Northwest corner of 36th Avenue and Cambridge Avenue
 Proposal: Office, fabrication, indoor storage, vehicle/equipment repair
 Applicant: Dane Brubaker
 Owner: Ellis Johnson, Big Dog Properties, LLC
 Representative: Jordan Greenman, Greenman Law Firm

**Approved, per the
 staff memo dated
 October 7, 2024**

4. **Application #: PHO-2-24--Z-181-99-3
 (Continued from September 5, 2024)**
 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: William F. Allison, Withey Morris Baugh, PLC

**Approved, per the
Addendum A Staff
Report**

5. **Application #:** **Z-74-24-6**
(Continued from September 5, 2024)
From: R-3
To: R-5
Acreage: 1.82
Location: Northeast corner of 21st Street and Turney Avenue
Proposal: Multifamily residential
Applicant: Ashley Z. Marsh, Gammage & Burnham, PLC
Owner: 4401 Turney Villas, LLC; 2118 Turney, LLC; Charles E. Goodwin, III
Representative: Ashley Z. Marsh, Gammage & Burnham, PLC

**Approved, per the
staff memo dated
October 7, 2024, with
a modification**

6. **Application #:** **Z-58-24-8**
(Continued from September 5, 2024)
From: S-1
To: R1-10
Acreage: 4.54
Location: Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue
Proposal: Single-family residential
Applicant: John Fox
Owner: Dorothy M. Hallock
Representative: John Fox

OTHER BUSINESS

**Information
requested**

7. 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 **Z-TA-5-22-4-7-8** will be held on November 13, 2024 at 2:30 p.m. (unless continued) either virtually or in the City Council Chambers, 200 West Jefferson Street.
2. For other cases if appealed, the City Council public hearing will be held on November 13, 2024 at 2:30 p.m. and for cases not appealed, the formal action or ordinance/resolution adoption will be on November 13, 2024 at 2:30 p.m. (unless

continued). 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.

This publication can be made available in alternate format upon request. To request a reasonable accommodation, please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov. TTY: Use 7-1-1.