

**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 **September 4, 2025, 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
HPC – Historic Preservation Commission*

The results for the meeting are as follows:

CALL TO ORDER

APPROVAL OF MINUTES

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| Continued to October 6, 2025 | 1. For Approval or Correction of the Planning Commission hearing minutes of August 7, 2025. |
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PLAN UPDATE

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| Approved, per the staff recommendation | 2. Presentation, discussion, and possible recommendation regarding adoption of the Historic Preservation Plan update (PreserveHistoricPHX 2025), presented by Helana Ruter, City of Phoenix Historic Preservation Office. |
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REZONING CASES

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| Approved, per the HPC and the North Mountain VPC recommendations | 3. Application #: Z-68-25-3
From: R-5 HROD
To: R-5 HP HROD
Acreage: 1.78
Location: Southeast corner of 2nd Street and Hatcher Road
Proposal: Historic Preservation Overlay for Sunnyslope Presbyterian Church (now Franklin Phonetic School)
Applicant: City of Phoenix, Historic Preservation Commission
Owner: Franklin Educational Properties, LLC
Representative: Kevin Weight, Planning and Development Department, Historic Preservation Office |
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**Approved, per the
HPC and the North
Mountain VPC
recommendations**

4. **Application #:** **Z-71-25-3**
From: C-2 HROD
To: C-2 HP HROD
Acreage: 0.70
Location: Northeast corner of 6th Avenue and Hatcher Road
Proposal: Historic Preservation Overlay for Pedro's Mexican Food
Applicant: City of Phoenix, Historic Preservation Commission
Owner: 524 West Hatcher, LLC
Representative: Kevin Weight, Planning and Development Department, Historic Preservation Office

**Approved, per the
HPC and the South
Mountain VPC
recommendations**

5. **Application #:** **Z-75-25-8**
From: C-2 BAOD
To: C-2 HP BAOD
Acreage: 0.28
Location: Southwest corner of 10th Street and Southern Avenue
Proposal: Historic Preservation Overlay for Roosevelt Park Grocery
Applicant: City of Phoenix, Historic Preservation Commission
Owner: Zebiba and Nuraine Hagos
Representative: Kevin Weight, Planning and Development Department, Historic Preservation Office

**Approved, per the
HPC and the Central
City VPC
recommendations**

6. **Application #:** **Z-76-25-8**
From: C-3 CCSIOD and R-3 CCSIOD
To: C-3 HP CCSIOD and R-3 HP CCSIOD
Acreage: 0.98
Location: Southeast corner of 16th Avenue and Buckeye Road
Proposal: Historic Preservation Overlay for Emmanuel Church of God in Christ
Applicant: City of Phoenix, Historic Preservation Commission
Owner: Emmanuel Church of God in Christ, Inc.
Representative: Maura Jackson, Planning and Development Department, Historic Preservation Office

**Approved, per the
staff recommendation**

7. **Application #:** **Z-85-25-4**
From: R1-6
To: WU Code T3:2, WU Code T4:3, and WU Code T5:3
Acreage: 7.60
Location: Generally located between 31st Avenue to 35th Avenue, and Holly Street to the I-10 Freeway
Proposal: Single-family and multifamily residential
Applicant: City of Phoenix, Planning Commission
Owner: City of Phoenix, Neighborhood Services Department
Representative: Chase Hales, City of Phoenix, Planning and Development Department

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

8. **Application #:** **Z-53-25-7**
From: R-5 SPVTABDO, C-1 SPVTABDO, C-3 SPVTABDO, and P-1 SPVTABDO
To: WU Code T5:6 SPVTABDO
Acreage: 5.53
Location: Southeast corner of Central Avenue and Broadway Road
Proposal: Mixed-use, multifamily residential
Applicant: City of Phoenix, Planning Commission
Owner: City of Phoenix, Neighborhood Services Department
Representative: Eric Prochnow, City of Phoenix, Community and Economic Development Department

**Approved, per the
Central City VPC
recommendation, with
a deleted stipulation**

9. **Application #:** **Z-2-25-8**
From: R-5 RI TOD-1 and C-O TOD-1
To: WU Code T5:7 EG
Acreage: 1.16
Location: Northwest corner of 13th Street and Madison Street
Proposal: Multifamily residential
Applicant: Artin Knadjian, AAK Architecture & Interiors, Inc.
Owner: Michael J Lafferty Revocable Trust
Representative: Artin Knadjian, AAK Architecture & Interiors, Inc.

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

10. **Application #:** **Z-SP-7-25-2**
From: C-2 DRSP
To: C-2 SP DRSP

Acreage: 0.06
 Location: Approximately 650 feet east and 510 feet south of the southeast corner of Tatum Boulevard and Deer Valley Drive
 Proposal: Special Permit to allow massage therapy and all underlying C-2 uses
 Applicant: Beena Thattil, Hand and Stone Massage and Facial Spa
 Owner: Vestar DRM-OPCO, LLC
 Representative: Beena Thattil, Hand and Stone Massage and Facial Spa

**Denied as filed,
 approved for CP/GCP,
 with stipulations from
 the Deer Valley VPC
 recommendation, with
 modifications**

11. **Application #:** **Z-45-25-1**
 From: R-5 DVAO
 To: A-1 DVAO
 Acreage: 0.53
 Location: Northwest corner of 24th Avenue and Lone Cactus Drive
 Proposal: Materials and equipment storage for masonry business
 Applicant: Kay Shepard
 Owner: Sasha Babic
 Representative: Kay Shepard

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

12. **Application #:** **Z-55-25-8**
 Location: R-3 RSIOD AIOD
 Request: A-2 RSIOD AIOD
 Acreage: 0.57
 Location: Northwest corner of 14th Street and University Drive
 Proposal: Outdoor Storage
 Applicant: Kurt Waldier, Gilbert Blilie, PLLC
 Owner: PCI, LLC
 Representative: Paul Gilbert, Gilbert Blilie, PLLC

**Approved, per the
 North Mountain VPC
 recommendation, with
 an additional
 stipulation and
 direction**

13. **Application #:** **Z-72-25-6**
 From: R1-6 and R-5
 To: C-2
 Acreage: 2.0
 Location: Northeast corner of 17th Street and Northern Avenue
 Proposal: Commercial uses
 Applicant: George Pasquel III, Withey Morris Baugh, PLC
 Owner: Seasons Hospice Palliative Care of Arizona, LLC

Representative: George Pasquel III, Withey Morris
Baugh, PLC

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

14. **Application #:** **Z-SP-3-25-6**
From: R1-6 (Pending C-2) and R-5 (Pending C-2)
To: C-2 SP
Acreage: 2.0
Location: Northeast corner of 17th Street and Northern Avenue
Proposal: Self-service storage facility
Applicant: George Pasquel III, Withey Morris Baugh, PLC
Owner: Seasons Hospice Palliative Care of Arizona, LLC
Representative: George Pasquel III, Withey Morris Baugh, PLC

**Approved, per the
Laveen VPC
recommendation**

15. **Application #:** **Z-69-25-8**
From: C-1
To: C-2 HGT/WVR
Acreage: 2.46
Location: Approximately 300 feet north the northeast corner of 43rd Avenue and Baseline Road
Proposal: Commercial uses with a height waiver
Applicant: Cassandra Ayres, Berry Riddell, LLC
Owner: 43rd Ave and Baseline Development, LLC
Representative: Cassandra Ayres, Berry Riddell, LLC

**Approved, per the
Laveen VPC
recommendation**

16. **Application #:** **Z-SP-5-25-8**
From: C-1 (Pending C-2 HGT/WVR)
To: C-2 HGT/WVR SP
Acreage: 2.46
Location: Approximately 300 feet north the northeast corner of 43rd Avenue and Baseline Road
Proposal: Special Permit for self-service storage and underlying C-2 uses with a height waiver
Applicant: Cassandra Ayres, Berry Riddell, LLC
Owner: 43rd Ave and Baseline Development, LLC
Representative: Cassandra Ayres, Berry Riddell, LLC

PLANNING HEARING OFFICER CASES

Denied as filed, approved, per the PHO recommendation with a modification	17.	Application #:	PHO-1-25—Z-323-79-6
		Existing Zoning:	C-O
		Acreage:	1.16
		Location:	Northwest corner of 24th Street and Missouri Avenue
		Request:	1) Modify Stipulation 1 regarding general conformance to the site plan and rendering. 2) Delete Stipulation 2 regarding parking ratios. 3) Delete Stipulation 3 regarding commencement of construction. 4) Modify Stipulation 4 regarding building height.
		Applicant:	Brett Slavicek, Slavicek Holdings LLC
		Owner:	Slavicek Holdings LLC
		Representative:	Jason Morris, Withey Morris Baugh, PLC
		Appellant:	Kurt Waldier, Gilbert Blilie, PLLC

OTHER BUSINESS

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| None | 18. | Commission member requests for information, follow-up on future items, as well as comments from the public concerning items not on the agenda. |
| None held | 19. | 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 Historic Preservation Plan Update (PreserveHistoricPHX 2025) will be heard at the Transportation, Infrastructure, and Planning Subcommittee meeting on October 15, 2025 at 10:00 a.m. either virtually or in the City Council Chambers, 200 West Jefferson Street. The City Council public hearing for the Historic Preservation Plan Update (PreserveHistoricPHX 2025) will be held on November 19, 2025 at 2:30 p.m. 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 October 15, 2025 at 2:30 p.m. For cases not appealed, the ordinance adoption will be on October 15, 2025 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. This publication can be made available in alternate format upon request. To request a reasonable accommodation, please contact Saneeya Mir at 602-686- 6461, Saneeya.Mir@phoenix.gov TTY: Use 7-1-1.