

**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 **August 7, 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

The results for the meeting are as follows:

CALL TO ORDER

APPROVAL OF MINUTES

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| Approved | 1. For Approval or Correction of the Planning Commission hearing minutes of June 5, 2025. |
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CONTINUANCE / WITHDRAWAL REQUESTS

- | | |
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| Withdrawn, per the applicant's request | 11. Application #: Z-65-24-6
From: C-O
To: C-1
Acreage: 0.80
Location: Northwest corner of 40th Street and Meadowbrook Avenue
Proposal: Restaurant
Applicant: Caroline Lynn, LGO Hospitality
Owner: LGO Hospitality
Representative: Caroline Lynn, LGO Hospitality |
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GENERAL PLAN AMENDMENTS AND COMPANION CASES

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| Approved, per the South Mountain VPC recommendation | 2. Application #: GPA-SM-1-25-8 (Companion Case Z-31-25-8)
From: Residential 1 to 2 dwelling units per acre, Residential 2 to 3.5 dwelling units per acre, and Residential 3.5 to 5 dwelling units per acre
To: Residential 10 to 15 dwelling units per acre
Acreage: 14.37 |
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Location: Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road

Proposal: Minor General Plan Amendment to allow multifamily residential

Applicant: Brian Greathouse, Burch & Cracchiolo, P.A.

Owner: Mundall Family Revocable Trust c/o Danny Mundall & Georgia Mundall

Representative: Brian Greathouse, Burch & Cracchiolo, P.A.

Approved, per the staff recommendation

3. **Application #:** **Z-31-25-8**
(Companion Case GPA-SM-1-25-8)
- From: S-1
- To: R-3
- Acreage: 14.37
- Location: Approximately 1,130 feet east of the northeast corner of 23rd Avenue and Baseline Road
- Proposal: Multifamily residential
- Applicant: Brian Greathouse, Burch & Cracchiolo, P.A.
- Owner: Mundall Family Revocable Trust c/o Danny Mundall & Georgia Mundall
- Representative: Brian Greathouse, Burch & Cracchiolo, P.A.

REZONING

Approved, per the staff recommendation

4. **Application #:** **Z-146-24-4**
- From: R-4A, R-5, C-3, and P-1
- To: C-O/G-O
- Acreage: 2.41
- Location: Northeast corner of Black Canyon Highway (I-17) and Indianola Avenue
- Proposal: Office
- Applicant: William Gasque, Civil Design Solutions
- Owner: Rosemead Properties, Inc.
- Representative: William Gasque, Civil Design Solutions

Approved, per the Paradise Valley VPC recommendation

5. **Application #:** **Z-154-24-2**
- From: S-1 DVAO
- To: CP/GCP DVAO
- Acreage: 2.53

Location: Northwest corner of 22nd Street and Quail Avenue
Proposal: Warehouse
Applicant: Randy Marks, Rezio, LLC
Owner: Jesus Fernando Maldonado, Mako's, LLC
Representative: Randy Marks, Rezio, LLC

**Approved, per the
Encanto VPC
recommendation**

6. **Application #:** **Z-167-24-4**
From: C-1 TOD-1
To: C-2 TOD-1
Acreage: 0.57
Location: Approximately 95 feet east of the northeast corner of 2nd Avenue and Osborn Road
Proposal: Bar/Restaurant
Applicant: Lauren Proper Potter, Huellmantel & Affiliates
Owner: 130 W Osborn Rd., LLC
Representative: Lauren Proper Potter, Huellmantel & Affiliates

**Approved, per the
Camelback East VPC
recommendation**

7. **Application #:** **Z-25-25-4**
From: R1-6 and R-3
To: R-3
Acreage: 1.28
Location: Approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue
Proposal: Multifamily residential
Applicant: David Ross, Ross Design Group, LLC
Owner: David Aller, Wayne Properties, LLC
Representative: Timothy Brown, Architect, Ross Design Group, LLC

**Approved, per the
Estrella VPC
recommendation, with
direction**

8. **Application #:** **Z-35-25-7**
From: RE-43
To: A-1
Acreage: 2.13
Location: Approximately 554 feet south of the southeast corner of 69th Avenue and Van Buren Street
Proposal: Truck and semi-trailer parking, and rental parking
Applicant: Shaine Alleman, Tiffany & Bosco, P.A.
Owner: Encino Pallets, LLC (Lauro Navarro)

Representative: Shaine Alleman, Tiffany & Bosco, P.A.

**Approved, per the
staff memo dated
August 1, 2025, with an
additional stipulation**

9. **Application #:** **Z-58-25-6**
From: R1-6
To: R-O
Acreage: 1.12
Location: Southeast corner of 17th Street and
Griswold Road
Proposal: Professional office
Applicant: Evan Boxwell, Boxwell Homes
Owner: Evan Boxwell, Sawyer Grace, LLC
Representative: William Allison, Withey Morris Baugh,
PLC

**Approved, per the
staff recommendation**

10. **Application #:** **Z-100-24-3**
Location: R-3
Request: R-5
Acreage: 1.01
Location: Southeast corner of 21st Place and
Eugie Terrace
Proposal: Multifamily residential
Applicant: Randy Marks, Rezio, LLC
Owner: Amit Netzach, Netzach Investments, LLC
Representative: Randy Marks, Rezio, LLC

PLANNING HEARING OFFICER CASES

**Approved, per the
Estrella VPC
recommendation, with
a modified stipulation**

12. **Application #:** **PHO-1-25--Z-232-85-4(7)**
Existing Zoning: C-2 and C-3
Acreage: 2.99
Location: Southeast corner of 26th Avenue and
Polk Street
Request: Request to delete Stipulation 1 regarding
site access from Van Buren Street.
Applicant: David Hughes, EPS Group, Inc.
Owner: JC Hurts Properties, LLC/VMAP
Properties, LLC
Representative: David Hughes, EPS Group, Inc.
Appellant: David Hughes, EPS Group, Inc.

**Approved, with a
modification and
additional stipulations,
per the PHO
recommendation, with**

13. **Application #:** **PHO-1-25--Z-14-16-8**
Existing Zoning: C-1
Acreage: 3.94
Location: Northeast corner of 59th Avenue and
Baseline Road

an additional stipulation

Request: Request to modify Stipulation 1 regarding general conformance with the site plan and elevations date stamped June 21, 2016.

Applicant: Erik Baker, Chick-fil-A

Owner: Walter Brown Jr., 59th & Baseline Holdings, LLC

Representative: David Openshaw, 4G Development & Consulting, Inc.

Appellant: Jon Kimoto, Laveen Citizens for Responsible Development (LCRD)

OTHER BUSINESS

None

14. 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

15. 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

The City Council public hearing for **GPA-SM-1-25-8** and **Z-31-25-8** will be held on September 3, 2025 at 2:30 p.m. either virtually or in the City Council Chambers, 200 West Jefferson Street.

For other cases if appealed, the City Council public hearing will be held on September 3, 2025 at 2:30 p.m. For cases not appealed, the ordinance adoption will be on September 3, 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.