

**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 **February 6, 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 | 1a. For Approval or Correction of the Planning Commission Briefing meeting minutes of January 2, 2025. |
| Approved | 1b. For Approval or Correction of the Planning Commission Hearing minutes of January 2, 2025. |

TEXT AMENDMENTS

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| Approved, per the language proposed in Exhibit A of the Staff Report | 2. | Application #: | Z-TA-9-24-Y |
| | | Request: | Text Amendment to the Zoning Ordinance to develop objective standards for multifamily and adaptive reuse on qualifying sites per House Bill 2297. |
| | | Location: | Citywide |
| | | Proposal: | Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 7, Section 711 (Planned Development) to establish standards for Multi-Family Conversion of obsolete commercial, office, and/or mixed-use buildings; and replace Section 712 (Mobile Home Parks) to establish development standards for adaptive reuse of existing buildings. |
| | | Applicant: | City of Phoenix, Planning Commission |

Representative: City of Phoenix, Planning and
Development Department

GENERAL PLAN AMENDMENTS AND COMPANION TEXT AMENDMENTS

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| Approved, per the
Central City VPC
recommendation | 3. | Application #: | GPA-CC-2-24-7
(Companion Case Z-TA-6-24-7) |
| | | From: | Medium Urban Center |
| | | To: | Downtown Core |
| | | Location: | 7th Avenue / Washington Street /
Jefferson Street station area |
| | | Proposal: | General Plan Amendment to update the
Place Type in the Reinvent PHX Transit
Oriented Development Strategic Policy
Framework to allow for more height and
density to meet the City's Transit
Oriented Development (TOD) goals. |
| | | Applicant: | City of Phoenix, Planning Commission |
| | | Representative: | Jeff Stapleton, City of Phoenix,
Community and Economic
Development Department |
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| Approved, per the
Central City VPC
recommendation | 4. | Application #: | Z-TA-6-24-7
(Companion Case GPA-CC-2-24-7) |
| | | Request: | Text Amendment to Chapter 12 of the
Phoenix Zoning Ordinance to update
the height and density maps. |
| | | Location: | An area bounded by Adams Street to
the north, 7th Avenue to the east,
Jefferson Street to the south, and 8th
Avenue to the west. |
| | | Proposal: | Amend Section 1202.B. (Downtown
Code, Regulating Maps, Height Map) of
the Phoenix Zoning Ordinance to
amend the Downtown Code Height
Map from a maximum height of 30 feet
to a maximum height of 250 feet and
amend Section 1202.C. (Downtown
Code, Regulating Maps, Density Map)
of the Phoenix Zoning Ordinance to
amend the Downtown Code Density
Map from 14.5 maximum dwelling units
per acre to 218 maximum dwelling units
per acre. |
| | | Applicant: | City of Phoenix, Planning Commission |

Owner: City of Phoenix and Mark Victor Dye,
Dye Capital, LLC
Representative: Jeff Stapleton, City of Phoenix,
Community and Economic
Development Department

REZONING CASES

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

5. **Application #:** **Z-158-24-7**
From: R-3
To: R-5
Acreage: 0.17
Location: Approximately 560 feet north of the
northeast corner of 20th Avenue and
Van Buren Street
Proposal: Office for professional use - counseling
services
Applicant: Neighborhood Christian Clinic, Inc.
Owner: Neighborhood Christian Clinic, Inc.
Representative: Peter Furlow, Quarles & Brady, LLP

PLANNING HEARING OFFICER CASES

**Per the PHO
recommendation, with
a deleted stipulation**

6. **Application #:** **PHO-1-24--Z-60-23-2**
Existing Zoning: A-1
Acreage: 5.02
Location: Approximately 375 feet east of the
southeast corner of 25th Place and
Rose Garden Lane
Request: 1) Request to modify Stipulation 4
regarding a minimum landscape
strip.
2) Request to delete Stipulation 11
regarding minimum green
infrastructure techniques.
3) Request to delete Stipulation 14
regarding overhead utilities in
the public right-of-way.
Applicant: Creation RE, LLC
Owner: JJX3, LLC
Representative: Stephen Anderson, Gammage &
Burnham, PLC
Appellant: Stephen Anderson, Gammage &
Burnham, PLC

OTHER BUSINESS

- | | | |
|---|-----|---|
| Discussion held and recommendation made | 7. | Discussion and appointment of a Planning Commission representative to the Development Advisory Board. |
| Information provided and discussion held | 8. | Information and discussion on initiation requests with specific geographic boundaries. |
| Information provided and discussion held | 9. | Information and discussion on zoning guidance and resources. |
| Information requested | 10. | 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 | 11. | The Planning Commission may vote to go into an 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-9-24-Y** will be held on February 19, 2025 at 2:30 p.m. either virtually or in the City Council Chambers, 200 West Jefferson Street.
2. The City Council public hearing for **GPA-CC-2-24-7** and **Z-TA-6-24-7** will be held on March 5, 2025 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 March 5, 2025 at 2:30 p.m. For cases not appealed, the ordinance adoption will be on March 5, 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 Escobar at racelle.escobar@phoenix.gov or (602) 534-2864.

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