

**NOTICE OF RESULTS
CITY OF PHOENIX
PLANNING COMMISSION
*REVISED 1/3/2025**

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 **January 2, 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

- | | |
|-----------------|---|
| Approved | 1. For Approval or Correction of the Planning Commission Hearing minutes of November 7, 2024. |
| Approved | 2. For Approval or Correction of the Planning Commission Hearing minutes of December 5, 2024. |

REZONING CASES

- | | |
|---|--|
| *Approved, per the 3. staff memo dated December 27, 2024 with a modification | Application #: Z-110-24-8
From: S-1 BAOD
To: P-1 BAOD
Acreage: 1.0
Location: Approximately 475 feet south of the southeast corner of 32nd Street and Southern Avenue

Proposal: Parking Lot
Applicant: Kay Shepard
Owner: Patricia Christofolo, 32nd St Property, LLC
Representative: Kay Shepard |
| Approved, per the North Mountain VPC recommendation | 4. Application #: Z-129-24-3
From: C-2 M-R (Approved C-2 M-R PKG/WVR), C-2 M-R (Approved C-2 M-R PKG/WVR and C-2 M-R SP), and C-2 M-R DNS/WVR

To: C-2 M-R DNS/WVR
Acreage: 12.46 |

Location: Approximately 500 feet north of the northwest corner of 25th Avenue and Dunlap Avenue
Proposal: Multifamily residential with a density waiver
Applicant: Ric Toris, Earl & Curley, P.C.
Owner: Canyon Corporate Partners, LLC a Delaware LLC Attn: Brian Snider
Representative: Taylor C. Earl, Earl & Curley, P.C.

Approved, per the 5. Alhambra VPC recommendation

Application #: Z-151-24-5
From: R1-6 and R-3
To: R-4A
Acreage: 6.89
Location: Northeast corner of 39th Avenue and Grand Avenue
Proposal: Multifamily residential
Applicant: UMOM Housing 11, LLC
Owner: School District No. 68
Representative: Benjamin Graff, Quarles & Brady, LLP

Approved, per the 6. Deer Valley VPC recommendation

Application #: Z-117-24-1
From: County RU-43 (Pending S-1) and S-1
To: C-2 HGT/WVR DNS/WVR
Acreage: 13.17
Location: Northeast corner of 17th Avenue and Happy Valley Road
Proposal: Multifamily residential with a height and density waiver
Applicant: Dennis Newcombe, Gammage & Burnham, PLC
Owner: Robert Kater, Katman, LLC; Stanley Novak, DSK Properties, LLC; Stanley Novak, NB Equipment Leasing Company
Representative: Ashley Z. Marsh, Gammage & Burnham, PLC

Approved, per the staff recommendation with two additional stipulations

7. Application #: Z-119-24-2
From: RE-43
To: C-O/G-O
Acreage: 2.59
Location: Southeast corner of 56th Street and Shea Boulevard
Proposal: Office
Applicant: Jason Morris, Withey Morris Baugh, PLC
Owner: Ronald Urman, 56 & Shea Holdings, LLC
Representative: Jason Morris, Withey Morris Baugh, PLC

OTHER BUSINESS

- | | |
|-----------------|---|
| None | 8. 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 | 9. 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

For cases that are appealed, the City Council public hearing will be held on February 5, 2025 at 2:30 p.m. For cases not appealed, the ordinance adoption will be on February 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.

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.