

**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 **June 5, 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 May 1, 2025.

TEXT AMENDMENTS

**Approved, per the
staff memo dated
June 5, 2025**

2. **Application #:** [GPA-2-25-Y \(Companion Case Z-TA-2-25-Y\)](#)
Location: Citywide
Request: Amendment to the General Plan to incorporate design and location criteria for data centers.
Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

**Approved, per the
staff memo dated
June 4, 2025, with
direction**

3. **Application #:** [Z-TA-2-25-Y \(Companion Case GPA-2-25-Y\)](#)
Location: Citywide
Proposal: Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to add a definition for data centers; amend Chapter 5, Section 507 Tab A.II.D (Guidelines for Design Review, City-Wide Design Review Guidelines, Specialized Uses) to modify the section title and add design standards for data centers; and amend Chapter 6, Section

647 (Special Permit Uses), Section 647.A.2 to add data centers within the C-2 (Intermediate Commercial), C-3 (General Commercial), CP/GCP (Commerce Park/General Commerce Park), A-1 (Light Industrial), and A-2 (Industrial) zoning districts, with a Special Permit and performance standards.

Applicant: City of Phoenix Planning Commission
Representative: City of Phoenix, Planning and Development Department

Approved, per the staff recommendation

4. **Application #:** [Z-TA-3-25-Y](#)
Location: Citywide
Request: Text Amendment to the Zoning Ordinance to address recent revisions to state statutes regarding multifamily residential development and adaptive reuse (HB 2110).
Proposal: Text Amendment to the Zoning Ordinance to amend Section 711 (Multi-Family Conversion) to address recent revisions to state statutes regarding multifamily residential development and adaptive reuse (HB 2110).
Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

GENERAL PLAN AMENDMENTS AND COMPANION CASES

Approved, per the North Mountain VPC recommendation

5. **Application #:** [GPA-NM-1-25-3 \(Companion Case Z-7-25-3\)](#)
Request: Minor General Plan Amendment to align with the Transit Oriented Communities Strategic Policy Framework
From: Commercial and Industrial
To: Mixed use
Acreage: 12.37
Location: Southwest corner of 19th Avenue and Dunlap Avenue
Applicant: City of Phoenix, Planning Commission
Owner: City of Phoenix, Public Transit Department

Representative: Jeff Stapleton, City of Phoenix,
Community and Economic Development
Department

**Approved, per the
staff memo dated
June 4, 2025**

6. **Application #:** [Z-7-25-3 \(Companion Case GPA-NM-1-25-3\)](#)
From: C-1, C-2, and C-2 SP
To: Walkable Urban Code T5:5
Acreage: 12.37
Location: Southwest corner of 19th Avenue and
Dunlap Avenue
Proposal: Mixed use, multifamily residential
Applicant: City of Phoenix, Planning Commission
Owner: City of Phoenix, Public Transit
Department
Representative: Jeff Stapleton, City of Phoenix,
Community and Economic Development
Department

REZONING CASES

**Approved, per the
Paradise Valley VPC
recommendation**

7. **Application #:** [Z-123-23-3 \(31st Street & Winchcomb Drive PUD\)](#)
From: R1-14
To: PUD
Acreage: 2.55
Location: Northwest corner of 31st Street and
Winchcomb Drive
Proposal: Planned Unit Development (PUD) to
allow single-family residential
Applicant: David Bruner, Circle Road Ventures,
LLC
Owner: Lumarpi, LLC c/o Maria Pilar Perez
Alvarez
Representative: J. Carlson, Espiritu Loci, Inc.

**Approved, per the
staff recommendation**

8. **Application #:** [Z-4-25-1](#)
From: S-1
To: R1-10
Acreage: 10.07
Location: Approximately 330 feet south of the
southeast corner of 33rd Avenue and
Dynamite Boulevard
Proposal: Single-family residential
Applicant: Brian Greathouse, Burch & Cracchiolo,
P.A.

Owner: 2PHDS, LLC, c/o Andrei Polukhtin
Representative: Brian Greathouse, Burch & Cracchiolo, P.A.

Approved, per the staff memo dated June 5, 2025, with additional stipulations

9. **Application #:** [Z-20-24-1 \(Continued from April 3, 2025\)](#)
- From: R-O
To: C-1
Acreage: 1.19
Location: Approximately 40 feet south of the southwest corner of 39th Avenue and Cactus Road
- Proposal: Commercial use (office and restaurant)
Applicant: Michael Scarbrough, 3k1 Consulting Services, LLC
- Owner: Odden Properties, LLC c/o Paul Johnson
Representative: David Cisiewski, Law Office of David Cisiewski, PLLC

OTHER BUSINESS

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.

Not held

11. 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-2-25-Y**, **Z-TA-2-25-Y**, and **Z-TA-3-25-Y** will be held on June 18, 2025 at 2:30 p.m. either virtually or in the City Council Chambers, 200 West Jefferson Street.

The City Council public hearing for **GPA-NM-1-25-3** and **Z-7-25-3** will be held on July 2, 2025 at 10:00 a.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 July 2, 2025 at 10:00 a.m. For cases not appealed, the ordinance adoption will be on July 2, 2025 at 10:00 a.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.