

**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 **March 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 | 1. For Approval or Correction of the Planning Commission Hearing minutes of February 6, 2025. |
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CONTINUANCES AND WITHDRAWALS

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| Continued to May 1, 2025, without fee | 8. | Application #: | Z-134-24-5 |
| | | From: | R1-6 |
| | | To: | R-4 |
| | | Acreage: | 5.07 |
| | | Location: | Approximately 660 feet west of the southwest corner of 27th Avenue and Glendale Avenue |
| | | Proposal: | Multifamily residential |
| | | Applicant: | Virginia Senior, Vida Architects |
| | | Owner: | William Ray LiPuma, 2801, LLC |
| | | Representative: | Virginia Senior, Vida Architects |

REDEVELOPMENT AREA PLAN UPDATE

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| Approved, per the Central City VPC recommendation | 2. | Presentation, discussion, and possible recommendation on the <u>Downtown Redevelopment Area Plan</u> . |
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TEXT AMENDMENTS

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| Approved, per the Central City VPC recommendation | 3. | Application #: | Z-TA-7-24-8 |
| | | Request: | Text amendment to amend the Downtown Code to permit "Tobacco |

	Oriented Retailer” as an accessory use to a restaurant within the Evans Churchill East Character Area, subject to conditions.
Location:	Evans Churchill East Character Area
Proposal:	Amend Sections 1203.C and 1203.D (Downtown Code, Land Use Matrix) of the Phoenix Zoning Ordinance to amend the Land Use Matrix to permit “Tobacco Oriented Retailer” as an accessory use to a restaurant within the Evans Churchill East Character Area, subject to conditions.
Applicant:	Maggie Dellow, Snell & Wilmer, LLP
Owner:	Daniel Bateman, Art Colony, LLP
Representative:	Michael Maerowitz, Snell & Wilmer, LLP

GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

Approved, per the Estrella VPC recommendation	4.	Application #:	GPA-EST-3-24-7 (Companion Case Z-128-24-7)
		Request:	Map Amendment
		From:	Residential 3.5 to 5 dwelling units per acre
		To:	Industrial
		Acreage:	10.96
		Location:	Approximately 320 feet south of the southwest corner of 67th Avenue and Adams Street
		Proposal:	Minor General Plan Amendment to accommodate light industrial uses.
		Applicant:	Shaine Alleman, Tiffany & Bosco, P.A.
	Owner:	528 East Navajo, LLC/Lucky 7 Properties, LLC [LFG Developments, LLC]	
	Representative:	Shaine Alleman, Tiffany & Bosco, P.A.	
Approved, per the Estrella VPC recommendation	5.	Application #:	Z-128-24-7 (Companion Case GPA-EST-3-24-7)
		From:	RE-43
		To:	A-1
		Acreage:	2.49
		Location:	Approximately 320 feet south of the southwest

			corner of 67th Avenue and Adams Street
		Proposal:	Light industrial uses
		Applicant:	Shaine Alleman, Tiffany & Bosco, P.A.
		Owner:	528 East Navajo, LLC/Lucky 7 Properties, LLC [LFG Developments, LLC]
		Representative:	Shaine Alleman, Tiffany & Bosco, P.A.
Approved, per the Deer Valley VPC recommendation	6.	Application #:	GPA-DV-2-24-1 (Companion Case Z-112-24-1)
		Request:	Map Amendment
		From:	Commerce/Business Park
		To:	Residential 15+ dwelling units per acre
		Acreage:	4.16
		Location:	Northwest corner of 30th Avenue and Deer Valley Drive
		Proposal:	Minor General Plan Amendment to allow multifamily residential.
		Applicant:	Michael Buschbacher, II, AICP, Earl & Curley, P.C.
		Owner:	Bryan Mar, Deer Valley Development, LLC
		Representative:	Taylor C. Earl, Earl & Curley, P.C.
Approved, per the Deer Valley VPC recommendation	7.	Application #:	Z-112-24-1 (Roers Companies Deer Valley Apartments PUD) (Companion Case GPA-DV-2-24-1)
		From:	R-4A (Approved CP/GCP)
		To:	PUD
		Acreage:	4.99
		Location:	Northwest corner of 30th Avenue and Deer Valley Drive
		Proposal:	Planned Unit Development (PUD) to allow multifamily residential
		Applicant:	Michael Buschbacher, II, AICP, Earl & Curley, P.C.
		Owner:	Bryan Mar, Deer Valley Development, LLC
		Representative:	Michael S. Buschbacher, II AICP, Earl & Curley, P.C.

REZONING CASES

9. **Application #:** **Z-164-24-3**

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

From: C-2
To: R-5
Acreage: 2.18
Location: Southwest corner of Cave Creek Road
and Peoria Avenue
Proposal: Multifamily residential
Applicant: Allante Properties
Owner: Valle Point, LLC
Representative: Alan Beaudoin, Norris Design

**Approved, per the
staff memo dated
February 27, 2025**

10. **Application #:** **Z-SP-2-24-3**
From: C-2
To: C-2 SP
Acreage: 1.88
Location: Approximately 125 feet south of the
southwest corner of Cave Creek Road
and Hartford Avenue
Proposal: Special Permit to allow sales, parts and
service dealership for new and used
UTV's, ATV's, motorcycles, personal
watercrafts, etc. and all underlying C-2
uses.
Applicant: Ed Bull, Burch & Cracchiolo, P.A.
Owner: Schauwecker Family Revocable Trust
Representative: Ed Bull, Burch & Cracchiolo, P.A.

**Approved, per the
staff memo dated
March 6, 2025**

11. **Application #:** **Z-133-24-3
(Thunderbird Townhomes PUD)**
From: R-O
To: PUD
Acreage: 3.69
Location: Northwest corner of Coral Gables Drive
and Thunderbird Road
Proposal: Planned Unit Development (PUD) to
allow multifamily (townhomes)
Applicant: Edge Thunderbird, LLC
Owner: Edge Thunderbird, LLC
Representative: Alex Hayes, Withey Morris Baugh, PLC

**Continued to April 3,
2025, without fee**

12. **Application #:** **Z-20-24-1**
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
 Owner: Odden Properties, LLC c/o Paul Johnson
 Representative: David Cisiewski, Law Offices of David Cisiewski, PLLC

Approved, per the Camelback East VPC recommendation

13. **Application #:** **Z-148-24-8**
From: R1-6
To: R-3A
Acreage: 1.03
Location: Approximately 530 feet east of the southeast corner of 34th Street and Windsor Avenue
Proposal: Single-family attached residential
Applicant: Dawn Augusta, Risome Residential, LLC
Owner: 3442 E Cambridge, LLC c/o Bryan Krizek, Christian Relief Services Charities
Representative: Jerry Palmer, Palmer Architects, LTD

OTHER BUSINESS

Information requested

14. 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

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

1. The City Council public hearing for the **Downtown Redevelopment Area Plan update, GPA-DV-2-24-1, Z-112-24-1, GPA-EST-3-24-7, Z-128-24-7, and TA-7-24-8** will be held on April 9, 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 April 9, 2025 at 2:30 p.m. For cases not appealed, the ordinance adoption will be on April 9, 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.