

NOTICE OF RESULTS CAMELBACK EAST VILLAGE PLANNING COMMITTEE

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **CAMELBACK EAST VILLAGE PLANNING COMMITTEE** and to the general public, that the **CAMELBACK EAST VILLAGE PLANNING COMMITTEE** held a meeting open to the public on **Tuesday, November 4, 2025**, at **6:00 p.m.** located at the **Devonshire Community Center, Auditorium, 2802 East Devonshire Avenue**, Phoenix, Arizona.

Note:

- Agenda items may be taken out of order.
- Any individual wishing to address an agenda item must complete a Speaker Card, mark the appropriate boxes, and submit the card to the Chair.
- In the event a large number of public comments are anticipated, consolidation of public comments by topic and reported by key representatives is encouraged.
- **Staff Reports** for conventional rezoning cases:
<https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports>
- **Staff Reports** for Planned Unit Developments:
<https://www.phoenix.gov/administration/departments/pdd/planning-zoning/zoning-rezoning/pud-cases>

The results of the meeting were as follows:

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| Called to order | 1. Call to order, introductions and announcements by Chair. |
| Approved | 2. Review and approval of the October 7, 2025 meeting minutes. |
| Approved with additional stipulations | 3. <u>Z-44-25-6</u> : Presentation, discussion, and possible recommendation regarding a request to rezone 7.68 acres located at the northeast corner of 24th Street and Arizona Biltmore Circle from C-2 PCD (Intermediate Commercial, Planned Community District) to PUD (Planned Unit Development) for the 2400 Biltmore Residential PUD to allow mixed use multifamily residential, office and restaurant; and PCD removal.
<i>Presentation by representative Nick Wood with Snell & Wilmer, LLP.</i>
<i>The Planning Commission will consider this request on December 4, 2025.</i> |

Item will be heard in the following sequence:

- Staff Presentation;
- Applicant Presentation;
- Questions from Committee;

- *Public Comments;*
- *Applicant Response;*
- *Floor/Public Discussion Closed: Motion, Discussion, and Vote.*

Approved

4. **Z-91-25-6**: Presentation, discussion, and possible recommendation regarding a request to rezone 1.45 acres located approximately 320 feet west of the southwest corner of 54th Street and Thomas Road **from** R-5 (Multifamily Residence District – Restricted Commercial) **to** PUD (Planned Unit Development) for the Arcadia Motor Club PUD to allow a self-service storage facility and R-5 uses.
Presentation by Mike Maerowitz with Snell & Wilmer, LLP.
The Planning Commission will consider this request on December 4, 2025.

Item will be heard in the following sequence:

- *Staff Presentation;*
- *Applicant Presentation;*
- *Questions from Committee;*
- *Public Comments;*
- *Applicant Response;*
- *Floor/Public Discussion Closed: Motion, Discussion, and Vote.*

Approved

5. **GPA-CE-1-21-8 (Companion Case Z-27-21-8)**: Presentation, discussion, and possible recommendation regarding a request to amend the General Plan Land Use Map Designation on approximately 15.25 acres located at the southwest corner of 35th Street and Culver Street **from** Residential 15+ dwelling units per acre and Residential 3.5 to 5 dwelling units per acre **to** Public/Quasi-Public / Commercial to allow a mix of Public/Quasi-Public and Commercial.
Presentation by Mike Maerowitz with Snell & Wilmer, LLP.
The Planning Commission will consider this request on December 4, 2025.

Item will be heard in the following sequence:

- *Staff Presentation;*
- *Applicant Presentation;*
- *Questions from Committee;*
- *Public Comments;*
- *Applicant Response;*
- *Floor/Public Discussion Closed: Motion, Discussion, and Vote.*

Approved

6. **Z-27-21-8 (Companion Case GPA-CE-1-21-8)**: Presentation, discussion, and possible recommendation regarding a request to rezone 15.25 acres located at the southwest corner of 35th Street and Culver Street **from** R1-6 (Single-Family Residence District), PAD-13 (Approved R-3A) (Planned Area Development, Approved Multifamily Residence District), R-3 (Multifamily Residence District), and R1-6 (Approved R-3A) (Single-Family Residence District, Approved Multifamily Residence District) **to** PUD (Planned Unit Development) for The Gateway School PUD to allow secondary commercial uses in conjunction with a public school.

*Presentation by Mike Maerowitz with Snell & Wilmer, LLP.
The Planning Commission will consider this request on
December 4, 2025.*

Item will be heard in the following sequence:

- *Staff Presentation;*
- *Applicant Presentation;*
- *Questions from Committee;*
- *Public Comments;*
- *Applicant Response;*
- *Floor/Public Discussion Closed: Motion, Discussion, and Vote.*

Approved

7. **PHO-1-25--Z-72-97-6**: Presentation, discussion, and possible recommendation regarding a request to modify stipulations of entitlement for the property located approximately 100 feet east of the southeast corner of 42nd Street and Hazelwood Street. Request to modify stipulation number 1 regarding general conformance to the site plan date stamped June 24, 1997 and allowed density; and technical corrections to stipulation numbers 4, 5, and 6.

Presentation by applicant Wendy Riddell with Berry Riddell, LLC.

*The Planning Hearing Officer will consider this request on
November 19, 2025.*

Item will be heard in the following sequence:

- *Staff Background Presentation;*
- *Applicant Presentation;*
- *Questions from Committee;*
- *Public Comments;*
- *Applicant Response;*
- *Floor/Public Comment Closed: Motion, Discussion, and Vote.*

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| Comments made | 8. | Public comments concerning items not on the agenda.
<i>Not for Committee discussion or action.</i> |
| None | 9. | Staff update on cases recently reviewed by the Committee.
<i>Not for Committee discussion or action.</i> |
| Announcements and requests made | 10. | Committee member announcements, requests for information, follow up, or future agenda items.
<i>Not for Committee discussion or action.</i> |

The next Camelback East Village Planning Committee meeting is scheduled for December 2, 2025.

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| Adjourned | 11. | Adjournment. |
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For further information, please call **Anthony Grande**, City of Phoenix Planning & Development Department, at **602-256-5648** or visit our website for public meeting notices and agendas at:
<https://www.phoenix.gov/administration/departments/cityclerk/programs-services/other-public-meetings/notices>.

Camelback East Village Information:
<https://www.phoenix.gov/administration/departments/pdd/planning-zoning/villages/camelback-east>.

To request a reasonable accommodation, please contact **Saneeya Mir** at **602-686-6461**. TTY: Use 7-1-1.