

**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 **November 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

**Continued to
December 4, 2025**

1a. For Approval or Correction of the Planning Commission Briefing meeting minutes of September 4, 2025.

**Continued to
December 4, 2025**

1b. For Approval or Correction of the Planning Commission hearing minutes of September 4, 2025.

CONTINUANCE / WITHDRAWAL REQUESTS

**Continued to
December 4, 2025**

2. **Application #: Z-106-25-8**
From: PSC
To: C-2
Acreage: 14.17
Location: Southeast corner of 16th Street and
 Portland Street
Proposal: Grocery store with banquet hall
Applicant: Madison Leake, Burch & Cracchiolo,
 P.A.
Owner: Lutfy Family Limited Partnership
Representative: Madison Leake, Burch & Cracchiolo,
 P.A.

TEXT AMENDMENTS

**Approved, per the
language proposed in
Exhibit A of the Staff
Report**

3. **Application #: Z-TA-8-25-Y**
Request: Text amendment to Section 1203 of the
 Zoning Ordinance to address recent
 changes to state statutes regarding

design review based on objective standards (HB 2447/HB 2928).
 Location: Citywide
 Applicant: City of Phoenix, Planning Commission
 Representative: City of Phoenix, Planning and Development Department

REZONING CASES

Approved, per the staff recommendation, with modifications and direction

4. **Application #:** **Z-29-A-14-1 (Metro North Corporate Park PUD)**
From: PUD
To: PUD
Acreage: 42.61
Location: Approximately 550 feet south of the southwest corner of Thunderbird Road and Black Canyon Highway
Proposal: Major Amendment to the Metro North Corporate Park PUD (Planned Unit Development) regarding data centers, landscape setbacks, and design standards.
Applicant: Ric Toris, Earl & Curley, P.C.
Owner: CMB III, LLC, et al.
Representative: Taylor Earl, Earl & Curley, P.C.

Approved, per the Central City VPC recommendation

5. **Application #:** **Z-68-24-8 (Venue on Washington PUD)**
From: C-3
To: PUD
Acreage: 0.76
Location: Approximately 220 feet west of the northwest corner of 16th Street and Washington Street
Proposal: PUD (Planned Unit Development) to allow an event venue and uses permitted in WU Code T5:5
Applicant: Wendy Riddell, Berry Riddell, LLC
Owner: Michael Marlowe, Klondyke Studios, LLC
Representative: Wendy Riddell, Berry Riddell, LLC

Approved, per the Deer Valley VPC recommendation

6. **Application #:** **Z-47-25-1 (Howard's Ace Hardware PUD)**
From: PSC (Approved PSCOD)
To: PUD

Acreage: 6.00
Location: Approximately 210 feet east of the northeast corner of 43rd Avenue and Bell Road
Proposal: Planned Unit Development (PUD) to allow retail and commercial uses
Applicant: Noel Griemsmann, Snell & Wilmer, LLP
Owner: Redland Holding, LLC
Representative: Nick Wood, Snell & Wilmer, LLP

**Approved, per the
staff recommendation
in the Staff Report**

7. **Application #: Z-83-25-4**
From: C-2 TOD-1
To: WU Code T5:6 SL
Acreage: 12.40
Location: Southeast corner of 19th Avenue and Montebello Avenue
Proposal: Mixed-use, commercial and residential uses
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
Estrella VPC
recommendation**

8. **Application #: Z-86-25-7**
From: RE-43
To: A-1
Acreage: 1.00
Location: Approximately 1,100 feet south of the southeast corner of 69th Avenue and Van Buren Street
Proposal: Truck and semi-truck parking; and residential
Applicant: Shaine Alleman, Tiffany & Bosco, P.A.
Owner: Mario Martinez
Representative: Shaine Alleman, Tiffany & Bosco, P.A.

**Approved, per the
staff recommendation**

9. **Application #: Z-96-25-4**
From: C-2 TOD-1 and R-5 TOD-1
To: WU Code T5:5 MT
Acreage: 1.65
Location: Northwest corner of 3rd Street and Lexington Avenue
Proposal: Commercial uses with on-site parking

Applicant: George Pasquel III, Withey Morris
Baugh, PLC
Owner: Moosedreams Management, LLC,
TGRL 3316, and
JTR 3316
Representative: George Pasquel III, Withey Morris
Baugh, PLC

**Approved, per the
staff memo dated
October 31, 2025**

10. **Application #: Z-103-25-8**
From: S-1
To: C-2
Acreage: 1.89
Location: Approximately 570 feet west of the
northwest corner of 27th Avenue and
Baseline Road
Proposal: Commercial uses - bank and restaurant
Applicant: Tim Rasnake, Archicon Architecture &
Interiors, LC
Owner: Baseline Land, LLC
Representative: Mitchell Mastrin, Archicon Architecture &
Interiors, LC

**Approved, per the
Historic Preservation
Commission and the
Central City VPC
recommendations**

11. **Application #: Z-111-25-7**
From: Downtown Code-Downtown Gateway
To: Downtown Code-Downtown Gateway
HP
Acreage: 0.28
Location: Approximately 250 feet south of the
southeast corner of 1st Avenue and
McKinley Street
Proposal: Historic Preservation Zoning Overlay for
KPHO Building (now First Studio)
Applicant: City of Phoenix, Historic Preservation
Commission
Owner: First Studio, LLC
Representative: Kevin Weight, Planning and
Development Department, Historic
Preservation Office

**Approved, per the
staff memo dated
October 30, 2025**

12. **Application #: Z-107-25-3**
From: C-O/G-O
To: C-2
Acreage: 5.13
Location: Northwest corner of 7th Avenue and Bell
Road

Proposal: Gas station, convenience store, and drive through restaurant/coffee shop
Applicant: George Willett, LASCO Development
Owner: 710 West Bell Road, LLC
Representative: Adam Baugh, Withey Morris Baugh, PLC

PLANNING HEARING OFFICER CASES

Denied as filed and approved per the PHO recommendation, with modifications.

13. **Application #:** PHO-1-25—Z-20-17-2
Existing Zoning: C-2 M-R NBCOD
Acreage: 0.04
Location: Approximately 1,420 feet west of the northwest corner of North Valley Parkway and Bronco Butte Trail
Request:
- 1) Request to delete Stipulation 1 regarding detached sidewalks.
 - 2) Request to delete Stipulation 2 regarding street improvements.
 - 3) Request to delete Stipulation 4 regarding east and west pedestrian connections along Paseo del Prado.
 - 4) Request to delete Stipulation 5 regarding pedestrian pathways.
 - 5) Request to delete Stipulation 6 regarding the use of artificial turf.
 - 6) Request to delete Stipulation 7 regarding turf being used in active retention basins.
 - 7) Request to delete Stipulation 9 regarding the hotel development.
 - 8) Request to delete Stipulation 10 regarding color and material palette for the buildings.
 - 9) Request to delete Stipulation 11 regarding the glazing on all building windows.
 - 10) Request to delete Stipulation 12 regarding screening of service areas.
 - 11) Request to delete Stipulation 13 regarding a minimum landscape setback along property lines adjacent to public right-of-way.

- 12) Request to delete Stipulation 14 regarding the Bronco Butte Water Tank preservation.
- 13) Request to delete Stipulation 15 regarding view corridors of Bronco Butte, Pyramid Peak, Union Hills, and No Name Mountain.
- 14) Request to delete Stipulation 16 regarding maximum building height.
- 15) Request to delete Stipulation 17 regarding sufficient right-of-way for a collector street.
- 16) Request to delete Stipulation 18 regarding sewer force main construction.
- 17) Request to delete Stipulation 19 regarding approval of offsite paving plans.
- 18) Request to delete Stipulation 20 regarding updating the Sonoran Foothills PCD Street Master Plan.

Applicant: Declan Murphy on behalf of TWC
 Owner: Robert Jr. and Sabrina Eaton
 Representative: Declan Murphy on behalf of TWC
 Appellant: Declan Murphy

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

- 14. **Application #:** **PHO-4-25—Z-47-87-1(3)**
Existing Zoning: R-O
Acreage: 1.12
Location: Northeast corner of 32nd Street and Sunnyside Lane
Request: Request to modify Stipulation 1 regarding general conformance to the site plan date stamped April 16, 1999 and the elevations date stamped May 18, 1999.
Applicant: Lee Wright, Metronet Infrastructure Group, LLC
Owner: Lee Wright, Metronet Infrastructure Group, LLC
Representative: Lee Wright, Metronet Infrastructure Group, LLC
Appellant: Patrick Gray and Chinnaz Sayegh

OTHER BUSINESS

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|-----------------------|---|
| Initiated | 15. Presentation, discussion, and possible initiation of a rezoning application for City-owned properties located at the northwest corner of 35th Avenue and McDowell Road from C-2 and C-3 to Walkable Urban (WU) Code T5:5. |
| Elections held | 16. Presentation, discussion, and possible action regarding the election of the 2026 Chairperson and Vice-Chairperson. |
| None | 17. 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 | 18. 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 **Z-47-25-1 and Z-29-A-14-1** will be held on November 19, 2025 at 2:30 p.m. (unless continued) virtually or in the City Council Chambers, 200 West Jefferson Street.
2. The City Council public hearing for **Z-TA-8-25-Y** will be held on December 3, 2025 at 2:30 p.m. (unless continued) 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 December 3, 2025 at 2:30 p.m. If not appealed, the ordinance adoption will be on December 3, 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 Saneeya Mir at 602-686- 6461, Saneeya.Mir@phoenix.gov TTY: Use 7-1-1.