

**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 **October 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 | 1a. For Approval or Correction of the Planning Commission hearing minutes of August 7, 2025. |
| Continued to November 6, 2025 | 1b. For Approval or Correction of the Planning Commission hearing minutes of September 4, 2025. |
| Approved | 1c. For Approval or Correction of the Planning Commission Briefing meeting minutes of August 7, 2025. |
| Continued to November 6, 2025 | 1d. For Approval or Correction of the Planning Commission Briefing meeting minutes of September 4, 2025. |

TEXT AMENDMENTS AND COMPANION CASES

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| Approved, as shown in the recommended text in Exhibit A of the Staff Report | 2. | Application #: <u>Z-TA-1-25-Y</u>
(Companion Case Z-3-25-4-7-8)
(Middle Housing) |
| | Request: | Amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing, as follows: Section 202 (Definitions), Section 507 Tab A (Guidelines for |

Design Review), Section 608 (Residence Districts), Section 609 (RE-35 Single-Family Residence District), Section 610 (R1-18 Single-Family Residence District), Section 611 (R1-10 Single-Family Residence District), Section 612 (R1-8 Single-Family Residence District), Section 613 (R1-6 Single-Family Residence District), Section 614 (R-2 Multifamily Residence District), Section 615 (R-3 Multifamily Residence District), Section 616 (R-3A Multifamily Residence District), Section 617 (R-4 Multifamily Residence District), Section 618 (R-5 Multifamily Residence District), Section 619 (Residential R-4A District—Multifamily Residence—General), Section 622 (Commercial C-1 District—Neighborhood Retail), Section 623 (Commercial C-2 District—Intermediate Commercial), Section 624 (Commercial C-3 District—General Commercial), Section 632 (High-Rise H-R1 District—High-Rise and High Density District), Section 701 (Bulk Regulations), Section 702 (Off-Street Parking and Loading), Section 703 (Landscaping, Fences, and Walls), Section 710 (Hillside Development), Section 1203 (Land Use Matrix, Downtown Code), Section 1205 (Frontage Elements, Downtown Code), Section 1303 (Transect Lot Standards, WU Code), Section 1306 (Land Use Matrix, WU Code), and Section 1307 (Parking and Loading Standards, WU Code).

Proposal: Text Amendment to the Zoning Ordinance to address recent changes to state statute regarding missing middle housing (ARS 9-462.13)

Applicant: City of Phoenix, Planning Commission

Representative: City of Phoenix, Planning and Development Department, Christopher DePerro

**Approved, as shown
in Exhibit B of the
Staff Report**

3. **Application #:** **Z-3-25-4-7-8**
(Companion Case Z-TA-1-25-Y)
Request: Map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y)
From: Various zoning districts
To: Various zoning districts with Middle Housing Overlay District
Acres: Approximately 4,467.45
Location: Generally within one mile of the Downtown Code boundary
Proposal: Rezoning application to apply an overlay to properties generally within one mile of the Downtown Code boundary in conjunction with a text amendment to address recent changes to state statute regarding missing middle housing.
Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department, Christopher DePerro

GENERAL PLAN AMENDMENTS AND COMPANION CASES

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

4. **Application #:** **GPA-NG-1-25-2**
(Companion Case Z-24-25-2)
Request: Land Use Map Amendment:
From: Parks/Open Space / Residential 3.5 to 5 dwelling units per acre, Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre, Preserves / Floodplain, Commercial / Residential 15+ dwelling units per acre, and Preserves / Mixed Use / Commercial / Residential 5 to 15 dwelling units per acre
To: Commercial
Trail Map Amendment: Removal of the multi-use trails along Sonoran Desert Drive and Dove Valley Road, and the addition of an east-west shared use path.
Acreage: 112.47
Location: Northeast corner of Interstate 17 and Sonoran Desert Drive

Proposal: A Minor General Plan Amendment (GPA) to allow commercial, retail, and hospitality uses; and an update to the City Trails Map removing multiuse trails along Sonoran Desert Drive and Dove Valley Road; and adding an east-west shared use path between the I-17 Freeway and 32nd Avenue.

Applicant: Dennis Newcombe, Gammage & Burnham, PLC

Owner: Arizona State Land Department

Representative: Manjula Vaz, Gammage & Burnham, PLC

Approved, per the staff memo dated October 6, 2025

5. **Application #:** **Z-24-25-2 (Companion Case GPA-NG-1-25-2)**

From: S-1 NBCOD and FH PCD NBCOD

To: C-2 HGT/WVR NBCOD and FH NBCOD

Acreage: 92.33

Location: Northeast corner of Interstate 17 and Sonoran Desert Drive

Proposal: Commercial, retail, and hospitality uses

Applicant: Dennis Newcombe, Gammage & Burnham, PLC

Owner: Arizona State Land Department

Representative: Manjula Vaz, Gammage & Burnham, PLC

Approved, per the Laveen VPC recommendation

6. **Application #:** **GPA-LV-1-25-7 (Companion Case Z-29-25-7)**

Request: Land Use Map Amendment:
From: Commercial and Commercial / Commerce/Business Park
To: Commercial / Residential 15+ dwelling units per acre
Trail Map Amendment: Removal of the multi-use trail along the Olney Avenue alignment.

Acreage: 95.86

Location: Southwest corner of 59th Avenue and Dobbins Road

Proposal: Minor General Plan Amendment to allow commercial and multifamily residential; and an update to the City Trails Map removing the multi-use trail along the Olney Avenue alignment.

Applicant: Vestar
Owner: Cold Springs, LLC
Representative: Nick Wood, Snell & Wilmer, LLP

**Approved, per the
staff memo dated
October 6, 2025, with a
deleted stipulation**

7. **Application #: Z-29-25-7
(Laveen Towne Center PUD)
(Companion Case GPA-LV-1-25-7)**
From: S-1 and S-1 (Approved C-2 or CP/GCP)
To: PUD
Acreage: 95.11
Location: Southwest corner of 59th Avenue and
Dobbins Road
Proposal: PUD (Planned Unit Development) to
allow a mixed use project with
commercial retail, multifamily residential,
single-family attached, and assisted
living.
Applicant: Vestar
Owner: Cold Springs, LLC
Representative: Nick Wood, Snell & Wilmer, LLP

REZONING CASES

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

8. **Application #: Z-SP-6-25-3**
From: C-2
To: C-2 SP
Acreage: 0.62
Location: Approximately 300 feet south of the
southeast corner of Cave Creek Road
and Nisbet Road
Proposal: Special Permit for automobile retail
sales and underlying C-2 uses.
Applicant: Tom Morano, T. T.J. M. Enterprises One,
LLC
Owner: Tom Morano, T. T.J. M. Enterprises One,
LLC
Representative: Marty Hall

**Approved, per the
Camelback East VPC
recommendation**

9. **Application #: Z-SP-8-25-6**
From: C-2
To: C-2 SP
Acreage: 0.05
Location: Approximately 165 feet north and 450
feet east of the northeast corner of 7th
Street and Glendale Avenue

Proposal: Special Permit to allow massage therapy and all underlying C-2 uses.
Applicant: Jack Snyder, Hand and Stone Massage and Facial Spa
Owner: WRI Madison Village, LP
Representative: Jack Snyder, Hand and Stone Massage and Facial Spa

Approved, per the staff memo dated October 2, 2025

10. **Application #: Z-95-25-2**
From: RE-35
To: A-1
Acreage: 5.14
Location: Approximately 930 feet west of the northwest corner of 32nd Street and Mohawk Lane

Proposal: Contractor's yard, indoor and outdoor light industrial uses
Applicant: David Richert, Richert & Associates
Owner: Dallas Zyadet, Athenas Olive Tree, LLC
Representative: David Richert, Richert & Associates

Approved, per the staff memo dated October 6, 2025

11. **Application #: Z-59-25-1**
(Tractor Supply Company – Phoenix Deer Valley PUD)
From: C-2
To: PUD
Acreage: 5.81
Location: Approximately 660 feet east of the southeast corner of 43rd Avenue and Pinnacle Peak Road

Proposal: PUD (Planned Unit Development) to allow a neighborhood commercial center
Applicant: STNL Development
Owner: Lennar Arizona, LLC
Representative: Stephen Anderson, Gammage & Burnham, PLC

Approved, per the Paradise Valley VPC recommendation

12. **Application #: Z-81-25-2**
From: C-1
To: C-2
Acreage: 3.33
Location: Approximately 200 feet west of the southwest corner of 64th Street and Bell Road

Proposal: Commercial Center

Applicant: Brian Greathouse, Burch & Cracchiolo, P.A.
Owner: Superstition Associates, LLC
Representative: Brian Greathouse, Burch & Cracchiolo, P.A.

OTHER BUSINESS

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| Initiated | 13. Presentation, discussion, and possible initiation of a rezoning application for approximately 5.85 gross acres at the northeast corner of 16th Street and Broadway Road, to rezone to C-1 with a height and density waiver to allow commercial and multifamily residential. |
| Action Taken | 14. Presentation, discussion, and possible action regarding the 2026 Planning Commission Schedule. |
| Followed up | 15. 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 | 16. 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-TA-1-25-Y, Z-3-25-4-7-8, GPA-NG-1-25-2, Z-24-25-2, GPA-LV-1-25-7, and Z-29-25-7** will be held on November 5, 2025 at 2:30 p.m. (unless continued) 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 November 5, 2025 at 2:30 p.m. For cases not appealed, the ordinance adoption will be on November 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 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.