NOTICE OF PUBLIC HEARING
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** will hold a meeting open to the public on **December 11, 2012, at 6:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona**

1. Z-TA-12-12 will be heard by City Council on December 19, 2012 at 5:00 p.m. in the City Council Chambers, 200 West Jefferson Street.

2. GPA-DSTV-1-12-2, Z-33-12-2, GPA-LV-1-12-7, Z-39-12-7, GPA-AF-2-12-6, Z-289-N-84-6, Z-TA-3-12 and Z-TA-16-12 will be heard by City Council on January 16, 2013 at 5:00 p.m. in the City Council Chambers, 200 West Jefferson Street.

3. If appealed, the City Council Hearing will be held on January 16, 2013 at 5:00 p.m. For cases not appealed, the ordinance/resolution adoption will be on January 16, 2013 at 5:00 p.m.

The agenda of the meeting is as follows:

I. APPROVAL OF MINUTES

For correction or approval of the Planning Commission Hearing Minutes of November 13, 2012 (Commissioner Whitaker)

II. CONTINUANCES AND WITHDRAWALS (Please note these are items that staff has received a continuance or withdrawal request on at least 7 days prior to the hearing. Additional hearing items listed below may also be continued, but those will be requested and decided on the night of the hearing.)

III. CONSENT ITEMS

IV. GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

1. Application #: GPA-DSTV-1-12-2
   Request: Map Amendment
   From: Residential 0 to 2
   To: Residential 10 to 15
   Acreage: 22.24
   Location: Northeast corner of Cave Creek Road and Rancho Paloma Drive
   Proposal: To permit a multifamily residential community at an arterial intersection
   Applicant: Adam Baugh

2. Application #: Z-33-12-2
From: CP/GCP
S-1
To: R-3
Acreage: 22.24
Location: Northeast corner of Cave Creek Road and Rancho Paloma Drive
Proposal: Multifamily Residential Community
Applicant: Withey Morris, PLC - Adam Baugh
Owner: CCRP, LLC
Representative: Withey Morris, PLC - Adam Baugh

3. Application #: GPA-LV-1-12-7
Request: Map Amendment
From: Residential 3.5 to 5
To: Commercial
Acreage: 25.61
Location: Northeast corner of 51st Avenue and Baseline Road
Proposal: Amend the General Plan Map to allow office and commercial uses
Applicant: Jason Morris
Representative: Withey Morris, PLC

4. Application #: Z-39-12-7
From: S-1
To: C-2
Acreage: 25.61
Location: Approximately 750 feet east of the northeast corner of 51st Avenue and Baseline Road
Proposal: Office/Commercial & Assisted Living & Memory Care Facility
Applicant: Jason Morris, Withey Morris, PLC
Owner: Ernest Linsenmeyer & Kyle Hindman
Representative: Jason Morris, Withey Morris, PLC

5. Application #: GPA-AF-2-12-6
Request: Map Amendment
From: Commercial
To: Residential 3.5 to 5
Acreage: 17.55
Location: Southwest corner of Liberty Lane and 17th Avenue
Proposal: To allow residential uses
Applicant: Stephen Earl
Representative: Earl, Curley and Lagarde

6. Application #: Z-289-N-84-6
From: PCD (approved CP/GCP PCD)
To: R1-8 PCD
Acreage: 17.55

Location:	Southwest corner of Liberty lane and 17th Avenue
Proposal:	Single-family residential subdivision. Change in maximum dwelling units from 0 to 90.
Applicant:	Lennar Arizona Inc.
Owner:	DMB Circle Road Partners, LLP
Representative:	Earl, Curley and Lagarde, Stephen C. Earl

V. TEXT AND SPECIFIC PLAN AMENDMENTS

7. Application #: Z-TA-3-12
   Request: Eliminate Conflicts in Downtown Code, Signage, & Development Review
   Proposal: Amend Chapter 5, Section 507 (Development Review), Chapter 7, Section 705 (Signage), and Chapter 12 (Downtown Code) to eliminate conflicts in the language, clarify terminology, provide clear consistent direction and reinstate previous entitlements.
   Applicant: City of Phoenix Planning Commission
   Representative: City of Phoenix Planning & Development

8.* Application #: Z-TA-16-12
   Request: Sunset 643 Downtown Core District and 645 the Warehouse Overlay District
   Proposal: Amend Sections 643 (Downtown Core District) and 645 (Warehouse Overlay District) of the Zoning Ordinance by deleting in its entirety to sunset the districts.
   Applicant: City of Phoenix Planning Commission
   Representative: City of Phoenix Planning & Development

9. Application #: Z-TA-12-12
   Request: Auto Title Loans
   Proposal: Amend Chapter 2, Section 202 (Definitions) and Chapter 6, Section 622.D (Commercial C-1 District – Neighborhood Retail) of the zoning ordinance to define and require spacing requirements for Auto Title Loan establishments.
   Applicant: City of Phoenix Planning Commission
   Representative: City of Phoenix Planning and Development

VI. REZONING CASES

10. Application #: Z-29-12-7
    From: GCP PCD (Approved C-2 HR PCD)
    C-2 PCD (Approved C-2 HR PCD)
    S-1 (Approved C-2 HR PCD)
    RE-43 (Approved C-2 HR PCD)
    To: PUD
    Acreage: 172.91

Location:	Southeast corner of 99th Avenue and Thomas Road
Proposal:	PUD for mix of uses - retail, office, commerce park, light industrial, hotel and multi-family.
Applicant:	Earl, Curley & Lagarde, Stephen C. Earl
Owner:	William Sheely / ETAL
Representative:	Earl, Curley & Lagarde, Stephen C. Earl

11. Application #: Z-38-12-1
From: S-1
To: R1-8
Acreage: 5.59
Location: Northeast corner of 32nd Drive and Jomax Road
Proposal: single family residential subdivision
Applicant: Courtland Communities (Brian Mings)
Owner: KAX LLC
Representative: Joe Walsh (Planner)

12. Application #: Z-30-12-8
From: R-3
C-1
C-2
To: R-4A
C-2 HGT/DNS WVR
Acreage: 5.03
Location: Northwest corner of 28th Street and Indian School Road
Proposal: Multi-family apartment residences
Applicant: Earl, Curley, & Lagarde, Michael Curley
Owner: II Cortile, LLC (c/o Mark Candelaria)
Representative: Earl, Curley, & Lagarde, Michael Curley

13. Application #: Z-119-R-74-6
From: PSC PCD
To: C-2 PCD
Acreage: 11.69
Location: Southwest corner of 32nd Street and Lincoln Drive
Proposal: Commercial Center. Change in maximum dwelling units from 0 to 203.
Applicant: Keith Moser/ Landwin
Owner: Lincoln View Plaza LLC
Representative: Stephen Anderson/ Gammage & Burnham

VII. OTHER BUSINESS

14.*Action: Vote on new Planning Commission Chair and Vice-Chair

VIII. COMMISSION MEMBER REQUESTS FOR INFORMATION, FOLLOW-UP ON FUTURE ITEMS, AS WELL AS COMMENTS FROM THE PUBLIC CONCERNING

ITEMS NOT ON THE AGENDA

For further information, please call Larry Tom at (602) 534-2578.

Rezoning staff reports currently in the hearing process are now available online; please visit our website at http://phoenix.gov/PLANNING/rezstrpt.html

For reasonable accommodations, call Nici Browe at Voice (602) 495-0256 or the City TTY Relay (602) 534-5500 as early as possible to coordinate needed arrangements.

November 29, 2012