**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 **March 12, 2013, at 6:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona**

1) Public Hearings for GPA-DV-1-12-1, Z-50-12-1, GPA-EST-3-12-7, Z-45-12-7, and GPA-1-09 will be held by City Council on April 3, 2013 at 3:00 p.m. in the City Council Chambers, 200 West Jefferson Street.

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

The agenda for the meeting is as follows:

## I. APPROVAL OF MINUTES

For correction or approval of the Planning Commission Hearing Briefing of February 12, 2013 (Commissioner Amery)

For correction or approval of the Planning Commission Hearing Minutes of February 12, 2013 (Commissioner Madeksza)

## 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.)

1.

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|---|---|
| Application #: | Z-1-13-6 |
| From: | R1-10 SP |
| To: | R1-10 |
| Acreage: | 10.14 |
| Location: | Northwest corner of 30th Street alignment and Campbell Avenue |
| Proposal: | Remove special permit Z-SP-52-89 to allow single family development |
| Applicant: | LVA Urban Design Studio |
| Owner: | Brophy College Prep |
| Representative: | LVA Urban Design Studio |

## III. CONSENT ITEMS

## IV. GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

2. Application #: GPA-1-09
   Request: Better address light rail transit and transit-oriented development
   Proposal: Amend the Land Use Element of the General Plan to better address light rail transit and transit-oriented development.
   Applicant: Planning and Development Department
   Representative: Planning and Development Department

3. Application #: GPA-DV-1-12-1
   Request: Map Amendment
   From: Residential 0-2
   Parks/Open Space - Future 1 du
   To: Residential 2 to 3.5
   Acreage: 20.63+
   Location: Approximately 1,325 feet south of the southeast corner of 67th Avenue and Happy Valley Road
   Proposal: To allow a new residential subdivision to compliment surrounding area
   Applicant: Holly James
   Representative: D.R. Horton

4. Application #: Z-50-12-1
   From: RE-43
   S-1
   To: R1-6
   Acreage: 4.0
   Location: Approximately 1325 feet south of the Southeast Corner of 67th Avenue and Happy Valley Road
   Proposal: Single Family Residential
   Applicant: D.R. Horton - Holly James
   Owner: D.R. Horton - Holly James
   Representative: Bowman Consulting Group

5. Application #: GPA-EST-3-12-7
   Request: Map Amendment
   From: Residential 1 to 2
   To: Residential 3.5 to 5
   Commercial
   Acreage: 55.02
   Location: Southwest corner of 67th Avenue and Broadway Road
   Proposal: Amend the General Plan Land Use map to allow residential and commercial uses
   Applicant: Ben Patton
   Representative: Ridenour, Hienton & Lewis

6. Application #: Z-45-12-7
From: RU-43 (Pending S-1)
To: R1-6
C-2
Acreage: 53.74
Location: Southwest corner of 67th Avenue and Broadway Road
Proposal: Single-family residential and commercial
Applicant: Ben Patton, AICP
Owner: DNZ Holdings, LLC
Representative: Ben Patton, AICP

## V. TEXT AND SPECIFIC PLAN AMENDMENTS

## VI. REZONING CASES

7. Application #: Z-31-12-4
From: R-3
R-5
R-3 TOD-1 (Approved P-2 TOD-1)
R-5 TOD-1 (Approved P-2 TOD-1)
C-2 TOD-1 (Approved C-2 HR TOD-1)
To: PUD TOD-1
Acreage: 4.23
Location: Southwest corner of Central Avenue and Highland Avenue
Proposal: Planned Unit Development to allow multi-family residential. Change of maximum dwelling units allowed from 613 to 266.
Applicant: Vedura Residential Operating, LLC
Owner: Central Highland, LP
Representative: Bruce Hart

8. Application #: Z-48-12-6
From: C-O
P-1
To: PUD
Acreage: 3.30
Location: Southeast corner of 16th Street and Georgia Avenue
Proposal: Planned Unit Development for retail, restaurant and multi-family development at a density of 183 units.
Applicant: Michael J. Curley of Earl, Curley & Lagarde
Owner: Smithfield Properties LLC
Representative: Michael J. Curley of Earl, Curley & Lagarde

9. Application #: Z-53-12-3
From: C-1

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| To: | C-1 HGT/WVR |
| Acreage: | 2.31 |
| Location: | Approximately 135 feet west of the northwest corner of 7th Avenue and Dunlap Avenue |
| Proposal: | Skilled nursing facility at a height at 3 stories. 42 feet height. |
| Applicant: | Tim Rasnake, Archicon LC |
| Owner: | Dunlap Centers, LLC |
| Representative: | Tim Rasnake, Archicon, LC |

10. Application #: Z-54-12-7

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| From: | CO/GO HGT/WVR |
| To: | R-4 |
| Acreage: | 1.46 |
| Location: | Approximately 315 feet east of the southeast corner of 3rd Street and Coronado Road |
| Proposal: | Development of mulit-family residential (R-4 PRD). Change in maximum dwelling units from 0 to 63. |
| Applicant: | JAG Development, LLC |
| Owner: | Maricopa County Medical Society |
| Representative: | JAG Development, LLC |

11. Application #: Z-51-12-5

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| From: | PSC |
| To: | C-2 |
| Acreage: | 1.06 |
| Location: | Northwest corner of 35th Avenue and Glendale Avenue |
| Proposal: | Retail and Restaurant. Change in Maximum Dwelling units From: 0 To: 18. |
| Applicant: | Tiffany & Bosco |
| Owner: | NRM Investors, LLC |
| Representative: | Bill Lally, Tiffany & Bosco |

12. Application #: Z-49-12-1

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|---|---|
| From: | CO |
| To: | C-2 |
| Acreage: | 6.57 |
| Location: | Southwest corner of 31st Avenue and Peoria Avenue |
| Proposal: | Retail pads and shops |
| Applicant: | Peoria 3101, LLC |
| Owner: | Peoria 3101, LLC |
| Representative: | Tom Auther |

## VII. OTHER BUSINESS

13. Presentation: Presentation and discussion on the status of the General Plan Update (PlanPHX)

## 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.

March 5, 2013