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 **January 14, 2014, at 6:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona**

1) Public Hearings for GPA-EST-1-13-7, Z-20-13-7 and Z-TA-8-13 will be held by City Council on February 5, 2014 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 February 5, 2014 at 3:00 p.m. For cases not appealed, the ordinance/resolution adoption will be on February 5, 2014 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 Briefing Minutes of December 10, 2013 (Commissioner Madeksza).

For correction or approval of the Planning Commission Hearing Minutes of December 10, 2013 (Commissioner Montalvo).

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.	Application #:	PHO-1-13--Z-106-50-5
	Existing Zoning:	R1-6 SP
	Acreage:	320
	Location:	Area bounded by Camelback Road on the north, Indian School Road on the south, 99th Avenue on the east, and 107th Avenue on the west (Annexation 174)
	Proposal:	Deletion of Stipulation 1 regarding development in accordance with the Plan of Development dated May 12, 1973
	Applicant:	Walter Chomichuk–Maple Leaf Int'l Props
	Owner:	various
	Representative:	Larry Lazarus – Lazarus, Silvyn & Bangs

III. CONSENT ITEMS

IV. GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

2.

Application #:	GPA-EST-1-13-7 (Companion case Z-20-13-7)
Request:	Map Amendment
From:	Residential 5-10 Residential 15+ Commercial Residential 3.5-5
To:	Mixed-Use (Commercial & Commerce/Business Park)
Acreage:	84.91
Location:	Southeast corner of 67th Avenue and Interstate 10
Proposal:	To reflect the current Commerce Park zoning and to correspond with an application to rezone to PUD
Applicant:	Paul Gilbert

3.

Application #:	Z-20-13-7 (Companion case GPA-EST-1-13-7)
From:	CP/GCP R-3
To:	PUD
Acreage:	100.90
Location:	Southeast corner of 67th Avenue and Interstate 10
Proposal:	Planned Unit Development to allow commercial, warehouse and industrial uses
Applicant:	Beus Gilbert, PLLC
Owner:	Estrella Vista Commerce Park, LLC
Representative:	Paul Gilbert

V. TEXT AND SPECIFIC PLAN AMENDMENTS

4.

Application #:	Z-TA-8-13
Request:	Signage for sports, entertainment, or concert venues with a minimum of 4,000 seats
Proposal:	Amend Chapter 12, Section 1209.B.8

		(Business Core) of the Zoning Ordinance regarding signage for sports, entertainment, or concert venues with a minimum of 4,000 seats
	Applicant:	Beus Gilbert
	Owner:	Beus Gilbert
	Representative:	Beus Gilbert

VI. REZONING CASES

5.	Application #:	Z-43-A-12-7
	From:	R-5
	To:	PUD
	Acreage:	1.58
	Location:	Approximately 395 feet north of the northwest corner of 59th Avenue and Van Buren Street
	Proposal:	Expansion of Wentworth Planned Unit Development Boundary (Z-43-12-7).
	Applicant:	Dennis Newcombe/Beus Gilbert PLLC
	Owner:	Wentworth Property Company, LLC
	Representative:	Paul E. Gilbert/Beus Gilbert PLLC

6.	Application #:	Z-55-13-5
	From:	R-4 SP S-1 SP
	To:	R-3A
	Acreage:	4.98
	Location:	Southeast corner of 23rd Avenue and El Caminito Drive
	Proposal:	Senior multifamily housing
	Applicant:	WESCAP Investments Inc
	Owner:	La Mancha Holdings LLC
	Representative:	Zoning Strategies LLC

7.	Application #:	Z-50-13-2
	From:	RE-35
	To:	R1-18
	Acreage:	16.84
	Location:	Approximately 620 feet west of southwest corner of 56th Street and Lone Mountain Road
	Proposal:	Single-family residential

	Applicant:	Ed Bull/Burch &Cracchiolo, P.A.
	Owner:	Melcor Developments Arizona, Inc
	Representative:	Ed Bull/Burch &Cracchiolo, P.A.
8.	Application #:	Z-SP-9-13-1 (Continued from 12/10/13)
	From:	RE-43
	To:	RE-43 SP
	Acreage:	1.09
	Location:	Approximately 315 feet east of the southeast corner of 37th Avenue and Morrow Drive
	Proposal:	A special permit to allow a horseback riding stable for disabled children and all underlying uses
	Applicant:	Family Partners, LLC
	Owner:	Scott Smith
	Representative:	Family Partners, LLC
9.	Application #:	Z-41-13-2 (Continued from 11/12/13)
	From:	S-1 R1-18
	To:	C-2
	Acreage:	2.78
	Location:	Northeast corner of Tatum Boulevard and Union Hills Drive
	Proposal:	Storage facility
	Applicant:	Donald Andrews
	Owner:	Tatum U LLC
	Representative:	Donald Andrews
10.	Application #:	Z-SP-8-13-2 (Continued from 11/12/13)
	From:	S-1 (Pending C-2) R1-18 (Pending C-2)
	To:	C-2 SP
	Acreage:	2.78
	Location:	Northeast corner of Tatum Boulevard and Union Hills Drive
	Proposal:	Storage facility
	Applicant:	Donald Andrews
	Owner:	Tatum U LLC
	Representative:	Donald Andrews
11.	Application #:	Z-24-13-3 (Continued from 12/10/13)
	From:	CO/GO
	To:	C-1
	Acreage:	3.52

Location:	Approximately 750 feet west of the southwest corner of Tatum Boulevard and Shea Boulevard
Proposal:	Day Care Facility
Applicant:	Robert Brooks Ministries, Inc.
Owner:	Robert Brooks Ministries, Inc.
Representative:	Robert Brooks Ministries, Inc.

12.	Application #:	Z-47-13-4 (Continued from 12/10/13)
	From:	C-2 TOD-1 C-2 SP TOD-1
	To:	R-5 TOD-1
	Acreage:	1.14
	Location:	Approximately 115 feet east of the northeast corner of 3rd Avenue and Camelback Road
	Proposal:	Multi-family residential
	Applicant:	Larry Lazarus, Lazarus, Silvyn & Bangs
	Owner:	Michael Stringfellow, Chasse Bldg Team
	Representative:	Larry Lazarus, Lazarus, Silvyn & Bangs

VII. OTHER BUSINESS

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 Tricia Gomes at (602) 262-4870.

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 Shannon Adams at Voice (602) 262-7577 or the City TTY Relay (602) 534-5500 as early as possible to coordinate needed arrangements.

January 7, 2014