NOTICE OF RESULTS
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 13, 2012, at 6:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona**

If appealed, the City Council Hearing will be held on December 5, 2012 at 5:00 p.m. For cases not appealed, the ordinance/resolution adoption will be on December 5 at 5:00 p.m.

The results of the meeting were as follows:

RESULTS

I. APPROVAL OF MINUTES:

Approved For correction or approval of the Planning Commission Briefing Minutes of October 9, 2012 (Commissioner Amery)

Approved For correction or approval of the Planning Commission Hearing Minutes of October 9, 2012 (Commissioner Heck)

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

V. TEXT AND SPECIFIC PLAN AMENDMENTS

VI. REZONING CASES

1. **Continued**

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:	Stephen C. Earl, Earl, Curley & Lagarde

		Owner:	William Sheely / ETAL
		Representative:	Stephen C. Earl, Earl, Curley & Lagarde
Approved	2.	Application #:	Z-32-12-4
		From:	C-2 R-3 R-5 R-5 SP
		To:	R-5
		Acreage:	6.18
		Location:	Northwest corner of 16th Street and Highland Avenue
		Proposal:	Multifamily residential
		Applicant:	16th and Highland Partners, LLC
		Owner:	Pugliano Enterprises, LP
		Representative:	Michael J. Curley

VII. OTHER BUSINESS

Initiated	3.	Initiation:	Presentation, discussion and possible action to initiate a Planning Hearing Officer request that may result in the reversion of zoning, extension of time, deletion of the time stipulation or determination that the stipulation was met. Expired Conditional Rezoning Case **Z-2-03** is located approximately 800 feet west and 300 feet south of the southwest corner of 32nd Street and Baseline Road. The rezoning case granted MUA zoning from R1-14 zoning to develop a commercial center. The property owner has not complied with stipulation No. 12 that states the applicant shall have 18 months from the City Council approval to develop the project.
No action taken	4.	Presentation:	Presentation and discussion of **Z-TA-3-12** to Amend Chapter 12 (Downtown Code); Chapter 5, Section 507 (Development Review Approval); Chapter 2, Section 202 (Definitions); Chapter 6, Section 643 (Downtown Core) and Section 645 (Warehouse Overlay District) of the Zoning Ordinance to improve clarity and consistency as well as streamline implementation of the downtown ordinance and sunset the Downtown Core and Warehouse Overlay Districts.
Adopted	5.	Presentation:	Presentation, discussion, and possible adoption of the Community Gardens Policy Guidelines.

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