

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 **April 9, 2013, at 6:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona**

- 1) Public Hearings for GPA-EST-2-12-7, Z-46-12-7, GPA-EST-4-12-7 and Z-43-12-7 will be held by City Council on May 1, 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 May 1, 2013 at 3:00 p.m. For cases not appealed, the ordinance/resolution adoption will be on May 1, 2013 at 3:00 p.m.

The meeting results were as follows:

RESULTS

I. APPROVAL OF MINUTES

Approved	For correction or approval of the Planning Commission Hearing Minutes of March 12, 2013 (Commissioner Beletz)
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II. OTHER BUSINESS

Initiated	1. Initiation:	Presentation, discussion and possible initiation of a Text Amendment to Section 647.A.2 pertaining to Special Permit Uses to add the following use: A home open to the public in a residential district designated with a Historic Preservation-Landmark (HP-L) overlay. – Michelle Dodds {10 minutes} .
Presented	2. Presentation::	A Plan to Encourage Public-Private Partnerships for Building Harmony by Revitalizing Public Architectural Landmarks. – Mayor Driggs {10 minutes} .

III. 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.)

**Continued
without fee to the
10/8/13 Planning
Commission
Hearing**

3. Application #: Z-1-13-6 (Continued from 3/12/13)
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

IV. CONSENT ITEMS

V. GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES

**Approved per the
VPC
recommendation**

4. Application #: GPA-EST-2-12-7
(Companion case Z-46-12-7)
Request: Map Amendment
From: Residential 1 to 2
To: Mixed Use (Residential 2 to 3.5/Mixed Use
Agricultural)
Acreage: 39.89
Location: Southeast corner of 75th Avenue and
Broadway Road
Proposal: Amend the General Plan Land Use Map to
allow the development of either a single-
family subdivision or a production and
distribution facility for dairy goods produced
on-site
Applicant: Ben Patton, AICP
Representative: Ridenour Hienton & Lewis

**Continued with
fee, to a Planning
Commission date
to be determined**

5. Application #: Z-46-12-7
(Companion case GPA-EST-2-12-7)
From: RU-43 (Pending S-1)
To: R1-6
Acreage: 41.48
Location: Southeast corner of 75th Avenue and
Broadway Road
Proposal: Single-family residential and commercial
Applicant: Ben Patton
Owner: DNZ Holdings LLC
Representative: Ben Patton

Approved per the VPC recommendation	6.	Application #:	GPA-EST-4-12-7 (Companion case Z-43-12-7)
		Request:	Map Amendment
		From:	Industrial Residential 15+ Residential 3.5 to 5
		To:	Industrial
		Acreage:	83.15
		Location:	Northwest corner of 59th Avenue and Van Buren Street
		Proposal:	To allow for industrial development.
	Applicant:	Dennis Newcombe	
	Representative:	Beus Gilbert PLLC	

Approved per the VPC recommendation with modifications and an additional stipulation	7.	Application #:	Z-43-12-7 (Companion case GPA-EST-4-12-7)
		From:	R-5 R-5 (Approved C-2) C-3
		To:	PUD
		Acreage:	83.15
		Location:	Northwest corner of 59th Avenue and Van Buren Street
		Proposal:	Planned Unit Development to allow for industrial development at a maximum height of 80 feet.
		Applicant:	Dennis Newcomb/Beus Gilbert PLLC
		Owner:	James F Kenny/El Dorado Van Buren 80 LLC
	Representative:	Paul Gilbert/Beus Gilbert PLLC	

VI. TEXT AND SPECIFIC PLAN AMENDMENTS

VII. REZONING CASES

Approved per staff stipulations and one additional stipulation	8.	Application #:	Z-36-12-2
		From:	S-1
		To:	PUD
		Acreage:	40.24
		Location:	Southwest corner of 56th Street and Dixileta Drive
		Proposal:	Single Family Residential
		Applicant:	Greg Davis/Iplan Consulting
	Owner:	Meritage Homes of Arizona Inc.	
	Representative:	Greg Davis/Iplan Consulting	

**Approved per the
VPC
recommendation**

9. Application #: Z-40-12-5
From: R1-6
To: R-O
Acreage: 0.74
Location: Southeast corner of 39th Avenue and
Glendale Avenue
Proposal: Residential Office
Applicant: Andrew Thruston
Owner: Adrenaline Investments, Inc.
Representative: Leodra Bowdell/Phoenix Permit Service

**Continued
without fee to the
5/14/13 Planning
Commission
Hearing**

10. Application #: Z-47-12-4
From: P-1
To: C-2
Acreage: 0.54
Location: Approximately 485 feet west of the
southwest corner of 7th Avenue and Indian
School Road
Proposal: Future Retail Pad
Applicant: Davis Enterprises - Indian School Plaza
Owner: Davis Enterprises - Indian School Plaza
Representative: Mark Davis

Approved

11. Application #: Z-6-13-6
From: C-O
To: C-1
Acreage: 1.50
Location: Northeast corner of 44th Street and
Camelback Road
Proposal: retail user in existing building
Applicant: 77 Group Investments Limited Partnership
Owner: 77 Group Investments Limited Partnership
Representative: Stephen Anderson, Gammage & Burnham

None

**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 Alan Stephenson at 602-256-3555

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.