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 **September 10, 2013, at 6:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona**

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

2. Public Hearings for GPA-MV-1-13-4 and Z-17-13-4 will be held by City Council on October 2, 2013 at 3:00 p.m. in the City Council Chambers, 200 West Jefferson Street.

3. If appealed from the August 21, 2013 Planning Hearing Officer hearing, a public hearing will be held for PHO-1-13–Z-152-03-7(8) by the Planning Commission on September 10, 2013 at 6:00 p.m.

The results of the meeting were as follows:

RESULTS

I. APPROVAL OF MINUTES

Approved For correction or approval of the Planning Commission Hearing Minutes of August 13, 2013 (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

Approved per the VPC recommendation.

1.

Application #:	GPA-MV-1-13-4 (Companion case Z-17-13-4)
Request:	Map Amendment
From:	Residential 15+
To:	Mixed-Use (Commercial & Commerce/Business Park)
Acreage:	10.55
Location:	Approximately 750 feet east of the southeast corner of 59th Avenue and McDowell Road
Proposal:	Amend the General Plan Land Use Map to allow for employment related uses along the I-10 West Freeway
Applicant:	Michael Curley

Company: Earl, Curley, and Lagarde PLC

Approved per the VPC recommendation.

2. Application #: Z-17-13-4 (Companion case GPA-MV-1-13-4)

From: R-4
To: PUD
Acreage: 15.17
Location: Approximately 750 feet east of the southeast corner of 59th Avenue and McDowell Road
Proposal: Planned Unit Development to allow Commercial, Industrial and Residential Uses. Maximum density of 264. Change of Maximum Dwelling Units Allowed: 528 TO: 264.
Applicant: Michael Curley
Owner: The ViaWest Group c/o Steven Schwartz
Representative: Michael Curley

V. TEXT AND SPECIFIC PLAN AMENDMENTS

Approved per the memo and language in Attachment A dated September 10, 2013.

3. Application #: Z-TA-14-12
Request: Charitable Drop Boxes
Proposal: Amend Chapter 2, Section 202 (Definitions) and Chapter 7, Section 708 (Temporary uses) of the Zoning Ordinance to address charitable drop box regulations.

Applicant: City of Phoenix Planning Commission
Owner: Planning & Development Department
Representative: Planning & Development Department

Approved per the language in Attachment A in the staff report.

4. Application #: Z-TA-4-13
Request: Reinstatement of second hand/used merchandise sales requirements
Proposal: Amend Chapter 6, Section 622.D (Commercila C-1 District-Neighborhood Retail) of the Zoning Ordinance regarding second hand/used merchandise sales requirements to enhance the compatibility of these types of uses.
Applicant: City of Phoenix Planning Commission
Owner: Planning & Development Department
Representative: Planning & Development Department

VI. REZONING CASES

Approved per staff Addendum A dated July 31, 2013.

5. Application #: Z-11-13-8 (Continued from 8/13/13)
From: R1-14 BAOD
C-2 BAOD
To: R1-10 BAOD

		Acreage:	7.91
		Location:	Approximately 400 feet west of the southwest corner of 32nd Street and Baseline Road
		Proposal:	Single Family Residential. Maximum Dwelling Units Allowed: From: 48 To: 33
		Applicant:	Chris Moore - Sunrise Engineering
		Owner:	Dale Avenue Investments c/o Scott Ward
		Representative:	Ward Real Estate & Development c/o Scott
Approved per the VPC recommendation.	6.	Application #:	Z-23-13-1
		From:	C-1
		To:	C-2
		Acreage:	9.10
		Location:	Northwest corner of I-17 and Cactus Road
		Proposal:	Retail
		Applicant:	Cactus Center, LLC
		Owner:	Cactus Center, LLC
		Representative:	Michael Marden with WDS Architecture
Continued to the October 8, 2013 Planning Commission Hearing, with fee.	7.	Application #:	Z-24-13-3
		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.
Approved per the VPC recommendation.	8.	Application #:	Z-25-13-3
		From:	R-3 SP R-3
		To:	C-1
		Acreage:	0.62
		Location:	Approximately 210 feet north of the northwest corner of 32nd Street & Cheryl Drive
		Proposal:	Pet Care Facility/shelter
		Applicant:	Home Fur Good Animal Rescue and Placement
		Owner:	Robert Emch
		Representative:	Dana Stagg Belknap
Approved per the VPC recommendation.	9.	Application #:	Z-27-13-3
		From:	C-2 SP
		To:	C-2
		Acreage:	4.83

		Location:	Southwest corner of 20th Street and Bell Road
		Proposal:	Restaurant
		Applicant:	Alexandra Schucter
		Owner:	BCB Investments, LLC
		Representative:	Traver Jones / Kimley-Horn & Associates
Approved as recommended by staff.	10.	Application #:	Z-28-13-8
		From:	R-5 SP R-5 RI SP
		To:	R-5 R-5 RI
		Acreage:	0.94
		Location:	Southwest corner of 16th Street and Willetta Street
		Proposal:	Removal of Special Permit (SP-55-85) to allow all R-5 uses
		Applicant:	Ricardo Celaya
		Owner:	Carl E. Standage
		Representative:	Rauf Moosavi
Approved per the staff memo dated September 10, 2013 with modifications.	11.	Application #:	PHO-1-13--Z-152-03-7 (8)
		Existing Zoning:	App. C-2, R1-8
		Acreage:	76.84
		Location:	Approximately 280 feet west of the southwest corner of 43rd Avenue and Baseline Road
		Proposal:	1) Modification of Stipulation 1 regarding review of site plan and elevations 2) Modification of Stipulation 2 regarding access 3) Deletion of Stipulation 3 regarding the Red Barn theme 4) Modification of Stipulation 7 regarding general conformance to site plan date stamped May 10, 2004 5) Modification of Stipulation 8 regarding building height along Baseline Road 6) Modification of Stipulation 9 regarding percentage of dwelling units limited to one level 7) Modification of Stipulation 13 regarding residential perimeter fencing 8) Deletion of Stipulation 14 regarding four sided architecture 9) Deletion of Stipulation 15 regarding right-of-way for the south half of Baseline Road 10) Deletion of Stipulation 17 regarding right-of-way for the north half of South Mountain Avenue 11) Deletion of Stipulation 18 regarding right-of-way triangle 12) Deletion of Stipulation 21 regarding multi-use trail 13) Deletion of Stipulation 22 regarding transit stop 14) Deletion of Stipulation 23 regarding minimum square

foot lots
15) Modification of Stipulation 25 regarding maximum height adjacent to South Mountain Avenue
16) Modification of Stipulation 27 regarding maximum height adjacent to 43rd Avenue
17) Modification of Stipulation 28 regarding minimum lot widths
18) Modification of Stipulation 29 regarding 60-foot wide lots
19) Modification of Stipulation 30 regarding remaining lot widths
20) Modification of Stipulation 31 regarding overall gross density
21) Deletion of Stipulation 33 regarding four-sided architecture
22) Modification of Stipulation 34 regarding general conformance to site plan dated September 17, 2004
23) Modification of Stipulation 35 regarding perimeter fencing along 43rd Avenue
24) Modification of Stipulation 36 regarding use of stucco
25) Deletion of Stipulation 38 regarding plant pallet
26) Deletion of Stipulation 39 regarding C-2 zoned commercial land
27) Modification of Stipulation 40 regarding specific conformance to the site plan dated September 17, 2004
28) Technical correction to Stipulations 4, 5, 10, 11, 16, 41, 42, 43

Applicant: Reid Butler – Butler Housing Company
Owner: Wells-85 LLC – Dr. R. Lines
Representative: Reid Butler – Butler Housing Company

VII. OTHER BUSINESS

Approved per memo dated September 3, 2013.

12. Action: Update on pending Text Amendments and possible action to rescind some amendments. Tricia Gomes (10 minutes)

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.

September 11, 2013