

**NOTICE OF RESULTS
PLANNING COMMISSION
CITY OF PHOENIX 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 virtual meeting open to the public **on March 2, 2023, at 6:00 p.m.**

VPC – Village Planning Committee

The results for the meeting are as follows:

CALL TO ORDER

APPROVAL OF MINUTES

- Approved** 1. For Approval or Correction of the Planning Commission hearing minutes of February 2, 2023.

REQUEST FOR CONTINUANCES

- Continued to June 1, 2023, without fee** 2. **Application #:** **Z-SP-8-22-8**
From: C-2
To: C-2 SP
Acreage: 0.97
Location: Approximately 170 feet west of the northwest corner of 43rd Street and McDowell Road
Proposal: Special Permit to allow used automobile sales and underlying C-2 commercial uses.
Applicant: Kevin Zenk, Z Associates, LLC
Owner: Elio Geagea
Representative: Wendy Riddell, Berry Riddell, LLC

GENERAL PLAN AMENDMENT

- Approved, per the Laveen VPC recommendation** 3. **Application #:** **GPA-LV-5-22-7 (Companion Case Z-73-22-7)**
Request: Map Amendment
From: Residential 3.5 to 5 dwelling units per acre, Mixed Use (Parks/Open Space-Publicly Owned/Residential 3.5 to 5 dwelling units per acre), and Residential 5 to 10 dwelling units per acre

To: Mixed Use (Industrial/
Commerce/Business Park)
 Acreage: 80.49
 Location: Approximately 550 feet west of the
southwest corner of State Route 202 and
Dobbins Road
 Proposal: Minor General Plan Amendment to allow a
commerce park development.
 Applicant: IDM Companies
 Owner: The Smith Trust dated May 30, 2003
(Clyde David Smith & Marsha Lou Smith)
 Representative: Jason Morris, Withey Morris, PLC

REZONING

- Approved, per the Laveen VPC recommendation**
4. **Application #:** **Z-73-22-7 (Envision Dobbins 202 West PUD) (Companion Case GPA-LV-5-22-7)**
 From: S-1 (Approved R-2 PCD), S-1 (Approved R1-8 PCD), and S-1 (Approved C-1 PCD)
 To: PUD
 Acreage: 80.49
 Location: Approximately 550 feet west of the southwest corner of State Route 202 and Dobbins Road
 Proposal: Planned Unit Development to allow commerce park development.
 Applicant: IDM Companies
 Owner: The Smith Trust dated May 30, 2003 (Clyde David Smith & Marsha Lou Smith)
 Representative: Jason Morris, Withey Morris, PLC
- Approved, per the Encanto VPC recommendation, with a modification**
5. **Application #:** **Z-2-22-4 (11th Street and McDowell PUD) (Companion Case Z-15-22-4)**
 From: R1-6 HP CNSPD, C-2 CNSPD, R-3A CNSPD, and P-1 CNSPD
 To: PUD CNSPD and PUD CNSPD HP
 Acreage: 5.16
 Location: Northwest corner of 11th Street and McDowell Road
 Proposal: Planned Unit Development to allow multifamily residential, retail use, and retention of the historic single-family homes.
 Applicant: Ed McCoy, Fairfield Residential
 Owner: Vikki Reed, et al.
 Representative: Kurt Waldier, Beus Gilbert McGroder, PLLC

Approved, per the Encanto VPC recommendation

6. **Application #:** **Z-15-22-4 (Companion Case Z-2-22-4)**
Proposal: Amendment to the Neighborhood Conservation Plan for the Coronado Neighborhood for approximately 4.05 gross acres at the northwest corner of 11th Street and McDowell Road.
Applicant: Ed McCoy, Fairfield Residential
Owner: Vikki Reed (REP, LLLP and Eleven Residential)
Representative: Kurt Waldier, Beus Gilbert McGroder, PLLC

Approved, per the North Mountain VPC recommendation

7. **Application #:** **Z-34-20-3 (Pioneer Landscape Center PUD)**
From: C-3
To: PUD
Acreage: 2.32
Location: Northeast corner of Cave Creek Road and the Shangri La Road alignment
Proposal: A Planned Unit Development to allow a landscape material sales and outdoor storage, and C-3 uses.
Applicant: Pioneer Landscape Centers
Owner: Pierce Enterprises, Inc.
Representative: Chris Colyer, Esq., Snell & Wilmer, LLP

Approved, per the Camelback East VPC recommendation

8. **Application #:** **Z-56-22-4 (22nd & Indian School PUD)**
From: R-3, R1-6, R1-6 (Approved R-2), and C-3
To: PUD
Acreage: 5.66
Location: Southwest corner of 22nd Street and Indian School Road
Proposal: Planned Unit Development to allow multifamily development and limited commercial uses.
Applicant: Wendy Riddell, Berry Riddell, LLC
Owner: DMS Ventures IS IV, LLC; DMS Ventures II, LLC; and DMS Ventures IS VI, LLC
Representative: Wendy Riddell, Berry Riddell, LLC

Approved, per the Laveen VPC recommendation, with a modification

9. **Application #:** **Z-74-22-8**
From: S-1
To: R1-10
Acreage: 9.78

- Location: Approximately 340 feet north of the northwest corner of 27th Avenue and Baseline Road
- Proposal: Single-family residential
- Applicant: Francisco Badilla
- Owner: Hilario Casillas
- Representative: Francisco Badilla
- Approved, per the Laveen VPC recommendation**
10. **Application #: Z-75-22-8**
 From: S-1 (Approved R1-10 PCD), S-1 (Approved C-1 PCD), and S-1
 To: C-1
 Acreage: 12.73
 Location: Southwest corner of 51st Avenue and Elliot Road
- Proposal: Multifamily residential
- Applicant: IDM Companies
- Owner: Armon and Ruth Cheatham Trust
- Representative: Jason Morris, Withey Morris, PLC
- Approved, per the Camelback East VPC recommendation**
11. **Application #: Z-78-22-6**
 From: R1-6
 To: R-3
 Acreage: 1.05
 Location: Approximately 470 feet south of the southeast corner of 38th Street and Weldon Avenue
- Proposal: Multifamily residential
- Applicant: Rissime, LLC
- Owner: Dawn Marie Augusta
- Representative: William Allison, Withey Morris, PLC
- Approved, per the Maryvale VPC recommendation**
12. **Application #: Z-84-22-7**
 From: C-2 HGT/WVR
 To: C-2 HGT/WVR DNS/WVR
 Acreage: 10.48
 Location: Approximately 315 feet south of the southeast corner of 83rd Avenue and McDowell Road
- Proposal: Multifamily residential
- Applicant: Jason Morris, Withey Morris, PLC
- Owner: Residence at McDowell, LLC
- Representative: Jason Morris, Withey Morris, PLC
- Approved, per the Camelback East**
13. **Application #: Z-62-22-8**
 From: R1-6

**VPC
recommendation**

To: R-3
Acreage: 0.86
Location: Approximately 200 feet east of the
northeast corner of 42nd Street and
Edgemont Avenue
Proposal: Multifamily residential
Applicant: Sean J. Doyle, Tiffany & Bosco, P.A.
Owner: 4211 Thomas, LLC
Representative: Mark Tomecak, Architect

**Approved, per the
Central City VPC
recommendation**

14. **Application #:** **Z-61-22-7**
From: C-3 CMOD, P-1, and R-5 RI
To: WU Code T5:5 CMOD and WU Code T5:5
Acreage: 3.24
Location: Southeast corner of 9th Avenue and
Fillmore Street
Proposal: Multifamily residential
Applicant: Trumont Group Arizona, LLC
Owner: Mercy Hill Development, LLC
Representative: Alan Beaudoin, Norris Design

OTHER BUSINESS

- Initiated** 15. Presentation, discussion, and possible initiation of a text amendment to modify the Zoning Ordinance to address accessory dwelling units.
- Initiated** 16. Presentation, discussion, and possible initiation of a text amendment to modify the Zoning Ordinance to include a housing affordability framework.
- Initiated** 17. Presentation, discussion, and possible initiation of a text amendment to modify the Zoning Ordinance regarding housing strategic density.
- Initiated** 18. Presentation, discussion, and possible initiation of a text amendment to modify the Zoning Ordinance regarding parking standards for affordable housing developments.
- None** 19. Commission member requests for information, follow-up on future items, as well as comments from the public concerning items not on the agenda.

NEXT STEPS/FUTURE MEETINGS

1. The City Council public hearing for **GPA-LV-5-22-7, Z-73-22-7, Z-2-22-4, and Z-15-22-4** will be held on April 5, 2023 at 2:30 p.m. virtually or in the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.
2. For other cases if appealed, the City Council public hearing will be held on April 5, 2023 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on April 5, 2023 at 2:30 p.m. Both will either be held virtually or in the City Council Chambers, 200 West Jefferson Street.

TO CONFIRM THE MEETING LOCATION ABOVE AND TO PARTICIPATE, SEE THE CITY COUNCIL MEETINGS WEBSITE AT:

<https://www.phoenix.gov/cityclerk/publicmeetings/city-councilmeetings>

For further information, please contact Racelle Escolar at racelle.escolar@phoenix.gov or (602) 534-2864.

Rezoning staff reports are available online. Please visit our website at:

<http://phoenix.gov/pdd/services/rezoning-and-special-permits>.

PUD rezoning staff reports and narratives are available here:

<https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases>.

This publication can be made available in alternate format upon request. To request a reasonable accommodation, please contact Angie Holdsworth at 602-329-5065, angie.holdsworth@phoenix.gov. TTY: Use 7-1-1.