

**NOTICE OF RESULTS  
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 hearing open to the public on **September 5, 2024, at 6:00 p.m. located at Phoenix City Hall in Assembly Room B, 200 West Washington Street, First Floor, Phoenix, Arizona** and virtually via Webex.

*VPC – Village Planning Committee*

The results for the meeting are as follows:

**CALL TO ORDER**

**APPROVAL OF MINUTES**

- |                 |    |  |
|-----------------|----|--|
| <b>Approved</b> | 1. | For Approval or Correction of the Planning Commission Hearing minutes of June 6, 2024.   |
| <b>Approved</b> | 2. | For Approval or Correction of the Planning Commission Hearing minutes of August 1, 2024. |

**CONTINUANCES AND WITHDRAWAL CASES**

- |   |    |  |
|---|----|--|
| <b>Continued to<br/>October 10, 2024,<br/>without fee</b> | 3. | <b>Application #:</b> <b>PHO-2-24--Z-181-99-3</b><br><b>Existing Zoning:</b> R1-6<br><b>Acreage:</b> 2.0<br><b>Location:</b> Approximately 350 feet south of the southeast corner of 26th Street and Vogel Avenue<br><b>Request:</b> <ol style="list-style-type: none"><li>1. Request to modify Stipulation 1 regarding general conformance to the site plan and elevations date stamped March 2, 2017.</li><li>2. Request to modify Stipulation 2 regarding maximum dwelling units and maximum density.</li><li>3. Request to modify Stipulation 3 regarding maximum building height.</li><li>4. Request to delete Stipulation 6 regarding sewer odor mitigation.</li></ol> |
|---|----|--|

5. Request to modify Stipulation 8 regarding property owner addresses.

Applicant: Tim Hammer, H&H Developers, Inc.  
Owner: Tim Hammer, H&H Developers, Inc.  
Representative: William F. Allison, Withey Morris Baugh, PLC

**Continued to  
October 10, 2024,  
without fee**

4. **Application #:** **Z-58-24-8  
(Continued from August 1, 2024)**  
From: S-1  
To: R1-10  
Acreage: 4.54  
Location: Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue  
Proposal: Single-family residential  
Applicant: John Fox  
Owner: Dorothy M. Hallock  
Representative: John Fox

**Continued to  
October 10, 2024,  
without fee**

5. **Application #:** **Z-74-24-6**  
From: R-3  
To: R-5  
Acreage: 1.82  
Location: Northeast corner of 21st Street and Turney Avenue  
Proposal: Multifamily residential  
Applicant: Ashley Z. Marsh, Gammage & Burnham, PLC  
Owner: 4401 Turney Villas, LLC; 2118 Turney, LLC; Charles E. Goodwin, III  
Representative: Ashley Z. Marsh, Gammage & Burnham, PLC

## **GENERAL PLAN AMENDMENTS AND COMPANION REZONING CASES**

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

6. **Application #:** **GPA-CC-1-24-8  
(Companion Case Z-23-24-8)**  
Request: Minor General Plan Amendment for flex-industrial and employment uses.  
From: Commercial and Residential 10 to 15 dwelling units per acre  
To: Commercial/Commerce/Business Park  
Acreage: 10.42  
Location: Northwest corner of 24th Street and Portland Street

Applicant: Wendy Riddell, Berry Riddell, LLC  
Owner: BDC Clifton 24th Street, LLC c/o Warren Baker  
Representative: Wendy Riddell, Berry Riddell, LLC

**Approved, per the staff memo dated September 5, 2024**

7. **Application #:** **Z-23-24-8 (Phoenix Airpark Gateway PUD) (Companion Case GPA-CC-1-24-8)**  
**From:** WU Code T4:3 GW  
**To:** PUD  
**Acreage:** 11.46  
**Location:** Northwest corner of 24th Street and Portland Street  
**Proposal:** PUD (Planned Unit Development) to allow flex-industrial, employment center, and showroom/retail.  
**Applicant:** Wendy Riddell, Berry Riddell, LLC  
**Owner:** BDC Clifton 24th Street, LLC c/o Warren Baker  
**Representative:** Wendy Riddell, Berry Riddell, LLC

**Approved, per the Laveen VPC recommendation**

8. **Application #:** **GPA-LV-1-24-8 (Companion Case Z-25-24-8)**  
**From:** Parks/Open Space – Private and Residential 3.5 to 5 dwelling units per acre  
**To:** Parks/Open Space – Private, Residential 3.5 to 5 and Residential 5 to 10 dwelling units per acre  
**Acreage:** 153.86  
**Location:** Southeast corner of 59th Avenue and Southern Avenue  
**Proposal:** Minor General Plan Amendment to allow for the development of single-family residential attached and detached uses, as well as a redesigned golf course.  
**Applicant:** Alan Beaudoin, Norris Design  
**Owner:** Laveen 140, LLC c/o Alan Robinson  
**Representative:** Adam Baugh, Withey Morris Baugh, PLC

**Approved, per the Laveen VPC recommendation, with a modified and a deleted stipulation**

9. **Application #:** **Z-25-24-8 (The Score at Cottonfields PUD) (Companion Case GPA-LV-1-24-8)**  
**From:** R1-8 and GC  
**To:** PUD  
**Acreage:** 153.86

Location: Southeast corner of 59th Avenue and Southern Avenue  
 Proposal: PUD (Planned Unit Development) to allow single-family residential (attached and detached) and golf course  
 Applicant: Alan Beaudoin, Norris Design  
 Owner: Laveen 140, LLC c/o Alan Robinson  
 Representative: Adam Baugh, Withey Morris Baugh, PLC

**REZONING CASES**

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

10. **Application #:** **Z-66-24-8**  
**From:** A-2 RSIOD  
**To:** A-2 HGT/WVR RSIOD  
**Acreage:** 3.98  
**Location:** Northeast corner of 19th Avenue and the Lower Buckeye Road alignment  
**Proposal:** Height waiver for additional silos  
**Applicant:** Frank Turk, Salt River Materials Group  
**Owner:** Salt River Pima - Maricopa Indian Community  
**Representative:** Stephen Anderson, Gammage & Burnham, PLC

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

11. **Application #:** **Z-71-24-7**  
**From:** R-5 RI and P-1  
**To:** WU Code T5:3  
**Acreage:** 0.87  
**Location:** Northeast corner of 9th Avenue and Fillmore Street  
**Proposal:** Church  
**Applicant:** Martha Baker, MoD a+p  
**Owner:** Mercy Hill Development, LLC c/o Med Skeens  
**Representative:** Moazam Khan, MoD a+p

**Approved, per the North Mountain VPC recommendation, with additional stipulations**

12. **Application #:** **Z-78-24-5**  
**From:** C-2  
**To:** C-2 DNS/WVR  
**Acreage:** 3.24  
**Location:** Approximately 1,000 feet north of the northwest corner of Black Canyon Highway and Northern Avenue  
**Proposal:** Community residence center (supportive housing for seniors)

Applicant: Margaret Adams, City of Phoenix, Office of Homeless Solutions  
Owner: City of Phoenix  
Representative: Margaret Adams, City of Phoenix, Office of Homeless Solutions

**Approved, per the Estrella VPC recommendation**

13.

**Application #:** Z-81-24-7  
**From:** R1-8  
**To:** C-2 and C-2 HGT/WVR DNS/WVR  
**Acreage:** 19.46  
**Location:** Northeast corner of 91st Avenue and Broadway Road  
**Proposal:** Commercial and multifamily residential with a height and density waiver  
**Applicant:** 4201 S 91st Ave, LLC d/b/a St. Charles LIHTC Investors, LLC c/o Jason Battista  
**Owner:** VP Hurley Legacy, LLC d/b/a Vintage Partners c/o Walter Crutchfield  
**Representative:** Lindsay Schube, Gammage & Burnham, PLC

**Approved, per the Paradise Valley VPC recommendation**

14.

**Application #:** Z-39-24-2  
**(Companion Case Z-SP-1-24-2)**  
**(Continued from August 1, 2024)**  
**From:** C-2  
**To:** C-2 HGT/WVR  
**Acreage:** 2.48  
**Location:** Northwest corner of 34th Street and Phelps Road  
**Proposal:** Commercial use with a height waiver  
**Applicant:** Michael S. Buschbacher, II AICP, Earl & Curley, PC  
**Owner:** Marni Retail Partners, LLC c/o Stewart Ferber  
**Representative:** Taylor C. Earl, Earl & Curley, PC

**Approved, per the Paradise Valley VPC recommendation**

15.

**Application #:** Z-SP-1-24-2  
**(Companion Case Z-39-24-2)**  
**(Continued from August 1, 2024)**  
**From:** C-2 (Pending C-2 HGT/WVR)  
**To:** C-2 HGT/WVR SP  
**Acreage:** 2.48  
**Location:** Northwest corner of 34th Street and Phelps Road  
**Proposal:** Self-service storage warehouse and all underlying C-2 uses with a height waiver

Applicant: Michael S. Buschbacher, II AICP, Earl & Curley, PC  
Owner: Marni Retail Partners, LLC c/o Stewart Ferber  
Representative: Taylor C. Earl, Earl & Curley, PC

### **OTHER BUSINESS**

**Information requested**      16. 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-CC-1-24-8, Z-23-24-8, GPA-LV-1-24-8, and Z-25-24-8** will be held on October 2, 2024 at 2:30 p.m. (unless continued) either virtually or in the City Council Chambers, 200 West Jefferson Street.
2. For other cases if appealed, the City Council public hearing will be held on October 2, 2024 at 2:30 p.m. and for cases not appealed, the formal action or ordinance/resolution adoption will be on October 2, 2024 at 2:30 p.m. (unless continued). 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-council-meetings>

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

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