

**NOTICE OF PUBLIC HEARING  
PLANNING COMMISSION  
\*REVISED October 27, 2023**

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** will hold a meeting open to the public on **November 2, 2023, at 6:00 p.m.** The meeting will be held in-person and virtually.

To participate, see instructions outlined below:

**OPTIONS TO ACCESS THE MEETING**

- **Participate in-person at the City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.** Speaker and comment cards will be available at the meeting site.
- **Call-in to listen** to the live meeting: **(602) 666-0783**, enter meeting access code **2630 602 1996 #**, and press **#** again when prompted for the attendee ID.
- **Observe the live meeting virtually.**  
Register for the event at:  
<https://cityofphoenix.webex.com/weblink/register/r408ff21ae87e614c91cdc0d8c17db5e0>
- **To submit a comment** on an agenda item:
  - Send your comments to: [pdd.planningcomm@phoenix.gov](mailto:pdd.planningcomm@phoenix.gov)
  - By: 6:00 p.m. on October 31, 2023
  - Indicate: Item number and Case number
- **Register to speak** on an agenda item:
  - Register for the event by 6:00 p.m. on October 31, 2023, at:
  - <https://cityofphoenix.webex.com/weblink/register/r408ff21ae87e614c91cdc0d8c17db5e0>
  - If speaking by phone only, please call (602) 534-2864 or email [pdd.planningcomm@phoenix.gov](mailto:pdd.planningcomm@phoenix.gov) by 6:00 p.m. on October 31, 2023.

Staff will make every effort to accommodate requests to speak submitted beyond the 48-hour period. Due to the added demands of facilitating the virtual environment for the public, applicants, and other staff members, we cannot consider any request less than six business hours before the start of the meeting.

**STAFF REPORTS**

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>.

The agenda for the meeting is as follows:

### **CALL TO ORDER**

### **APPROVAL OF MINUTES**

1. For Approval or Correction of the Planning Commission meeting minutes of August 3, 2023.

### **CONTINUANCES AND WITHDRAWALS**

2. **Application #:** **PHO-1-23--Z-15-03-7**  
**Existing Zoning:** C-2  
**Acreage:** 29.04  
**Location:** Approximately 600 feet east of the southeast corner of 83rd Avenue and Thomas Road  
**Proposal:**
  - 1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped May 20, 2003.
  - 2) Request to delete Stipulation 2 regarding a walkway linking development areas.
  - 3) Request to delete Stipulation 3 regarding a comprehensive design theme.
  - 4) Request to modify Stipulation 4 regarding Planning Hearing Officer review of elevations.
  - 5) Request to modify Stipulation 5 regarding sidewalks and landscaping along 79th Avenue and Virginia Avenue.
  - 6) Request to delete Stipulation 7 regarding a comprehensive sign plan.
  - 7) Request to modify Stipulation 8 regarding right-of-way dedications for 79th Avenue and Virginia Avenue.
  - 8) Request to delete Stipulation 9 regarding a transit pad on Thomas Road.
  - 9) Technical corrections for Stipulation 11.  
**Applicant:** Max Friedman  
**Owner:** Marques Brothers Development Company  
**Representative:** Snell & Wilmer, LLP



Location: Southwest corner of Black Mountain Boulevard and Deer Valley Drive  
Proposal: Amendment to the Desert Ridge Specific Plan Section 6.C.5.12.L-Superblock 12 to facilitate commercial development  
Applicant: Ryan Ash, Vestar  
Owner: Arizona State Land Department  
Representative: Stephen Anderson, Gammage & Burnham

- \*9. **Application #:** **Z-39-23-2 (Companion Cases GPA-DSTV-2-23-2 & GPA-DSTV-2-23-3)**  
From: S-1 DRSP (Approved R1-6 DRSP) and S-1 DRSP (Approved R-2 DRSP)  
To: C-2 DRSP  
Acreage: 20.52  
Location: Southwest corner of Black Mountain Boulevard and Deer Valley Drive  
Proposal: Commercial shopping center  
Applicant: Ryan Ash, Vestar  
Owner: Arizona State Land Department  
Representative: Stephen Anderson, Gammage & Burnham

### **GENERAL PLAN AMENDMENT AND RELATED/COMPANION CASES**

3. **Application #:** **GPA-SM-1-23-8 (Companion Case Z-3-23-8) (Continued from October 5, 2023)**  
Request: Map Amendment  
From: Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre  
To: Commerce/Business Park  
Acreage: 28.32  
Location: Northeast corner of 12th Street and Jones Avenue  
Proposal: Minor General Plan Amendment to allow office, industrial, and warehouse uses.  
Applicant: Trammell Crow Company  
Owner: Brow USA Inc., et al.  
Representative: Jason Morris, Withey Morris Baugh, PLC
4. **Application #:** **Z-3-23-8 (Companion Case GPA-SM-1-23-8) (Continued from October 5, 2023)**  
From: R-4 RSIOD  
To: CP/GCP RSIOD  
Acreage: 28.32  
Location: Northeast corner of 12th Street and Jones Avenue

Proposal: Office, industrial, and warehouse  
Applicant: Trammell Crow Company  
Owner: Brow USA Inc., et al.  
Representative: Jason Morris, Withey Morris Baugh, PLC

## **REZONING CASES**

10. **Application #:** **Z-66-D-96-1**  
From: C-2 PCD  
To: C-2 HGT/WVR PCD  
Acreage: 2.70  
Location: Approximately 500 feet south of the southeast corner of 41st Drive and Anthem Way  
Proposal: C-2 with a height waiver to allow a 4-story hotel.  
Applicant: Wendy Riddell, Berry Riddell, LLC  
Owner: ZAC NC Asset Investors, LLC  
Representative: Wendy Riddell, Berry Riddell, LLC
11. **Application #:** **Z-33-23-8**  
From: C-3  
To: WU Code T5:7 EG  
Acreage: 2.21  
Location: Southwest corner of 11th Street and Van Buren Street  
Proposal: Hotel  
Applicant: Nick Wood, Esq., Snell & Wilmer, LLP  
Owner: Day & Sam, Inc. and Copper Square, LLC  
Representative: Nick Wood, Esq., Snell & Wilmer, LLP
12. **Application #:** **Z-47-23-2**  
From: FH NBCOD and R1-8 NBCOD  
To: R-3 NBCOD  
Acreage: 9.78  
Location: Approximately 670 feet south and 1,270 feet east of the southeast corner of North Valley Parkway and Sonoran Desert Drive  
Proposal: Multifamily residential townhomes  
Applicant: Kurt Waldier, Beus Gilbert McGroder, PLLC  
Owner: Sonoran Reems Holding, LLC  
Representative: Paul Gilbert, Beus Gilbert McGroder, PLLC
13. **Application #:** **Z-104-J-75-3**  
From: PCD (Approved A-1 PCD) and PCD (Approved CP/GCP PCD)  
To: C-2 HGT/WVR DNS/WVR PCD  
Acreage: 21.57

- Location: Northwest corner of 19th Avenue and Grandview Road
- Proposal: Multifamily residential
- Applicant: Andy Jochums, Beus Gilbert McGroder, PLLC
- Owner: Sunbelt Land Holdings, LP
- Representative: Jeffrey Blilie, Beus Gilbert McGroder, PLLC
14. **Application #:** **Z-42-23-7**
- From: CP/GCP
- To: C-2 HGT/WVR DNS/WVR and C-2
- Acreage: 36.85
- Location: Approximately 1,700 feet south of the southeast corner of 63rd Avenue and Baseline Road
- Proposal: North portion: Multifamily residential community; South portion: Public school
- Applicant: Wendy Riddell, Berry Riddell, LLC
- Owner: Laveen Baseline, LLC
- Representative: Wendy Riddell, Berry Riddell, LLC
15. **Application #:** **Z-32-23-3 (Continued from October 5, 2023)**
- From: R1-10
- To: C-3
- Acreage: 1.20
- Location: Approximately 360 feet east of the southeast corner of Cave Creek Road and Mescal Street
- Proposal: C-3 commercial use (self-service storage warehouse)
- Applicant: Terrance A. & Paige S. Maglio
- Owner: Terrance A. & Paige S. Maglio
- Representative: Marty Hall
16. **Application #:** **Z-18-23-8 (34th + Thomas PUD) (Continued from October 5, 2023)**
- From: C-2, R1-6, and P-1
- To: PUD
- Acreage: 6.90
- Location: Southeast corner of 34th Street and Thomas Road
- Proposal: PUD (Planned Unit Development) to allow multifamily residential with ground-floor commercial.
- Applicant: Geoff Jacobs, Aspirant Development
- Owner: Pruitt's Resale, LLC/Sensing Holdings
- Representative: Nicholas Wood, Snell & Wilmer, LLP

**OTHER BUSINESS**

17. 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-SM-1-23-8 and Z-3-23-8** will be held on December 6, 2023 at 2:30 p.m. virtually and 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 December 6, 2023 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on December 6, 2023 at 2:30 p.m. Both will be held virtually and 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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