

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
*REVISED – 11/21/2023**

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 **December 7, 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 **2633 074 2345 #**, 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/rc65c4b3b02b1ec89eba64738c1be856e>
- **To submit a comment** on an agenda item:
 - Send your comments to: pdd.planningcomm@phoenix.gov
 - By: 6:00 p.m. on December 5, 2023
 - Indicate: Item number and Case number
- **Register to speak** on an agenda item:
 - Register for the event by 6:00 p.m. on December 5, 2023, at:
 - <https://cityofphoenix.webex.com/weblink/register/rc65c4b3b02b1ec89eba64738c1be856e>
 - If speaking by **phone only**, please call (602) 534-2864 or email pdd.planningcomm@phoenix.gov by 6:00 p.m. on December 5, 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 September 7, 2023.

CONTINUANCES AND WITHDRAWALS

2. **Application #:** Z-55-23-8
From: R1-10
To: R-2
Acreage: 7.18
Location: Approximately 1,170 feet west of the southwest corner of 35th Glen and Dobbins Road
Proposal: Multifamily residential
Applicant: Brennan Ray, Burch and Cracchiolo, PA
Owner: Mark Singerman, RG LIV Laveen, LLC
Representative: Brennan Ray, Burch and Cracchiolo, PA

GENERAL PLAN AMENDMENT AND RELATED/COMPANION CASES

3. **Application #:** GPA-PV-1-22-2 (Companion Case Z-14-A-20-2)
Request: Map Amendment
From: Industrial
To: Mixed Use (Commercial/Residential 15+ dwelling units per acre)
Acreage: 7.81
Location: Southeast corner of Kierland Boulevard and Marilyn Road
Proposal: Minor General Plan Amendment to allow mixed use commercial and multifamily residential
Applicant: Larry S. Lazarus, Lazarus & Silvyn, P.C.
Owner: Kierland Sky, LLC
Representative: Larry S. Lazarus, Lazarus & Silvyn, P.C.
4. **Application #:** Z-14-A-20-2 (Kierland Sky PUD)
(Companion Case GPA-PV-1-22-2)
From: PUD
To: PUD
Acreage: 7.81
Location: Southeast corner of Kierland Boulevard and Marilyn Road

- Proposal: Major Planned Unit Development (PUD) Amendment to allow commercial and multifamily residential uses
 Applicant: Larry Lazarus, Lazarus & Silvyn, P.C.
 Owner: Ted Akiba, Kierland Sky, LLC
 Representative: Larry Lazarus, Lazarus & Silvyn, P.C.
5. **Application #:** **GPA-DV-1-23-3 (Companion Case Z-31-23-3)
 (Continued from November 2, 2023)**
 Request: Map Amendment
 From: Residential 2 to 5 dwelling units per acre
 To: Mixed Use (Commercial/Commerce/Business Park)
 Acreage: 18.97
 Location: Approximately 1,200 feet east and 360 feet north of the northeast corner of 19th Avenue and Tierra Buena Lane
 Proposal: Minor General Plan Amendment to allow office/commerce park
 Applicant: Jerry Simms, TP Racing, LLLP
 Owner: Jerry Simms, TP Racing, LLLP
 Representative: Paul E. Gilbert, Beus Gilbert McGroder, PLLC
6. **Application #:** **Z-31-23-3 (Companion Case GPA-DV-1-23-3)
 (Continued from November 2, 2023)**
 From: S-1 SP and C-2 SP
 To: CP/GCP
 Acreage: 28.92
 Location: Approximately 500 feet east of the northeast corner of 19th Avenue and Tierra Buena Lane
 Proposal: Commerce park
 Applicant: Jerry Simms, TP Racing, LLLP
 Owner: Jerry Simms, TP Racing, LLLP
 Representative: Paul E. Gilbert, Beus Gilbert McGroder, PLLC

REZONING CASES

7. **Application #:** **Z-48-23-6**
 From: R1-6
 To: R-O
 Acreage: 0.42
 Location: Northwest corner of 44th Street and Earll Drive
 Proposal: Chiropractic office
 Applicant: Keiko Finnegan and Sera Sheppard
 Owner: Keiko Finnegan and Sera Sheppard
 Representative: Keiko Finnegan and Sera Sheppard
8. **Application #:** **Z-50-23-4**
 From: R-5 and R1-6

- To: WU Code T4:3 MT
 Acreage: 1.35
 Location: Northeast corner of 3rd Street and Cheery Lynn Road
 Proposal: Townhomes
 Applicant: Kristjan Sigurdsson
 Owner: Kris Rigsby, Rigsby, LLC
 Representative: Kristjan Sigurdsson
9. **Application #:** **Z-53-23-8**
 From: R1-6
 To: R-4
 Acreage: 0.76
 Location: Approximately 235 feet north of the northeast corner of 36th Street and McDowell Road
 Proposal: Multifamily residential
 Applicant: Jason Morris, Withey Morris Baugh, PLC
 Owner: Edge Development, LLC
 Representative: Jason Morris, Withey Morris Baugh, PLC
10. **Application #:** **Z-70-23-5 (Helen Drake Village PUD)**
 From: R1-6
 To: PUD
 Acreage: 4.73
 Location: Approximately 315 feet south of the southwest corner of 27th Avenue and Belmont Avenue
 Proposal: Planned Unit Development to allow a senior housing development
 Applicant: Samantha Keating, City of Phoenix, Housing Department
 Representative: City of Phoenix, Human Services Department
 Owner: Nick Wood, Snell & Wilmer, LLP
11. **Application #:** **Z-51-23-3 (Resilient Living at Sunnyslope PUD)**
 From: R-3
 To: PUD
 Acreage: 1.08
 Location: Approximately 275 feet east of the southeast corner of 19th Avenue and Sahuaro Drive
 Proposal: Planned Unit Development to allow multifamily residential
 Applicant: Resilient Health
 Owner: Northern Office Properties, LLC
 Representative: Benjamin Graff, Quarles & Brady, LLP
12. **Application #:** **Z-52-23-8**
 From: R-5 RI TOD-1 and C-3 TOD-1
 To: WU Code T5:7 EG and WU Code T5:7 EG HP
 Acreage: 4.72

Location: Southeast and southwest corners of 13th Street and Washington Street
Proposal: Mixed use including multifamily residential, hotel, and general retail; and a Historic Preservation (HP) zoning overlay for the Greenlee-Hammond House/Virgil J. Berry Real Estate & Insurance Agency (1321 East Washington Street).
Applicant: Virgil J. Berry Jr.
Owner: 1301 East Washington LLC, et. al.
Representative: Virgil J. Berry Jr.

13. **Application #:** **Z-32-23-3 (Continued from November 2, 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

PLANNING HEARING OFFICER CASES

- *14. **Application #:** **PHO-1-23--Z-9-19-4**
Existing Zoning: WU Code T6:HWR UT
Acreage: 17.82
Location: Northeast corner of Central Avenue and Indian School Road
Proposal:
 - 1) Request to modify Stipulation 2 regarding public pedestrian plaza.
 - 2) Request to modify Stipulation 3 regarding a linear view corridor.
 - 3) Request to delete Stipulation 4 regarding public pedestrian accessways.
 - 4) Request to modify Stipulation 5 regarding public primary pedestrian accessway.
 - 5) Request to modify Stipulation 6 regarding public open space.
 - 6) Request to modify Stipulation 7 regarding three public open space areas.
 - 7) Request to delete Stipulation 14 regarding alignment of ingress and egress points with the existing street network.
Applicant: Jason Morris, Withey Morris Baugh, PLC
Owner: Julia Najafi, Central Park I, LLC

Representative: Jason Morris, Withey Morris Baugh, PLC

OTHER BUSINESS

15. 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-PV-1-22-2, Z-14-A-20-2, GPA-DV-1-23-3, and Z-31-23-3** will be held on January 3, 2024, 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 January 3, 2024 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on January 3, 2024 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 or (602) 534-2864.

This publication can be made available in alternate format upon request. To request a reasonable accommodation, please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov. TTY: Use 7-1-1.