

**NOTICE OF RESULTS
PLANNING HEARING OFFICER**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the **PLANNING HEARING OFFICER**, and to the general public that the **CITY OF PHOENIX PLANNING HEARING OFFICER** held a hearing open to the public on **January 20, 2021 at 10:00 a.m.**

Per the most recent guidelines from the federal government, the Planning Hearing Officer hearing was held electronically via a video conferencing platform.

The results of the meeting are as follows:

RESULTS

Recommended approval with additional stipulations	1. Application #:	PHO-4-20—Z-273-79-5(7)
	Existing Zoning:	C-2
	Acreage:	13.33
	Location:	Approximately 670 feet south of the southeast corner of 83rd Avenue and Thomas Road
	Proposal:	<ol style="list-style-type: none"> 1) Deletion of Stipulation 1 regarding an overall development plan. 2) Deletion of Stipulation 2 requiring site plan approval. 3) Deletion of Stipulation 3 regarding a landscaping and open space plan, schedule of intensity, and development schedule. 4) Deletion of Stipulation 4 regarding access to major and collector streets. 5) Deletion of Stipulation 5 regarding a master drainage plan. 6) Deletion of Stipulation 6 regarding improvement costs for Encanto Boulevard. 7) Deletion of Stipulation 1 (ROW) regarding a 55-foot half street for 83rd Avenue. 8) Deletion of Stipulation 2 (ROW) regarding right-of-way for Thomas Road. 9) Deletion of Stipulation 3 (ROW) regarding a 33-foot half street for Encanto Boulevard and 79th Avenue. 10) Deletion of Stipulation 4 (ROW) regarding triangles at intersections. 11) Deletion of Stipulation 5 (ROW) regarding additional right-of-way and a traffic study.
	Applicant:	Adam Baugh, Withey Morris, PLC
	Owner:	Columbia Group, LTD
Representative:	Adam Baugh, Withey Morris, PLC	

Recommended approval with additional stipulations	2.	Application #:	PHO-1-20--Z-43-13-7
		Existing Zoning:	C-1
		Acreage:	3.13
		Location:	Northwest corner of 67th Avenue and Broadway Road
		Proposal:	1) Modification of Stipulation 1 regarding general conformance to the site plan date stamped August 21, 2013.
		Applicant:	The Carioca Company
		Owner:	Butterfield Trail, LLC
		Representative:	Jeff Winter, Esencia, LLC

For further information, please call Julianna Pierre, Planner I, Planning and Development Department at 602-262-4544 or contact us via electronic mail at pdd.pho@phoenix.gov. This electronic mail address will not accommodate zoning enforcement/violation complaints.

For further information or to request a reasonable accommodation, please contact Tamra Ingersoll at the Planning and Development Department at 602-534-6648. TTY: Use 7-1-1.