

**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 19, 2022 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**

<b>Continued to February 16, 2022</b>	1.	Application #:	<b>PHO-1-21--Z-1-93-7(4)</b>
		Location:	Northwest corner of Van Buren Street and 35th Avenue
		Existing Zoning:	C-2
		Acreage:	1.15
		Request:	1) Modification of Stipulation 1 regarding general conformance with the site plan dated November 23, 1992. 2) Modification of Stipulation 2 regarding a bus stop on the north side of Van Buren Street. 3) Modification of Stipulation 3 prohibiting access to Melvin Street.
		Applicant:	Bill Allison, Withey Morris PLC
		Owner:	SK&M Investments
		Representative:	Bill Allison, Withey Morris PLC
<b>Continued to February 16, 2022</b>	2.	Application #:	<b>PHO-1-21--Z-23-95-7(4)</b>
		Location:	Approximately 175 feet west of the southwest corner of 35th Avenue and Melvin Street
		Existing Zoning:	P-1
		Acreage:	0.23
		Request:	1) Modification of Stipulation 1 regarding pedestrian and vehicular access to Melvin Street. 2) Modification of Stipulation 2 regarding a 20-foot landscape setback along Melvin Street. 3) Modification of Stipulation 3 regarding a 6-foot masonry screen wall. 4) Deletion of Stipulation 4 regarding use of parking.
		Applicant:	Bill Allison, Withey Morris PLC
		Owner:	SK&M Investments
		Representative:	Bill Allison, Withey Morris PLC

<b>Approval with a modification and an additional stipulation</b>	3.	Application #:	<b>PHO-3-21--Z-111-01-8(7)</b>
		Location:	Northwest corner of 75th Avenue and Baseline Road
		Existing Zoning:	R1-8, R-3A, C-1
		Acreage:	39.67
		Request:	1) Review of conceptual building elevations per Stipulation 2.
		Applicant:	Cassandra Ayres, Beus Gilbert McGroder
		Owner:	75 baseline LLC and Coplen 64 LLC
	Representative:	Paul Gilbert, Beus Gilbert McGroder	
<b>Continued to February 16, 2022</b>	4.	Application #:	<b>PHO-1-21—Z-155-C-01-7</b>
		Location:	Approximately 690 feet west of the northwest corner of 91st Avenue and Broadway Road and approximately 1020 feet east of the southeast corner of 107th Avenue and Broadway Road
		Existing Zoning:	S-1 (Approved R-3 PCD), PCD (Approved R-3 PCD)
		Acreage:	31.88
		Request:	1) Deletion of Stipulation 17 regarding porches and patios oriented towards 91st Avenue, 107th Avenue, and Broadway Road. 2) Modification of Stipulation 18 regarding multifamily bicycle infrastructure.
		Applicant:	Julie Vermillion, CVL Consultants
		Owner:	New Era Phoenix LLC
	Representative:	Julie Vermillion, CVL Consultants	
<b>Approval with a modification and additional stipulations</b>	5.	Application #:	<b>PHO-3-21--Z-6-04-7</b>
		Location:	Southeast corner of 107th Avenue and Lower Buckeye Road
		Existing Zoning:	C-2
		Acreage:	2.29
		Request:	1) Review of commercial elevations per Stipulation 7. 2) Technical corrections to Stipulation 3, 4, and 8.
		Applicant:	Lauren Proper Potter
		Owner:	QuikTrip Corporation
	Representative:	Lauren Proper Potter	
<b>Approval with a modification and additional stipulations</b>	6.	Application #:	<b>PHO-4-21--Z-47-19-7</b>
		Location:	Approximately 800 feet south of the southwest corner of 59th Avenue and Baseline Road
		Existing Zoning:	C-2 HGT/WVR
		Acreage:	8.16
		Request:	1) Review of site plan, landscape plan, and elevations per Stipulation 24.
	Applicant:	Laveen Baseline LLC	

	Owner:	Laveen Baseline LLC
	Representative:	Wendy Riddell, Berry Riddell LLC

For further information, please call Bradley Wylam, Planner I, Planning and Development Department at 602-256-3322 or contact us via electronic mail at [pdd.pho@phoenix.gov](mailto: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 Les Scott at 602-376-3981. TTY: Use 7-1-1.