

**NOTICE OF RESULTS
PLANNING HEARING OFFICER**

*** REVISED JUNE 23, 2022**

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 **June 15, 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

Continued to July 20, 2022	1.	Application #:	PHO-1-22—Z-58-04-1
		Location:	Approximately 550 feet south of the southwest corner of 43rd Avenue and Cactus Road
		Existing Zoning:	C-O (Approved C-1)
		Acreage:	1.08
		Request:	1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped May 24, 2004 and elevations date stamped July 7, 2004. 2) Deletion of Stipulation 4 regarding parking lot landscaping. 3) Technical corrections for Stipulations 2 and 3.
		Applicant:	Mark Cunningham
		Owner:	Benjamin and Corina Covaciu
	Representative:	Mark Cunningham	
Approval with modifications and additional stipulations	2.	Application #:	PHO-1-22--Z-147-06-1
		Location:	Approximately 365 feet east of the southeast corner of 51st Avenue and Cactus Road
		Existing Zoning:	R1-6 and C-1 (Approved C-1 and P-1)
		Acreage:	3.75
		Request:	1) Modification of Stipulation 1 regarding general conformance with site plan and elevations date stamped January 30, 2007. 2) Modification of Stipulation 2 regarding a 25-foot landscape setback along 49th Drive. 3) Modification of Stipulation 3 regarding landscape requirements for the P-1 parcel. 4) Modification of Stipulation 4 regarding walls along the south property line.

		<ul style="list-style-type: none"> 5) Deletion of Stipulation 5 regarding a drive-through on the western end of the site. 6) Deletion of Stipulation 6 regarding a drive-through for a retail coffee facility. 7) Deletion of Stipulation 7 regarding drive-through features. 8) Deletion of Stipulation 8 regarding the westernmost driveway. 9) Deletion of Stipulation 9 prohibiting pedestrian access to 49th Drive. 																
	Applicant:	Michael March, Moderna Architects																
	Owner:	Parkwood Retail Investors LLC																
	Representative:	Michael March, Moderna Architects																
Approval with a modification and additional stipulations	3.	<table border="1"> <tr> <td>Application #:</td> <td>PHO-1-22--Z-91-A-99-2</td> </tr> <tr> <td>Location:</td> <td>Northwest corner of 27th Drive and North Valley Parkway</td> </tr> <tr> <td>Existing Zoning:</td> <td>PCD NBCOD (Approved C-2 HGT/WVR DNS/WVR PCD NBCOD)</td> </tr> <tr> <td>Acreage:</td> <td>6.88</td> </tr> <tr> <td>Request:</td> <td> <ul style="list-style-type: none"> 1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped June 15, 2007. 2) Deletion of Stipulation 5 regarding a minimum of two pedestrian access points connecting commercial and residential developments. 3) Technical corrections to Stipulations 2, 3, 4, 6, 9, 11, 12, and 13. </td> </tr> <tr> <td>Applicant:</td> <td>Ed Bull, Burch & Cracchiolo P.A.</td> </tr> <tr> <td>Owner:</td> <td>Canyon Crossroads Investors LLC</td> </tr> <tr> <td>Representative:</td> <td>Ed Bull, Burch & Cracchiolo P.A.</td> </tr> </table>	Application #:	PHO-1-22--Z-91-A-99-2	Location:	Northwest corner of 27th Drive and North Valley Parkway	Existing Zoning:	PCD NBCOD (Approved C-2 HGT/WVR DNS/WVR PCD NBCOD)	Acreage:	6.88	Request:	<ul style="list-style-type: none"> 1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped June 15, 2007. 2) Deletion of Stipulation 5 regarding a minimum of two pedestrian access points connecting commercial and residential developments. 3) Technical corrections to Stipulations 2, 3, 4, 6, 9, 11, 12, and 13. 	Applicant:	Ed Bull, Burch & Cracchiolo P.A.	Owner:	Canyon Crossroads Investors LLC	Representative:	Ed Bull, Burch & Cracchiolo P.A.
Application #:	PHO-1-22--Z-91-A-99-2																	
Location:	Northwest corner of 27th Drive and North Valley Parkway																	
Existing Zoning:	PCD NBCOD (Approved C-2 HGT/WVR DNS/WVR PCD NBCOD)																	
Acreage:	6.88																	
Request:	<ul style="list-style-type: none"> 1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped June 15, 2007. 2) Deletion of Stipulation 5 regarding a minimum of two pedestrian access points connecting commercial and residential developments. 3) Technical corrections to Stipulations 2, 3, 4, 6, 9, 11, 12, and 13. 																	
Applicant:	Ed Bull, Burch & Cracchiolo P.A.																	
Owner:	Canyon Crossroads Investors LLC																	
Representative:	Ed Bull, Burch & Cracchiolo P.A.																	
Approval with an additional stipulation	4.	<table border="1"> <tr> <td>Application #:</td> <td>PHO-1-22--Z-275-84-6</td> </tr> <tr> <td>Location:</td> <td>Approximately 550 feet east of the northeast corner of 48th Street and Virginia Avenue</td> </tr> <tr> <td>Existing Zoning:</td> <td>R-3</td> </tr> <tr> <td>Acreage:</td> <td>0.62</td> </tr> <tr> <td>Request:</td> <td> <ul style="list-style-type: none"> 1) Deletion of Stipulation 1 limiting development to eight units. 2) Deletion of Stipulation 2 limiting building height to one story. </td> </tr> <tr> <td>Applicant:</td> <td>Leodra Bowdell, Phoenix Permit Service</td> </tr> <tr> <td>Owner:</td> <td>Camelback View Apartments LLC</td> </tr> <tr> <td>Representative:</td> <td>Leodra Bowdell, Phoenix Permit Service</td> </tr> </table>	Application #:	PHO-1-22--Z-275-84-6	Location:	Approximately 550 feet east of the northeast corner of 48th Street and Virginia Avenue	Existing Zoning:	R-3	Acreage:	0.62	Request:	<ul style="list-style-type: none"> 1) Deletion of Stipulation 1 limiting development to eight units. 2) Deletion of Stipulation 2 limiting building height to one story. 	Applicant:	Leodra Bowdell, Phoenix Permit Service	Owner:	Camelback View Apartments LLC	Representative:	Leodra Bowdell, Phoenix Permit Service
Application #:	PHO-1-22--Z-275-84-6																	
Location:	Approximately 550 feet east of the northeast corner of 48th Street and Virginia Avenue																	
Existing Zoning:	R-3																	
Acreage:	0.62																	
Request:	<ul style="list-style-type: none"> 1) Deletion of Stipulation 1 limiting development to eight units. 2) Deletion of Stipulation 2 limiting building height to one story. 																	
Applicant:	Leodra Bowdell, Phoenix Permit Service																	
Owner:	Camelback View Apartments LLC																	
Representative:	Leodra Bowdell, Phoenix Permit Service																	

Continued to July 20, 2022	5.	Application #:	PHO-3-22--Z-96-06-7
		Location:	Southwest corner of 59th Avenue and Southern Avenue
		Existing Zoning:	S-1 (Approved R-3A and C-2)
		Acreage:	22.12
		Request:	1) Review of commercial elevations per Stipulation 2.
		Applicant:	Ray Brown, Wentworth Properties
		Owner:	John Vanderwey, REXCO S202 LLC
		Representative:	Alan Beaudoin, Norris Design
Under advisement. * On June 23, 2022, the Planning Hearing Officer took this case out from under advisement and recommended approval with additional stipulations.	6.	Application #:	PHO-2-22--Z-39-12-7 (Continued from May 18, 2022)
		Location:	Approximately 660 feet north of the northeast corner of 51st Avenue and Baseline Road
		Existing Zoning:	C-2
		Acreage:	1.98
		Request:	1) Deletion of Stipulation 3 regarding a 50-foot landscape setback along 51st Avenue and Baseline Road. 2) Deletion of Stipulation 4 regarding a multi-use trail along 51st Avenue and Baseline Road.
		Applicant:	M3 Design
		Owner:	Cafe Investments LLC
		Representative:	M3 Design

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. 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 602-261-8980. TTY: Use 7-1-1.