

NOTICE OF PUBLIC HEARING 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** will hold a hearing open to the public on **February 21, 2024, at 10:00 a.m.**

The meeting will be held virtually. To participate, see instructions outlined below:

OPTIONS TO ACCESS THE MEETING

- **Call-in to listen** to the live meeting: Dial **602-666-0783**. Enter meeting access code **2632 621 4243 #**, 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/re2536fa3dc1adaba32b5187d7c1f13de>
- **Submit a comment** on an agenda item:
 - Send your comments to: pdd.pho@phoenix.gov
 - By: 10:00 a.m. on **February 19, 2024**, or 48 hours prior to meeting
 - Indicate: Item number and case number
- **Register to speak** on an agenda item:
 - Contact planner Teresa Garcia at (602) 262-7399 or pdd.pho@phoenix.gov
 - By: 48 hours prior to start of the meeting. 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.
 - If registered to speak, click on the following link at the time of the meeting to join the event and speak when called upon:
<https://cityofphoenix.webex.com/weblink/register/re2536fa3dc1adaba32b5187d7c1f13de>

The agenda of the meeting is as follows:

- | | |
|-------------------|--|
| 1. Application #: | PHO-1-24--Z-10-96-6 |
| Location: | Southwest Corner of 50th Street and Thistle Landing Drive |
| Existing Zoning: | CP/GCP |
| Acreage: | 1.6 |
| Proposal: | <ul style="list-style-type: none">1) Request to delete Stipulation 1 regarding general conformance with the site plan date stamped October 1995.2) Request to delete Stipulation 2 regarding building elevations. |

- 3) Request to delete Stipulation 3 regarding loading docks.
 Applicant: Thistle Income Partners LLC
 Owner: Thistle Income Partners LLC c/o Menlo Equities
 Representative: Thistle Income Partners LLC
2. Application #: **PHO-2-24--Z-26-15-4**
 Location: Northwest corner of Central Avenue and Pierson Street
 Existing Zoning: PUD
 Acreage: 2.95
 Proposal: 1) Request to modify Stipulation 8 regarding development commencement.
 Applicant: Ed Bull, Burch & Cracchiolo P.A.
 Owner: Perry Schroeder, Omninet Capital LLC
 Representative: Ed Bull, Burch & Cracchiolo P.A.
3. Application #: **PHO-2-24--Z-289-D-84-6**
 Location: Approximately 170 feet north of the northwest corner of 19th Place and Desert Willow Drive (14004 South 19th Place)
 Existing Zoning: R1-8 PCD
 Acreage: 1.94
 Proposal: 1) Request to modify Hillside Stipulation 7 regarding allowed grading for single-family detached homes.
 Applicant: Edward Jones, Jones Studio
 Owner: Tommy and Jenna Bailey
 Representative: Edward Jones, Jones Studio
4. Application #: **PHO-2-24--Z-127-96-6**
 Location: Southeast corner of 48th Street and Thistle Landing Drive
 Existing Zoning: CP/GCP
 Acreage: 40.36
 Proposal: 1) Request to modify Stipulation 1 regarding general conformance with the site plan dated October 15, 1997.
 2) Request to delete Stipulation 2 regarding a Comprehensive Sign Plan.
 3) Technical Correction to Stipulation 3.
 4) Request to modify Stipulation 7 regarding building height.
 5) Request to delete Stipulation 8 regarding a landscaped entryway.

- 6) Request to delete Stipulation 9 regarding landscaped pedestrian walkways.
Thistle Income Partners LLC
Thistle Income Partners, LLC c/o Menlo Equities
Thistle Income Partners LLC
- Applicant:
Owner:
Representative:
5. Application #: **PHO-1-24--Z-86-06-6**
Location: Northeast Corner of 24th Street and Camelback Road
Existing Zoning: PSC CEPCSP (Approved C-2 HR CEPCSP)
Acreage: 27.33
Proposal:
- 1) Request to modify Stipulation 2 regarding review and approval for a tower exceeding 112 feet and proposed building elevations inconsistent with those dated June 23, 2006 through the Planning Hearing Officer process.
2) Technical Corrections to Stipulations 7 and 9.
- Applicant: Benjamin Graff, Quarles & Brady LLP
Owner: Biltmore Shopping Center Partners
Representative: Benjamin Graff, Quarles & Brady LLP

For further information, please call Teresa Garcia, Planner I, Planning and Development Department at (602) 262-7399 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 Teleia Galaviz at 602-534-5786, teleia.galaviz@phoenix.gov, or TTY: Use 7-1-1.