

**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 **April 20, 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

Approval with a modification and an additional stipulation	1.	Application #:	PHO-2-22—Z-48-07-1
		Location:	Northeast and southeast corners of I-17 and Arroyo Norte Drive
		Existing Zoning:	C-2
		Acreage:	18.87
		Request:	1) Review of conceptual site plan and elevations per Stipulation 1. 2) Technical corrections to Stipulations 2, 3, and 7.
		Applicant:	Trammell Crow Residential
		Owner:	AV 203 LLC
		Representative:	Nick Wood, Snell & Wilmer LLP
Approval with modifications and additional stipulations	2.	Application #:	PHO-1-22—Z-51-08-7
		Location:	Approximately 1,500 feet south of the southwest corner of 35th Avenue and Southern Avenue
		Existing Zoning:	R-4 and C-1
		Acreage:	14.38
		Request:	1) Modification of Stipulation 1 regarding general conformance with the residential elevations date stamped May 20, 2008 and the site plan date stamped August 11, 2008. 2) Deletion of Stipulation 1.a regarding the maximum size of the commercial building to the north. 3) Deletion of Stipulation 1.b regarding the maximum size of the commercial building to the south. 4) Deletion of Stipulation 2 regarding Planning Hearing Officer approval of elevations for the commercial pads. 5) Modification of Stipulation 3 regarding general conformance with the conceptual landscaping plan date stamped July 25, 2008.

		6)	Modification of Stipulation 4 regarding perimeter wall material and textural differences.
		7)	Modification of Stipulation 5 regarding shading and connectivity of pedestrian walkways.
		8)	Modification of Stipulation 12 regarding a maximum number of 276 residential units.
		9)	Deletion of Stipulation 13 regarding fencing, landscaping, and parking standards for the western property area.
		10)	Deletion of Stipulation 15 regarding a minimum 15-foot landscape setback along the southern perimeter of the property.
		11)	Modification of Stipulation 16 regarding Laveen Village Planning Committee review and comment on final landscape plans, lighting plans, and sign packages.
		12)	Deletion of Stipulation 17 regarding parking lot screen and landscape along 35th Avenue.
		13)	Deletion of Stipulation 19 regarding commercial monument signs.
		14)	Technical corrections to Stipulations 8, 9, 10, and 14.
			Applicant:
	Owner:	Laveen 12 LLC	
	Representative:	Benjamin Graff, Quarles & Brady LLP	
Approval	3.	Application #:	PHO-1-22—Z-58-19-7
		Location:	Northeast corner of 6th Avenue and Broadway Road
		Existing Zoning:	PUD RSIO
		Acreage:	10.90
		Request:	1) Modification of Stipulation 6 regarding undergrounding and relocation of existing irrigation facilities.
		Applicant:	Prince Twumasi
		Owner:	Chicanos Por La Causa
		Representative:	Prince Twumasi

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 602-376-3981. TTY: Use 7-1-1.