

**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 **August 17, 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 additional stipulations	1.	Application #:	PHO-5-22--Z-14-05-1
		Location:	Approximately 1,000 feet south of the southeast corner of 7th Avenue and Happy Valley Road
		Existing Zoning:	A-1 DVAO
		Acreage:	39.55
		Request:	1) Modification of Stipulation 1 regarding general conformance with the site plans date stamped August 31, 2007 (PHO-1-07) and December 16, 2020 (PHO-3-20). 2) Deletion of Stipulation 2 (PHO-1-07) regarding a master architectural theme. 3) Modification of Stipulation 2 (PHO-3-20) and Stipulation 3 (PHO-1-07) regarding landscape setbacks along 7th Avenue and Misty Willow Lane. 4) Deletion of Stipulation 5 regarding C-2 landscaping standards within parking lots (PHO-1-07). 5) Modification of Stipulation 7 (PHO-1-07) regarding disclosure of Deer Valley Airport and Goodrich Universal Propulsion Company. 6) Modification of Stipulation 7 (PHO-3-20) regarding right-of-way for Misty Willow Lane. 7) Deletion of Stipulation 10 regarding a bus bay on Happy Valley Road (PHO-1-07 and PHO-3-20). 8) Technical correction to Stipulation 4 (PHO-1-07).
		Applicant:	Michael S. Buschbacher II
		Owner:	DIDSTRAW LLC, et al.
		Representative:	Michael S. Buschbacher II

Approval with a modification and additional stipulations	2.	Application #:	PHO-5-22--Z-137-86-7(4)
		Location:	Approximately 500 feet south of the southeast corner of 51st Avenue and McDowell Road
		Existing Zoning:	C-2
		Acreage:	1.75
		Request:	1) Modification of Stipulation 1 regarding general conformance with the site plans and elevations date stamped May 17, 2021 and dated October 9, 1996, May 7, 1997, and June 4, 1997.
		Applicant:	Justin Gregonis, Upward Architects
		Owner:	Holland Real Estate LLC
		Representative:	Thomas Dake
Approval with additional stipulations	3.	Application #:	PHO-1-22--Z-26-15-4
		Location:	Northwest corner of Central Avenue and Pierson Street
		Existing Zoning:	PUD TOD-1
		Acreage:	2.95
		Request:	1) Modification of Stipulation 5 regarding conditional approval upon development commencing within seven (7) years. 2) Technical correction for Stipulation 2.
		Applicant:	Ed Bull, Burch & Cracchiolo PA
		Owner:	Kim Sperry, Omninet Central LP
		Representative:	Ed Bull, Burch & Cracchiolo PA
Under advisement	4.	Application #:	PHO-2-22--Z-206-86-8(7) (Continued from July 20, 2022)
		Location:	Approximately 340 feet north of the northwest corner of Jesse Owens Parkway and Baseline Road
		Existing Zoning:	C-2 BAOD
		Acreage:	1.93
		Request:	1) Deletion of Stipulation 2 regarding general conformance to the site plan submitted. 2) Modification of Stipulation 19 regarding general conformance to the site plan presented to the Planning Hearing Officer on July 26, 1989. 3) Technical corrections to Stipulations 3, 6, 8, 11, 16, and 20.
		Applicant:	Andrew Biskind, TBBG Acquisitions LLC
		Owner:	Herbert and Patricia Dreiseszun Trust
		Representative:	Benjamin Tate, Withey Morris PLC
Approval with modifications	5.	Application #:	PHO-2-22--Z-47-17-8
		Location:	Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane

and additional stipulations	Existing Zoning:	R1-10
	Acreage:	5.12
	Request:	1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped July 28, 2017. 2) Review of conceptual elevations by the Planning Hearing Officer per Stipulation 4.
	Applicant:	Terrascape Consulting LLC
	Owner:	Bella Rosa Partners LLC
	Representative:	Terrascape Consulting 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. 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.