

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 **December 21, 2022 at 10:00 a.m.**

The Planning Hearing Officer hearing was held electronically via a video conferencing platform.

The results of the meeting are as follows:

Results

Approval with an additional stipulation	1.	Application #:	PHO-6-22--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:	44.91
		Request:	1) Modification of Stipulation 1 regarding general conformance with the site plans date stamped December 16, 2020 (PHO-3-20) and July 7, 2022 (PHO-5-22). 2) Modification of Stipulation 2 (PHO-3-20) regarding landscape setbacks along 7th Avenue and Misty Willow Lane. 3) Modification of Stipulation 7 (PHO-3-20) regarding right-of-way for Misty Willow Lane. 4) Deletion of Stipulation 10 regarding a bus bay on Happy Valley Road (PHO-3-20).
		Applicant:	Michael S. Buschbacher, Earl & Curley PC
		Owner:	DIDSTRAW LLC, et al.
		Representative:	Michael S. Buschbacher, Earl & Curley PC
Approval with a modification and additional stipulations	2.	Application #:	PHO-1-22--Z-48-97-2
		Location:	Southwest corner of Cave Creek Road and Lone Cactus Drive
		Existing Zoning:	C-2 DVAO
		Acreage:	2.27
		Request:	1) Deletion of Stipulation 1 regarding development of a plant nursery within 24 months of City Council's approval.

		2) Modification of Stipulation 2 regarding general conformance with the site plan dated April 4, 1997.
		3) Technical correction to Stipulation 9.
	Applicant:	Jenifer Tedrick, SEG LLC
	Owner:	Jaca Properties LLC
	Representative:	Jenifer Tedrick, SEG LLC
Approval with a modification and an additional stipulation	3.	Application #: PHO-1-22--Z-26-22-4
		Location: Approximately 430 feet east of the northeast corner of Central Avenue and Osborn Road
		Existing Zoning: WU Code T5:6 MT
		Acreage: 4.10
		Request: 1) Modification of Stipulation 1 regarding a 5-foot-wide detached sidewalk and minimum 10-foot-wide landscape area.
		Applicant: Mill Creek Residential
		Owner: 3443 North Central LLC
		Representative: Nick Wood, Snell & Wilmer LLP
Continued to January 18, 2023	4.	Application #: PHO-5-22--Z-122-03-7
		Location: Northwest corner of 51st Avenue and Southern Avenue
		Existing Zoning: S-1 (Approved C-2)
		Acreage: 2.74
		Request: 1) Modification of Stipulation 1 regarding general conformance with the site plan dated March 10, 2006.
		2) Deletion of Stipulation 6 regarding enhanced landscaping.
		3) Modification of Stipulation 13 regarding general conformance to the elevations dated March 10, 2006.
		4) Deletion of Stipulation 15 regarding gasoline canopy materials, color, and design.
		5) Deletion of Stipulation 18 regarding abandonment of Huntington Drive.
		6) Deletion of Stipulation 23 regarding general conformance to the signage designs dated April 28, 2004.
		7) Technical corrections to Stipulations 3, 4, 5, 10, 11, 12, and 16.
		Applicant: M3 Design
		Owner: Laveen 51 2019 LLC, et al.
		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 Angie Holdsworth at 602-329-5065. TTY: Use 7-1-1.