

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 **February 16, 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-3-21--Z-51-01-2
		Location:	Northeast corner of 31st Street and Aire Libre Lane
		Existing Zoning:	R-3 (Approved P-1 and C-3)
		Acreage:	2.39
		Request:	1) Modification of Stipulation 1 regarding general conformance to the site plan date stamped July 5, 2019. 2) Deletion of Stipulation 4 regarding the maximum height of outdoor storage and screening from public rights-of-way.
		Applicant:	Micah McCreary, Beus Gilbert McGroder
		Owner:	William P. & Betty E. Crittenden Trust
		Representative:	Micah McCreary, Beus Gilbert McGroder
Approval with modifications and additional stipulations	2.	Application #:	PHO-1-21--Z-1-93-7(4) (Continued from January 19, 2022)
		Location:	Northwest corner of Van Buren Street and 35th Avenue
		Existing Zoning:	C-2
		Acreage:	1.15
		Request:	1) Modification of Stipulation 1 regarding general conformance with the site plan dated November 23, 1992. 2) Modification of Stipulation 2 regarding a bus stop on the north side of Van Buren Street. 3) Modification of Stipulation 3 prohibiting access to Melvin Street.
		Applicant:	Bill Allison, Withey Morris PLC
		Owner:	SK&M Investments
		Representative:	Bill Allison, Withey Morris PLC

Approval with modifications and additional stipulations	3.	Application #:	PHO-1-21--Z-23-95-7(4) (Continued from January 19, 2022)
		Location:	Approximately 175 feet west of the southwest corner of 35th Avenue and Melvin Street
		Existing Zoning:	P-1
		Acreage:	0.23
		Request:	1) Modification of Stipulation 1 regarding pedestrian and vehicular access to Melvin Street. 2) Modification of Stipulation 2 regarding a 20-foot landscape setback along Melvin Street. 3) Modification of Stipulation 3 regarding a 6-foot masonry screen wall. 4) Deletion of Stipulation 4 regarding use of parking.
		Applicant:	Bill Allison, Withey Morris PLC
		Owner:	SK&M Investments
		Representative:	Bill Allison, Withey Morris PLC
Approval with modifications and an additional stipulation	4.	Application #:	PHO-3-21--Z-105-89-5(6)
		Location:	Southeast corner of 7th Street and Northern Avenue
		Existing Zoning:	R-O
		Acreage:	0.91
		Request:	1) Modification of Stipulation 1 regarding general conformance with the site plan dated February 14, 1990. 2) Modification of Stipulation 11 regarding architectural style of the office buildings and general conformance with the renderings dated February 14, 1990. 3) Modification of Stipulation 14 regarding building square footage and height for various uses. 4) Technical corrections to Stipulations 7 and 20.
		Applicant:	Cassandra Alejandro, CVL Consultants
		Owner:	Northern Grove Phoenix LLC
		Representative:	Cassandra Alejandro, CVL Consultants
Approval with modifications and an additional stipulation	5.	Application #:	PHO-1-21—Z-155-C-01-7 (Continued from January 19, 2022)
		Location:	Approximately 690 feet west of the northwest corner of 91st Avenue and Broadway Road and approximately 1020 feet east of the southeast corner of 107th Avenue and Broadway Road
		Existing Zoning:	S-1 (Approved R-3 PCD), PCD (Approved R-3 PCD)
		Acreage:	31.88
		Request:	1) Deletion of Stipulation 17 regarding porches and patios oriented towards 91st Avenue, 107th Avenue, and Broadway Road.

		2) Modification of Stipulation 18 regarding multifamily bicycle infrastructure.
	Applicant:	Julie Vermillion, CVL Consultants
	Owner:	New Era Phoenix LLC
	Representative:	Julie Vermillion, CVL Consultants

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.