

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 19, 2023 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 modification, and additional stipulations	1.	Application #:	PHO-1-23--Z-56-19-2
		Location:	Southeast corner of the 29th Avenue alignment and Dove Valley Road
		Existing Zoning:	C-2 M-R NBCOD
		Acreage:	10.29
		Request:	1) Request for review and approval by the Planning Hearing Officer for site plan and elevations per Stipulation 1. 2) Deletion of Stipulation 1.e regarding incorporation of natural drainage features.
		Applicant:	Thompson Thrift
		Owner:	Britmet Ventures LLC
		Representative:	Berry Riddell LLC

Denial as filed, approval with modifications, and additional stipulations	2.	Application #:	PHO-2-23--Z-98-05-7
		Location:	Southeast corner of 51st Avenue and Roosevelt Street
		Existing Zoning:	A-1
		Acreage:	18.93
		Request:	1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped October 23, 2007. 2) Deletion of Stipulation 2.B regarding shaded seating areas. 3) Deletion of Stipulation 2.C regarding landscaping at 51st Avenue and Van Buren Street. 4) Modification of Stipulation 2.D regarding landscaping at entrance drives. 5) Deletion of Stipulation 3 regarding right-of-way dedication for 51st Avenue. 6) Deletion of Stipulation 4 regarding right-of-way dedication for Van Buren Street.

		7)	Deletion of Stipulation 5 regarding right-of-way dedication for 51st Avenue and Van Buren Street.
		8)	Deletion of Stipulation 7 regarding transit infrastructure on 51st Avenue.
		9)	Technical corrections to Stipulations 2 and 6.
		Applicant:	Michael Buschbacher, Earl & Curley PC
		Owner:	Phoenix Van Buren Properties LLC
		Representative:	Taylor Earl, Earl & Curley PC

Continued to May 17, 2023 Hearing	3.	Application #:	PHO-3-23--Z-182-87-8
		Location:	Southeast corner of Central Avenue and Olympic Drive
		Existing Zoning:	C-2 BAOD
		Acreage:	3.82
		Request:	1) Modification to Stipulation 2 regarding general conformance to site plan dated July 27, 1993 (PHO-1-93). 2) Modification to Stipulation 2 regarding general conformance to site plan date stamped October 25, 2006 and Landscape Plan approved on December 27, 2006 (PHO-2-06). 3) Technical corrections to Stipulations 1, 5, 8, 10, 11, 13 (PHO-1-93 and PHO-2-06).
		Applicant:	Andrew Biskind, TBBG Acquisitions LLC
		Owner:	BENT Design and Development LLC, et al.
		Representative:	Benjamin Tate, Withey Morris PLC

For further information, please call Chase Hales, 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.