

**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 16, 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 additional stipulations | 1. | Application #:   | PHO-1-23--Z-27-15-4 (Continued from May 17, 2023)                                                                                                                                                                                                                                                                         |  |
|                                       |    | Location:        | Northeast corner of Central Avenue and Pierson Street                                                                                                                                                                                                                                                                     |  |
|                                       |    | Existing Zoning: | PUD                                                                                                                                                                                                                                                                                                                       |  |
|                                       |    | Acreage:         | 2.10                                                                                                                                                                                                                                                                                                                      |  |
|                                       |    | Request:         | 1) Modification of Stipulation 2 regarding a \$25,000 deposit into a Street Transportation Department escrow account.<br>2) Deletion of Stipulation 4 regarding a temporary path along 1st Street.<br>1) Modification of Stipulation 5 regarding conditional approval upon development commencing within seven (7) years. |  |
|                                       |    | Applicant:       | Central Avenue Owner LLC                                                                                                                                                                                                                                                                                                  |  |
|                                       |    | Owner:           | Central Avenue Owner LLC                                                                                                                                                                                                                                                                                                  |  |
|                                       |    | Representative:  | Ed Bull, Burch & Cracchiolo                                                                                                                                                                                                                                                                                               |  |
|                                       |    |                  |                                                                                                                                                                                                                                                                                                                           |  |
| Continued to September 20, 2023       | 2. | Application #:   | PHO-1-23--Z-9-19-4                                                                                                                                                                                                                                                                                                        |  |
|                                       |    | Location:        | Northeast corner of Central Avenue and Indian School Road                                                                                                                                                                                                                                                                 |  |
|                                       |    | Existing Zoning: | WU T6:HWR                                                                                                                                                                                                                                                                                                                 |  |
|                                       |    | Acreage:         | 17.72                                                                                                                                                                                                                                                                                                                     |  |
|                                       |    | Request:         | 1) Request to modify Stipulation 2 regarding public pedestrian plaza.<br>2) Request to modify Stipulation 3 regarding a linear view corridor.                                                                                                                                                                             |  |
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|                                         |    |                       | 3) Request to delete Stipulation 4 regarding public pedestrian accessways.<br>4) Request to modify Stipulation 5 regarding public primary pedestrian accessway.<br>5) Request to modify Stipulation 6 regarding public open space.<br>6) Request to modify Stipulation 7 regarding three public open space areas.<br>1) Request to delete Stipulation 14 regarding alignment of ingress and egress points with the existing street network.                                          |
|                                         |    | Applicant:            | Jason Morris, Withey Morris Baugh PLC                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                         |    | Owner:                | Julia Najafi, Central Park I LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                         |    | Representative:       | Jason Morris, Withey Morris Baugh PLC                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Continued non-date specific</b>      | 3. | <b>Application #:</b> | <b>PHO-1-23--Z-73-01-6(8)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                         |    | Location:             | Southwest corner of 32nd Street and Baseline Road                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                         |    | Existing Zoning:      | MUA BAOD                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                         |    | Acreage:              | 3.64                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                         |    | Request:              | 1) Request to modify Stipulation 1.a regarding general conformance with the site plan dated August 27, 2001.<br>2) Request to delete Stipulation 1.b regarding landscape strips.<br>3) Request to delete Stipulation 1.d regarding creation of a Homeowners Association.<br>4) Request to delete Stipulation 1.e regarding Planning Hearing Officer review of gated entry design.<br>1) Request to delete Stipulation 1.g regarding alternative paving materials for parking stalls. |
|                                         |    | Applicant:            | Tim Rasnake, Archicon LC                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                         |    | Owner:                | Zanbour LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                         |    | Representative:       | Tim Rasnake, Archicon LC                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Approval with a modification and</b> | 4. | <b>Application #:</b> | <b>PHO-1-23--Z-61-21-6 (Continued from June 21, 2023)</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                         |    | Location:             | Approximately 150 feet north of the northeast corner of 44th Street and Earll Drive                                                                                                                                                                                                                                                                                                                                                                                                  |

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| <b>additional stipulations</b> | Existing Zoning: | R-O                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                | Acreage:         | 1.15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                | Request:         | 1) Request to modify Stipulation 1 regarding general conformance with the site plan and elevations date stamped September 2, 2021.<br>2) Request to modify Stipulation 1.A regarding building height.<br>3) Request to modify Stipulation 8 regarding signage.<br>4) Request to modify Stipulation 9 regarding bicycle parking location.<br>5) Request to modify Stipulation 11 regarding pedestrian pathways.<br>6) Request to modify Stipulation 14 regarding shared access drives.<br>2) Request to delete Stipulation 15 permitting a maximum of one driveway on 44th Street. |
|                                | Applicant:       | Wendy Riddell, Berry Riddell                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                | Owner:           | Thomas Ryan Holdings LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                | Representative:  | Wendy Riddell, Berry Riddell                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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](mailto: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.