

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 20, 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 a modification and additional stipulations	1.	Application #:	PHO-1-23--Z-73-01-6(8) (Continued from November 15, 2023)
		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. 2) Request to delete Stipulation 1.b regarding landscape strips. 3) Request to delete Stipulation 1.d regarding creation of a Homeowners Association. 4) Request to delete Stipulation 1.e regarding Planning Hearing Officer review of gated entry design. 5) 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
Denial as filed, approval with modifications and additional stipulations	2.	Application #:	PHO-2-23--Z-73-01-6(8)
		Location:	Approximately 275 feet south of the southwest corner of 32nd Street and Baseline Road
		Existing Zoning:	MUA BAOD
		Acreage:	4.6

		Request:	1) Request to modify Stipulation 1.a regarding general conformance with the site plan date stamped August 27, 2001. 2) Request to modify Stipulation 1.b regarding a detached sidewalk. 3) Request to delete Stipulation 1.c regarding commercial building height. 4) Request to modify Stipulation 1.d regarding a Homeowners Association. 5) Request to modify Stipulation 1.f regarding interior perimeter walls. 6) Request to modify Stipulation 1.g regarding parking stalls. 7) Request to delete Stipulation 2.1a regarding commercial building elevations. 8) Request to modify Stipulation 2.2a regarding one-story houses. 9) Request to modify Stipulation 2.2b regarding floor plans. 10)Request to delete Stipulation 3 regarding Streets and Rights-of-Way. 11)Request to modify Stipulation 4.a regarding a 25-foot easement on the west side of 32nd Street. 12)Technical corrections to Stipulation 4.b. 13)Request to modify Stipulation 5.a regarding South Mountain Village Planning Committee notification. 14)Request to delete Stipulation 5.b regarding construction commencement.
		Applicant:	Baseline & 32nd, LLC/CG6, LLC
		Owner:	Baseline & 32nd, LLC/CG6, LLC
		Representative:	William F. Allison, Withey Morris Baugh, PLC

For further information, please call Teresa Garcia, Planner I, Planning and Development Department at 602-262-7399 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 Teleia Galaviz at 602-534-5786. TTY: Use 7-1-1.