

**NOTICE OF RESULTS
PLANNING HEARING OFFICER**

****REVISED FEBRUARY 5, 2024***

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 **June 21, 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

Continued to July 19, 2023	1.	Application #:	PHO-2-23--Z-129-07-1 (Continued from May 17, 2023)
		Location:	Approximately 1,825 feet east of 19th Avenue and the Alameda Road alignment
		Existing Zoning:	CP/GCP DVAO
		Acreage:	20.41
		Request:	1) Request to modify Stipulation 1 regarding general conformance with the site plan and elevations date stamped October 22, 2021.
		Applicant:	Opus Development Company LLC
		Owner:	Deer Valley Industrial Venture LLC
		Representative:	Jason Morris, Withey Morris Baugh PLC
Continued to July 19, 2023	2.	Application #:	PHO-2-23--Z-18-10-1 (Continued from May 17, 2023)
		Location:	Southeast corner of 13th Avenue and Parkview Lane alignments
		Existing Zoning:	CP/GCP DVAO
		Acreage:	5.17
		Request:	1) Request to modify Stipulation 1 regarding general conformance with the site plan and elevations date stamped October 22, 2021. 2) Request to modify Stipulation 3 regarding right-of-way improvements.
		Applicant:	Opus Development Company LLC
		Owner:	Deer Valley Industrial Venture LLC
		Representative:	Jason Morris, Withey Morris Baugh PLC
	3.	Application #:	PHO-1-23--Z-61-21-6

Continued to August 16, 2023		Location:	Approximately 150 feet north of the northeast corner of 44th Street and Earll Drive
		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. 2) Request to modify Stipulation 1.A regarding building height. 3) Request to modify Stipulation 8 regarding signage. 4) Request to modify Stipulation 9 regarding bicycle parking location. 5) Request to modify Stipulation 11 regarding pedestrian pathways. 6) Request to modify Stipulation 14 regarding shared access drives. 7) Request to delete stipulation 15 permitting a maximum of one driveway on 44th Street.
		Applicant:	Rod Jarvis, Gallagher & Kennedy
		Owner:	Thomas Ryan Holdings LLC
		Representative:	Ryan Reynolds
Approval with modification and an additional stipulation	4.	Application #:	PHO-1-23--Z-7-16-7
		Location:	Approximately 300 feet west of the northwest corner of 31st Avenue and Yuma Street
		Existing Zoning:	C-3
		Acreage:	1.26
		Request:	1) Request to modify Stipulation 1 regarding general conformance with the site plan and elevations date stamped April 28, 2016. 2) Request to delete Stipulation 2 regarding required revisions to the elevations date stamped February 18, 2016/
		Applicant:	Gary Barno
		Owner:	3125 West Land Development LLC
		Representative:	Colin Kenyon, Presence Design PLLC
Under Advisement * On February 5, 2024, the Planning Hearing Officer took	5.	Application #:	PHO-1-23--Z-SP-2-19-7
		Location:	Southeast corner of 13th Avenue and Madison Street
		Existing Zoning:	A-1 SP CMOD
		Acreage:	14.53
		Request:	1) Modification to Stipulation 2 regarding a three-year review of the total beds in Area A.

this case out from under advisement and recommended approval with modifications		2) Modification of Stipulation 3 regarding temporary beds within Areas A and B for three years from approval.
		3) Modification of Stipulation 3.a regarding temporary beds within Area A after three years from approval.
		4) Review of the Special permit by the Planning Hearing Officer per the requirements of Stipulation 17.
	Applicant:	Andy Jochums, Beus Gilbert McGroder PLLC
	Owner:	Human Services Campus Inc., et al.
	Representative:	Paul Gilbert, Beus Gilbert McGroder PLLC

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 Angie Holdsworth at 602-329-5065. TTY: Use 7-1-1.