

**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 **May 17, 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 June 21, 2023	1.	Application #:	PHO-2-23--Z-129-07-1
		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 June 21, 2023	2.	Application #:	PHO-2-23--Z-18-10-1
		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
Continued to August 16, 2023	3.	Application #:	PHO-1-23--Z-27-15-4
		Location:	Northeast corner of Central Avenue and Pierson Street
		Existing Zoning:	PUD
		Acreage:	2.10

Approval with modifications and additional stipulations	4.	Request:	1) Modification of Stipulation 2 regarding a \$25,000 deposit into a Street Transportation Department escrow account. 2) Deletion of Stipulation 4 regarding a temporary path along 1st Street. 3) 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:	Manjula M. Vaz, Gammage & Burnham PLC
		Application #:	PHO-1-23--Z-9-20-6
		Location:	Southwest corner of 16th Street and Colter Street
		Existing Zoning:	C-O, PUD
		Acreage:	3.48
		Request:	1) Request to review and approve approved modifications to a conceptual site plan (building footprint and south building setback) that does not meet the criteria for administrative review per Section 671.E.3.b..
Approval with modifications and additional stipulations	5.	Applicant:	Trinsic Residential Group
		Owner:	Willowick Square Owner LLC
		Representative:	Benjamin Tate, Withey Morris Baugh PLC
		Application #:	PHO-3-23--Z-182-87-8 (Continued from April 19, 2023)
		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.