

**NOTICE OF RESULTS
PLANNING HEARING OFFICER**

****REVISED DECEMBER 20, 2023***

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 **November 15, 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

Taken Under Advisement * On December 20, 2023, the Planning Hearing Officer took this case out from under advisement and recommended denial as filed, approval with modifications and additional stipulations.	1.	Application #:	PHO-1-23--Z-8-22-1
		Location:	Approximately 760 feet north of the northeast corner of I-17 and Circle Mountain Road
		Existing Zoning:	R-2 and R-3
		Acreage:	40.04
		Request:	1) Request to modify Stipulation 1 regarding Planned Residential Development option. 2) Request to modify Stipulation 2 regarding minimum building setback. 3) Request to modify Stipulation 4.b regarding drought tolerant vegetation. 4) Request to add Stipulation 4.c regarding drought tolerant vegetation. 5) Request to delete Stipulation 11.a regarding secured bicycle parking.

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| | <ol style="list-style-type: none">6) Request to modify Stipulation 11.b regarding guest bicycle spaces.7) Request to delete Stipulation 11.c regarding bicycle repair station.8) Request to modify Stipulation 12.b regarding north-south pedestrian connection.9) Request to modify Stipulation 12.c regarding the number of pedestrian connections.10) Request to modify Stipulation 13 regarding indoor noise levels.11) Request to modify Stipulation 14 regarding the development of noise mitigation walls.12) Request to modify Stipulation 15 regarding noise wall setbacks.13) Request to modify Stipulation 16 regarding perimeter wall materials.14) Request to modify Stipulation 20 regarding view walls and fencing along property lines.15) Request to modify Stipulation 22 regarding Electric Vehicle Capable infrastructure.16) Request to modify Stipulation 23.b regarding drought tolerant vegetation ground cover in landscaped areas between the back of curb and sidewalk.17) Request to add Stipulation 23.c regarding native vegetation ground cover for landscaped areas between back of curb and sidewalk.18) Request to modify Stipulation 24 regarding construction of detached sidewalks.19) Request to modify Stipulation 24.b regarding drought tolerant vegetation ground coverage in landscaped areas along detached sidewalks.20) Request to add Stipulation 24.c regarding native vegetation ground coverage in landscaped areas along detached sidewalks.21) Request to modify Stipulation 25 regarding right-of-way dedications and street improvements. |
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| | <ul style="list-style-type: none">22) Request to delete Stipulation 27 regarding a 30-foot right-of-way dedication along the southern boundary of the project.23) Request to modify Stipulation 28.b regarding drought tolerant vegetation ground coverage in landscaped areas in right-of-way.24) Request to add Stipulation 28.c regarding native vegetation ground coverage in landscaped areas in right-of-way.25) Request to delete Stipulation 29 regarding enhanced pedestrian connections.26) Request to delete Stipulation 37 regarding capping and abandonment of existing wells.27) Request to delete Stipulation 38 regarding a petition to the Street Transportation Department to eliminate required street light infrastructure.28) Request to delete Stipulation 39 regarding primary construction access.29) Request to delete Stipulation 40 regarding roadway damage repair.30) Request to delete Stipulation 41 regarding disclosure language in future leases for a portion of Jenny Lin Road.31) Request to delete Stipulation 42 regarding Phase 1 to be in general conformance with the site plan date stamped May 4, 2023.32) Request to delete Stipulation 43 regarding Phase 1 to be in general conformance with the elevations and design elements date stamped May 4, 2023.33) Request to delete Stipulation 44 regarding the maximum dwelling units for Phase 1.34) Request to modify Stipulation 45 regarding Phase 2 to be in general conformance with the site plan.35) Request to modify Stipulation 46 regarding Phase 2 to be in general conformance with the elevations.36) Request to modify Stipulation 47 regarding the number of lots for Phase 2.37) Request to delete Stipulation 48 regarding conceptual site plans and elevations for Phase 3. |
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			38) Request to delete Stipulation 49 regarding surface parking lot landscaped areas for Phase 3.
		Applicant:	Hannah Bleam, Withey Morris Baugh, PLC
		Owner:	Circle Mountain Holdings LLC
		Representative:	Hannah Bleam, Withey Morris Baugh, PLC
Continued to December 20, 2023	2.	Application #:	PHO-1-23--Z-73-01-6(8) (Continued from August 16, 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
Approval with a modification	3.	Application #:	PHO-1-23--Z-SP-5-21-7
		Location:	Approximately 100 feet west of the northwest corner of 59th Avenue and Lower Buckeye Road
		Existing Zoning:	C-2 SP
		Acreage:	11.83
		Request:	1) Modification to Stipulation 1 regarding general conformance with building elevations date stamped November 16, 2021. 2) Deletion of Stipulation 5 regarding perimeter walls.

			3) Modification to Stipulation 6 regarding parking lot landscaping. 4) Deletion of Stipulation 7.a regarding shading of pedestrian walkways. 5) Deletion of Stipulation 8.a regarding location of pedestrian thoroughfares. 6) Modification to Stipulation 9.b regarding the location of a bicycle repair station. 7) Modification to Stipulation 12 regarding location of sidewalks along Lower Buckeye Road.
		Applicant:	EPS Group, Inc.
		Owner:	Aamerco Real Estate Company
		Representative:	EPS Group, Inc.

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.