

**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 **October 18, 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

Denial as filed, approval with modifications and additional stipulations	1.	Application #:	PHO-1-23--Z-9-19-4 (Continued from September 20, 2023)
		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. 2) Request to modify Stipulation 3 regarding a linear view corridor. 3) Request to delete Stipulation 4 regarding public pedestrian accessways. 4) Request to modify Stipulation 5 regarding public primary pedestrian accessway. 5) Request to modify Stipulation 6 regarding public open space. 6) Request to modify Stipulation 7 regarding three public open space areas. 7) 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
Denial as filed, approval with	2.	Application #:	PHO-1-23--Z-168-05-4
		Location:	Approximately 226 feet south of the southwest corner of 29th Avenue and Camelback Road

modifications and additional stipulations		Existing Zoning:	R1-6, Approved R-3
		Acreage:	2.48
		Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan and elevations date stamped November 7, 2005. 2) Request to delete Stipulation 2 regarding landscaping requirements. 3) Request to delete Stipulation 3 regarding architectural detail and landscaping.
		Applicant:	Zachary T. Kilgas, Hamilton Architecture
		Owner:	Roman Catholic Diocese of Phoenix
		Representative:	Zachary T. Kilgas, Hamilton Architecture
Denial as filed, approval with modifications and additional stipulations	3.	Application #:	PHO-1-23--Z-60-21-6
		Location:	Approximately 65 feet west of the southwest corner of 40th Street and Monterosa Street
		Existing Zoning:	R-3
		Acreage:	0.63
		Request:	1) Request to modify Stipulation 1 regarding general conformance with elevations date stamped September 2, 2021. 2) Request to modify Stipulation 3 regarding the incorporation of patio or seating court area. 3) Request to modify Stipulation 5 regarding a required minimum 10-foot landscape setback along the property lines. 4) Request to delete Stipulation 6 regarding parking lot area landscaping. 5) Request to delete Stipulation 7 regarding the required number of bicycle parking spaces. 6) Request to delete Stipulation 9 regarding decorative pavers crossing drive aisles. 7) Request to delete Stipulation 10 regarding required local street improvements.
		Applicant:	Berry Riddell LLC c/o Wendy Riddell
		Owner:	Chapter 2, LLC
		Representative:	Berry Riddell LLC c/o Wendy Riddell

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, teleia.galaviz@phoenix.gov, or TTY: Use 7-1-1.