

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 **September 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 modifications and additional stipulations	1.	Application #:	PHO-8-23--Z-195-81-1
		Location:	Approximately 730 feet south of the southwest corner of 23rd Avenue and Parkside Lane
		Existing Zoning:	A-1 DVAO
		Acreage:	14.01
		Request:	1) Request to modify Stipulation 1 regarding general conformance with the site plan dated August 3, 1999. 2) Request to modify Stipulation 3 regarding a landscape theme and a landscape setback along 21st and 23rd Avenues. 3) Technical Corrections to Stipulations 2 and 4.
		Applicant:	Bill Lally, Tiffany & Bosco PA
		Owner:	RMLM LLC
		Representative:	Bill Lally, Tiffany & Bosco PA
Continued to October 18, 2023	2.	Application #:	PHO-1-23--Z-9-19-4 (Continued from August 16, 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
Approval with modifications and additional stipulations	3.	Application #:	PHO-1-23--Z-15-03-7
		Location:	Approximately 600 feet east of the southeast corner of 83rd Avenue and Thomas Road
		Existing Zoning:	C-2
		Acreage:	29.04
		Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped May 20, 2003. 2) Request to delete Stipulation 2 regarding a walkway linking development areas. 3) Request to delete Stipulation 3 regarding a comprehensive design theme. 4) Request to modify Stipulation 4 regarding Planning Hearing Officer review of elevations. 5) Request to modify Stipulation 5 regarding sidewalks and landscaping along 79th Avenue and Virginia Avenue. 6) Request to delete Stipulation 7 regarding a comprehensive sign plan. 7) Request to modify Stipulation 8 regarding right-of-way dedications for 79th Avenue and Virginia Avenue. 8) Request to delete Stipulation 9 regarding a transit pad on Thomas Road. 9) Technical corrections for Stipulation 11
		Applicant:	Max Friedman
		Owner:	Marques Brothers Development Company
		Representative:	Snell & Wilmer, LLP

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.