

**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 **April 17, 2024, 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

Under Advisement	1.	Application #:	PHO-1-24--Z-37-07-2
		Location:	Approximately 480 feet south of the southwest corner of Scottsdale Road and Sweetwater Avenue
		Existing Zoning:	R-O
		Acreage:	1.17
		Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped February 9, 2009. 2) Request to delete Stipulation 4 regarding cross access and parking agreements. 3) Request to delete Stipulation 5 regarding Scottsdale Road Improvements. 4) Request to modify Stipulation 7 regarding building height. 5) Request to modify Stipulation 8 regarding rear building setbacks. 6) Request to delete Stipulation 10 regarding street improvements. 7) Request to delete Stipulation 11 regarding archaeological assessment. 8) Request to modify Stipulation 12 regarding a requirement to obtain final site plan approval. 9) Request to delete Stipulation 13 regarding walls along the rear property line. 10) Technical corrections to Stipulations 2, 3, 6, 9 and 15.
		Applicant:	David E. Richert
		Owner:	Linda Cohn, Beldar Properties Arizona, LLC; Steven R. Bund
		Representative:	David E. Richert
	2.	Application #:	PHO-1-24--Z-44-86-1(3)

Denial as filed, approval with a modification		Location:	Approximately 300 feet west of the northwest corner of 15th Avenue and Peoria Avenue
		Existing Zoning:	R-3A
		Acreage:	1.52
		Request:	1) Request to delete Stipulation 1 regarding turnaround for 15th Lane. 2) Request to delete Stipulation 4 regarding the termination of 15th Lane.
		Applicant:	Han Choi
		Owner:	Benjamin/Corina Covaciu
		Representative:	Han Choi
Denial as filed with an additional stipulation	3.	Application #:	PHO-2-24--Z-181-99-3
		Location:	Approximately 350 feet south of the southeast corner of 26th Street and Vogel Avenue
		Existing Zoning:	R1-6
		Acreage:	2.0
		Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan and elevations date stamped March 2, 2017. 2) Request to modify Stipulation 2 regarding maximum dwelling units and maximum density. 3) Request to modify Stipulation 3 regarding maximum building height. 4) Request to delete Stipulation 6 regarding sewer odor mitigation. 5) Request to modify Stipulation 8, regarding property owner addresses.
		Applicant:	Hannah Bleam
		Owner:	H&H Developers, Inc./Tim Hammer
Approval with modifications and additional stipulations	4.	Application #:	PHO-2-24--Z-86-06-6
		Location:	Northeast Corner of 24th Street and Camelback Road
		Existing Zoning:	PSC (Approved C-2 HR) CEPCSP
		Acreage:	27.33
		Request:	1) Request to modify Stipulation 2 regarding review and approval for a tower exceeding 112 feet and proposed building elevations inconsistent with those dated June 23, 2006 through the Planning Hearing Officer process. 2) Technical Corrections to Stipulations 7 and 9.
		Applicant:	Ed Bull, Burch & Cracchiolo P.A.
		Owner:	Biltmore Shopping Center Partners
		Representative:	Ed Bull, Burch & Cracchiolo P.A.

Approval with modifications and additional stipulations	5.	Application #:	PHO-2-24--Z-62-13-7
		Location:	Approximately 1320 feet south of the southwest corner of 59th Avenue and Lower Buckeye Road
		Existing Zoning:	A-1
		Acreage:	9.77
		Request:	1) Request to modify Stipulation 1 regarding general conformance with the site plan and landscape plans date stamped September 20, 2017. 2) Request to modify Stipulation 2 regarding Commerce Park/General Commerce Park Development Standards along the east property line. 3) Technical Correction to Stipulation 8.
		Applicant:	Michael S Buschbacher, II AICP
		Owner:	Phoenix Jones Partners, LLC
		Representative:	Michael S Buschbacher, II AICP
Continued to May 15, 2024	6.	Application #:	PHO-2-24--Z-14-19-8
		Location:	Approximately 776 feet north of the northeast corner of 59th Avenue and Elliot Road
		Existing Zoning:	R-3
		Acreage:	22.89
		Request:	1) Request to modify Stipulation 7 regarding a pedestrian connection.
		Applicant:	Keilah Casillas, Sandbox Development Consultants, Inc.
		Owner:	Isola Elliot, LLC
		Representative:	Keilah Casillas, Sandbox Development Consultants, 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, teleia.galaviz@phoenix.gov, or TTY: Use 7-1-1.