

**NOTICE OF RESULTS  
PLANNING HEARING OFFICER**

***\*REVISED AUGUST 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 **July 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**

|                                                                                                                                                                                |    |                  |                                                                                                                                                                                                                                                                                                                           |
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| <b>Under advisement*</b><br><br><b>* On August 9, 2024, the Planning Hearing Officer took this case out from under advisement and recommended approval with a modification</b> | 1. | Application #:   | <b>PHO-3-24--Z-6-12-2</b>                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                |    | Location:        | Southwest Corner of North Valley Parkway and Sonoran Desert Drive                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                |    | Existing Zoning: | C-2 M-R NBCOD                                                                                                                                                                                                                                                                                                             |
|                                                                                                                                                                                |    | Acreage:         | 2.61                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                |    | Request:         | 1) Request to modify Stipulation 2 regarding the review of the conceptual site plan and elevations.                                                                                                                                                                                                                       |
|                                                                                                                                                                                |    | Applicant:       | Matt Updegraff, Kimley-Horn and Associates                                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                |    | Owner:           | Gary Davidson, LDR-Sonoran Parkway, LLC                                                                                                                                                                                                                                                                                   |
|                                                                                                                                                                                |    | Representative:  | Paul Gilbert, Gilbert Billie PLC                                                                                                                                                                                                                                                                                          |
| <b>Approval with modifications</b>                                                                                                                                             | 2. | Application #:   | <b>PHO-1-24—Z-19-22-7(8) (Continued from June 12, 2024)</b>                                                                                                                                                                                                                                                               |
|                                                                                                                                                                                |    | Location:        | Northeast corner of 39th Avenue and Vineyard Road                                                                                                                                                                                                                                                                         |
|                                                                                                                                                                                |    | Existing Zoning: | R-2                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                                                |    | Acreage:         | 11.08                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                |    | Request:         | 1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped March 17, 2022 and elevations date stamped July 11, 2022.<br>2) Request to modify Stipulation 3 regarding maximum building height.<br>3) Request to modify Stipulation 5 regarding EV-ready garages and charging stations. |

|                                     |    |                  |                                                                                             |
|-------------------------------------|----|------------------|---------------------------------------------------------------------------------------------|
| <b>Approval with a modification</b> |    |                  | 4) Request to modify Stipulation 14 regarding the minimum number of bicycle parking spaces. |
|                                     |    | Applicant:       | Rob Lane, Gammage & Burnham PLC                                                             |
|                                     |    | Owner:           | Laveen Land LLC; Attn: Meritage Homes                                                       |
|                                     |    | Representative:  | Ashley Z. Marsh, Gammage & Burnham PLC                                                      |
|                                     |    |                  |                                                                                             |
|                                     | 3. | Application #:   | <b>PHO-1-24—Z-104-23-8</b>                                                                  |
|                                     |    | Location:        | Northeast corner of 36th Street and Beverly Road                                            |
|                                     |    | Existing Zoning: | R1-6 PCD                                                                                    |
|                                     |    | Acreage:         | 18.52                                                                                       |
|                                     |    | Request:         | 1) Modification to Stipulation 34 regarding conceptional elevation review.                  |
|                                     |    | Applicant:       | Ryan Larsen, Porchlight Homes                                                               |
|                                     |    | Owner:           | Yvonne and Miguel Montiel, All Other Property, LLC.                                         |
|                                     |    | Representative:  | Ryan Larsen, Porchlight Homes                                                               |
|                                     |    |                  |                                                                                             |

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](mailto: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](mailto:teleia.galaviz@phoenix.gov), or TTY: Use 7-1-1.