

**NOTICE OF RESULTS
PLANNING HEARING OFFICER**

****REVISED AUGUST 2024***

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 **June 12, 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

*Approval with a modification	1.	Application #:	PHO-1-24--Z-22-23-4 (Continued from May 15, 2024)
		Location:	Southwest corner of 8th Street and Minnezona Avenue
		Existing Zoning:	C-2 and P-1
		Acreage:	0.68
		Request:	1) Request to modify Stipulation 16 regarding landscape area. 2) Request to delete Stipulation 18 regarding right-of-way dedication for 8th Street.
		Applicant:	TJ Owens, Owens Design Consultants, Inc.
		Owner:	Ryan Mckenzie, DHM Trading LLC
		Representative:	TJ Owens, Owens Design Consultants, Inc.
Denial as filed, approval with modifications	2.	Application #:	PHO-2-24--Z-1-93-7(4)
		Location:	Northwest Corner of 35th Avenue and Van Buren Street
		Existing Zoning:	C-2
		Acreage:	1.17
		Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped February 11, 2022. 2) Request to delete Stipulation 3 regarding vehicular access to Melvin Street. 3) Request to modify Stipulation 6 regarding a 10-foot sidewalk easement.
		Applicant:	Brian Greathouse, Burch & Cracchiolo, P.A.
		Owner:	Ruben Rodela, SK&M Investments, Inc.; c/o GWA Architects, Inc.
		Representative:	Brian Greathouse, Burch & Cracchiolo, P.A..

Approval with modifications	3.	Application #:	PHO-2-24--Z-23-95-7(4)
		Location:	Approximately 175 feet west of the southwest corner of 35th Avenue and Melvin Street
		Existing Zoning:	P-1
		Acreage:	0.23
		Request:	1) Request to modify Stipulation 1 regarding general conformance with the site plan date stamped February 11, 2022. 2) Request to delete Stipulation 2 regarding vehicular access to Melvin Street.
		Applicant:	Brian Greathouse, Burch & Cracchiolo, P.A.
		Owner:	Ruben Rodela, SK&M Investments, Inc.; c/o GWA Architects, Inc.
		Representative:	Brian Greathouse, Burch & Cracchiolo, P.A.
Denial as filed, approval with modifications and additional stipulations	4.	Application #:	PHO-1-24--Z-8-21-8
		Location:	Approximately 910 feet north of the northwest corner of 36th Street and Southern Avenue
		Existing Zoning:	R-3
		Acreage:	17.48
		Request:	1) Request to delete Stipulation 7 regarding entryways adjacent to 36th Street and Esteban Park 2) Technical Corrections to Stipulations 7 and 9. 3) Request to delete Stipulation 11b. regarding the inclusion of a clubhouse. 4) Request to modify Stipulation 12 regarding the minimum percent shade in the open space areas. 5) Request to modify Stipulation 13 regarding the minimum shade percentage for pedestrian paths. 6) Request to delete Stipulation 14a regarding direct connection to 36th Street. 7) Request to delete Stipulation 15 regarding a public open space at the corner of the property. 8) Request to modify Stipulation 17 regarding the location of the bicycle parking spaces. 9) Request to modify Stipulation 20 regarding the cul-de-sac termination at 36th Street.
		Applicant:	Taylor C. Earl, Earl & Curley, PC

		Owner:	Ryan Hartman, 36th & Southern LLC
		Representative:	Taylor C. Earl, Earl & Curley, PC
Continued to July 17, 2024	5.	Application #:	PHO-1-24--Z-19-22-7(8) (Continued from May 15, 2024)
		Location:	Northeast corner of 39th Avenue and Vineyard Road
		Existing Zoning:	R-2
		Acreage:	11.1
		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. 2) Request to delete Stipulation 2 regarding garage door embellishments. 3) Request to delete Stipulation 3 regarding maximum building height. 4) Request to delete Stipulation 5 regarding EV-ready garages and charging stations. 5) Request to modify Stipulation 6 regarding tree caliper reduction. 6) Request to modify Stipulation 7a regarding minimum tree caliper on sidewalks. 7) Request to modify Stipulation 14 regarding the minimum number of bicycle parking spaces.
		Applicant:	Julie Vermillion, CVL Consultants
		Owner:	Laveen Land LLC; Attn: Meritage Homes
		Representative:	Julie Vermillion, CVL Consultants
Approval with modifications and additional stipulations	6.	Application #:	PHO-2-24--Z-69-08-8
		Location:	Northwest corner of 36th Street and Southern Avenue
		Existing Zoning:	C-1
		Acreage:	5.04
		Request:	1) Request to modify Stipulation 1 regarding general conformance with the site plan date stamped October 18, 2021. 2) Request to modify Stipulation 4 regarding the number of bicycle parking spaces.
		Applicant:	Taylor C. Earl, Earl & Curley, PC
		Owner:	Ryan Hartman, 36th St & Southern NWC, LLC
		Representative:	Taylor C. Earl, Earl & Curley, PC

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.