

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 **May 15, 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

Continued to June 12, 2024	1.	Application #:	PHO-1-24--Z-22-23-4
		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.
Denied	2.	Application #:	PHO-1-24--Z-101-98-2
		Location:	Approximately 280 feet south of the southwest corner of 25th Street and Bell Road
		Existing Zoning:	C-3
		Acreage:	2.78
		Request:	1) Request to modify Stipulation 7 regarding emergency vehicle access on 25th Street.
		Applicant:	Randy Gilliam, Gilliam Architecture
		Owner:	Scott Feuer, Orsett Cave Creek Bell, LLC
		Representative:	Randy Gilliam, Gilliam Architecture
Continued to June 12, 2024	3.	Application #:	PHO-1-24--Z-19-22-7(8)
		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, Attention: Meritage Homes
		Representative:	Julie Vermillion, CVL Consultants
Approval with a modification	4.	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 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.