

**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 **October 16, 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

Denial as filed, approval with modifications	1.	Application #:	PHO-2-24--Z-8-22-1
		Location:	Northeast corner of Circle Mountain Road and I-17 frontage road
		Zoning:	R-3
		Acreage:	17.55
		Request:	1) Request to modify Stipulation 1 regarding Planned Residential Development option. 2) Request to modify Stipulation 2 regarding minimum building setback. 3) Request to modify Stipulation 11 regarding bicycle infrastructure. 4) Request to modify Stipulation 12.b regarding north-south pedestrian connection. 5) Request to modify Stipulation 12.c regarding the number of pedestrian connections. 6) Request to modify Stipulation 13 regarding indoor noise levels. 7) Request to modify Stipulation 14 regarding the development of noise mitigation walls. 8) Request to modify Stipulation 15 regarding noise wall setbacks. 9) Request to modify Stipulation 16 regarding perimeter wall materials. 10) Request to modify Stipulation 24 regarding construction of detached sidewalks. 11) Request to modify Stipulation 25 regarding right-of-way dedications and street improvements.

		12) Request to delete Stipulation 27 regarding a 30-foot right-of-way dedication along the southern boundary of the project. 13) Request to delete Stipulation 27.a regarding drought-tolerant trees. 14) Request to delete Stipulation 27.b regarding drought-tolerant shrubs. 15) Request to delete Stipulation 28 regarding a minimum right-of-way. 16) Request to delete Stipulation 28.a regarding drought tolerant trees in landscaped areas in right-of-way. 17) Request to delete Stipulation 28.b regarding drought tolerant vegetation ground coverage in landscaped areas in right-of-way. 18) Request to delete Stipulation 37 regarding capping and abandonment of existing wells. 19) Request to delete Stipulation 38 regarding a petition to the Street Transportation Department to eliminate required street light infrastructure. 20) Request to delete Stipulation 39 regarding primary construction access. 21) Request to delete Stipulation 40 regarding roadway damage repair. 22) Request to delete Stipulation 41 regarding disclosure language in future leases for a portion of Jenny Lin Road. 23) Request to modify Stipulation 42 regarding Phase 1 to be in general conformance with the site plan date stamped May 4, 2023. 24) Request to modify Stipulation 43 regarding Phase 1 to be in general conformance with the elevations and design elements date stamped August 29, 2022. 25) Request to modify Stipulation 44 regarding the maximum dwelling units for Phase 1. 26) Request to delete Stipulation 45 regarding Phase 2 to be in general conformance with the site plan. 27) Request to delete Stipulation 46 regarding Phase 2 to be in general conformance with the elevations.
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			28) Request to delete Stipulation 47 regarding the number of lots for Phase 2. 29) Request to delete Stipulation 48 regarding conceptual site plans and elevations for Phase 3. 30) Request to delete Stipulation 49 regarding surface parking lot landscaped areas for Phase 3.
		Applicant:	Bela Flor Communities
		Owner:	Circle Mountain Holdings LLC
		Representative:	Adam Baugh, Withey Morris Baugh, PLC

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. TTY: Use 7-1-1.