

**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 16, 2025 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 May 21, 2025	1.	Application #:	PHO-3-25--Z-8-22-1
		Location:	Southeast corner of I-17 and Jenny Lin Road
		Existing Zoning:	R-3A
		Acreage:	18.37
		Request:	1) Request to modify Stipulation 1 regarding Planned Residential Development option.
			2) Request to modify Stipulation 6 regarding shading along pedestrian pathways and trails.
			3) Request to modify Stipulation 11 regarding bicycle infrastructure.
			4) Request to modify Stipulation 12.c regarding the number of pedestrian connections.
			5) Request to modify Stipulation 13 regarding indoor noise levels.
			6) Request to modify Stipulation 14 regarding the development of noise mitigation walls.
			7) Request to modify Stipulation 15 regarding noise wall setbacks.
			8) Request to modify Stipulation 16 regarding perimeter wall materials.
			9) Request to modify Stipulation 19 regarding active recreation amenities.
			10) Request to modify Stipulation 23 regarding detached sidewalks and landscape strips located between the back of curb and sidewalk.
			11) Request to modify Stipulation 24 regarding construction of detached sidewalks.
			12) Request to modify Stipulation 25 regarding street improvements.

		13) Request to delete Stipulation 27 regarding a 30-foot right-of-way dedication along the southern boundary of the project.
		14) Request to delete Stipulation 28 regarding a minimum right-of-way.
		15) Request to delete Stipulation 38 regarding a petition to the Street Transportation Department to eliminate required street light infrastructure.
		16) Request to delete Stipulation 42 regarding Phase 1 to be in general conformance with the site plan date stamped May 4, 2023.
		17) Request to delete Stipulation 43 regarding Phase 1 to be in general conformance with the elevations and design elements date stamped August 29, 2022.
		18) Request to delete Stipulation 44 regarding the maximum dwelling units for Phase 1.
		19) Request to delete Stipulation 45 regarding Phase 2 to be in general conformance with the site plan.
		20) Request to delete Stipulation 46 regarding Phase 2 to be in general conformance with the elevations.
		21) Request to delete Stipulation 47 regarding the number of lots for Phase 2.
		22) Request to modify Stipulation 48 regarding the review of the conceptual site plans and elevations for Phase 3.
		23) Request to modify Stipulation 49 regarding the landscaping of surface parking lots.
Continued to May 21, 2025	Applicant:	Hannah Bleam, Withey Morris Baugh, PLC
	Owner:	Circle Mountain Holdings LLC
	Representative:	Adam Baugh, Withey Morris Baugh, PLC
	2. Application #	PHO-1-25--Z-89-22-2
	Location:	Approximately 140 feet north of the northeast corner of 34th Street and Tierra Buena Lane
	Existing Zoning:	R1-6
	Acreage:	3.92
	Request:	1) Request to modify Stipulation 10 regarding a minimum 5-foot-wide detached sidewalk and a minimum 5-foot-wide landscape strip.
	Applicant:	Shelby Duplessis, Diversified Future
	Owner:	Chuck Kennedy, Land N. 34th Street, LLC
	Representative:	Shelby Duplessis, Diversified Future

Approval with modifications	3.	Application #:	PHO-1-25--Z-12-22-7
		Location:	Northwest corner of 47th Avenue and Baseline Road
		Existing Zoning:	R1-8
		Acreage:	14.07
		Request:	1) Request to modify Stipulation 2 regarding the review of conceptual elevations
		Applicant:	Melissa Vasquez, Ashton Woods Arizona
		Owner:	Ashton Woods Arizona
		Representative:	Melissa Vasquez, Ashton Woods Arizona

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 Saneeya Mir at 602-686-6461, Saneeya.Mir@phoenix.gov, or TTY: Use 7-1-1.