

**NOTICE OF RESULTS
PLANNING HEARING OFFICER**

****REVISED SEPTEMBER 16, 2025***

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 **August 20, 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

Under advisement *On September 16, 2025, the Planning Hearing Officer took the case out from under advisement and recommended denial as filed, approval with modifications.	1.	Application #:	PHO-1-25--Z-20-17-2
		Location:	Approximately 1,420 feet west of the northwest corner of North Valley Parkway and Bronco Butte Trail.
		Existing Zoning:	C-2 MR NBCOD
		Acreage:	0.56
		Request:	1) Request to delete Stipulation 1 regarding detached sidewalks.
			2) Request to delete Stipulation 2 regarding street improvements.
			3) Request to delete Stipulation 4 regarding east and west pedestrian connections along Paseo del Pardo.
			4) Request to delete Stipulation 5 regarding pedestrian pathways.
			5) Request to delete Stipulation 6 regarding the use of artificial turf.
			6) Request to delete Stipulation 7 regarding turf being used in active retention basins.
			7) Request to delete Stipulation 9 regarding the hotel development.
			8) Request to delete Stipulation 10 regarding color and material palette for the buildings.
			9) Request to delete Stipulation 11 regarding the glazing on all building windows.
			10) Request to delete Stipulation 12 regarding screening of service areas.

			11) Request to delete Stipulation 13 regarding a minimum landscape setback along property lines adjacent to public right-of-way. 12) Request to delete Stipulation 14 regarding the Bronco Butte Water Tank preservation. 13) Request to delete Stipulation 15 regarding view corridors of Bronco Butte, Pyramid Peak, Union Hills, and No Name Mountain. 14) Request to delete Stipulation 16 regarding maximum height. 15) Request to delete Stipulation 17 regarding sufficient right-of-way for a collector street. 16) Request to delete Stipulation 18 regarding sewer force main construction. 17) Request to delete Stipulation 19 regarding approval of offsite paving plans. 18) Request to delete Stipulation 20 regarding updating the Sonoran Foothills PCD Street Master Plan.
	Applicant:	Declan Murphy on behalf of TWC	
	Owner:	Robert Jr. and Sabrina Eaton	
	Representative:	Declan Murphy on behalf of TWC	
Approval with a modification	2.	Application #:	PHO-1-25--Z-58-24-8
		Location:	Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue.
		Existing Zoning:	R1-10
		Acreage:	4.54
		Request:	1) Legislative review and approval of conceptual site plan and landscape plan by the Planning Hearing Officer per Stipulation 1. 2) Legislative review and approval of conceptual elevations by the Planning Hearing Officer per Stipulation 2.
		Applicant:	John Fox
		Owner:	Dorothy Hallock
		Representative:	John Fox
Continued to September 17, 2025	3.	Application #:	PHO-4-25--Z-116-87-8
		Location:	Approximately 140 feet north of the northeast corner of 44th Street and Washington Street.
		Existing Zoning:	C-2 M-R TOD-1
		Acreage:	2.19

	Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped April 14, 2006.
	Applicant:	Leslie Chatburn, Burch & Cracchiolo, P.A.
	Owner:	4415 EM, LLC
	Representative:	Leslie Chatburn, Burch & Cracchiolo, P.A.

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.