

NOTICE OF RESULTS
ZONING ADJUSTMENT HEARING
**Revised March 6, 2025*

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the **ZONING ADJUSTMENT HEARING OFFICER** and to the general public, that the **CITY OF PHOENIX ZONING ADJUSTMENT HEARING OFFICER** held a meeting open to the public on **February 13, 2025, at 9:00 AM. (Items 1-6) located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona 85003.**

The results of the meeting were as follows:

RESULTS
Continued

9:00 AM

1. Application #: ZA-661-23-3 (1 Year Review of Use Permit)
(Continued from January 9, 2025)
- Existing Zoning: C-2
- Location: 13805 North 19th Avenue
- Quarter Section: Q33-25(L7)
- Proposal: Use permit to allow package liquor sales accessory to a convenience market (M & M Convenience Store) located within 300 feet of a residential zoning district. Use permit required.
- Ordinance Sections: 622.D.102.a
- Applicant: Alvin Orah
- Representative: Alvin Orah
- Owner: Moon Mountain Plaza, LLC
- Continued to March 27, 2025 at 9:00 AM.**

Approved
w/stips

2. Application #: ZA-862-24-2 (Continued from January 9, 2025)
- Existing Zoning: PUD PCD
- Location: 7000 East Mayo Boulevard, Suite 1090
- Quarter Section: Q39-44 (M-12)
- Proposal: 1) Use permit to allow outdoor dining as an accessory use to a restaurant (Kodo Sushi) within 500 feet of a residential zoning district. Use permit required.
2) Use permit to allow outdoor alcohol consumption as an accessory use to a restaurant (Kodo Sushi) within 500 feet of a residential zoning district. Use permit required.
- Ordinance Sections: 623.D.157.c 623.D.157.c
- Applicant: Yong Choi, Kodo Sushi Phoenix, LLC
- Representative: Yong Choi, Kodo Sushi Phoenix, LLC
- Owner: 101 & Scottsdale, LLC, Yam Properties
- Stipulations:**
- 1) 60 days to commence use.
- 2) Hours of operation Sunday through Thursday 11:00 AM to 9:00 PM, Friday and Saturday 11:00 AM to 10:00 PM.

Continued	3.	Application #:	ZA-2-25-7
		Existing Zoning:	DTC-Downtown Gateway
		Location:	821 and 829 North 1st Avenue
		Quarter Section:	Q11-27(F8)
		Proposal:	1) Variance to reduce the required streetscape zone width along 1st Avenue to 0 feet. Minimum 8 feet required. 2) Variance to remove the requirement for a continuous landscaping strip for the entire width of the streetscape zone. Continuous landscape strip required for the entire width of the streetscape zone. 3) Variance to reduce the required canopy depth to 3 feet. Minimum 5 foot canopy depth required.
		Ordinance Sections:	1212.D 1207.I.2.b 1205.G.4.b
		Applicant:	Sean Ragudo, Räckhaus Architecture, LLC
		Representative:	Zachary Cohen, Intersection Development
		Owner:	Manzana RoRo, LLC, Intersection Development

Continued to March 6, 2025 at 9:00 AM.

#1 Denied	4.	Application #:	ZA-21-25-5
		Existing Zoning:	C-2
		Location:	3550 West Camelback Road
		Quarter Section:	Q19-20(H6)
		Proposal:	1) Use permit to allow a drive through facility accessory to a restaurant (Dutch Bros Coffee) within 300 feet from a residential zoning district. Use permit required. 2) Use permit to allow outdoor dining as an accessory use to a restaurant (Dutch Bros Coffee) within 500 feet of a residential zoning district. Use permit required.
		Ordinance Sections:	623.D.157.d.(2) 623.D.157.c
		Applicant:	Mike Hills, PHNX Design, LLC
		Representative:	Mitchell Reynolds, Cole Valley Partners
		Owner:	Speedway Blvd & 6th Ave, LLC

#2

Approved w/stip

Stipulation:

1) 12 months to apply and pay for building permits.

Approved w/stips	5.	Application #:	ZA-28-25-7
		Existing Zoning:	DTC-Roosevelt South
		Location:	636 North 3rd Avenue
		Quarter Section:	Q11-27(F8)
		Proposal:	Use permit to allow a temporary use (construction trailer and staging) for up to 36 months. Use permit required.
		Ordinance Sections:	708.D.1
		Applicant:	Mark Gerton, Overland Construction

Representative: Mark Gerton, Overland Construction

Owner: The Salvation Army

Stipulations:

- 1) 60 days to apply and pay for permits.
- 2) Per the location of the construction trailer and staging on the site plan submitted January 14, 2025.

***Approved
w/stips**

6. Application #: ZA-30-25-8
Existing Zoning: MUA
Location: 7010 South 27th Avenue
Quarter Section: Q1-22(D7)
Proposal: 1) Use permit to modify Stipulation No. 1 of Case No. ZA-800-01, regarding hours of operation. Use permit required.
2) Use permit to modify Stipulation No. 2 of Case No. ZA-800-01, regarding the source of alcohol for events and alcohol consumption being limited to indoors. Use permit required.
3) Use permit to delete Stipulation No. 3 of Case No. ZA-800-01, regarding the maximum number of people allowed on site. Use permit required.
4) Use permit to delete Stipulation No. 6 of Case No. ZA-800-01, regarding parking required to be provided on site. Use permit required.
5) Use permit to delete Stipulation No. 7 of Case No. ZA-800-01, regarding a six-month review. Use permit required.
6) Use permit to delete Stipulation No. 8 of Case No. ZA-800-01, regarding the requirement to maintain a sign posted on site with the business contact information for neighbors to communicate questions and issues as needed. Use permit required.
7) Use permit to modify Stipulation No. 9 of Case No. ZA-800-01, regarding the requirement to provide written notification to community groups preceding a request to modify any stipulation of this case. Use permit required.

Ordinance Sections: 307.A 307.A 307.A 307.A 307.A 307.A 307.A

Applicant: Edward Olaya, Venue Properties, LLC

Representative: Benjamin Tate, Withey Morris Baugh, PLC

Owner: Edward Olaya, Venue Properties, LLC

Taken out from under advisement on March 6, 2025 and approved with the following stipulations:

- 1) Hours of operation shall not extend beyond 5:00 AM to 10:00 PM with establishment cleared of all patrons, customers, and guests by 11:00 PM.
- 2) There will be no alcohol, beer, or wine licenses issued to the facility or its operators for use at this facility. Alcohol can only be brought onto the grounds by the client and dispensed and distributed by staff or a vendor.

- 3) Security at all events must be provided in a number and deployment as approved by the local police precinct commander.
- 4) Noise cannot exceed 55 dB at the property line.
- 5) Request to change or modify any stipulations or restrictions must be preceded by written notice of such intent to the community groups such as the Laveen Citizens for Responsible Development (LCRD), 2300 West Broadway, Phoenix, AZ 85041.

ZONING ADJUSTMENT HEARING OFFICER: CRAIG TRIBKEN
PLANNER: NATASHA HUGHES, PLANNER II

For further information please call Eric Morales, Planner III, Planning and Development Department at 602-262-7927 or via electronic mail at zoning.adjustment@phoenix.gov. To request a reasonable accommodation, please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov TTY: Use 7-1-1.

March 6, 2025