

**NOTICE OF RESULTS
PLANNING HEARING OFFICER**

****REVISED APRIL 29, 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 **March 19, 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Under advisement *This case was withdrawn at the applicant's request prior to being taken out from under advisement	1.	Application #:	PHO-1-25--Z-16-97-1
		Location:	Approximately 660 feet east of 27th Avenue and south side of Rose Garden Lane
		Existing Zoning:	C-2 M-R
		Acreage:	19.24
		Request:	1) Request to delete Stipulation 1 regarding stipulations established in Z-204-87-1. 2) Request to modify Stipulation 2a. regarding a revised traffic study. 3) Request to delete Stipulation 2b. regarding additional right-of-way.
		Applicant:	Cypress Development Partners
		Owner:	Safeway Inc.
Approval with a modification and additional stipulations		Representative:	William E. Lally, Tiffany & Bosco P.A.
	2.	Application #	PHO-12-25--Z-204-87-1
		Location:	Northeast corner of 27th Avenue and Runion Drive and approximately 350 feet east of the southeast corner of 27th Avenue and Rose Garden Lane
		Existing Zoning:	C-2 M-R
		Acreage:	5.49
		Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped April 2, 1997 and design guidelines dated February 14, 1997. 2) Request to modify Stipulation 2 regarding individual development plans. 3) Request to delete Stipulation 3 regarding right-of-way dedications.

		4) Request to modify Stipulation 4 regarding interior roadway improvements. 5) Request to delete Stipulation 4a. regarding financial responsibility of traffic signal installations at the intersections of 27th Avenue and Runion Drive and 27th Avenue and Beardsley Road. 6) Request to delete Stipulation 4b. regarding financial responsibility of traffic signal at the intersection of 27th Avenue and Rose Garden Lane. 7) Request to delete Stipulation 5 regarding dedication of 29th Avenue. 8) Request to delete Stipulation 6 regarding the maximum number of dwelling units and retail/office space. 9) Request to delete Stipulation 7 regarding approval of development east of 27th Avenue. 10) Request to modify Stipulation 10 regarding multifamily parcel to be in general conformance with the site plan dated April 15, 1996. 11) Request to modify Stipulation 11a. regarding pedestrian connections. 12) Request to delete Stipulation 11b. regarding gateway/entryway statements. 13) Request to modify Stipulation 11c. regarding design of commercial development. 14) Request to delete Stipulation 12 regarding Comprehensive Sign Plan approval. 15) Request to delete Stipulation 13 regarding completion of revised Master Street Plan. 16) Request to delete Stipulation 14 regarding right of way dedications and street improvements for each phase. 17) Request to delete Stipulation 15 regarding Deer Valley Towne Center Master Pedestrian/Bicycle Circulation Plan. 18) Request to delete Stipulation 16 regarding dedications and street improvements for each phase according to Master Pedestrian/Bicycle Circulation Plan. 19) Request to delete Stipulation 17 regarding orientation of buildings and parking adjacent to 27th Avenue.
--	--	---

		20) Request to delete Stipulation 18 regarding automobile circulation adjacent to 27th Avenue.
		21) Request to delete Stipulation 19 regarding driveway circulation for future drive through restaurant.
		22) Request to modify Stipulation 20 regarding project landscaping for individual sites.
		23) Request to delete Stipulation 22 regarding use of originally approved M-R zoning overlay.
		Applicant: Cypress Development Partners
Approval with a modification	3.	Owner: Safeway Inc.
		Representative: William E. Lally, Tiffany & Bosco P.A.
		Application #: PHO-1-25--Z-62-23-2
		Location: Northeast corner of 14th Street and Wahalla Lane
		Existing Zoning: R-2
		Acreage: 3.88
		Request: 1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped September 13, 2023.
		2) Request to modify Stipulation 7 regarding shade along pedestrian walkways and sidewalks.
		3) Request to delete Stipulation 8 regarding the uncovered surface parking lot.
		4) Request to delete Stipulation 9 regarding bicycle infrastructure.
		5) Request to modify Stipulation 10 regarding EV Ready garages.
		Applicant: Chris Brown- Residential Pursuits Investments LLC
		Owner: HOH Land, LLC
		Representative: William Allison- 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 Saneeya Mir at 602-686-6461, Saneeya.Mir@phoenix.gov, or TTY: Use 7-1-1.