

**NOTICE OF RESULTS
PLANNING HEARING OFFICER**

****REVISED JULY 7, 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 **May 21, 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 May 29 2025, the Planning Hearing Officer took the case out from under advisement and recommended approved with a modification.	1.	Application #:	PHO-1-25--Z-131-04-1
		Location:	Southwest corner of Pyramid Peak Parkway and Northern Lights Way
		Existing Zoning:	S-1 SP (Approved R1-8)
		Acreage:	14.83
		Request:	1) Request to modify Stipulation 2 regarding general conformance to the site plan date stamped May 9, 2005. 2) Request to modify Stipulation 4 regarding dedications and improvements for Pyramid Peak Parkway.
		Applicant:	Brian Greathouse, Burch & Cracchiolo, P.A.
		Owner:	Pyramid Peak GM, South LLC, c/o Camelot Homes, Ryan Benscoter
		Representative:	Brian Greathouse, Burch & Cracchiolo, P.A.
Approval with modifications and additional stipulations	2.	Application #:	PHO-3-25--Z-8-22-1 (Continued from April 16, 2025)
		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.
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		23) Request to modify Stipulation 49 regarding the landscaping of surface parking lots.
	Applicant:	Hannah Bleam, Withey Morris Baugh, PLC
	Owner:	Circle Mountain Holdings LLC
	Representative:	Adam Baugh, Withey Morris Baugh, PLC
Denial	3.	Application #: PHO-17-25-1
	Location:	Southeast corner of I-17 and Pinnacle Peak Road
	Existing Zoning:	A-1 M-R DVAO
	Acreage:	7.72
	Request:	1) A modification to a Comprehensive Sign Plan Review for more than two (2) signs on a building over fifty-six (56) feet in height.
	Applicant:	Camille Rabany, ADM Group Inc.
	Owner:	OneAZ Credit Union
	Representative:	Jenifer Weskalnies, ADM Group Inc.
Approval with a modification	4.	Application #: PHO-1-25--Z-89-22-2 (Continued from April 16, 2025)
	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
Under advisement *On July 7, 2025, the Planning Hearing Officer took the case out from under advisement and recommended denial as filed, approval	5.	Application #: PHO-1-25--Z-323-79-6
	Location:	Northwest corner of 24th Street and Missouri Avenue
	Existing Zoning:	C-O
	Acreage:	*1.16
	Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan and rendering. 2) Request to delete Stipulation 2 regarding parking ratios. 3) Request to delete Stipulation 3 regarding commencement of construction. 4) Request to modify Stipulation 4 regarding building height.
	Applicant:	Brett Slavicek, Slavicek Holdings LLC
	Owner:	Slavicek Holdings LLC

with a modification and an additional stipulation		Representative:	Jason Morris, Withey Morris Baugh, LLC
Approval with a modification	6.	Application #:	PHO-1-25--Z-232-85-4(7)
		Location:	Southeast corner of 26th Avenue and Polk Street
		Existing Zoning:	C-2, C-3
		Acreage:	2.99
		Request:	1) Request to delete Stipulation 1 regarding site access from Van Buren Street.
		Applicant:	David Hughes, EPS Group Inc
		Owner:	JC Hurts Properties LLC/VMAP Properties LLC
		Representative:	David Hughes, EPS Group Inc
Denial as filed, approval with modifications	7.	Application #:	PHO-1-25--Z-63-06-7
		Location:	Approximately 315 feet west of the northwest corner of 35th Avenue and Grant Street
		Existing Zoning:	R-3 (Approved A-1)
		Acreage:	1.46
		Request:	1) Request to delete Stipulation 2B regarding undulation of the wall along Grant Street. 2) Request to modify Stipulation 3 regarding the landscape setback along Grant Street. 3) Request to modify Stipulation 5 regarding the right-of-way dedication for the north half of Grant Street. 4) Request to modify Stipulation 7 regarding the completion timeframe for all improvements.
		Applicant:	Brent A. Powers Esq., Faith Law
		Owner:	Saul Trevizo
		Representative:	D. Alexander Baker Esq., Faith Law
Approval with a modification	8.	Application #:	PHO-4-25--Z-29-94-6(8)
		Location:	Approximately 970 feet south of the southeast corner of 44th Street and Thomas Road
		Existing Zoning:	C-2
		Acreage:	1.82
		Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped January 11, 1994 and elevations and exhibits dated January 12, 1994.
		Applicant:	Michael Scarbrough, LTH Development Group, LLC
		Owner:	Gen2 Arizona Properties, LLC

	Representative:	Michael Scarbrough, LTH Development Group, LLC
Approval with a modification and additional stipulations	9. Application #:	*PHO-1-25--Z-14-16-8
	Location:	Northeast corner of 59th Avenue and Baseline Road
	Existing Zoning:	C-1
	Acreage:	3.94
	Request:	1) Request to modify Stipulation 1 regarding general conformance with the site plan and elevations date stamped June 21, 2016.
	Applicant:	Erik Baker, Chick-fil-A
	Owner:	Walter Brown Jr., 59th & Baseline Holdings LLC
	Representative:	David Openshaw, 4G Development & Consulting, Inc.

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.mire@phoenix.gov, or TTY: Use 7-1-1.