

**NOTICE OF RESULTS
PLANNING HEARING OFFICER**

****REVISED December 11, 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 **November 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

Approval with a modification and an additional stipulation	1.	Application #:	PHO-1-25—Z-72-97-6
		Location:	Approximately 100 feet east of the southeast corner of 42nd Street and Hazelwood Street
		Existing Zoning:	R1-6 PRD
		Acreage:	1.15
		Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped June 24, 1997, and allowed density. 2) Technical corrections for Stipulations 4, 5, and 6.
		Applicant:	Wendy Riddell, Berry Riddell, LLC
		Owner:	Shane O’Neal, Jennings Revocable Trust/Anderlite Family Trust/Oneal Family Trust
		Representative:	Wendy Riddell, Berry Riddell, LLC
Approval with a modification and an additional stipulation	2.	Application #:	PHO-1-25--Z-131-99-7
		Location:	Southeast corner of 59th Avenue and Lower Buckeye Road
		Existing Zoning:	C-2
		Acreage:	7.82
		Request:	1) Request to modify Stipulation 1 regarding outdoor activity.
		Applicant:	Daniel Chambers, QuikTrip Corporation
		Owner:	Peter Shaplin, Arizona Becknell Investors 2007 LLC.
		Representative:	Robert Hannen, Kimley-Horn & Associates

Under advisement *On December 11, 2025, the Planning Hearing Officer took the case out from under advisement and recommended approval with modifications	3.	Application #:	PHO-1-25--Z-SP-9-22-7
		Location:	Southwest corner of 35th Avenue and Broadway Road
		Existing Zoning:	C-2
		Acreage:	5.43
		Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped November 29, 2022. 2) Request to modify Stipulation 2 regarding general conformance to the elevations date stamped October 26, 2022. 3) Request to modify Stipulation 4 regarding fencing. 4) Request to delete Stipulation 16 regarding monument signs. 5) Request to delete Stipulation 17 regarding illuminated signs.
		Applicant:	Daniel Chambers, QuikTrip Corporation
		Owner:	Zachary Pebler, Prestige Partners, LLC.
		Representative:	Robert Hannen, Kimley-Horn & Associates
Approval	4.	Application #:	PHO-5-25—Z-47-19-7
		Location:	Approximately 1900 feet south of the southwest corner of 59th Avenue and Baseline Road
		Existing Zoning:	R-4
		Acreage:	23.27
		Request:	1) Request to modify Stipulation 34 regarding general conformance to the site plan, landscape plan, and elevations date stamped October 1, 2021.
		Applicant:	George Pasquel III, Withey Morris Baugh, PLC.
		Owner:	Brian Huffaker, Laveen Park Place Apts, LLC. (Hawkins Companies)
		Representative:	George Pasquel III, Withey Morris Baugh, PLC.

For further information, please call Logan Zappolo, Planner I, Planning and Development Department at (602) 256-3322 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.