

**NOTICE OF RESULTS
PLANNING HEARING OFFICER**

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 **June 17, 2026 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

Continued to August 19, 2026	4.	Application #:	PHO-1-26—Z-5-20-7
		Location:	Approximately 1,000 feet west of the northwest corner of 31st Avenue and Harrison Street
		Existing Zoning:	A-1
		Acreage:	3.66
		Request:	1) Modification of Stipulation 1 regarding maximum building height. 2) Modification of Stipulation 3 regarding landscape area. 3) Modification of Stipulation 4 regarding landscape area.
		Applicant:	Joshua Oehler, Arc One Associates, LLC
		Owner:	Alexis A Heredia, FRM Investments LLC
		Representative:	Joshua Oehler, Arc One Associates, LLC

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.