

**NOTICE OF RESULTS
PLANNING HEARING OFFICER**

****REVISED June 1, 2026***

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 18, 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

Denial as filed, approval with an additional stipulation	1.	Application #:	PHO-1-25—Z-257-84-5(4) (Continued from January 21, 2026)
		Location:	Southeast corner of 24th Avenue and Coolidge Street
		Existing Zoning:	R-3
		Acreage:	0.49
		Request:	1) Modification of Stipulation 1 regarding substantial conformance to the site plan and elevations presented to the Planning Commission. 2) Deletion of Stipulation 2 regarding maximum density. 3) Deletion of Stipulation 3 regarding time condition.
		Applicant:	Kristopher Ontiveros, SOKO Designs
		Owner:	Jeffrey Dash, JMS AZ Property I LLC
Under advisement *On June 1, 2026, the Planning Hearing Officer took this case out from under advisement and	2.	Application #:	PHO-2-25—Z-77-06-4 (Continued from February 18, 2026)
		Location:	Approximately 150 feet north of the northwest corner of 3rd Street and Catalina Drive
		Existing Zoning:	R-5 TOD-1, P-1 TOD-1 (Approved C-2 HR TOD-1)
		Acreage:	2.28
		Request:	1) Modification of Stipulation 1 regarding general conformance to the site plan and elevations date stamped July 29, 2025.
		Applicant:	Marcela Mora-Yatko, Gilbert Blilie PLLC

recommended approval with modifications.	Owner:	Sherylene Yazzie, Navajo Nation Department of Health	
	Representative:	Paul Gilbert, Gilbert Blilie PLLC	
Withdrawn	3.	Application #:	PHO-3-26—Z-127-96-6
		Location:	Southeast corner of 48th Street and Thistle Landing Drive
		Existing Zoning:	CP/GCP
		Acreage:	40.36
		Request:	1) Modification of Stipulation 6 regarding half street dedication.
		Applicant:	Noel Griemsmann, Snell & Wilmer LLP
		Owner:	ME PHX Tech Campus LLC
		Representative:	Noel Griemsmann, Snell & Wilmer LLP
Under advisement *On April 17, 2026, the Planning Hearing Officer took this case out from under advisement and recommended approval with modifications and additional stipulations.	4.	Application #:	PHO-3-26—Z-111-00-7
		Location:	Approximately 150 feet south of the southeast corner of 21st Avenue and Fillmore Street
		Existing Zoning:	A-1, R-3
		Acreage:	1.03
		Request:	1) Modification of Stipulation 1 regarding general conformance to the site plan and elevations date stamped April 12, 2016. 2) Deletion of Stipulation 2 regarding landscaped setback. 3) Modification of Stipulation 3 regarding wall height and materials. 4) Deletion of Stipulation 5 regarding trees within landscaped setback.
		Applicant:	Lorena Gonzalez, L&M Trust
		Owner:	Lorena Gonzalez, L&M Trust
		Representative:	Brian Sandstrom
Approval with a modification and additional stipulations	5.	Application #:	PHO-3-26—Z-57-06-7
		Location:	Approximately 500 feet west of the northwest corner of 91st Avenue and Lower Buckeye Road
		Existing Zoning:	S-1 (Approved C-2)
		Acreage:	14.40
		Request:	1) Modification of Stipulation 1 regarding site plan, elevations, and conceptual landscape plan date stamped August 15, 2006. 2) Deletion of Stipulation 2 regarding pedestrian circulation plan. 3) Deletion of Stipulation 3 regarding an enhanced landscape feature at the

		intersection of 91st Avenue and Lower Buckeye Road. 4) Deletion of Stipulation 4 regarding an enhanced landscape feature at the entrances. 5) Technical Corrections to Stipulations 5 and 10. 6) Deletion of Stipulation 9 regarding right of way.
	Applicant:	Jason Sanks, Iplan Consulting
	Owner:	Kimberly Steele, PLC Charter Schools
	Representative:	Jason Sanks, Iplan Consulting
Approval	6.	Application #: PHO-3-26—Z-14-19-8
		Location: Northeast corner of 59th Avenue and Elliot Road
		Existing Zoning: C-1
		Acreage: 1.58
		Request: 1) Modification of Stipulation 3 regarding minimum landscape setback.
		Applicant: Dana Burkhardt, Sustainability Engineering Group
		Owner: Amed Partners LLC
	Representative:	Dana Burkhardt, Sustainability Engineering Group

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.