

**NOTICE OF RESULTS
PLANNING HEARING OFFICER**

****REVISED JUNE 23, 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 **May 20, 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

Approval with a modification and additional stipulations	1.	Application #:	PHO-2-26—Z-105-86-1(2)
		Location:	Approximately 1,180 feet east of the northeast corner of 17th Place and Deer Valley Road
		Existing Zoning:	A-1 DVAO
		Acreage:	0.45
		Request:	1) Legislative review of the development plan.
		Applicant:	John Reddell, John Reddell Architects
		Owner:	Shaun Robertson, Robertson Ventures, LLC
		Representative:	John Reddell, John Reddell Architects
Denial	2.	Application #:	PHO-1-26—Z-39-21-6
		Location:	Approximately 830 feet north of the northeast corner of 44th Street and Osborn Road
		Existing Zoning:	R-O
		Acreage:	0.48
		Request:	1) Modification of Stipulation 6 regarding illuminated signs.
		Applicant:	Edwin Bull, Burch & Cracchiolo, P.A.
		Owner:	Brent Nardecchia, High Place Properties, LLC
		Representative:	Edwin Bull, Burch & Cracchiolo, P.A.
Approval	3.	Application #:	PHO-2-26—Z-275-84-6
		Location:	Approximately 575 feet east of the intersection of 48th Street and Virginia Avenue
		Existing Zoning:	R-3
		Acreage:	0.60
		Request:	2) Deletion of Stipulation 1 regarding an alley dedication.
		Applicant:	Leodra Bowdell, Phoenix Permit Services LLC

		Owner:	Avtar Verma, Camelback View Apartments LLC
		Representative:	Tor Stuart, ArchitecTor PC
Continued to June 17, 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) Deletion of Stipulation 1 regarding maximum building height. 2) Deletion 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
Denial as filed, approval with modifications	5.	Application #:	PHO-1-26—Z-29-23-7(8)
		Location:	Approximately 300 feet east of the northeast corner of 43rd Avenue and Baseline Road
		Existing Zoning:	C-1
		Acreage:	7.53
		Request:	1) Modification of Stipulation 1 regarding elevations. 2) Modification of Stipulation 5 regarding access along 43rd Avenue. 3) Deletion of Stipulation 9 regarding a multi-use trail easement (MUTE) and a multi-use trail (MUT). 4) Deletion of Stipulation 13 regarding streetscape requirements. 5) Modification of Stipulation 19 regarding review of conceptual site plan and elevations for Lot 4. 6) Deletion of Stipulation 22 regarding review of conceptual site plan and elevations for lot 5. 7) Deletion of Stipulation 23 regarding minimum bicycle parking. 8) Deletion of Stipulation 24 regarding minimum electric bicycle charging spaces.
		Applicant:	Wendy Riddell, Berry Riddell, LLC
		Owner:	Randy Raskin, 43rd Ave and Baseline Development, LLC
		Representative:	Wendy Riddell, Berry Riddell, LLC

Approval with modifications	6.	Application #:	PHO-1-26—Z-45-22-8
		Location:	Southeast corner of 59th Avenue and Dobbins Road
		Existing Zoning:	C-2 HGT/WVR DNS/WVR
		Acreage:	39.73
		Request:	1) Modification of Stipulation 1 regarding general conformance to the site plan and elevations. 2) Modification of Stipulation 2 regarding the Town Square site plan and amenity features. 3) Modification of Stipulation 20 regarding the minimum open space required for Lot 1. 4) Modification of Stipulation 23 regarding the depicted site plan. 5) Modification of Stipulation 25 regarding the maximum number of units for Lot 2. 6) Modification of Stipulation 26 regarding the minimum open space required for Lot 2. 7) Deletion of Stipulation 28 regarding district standards. 8) Deletion of Stipulation 29 regarding the maximum number of units for Lot 3. 9) Deletion of Stipulation 30 regarding the minimum open space required for Lot 3. 10) Deletion of Stipulation 31 regarding required bicycle parking.
		Applicant:	Wendy Riddell, Berry Riddell, LLC
		Owner:	Larry Miller, Matrix at Dobbins LLC
		Representative:	Wendy Riddell, Berry Riddell, LLC
Under advisement *On June 23, 2026 the Planning Hearing Officer took the case out from under advisement and recommended approval with modifications	7.	Application #:	PHO-1-26—Z-92-23-8
		Location:	Southeast corner of 19th Avenue and Baseline Road
		Existing Zoning:	C-2
		Acreage:	35.03
		Request:	1) Legislative review of the conceptual site plan, elevations, and landscape plan.
		Applicant:	David Richert, Richert & Associates
		Owner:	Brandon Vasquez, Diversified Partners, LLC
		Representative:	David Richert, Richert & Associates

and an additional stipulation.			

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.