

## **NOTICE OF PUBLIC HEARING ZONING ADJUSTMENT HEARING**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given the **ZONING ADJUSTMENT HEARING OFFICER** and to the general public, that the **CITY OF PHOENIX ZONING ADJUSTMENT HEARING OFFICER** will hold a meeting open to the public on **May 8, 2025, at 9:00 AM. (Items 1-6) and 1:30 PM (Items 7-11). Located in Assembly Room C, Phoenix City Hall, 200 West Washington Street, First Floor, Phoenix, Arizona 85003**

### **Notes:**

1. Agenda items may be taken out of order.
2. Anyone wishing to address an agenda item must complete a speaker card.
3. Comments may be limited due to time constraints and to ensure all viewpoints are heard.

The agenda for the meeting is as follows:

### **9:00 AM**

1.       Application #:       ZA-103-14-8 (1 Year Review of Use Permit)  
          Existing Zoning:   A-2 RSIOD  
          Location:        2315 South 15th Avenue  
          Quarter Section: 7-26(E8)  
          Proposal:        1) Variance to allow a medical marijuana cultivation facility within 5,280 feet of the same type of use. Variance required.  
                              2) Use Permit to allow a medical marijuana cultivation facility. Use Permit required.  
          Ordinance Sections: 627.D.91.c 627.D.91.a  
          Applicant:       Fred Petermann, Cold Fusion Lighting  
          Representative: Fred Petermann, Cold Fusion Lighting  
          Owner:         Maschmeier Fuels, LLC
  
2.       Application #:       ZA-170-23-8 (1 Year Review of Use Permit)  
          Existing Zoning:   A-1  
          Location:        4201 and 4205 East University Drive  
          Quarter Section: 6-37(E10) 6-37(E10)  
          Proposal:        1) Variance to reduce the required side yard (west) setback to 4 feet. Minimum 25 feet required.  
                              2) Use permit to allow a medical marijuana cultivation facility. Use permit required.  
                              3) Variance to allow medical marijuana cultivation facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet of separation required.  
                              4) Use permit to allow a medical marijuana infusion facility. Use permit required.  
                              5) Variance to allow a medical marijuana infusion facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet of separation required.  
                              6) Use permit to allow a medical marijuana dispensary facility. Use permit required.  
                              7) Variance to allow a medical marijuana dispensary facility within 5,280 feet of another medical marijuana facility. Minimum 5,280 feet of separation required.  
          Ordinance Sections: 701.D.3.c 627.D.91.a 627.D.91.c 627.D.93.a 627.D.93.b 627.D.92.a 627.D.92.d

- Applicant: Brian Greathouse, Burch & Cracchiolo, P.A.  
 Representative: Brian Greathouse, Burch & Cracchiolo, P.A.  
 Owner: Cottontails LLC  
 November 10, LLC
3. Application #: ZA-742-24 (6 Month Review of Use Permit)  
 Existing Zoning: S-1 SP  
 Location: 10710 West Camelback Road  
 Quarter Section: Q19-2(I2,H2,H1)  
 Proposal: Use permit to allow a temporary use (lantern and lights festival) for up to 36 months. Use permit required.  
 Ordinance Sections: 708.D.1  
 Applicant: Tianyu Arts & Culture Inc  
 Representative: Steve Pump, Camelback Spring Training, LLC  
 Owner: Steve Pump, City of Glendale
4. Application #: ZA-18-25-3  
 Existing Zoning: R1-10 PCD  
 Location: 5102 East Larkspur Drive  
 Quarter Section: Q31-39(K11)  
 Proposal: Use permit to allow a game court light. Use permit required.  
 Ordinance Sections: 608.E.34  
 Applicant: James Roche, 312 Architect and Design  
 Representative: Kilian Gordon, Hoste, LLC  
 Owner: Tariq Awan and Lisa Awan
5. Application #: ZA-127-25-8  
 Existing Zoning: CP/BP  
 Location: 5005 South 40th Street  
 Quarter Section: Q4-37(E10)  
 Proposal: Time extension for ZA-621-23, variance to reduce the minimum parking requirement to 482 spaces. Minimum 515 spaces required.  
 Ordinance Sections: 702.C.Table  
 Applicant: Laboratory Corporation of America Holdings a Delaware Corporation  
 Representative: Heidi Short, Womble Bond Dickinson US, LLP  
 Owner: Laboratory Corporation of America Holdings a Delaware Corporation
6. Application #: ZA-250-25-1  
 Existing Zoning: PSC  
 Location: 4930 West Bell Road  
 Quarter Section: Q37-17(M5)  
 Proposal: 1) Time extension of ZA-232-24, variance to reduce building setbacks on the east side to 41 feet from residential zoning. Minimum 75 feet required.  
 2) Time extension of ZA-232-24, variance to reduce building setbacks on the north side to 48 feet from residential zoning. Minimum 75 feet required.  
 3) Time extension of ZA-232-24, variance to allow 296 square feet (13%) of accessory outdoor dining floor area (Building B). Maximum 233 square feet (10%) allowed.

- 4) Time extension of ZA-232-24, variance to allow 579 square feet (24%) of accessory outdoor dining floor area (Building C). Maximum 245 square feet (10%) allowed.
- 5) Time extension of ZA-232-24, use permit to allow outdoor dining as accessory to three restaurants (Buildings A, B, C). Use permit required.
- 6) Time extension of ZA-232-24, use permit to allow drive-through facilities as accessories to restaurants (Buildings A, B, and C) within 300 feet from a residential zoning district. Use permit required.

Ordinance Sections: 637.C.3 637.C.3 637.A.3 637.A.3 622.D.150.d; 622.D.150.e

Applicant: Patrick Hallman, C & H Associates, LLC  
 Representative: Patrick Hallman, C & H Associates, LLC  
 Owner: Robert Garrett, Talon 1 Properties, LLC

### 1:30 PM

7. Application #: ZA-200-25-8 (SIGN)  
 Existing Zoning: C-1 M-R; C-2  
 Location: 2834 North 44th Street  
 Quarter Section: Q14-37(G10)  
 Proposal: Use permit to allow an electronic message display (EMD) on an existing ground sign. Use permit required.
- Ordinance Sections: 705.C.13  
 Applicant: Tristan Bails, Signarama Chandler  
 Representative: Chris Gunkle, Signarama Chandler  
 Owner: Ron Broatch, KRAF, Inc.
8. Application #: ZA-203-25-7 (SIGN)  
 Existing Zoning: C-2  
 Location: 5046 South Central Avenue  
 Quarter Section: Q4-27(E8)  
 Proposal: Variance to increase the height of a ground sign up to a height of 24 feet. Maximum 20 feet permitted.
- Ordinance Sections: 705.D.1 Table D-1  
 Applicant: Jon Zamora, Royal Sign Company  
 Representative: Jon Zamora, Royal Sign Company  
 Owner: Jose Antonio Casillas, La Bodega Furniture
9. Application #: ZA-223-25-7  
 Existing Zoning: C-1, C-2  
 Location: 8259 and 8275 West Lower Buckeye Road  
 Quarter Section: Q6-9(E3)  
 Proposal: 1) Use permit to allow outdoor alcoholic beverage consumption as an accessory use to a restaurant (Pad F) within 500 feet of a residential zoning district. Use permit required.  
 2) Use permit to allow outdoor dining as an accessory use to a restaurant (Pad E, Pad, F, Pad G) within 500 feet of a residential zoning district. Use permit required.  
 3) Use permit to allow a drive through facility accessory to a restaurant (Pad E, Pad F, Pad G) within 300 feet from a residential zoning district. Use permit required.
- Ordinance Sections: 623.D.157.c 623.D.157.c 623.D.157.d.(2)

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|  | Applicant:      | Cassandra Ayres, Berry Riddell, LLC |
|  | Representative: | Cassandra Ayres, Berry Riddell, LLC |
|  | Owner:          | Crossroads Commons, LLC             |
10.      Application #:            ZA-231-25-2  
          Existing Zoning:        C-2 M-R PCD  
          Location:                15213 North Kierland Boulevard  
          Quarter Section:        Q34-44(L12)  
          Proposal:                1) Time extension of ZA-37-23, variance to reduce the required front yard setback (Northwest, Kierland Boulevard) to 10 feet. Minimum 25 feet required.  
    2) Time extension of ZA-37-23, variance to reduce the front yard landscape setback (Northwest) to 10 feet. Minimum 25 feet required.  
    3) Time extension of ZA-37-23, variance to reduce the interior side yard landscape setback (Southwest) to 0 feet. Minimum 5 feet required.  
    4) Time extension of ZA-37-23, variance to reduce the interior side yard landscape setback (East) to 0 feet. Minimum 5 feet required.  
    5) Time extension of ZA-37-23, variance to reduce the required open space to 3%. Minimum 5% open space required.
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|  | Ordinance Sections: | 701.D.2.b 703.B.3.a 703.B.3.b.3 703.B.3.b.3 703.B.4.a.1 |
|  | Applicant:          | David Breen, Streetlights Residential                   |
|  | Representative:     | Benjamin Graff, Quarles & Brady LLP                     |
|  | Owner:              | PHXAZ Kierland Common,s LLC, The Macerich Company       |
11.      Application #:            ZA-232-25-2  
          Existing Zoning:        C-2 M-R PCD  
          Location:                15213 North Kierland Boulevard  
          Quarter Section:        Q34-44(L12)  
          Proposal:                Time extension of ZA-268-23, variance to allow 18% open space of a project's total net area with appropriate landscaping and other pedestrian-oriented amenities. Minimum 30% open space required.
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|  | Ordinance Sections: | 634.B.2.g.  |
|  | Applicant:          | David Breen, Streetlights Residential             |
|  | Representative:     | Benjamin Graff, Quarles & Brady LLP               |
|  | Owner:              | PHXAZ Kierland Common,s LLC, The Macerich Company |

For further information please call Eric Morales, Planner III, Planning and Development Department at 602-262-7927 or via electronic mail at [zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov). To request a reasonable accommodation, please contact Saneeya Mir, 602-686-6461, [Saneeya.Mir@phoenix.gov](mailto:Saneeya.Mir@phoenix.gov) TTY: Use 7-1-1.

May 1, 2025