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 public on **February 20, 2013** at **10:00 a.m.**, located in **12th Floor Central Conference Room**, **200 W. Washington Street, Phoenix, AZ 85003**.

The results of the meeting were as follows:

RESULTS

Withdrawn 1.

Application: Z-12-06-8 (CONTINUED FROM JANUARY 16, 2013)
Existing Zoning: R1-8 BAOD
Acreage: 43.60
Location: Approximately 328 feet west of the southwest corner of 24th Street and Baseline Road
Proposal:
1) Modification of Stipulation 1 regarding general conformance to a site plan.
2) Modification of Stipulation 2 regarding four sided architecture.
3) Modification of Stipulation 3 to revise the lot numbers to reflect the proposed site plan.
4) Deletion of Stipulation 4 regarding alternative garage locations.
5) Modification of Stipulation 5 regarding a multi-use trail.
6) Modification of Stipulation 7 regarding perimeter walls between lots backing onto 24th Street and the public right-of-way.
7) Modification of Stipulation 8 regarding view walls along the Highline Canal.
8) Modification of Stipulation 9 regarding landscaping.
9) Deletion of Stipulation 10 regarding amenities on the west parcel.
10) Modification of Stipulation 11 regarding open space and amenities.
11) Modification of Stipulation 14 regarding street improvements.
12) Modification of Stipulation 15 to revise the lot numbers to reflect the proposed site plan.
13) Modification of Stipulation 16 to revise the lot numbers to reflect the proposed site plan.
14) Deletion of Stipulation 18 requiring a six-foot wall along the west property line of the site's west parcel.
15) Technical correction to Stipulation 6.

Applicant: Beazer Homes
Owner: Triyar Captial LLC, Are Fund LLC, Baseli
Representative: Hoskin Ryan Consultants, Inc.

2.

Application: Z-2-03-8
Existing Zoning: R1-14 BAOD (Approved MUA BAOD)
Acreage: 5.94

Approved deletion of

Stipulation 12 and modification to Stipulations 1, 10, and 13		Location:	Approximately 800 feet west and 300 feet south of the southwest corner of 32nd Street and Baseline Road
		Proposal:	1) Administrative action to modify Stipulation 12 to extend or remove the conditional time stipulation, or determine compliance with the schedule for development or take legislative action to revert the approved MUA zoning to its former R1-14 zoning classification due to noncompliance with rezoning stipulations 2) Technical corrections to Stipulations 1, 10, 13
		Applicant:	City of Phoenix Planning Commission
		Owner:	Dale 32nd Street/Baseline Investments
		Representative:	City of Phoenix Planning and Development Department
	3.	Application:	Z-100-89-1 (NEW DISTRICT 2)
		Existing Zoning:	PSC
		Acreage:	35
		Location:	Southwest corner of Tatum Boulevard and Bell Road
Approved with modified stipulations		Proposal:	1) Modification of Stipulation 2 regarding substantial conformance to the site plan and the required maximum number of freestanding pads on the property. 2) Technical corrections to Stipulations 1, 3, 6, 10.c, 10.d, 11, 12, 13, and 26.
		Applicant:	Tim Rasnake
		Owner:	Tatum Venture, LLC
		Representative:	Tim Rasnake
Approved as requested	4.	Application:	Z-210-82-3 (NEW DISTRICT 2)
		Existing Zoning:	R-3A
		Acreage:	7.05
		Location:	Northeast corner of Tatum Boulevard and Greenway Road
		Proposal:	1) Modification of Stipulation 3 regarding a maximum of 126 dwelling units on the R-3A zoned parcel. 2) Technical correction to Stipulation 5.
		Applicant:	Mike Curley – Earl, Curley & Lagarde, PC
		Owner:	AIMCO
		Representative:	Mike Curley – Earl, Curley & Lagarde, PC

For further information, please call Ray Brown, Planner I, Planning and Development Department at 602-495-5788 or contact us via electronic mail at zoning@phoenix.gov. This electronic mail address will not accommodate zoning enforcement/violation complaints.

For reasonable accommodations, call Nici Browe at Voice/ 602-495-0256 or the City TTY Relay 602-534-5500 as early as possible to coordinate needed arrangements.

February 5, 2013