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 **August 21, 2013** at **10:00 a.m.**, located in **Assembly Room C**, **200 W. Washington Street, Phoenix, AZ 85003**.

The results of the meeting were as follows:

RESULTS			
	1.	Application:	Z-152-03-7(8) – Continued from July 17, 2013
Approved with modifications		Existing Zoning:	Approved C-2 and R1-8
		Acreage:	76.84
		Location:	Approximately 280 feet west of the southwest corner of 43rd Avenue and Baseline Road
		Proposal:	1) Modification of Stipulation 1 regarding review of site plan and elevations. 2) Modification of Stipulation 2 regarding access. 3) Deletion of Stipulation 3 regarding the Red Barn theme. 4) Modification of Stipulation 7 regarding general conformance to site plan date stamped May 10, 2004. 5) Modification of Stipulation 8 regarding building height along Baseline Road. 6) Modification of Stipulation 9 regarding percentage of dwelling units limited to one level. 7) Modification of Stipulation 13 regarding residential perimeter fencing. 8) Deletion of Stipulation 14 regarding four sided architecture. 9) Deletion of Stipulation 15 regarding right-of-way for the south half of Baseline Road. 10) Deletion of Stipulation 17 regarding right-of-way for the north half of South Mountain Avenue. 11) Deletion of Stipulation 18 regarding right-of-way triangle. 12) Deletion of Stipulation 21 regarding multi-use trail. 13) Deletion of Stipulation 22 regarding transit stop. 14) Deletion of Stipulation 23 regarding minimum square foot lots. 15) Modification of Stipulation 25 regarding maximum height adjacent to South Mountain Avenue. 16) Modification of Stipulation 27 regarding maximum height adjacent to 43rd Avenue. 17) Modification of Stipulation 28 regarding minimum lot widths. 18) Modification of Stipulation 29 regarding 60-foot wide

lots.

19) Modification of Stipulation 30 regarding remaining lot widths.
20) Modification of Stipulation 31 regarding overall gross density.
21) Deletion of Stipulation 33 regarding four-sided architecture.
22) Modification of Stipulation 34 regarding general conformance to site plan dated September 17, 2004.
23) Modification of Stipulation 35 regarding perimeter fencing along 43rd Avenue.
24) Modification of Stipulation 36 regarding use of stucco.
25) Deletion of Stipulation 38 regarding plant pallet.
26) Deletion of Stipulation 39 regarding C-2 zoned commercial land.
27) Modification of Stipulation 40 regarding specific conformance to the site plan dated September 17, 2004.
28) Technical correction to Stipulations 4, 5, 10, 11, 16, 41, 42, 43.

Applicant: Reid Butler – Butler Housing Company
Owner: Wells-85 LLC – Dr. R. Lines
Representative: Reid Butler – Butler Housing Company

Approved

2. Application: Z-SP-5-12-2
Existing Zoning: C-2 SP
Acreage: .28
Location: Northwest corner of Cave Creek Road and Bell Road
Proposal: Deletion of Stipulation 2 regarding six-month review of receiving final C of O for the blood plasma center and again one year from the six-month review.
Applicant: Mike Curley – Earl, Curley & Lagarde
Owner: Cave Creek & Bell LLC
Representative: Mike Curley – Earl, Curley & Lagarde

Approved with modifications

3. Application: Z-91-99-2
Existing Zoning: PCD NBCOD (Approved R-3A PCD NBCOD)
Acreage: 66.8
Location: Approximately 1,000 feet west and 500 feet south of the southwest corner of 27th Avenue and Carefree Highway
Proposal:
1) Deletion of Stipulation 18 regarding detached sidewalks within the residential portion of development.
2) Technical correction to Stipulations 7, 9, 10, 11, 13, 21, 23, 24, 25

Applicant: Mario Mangiamele – Iplan Consulting
Owner: Cardinal Land Holdings III, LLC

Representative: Mario Mangiamele – Iplan Consulting

For further information, please call James Washington, Planner I, Planning and Development Department at 602-262-4544 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.

August 21, 2013