

ATTACHMENT C

REPORT OF PLANNING HEARING OFFICER ACTION
Byron Easton, Planner III, Hearing Officer
Logan Zappolo, Planner I, Assisting

November 19, 2025

ITEM NO: 1	
	DISTRICT NO. 6
SUBJECT:	
Application #:	PHO-1-25--Z-72-97-6
Location:	Approximately 100 feet east of the southeast corner of 42nd Street and Hazelwood Street
Zoning:	R1-6 PRD
Acreage:	1.15
Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped June 24, 1997, and allowed density. 2) Technical corrections for Stipulations 4, 5, and 6.
Applicant:	Wendy Riddell, Berry Riddell, LLC
Owner:	Shane O'Neal, Jennings Revocable Trust/Anderlite Family Trust/Oneal Family Trust
Representative:	Wendy Riddell, Berry Riddell, LLC

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with a modification and an additional stipulation.

Village Planning Committee (VPC) Recommendation: The Camelback East Village Planning Committee heard this request on November 4, 2025 and recommended approval by a vote of 18-0.

DISCUSSION:

Wendy Riddell, representative of Berry Riddell, LLC, provided an overview of the 1.14-acre site located north of Campbell Avenue between 42nd Street and 43rd Street. She explained the history of the site and stated the original adobe hacienda served as a farmhouse constructed in the early 1900's to serve a 120-acre citrus orchard. Ms. Riddell added there have been numerous modifications made to the original estate. It was previously used as a retreat center, and more recently as a short-term rental property with 11 bedrooms. She explained the surrounding neighbors support this proposal, mainly because the short-term rental properties will be converted into two single family lots. Ms. Riddell presented the proposed site plan that depicts two single-family lots that front Hazelwood Street and stated the lot sizes are almost identical to the lots across

Hazelwood Street. She stated on the rear of the site they are planning to preserve the historical estate, removing later additions, and restoring the hacienda back to a single-family home. Ms. Riddell explained the intent is to eliminate some bedrooms and convert the historic hacienda back to a single-family home to minimize the effects of a short-term rental on the site. She stated that their request is to modify the stipulation limiting the allowable dwelling units on site from 12 to 14 total units. The proposed site plan shows a total of 3 lots. Lots 1 and 2 will be approximately 10,000 square feet and will feature approximately 4,500 square foot homes. She explained that lot 3 is larger than the two proposed lots to maintain the existing open space and structure. Ms. Riddell stated the proposed flag lot configuration depicted on the conceptual site plan will most likely require a variance. Additionally, another variance may be required for the new homes, as they currently do not meet the minimum required setbacks. However, this is not part of the scope for the Planning Hearing Officer hearing. She explained the proposed building elevations will be oriented to face Hazelwood Street. Ms. Riddell provided an overview of their public outreach efforts, including an open house on November 3, 2025, with the adjacent neighbors and they received two letters of support from the adjacent neighborhoods. She stated their proposed application received unanimous recommendation of approval from the Camelback East Village Planning Committee, with a vote of 18-0.

Byron Easton, Planning Hearing Officer, asked for clarification of the request language for the stipulation modification.

Ms. Riddell responded that their request is to modify or delete the general conformance stipulation to the proposed site plan and to modify the dwelling unit stipulation from 12 to 14 units.

Mr. Easton asked for clarification on the total unit count.

Ms. Riddell explained the original rezoning case included the homes located on the outside of the hacienda, however, with this submittal they are only looking to modify the interior portion of the site.

Mr. Easton asked if there were any changes proposed for the exterior units.

Ms. Riddell responded there are no changes proposed for the exterior units, the only modification is for the interior portion of the site.

Mr. Easton asked Logan Zappolo, Planning Hearing Officer Assistant, if there were any registered speakers for this case.

Mr. Zappolo responded yes, Ms. Lorna Pederson. Lorna Pederson, a neutral member of the public, explained she has lived at Hacienda for 8 years and she

asked if it would be possible to keep an adobe style elevation on the proposed homes to keep the character of the neighborhood.

Ms. Riddell responded to Ms. Pederson and stated the existing historic home will be maintained as an adobe style hacienda. She added that on Hazelwood Street the homes will have a modern look, similar to the properties across the street. She added during the open house there was discussion with the community to freshen up the paint and color pallet for the historic adobe style hacienda but the two new homes along Hazelwood Street will not be adobe style homes.

Mr. Easton stated that the PHO requests are related to the density and conceptual site plan, however, it appears that there have been productive and positive discussions between the neighborhood and developer. In addition, Staff will ensure the elevations meet the character of the surrounding area during the site planning process. He reiterated the original stipulation language and stated the Camelback East Village Planning Committee heard the case at their November 4, 2025 meeting and recommended unanimous approval by a vote of 18-0. He included it appears that the applicants have the support of the surrounding neighborhood.

Ms. Riddell explained concerns with the language to include the original hacienda and the accessory dwelling unit on the site.

Mr. Easton responded he will include the word "structures" in the stipulation to address both the existing primary structure and the Accessory Dwelling Unit on the site.

Ms. Riddell confirmed she agreed with the stipulation language.

Mr. Easton explained the technical corrections for the request.

Mr. Easton recommended approval with a modification and an additional stipulation.

FINDINGS:

- 1) The request to modify Stipulation 1 regarding the total number of new units (allowable density) and general conformance to the stipulated site plan is recommended to be approved with a modification to provide more standard language. The rezoning case approved in 1997 allowed for the development of twelve single-family attached lots on either side of the existing hacienda. At the time of that approval, the hacienda was already located on the Property. The rezoned area was later platted into three separate lots, with the Property receiving its own centrally located parcel, distinct from the single-family attached units flanking it.

Although the Property operates independently, it remains subject to the unit cap imposed on the single-family attached portion of the rezoning area. The conceptual site plan shows the existing residence and the two proposed additional lots adjacent to Hazelwood. Therefore, the density allowance must be increased to allow for the development of the two lots and more standard general conformance language is recommended to be approved.

Approving the modified stipulation will enable further development on the Property that is complimentary and consistent with the neighborhood. Furthermore, the applicant is proposing to preserve the historic hacienda at the rear of the parcel, maintaining the existing historic character of the site.

- 2) The applicant did not submit a Proposition 207 waiver of claims prior to the Planning Hearing Officer hearing. Submittal of this form is an application requirement. An additional stipulation is recommended to require the applicant to record this form and deliver it to the City to be included in the rezoning application file for record.

STIPULATIONS:

1.	That The total number of new units SHALL BE allowed by the rezoning be limited to FOURTEEN twelve , excluding the existing residential structure and that THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED SEPTEMBER 19, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. development be in general conformance to the site plan dated June 24, 1997.
2.	That The applicant SHALL either limit lots B5 and B6 to single-story units or provide evidence that the adjacent property owner to the east of these lots is not opposed to two-story development.
3.	That Access onto Hazelwood Street, excepting that currently provided the existing residential structure, SHALL be limited to ingress/egress only.
4.	Right-of-way dedications and street alignments for local streets within the subdivision will be determined by PLANNING AND Development Services Department at the time of Preliminary Subdivision Plat Review.
5.	The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the STREETS

	AND TRANSPORTATION DEPARTMENT City. All improvements shall comply with all ADA accessibility standards.
6.	No trees within the Hazelwood right-of-way shall be removed to effectuate either ingress or egress to the property.
7.	PRIOR TO FINAL SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

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