

ATTACHMENT D

PLEASE RESPOND ELECTRONICALLY TO LOGAN ZAPPOLO 2ND FLOOR, 602-256-3322



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

From: Joshua Bednarek
Planning & Development Department Director

Date: October 20, 2025

Subject: P.H.O. APPLICATION NO. PHO-1-25-Z-72-97-6 – Notice of Pending Actions by the Planning Hearing Officer

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **November 19, 2025**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **October 27, 2025**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
City Council District 6 - Jennifer Wingenroth (council.district.6@phoenix.gov)
Aviation (Jordan D. Feld)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Joel Asirsan), 2nd Floor
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Todd Shackelford), 16th Floor
Public Transit (Skitch Kitchen)
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor
Planning and Development/Information Services (Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Logan Zappolo), 2nd Floor
Village Planner (Anthony Grande, Camelback East Village)
Village Planning Committee Chair (William Fischbach, Camelback East Village)

REVISED



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-25-Z-72-97-6

Council District: 6

Request For: Stipulation Modification

Reason for 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.

HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	11-19-2025	1:30 PM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Shane O'Neal, Jennings Revocable Trust/Anderlite Family Trust/Oneal Family Trust	Owner	1451 Branciforte Drive Santa Cruz CA 95065 United States	480-221-5131		shane@onealvr.com
Wendy Riddell, Berry Riddell, LLC	Applicant	6750 East Camelback Road, Suite 100 Scottsdale AZ 85251	602-675-9449	480-385- 2727	wr@berryriddell.com
Wendy Riddell, Berry Riddell, LLC	Representative	6750 East Camelback Road, Suite 100 Scottsdale AZ 85251	602-675-9449	480-385- 2727	wr@berryriddell.com

Property Location: Approximately 100 feet east of the southeast corner of 42nd Street and Hazelwood Street**Acreage:** 1.15**Geographic Information**

Zoning Map H10	APN 171-20-188	Quarter Section Q18-37
Village: Camelback East		

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information

Fee	Fee Waived	Fee Date	Purpose
\$1,080.00	\$0.00	09/25/25	PHO (1-2 stipulations)

PHO Application Narrative

4203 East Hazelwood Street

September 18, 2025

Prepared by:

Berry Riddell LLC
Wendy Riddell, Esq.
Sarah Sawyer, Esq.
6750 E Camelback Road, Suite 100
Scottsdale, Arizona 85251

REQUEST

The purpose of this request is to seek Planning Hearing Officer (“PHO”) approval of a stipulation modification attached to Z-72-97-6. The subject site (Assessor’s Parcel Number 171-20-188) is located east of the southeast corner of Hazelwood Street and 42nd Street, is addressed as 4203 East Hazelwood Street, and is 1.14 acres in size (49,829 square feet) (the “Property”). The Property is zoned R1-6 PRD and is designated for residential uses between 3.5 to 5 dwelling units per acre according to the City of Phoenix General Plan. It is presently occupied by a historic hacienda that was originally constructed in 1918 and expanded over the years, as discussed in greater detail below. Future Zoning Adjustment requests to change the development option in the R1-6 district, to allow a flag lot, and to reduce the side yard setbacks will be submitted the City in an effort to preserve as much of the original 1918 historic home as possible.



In 1997, case number Z-72-97-6 rezoned the Property and surrounding parcels to the current zoning district in order to accommodate the twelve single-family attached homes that flank either side of the historic residence on the Property, as shown below.



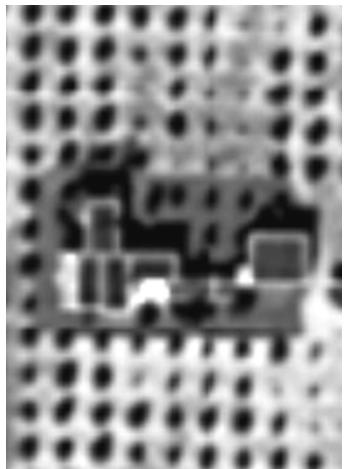
The rezoning approval was conditioned on a number of stipulations, the first of which states:

“That the total number of new units allowed by this rezoning be limited to twelve, excluding residential structure and that development be in general conformance to the site plan dated June 24, 1997.”

This PHO request proposes to modify this stipulation in order to allow a split of the Property into three lots—requiring an increase the number of units to fourteen in this stipulation and an update to the dated site plan.

DEVELOPMENT PLAN

The intent is to redevelop the Property to create two new single-family lots fronting Hazelwood Street, while preserving the historic residence at the rear of the Property. In the early 1900s, entrepreneur Charles L. Gilliland acquired a 120-acre date palm and citrus orchard, where he established a thriving agricultural enterprise that shipped dates and citrus fruit globally. At the heart of the property stood Gilliland’s adobe hacienda, built in 1918. Constructed with traditional adobe block, the residence showcases classic architectural details such as arched doorways, stucco walls, and beamed ceilings. Over the years, the farmhouse was expanded, and the surrounding acreage was gradually sold for development. In its more recent history, the estate served as a retreat.



1930



1949



1982



1998



2008

The proposal is designed to respect and celebrate the hacienda's early history by carefully removing the later additions that altered its original character, while retaining and preserving significant architectural elements that speak to its heritage.



As part of the plan, the existing parking area—constructed between 2003 and 2005—will be eliminated. This portion of the Property will be subdivided to accommodate two new single-family residences, ensuring the overall redevelopment both restores the hacienda's historic presence and integrates sensitively with the surrounding neighborhood.

The two proposed single-family residences fronting Hazelwood Street will be compatible with the established character of the surrounding neighborhood. To demonstrate this commitment to contextual design, the property owner has included representative photographs of previously completed single-family residential projects under their development, which reflect a similar scale, quality, and architectural character.



STIPULATION MODIFICATION: CASE NUMBER: Z-72-97-6

The request is to modify Stipulation #1 to increase the number of permitted dwelling units to fourteen and to update the site plan date. The other four stipulations remain unchanged.

1. That the total number of new units allowed by this rezoning be limited to ~~twelve~~ **fourteen**, excluding the existing residential structure and that development be in general conformance to the site plan dated ~~June 24, 1997~~ **September XY, 2025**.

Response: As mentioned, the rezoning case, approved in 1997, permitted the development of the twelve single-family attached lots on either side of the existing hacienda. At the time of the rezoning, the hacienda already existed on the Property. The rezoning area was subsequently platted as three separate lots, with the Property being allocated its own, centralized lot, separate and apart from the single-family attached units on either side. Although the Property functions as a separate property, it is bound by the unit cap placed on single-family attached portion of the rezoning area.

The approval of the modified stipulation will allow synergistic development on the Property. The addition of modern-style single family units fronting Hazelwood Street will complement the homes in the surrounding neighborhood. Additionally, the Property is being purchased by a developer who is motivated to preserve and restore the historic hacienda at the rear of the Property.

The hacienda, although constructed in 1918, is not registered as a historic property with the City of Phoenix or nationally. The approval of this request provides a unique opportunity to return the house to its original historic character. As such, the site plan needs to be updated to reflect the proposal.

2. That the applicant 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.

Response: No change.

3. That access onto Hazelwood Street, excepting that currently provided the existing residential structure be limited to ingress/egress only.

Response: No change.

4. Right-of-way dedications and street alignments for local streets within the subdivision will be determined by Development Services Department at the time of Preliminary Subdivision Plat Review.

Response: No change.

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 City. All improvements shall comply with all ADA accessibility standards.

Response: No change.

6. No trees within the Hazelwood right-of-way shall be removed to effectuate either ingress or egress to the property.

Response: No change.

CONCLUSION

The purpose of this request is to seek a stipulation modification to update the site plan and maximum units permitted to be developed on the Property. The proposal offers a unique opportunity to preserve the original, historic hacienda, constructed by Charles L. Gilliland in 1918. Although not registered as a historic property with the City of Phoenix, the developer intends to remove the additions and restore the hacienda to its original footprint. The modification of the stipulation will also permit the development of two single-family homes fronting Hazelwood Street, creating an impressive street presence that is consistent with the homes in the surrounding neighborhood.



City of Phoenix

CITY CLERK DEPARTMENT

December 4, 1997

Winner of the
Carl Bertelsmann
Prize



Mr. Steve Bauer
Development Strategies
1101 East Warner, Suite 126
Tempe, Arizona 85284

RE: Application 72-97-6

Dear Mr. Bauer:

The Phoenix City Council, at its meeting held November 5, 1997, considered the request to rezone 3.1 acres located at the southeast corner of 42nd Street and Hazelwood from R1-6 and R1-6 (approved PAD-8) to R1-6 PRD.

The Council granted this request as recommended by the Planning Commission, subject to the following stipulations.

Stipulations

Mod

1. That the total number of new units allowed by this rezoning be limited to twelve, excluding the existing residential structure and that development be in general conformance to the site plan dated June 24, 1997.
2. That the applicant 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 be limited to ingress/egress only.

T.C.

4. Right-of-way dedications and street alignments for local streets within the subdivision will be determined by Development Services Department at the time of Preliminary Subdivision Plat Review.

T.C.

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 City. All improvements shall comply with all ADA accessibility standards.

Application 72-97-6

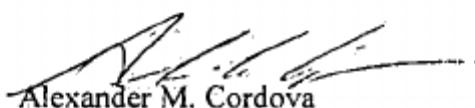
December 4, 1997

Page 2

T.C. 6. No trees within the Hazelwood right-of-way shall be removed to effectuate either ingress or egress to the property.

If you require further assistance or information, please contact the Planning Department, located on the second floor of the Phoenix City Hall, 200 West Washington Street, or call 262-7131.

Sincerely,



Alexander M. Cordova
Acting City Clerk

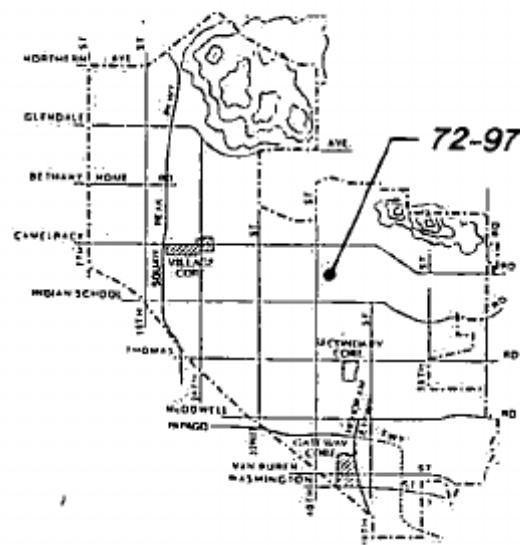
VM/sd/Item 9

cc: Planning Department (4)
Street Transportation Department
Development Services Department



0 400 800
GRAPHIC SCALE IN FEET

**CITY OF PHOENIX PLANNING DEPARTMENT
CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT 6**



APPLICANT'S NAME	DEVELOPMENT STRATEGIES - STEVE BAUER			REQUESTED CHANGE
APPLICATION NO.	HEARING DATES			FROM: R1-6 & R1-6 (APP. P.A.D.8)
72-97-6	Z.H.O.	P.C.	C.C.	TO: R1-6 P.R.D.
8-4-87		AERIAL PHOTO & QUARTER SEC. NO.		ZONING MAP
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.1 ACRES		18-37	H-10	
MULTIPLES PERMITTED	UNITS STANDARD OPTION			* UNITS P.R.D. OPTION
R1-6	16			N/A
R1-6 P.R.D.	N/A			19



PHO-1-25-Z-72-97-6

Property Location: 4203 East Hazelwood Street



mapservices@phoenix.gov

PHO-1-25-Z-72-97-6

Property Location: 4203 East Hazelwood Street

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www.mod-ap.com

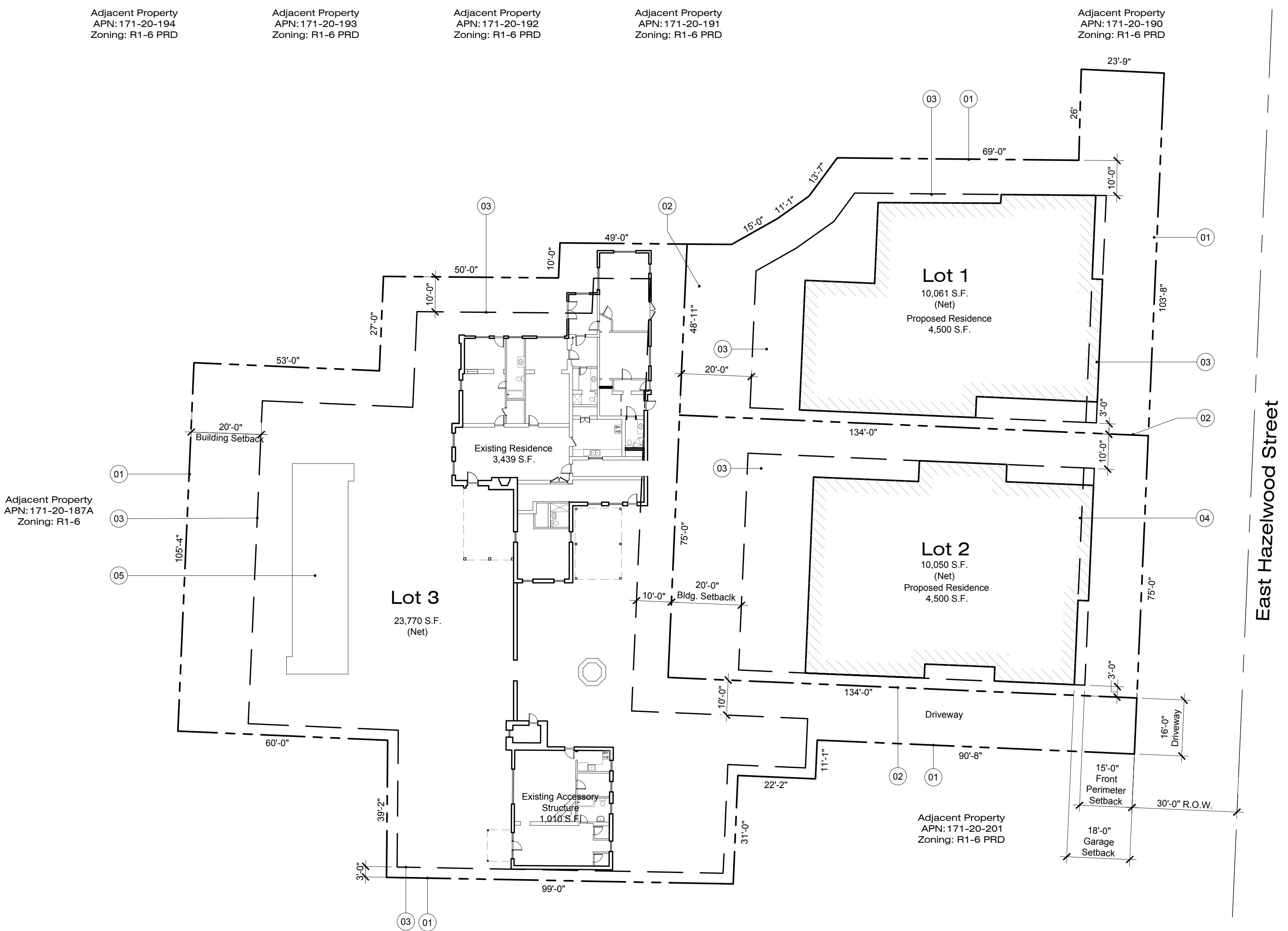
Russell P Black
4222 N 43rd Street
Phoenix, AZ 85018
P. 480.220.5131

Hazelwood Residential
4203 E Hazelwood St
Phoenix AZ USA 85018

Site Data

Address:	4203 E Hazelwood Street
Parcel Number:	APN 171-20-188
Existing Zoning:	R1-6 PRD
Proposed Zoning:	R1-6
Existing Lot Area (Gross):	49,720 S.F., 1.14 Acres
Proposed Lot Areas (Gross):	
Lot 1	13,170 S.F. (0.30 Acres)
Lot 2	12,300 S.F. (0.28 Acres)
Lot 3	24,250 S.F. (0.58 Acres)
Minimum Lot Width Allowed:	45'
Proposed Lot Width	
Lot 1	103'-8"
Lot 2	75'-0"
Lot 3	16'-0" (Flag Lot)
Overall	194'-8"
Max Building Height Allowed (Per City of Phoenix):	2-Stories, 30' (R1-6)
Existing Use:	Detached Single Family Residence
Proposed Use:	Detached Single Family Residence
Lot Coverage - Includes ADU and/or Shade Structure	
Allowed Lot Coverage (per Table 613.A)	
Lot 1	60% (6,036 S.F.)
Lot 2	60% (6,030 S.F.)
Lot 3	60% (14,262 S.F.)

Adjacent Property
APN: 111-29-135
Zoning: R1-6



01 Site Plan

Scale: 1" = 20'-0"



KIVA:
SDEV:
PAPP:
Q-S:

CITY OF PHOENIX

SEP 19 2025

Planning & Development
Department

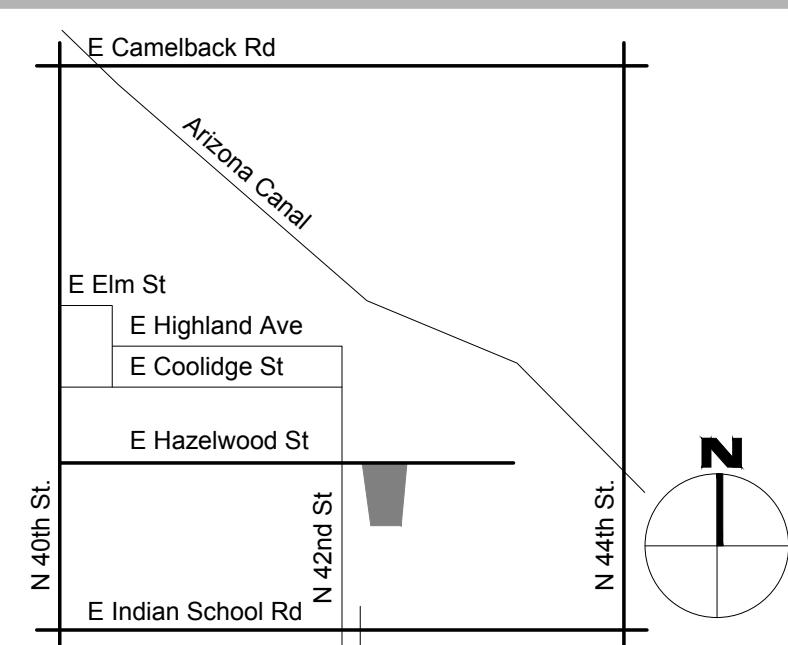
- schematic design
- design development
- construction documents
- construction issue
- record drawings

Project No. 25003
Checked By MK
Drawn By MB/MK
Date 09.17.25
Title

Site Plan

Sheet No. SA1.01

Vicinity Map:



Legend

- >—>— Accessible Route
- #— Keynote
- Property Line
- Building Setback Line
- Garage Setback Line

Keynotes:

- 01 Existing Property Line
- 02 Proposed Property Line
- 03 Building Setback Line
- 04 Garage Setback Line
- 05 Existing Pool



Site Data

Address: 4203 E Hazelwood Street
Parcel Number: APN 171-20-188

Existing Zoning: R1-6 PRD
Proposed Zoning: R1-6

Existing Lot Area (Gross): 49,720 S.F., 1.14 Acres
Proposed Lot Areas (Gross):

Lot 1: 13,170 S.F. (0.30 Acres)
Lot 2: 12,300 S.F. (0.28 Acres)
Lot 3: 24,250 S.F. (0.58 Acres)

Minimum Lot Width Allowed: 45'
Proposed Lot Width:

Lot 1: 103'-8"
Lot 2: 75'-0"
Lot 3: 16'-0" (Flag Lot)

Overall: 194'-8"

Max Building Height Allowed (Per City of Phoenix): 2-Stories, 30' (R1-6)

Existing Use: Detached Single Family Residence

Proposed Use: Detached Single Family Residence

Lot Coverage - Includes ADU and/or Shade Structure

Allowed Lot Coverage (per Table 613.A)

Lot 1: 60% (6,036 S.F.)
Lot 2: 60% (6,030 S.F.)
Lot 3: 60% (14,262 S.F.)

Revision

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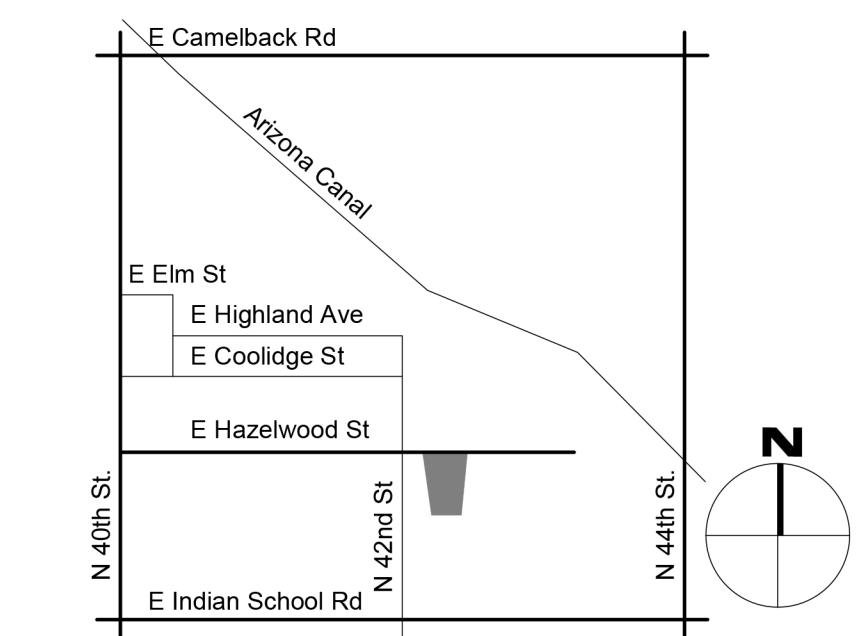
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Hazelwood Residential

4203 E Hazelwood St
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Vicinity Map:



- schematic design
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- record drawings

Project No. 25003

Checked By MK

Drawn By MB/MK

Date 09.17.25

Title

CITY OF PHOENIX

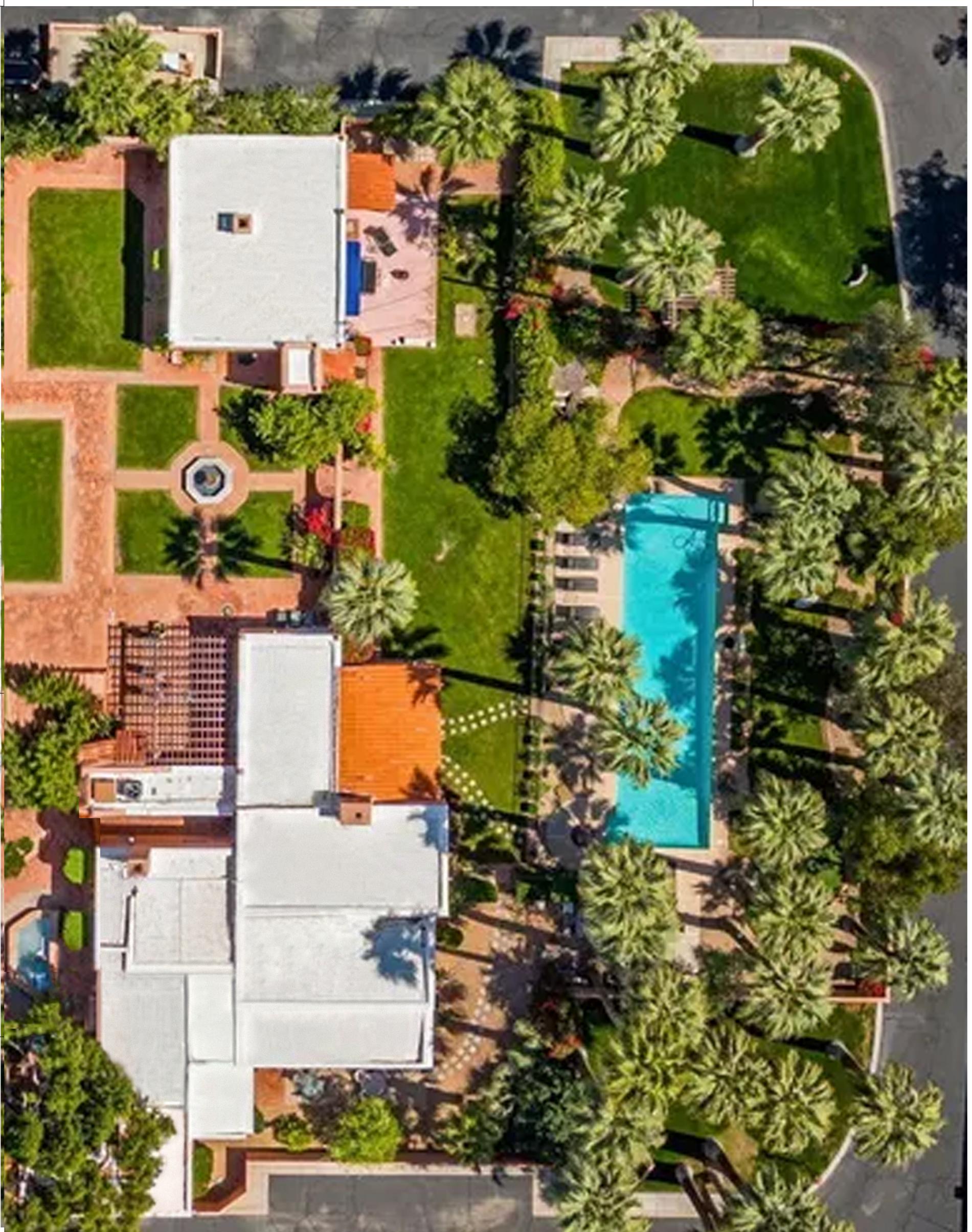
SEP 19 2025

Planning & Development
Department

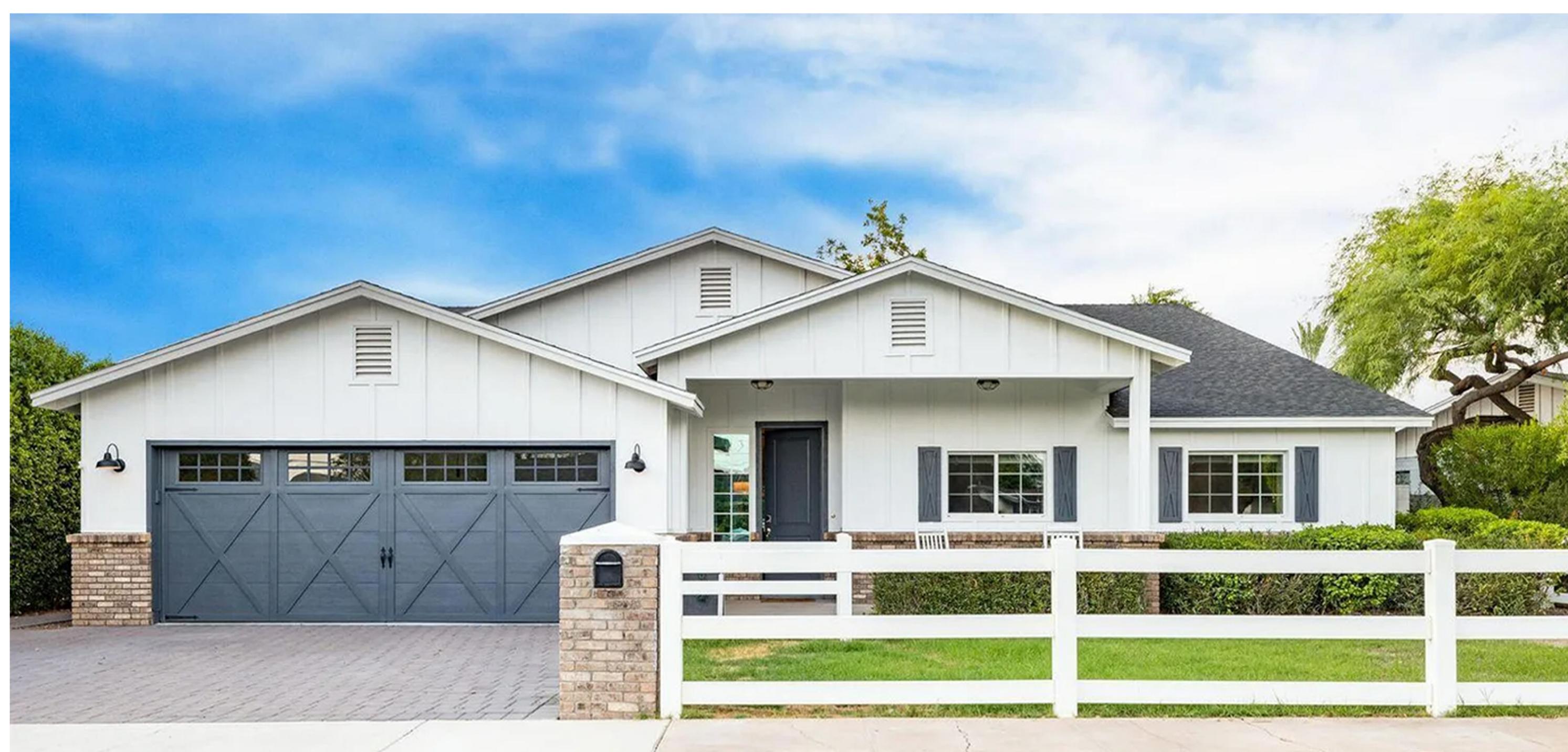
01 Site Rendering
Scale: 1" = 20'-0"



Site Rendering
Sheet No. SR1.01



Historic 1918 Hacienda



New Home Inspiration

Hazelwood Residential

Revision

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Project No. 25003

Checked By MK

Drawn By MB/MK

Date 09.11.25

Title

CITY OF PHOENIX

SEP 19 2025

Planning & Development
Department

Reference
Images

Sheet No. REF1.01

DISTRICT 6-
APPLICANT: DEVELOPMENT
STRATEGIES
REPRESENTATIVE: STEVE
BAUER
OWNER: ERIK LORCH
BEAUMONT

Application: 72-97-6 -Appealed by Opposition
From: R1-6 and R1-6 (approved PAD-8)
To: R1-6 PRD
Acreage: 3.1
Location: SEC of 42nd Street and Hazelwood
Proposal: Single family subdivision-increase in dwelling units allowed from 16 to 19 units.

Staff: Approval with stipulations.

VPC Action: The Camelback East Village Planning Committee recommended, 6-0 vote, approval with stipulations.

PC Action: September 24, 1997 -Approval, 6-0 vote, with stipulations.

Stipulations

1. That the total number of new units allowed by this rezoning be limited to twelve, excluding the existing residential structure and that development be in general conformance to the site plan dated June 24, 1997.
2. That the applicant 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 be limited to egress only.
4. Right-of-way dedications and street alignments for local streets within the subdivision will be determined by 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 City. All improvements shall comply with all

ADA accessibility standards.

Mr. Richert said this application for residential PRD R1-6 had been recommended for approval throughout the process. This was an underutilized piece of property that would bring infill to a central portion of Phoenix. The only unresolved issue was access onto Hazelwood.

Mr. Steve Bauer, 1101 East Warner Road, #126, Tempe, spoke on behalf of the applicant, American West Homes. After negotiating with the Development Services Department, there were still a few issues to be resolved. Development Services agreed with their plan for a 24-foot internal roadway on the southside of the property between two existing walls. They agreed to modify Stipulation 3 to indicate that access onto Hazelwood, excepting that currently provided the existing residential structure be limited to ingress/egress, as opposed to only egress as originally proposed. This was with the understanding the access presently shown on the site plan on 42nd Street would be both ingress and egress. As protection for the historic trees on Hazelwood, a stipulation was to be added that no trees within the Hazelwood right-of-way would be removed to effectuate either ingress or egress to the property. The applicant also agreed to provide up to \$5000 toward traffic mitigation funds for Hazelwood Street between 43rd Street and 40th Street, if the neighbors came to an agreement that specific traffic mitigation measures were necessary and a plan was proposed. This \$5000 was not a stipulation to the development, but the applicant was firmly committed to the provision.

Mr. DiCiccio wished to thank the developer, Steve Bauer, and the neighborhood for their efforts in resolving this extremely controversial issue.

MOTION was made by Mr. DiCiccio, **SECONDED** by Mr. Lingner, that Item 9 be approved as recommended by the Planning Commission, subject to the following stipulations.

Stipulations

1. That the total number of new units allowed by this rezoning be limited to twelve, excluding the existing residential structure and that development be in general conformance to the site plan dated June 24, 1997.
2. That the applicant 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.
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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 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.

Mr. Richert confirmed for Mayor Rimsza these stipulations were consistent with existing City policy. Mayor Rimsza was concerned the proposed 20-foot wide roadway was very unusual. Mr. Richert said the width of the roadway was still to be determined by the Development Services Department. It would be inside the development, internal to the homes, and likely would be a private street.

Mr. Bauer confirmed for Mr. Tribken the historic trees in the center of Hazelwood would not be moved and it was never their intent to move those trees.

MOTION CARRIED UNANIMOUSLY.

Item 10 was heard later in the meeting.

Mr. Siebert declared a potential conflict of interest and withdrew from the voting body on Item 12.

ZONING CASES SCHEDULED FOR PUBLIC HEARING

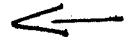
ITEM 12

DISTRICT 6-
APPLICANT: BEUS, GILBERT &
MORRILL, P.L.L.C.
OWNER: ARIZONA HEART
HOSPITAL, L.L.C.
REPRESENTATIVE: JOHN
BERRY

Application: 108-97-6 -Appealed by Opposition
From: C-2
To: C-2 (SP requested) with Height Waiver
Acreage: 3.9

September 24, 1997

Application: 68-97-6
From: PCD (approved C-1, C-2 & R-4A) to C-2 PCD (10.64 acres), C-2 PCD w/density waiver for R-3A (9.18 acres), R-4A PCD w/ density cap of R-3A (9.17 acres)
Acreage: 29
Location: Northeast corner of 44th Street and Ray Road
Proposal Commercial and Multifamily with a waiver of Section 623.C to allow R-3A standards; a change of maximum dwelling units allowed from 532 to 484
Applicant: Larry Lazarus
Owner: Samaritan Health System
Representative: Larry Lazarus

Mr. Stein recused himself from the deliberations of this matter. 

Mr. Steele said this request involves a 10-acre portion of the Silver Creek Planned Community District. The request has been amended from its original form to delete a density waiver for multifamily development on land located immediately north of the site. The applicant is seeking to develop a neighborhood retail center with three detached pads and a total of 48,940 square feet of retail space under the C-2. The subject site was originally envisioned as part of a larger health care campus which the applicant has indicated is no longer viable due to changes in the industry. The proposed neighborhood center will meet a neighborhood need for convenience retail that is not necessarily found in the retail centers of the immediate area. The request is consistent with the General Plan's commercial land use designation. The Ahwatukee Village Planning Committee recommended approval by a 10 to 0 vote with an added stipulation that a maximum of two monument signs be permitted at a height of no greater than eight feet. Staff supports the C-2 request subject to stipulations that address site design issues such as a limitation on pad sites and the development of an entryway and pedestrian features.

Mr. Larry Lazarus, One Arizona Center, stated they pulled the multifamily portion of the case because the village planning committee did not want multifamily. And they came up with C-2 on the corner. The site is the last parcel of C-2 on Ray Road. Staff does not have a problem. And the village planning committee voted unanimously in favor. Staff has suggested some design consideration concerns. Staff prefers two pads. The site can be designed with two pads, but they prefer three pads.

Mr. Lazarus indicated when they discussed signage at the village committee meeting, two monument signs were recommended at 8 feet in height. If they met the city's requirements for two pads, they would be entitled to four signs under the ordinance. Therefore, they would like to have signage for the two pads plus signage for the center itself. They want three monument signs. The other problem is the eight foot height. They told the planning committee at the time that they would agree to their height restriction if it did not place the property at a disadvantage in relation to the surrounding properties. In other words, if they would not be lost in identification within this particular area. They took an inventory of the signs in the area which are substantial in height. There are some monuments signs that are 12 to 16 feet in height. They are suggesting, rather than being stipulated to the height, that they be allowed to work with the Development Services Department (DSD) to develop a sign program that would be appropriate for the site and the surrounding area.

Sept 24, 1997

Z 68-97-6

Page 2

Mr. Berry asked the height of the Mervyn's and Target signs.

Mr. Lazarus said they were well over 16 feet. And the other signage looks to be 12 to 16 feet in most instances.

There was no opposition.

Mr. Sasser called for discussion and/or a motion.

Ms. Ferniza asked if the sign ordinance already in place could take care of the village planning committee's concerns and be dealt with at DSD.

Mr. Steele said he believes Mr. Lazarus is correct. The language proposed gives more emphasis on addressing the sign packet. He does not know how many signs would be permitted, but he suspects it would be about four ground signs. And the height limit can start at 16 feet and go higher based on the current sign ordinance. If he is willing to work with DSD to something less than what the sign ordinance allows appear to cover a lot of concerns.

Mr. Fields said he is fearful of signs on the corner of 44th Street and Ray from the standpoint that they would much rather see the signage go down Ray toward 46th Place.

Mr. Lazarus said there is a stipulation on the case that there must be a 50-foot setback for the area extending east on Ray as well as a 50-foot setback north from the corner of 44th Street which will be entirely landscaped. And there will be no parking or signage within that particular area.

Ms. Ferniza made the MOTION that Application 68-97-6 be forwarded to City Council with a recommendation for approval subject to the listed stipulations, items 1 through 8.

Mr. Fields SECONDED the motion.

Mr. Sasser asked if the intent of the motion is to have the signage worked out at DSD.

Mr. Steele said he believes DSD needs some language to note that the project should be restricted to something less than what the sign ordinance allows.

Mr. Lazarus suggested the stipulation to read, that the applicant work with the Development Services Department to create appropriate signage along Ray Road.

Ms. Ferniza amended her motion to include the applicant's language. The second concurred.

Mr. Sasser questioned whether the two access points on Ray Road would remain. Considering the conceptual site plan and the narrowness of the property along Ray Road, they look close together.

Mr. Steele said the number and location of access points was a matter of determination by Development Services. Normally they would restrict one of the access points. And he suspects it would be on 44th

Street. And staff presumes there will be some refinement and modification required by Development Services. He suspects they will be allowed two access points on Ray.

There being no further discussion, Mr. Sasser called for a vote and the MOTION PASSED five to zero.

* * * *

STIPULATIONS:

1. That an updated General Development Plan for the Silver Creek PCD reflecting the changes approved through this request be submitted within 90 days of City Council approval of this request.
2. That to screen commercial loading areas from future residential development adjacent to the north, the developer shall provide a minimum of (25) twenty feet of dense landscaping and a berm along the north border of the property.
3. That the project be limited to a maximum of two (2) free-standing commercial pads, one of which could be a drive through facility.
4. That in order to establish a landscape statement at the intersection of Ray Road and 44th Street, any commercial building(s) located at the southwest corner of the site shall be setback a minimum of fifty (50) feet for the area extending east on Ray Road and north from the corner on 44th Street for a distance of fifty (50) feet. This area shall be landscaped as approved by the Development Services Department.
5. That two commercial pads be relocated adjacent to Ray Road with landscaping planted between the street and the pad structures. Parking and maneuvering in front of the pad sites should be eliminated in order to reduce the distance between the pad structures and Ray Road.
6. That pad buildings should incorporate architectural styles, materials, forms, features, colors, and details similar and/or compatible with the main structures.
7. That the Development Services Department shall be responsible for making a final determination regarding the number and locations of all access points onto Ray Road, 44th Street and 46th Place into the commercial site.
8. That an internal pedestrian circulation system be provided which connects various uses within the center to each other and to Ray Road. Shaded pedestrian walkways shall be provided between and along the proposed retail buildings.
9. That the applicant work with Development Services Department to create appropriate signage along Ray Road and 44th Street.

* * * *

September 24, 1997

Application	72-97-6
Location:	From: R1-6 and R1-6 (approved PAD-8) to R1-6 PRD Acreage 3.1
Proposal:	Southeast corner of 42nd Street and Hazelwood
Applicant:	Single family subdivision - increase in dwelling units allowed from 16 to 19
Representative:	units.
Owner:	Development Strategies
	Steve Bauer
	Eric Lorch Beaumont

Mr. Steele explained this case was appealed from the Zoning Hearing Officer meeting by the applicant because of the limiting of access onto Hazelwood. The applicant is proposing to develop 12 new single family homes in addition to an existing two story residence using the PRD option. The overall density would be 4.2 units to the acre. The average density in the immediate area is approximately 3 to 3.75 units to the acre. The site was the subject of a 1976 rezoning request where approval of PAD-8 zoning was granted, subject to a stipulation limiting development to 11 units with a single story height limit. Development did not occur, and the zoning has not vested.

Mr. Steele said staff believes this request to be an appropriate in-fill parcel. This proposal would be in keeping with the surrounding development. Access would be precluded from Hazelwood as presently recommended, except for emergency service. The Zoning Hearing Officer also recommended approval, but modified staff's stipulations to allow a total of 12 new units and a single story height limit on the two lots at the northeast corner of the site. The Camelback East Village Planning Committee recommended approval by a unanimous vote. Staff recommends approval subject to the listed stipulations.

Mr. Steele added as a point of clarification, staff does not strongly oppose access onto Hazelwood. Staff's primary approach had been from an aesthetic standpoint, however, the applicant will need to seek variance relief to reduce the landscape setbacks.

Mr. Steve Bauer, 1101 East Warner Road, Suite 126, Tempe, introduced the owner/resident of the adobe home on the site, Mr. Joe Risi. Mr. Risi will also be the developer of this site. He explained the approved PAD-8 zoning only covers three quarters of the site in an "L" shape, and the northeast corner was not a part of the PAD-8. Under the approved PAD-8 zoning, there was an approval for 11 units. However, the remaining R1-6 zoning for the property would have allowed up to 15 units. Therefore, they are reducing the density by this proposal.

Mr. Bauer related the only reason that they appealed this case is because of ZHO stipulation no. 3. That stipulation regarded the access onto Hazelwood Street, which they are proposing as an egress only. All the entrances will occur off 42nd Street. However, egress onto Hazelwood is needed to provide on-site circulation for residents and sanitation and emergency vehicles. They had a traffic study conducted by Lee Engineering to determine the amount of traffic generated by an egress proposed on Hazelwood. Lee Engineering found that the egress is going to provide 21 average daily trips on Hazelwood and only 3 trips at peak hours. They are not talking about a lot of trips. They are only talking about residential trips, and from an on-site circulation standpoint, this is critical. The City Street Transportation staff

Sept. 24, 1997

Z-72-97-6

Page 2

concurs with their position that egress at Hazelwood is appropriate for the project and will provide better circulation. Their traffic study clearly points out that the traffic impact is going to be minimal. They concur with all the other ZHO stipulations, and are only seeking modification of stipulation no. 3.

Mr. Stein asked if he is specifically asking on stipulation no. 3, that the word "emergency" be eliminated from that stipulation so that it will read: "be limited to egress only."

Mr. Bauer responded they have always been proposing just the egress. They have never asked to enter from that site at all; that is going to be an exit only.

There was opposition.

Ms. Tina Kjolhede, 4222 East Hazelwood, explained she lives directly across from the proposed egress. She referenced a petition with 42 signatures forwarded to Councilman DiCiccio outlining residents' objections to Hazelwood egress. She stressed this is a very special area. People come from blocks away to walk, skate, and ride bicycles. It is a beautiful oasis in the center of 40th Street and 44th Street.

Ms. Kjolhede voiced a concern about safety. This street is divided with palm trees, and if anyone parks in front of her house, turning out will be very difficult for motorists. However, 42nd Street has a very different character, and egress onto that street would not do much damage to the neighborhood. Lastly, she thinks the reason that the 42 other residents did not come down this evening was they felt their signatures on the petition would suffice.

Mr. Stein asked if her only objection was the egress to Hazelwood.

Ms. Kjolhede answered yes.

Mr. Bauer said he would like the record to reflect that he has not seen the petition in opposition. However, at the ZHO meeting, he submitted a petition in support with 30 names. Both he and Mr. Risi met with the neighbors in advance of the Village Planning Committee hearing at which they won 14 to 0. This is an on-site safety issue that will not impact off-site safety. They are talking about 21 average trips and 3 in the peak hours on Hazelwood. That is a minuscule number. In addition, Lee Engineering also indicated that 90 percent of the motorists would turn left and go south on 42nd Street to Campbell which would provide access to 40th Street or 44th Street. There will be some traffic generated by this project. However, under the approved PAD-8 and R1-6 zoning, they could build 15 homes, but they are asking for 12 homes. The city traffic staff believes that this access is critical for the on-site and off-site circulation of this project.

Mr. Stein asked Mr. Bauer to clarify his position to staff's and ZHO stipulations.

Mr. Bauer responded they disagreed with staff's stipulation no. 1, limiting the units to 10, because they could build 15 under the existing zoning. ZHO agreed with them and allowed 12 units. The ZHO asked for evidence that the adjacent property owner would not be opposed to two stories on Lots B5 and B6. With that added verbiage, they agreed with stipulation no. 2. They agree with all of the ZHO stipulations with the exception of no. 3 which is the egress stipulation.

Sept. 24, 1997
Z-72-97-6
Page 3

Mr. Sasser inquired if they have looked at the possibility of doing an egress onto 42nd Street.

Mr. Bauer responded they are providing ingress and egress onto 42nd Street.

Mr. Sasser wondered if they could add a second access point on 42nd Street and eliminate the Hazelwood access.

Mr. Bauer explained what really is at play here is a strong neighborhood desire and Mr. Risi's desire, as the property owner/resident, to maintain the historic structures. In order to provide reasonable access for these folks on the east and emergency vehicles, they believe there needs to be an access onto Hazelwood.

Mr. Sasser called for a motion.

Mr. Stein made the MOTION that Application No. 72-97-6 be forwarded to the City Council with a recommendation for approval of R1-6, PRD, subject to ZHO stipulations nos.1 and 2,with stipulation no. 3, revised to have access onto Hazelwood limited to egress only, delete the words "emergency access" and substitute the word "egress."

Mr. Ferniza SECONDED the motion.

There being no further discussion, Mr. Sasser called for a vote, and the MOTION PASSED six to zero.

* * *

8 Stipulations - Application No. 72-97-6

1. That the total number of new units allowed by this rezoning be limited to twelve, excluding the existing residential structure and that development be in general conformance to the site plan dated June 24, 1997.
2. That the applicant 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, be limited to egress only.
4. Right-of-way dedications and street alignments for local streets within the subdivision will be determined by 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 City. All improvements shall comply with all ADA accessibility standards

* * * *

Phoenix, Arizona
September 24, 1997

There being no further business to come before the Commission, Mr. Sasser adjourned the meeting at 10:40 p.m.

Respectfully submitted,

Wiley Williams
Wiley Williams
Barbara Thomas
Barbara Thomas
Secretary to the Commission

7
1
2
2
1
0
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8
1
5
0
0

opposed to apartments or condominiums, however they did not want any business that would cause increased traffic. Committee comments: Alma Williams states she does not believe this request will significantly increase traffic in the neighborhood, and suggested no parking signs and residential stickers to prevent parking problems in the immediate neighborhood. Neighborhood resident, Bob Whirly stated that at the time of the rezoning the neighborhood ask for a deed restriction, but finally agreed to a stipulation. He does feel a deletion of this stipulation will cause neighborhood traffic and parking problems. After discussion Alma Williams moved to pass on this issue. After further discussion, regarding the need to enforce stipulations not erode them, she withdrew her motion. Peter Drake moved for denial of this request based on the prior agreement with the neighborhood. The motion was seconded and passed.

9. Discussion and possible recommendation on Z72-97- 6: the southeast corner of 42nd Street and Hazelwood from R1-6 to R1-6PRD for single family subdivision. Zoning Hearing Officer meeting is scheduled for August 4, 1997.

Mr. Joe Treasy presenting for this request. Mr. Treasy states that City staff has indicated they need a zoning change to build 12 new attach dwellings in this sub-division. This property was approved for PDR8 zoning with a mandate to maintain an existing adobe residence. The new dwellings will be the same as the currently existing structures. There will be an entry and egress to the property on 42nd Street and an exit on Hazelwood. The developer has canvas the neighborhood, and there are some concerns in regard to traffic and safety issues. Mr. Treasy stated that under present zoning they could build 22 houses on this property. Committee discussion: Historical houses preservation, types of traffic mitigation, and the feasibility of only one entry and exit. After committee and neighborhood comments, Peter Drake moved to approve this request subject to the following stipulations. 1. Consider cul de sacs (if feasible) 2. Have a crash gate for emergency vehicles. 3. Place a Historical overlay on the existing adobe house. 4. Developer, Developmental Services, and neighborhood get together and resolve traffic and safety problems. 5. All work with Traffic Engineering to mitigate traffic. The motion was seconded and passed.

10. Discussion and possible recommendation on TA 03-97: to amend the C-1, C-2 and C-3 commercial zoning districts to permit outside storage racks that contain barbecue grill cylinders in all above mention districts for cylinder exchange. No hearing date shown on application.

Mr. Charley Ory is presenting for this request. Mr. Ory states that there are at present 30,000 locations now in service across the United States. The company is currently placing racks at Fry's and certain Circle K's. All cylinders are painted, refurbish, and inspected. They are convenient, safe, and provide customer satisfaction. They are willing to delete the C-1 zoning from the application. Committee discussion: How they will be displayed, is there an increase or decrease in safety, amount of storage, type of material use in construction of cylinders, visual pollution, distances away from front door, problems of access if only one clerk is available in the store, screening issues, and cost. Paul Barnes, member of the Neighborhood District of Phoenix, is opposed to this application, but may support it if it is only in C3 zoning. Barbara Coferan, Fire Department representative, reported to the committee as to what the concerns are in regards to this product. The primary foci are safety issue concerns and quality control. They recommend that the tanks be kept 15 feet from the door to circumvent fire from

F5184



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-25-Z-72-97-6

Council District: 6

Request For: Stipulation Modification

Reason for 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.

HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	11-19-2025	10:00 AM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Shane O'Neal, Jennings Revocable Trust/Anderlite Family Trust/Oneal Family Trust	Owner	1451 Branciforte Drive Santa Cruz CA 95065 United States	480-221-5131		shane@onealvr.com
Wendy Riddell, Berry Riddell, LLC	Applicant	6750 East Camelback Road, Suite 100 Scottsdale AZ 85251	602-675-9449	480-385- 2727	wr@berryriddell.com
Wendy Riddell, Berry Riddell, LLC	Representative	6750 East Camelback Road, Suite 100 Scottsdale AZ 85251	602-675-9449	480-385- 2727	wr@berryriddell.com

Property Location: Approximately 100 feet east of the southeast corner of 42nd Street and Hazelwood Avenue

Acreage: 1.15

Geographic Information

Zoning Map H10	APN 171-20-188	Quarter Section Q18-37
Village: Camelback East		

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at

<https://www.phoenix.gov/pdd/licensing-time-frames>

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information

Fee	Fee Waived	Fee Date	Purpose
\$1,080.00	\$0.00	09/25/25	PHO (1-2 stipulations)

PHO Application Narrative

4203 East Hazelwood Street

September 18, 2025

Prepared by:

Berry Riddell LLC
Wendy Riddell, Esq.
Sarah Sawyer, Esq.
6750 E Camelback Road, Suite 100
Scottsdale, Arizona 85251

REQUEST

The purpose of this request is to seek Planning Hearing Officer (“PHO”) approval of a stipulation modification attached to Z-72-97-6. The subject site (Assessor’s Parcel Number 171-20-188) is located east of the southeast corner of Hazelwood Street and 42nd Street, is addressed as 4203 East Hazelwood Street, and is 1.14 acres in size (49,829 square feet) (the “Property”). The Property is zoned R1-6 PRD and is designated for residential uses between 3.5 to 5 dwelling units per acre according to the City of Phoenix General Plan. It is presently occupied by a historic hacienda that was originally constructed in 1918 and expanded over the years, as discussed in greater detail below. Future Zoning Adjustment requests to change the development option in the R1-6 district, to allow a flag lot, and to reduce the side yard setbacks will be submitted the City in an effort to preserve as much of the original 1918 historic home as possible.



In 1997, case number Z-72-97-6 rezoned the Property and surrounding parcels to the current zoning district in order to accommodate the twelve single-family attached homes that flank either side of the historic residence on the Property, as shown below.



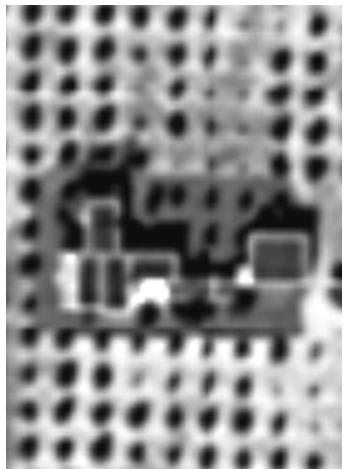
The rezoning approval was conditioned on a number of stipulations, the first of which states:

“That the total number of new units allowed by this rezoning be limited to twelve, excluding residential structure and that development be in general conformance to the site plan dated June 24, 1997.”

This PHO request proposes to modify this stipulation in order to allow a split of the Property into three lots—requiring an increase the number of units to fourteen in this stipulation and an update to the dated site plan.

DEVELOPMENT PLAN

The intent is to redevelop the Property to create two new single-family lots fronting Hazelwood Street, while preserving the historic residence at the rear of the Property. In the early 1900s, entrepreneur Charles L. Gilliland acquired a 120-acre date palm and citrus orchard, where he established a thriving agricultural enterprise that shipped dates and citrus fruit globally. At the heart of the property stood Gilliland's adobe hacienda, built in 1918. Constructed with traditional adobe block, the residence showcases classic architectural details such as arched doorways, stucco walls, and beamed ceilings. Over the years, the farmhouse was expanded, and the surrounding acreage was gradually sold for development. In its more recent history, the estate served as a retreat.



1930



1949



1982



1998



2008

The proposal is designed to respect and celebrate the hacienda's early history by carefully removing the later additions that altered its original character, while retaining and preserving significant architectural elements that speak to its heritage.



As part of the plan, the existing parking area—constructed between 2003 and 2005—will be eliminated. This portion of the Property will be subdivided to accommodate two new single-family residences, ensuring the overall redevelopment both restores the hacienda's historic presence and integrates sensitively with the surrounding neighborhood.

The two proposed single-family residences fronting Hazelwood Street will be compatible with the established character of the surrounding neighborhood. To demonstrate this commitment to contextual design, the property owner has included representative photographs of previously completed single-family residential projects under their development, which reflect a similar scale, quality, and architectural character.



STIPULATION MODIFICATION: CASE NUMBER: Z-72-97-6

The request is to modify Stipulation #1 to increase the number of permitted dwelling units to fourteen and to update the site plan date. The other four stipulations remain unchanged.

1. That the total number of new units allowed by this rezoning be limited to ~~twelve~~ **fourteen**, excluding the existing residential structure and that development be in general conformance to the site plan dated ~~June 24, 1997~~ **September XY, 2025**.

Response: As mentioned, the rezoning case, approved in 1997, permitted the development of the twelve single-family attached lots on either side of the existing hacienda. At the time of the rezoning, the hacienda already existed on the Property. The rezoning area was subsequently platted as three separate lots, with the Property being allocated its own, centralized lot, separate and apart from the single-family attached units on either side. Although the Property functions as a separate property, it is bound by the unit cap placed on single-family attached portion of the rezoning area.

The approval of the modified stipulation will allow synergistic development on the Property. The addition of modern-style single family units fronting Hazelwood Street will complement the homes in the surrounding neighborhood. Additionally, the Property is being purchased by a developer who is motivated to preserve and restore the historic hacienda at the rear of the Property.

The hacienda, although constructed in 1918, is not registered as a historic property with the City of Phoenix or nationally. The approval of this request provides a unique opportunity to return the house to its original historic character. As such, the site plan needs to be updated to reflect the proposal.

2. That the applicant 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.

Response: No change.

3. That access onto Hazelwood Street, excepting that currently provided the existing residential structure be limited to ingress/egress only.

Response: No change.

4. Right-of-way dedications and street alignments for local streets within the subdivision will be determined by Development Services Department at the time of Preliminary Subdivision Plat Review.

Response: No change.

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 City. All improvements shall comply with all ADA accessibility standards.

Response: No change.

6. No trees within the Hazelwood right-of-way shall be removed to effectuate either ingress or egress to the property.

Response: No change.

CONCLUSION

The purpose of this request is to seek a stipulation modification to update the site plan and maximum units permitted to be developed on the Property. The proposal offers a unique opportunity to preserve the original, historic hacienda, constructed by Charles L. Gilliland in 1918. Although not registered as a historic property with the City of Phoenix, the developer intends to remove the additions and restore the hacienda to its original footprint. The modification of the stipulation will also permit the development of two single-family homes fronting Hazelwood Street, creating an impressive street presence that is consistent with the homes in the surrounding neighborhood.



City of Phoenix

CITY CLERK DEPARTMENT

December 4, 1997

Winner of the
Carl Bertelsmann
Prize



Mr. Steve Bauer
Development Strategies
1101 East Warner, Suite 126
Tempe, Arizona 85284

RE: Application 72-97-6

Dear Mr. Bauer:

The Phoenix City Council, at its meeting held November 5, 1997, considered the request to rezone 3.1 acres located at the southeast corner of 42nd Street and Hazelwood from R1-6 and R1-6 (approved PAD-8) to R1-6 PRD.

The Council granted this request as recommended by the Planning Commission, subject to the following stipulations.

Stipulations

Mod

1. That the total number of new units allowed by this rezoning be limited to twelve, excluding the existing residential structure and that development be in general conformance to the site plan dated June 24, 1997.
2. That the applicant 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 be limited to ingress/egress only.

T.C.

4. Right-of-way dedications and street alignments for local streets within the subdivision will be determined by Development Services Department at the time of Preliminary Subdivision Plat Review.

T.C.

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 City. All improvements shall comply with all ADA accessibility standards.

Application 72-97-6

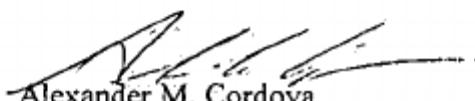
December 4, 1997

Page 2

T.C. 6. No trees within the Hazelwood right-of-way shall be removed to effectuate either ingress or egress to the property.

If you require further assistance or information, please contact the Planning Department, located on the second floor of the Phoenix City Hall, 200 West Washington Street, or call 262-7131.

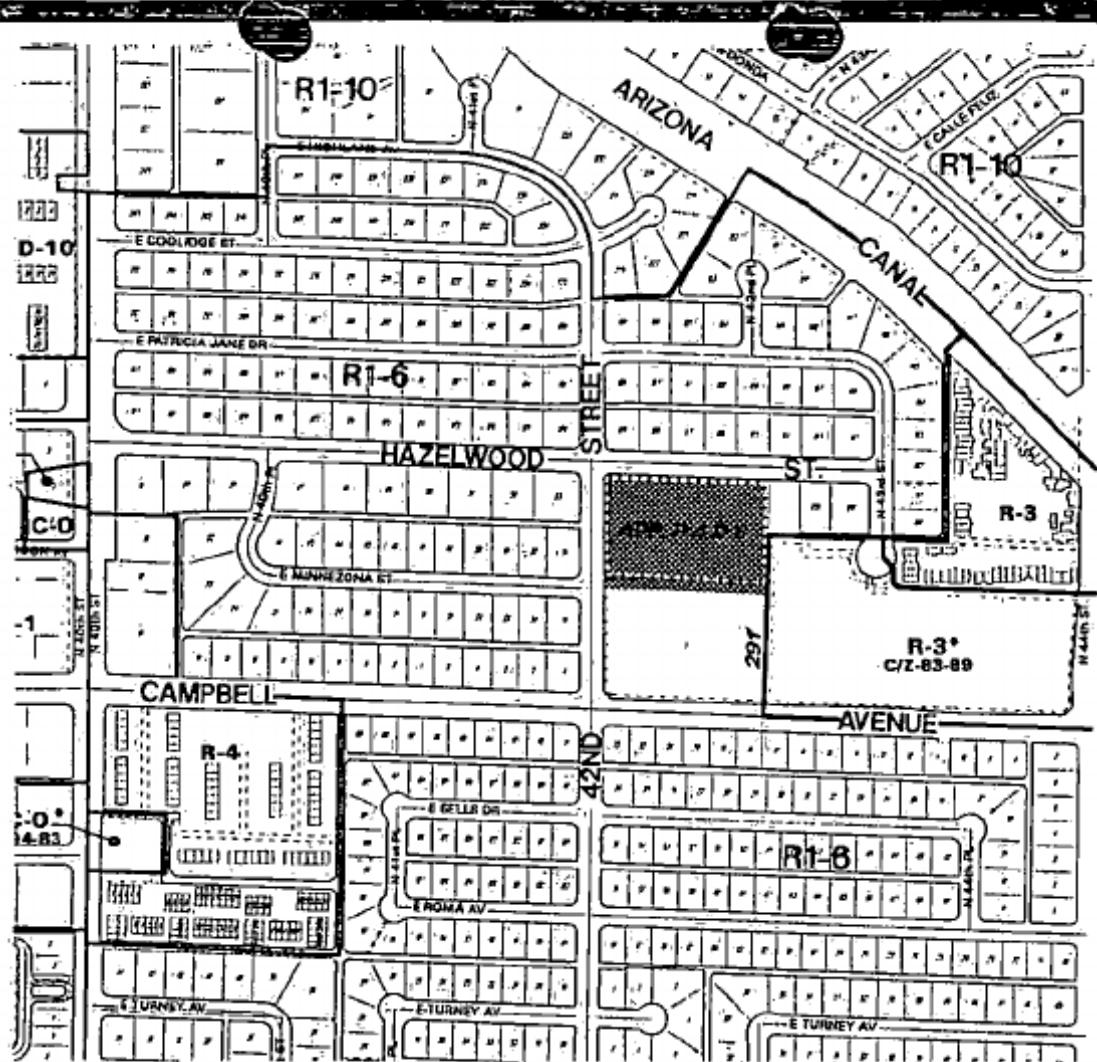
Sincerely,



Alexander M. Cordova
Acting City Clerk

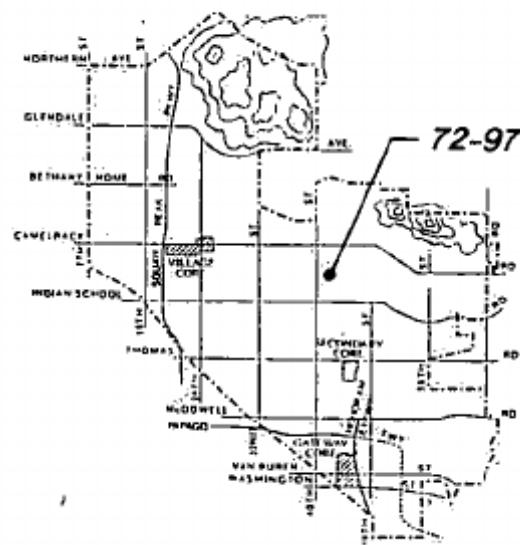
VM/sd/Item 9

cc: Planning Department (4)
Street Transportation Department
Development Services Department

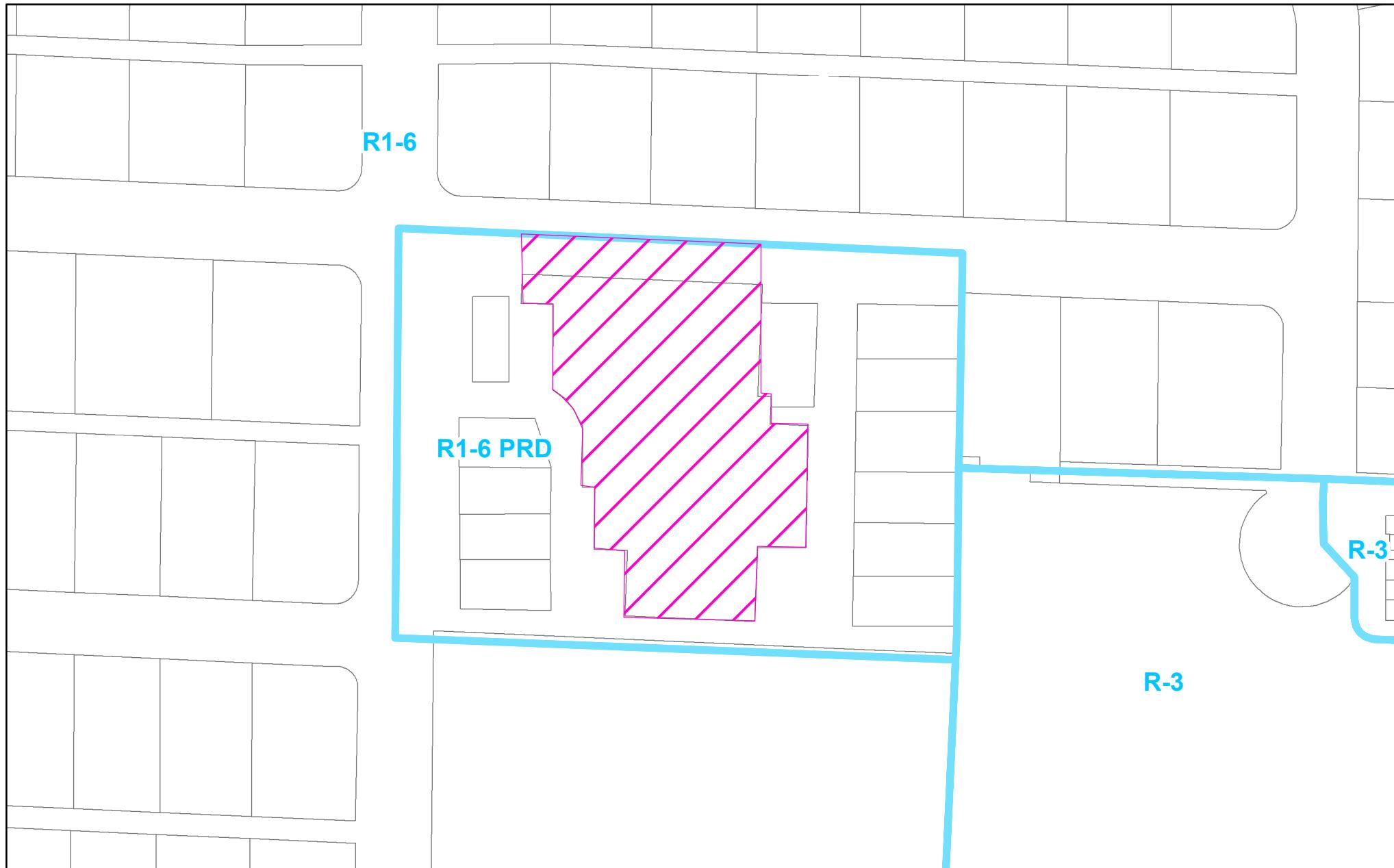


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GRAPHIC SCALE IN FEET

**CITY OF PHOENIX PLANNING DEPARTMENT
CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT 6**



APPLICANT'S NAME	DEVELOPMENT STRATEGIES - STEVE BAUER			REQUESTED CHANGE
APPLICATION NO.	HEARING DATES			FROM: R1-6 & R1-6 (APP. P.A.D.8)
72-97-6	Z.H.O.	P.C.	C.C.	TO: R1-6 P.R.D.
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.1 ACRES	AERIAL PHOTO & QUARTER SEC. NO.		ZONING MAP	
	18-37		H-10	
MULTIPLES PERMITTED	UNITS STANDARD OPTION			* UNITS P.R.D. OPTION
R1-6	16			N/A
R1-6 P.R.D.	N/A			19



PHO-1-25-Z-72-97-6

Property Location: 4203 East Hazelwood Street



mapservices@phoenix.gov

PHO-1-25-Z-72-97-6

Property Location: 4203 East Hazelwood Street

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MoD a+p

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E. moazamk@mod-ap.com
www.mod-ap.com

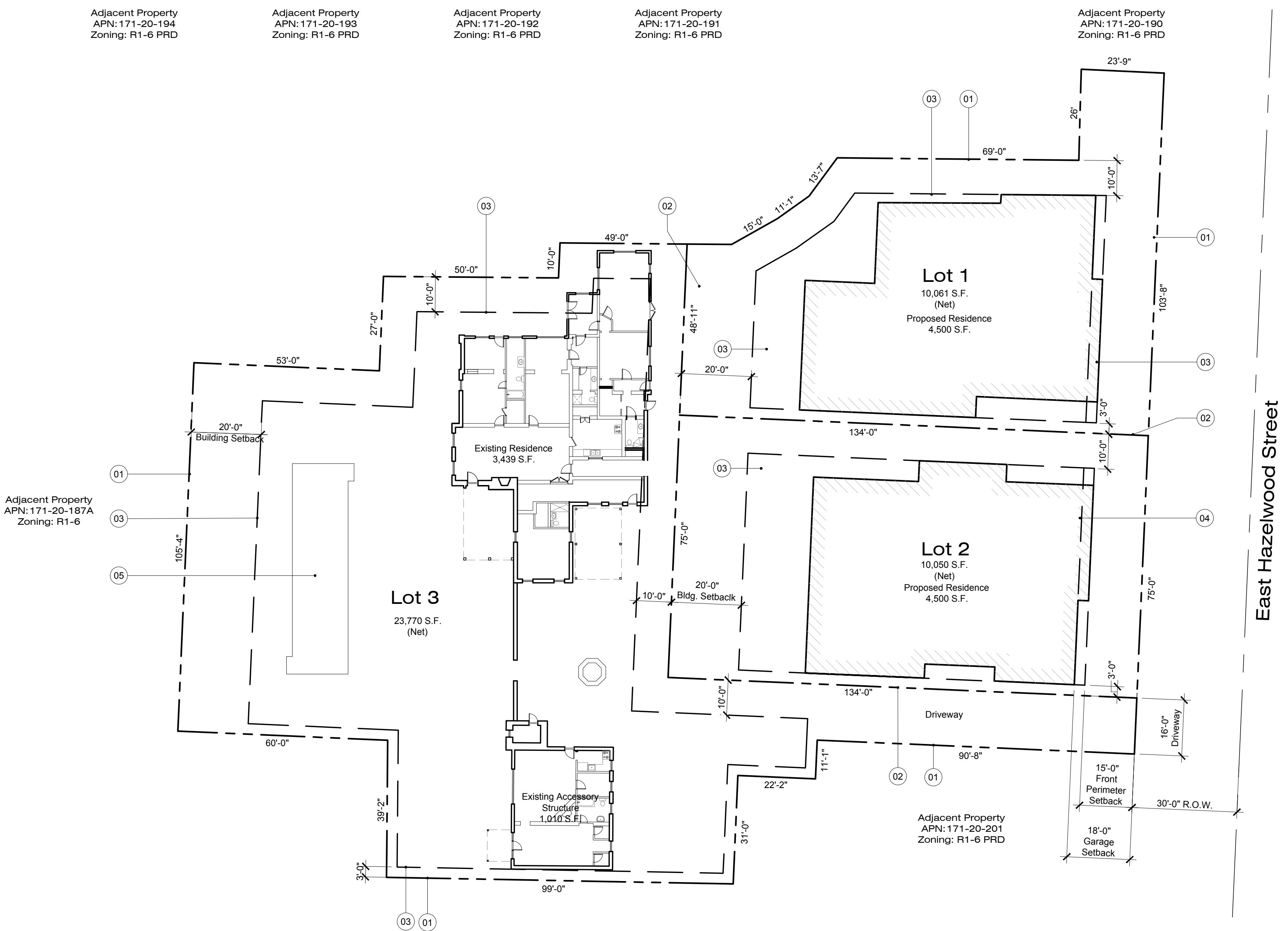
Russell P Black
4222 N 43rd Street
Phoenix, AZ 85018
P. 480.220.5131

Hazelwood Residential
4203 E Hazelwood St
Phoenix AZ USA 85018

Site Data

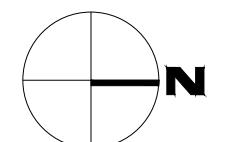
Address:	4203 E Hazelwood Street
Parcel Number:	APN 171-20-188
Existing Zoning:	R1-6 PRD
Proposed Zoning:	R1-6
Existing Lot Area (Gross):	49,720 S.F., 1.14 Acres
Proposed Lot Areas (Gross):	
Lot 1	13,170 S.F. (0.30 Acres)
Lot 2	12,300 S.F. (0.28 Acres)
Lot 3	24,250 S.F. (0.58 Acres)
Minimum Lot Width Allowed:	45'
Proposed Lot Width	
Lot 1	103'-8"
Lot 2	75'-0"
Lot 3	16'-0" (Flag Lot)
Overall	194'-8"
Max Building Height Allowed (Per City of Phoenix):	2-Stories, 30' (R1-6)
Existing Use:	Detached Single Family Residence
Proposed Use:	Detached Single Family Residence
Lot Coverage - Includes ADU and/or Shade Structure	
Allowed Lot Coverage (per Table 613.A)	
Lot 1	60% (6,036 S.F.)
Lot 2	60% (6,030 S.F.)
Lot 3	60% (14,262 S.F.)

Adjacent Property
APN: 111-29-135
Zoning: R1-6



01 Site Plan

Scale: 1" = 20'-0"



KIVA:
SDEV:
PAPP:
Q-S:

CITY OF PHOENIX

SEP 19 2025

Planning & Development
Department

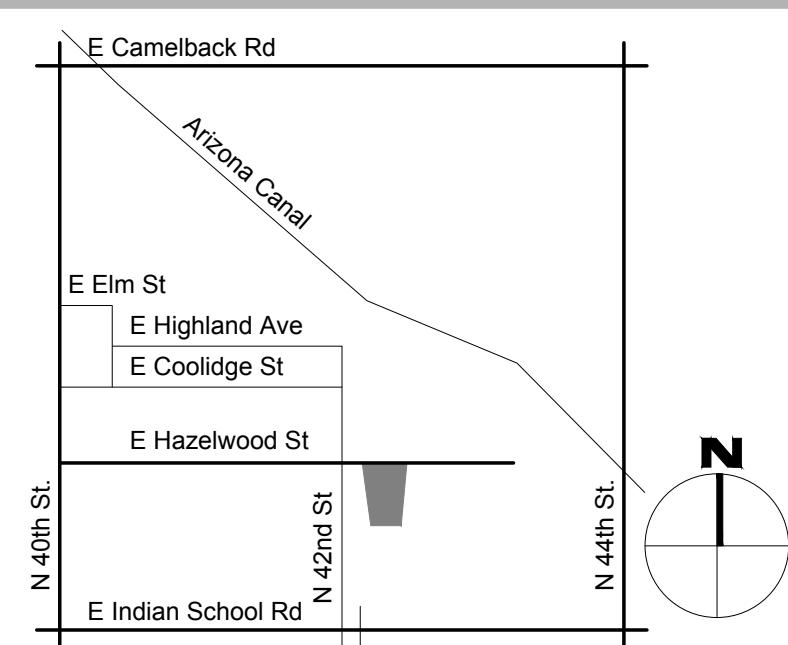
- schematic design
- design development
- construction documents
- construction issue
- record drawings

Project No. 25003
Checked By MK
Drawn By MB/MK
Date 09.17.25
Title

Site Plan

Sheet No. SA1.01

Vicinity Map:



Legend

- >—>— Accessible Route
- #— Keynote
- Property Line
- Building Setback Line
- Garage Setback Line

Keynotes:

- 01 Existing Property Line
- 02 Proposed Property Line
- 03 Building Setback Line
- 04 Garage Setback Line
- 05 Existing Pool



Site Data

Address: 4203 E Hazelwood Street
Parcel Number: APN 171-20-188

Existing Zoning: R1-6 PRD
Proposed Zoning: R1-6

Existing Lot Area (Gross): 49,720 S.F., 1.14 Acres
Proposed Lot Areas (Gross):

Lot 1: 13,170 S.F. (0.30 Acres)
Lot 2: 12,300 S.F. (0.28 Acres)
Lot 3: 24,250 S.F. (0.58 Acres)

Minimum Lot Width Allowed: 45'
Proposed Lot Width: 103'-8"

Lot 1: 103'-8"
Lot 2: 75'-0"
Lot 3: 16'-0" (Flag Lot)

Overall: 194'-8"

Max Building Height Allowed (Per City of Phoenix): 2-Stories, 30' (R1-6)

Existing Use: Detached Single Family Residence

Proposed Use: Detached Single Family Residence

Lot Coverage - Includes ADU and/or Shade Structure

Allowed Lot Coverage (per Table 613.A)
Lot 1: 60% (6,036 S.F.)
Lot 2: 60% (6,030 S.F.)
Lot 3: 60% (14,262 S.F.)

Revision

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Project No. 25003

Checked By MK

Drawn By MB/MK

Date 09.17.25

Title

CITY OF PHOENIX

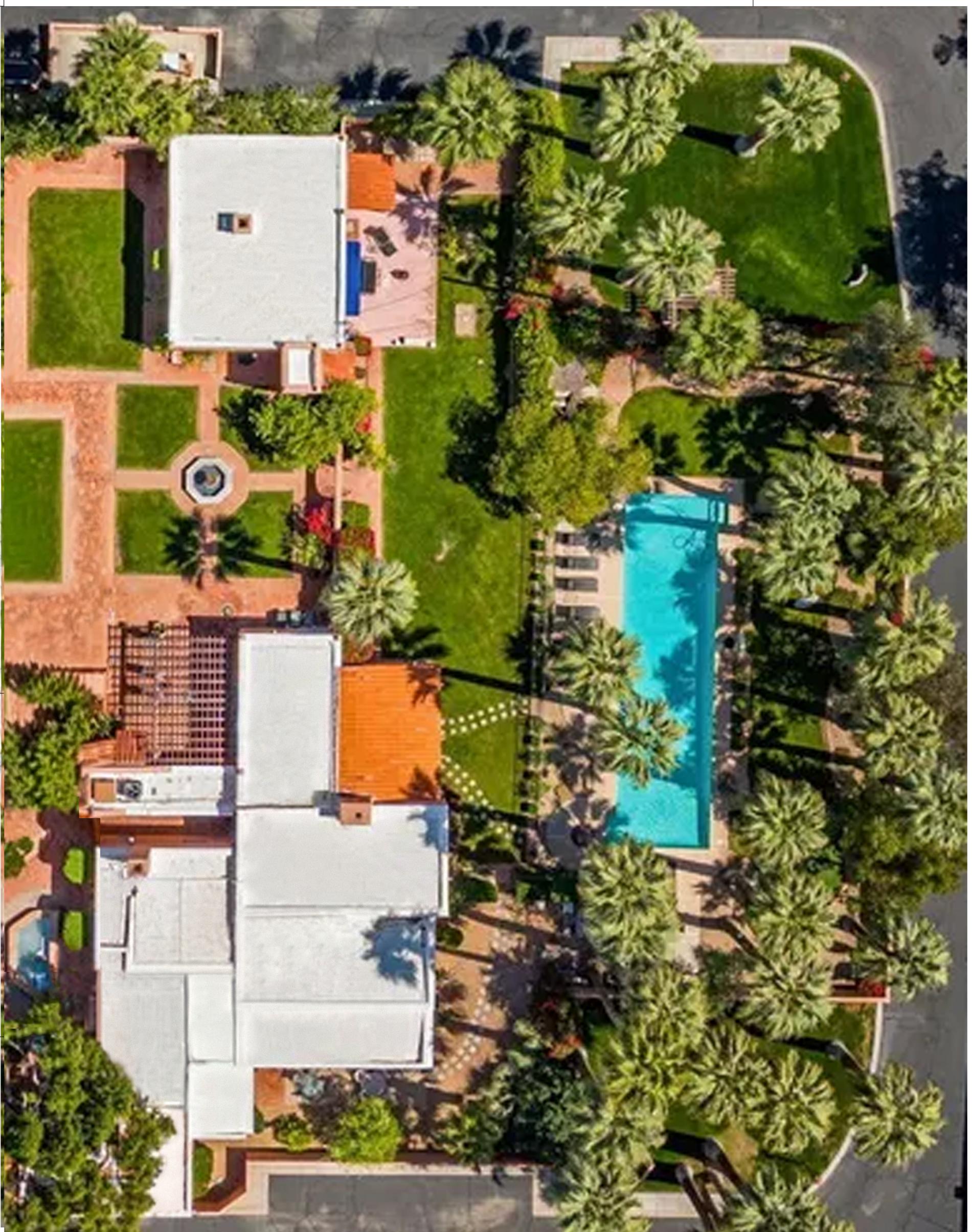
SEP 19 2025

Planning & Development
Department

01 Site Rendering
Scale: 1" = 20'-0"



Site Rendering
Sheet No. SR1.01



Historic 1918 Hacienda



New Home Inspiration

Hazelwood Residential

Revision

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Project No. 25003

Checked By MK

Drawn By MB/MK

Date 09.11.25

Title

CITY OF PHOENIX

SEP 19 2025

Planning & Development
Department

Reference
Images

Sheet No. REF1.01

DISTRICT 6-
APPLICANT: DEVELOPMENT
STRATEGIES
REPRESENTATIVE: STEVE
BAUER
OWNER: ERIK LORCH
BEAUMONT

Application: 72-97-6 -Appealed by Opposition
From: R1-6 and R1-6 (approved PAD-8)
To: R1-6 PRD
Acreage: 3.1
Location: SEC of 42nd Street and Hazelwood
Proposal: Single family subdivision-increase in dwelling units allowed from 16 to 19 units.

Staff: Approval with stipulations.

VPC Action: The Camelback East Village Planning Committee recommended, 6-0 vote, approval with stipulations.

PC Action: September 24, 1997 -Approval, 6-0 vote, with stipulations.

Stipulations

1. That the total number of new units allowed by this rezoning be limited to twelve, excluding the existing residential structure and that development be in general conformance to the site plan dated June 24, 1997.
2. That the applicant 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 be limited to egress only.
4. Right-of-way dedications and street alignments for local streets within the subdivision will be determined by 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 City. All improvements shall comply with all

ADA accessibility standards.

Mr. Richert said this application for residential PRD R1-6 had been recommended for approval throughout the process. This was an underutilized piece of property that would bring infill to a central portion of Phoenix. The only unresolved issue was access onto Hazelwood.

Mr. Steve Bauer, 1101 East Warner Road, #126, Tempe, spoke on behalf of the applicant, American West Homes. After negotiating with the Development Services Department, there were still a few issues to be resolved. Development Services agreed with their plan for a 24-foot internal roadway on the southside of the property between two existing walls. They agreed to modify Stipulation 3 to indicate that access onto Hazelwood, excepting that currently provided the existing residential structure be limited to ingress/egress, as opposed to only egress as originally proposed. This was with the understanding the access presently shown on the site plan on 42nd Street would be both ingress and egress. As protection for the historic trees on Hazelwood, a stipulation was to be added that no trees within the Hazelwood right-of-way would be removed to effectuate either ingress or egress to the property. The applicant also agreed to provide up to \$5000 toward traffic mitigation funds for Hazelwood Street between 43rd Street and 40th Street, if the neighbors came to an agreement that specific traffic mitigation measures were necessary and a plan was proposed. This \$5000 was not a stipulation to the development, but the applicant was firmly committed to the provision.

Mr. DiCiccio wished to thank the developer, Steve Bauer, and the neighborhood for their efforts in resolving this extremely controversial issue.

MOTION was made by Mr. DiCiccio, **SECONDED** by Mr. Lingner, that Item 9 be approved as recommended by the Planning Commission, subject to the following stipulations.

Stipulations

1. That the total number of new units allowed by this rezoning be limited to twelve, excluding the existing residential structure and that development be in general conformance to the site plan dated June 24, 1997.
2. That the applicant 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 be limited to ingress/egress only.
4. Right-of-way dedications and street alignments for local streets within the subdivision will be determined by 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 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.

Mr. Richert confirmed for Mayor Rimsza these stipulations were consistent with existing City policy. Mayor Rimsza was concerned the proposed 20-foot wide roadway was very unusual. Mr. Richert said the width of the roadway was still to be determined by the Development Services Department. It would be inside the development, internal to the homes, and likely would be a private street.

Mr. Bauer confirmed for Mr. Tribken the historic trees in the center of Hazelwood would not be moved and it was never their intent to move those trees.

MOTION CARRIED UNANIMOUSLY.

Item 10 was heard later in the meeting.

Mr. Siebert declared a potential conflict of interest and withdrew from the voting body on Item 12.

ZONING CASES SCHEDULED FOR PUBLIC HEARING

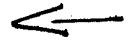
ITEM 12

DISTRICT 6-
APPLICANT: BEUS, GILBERT &
MORRILL, P.L.L.C.
OWNER: ARIZONA HEART
HOSPITAL, L.L.C.
REPRESENTATIVE: JOHN
BERRY

Application: 108-97-6 -Appealed by Opposition
From: C-2
To: C-2 (SP requested) with Height Waiver
Acreage: 3.9

September 24, 1997

Application: 68-97-6
From: PCD (approved C-1, C-2 & R-4A) to C-2 PCD (10.64 acres), C-2 PCD w/density waiver for R-3A (9.18 acres), R-4A PCD w/ density cap of R-3A (9.17 acres)
Acreage: 29
Location: Northeast corner of 44th Street and Ray Road
Proposal Commercial and Multifamily with a waiver of Section 623.C to allow R-3A standards; a change of maximum dwelling units allowed from 532 to 484
Applicant: Larry Lazarus
Owner: Samaritan Health System
Representative: Larry Lazarus

Mr. Stein recused himself from the deliberations of this matter. 

Mr. Steele said this request involves a 10-acre portion of the Silver Creek Planned Community District. The request has been amended from its original form to delete a density waiver for multifamily development on land located immediately north of the site. The applicant is seeking to develop a neighborhood retail center with three detached pads and a total of 48,940 square feet of retail space under the C-2. The subject site was originally envisioned as part of a larger health care campus which the applicant has indicated is no longer viable due to changes in the industry. The proposed neighborhood center will meet a neighborhood need for convenience retail that is not necessarily found in the retail centers of the immediate area. The request is consistent with the General Plan's commercial land use designation. The Ahwatukee Village Planning Committee recommended approval by a 10 to 0 vote with an added stipulation that a maximum of two monument signs be permitted at a height of no greater than eight feet. Staff supports the C-2 request subject to stipulations that address site design issues such as a limitation on pad sites and the development of an entryway and pedestrian features.

Mr. Larry Lazarus, One Arizona Center, stated they pulled the multifamily portion of the case because the village planning committee did not want multifamily. And they came up with C-2 on the corner. The site is the last parcel of C-2 on Ray Road. Staff does not have a problem. And the village planning committee voted unanimously in favor. Staff has suggested some design consideration concerns. Staff prefers two pads. The site can be designed with two pads, but they prefer three pads.

Mr. Lazarus indicated when they discussed signage at the village committee meeting, two monument signs were recommended at 8 feet in height. If they met the city's requirements for two pads, they would be entitled to four signs under the ordinance. Therefore, they would like to have signage for the two pads plus signage for the center itself. They want three monument signs. The other problem is the eight foot height. They told the planning committee at the time that they would agree to their height restriction if it did not place the property at a disadvantage in relation to the surrounding properties. In other words, if they would not be lost in identification within this particular area. They took an inventory of the signs in the area which are substantial in height. There are some monuments signs that are 12 to 16 feet in height. They are suggesting, rather than being stipulated to the height, that they be allowed to work with the Development Services Department (DSD) to develop a sign program that would be appropriate for the site and the surrounding area.

Sept 24, 1997

Z 68-97-6

Page 2

Mr. Berry asked the height of the Mervyn's and Target signs.

Mr. Lazarus said they were well over 16 feet. And the other signage looks to be 12 to 16 feet in most instances.

There was no opposition.

Mr. Sasser called for discussion and/or a motion.

Ms. Ferniza asked if the sign ordinance already in place could take care of the village planning committee's concerns and be dealt with at DSD.

Mr. Steele said he believes Mr. Lazarus is correct. The language proposed gives more emphasis on addressing the sign packet. He does not know how many signs would be permitted, but he suspects it would be about four ground signs. And the height limit can start at 16 feet and go higher based on the current sign ordinance. If he is willing to work with DSD to something less than what the sign ordinance allows appear to cover a lot of concerns.

Mr. Fields said he is fearful of signs on the corner of 44th Street and Ray from the standpoint that they would much rather see the signage go down Ray toward 46th Place.

Mr. Lazarus said there is a stipulation on the case that there must be a 50-foot setback for the area extending east on Ray as well as a 50-foot setback north from the corner of 44th Street which will be entirely landscaped. And there will be no parking or signage within that particular area.

Ms. Ferniza made the MOTION that Application 68-97-6 be forwarded to City Council with a recommendation for approval subject to the listed stipulations, items 1 through 8.

Mr. Fields SECONDED the motion.

Mr. Sasser asked if the intent of the motion is to have the signage worked out at DSD.

Mr. Steele said he believes DSD needs some language to note that the project should be restricted to something less than what the sign ordinance allows.

Mr. Lazarus suggested the stipulation to read, that the applicant work with the Development Services Department to create appropriate signage along Ray Road.

Ms. Ferniza amended her motion to include the applicant's language. The second concurred.

Mr. Sasser questioned whether the two access points on Ray Road would remain. Considering the conceptual site plan and the narrowness of the property along Ray Road, they look close together.

Mr. Steele said the number and location of access points was a matter of determination by Development Services. Normally they would restrict one of the access points. And he suspects it would be on 44th

Street. And staff presumes there will be some refinement and modification required by Development Services. He suspects they will be allowed two access points on Ray.

There being no further discussion, Mr. Sasser called for a vote and the MOTION PASSED five to zero.

* * * *

STIPULATIONS:

1. That an updated General Development Plan for the Silver Creek PCD reflecting the changes approved through this request be submitted within 90 days of City Council approval of this request.
2. That to screen commercial loading areas from future residential development adjacent to the north, the developer shall provide a minimum of (25) twenty feet of dense landscaping and a berm along the north border of the property.
3. That the project be limited to a maximum of two (2) free-standing commercial pads, one of which could be a drive through facility.
4. That in order to establish a landscape statement at the intersection of Ray Road and 44th Street, any commercial building(s) located at the southwest corner of the site shall be setback a minimum of fifty (50) feet for the area extending east on Ray Road and north from the corner on 44th Street for a distance of fifty (50) feet. This area shall be landscaped as approved by the Development Services Department.
5. That two commercial pads be relocated adjacent to Ray Road with landscaping planted between the street and the pad structures. Parking and maneuvering in front of the pad sites should be eliminated in order to reduce the distance between the pad structures and Ray Road.
6. That pad buildings should incorporate architectural styles, materials, forms, features, colors, and details similar and/or compatible with the main structures.
7. That the Development Services Department shall be responsible for making a final determination regarding the number and locations of all access points onto Ray Road, 44th Street and 46th Place into the commercial site.
8. That an internal pedestrian circulation system be provided which connects various uses within the center to each other and to Ray Road. Shaded pedestrian walkways shall be provided between and along the proposed retail buildings.
9. That the applicant work with Development Services Department to create appropriate signage along Ray Road and 44th Street.

* * * *

September 24, 1997

Application	72-97-6
Location:	From: R1-6 and R1-6 (approved PAD-8) to R1-6 PRD Acreage 3.1
Proposal:	Southeast corner of 42nd Street and Hazelwood
Applicant:	Single family subdivision - increase in dwelling units allowed from 16 to 19
Representative:	units.
Owner:	Development Strategies
	Steve Bauer
	Eric Lorch Beaumont

Mr. Steele explained this case was appealed from the Zoning Hearing Officer meeting by the applicant because of the limiting of access onto Hazelwood. The applicant is proposing to develop 12 new single family homes in addition to an existing two story residence using the PRD option. The overall density would be 4.2 units to the acre. The average density in the immediate area is approximately 3 to 3.75 units to the acre. The site was the subject of a 1976 rezoning request where approval of PAD-8 zoning was granted, subject to a stipulation limiting development to 11 units with a single story height limit. Development did not occur, and the zoning has not vested.

Mr. Steele said staff believes this request to be an appropriate in-fill parcel. This proposal would be in keeping with the surrounding development. Access would be precluded from Hazelwood as presently recommended, except for emergency service. The Zoning Hearing Officer also recommended approval, but modified staff's stipulations to allow a total of 12 new units and a single story height limit on the two lots at the northeast corner of the site. The Camelback East Village Planning Committee recommended approval by a unanimous vote. Staff recommends approval subject to the listed stipulations.

Mr. Steele added as a point of clarification, staff does not strongly oppose access onto Hazelwood. Staff's primary approach had been from an aesthetic standpoint, however, the applicant will need to seek variance relief to reduce the landscape setbacks.

Mr. Steve Bauer, 1101 East Warner Road, Suite 126, Tempe, introduced the owner/resident of the adobe home on the site, Mr. Joe Risi. Mr. Risi will also be the developer of this site. He explained the approved PAD-8 zoning only covers three quarters of the site in an "L" shape, and the northeast corner was not a part of the PAD-8. Under the approved PAD-8 zoning, there was an approval for 11 units. However, the remaining R1-6 zoning for the property would have allowed up to 15 units. Therefore, they are reducing the density by this proposal.

Mr. Bauer related the only reason that they appealed this case is because of ZHO stipulation no. 3. That stipulation regarded the access onto Hazelwood Street, which they are proposing as an egress only. All the entrances will occur off 42nd Street. However, egress onto Hazelwood is needed to provide on-site circulation for residents and sanitation and emergency vehicles. They had a traffic study conducted by Lee Engineering to determine the amount of traffic generated by an egress proposed on Hazelwood. Lee Engineering found that the egress is going to provide 21 average daily trips on Hazelwood and only 3 trips at peak hours. They are not talking about a lot of trips. They are only talking about residential trips, and from an on-site circulation standpoint, this is critical. The City Street Transportation staff

Sept. 24, 1997

Z-72-97-6

Page 2

concurs with their position that egress at Hazelwood is appropriate for the project and will provide better circulation. Their traffic study clearly points out that the traffic impact is going to be minimal. They concur with all the other ZHO stipulations, and are only seeking modification of stipulation no. 3.

Mr. Stein asked if he is specifically asking on stipulation no. 3, that the word "emergency" be eliminated from that stipulation so that it will read: "be limited to egress only."

Mr. Bauer responded they have always been proposing just the egress. They have never asked to enter from that site at all; that is going to be an exit only.

There was opposition.

Ms. Tina Kjolhede, 4222 East Hazelwood, explained she lives directly across from the proposed egress. She referenced a petition with 42 signatures forwarded to Councilman DiCiccio outlining residents' objections to Hazelwood egress. She stressed this is a very special area. People come from blocks away to walk, skate, and ride bicycles. It is a beautiful oasis in the center of 40th Street and 44th Street.

Ms. Kjolhede voiced a concern about safety. This street is divided with palm trees, and if anyone parks in front of her house, turning out will be very difficult for motorists. However, 42nd Street has a very different character, and egress onto that street would not do much damage to the neighborhood. Lastly, she thinks the reason that the 42 other residents did not come down this evening was they felt their signatures on the petition would suffice.

Mr. Stein asked if her only objection was the egress to Hazelwood.

Ms. Kjolhede answered yes.

Mr. Bauer said he would like the record to reflect that he has not seen the petition in opposition. However, at the ZHO meeting, he submitted a petition in support with 30 names. Both he and Mr. Risi met with the neighbors in advance of the Village Planning Committee hearing at which they won 14 to 0. This is an on-site safety issue that will not impact off-site safety. They are talking about 21 average trips and 3 in the peak hours on Hazelwood. That is a minuscule number. In addition, Lee Engineering also indicated that 90 percent of the motorists would turn left and go south on 42nd Street to Campbell which would provide access to 40th Street or 44th Street. There will be some traffic generated by this project. However, under the approved PAD-8 and R1-6 zoning, they could build 15 homes, but they are asking for 12 homes. The city traffic staff believes that this access is critical for the on-site and off-site circulation of this project.

Mr. Stein asked Mr. Bauer to clarify his position to staff's and ZHO stipulations.

Mr. Bauer responded they disagreed with staff's stipulation no. 1, limiting the units to 10, because they could build 15 under the existing zoning. ZHO agreed with them and allowed 12 units. The ZHO asked for evidence that the adjacent property owner would not be opposed to two stories on Lots B5 and B6. With that added verbiage, they agreed with stipulation no. 2. They agree with all of the ZHO stipulations with the exception of no. 3 which is the egress stipulation.

Sept. 24, 1997
Z-72-97-6
Page 3

Mr. Sasser inquired if they have looked at the possibility of doing an egress onto 42nd Street.

Mr. Bauer responded they are providing ingress and egress onto 42nd Street.

Mr. Sasser wondered if they could add a second access point on 42nd Street and eliminate the Hazelwood access.

Mr. Bauer explained what really is at play here is a strong neighborhood desire and Mr. Risi's desire, as the property owner/resident, to maintain the historic structures. In order to provide reasonable access for these folks on the east and emergency vehicles, they believe there needs to be an access onto Hazelwood.

Mr. Sasser called for a motion.

Mr. Stein made the MOTION that Application No. 72-97-6 be forwarded to the City Council with a recommendation for approval of R1-6, PRD, subject to ZHO stipulations nos.1 and 2,with stipulation no. 3, revised to have access onto Hazelwood limited to egress only, delete the words "emergency access" and substitute the word "egress."

Mr. Ferniza SECONDED the motion.

There being no further discussion, Mr. Sasser called for a vote, and the MOTION PASSED six to zero.

* * *

8 Stipulations - Application No. 72-97-6

1. That the total number of new units allowed by this rezoning be limited to twelve, excluding the existing residential structure and that development be in general conformance to the site plan dated June 24, 1997.
2. That the applicant 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, be limited to egress only.
4. Right-of-way dedications and street alignments for local streets within the subdivision will be determined by 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 City. All improvements shall comply with all ADA accessibility standards

* * * *

Phoenix, Arizona
September 24, 1997

There being no further business to come before the Commission, Mr. Sasser adjourned the meeting at 10:40 p.m.

Respectfully submitted,

Wiley Williams
Wiley Williams
Barbara Thomas
Barbara Thomas
Secretary to the Commission

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opposed to apartments or condominiums, however they did not want any business that would cause increased traffic. Committee comments: Alma Williams states she does not believe this request will significantly increase traffic in the neighborhood, and suggested no parking signs and residential stickers to prevent parking problems in the immediate neighborhood. Neighborhood resident, Bob Whirly stated that at the time of the rezoning the neighborhood ask for a deed restriction, but finally agreed to a stipulation. He does feel a deletion of this stipulation will cause neighborhood traffic and parking problems. After discussion Alma Williams moved to pass on this issue. After further discussion, regarding the need to enforce stipulations not erode them, she withdrew her motion. Peter Drake moved for denial of this request based on the prior agreement with the neighborhood. The motion was seconded and passed.

9. Discussion and possible recommendation on Z72-97- 6: the southeast corner of 42nd Street and Hazelwood from R1-6 to R1-6PRD for single family subdivision. Zoning Hearing Officer meeting is scheduled for August 4, 1997.

Mr. Joe Treasy presenting for this request. Mr. Treasy states that City staff has indicated they need a zoning change to build 12 new attach dwellings in this sub-division. This property was approved for PDR8 zoning with a mandate to maintain an existing adobe residence. The new dwellings will be the same as the currently existing structures. There will be an entry and egress to the property on 42nd Street and an exit on Hazelwood. The developer has canvas the neighborhood, and there are some concerns in regard to traffic and safety issues. Mr. Treasy stated that under present zoning they could build 22 houses on this property. Committee discussion: Historical houses preservation, types of traffic mitigation, and the feasibility of only one entry and exit. After committee and neighborhood comments, Peter Drake moved to approve this request subject to the following stipulations. 1. Consider cul de sacs (if feasible) 2. Have a crash gate for emergency vehicles. 3. Place a Historical overlay on the existing adobe house. 4. Developer, Developmental Services, and neighborhood get together and resolve traffic and safety problems. 5. All work with Traffic Engineering to mitigate traffic. The motion was seconded and passed.

10. Discussion and possible recommendation on TA 03-97: to amend the C-1, C-2 and C-3 commercial zoning districts to permit outside storage racks that contain barbecue grill cylinders in all above mention districts for cylinder exchange. No hearing date shown on application.

Mr. Charley Ory is presenting for this request. Mr. Ory states that there are at present 30,000 locations now in service across the United States. The company is currently placing racks at Fry's and certain Circle K's. All cylinders are painted, refurbish, and inspected. They are convenient, safe, and provide customer satisfaction. They are willing to delete the C-1 zoning from the application. Committee discussion: How they will be displayed, is there an increase or decrease in safety, amount of storage, type of material use in construction of cylinders, visual pollution, distances away from front door, problems of access if only one clerk is available in the store, screening issues, and cost. Paul Barnes, member of the Neighborhood District of Phoenix, is opposed to this application, but may support it if it is only in C3 zoning. Barbara Coferan, Fire Department representative, reported to the committee as to what the concerns are in regards to this product. The primary foci are safety issue concerns and quality control. They recommend that the tanks be kept 15 feet from the door to circumvent fire from

F5184