

ATTACHMENT B

REPORT OF PLANNING HEARING OFFICER ACTION

Byron Easton, Planner III, Hearing Officer

Logan Zappolo, Planner I, Assisting

May 20, 2026

ITEM NO: 3	
	DISTRICT NO. 6
SUBJECT:	
Application #:	PHO-2-26--Z-275-84-6
Location:	Approximately 575 feet east of the intersection of 48th Street and Virginia Avenue
Zoning:	R-3
Acreage:	0.60
Request:	1) Deletion of Stipulation 1 regarding an alley dedication.
Applicant:	Leodra Bowdell, Phoenix Permit Services LLC
Owner:	Avtar Verma, Camelback View Apartments LLC
Representative:	Tor Stuart, ArchitecTor PC

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval of the request.

Village Planning Committee (VPC) Recommendation: The Camelback East Village Planning Committee opted not to hear this request.

DISCUSSION:

Leodra Bowdell, representative of Phoenix Permit Services, LLC presented the request to delete Stipulation 1 regarding an alley dedication. Ms. Bowdell explained the rezoning case went through a PHO in 2021 and the stipulation that remained was the alley dedication stipulation. She stated the property has since abandoned the alley and added utilities remain in the alley and they intend to dedicate this as a Public Utility Easement. Ms. Bowdell added during a recent Site Planning Pre-Application it was made evident that the stipulation needs to be deleted since the alley has been abandoned. She stated since the alley abandonment has been approved, she is requesting to delete the stipulations that pertain to the abandoned alley. Ms. Bowdell stated she received one phone call from a neighbor who had questioned if the PHO would affect the alley abandonment.

Mr. Easton stated he was in conversation with the Street Transportation Department regarding the request and they had no issues with the deletion and cited ABND-230063. He added the Camelback East Village Planning Committee opted not to hear this case

at their May meeting. Mr. Easton recommended approval of the request to delete alley dedication.

FINDINGS:

- 1) The request to delete Stipulation 1 regarding the dedication of the south half of the adjacent alley is recommended to be approved. The Streets and Transportation Department was supportive of the conditional approval of the proposed abandonment of the existing non-functioning alley way in its entirety, as requested under ABND 230063.

STIPULATIONS:

4.	Sufficient right of way shall be dedicated within one year of final City Council action to provide:
a.	An eight foot south half alley dedication along the north property line.
1. 2.	Prior to preliminary 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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