

ATTACHMENT C

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

May 20, 2026

ITEM NO: 1	
	DISTRICT NO. 2
SUBJECT:	
Application #:	PHO-2-26--Z-105-86-1(2)
Location:	Approximately 1,180 feet east of the northeast corner of 17th Place and Deer Valley Road
Zoning:	A-1 DVAO
Acreage:	0.45
Request:	1) Legislative review of the development plan.
Applicant:	John Reddell, John Reddell Architects
Owner:	Shaun Robertson, Robertson Ventures, LLC
Representative:	John Reddell, John Reddell Architects

ACTIONS:

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

Village Planning Committee (VPC) Recommendation: The Paradise Valley Village Planning Committee heard this request on May 4, 2026.

DISCUSSION:

John Reddell, representative of Reddell Architects, presented the subject site. He explained that the applicant is proposing a small, prefabricated building on a landlocked parcel surrounded by A-1 properties. He noted the subject site is located along a cross-access easement from Deer Valley Road. Mr. Reddell stated the proposed building is a 5,000 square foot metal structure for an architectural metal fabrication company. He explained he has worked with the Fire Department regarding access to the site and added they have implemented a small landscape strip along the cross-access easement to separate the parking from the 24-foot-tall building. Mr. Reddell stated the owner is working with the neighbor to the north to get city sewer services to the subject site and acknowledged he will need to work with the Water Services Department further once an agreement with the neighbor is in place.

Mr. Easton asked if Mr. Reddell was familiar with the original zoning history and the stipulated site plan.

Mr. Reddell replied yes, he is aware of the zoning history of the site and presented the February 10, 1999, approval of Rezoning Case No. Z-105-86 which calls for a PHO approval of the development plan.

Mr. Easton asked if the previously approved site plan was ever developed.

Mr. Reddell stated the building was never built and the site was split and sold as separate parcels.

Mr. Easton stated the PHO is not a method of approval, but rather a recommending body to City Council. He added that according to the Paradise Valley Village Planner, Matteo Moric, the Village did not make a recommendation, and he asked Mr. Reddell for an explanation and/or his recollection of the Village Planning Committee (VPC) hearing.

Mr. Reddell explained their team presented the project to the VPC and there were questions regarding the location of the building and proposed access. He added they explained the sewer connections and that they are working with the neighbor on an agreement. Mr. Reddell explained the Village did make a vote on the case and voted for unanimous approval of the request. Mr. Easton responded that it sounds like the VPC was unanimously in approval and he would follow up with the Village Planner.

Mr. Easton recommended approval with a modification to delete the stipulation in its entirety and additional stipulations relating to archeologically sensitive sites.

FINDINGS:

- 1) The Paradise Valley Village Planning Committee (VPC) heard this request on May 4, 2026. During the hearing, the Village Planner incorrectly stated that a motion was not required, and the item was for informational purposes only. However, Chair Mortensen asked if all committee members were fine with the proposal and all 13 members present commented "yes".
- 2) The request to modify Stipulation 2 regarding legislative review of the remaining portions of the development is recommended to be approved. The modification is to delete the stipulation in its entirety as it is now fulfilled. This hearing process has provided the required review and comment, and the site plan can now move into site plan review for approval.
- 3) The site is identified as archaeologically sensitive and three additional stipulations are recommended to be included to address requirements for archaeological survey and testing.

STIPULATIONS:

1.	That THE development SHALL be in general conformance to the site plan presented to the Planning Hearing Officer dated 12/30/98 for this portion of the Phase III development.
2.	That if any remaining portions of the phases are developed a hearing before the Planning Hearing Officer will be required for approval of the development plan.
2. 3.	That A 6-foot solid masonry wall (i.e. no barbed wire) SHALL be constructed along the north boundaries of the parcel as approved by the PLANNING AND Development Services Department.
3. 4.	That A minimum three 15-gallon drought resistant shade trees (to be properly watered and maintained) spaced a maximum 30 feet on center SHALL be planted along the north boundary of the property which abuts the CAP canal.
4. 5.	That The balance of the stipulations pertain to Rezoning Application 105 86 1 as approved for prior phases shall remain intact.
5.	IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
6.	IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.
7.	IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.

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