NOTICE OF PUBLIC HEARING
PLANNING HEARING OFFICER

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the **PLANNING HEARING OFFICER** and to the general public that the **CITY OF PHOENIX PLANNING HEARING OFFICER** will hold a hearing open to the public on **May 19, 2021 at 10:00 a.m.**

Per the most recent social distancing guidelines from the federal government, no residents will be allowed to attend the meeting in-person.

OPTIONS TO ACCESS THE MEETING

- **Call-in to listen** to the live meeting: Dial **602-666-0783**. Enter meeting access code **182 492 6236 #,** and press # again when prompted for the attendee ID.

- **Observe the live meeting virtually.** Register for the event at: https://cityofphoenixpdd.webex.com/cityofphoenixpdd/onstage/g.php?MTID=eddfd549fd8595aa137c9a6ebeeeaaa73
- **Submit a comment** on an agenda item:
  - Send your comments to: pdd.pho@phoenix.gov
  - By: 10:00 a.m. on **May 17, 2021** or 48 hours prior to meeting
  - Indicate: Item number and case number

- **Register to speak** on an agenda item:
  - Contact planner Danielle Jordan at (602) 495-0383 or pdd.pho@phoenix.gov
  - By: 48 hours prior to start of the meeting. Staff will make every effort to accommodate requests to speak submitted beyond the 48-hour period. Due to the added demands of facilitating the virtual environment for the public, applicants and other staff members, we cannot consider any request less than six business hours before the start of the meeting.
  - If registered to speak, click on the following link at the time of the meeting to join the event and speak when called upon: https://cityofphoenixpdd.webex.com/cityofphoenixpdd/onstage/g.php?MTID=eddfd549fd8595aa137c9a6ebeeeaaa73

The agenda of the meeting is as follows:

1. Application #: **PHO-4-21--Z-14-05-1**
   Location: Southeast corner of 7th Avenue and Happy Valley Road
   Existing Zoning: A-1 DVAO
   Acreage: 16.14
   Request:
   1) Modification to Stipulation 1 regarding general conformance to site plans date stamped August 31, 2007 (PHO-1-07 and PHO-2-14) and October 3, 2014 (PHO-2-14).

2) Deletion of Stipulation 2 regarding a master architectural theme (PHO-1-07 and PHO-2-14).
3) Deletion of Stipulation 4 regarding two pedestrian access points to the regional trail system (PHO-1-07 and PHO-2-14).
4) Modification of Stipulation 7 regarding recording documents that disclose the existence and characteristics of Goodrich-Universal Propulsion Company (PHO-1-07 and PHO-2-14).
5) Technical corrections to Stipulations 3 and 5 (PHO-1-07).

Applicant: Strata Solar
Owner: Happy Valley II, LLC
Representative: Chris Webb, Rose Law Group

2. Application #: **PHO-1-21--Z-67-95-7**
Location: Northeast corner of 59th Avenue and Lower Buckeye Road
Existing Zoning: A-1
Acreage: 1.7
Request:
1) Modification of Stipulation 1 regarding minimum landscape adjacent to any public street.
2) Modification of Stipulation 4 regarding general conformance to the site plan date stamped November 20, 1995.
3) Technical corrections to Stipulations 2 and 5.

Applicant: Taylor C. Earl, Earl and Curley PC
Owner: Glenda D. Massey
Representative: Taylor C. Earl, Earl and Curley PC

3. Application #: **PHO-5-21--Z-111-98-7**
Location: Approximately 238 feet east of the southeast corner of 67th Avenue and Lower Buckeye Road
Existing Zoning: C-1
Acreage: 3.28
Request:
1) Deletion of Stipulation 26.c regarding review and approval of conceptual site plan and elevations for Phase II development.

Applicant: The Carioca Company
Owner: RG3 Solar LLC
Representative: Jeff Winter, Esencia LLC

4. Application #: **PHO-1-21--Z-9-08-7**
Location: Approximately 280 feet north of the northeast corner of 59th Avenue and Lower Buckeye Road
Existing Zoning: A-2
Acreage: 13.79

Request:	1) Modification to Stipulation 1 regarding general conformance to the site plan and elevations date stamped February 5, 2008. 2) Modification to Stipulation 1.a regarding landscape setback widths and landscaping surrounding Lot 2. 3) Technical corrections to Stipulations 3, 5, and 6.
Applicant:	Taylor C. Earl, Earl and Curley PC
Owner:	Glenda D. Massey
Representative:	Taylor C. Earl, Earl and Curley PC

For further information, please call Danielle Jordan, Planner I, Planning and Development Department at 602-495-0383 or contact us via electronic mail at pdd.pho@phoenix.gov. This electronic mail address will not accommodate zoning enforcement/violation complaints.

For further information or to request a reasonable accommodation, please contact Tamra Ingersoll at the Planning and Development Department at 602-534-6648. TTY: Use 7-1-1.