

**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 **October 20, 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 **2555 875 3561 #**, 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=e4cd9fffedbb445f59e5e44e58be0e420>
- **Submit a comment** on an agenda item:
 - Send your comments to: pdd.pho@phoenix.gov
 - By: 10:00 a.m. on **October 18, 2021** or 48 hours prior to meeting
 - Indicate: Item number and case number
- **Register to speak** on an agenda item:
 - Contact planner Bradley Wylam at (602) 256-3322 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=e4cd9fffedbb445f59e5e44e58be0e420>

The agenda of the meeting is as follows:

1. Application #: **PHO-6-21--Z-29-03-1**
Location: Southeast corner of 67th Avenue alignment and the Pinnacle Vista Drive alignment (6524 West Gold Mountain Pass)
Existing Zoning: R1-8
Acreage: .90
Request: 1) Modification of Stipulation 1 regarding the developable area and preservation area of Lot 9.

Applicant: Daniel Istrate
Owner: Daniel Ognean
Representative: Daniel Istrate

2. Application #: **PHO-2-21--Z-111-01-8(7)**
Location: Northwest corner of 75th Avenue and Baseline Road
Existing Zoning: R1-8, R-3A, and C-1
Acreage: 40.09
Request:
- 1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped April 10, 2002.
 - 2) Review of site plans and elevations by the Planning Hearing Officer per Stipulation 2.
 - 3) Deletion of Stipulation 9 regarding the completion of the Developer Project Information Form for the MAG Transportation Improvement Program.
 - 4) Deletion of Stipulation 17 regarding 50 percent open space being high and dry.
 - 5) Modification of Stipulation 22 regarding architectural character consistent with the Laveen Plan.
 - 6) Deletion of Stipulation 24 regarding corporate colors and associated graphics as an accent feature.
 - 7) Deletion of Stipulation 25 regarding pitched roofs on commercial buildings.
 - 8) Deletion of Stipulation 27 regarding windows on any facade with a primary customer entrance.
 - 9) Deletion of Stipulation 28 regarding landscaping of surface parking areas.
 - 10) Modification of Stipulation 35 regarding maximum height of service station canopies or drive-through canopies.
 - 11) Deletion of Stipulation 36 regarding canopy support pillar size and materials.
 - 12) Modification of Stipulation 42 regarding a maximum of 312 lots.
 - 13) Modification of Stipulation 43 regarding minimum lot widths.
 - 14) Modification of Stipulation 45 regarding rural mail delivery and the use of gang mailboxes.
 - 15) Modification of Stipulation 46 regarding roof treatment variety.
 - 16) Modification of Stipulation 48 regarding general conformance with the site plan dated April 5, 2002.
 - 17) Modification of Stipulation 52 regarding a variety of at least six different types of roof treatments.

- 18) Modification of Stipulation 53 regarding materials that would minimize stucco and tile.
 - 19) Modification of Stipulation 56 regarding substantial conformance with view fence pictures.
 - 20) Technical corrections to Stipulations 10, 23, 33, and 38.
- Applicant: Cassandra Ayres, Beus Gilbert McGroder PLLC
 Owner: Coplen 61.4 LLC, et al.
 Representative: Paul Gilbert, Beus Gilbert McGroder PLLC

3. Application #: **PHO-1-21--Z-57-06-7**
 Location: Approximately 300 feet north of the northwest corner of 91st Avenue and Lower Buckeye Road
 Existing Zoning: S-1 (Approved C-2)
 Acreage: 7.10
 Request:
- 1) Modification of Stipulation 1 regarding site plan, elevations, and conceptual landscape plan date stamped August 15, 2006.
 - 2) Deletion of Stipulation 1a regarding a master architecture theme.
 - 3) Deletion of Stipulation 2 regarding a pedestrian circulation plan.
 - 4) Deletion of Stipulation 3 regarding an enhanced landscape feature at the intersection of 91st Avenue and Lower Buckeye Road.
 - 5) Deletion of Stipulation 4 regarding an enhanced landscape feature on both sides of entrances on 91st Avenue and Lower Buckeye Road.
 - 6) Deletion of Stipulation 9 regarding a right of way triangle.
 - 7) Technical corrections to Stipulation 5, 7, 8, and 10.
- Applicant: William Allison, Withey Morris PLC
 Owner: Parkwood Partners LLC
 Representative: William Allison, Withey Morris PLC

4. Application #: **PHO-1-21--Z-142-03-7(8)**
 Location: Approximately 115 feet west of the southwest corner of 2nd Drive and Beverly Road
 Existing Zoning: MUA
 Acreage: 12.79
 Request:
- 1) Modification of Stipulation 1 regarding specific conformance with the site plan date stamped November 24, 2003.
 - 2) Deletion of Stipulation 2.B regarding zoning administrator determination regarding horse trailer storage.

- 3) Deletion of Stipulation 2.D regarding landscaped areas.
- 4) Deletion of Stipulation 3 regarding site plan approval for new development.
- 5) Deletion of Stipulation 5 regarding construction of streets adjacent to the development.
- 6) Technical corrections to Stipulations 2, 2.A, and 2.C.

Applicant: John Haldiman
 Owner: John Haldiman
 Representative: John Haldiman

5. Application #: **PHO-1-21--Z-69-08-8**
 Location: Northwest corner of 36th Street and Southern Avenue
 Existing Zoning: C-1
 Acreage: 5.0
 Request:

- 1) Modification of Stipulation 1 regarding general conformance with the site plan and elevations date stamped July 3, 2008.
- 2) Technical corrections to Stipulations 4 and 5.

Applicant: Avenue North
 Owner: Hermes, Inc.
 Representative: Benjamin Tate, Withey Morris PLC

For further information, please call Bradley Wylam, Planner I, Planning and Development Department at 602-256-3322 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 Angie Holdsworth at the Planning and Development Department at 602-495-5622. TTY: Use 7-1-1.