

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 **August 17, 2022, 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 613 2282 #**, 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=eac4268586ce300dc53bd4b00d790ac32>

- **Submit a comment** on an agenda item:
 - Send your comments to: pdd.pho@phoenix.gov
 - By: 10:00 a.m. on **August 15, 2022**, 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=eac4268586ce300dc53bd4b00d790ac32>

The agenda of the meeting is as follows:

- | | | |
|----|-----------------------|--|
| 1. | Application #: | PHO-5-22--Z-14-05-1 |
| | Location: | Approximately 1,000 feet south of the southeast corner of 7th Avenue and Happy Valley Road |
| | Existing Zoning: | A-1 DVAO |
| | Acreage: | 39.55 |

Request: 1) Modification of Stipulation 1 regarding general conformance with the site plans date stamped August 31, 2007 (PHO-1-07) and December 16, 2020 (PHO-3-20).

2) Deletion of Stipulation 2 (PHO-1-07) regarding a master architectural theme.

3) Modification of Stipulation 2 (PHO-3-20) and Stipulation 3 (PHO-1-07) regarding landscape setbacks along 7th Avenue and Misty Willow Lane.

4) Deletion of Stipulation 5 regarding C-2 landscaping standards within parking lots (PHO-1-07).

5) Modification of Stipulation 7 (PHO-1-07) regarding disclosure of Deer Valley Airport and Goodrich Universal Propulsion Company.

6) Modification of Stipulation 7 (PHO-3-20) regarding right-of-way for Misty Willow Lane.

7) Deletion of Stipulation 10 regarding a bus bay on Happy Valley Road (PHO-1-07 and PHO-3-20).

8) Technical correction to Stipulation 4 (PHO-1-07).

Applicant: Michael S. Buschbacher II
 Owner: DIDSTRAW LLC, et al.
 Representative: Michael S. Buschbacher II

2. **Application #:** **PHO-5-22--Z-137-86-7(4)**
 Location: Approximately 500 feet south of the southeast corner of 51st Avenue and McDowell Road
 Existing Zoning: C-2
 Acreage: 1.75
 Request: 1) Modification of Stipulation 1 regarding general conformance with the site plans and elevations date stamped May 17, 2021 and dated October 9, 1996, May 7, 1997, and June 4, 1997.

Applicant: Justin Gregonis, Upward Architects
 Owner: Holland Real Estate LLC
 Representative: Thomas Dake

3. **Application #:** **PHO-1-22--Z-26-15-4**
 Location: Northwest corner of Central Avenue and Pierson Street
 Existing Zoning: PUD TOD-1
 Acreage: 2.95
 Request: 1) Modification of Stipulation 5 regarding conditional approval upon development commencing within seven (7) years.
 2) Technical correction for Stipulation 2.

- Applicant: Ed Bull, Burch & Cracchiolo PA
 Owner: Kim Sperry, Omninet Central LP
 Representative: Ed Bull, Burch & Cracchiolo PA
4. **Application #:** **PHO-2-22--Z-206-86-8(7) (Continued from July 20, 2022)**
- Location: Approximately 340 feet north of the northwest corner of Jesse Owens Parkway and Baseline Road
- Existing Zoning: C-2 BAOD
- Acreage: 1.93
- Request:
 - 1) Deletion of Stipulation 2 regarding general conformance to the site plan submitted.
 - 2) Modification of Stipulation 19 regarding general conformance to the site plan presented to the Planning Hearing Officer on July 26, 1989.
 - 3) Technical corrections to Stipulations 3, 6, 8, 11, 16, and 20.
- Applicant: Andrew Biskind, TBBG Acquisitions LLC
 Owner: Herbert and Patricia Dreiseszun Trust
 Representative: Benjamin Tate, Withey Morris PLC
5. **Application #:** **PHO-2-22--Z-47-17-8**
- Location: Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane
- Existing Zoning: R1-10
- Acreage: 5.12
- Request:
 - 1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped July 28, 2017.
 - 2) Review of conceptual elevations by the Planning Hearing Officer per Stipulation 4.
- Applicant: Terrascope Consulting LLC
 Owner: Bella Rosa Partners LLC
 Representative: Terrascope Consulting LLC

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 Les Scott at (602) 261-8980, leslie.scott@phoenix.gov or TTY: Use 7-1-1.