

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 **June 21, 2023, at 10:00 a.m.**

The meeting will be held virtually. To participate, see instructions outlined below:

OPTIONS TO ACCESS THE MEETING

- **Call-in to listen** to the live meeting: Dial **602-666-0783**. Enter meeting access code **2633 283 6607 #**, and press # again when prompted for the attendee ID.
- **Observe the live meeting virtually**. Register for the event at:
<https://cityofphoenix.webex.com/webink/register/r2bd6f301823ca69827cb7cde5ceb33f2>
- **Submit a comment** on an agenda item:
 - Send your comments to: pdd.pho@phoenix.gov
 - By: 10:00 a.m. on **June 19, 2023**, or 48 hours prior to meeting
 - Indicate: Item number and case number
- **Register to speak** on an agenda item:
 - Contact planner Chase Hales at (602) 262-4544 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://cityofphoenix.webex.com/webink/register/r2bd6f301823ca69827cb7cde5ceb33f2>

The agenda of the meeting is as follows:

- | | |
|--------------------------|-----------------------------------------------------------------------------|
| 1. Application #: | PHO-2-23--Z-129-07-1 (Continued from May 17, 2023) |
| Location: | Approximately 1,825 feet east of 19th Avenue and the Alameda Road alignment |
| Existing Zoning: | CP/GCP DVAO |
| Acreeage: | 20.41 |

Request: 1) Request to modify Stipulation 1 regarding general conformance with the site plan date stamped October 22, 2021.
2) Request to modify Stipulation 3 regarding dedication of right of way improvements.

Applicant: Opus Development Company LLC
Owner: Deer Valley Industrial Venture LLC
Representative: Jason Morris, Withey Morris Baugh PLC

2. **Application #:** **PHO-2-23--Z-18-10-1 (Continued from May 17, 2023)**

Location: Southeast corner of 13th Avenue and Parkview Lane alignments
Existing Zoning: CP/GCP DVAO
Acreage: 5.17
Request: 1) Request to modify Stipulation 1 regarding general conformance with the site plan and elevations date stamped October 22, 2021.
2) Request to modify Stipulation 3 regarding dedication of right of way for Parkview Lane.
3) Request to modify Stipulation 4 regarding right of way improvements.

Applicant: Opus Development Company LLC
Owner: Deer Valley Industrial Venture LLC
Representative: Jason Morris, Withey Morris Baugh PLC

3. **Application #:** **PHO-1-23--Z-61-21-6**

Location: Approximately 150 feet north of the northeast corner of 44th Street and Earll Drive
Existing Zoning: R-O
Acreage: 1.15
Request: 1) Request to modify Stipulation 1 regarding general conformance with the site plan and elevations date stamped September 2, 2021.
2) Request to modify Stipulation 1.A regarding building height.
3) Request to modify Stipulation 8 regarding signage.
4) Request to modify Stipulation 9 regarding bicycle parking location.
5) Request to modify Stipulation 11 regarding pedestrian pathways.
6) Request to modify Stipulation 14 regarding shared access drives.
7) Request to delete Stipulation 15 permitting a maximum of one driveway on 44th Street.

Applicant: Rod Jarvis, Gallagher & Kennedy
Owner: Thomas Ryan Holdings LLC
Representative: Ryan Reynolds

4. **Application #:** **PHO-1-23--Z-7-16-7**
Location: Approximately 300 feet west of the northwest corner of 31st Avenue and Yuma Street
Existing Zoning: C-3
Acreage: 1.26
Request: 1) Request to modify Stipulation 1 regarding general conformance with the site plan and elevations date stamped April 28, 2016.
2) Request to delete Stipulation 2 regarding required revisions to the elevations date stamped February 18, 2016.

Applicant: Gary Barno
Owner: 3125 West Land Development LLC
Representative: Colin Kenyon, Presence Design PLLC

5. **Application #:** **PHO-1-23--Z-SP-2-19-7**
Location: Southeast corner of 13th Avenue and Madison Street
Existing Zoning: A-1 SP CMOD
Acreage: 14.53
Request: 1) Modification of Stipulation 2 regarding a three-year review of the total beds in Area A.
2) Modification of Stipulation 3 regarding temporary beds within Areas A and B for three years from approval.
3) Modification of Stipulation 3.a regarding temporary beds within Area A after three years from approval.
4) Review of the Special Permit by the Planning Hearing Officer per the requirements of Stipulation 17.

Applicant: Andy Jochums, Beus Gilbert McGroder PLLC
Owner: Human Services Campus Inc., et al.
Representative: Paul Gilbert, Beus Gilbert McGroder PLLC

For further information, please call Chase Hales, Planner I, Planning and Development Department at (602) 262-4544 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 602-329-5065, angie.holdsworth@phoenix.gov, or TTY: Use 7-1-1.