

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 **September 20, 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 **2630 745 2134 #**, and press # again when prompted for the attendee ID.

- **Observe the live meeting virtually**. Register for the event at:
<https://cityofphoenix.webex.com/weblink/register/r1e797b29d553299b9bd08c1b1916ba04>

- **Submit a comment** on an agenda item:
 - Send your comments to: pdd.pho@phoenix.gov
 - By: 10:00 a.m. on **September 18, 2023**, or 48 hours prior to meeting
 - Indicate: Item number and case number

- **Register to speak** on an agenda item:
 - Contact planner Teresa Garcia at (602) 262-7399 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/weblink/register/r1e797b29d553299b9bd08c1b1916ba04>

The agenda of the meeting is as follows:

- | | |
|--------------------------|---|
| 1. Application #: | PHO-8-23--Z-195-81-1 |
| Location: | Approximately 730 feet south of the southwest corner of 23rd Avenue and Parkside Lane |
| Existing Zoning: | A-1 DVAO |
| Acreage: | 14.01 |

Request: 1) Request to modify Stipulation 1 regarding general conformance with the site plan dated August 3, 1999.
2) Request to modify Stipulation 3 regarding a landscape theme and a landscape setback along 21st and 23rd Avenues.
3) Technical Corrections to Stipulations 2 and 4.

Applicant: Bill Lally, Tiffany & Bosco PA
Owner: RMLM LLC
Representative: Bill Lally, Tiffany & Bosco PA

2. Application #: **PHO-1-23--Z-9-19-4 (Continued from August 16, 2023)**

Location: Northeast corner of Central Avenue and Indian School Road
Existing Zoning: WU T6:HWR
Acreage: 17.72
Request: 1) Request to modify Stipulation 2 regarding public pedestrian plaza.
2) Request to modify Stipulation 3 regarding a linear view corridor.
3) Request to delete Stipulation 4 regarding public pedestrian accessways.
4) Request to modify Stipulation 5 regarding public primary pedestrian accessway.
5) Request to modify Stipulation 6 regarding public open space.
6) Request to modify Stipulation 7 regarding three public open space areas.
7) Request to delete Stipulation 14 regarding alignment of ingress and egress points with the existing street network.

Applicant: Jason Morris, Withey Morris Baugh PLC
Owner: Julia Najafi, Central Park I LLC
Representative: Jason Morris, Withey Morris Baugh PLC

3. Application #: **PHO-1-23--Z-15-03-7**

Location: Approximately 600 feet east of the southeast corner of 83rd Avenue and Thomas Road
Existing Zoning: C-2
Acreage: 29.04
Request: 1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped May 20, 2003.

- 2) Request to delete Stipulation 2 regarding a walkway linking development areas.
- 3) Request to delete Stipulation 3 regarding a comprehensive design theme.
- 4) Request to modify Stipulation 4 regarding Planning Hearing Officer review of elevations.
- 5) Request to modify Stipulation 5 regarding sidewalks and landscaping along 79th Avenue and Virginia Avenue.
- 6) Request to delete Stipulation 7 regarding a comprehensive sign plan.
- 7) Request to modify Stipulation 8 regarding right-of-way dedications for 79th Avenue and Virginia Avenue.
- 8) Request to delete Stipulation 9 regarding a transit pad on Thomas Road.
- 9) Technical corrections for Stipulation 11.

Applicant: Max Friedman
Owner: Marques Brothers Development Company
Representative: Snell & Wilmer, LLP

For further information, please call Teresa Garcia, Planner I, Planning and Development Department at (602) 262-7399 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.