NOTICE OF PUBLIC HEARING
PLANNING HEARING OFFICER
***REVISED**

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 public on **July 17, 2013** at **10:00 a.m.**, located in **Assembly Room C**, **Phoenix City Hall**, **200 W. Washington Street, Phoenix, AZ 85003**.

The agenda of the meeting is as follows:

1. Application: Z-278-83-4 (Continued from May 15, 2013)
   Existing Zoning: C-1, R-5
   Acreage: 14.2
   Location: Approximately 130 feet north of the northwest corner of 19th Avenue and Keim Drive
   Proposal:
   1) Modification of Stipulation 1 regarding landscaping along perimeter of property.
   2) Modification of Stipulation 5 substantial compliance with site plan dated December 3, 1983.
   3) Deletion of Stipulation 9 regarding exterior signage.
   4) Technical correction to Stipulation 11.
   Applicant: Ted Johnson – Marathon Dev. Inc.
   Owner: BRESW Chris Ridge LLC
   Representative: Ted Johnson – Marathon Dev. Inc.

2. Application: Z-152-03-7(8)
   Existing Zoning: Approved C-2 and R1-8 PRD
   Acreage: 76.84
   Location: Approximately 280 feet west of the southwest corner of 43rd Avenue and Baseline Road
   Proposal:
   1) Modification of Stipulation 1 regarding review of site plan and elevations.
   2) Modification of Stipulation 2 regarding access.
   3) Deletion of Stipulation 3 regarding the Red Barn theme.
   4) Modification of Stipulation 7 regarding general conformance to site plan date stamped May 10, 2004.
   5) Modification of Stipulation 8 regarding building height along Baseline Road.
   6) Modification of Stipulation 9 regarding percentage of dwelling units limited to one level.
   7) Modification of Stipulation 13 regarding residential perimeter fencing.
   8) Deletion of Stipulation 14 regarding four sided architecture.
   9) Deletion of Stipulation 15 regarding right-of-way for the south half of Baseline Road.
   10) Deletion of Stipulation 17 regarding right-of-way for the north

half of South Mountain Avenue.

11) Deletion of Stipulation 18 regarding right-of-way triangle.
12) Deletion of Stipulation 21 regarding multi-use trail.
13) Deletion of Stipulation 22 regarding transit stop.
14) Deletion of Stipulation 23 regarding minimum square foot lots.
15) Modification of Stipulation 25 regarding maximum height adjacent to South Mountain Avenue.
16) Modification of Stipulation 27 regarding maximum height adjacent to 43rd Avenue.
17) Modification of Stipulation 28 regarding minimum lot widths.
18) Modification of Stipulation 29 regarding 60-foot wide lots.
19) Modification of Stipulation 30 regarding remaining lot widths.
20) Modification of Stipulation 31 regarding overall gross density.
21) Deletion of Stipulation 33 regarding four-sided architecture.
22) Modification of Stipulation 34 regarding general conformance to site plan dated September 27, 2004.
23) Modification of Stipulation 35 regarding perimeter fencing along 43rd Avenue.
24) Modification of Stipulation 36 regarding use of stucco.
25) Deletion of Stipulation 38 regarding plant pallet.
26) Deletion of Stipulation 39 regarding C-2 zoned commercial land.
27) Modification of Stipulation 40 regarding specific conformance to the site plan dated September 17, 2004.
28) Technical correction to Stipulations 4, 5, 10, 11, 16, 41, 42, 43.

Applicant: Reid Butler – Butler Housing Company
Owner: Wells-85 LLC – Dr. R. Lines
Representative: Reid Butler – Butler Housing Company

3. Application: Z-21-10-7
Existing Zoning: R1-8 PRD
Acreage: 41.92
Location: Northwest of the northwest corner of Durango Street and 103rd Avenue
Proposal: 11) Modification of Stipulation 1 regarding general conformance with the site plan date stamped December 13, 2010.
2) Modification of Stipulation 2 regarding general conformance with the landscape plan date stamped December 13, 2010, and open space tracts.
3) Modification of Stipulation 3 regarding pedestrian access ways shown on the site plan date stamped December 13, 2010.
4) Modification of Stipulation 11 regarding right-of-way.
Applicant: Ryan Huffman – Mattamy Homes LLC
Owner: John Popoff/Nellia Popoff Trust
Representative: Dan Auxier – EPS Group Inc.

4. Application: Z-15-07-8

Existing Zoning: R-2 PRD, R1-6 PRD DNSWVR, and RE-35

* Acreage: 24.23

Location: Southeast corner of 42nd Place and Baseline Road

Proposal:

1) Deletion of Stipulation 1 and 1.a through 1.g regarding substantial conformance to the elevations date stamped December 11, 2007.
2) Modification of Stipulation 2 regarding number of units constructed on non-hillside area of the site.
3) Modification of Stipulation 7 regarding the natural wash.
4) Modification of Stipulation 11 regarding substantial conformance with the site plan date stamped February 19, 2008.
5) Modification of Stipulation 11.d regarding pedestrian connections.
6) Modification of Stipulation 11.f regarding access points.
7) Deletion of Stipulation 11.g regarding the right-in/right-out driveway.
8) Modification of Stipulation 14 regarding natural wash being retained as open space.
9) Modification of Stipulation 15 regarding trailhead connection, parking, and vehicular turnaround.
10) Modification of Stipulation 16 regarding perimeter walls located along public right-of-way.
11) Modification of Stipulation 17 regarding perimeter walls located along the Highline Canal.
12) Modification of Stipulation 20 regarding the open space amenities.
13) Deletion of Stipulation 21 regarding the right-of-way for a bus bay.
14) Deletion of Stipulation 25 regarding the traffic impact study.
15) Deletion of Stipulation 26 regarding the speed ramp.
16) Deletion of Stipulation 27 regarding installation of a traffic signal.
17) Technical corrections to Stipulations 4, 5, 6, 8, 9, 10, 12, 13, 18, 19, 24, and 28.

Applicant: Emily Leppert – Crescent Bay Holdings

Owner: Crescent Bay Land Fund 3, LLC

Representative: Felipe Zubia

5. Application: Z-89-97-8

Existing Zoning: C-2 BAOD

Acreage: 10.36

Location: Southwest corner of 30th Street and Southern Avenue

Proposal:

1) Modification to Stipulation 1 regarding general conformance to the site plan dated June 12, 1997.
2) Technical correction to Stipulation 11.

Applicant: Swaback Partners

Owner: Univision Communications Inc.

Representative: Swaback Partners

For further information, please call James Washington, Planner I, Planning and Development Department at 602-262-4544 or contact us via electronic mail at zoning@phoenix.gov. This electronic mail address will not accommodate zoning enforcement/violation complaints.

For reasonable accommodations, call Nici Browe at Voice/ 602-495-0256 or the City TTY Relay 602-534-5500 as early as possible to coordinate needed arrangements.

June 21, 2013