

NOTICE OF PUBLIC HEARINGS

CITY OF TOLLESON PLANNING & ZONING COMMISSION

CITY OF TOLLESON CITY COUNCIL

The City has initiated an application to amend the City of Tolleson Zoning Ordinance to expand the zoning district known as the Downtown Tolleson Commercial Office Residential Entertainment (CORE) District and amend the Zoning map accordingly. The existing CORE District is approximately 51.21 acres and generally located along Van Buren Road, from 91st Avenue to 97th Avenue. The expanded CORE District will add approximately 6.51 acres located along the west side of 91st Avenue, from Roosevelt Street to Jackson Street.

The Downtown Tolleson CORE Zoning District implements the City's vision for a pedestrian-oriented, mixed-use environment that encourages a range of compatible uses in downtown Tolleson. The purpose of the CORE District is to facilitate the revitalization of downtown Tolleson by increasing the number and variety of retail, office and entertainment establishments, increasing the number of housing units and residents within the downtown area, stimulating development on vacant infill and under-utilized properties, and improving public infrastructure, facilities, and services to support new development. The CORE District consists of development and design standards, parking ratios, and architectural guidelines, as well as other provisions that permit increased development intensity and density per parcel than other zoning districts. These standards are intended to encourage an increase in the mix of uses and level of activity in the CORE area while maintaining a sense of human scale and pedestrian-oriented character, consistent with the goals, objectives, and policies of the General Plan. CORE also establishes parking reduction criteria and approval process to encourage multi-modal pedestrian oriented development.

NOTICE IS HEREBY GIVEN that the City of Tolleson Planning and Zoning Commission will conduct a **PUBLIC HEARING** on **TUESDAY, JUNE 27, 2017** at **5:00 P.M.**, and that the City of Tolleson Mayor and Council will conduct a **PUBLIC HEARING** during a City Council Meeting scheduled on **TUESDAY, JUNE 27, 2017** at **6:00 P.M.**, both at the City of Tolleson City Hall Complex, 9555 West Van Buren Street, Tolleson, Arizona 85353 for the purpose of:

Soliciting comments from interested parties in reference to the expansion of the downtown Tolleson Commercial Office Residential Entertainment District (CORE) for the City of Tolleson. (Ordinance No. 574 N.S.)

A draft copy of the amendment, legal description of the district boundary, and all relevant material pertaining to this request are available for examination prior to the public hearings on the City's website at www.tollesonaz.org/CORE-Expansion or in the office of the City Clerk, 9555 West Van Buren Street, Tolleson, Arizona 85353, between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday.

Notice given by Tolleson City Clerk Crystal Zamora on Thursday, June 1, 2017.

Published in the West Valley View and the West Valley Business on Wednesday, June 7, 2017.