

NOTICE OF PUBLIC HEARINGS

CITY OF TOLLESON ZONING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that the City of Tolleson Zoning Administrator will conduct **PUBLIC HEARINGS** on **WEDNESDAY, JUNE 23, 2021** beginning at **1:00 P.M.**, via Zoom Conference <https://us02web.zoom.us/j/5439720804> or via telephone at 1-253-215-8782 (Meeting ID: 543 972 0804), for the purpose of:

1. Soliciting comments from interested parties in reference to Application #20110001 submitted by Shelby JM Duplessis with Empire Group LLC, on behalf of Virtua Partners, to amend the Planned Area Development (PAD) located on the northeast corner of 99th Avenue and Van Buren Street (APNs 102-53-344A and 102-53-327B), previously approved at the January 4, 2021 Zoning Administrator Meeting. The approved minor amendment allowed for 269 residential units, both single-family detached and two-unit attached duplex homes, on 22.41 gross acres (976,176 sq. ft). The applicant is requesting an increase in the number of units by 3 to a total of 272 units. (Villages at Paseo de Luces)
2. Soliciting comments from interested parties in reference to Application #20210419 submitted by Alisse Caton with Evergreen Devco, Inc. for a multi-family project to be located at 87th Avenue and McDowell Road (APN 102-47-084). The applicant submitted three technical appeals regarding the project access, wall and fire comments. Discussion will include a block wall vs a preexisting wrought iron fence, a fire apparatus access of 150' and a City access easement from McDowell Road through the project site to existing public easements. (Evergreen Multi-Family Community)

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June 5, 2021.