

## 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, OCTOBER 27, 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 Variance Application #21100001 as submitted by Abby Madrigal with Butler Design Group, on behalf of the property owner, FR CAL 3 Tolleson Buckeye LLC, for a variance request for partial deferment from the existing design standard regarding the vehicle parking counts. The building is 751,897 sq. ft., and the parking requirement is 1 stall per 1,700 sq. ft., totaling 443 stalls. The current project is proposing 190 stalls to cover the current anticipated tenant's needs with the capacity to add 208 additional stalls at a later date. The project is 53 stalls short to meet the zoning requirements. The site is located at the Tolleson Corporate Park, Bldg. E - 860 South 75th Avenue, Tolleson, AZ. The property, APN 104-15-031, is approximately 3,363,548 sq. ft. and is zoned Light Industrial (I-1). (PepsiCo)
2. Soliciting comments from interested parties in reference to Variance Application #21100002 as submitted by Sherri Koshiol with Built by Empire, on behalf of the property owner, Village at Paseo De Luces LLC, for a variance request to allow for the use of the numbering addressing system vs. the typical lettering system for the proposed residential duplex community with residential units consisting of both single-family detached and two-unit attached duplex homes. There are more than 26 building; and therefore, the traditional lettering addressing system per the Zoning Code will not work for this type of project. The project to be located on the northeast corner of 99th Avenue and Van Buren Street – 9802 West Van Buren Street, Tolleson, AZ. The property, APNs 102-53-327B and 102-53-344A, is approximately 921,343 sq. ft. in total and is currently zoned Planned Area Development (PAD). (Villages at Paseo de Luces)

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