

June 23, 2023

Dear Property Owner or Neighborhood Association Representative:

The purpose of this letter is to inform you that Terry Maglio has recently filed for a rezoning request for a 1.2 acre site located at 1602 E. Desert Cove Ave, Phoenix, AZ 85020, rezoning **Case Number Z-32-23**, to change the zoning from R1-10 to C-3. I/We would like to invite you to a neighborhood meeting to discuss this rezoning request and proposed development.

Attached is a copy of the cover page of our application, the site plan and elevations.

The following describes our request:

Proposed Change

Per attached Exhibit A, it is noted that the subject property and adjacent property to the west are owned by the same party, better known as Maglio. The purpose for the rezoning request regarding the subject property is to change the zoning from R1-10 to C-3 in an effort to not only conform with each of the neighboring properties bordering E. Desert Cove Ave, including E. Mescal Street, but also allow for a development that is complimentary and in keeping with each of the neighboring business operations.

As noted in Exhibit A adjacent properties to the north and east are owned by the City of Phoenix and are used for open space, including a maintenance yard for city owned vehicles and work space. Adjacent properties to the west and northwest are zoned C-3 and are currently being used for company owned business operations. The property directly to the south, and may I add accessed from a different street is zoned R-3 which is comprised of an apartment complex.

It is the opinion of the subject property owner (Maglio) that the current zoning of R1-10 is an anomaly and may have been an oversight in the past as a low density residential zoned property located on the same street as C-3 zoned business operations seems out of character with the area, not to mention the only public right-of-way access to the subject property is bordered by C-3 commercial business operations.

Existing Use

Property Description: Currently, the subject property is comprised of two small rental homes plus a storage yard for automobiles, and related parts.

General Plan Designation: The General Plan for the site calls for Parks/Open Space. As a result, I was asked to contact the Parks & Recreation Department to learn of their potential interest in purchasing the property. We were notified by letter that there is no interest at this time nor anytime in the future.

Current Zoning: R1-10 which allows for 3.5 residential units per acre.

Neighborhood Meeting

Day: Wednesday

Date: July 12th

Time: 7:00 PM

Location: 5225 North Central Avenue, Suite 104, Phoenix, 85012

You are invited to attend this meeting to learn about the project and proposed zoning. If you are unable to attend, please contact me at 480-300-9726 to learn more about the case and express your concerns. The City of Phoenix Village Planner assigned to this case is **Rick Klimek** and can be reach at nick.klimek@phoenix.gov / **602-534-7696**.

This planner can answer your questions regarding the City review and hearing processes as well as the staff position once their report is complete. You may also make your feelings known on this case by writing to the City of Phoenix Planning and Development Department, 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003, referencing the case number **(Z-32-23)**. Your letter will be made part of the case file.

Please be advised that meetings and hearings before the North Mountain Village Planning Committee and the Planning Commission are planned to review the case. Specific meeting and hearing dates have not yet been set. You should receive a subsequent notice identifying the date and location of the meeting/hearing when they have been scheduled.

Again, I would be happy to answer any questions other any concerns that you may have regarding this proposal. You may reach me at martyhall16@gmail.com / 480-300-9726.

Sincerely,

Marty Hall
Owner Representative



Application Information Form

This form is part of the rezoning/special permit submittal requirement. For additional information, please call the Planning and Development Department, Zoning Section at 602-262-7131, option #6.

DEVELOPMENT SERVICES PRE-APPLICATION MEETING

KIVA NUMBER: KIVA 21-1950 **DATE:** 6/6/23 **TIME:** 3:00 PM

Please have the following information filled out before filing your application. This will assist staff when entering data on our computer system.

Zoning Map Amendment Special Permit Other

Property Location:	1602 E. Desert Cove Ave, Phoenix, AZ 85020				
To Be Changed From:	R1-10	To:	C-3		
Proposed Use:	Self Storage				
Council District:	3	Village:	North Mountain		
Legal Description:	SANTA ROSA MIN CLAIM THAT PT WITHIN SW4 SEC 22 3N 3E WINIFRED DIST BEING A PT OF MIN SURVEY 4112 DESC AS BEG AT SW COR NW4 SW4 SD SEC TH S 90' E 215' N 240' W 215' S 150' TO BEG				
Tax Parcel Number(s):	166-23-003	Gross Acreage:	52,253		
Zoning Map:	K9	TAZ (Traffic Area Zone):	3-N - 3-Z		
Quarter Section:	22/3N/3E	Census Tract:	104801		
Property Owner:	Terrance A & Paige S Maglio				
Mailing Address:	4025 W Country Gables Drive				
City:	Phoenix	State:	AZ	Zip:	85053
Phone:	602-748-5177	Fax:		Email:	terrym4118@gmail.com
Applicant:	Terrance A & Paige S Maglio				
Mailing Address:	4025 W Country Gables Drive				
City:	Phoenix	State:	AZ	Zip:	85053
Phone:	602-748-5177	Fax:		Email:	terrym4118@gmail.com
Representative:	Marty Hall				
Mailing Address:	2645 E. Glenrosa Ave				
City:	Phoenix	State:	AZ	Zip:	85016
Phone:	480-300-9726	Fax:		Email:	martyhall16@gmail.com
Adjacent Jurisdiction to be Notified:					

A filing fee has been paid to the City of Phoenix to cover the cost of processing this application. The fee will be retained to cover these costs whether or not the request is granted. I hereby certify that the above information is correct, and that I am authorized to file on behalf of the owner. I understand that any materials submitted are part of the public record and consent to reproduction for the purpose of public examination and discussion in preparation for and during any public hearing process concerning this application. This does not permit reproduction for any commercial purpose.

DocuSigned by:

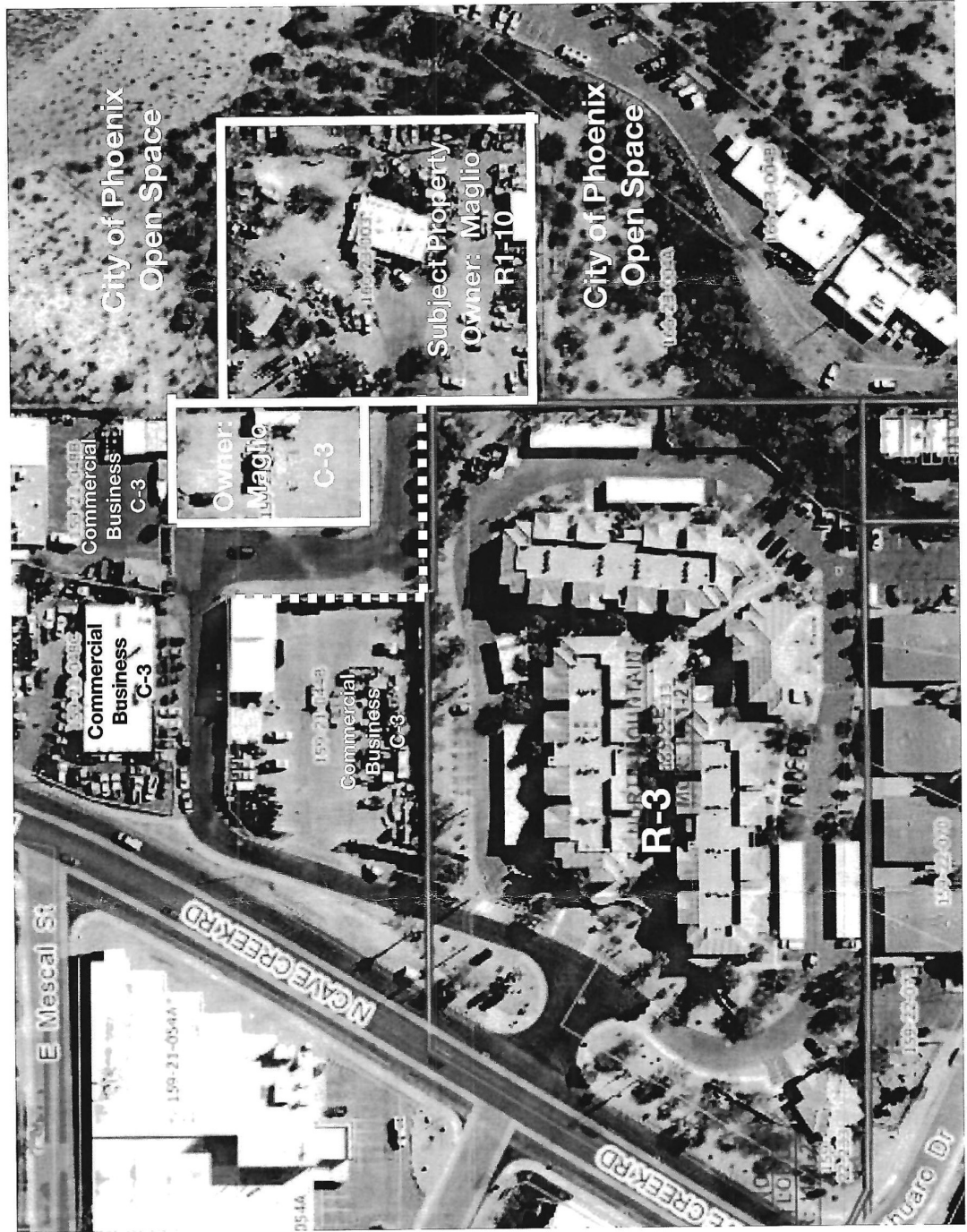


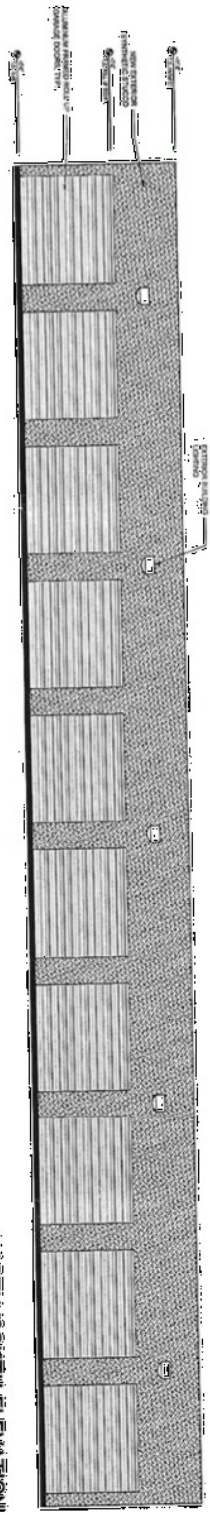
Applicant's Signature

5/22/2023

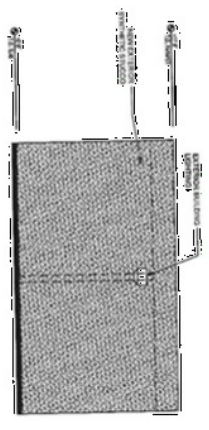
Date

EXHIBIT A

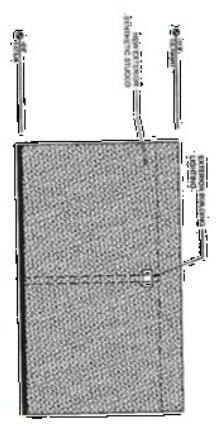




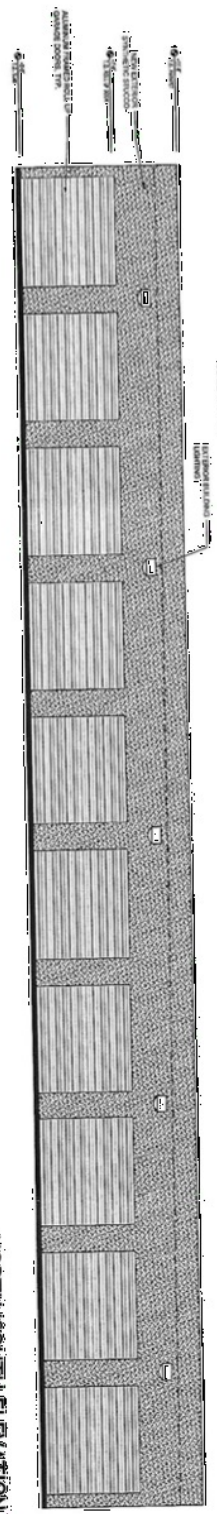
NORTH/SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



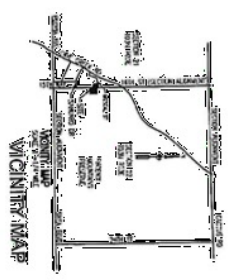
EAST/WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST/WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH/SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SITE DATA

ADDRESS:	100 EAST DESERT COVE ROAD
CITY:	PHOENIX, AZ
CLIENT:	TRACOR HOLDINGS
PROJECT NO.:	100EASTDESERTCOVE
DATE:	08/11/2010
DESIGNER:	DRACOR LLC
ARCHITECT:	DRACOR LLC
ENGINEER:	DRACOR LLC
LANDSCAPE ARCHITECT:	DRACOR LLC
INTERIOR ARCHITECT:	DRACOR LLC
MECHANICAL ENGINEER:	DRACOR LLC
ELECTRICAL ENGINEER:	DRACOR LLC
PLUMBING ENGINEER:	DRACOR LLC
ENVIRONMENTAL ENGINEER:	DRACOR LLC
SOILS ENGINEER:	DRACOR LLC
TRUCKING ENGINEER:	DRACOR LLC
WATER ENGINEER:	DRACOR LLC
SEWER ENGINEER:	DRACOR LLC
TELEPHONE ENGINEER:	DRACOR LLC
TELEVISION ENGINEER:	DRACOR LLC
INTERNET ENGINEER:	DRACOR LLC
OTHER ENGINEER:	DRACOR LLC