



City of Phoenix

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

April 28, 2025

SUNNYSLOPE VILLAGE ALLIANCE

755 E. Hatcher Rd.

Phoenix, AZ 85020

RE: Second Notification Letter – SWC of 19th Avenue & Dunlap Avenue Zoning and General Plan Amendment Case, concerning GPA-NM-1-25-3 and Z-7-25-3

Dear Property Owner or Neighborhood Organization Representative:

This follow-up letter is to notify you that the City of Phoenix has filed rezoning application Z-7-25-3 and General Plan Amendment application GPA-NM-1-25-3 (formerly GPA-4-25) for a 12.37-acre site at the southwest corner of 19th Avenue and Dunlap Avenue (see map on reverse), and that meetings and hearings have now been scheduled for public review. The rezoning request seeks to change the zoning designation from C-1, C-2, and C-2 SP to Walkable Urban Code TS:5. The General Plan Amendment proposes a Minor Map Amendment, changing the designation from Commercial and Industrial to Mixed Use in alignment with the 19North Transit-Oriented Community (TOC) Policy Plan, approved by the City Council in 2021. There is no specific development proposal associated with this request at this time. The purpose of this amendment and zoning case is to reposition the City-owned property for a future redevelopment determined by a separate request for proposals (RFP) process. The public hearings and meetings are scheduled as follows:

Village Planning Committee Hearing

Name of Committee: North Mountain Village Planning Committee

Location: Sunnyslope Community Center, Multi-Purpose Room, 802 E. Vogel Avenue, Phoenix, AZ 85020

Date and Time: May 21, 2025, at 6:00 PM

Planning Commission Hearing

Name of Committee: Planning Commission

Location: City Council Chambers, 200 W. Jefferson Street, Phoenix, AZ 85003 (or virtual)

Date and Time: June 5, 2025, at 6:00 PM

City Council Hearing/Ordinance Adoption

Location: City Council Chambers, 200 W. Jefferson St., Phoenix, AZ 85003

Date and Time: July 2, 2025, at 10:00 AM

You are welcome to attend any or all of these meetings/hearings to learn about the case and make your opinions known. Please confirm the meeting details with the City of Phoenix Planning and Development Department before attending, as they are subject to change. Hearing information may also be found on signs posted on the site and in the Record Reporter. You may also make your feelings known on this case by writing to the City of Phoenix Planning and Development Department, Zoning Section, 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003, and referencing the case number. Your letter will be made part of the case file.

The North Mountain Village Planning Committee will forward a recommendation to the Planning Commission after considering testimony from affected parties and reviewing the staff report prepared by the Planning and Development Department. The village planner who will staff this meeting is Robert Kuhfuss, and he can be reached at (602) 534-1608 or Robert.Kuhfuss@phoenix.gov. This planner can answer your questions regarding the village review and city hearing processes as well as the staff position once their report is complete. You are also urged to contact me or one of my staff at (602) 534-3162 or Jeff.Stapleton@phoenix.gov to learn more about the case and express your concerns.

If a case is not appealed within seven calendar days after the Planning Commission Hearing, the decision will be ratified and scheduled for ordinance adoption by the City Council without further discussion.

Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at (602) 534-3162 or Jeff.Stapleton@phoenix.gov or by fax at (602) 495-5097.

Sincerely,



Jeff Stapleton

Program Manager, City of Phoenix Community & Economic Development Department

SITE MAP



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