Dear property owner or neighborhood organization representative:

The purpose of this letter is to inform you that The City of Phoenix, Office of Homeless Solutions, has recently filed a rezoning request for an approximately 3.53-acre site located approximately 1,000 feet north of the NWC of Black Canyon Highway and Northern Avenue (the "Property"), rezoning case number Z-78-24, to change the zoning from C-2 to C-2 DNS/WVR. 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 current site plan, and elevations. The following describes our request:

Proposed change: The City of Phoenix, Office of Homeless Solutions, seeks to convert the former Super 8 Motel acquired by the city into a Community Residence Center that will accommodate recently unhoused seniors (the "Project"). No new units or other building additions are being sought. The Property will be improved to current standards for buildings and grounds, complying with all current zoning and building codes. To facilitate full utilization of 125 existing units on the Property, a density waiver to allow for R-5 density is being requested for the Project.

Existing use: The existing site and buildings were originally constructed in 1985/86 as a motel. The Property is currently zoned C-2, "Intermediate Commercial" under the Phoenix Zoning Code, which allows for Community Residence Centers as a Permitted Use. The Project is consistent with the current General Plan Land Use Map designation of "Commercial".

A neighborhood meeting will be held:

Manday, August 5th at 5PM at: The Helen Drake Senior Center 7600 N 27th Ave, Phoenix, AZ 85051

You are invited to attend this meeting to learn about the project and proposed zoning. If you are unable to attend, please contact me or one of my staff at Email: Margaret.Adams@phoenix.gov; Office: 602-534-5853 to learn more about the case and express your concerns. The City of Phoenix Village Planner assigned to this case is Julia Loewen and can be reached at iulia.loewen@phoenix.gov / 602-262-4544. 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. Your letter will be made part of the case file.

	MBER:		23 DA	TE: _11/28/23		_TIME: _11	:00 am
DEVELOPMENT PRE- KIVA NUMBER:	APPLICATION MI 24-389	EETING DATE:	: 5/3/	2024	TIME:	9:00 am	
Please have the follow on our computer syste	m.	ned out belo	re min	g your application	n. This will	assist staff	when entering d
Coning Map Amendmen	t 🗵 s	pecial Permit		Other			
Property Location:	Approximatley	1,000 feet north	of the	NWC of Black Can	yon Highway	and Northern	1 Avenue
To Be Changed From:	C-2			To:		or annual result	Density Waive
Proposed Use:	125-Unit S	enior Comr	nunity	Residence Co	enter		
Council District:	5		(7005/95e)				
Legal Description:	See attached	"Evhibit A"	_	Village:	North M	ountain	
Tax Parcel Number(s):	158-04-004						
Zoning Map:	J7	Gross Acre	age:	153,707 st / 3.53 A	Quarter	Section:	36
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Property Owner:	City of Phoenix,	Finance Dept.,	Real E	state Div; c/o Office	of Homeles	s Solutions, M	largaret Adams
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Phone: Applicant: Mailing Address; City: Phone: Representative:	(480) 370-895 City of Phoenix, 200 W. Wash Phoenix (602) 534-585	Office of Home ington St., 1 State: 3 Fax: Bill Frazelle	7th Fid AZ	dutions, Margaret A	Zip:	ial Projects Ad	dministrator
Phone: Applicant: Mailing Address; Phone: Representative: Mailing Address:	City of Phoenix. 200 W. Wash Phoenix (602) 534-585 SmithGroup,	Office of Home ington St., 1 State: 3 Fax: Bill Frazelle	7th Fid AZ	dutions, Margaret A	Zip: Email:	85003	dministrator
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City: Phone: Applicant: Mailing Address: City: Phone: Representative: Mailing Address: City: Phone: Adjacent Jurisdiction to be Notified:	City of Phoenix, 200 W. Wash Phoenix (602) 534-585 SmithGroup, 455 N. 3rd. St Phoenix	Office of Home ington St., 1 State: 3 Fax: Bill Frazelle	7th Fig AZ NA	dutions, Margaret A	Zip: Email:	85003 margaret.ad	dministrator

Planning & Development Department - Zoning Section - 200 W. Washington Street, 2nd Floor, Phoenix, Arizone 85003 - 602-262-7131 95 process

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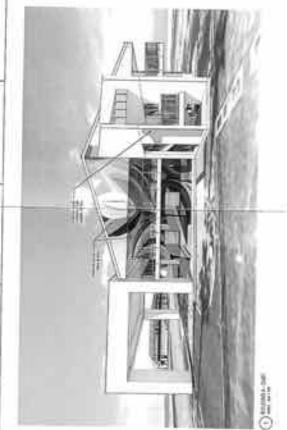
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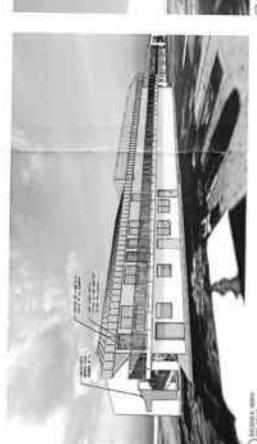
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Please be advised that meetings and hearings before the Village Planning Committee and the Planning Commission are planned to review this case. Specific meeting and hearing dates have not yet been set. You should receive a subsequent notice identifying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

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 Email: Margaret.Adams@phoenix.gov; Office: 602-534-5853.

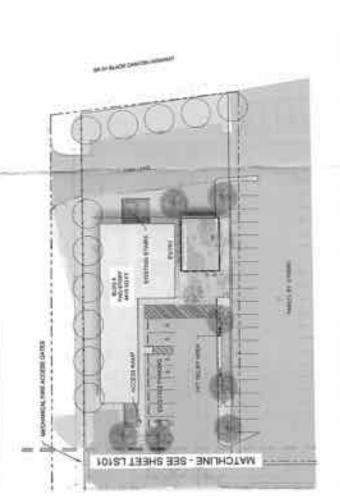
Sincerely,



Margaret Adams Special Projects Administrator, Office of Homeless Solutions City of Phoenix 200 W. Washington St. 17th Floor Phoenix, AZ 85003

Attachment(s)

- Cover page of zoning application
- Project Site (Hardscape) Plan
- Project conceptual renderings





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