

June 27, 2024

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:

*Monday, 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 julia.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.

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.

REZONING PRE-APPLICATION MEETING

APPLICATION NUMBER: ZPA-141-23 **DATE:** 11/28/23 **TIME:** 11:00 am

DEVELOPMENT PRE-APPLICATION MEETING

KIVA NUMBER: 24-389 **DATE:** 5/3/2024 **TIME:** 9:00 am

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:	Approximatley 1,000 feet north of the NWC of Black Canyon Highway and Northern Avenue				
To Be Changed From:	C-2	To:	C-2 DNS/WVR (Density Waiver)		
Proposed Use:	125-Unit Senior Community Residence Center				
Council District:	5	Village:	North Mountain		
Legal Description:	See attached "Exhibit A"				
Tax Parcel Number(s):	158-04-004H				
Zoning Map:	J7	Gross Acreage:	153,707 sf / 3.53 AC	Quarter Section:	36
Property Owner:	City of Phoenix, Finance Dept., Real Estate Div; c/o Office of Homeless Solutions, Margaret Adams				
Mailing Address:	200 W. Washington St.				
City:	Phoenix	State:	AZ	Zip:	85013
Phone:	(480) 370-8955	Fax:	NA	Email:	margaret.adams@phoenix.gov
Applicant:	City of Phoenix, Office of Homeless Solutions, Margaret Adams, Special Projects Administrator				
Mailing Address:	200 W. Washington St., 17th Floor				
City:	Phoenix	State:	AZ	Zip:	85003
Phone:	(602) 534-5853	Fax:	NA	Email:	margaret.adams@phoenix.gov
Representative:	SmithGroup, Bill Frazelle				
Mailing Address:	455 N. 3rd. St.				
City:	Phoenix	State:	AZ	Zip:	85004
Phone:	(602) 824-5215	Fax:	NA	Email:	bill.frazelle@smithgroup.com
Adjacent Jurisdiction to be Notified:	NA				

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.

_____ Applicant's signature _____ Date _____
 Page 13 of 56 This and other forms can be found on our website: www.phoenix.gov/pdd/planning-zoning Revised 2/14/2024

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

