

Date: July 2, 2024

Dear: Sunnyslope Village Alliance

The purpose of this letter is to inform you that we have recently filed a Planning Hearing Officer Hearing Application PHO-1-24---Z-56-16-3 for a site located at 12115 N. 19th Ave., Phoenix AZ 85029

The Planning Hearing Officer (PHO) hearing only acts to modify or delete stipulations from approved rezoning cases. The action is limited to the modification of stipulations that were conditioned as part of the rezoning case. This hearing does not review the original change of zoning request. Our request is for the modification of stipulation in Zoning Case # Z-56-16-3, being the deletion of stipulation #1 with requires a 40' landscape setback along the eastern property line. The rationale for the request is the proposed project has provided ample buffer to the eastern property line. The provided open space is a result of the development requirements imposed by the hillside development standards.

The (Village Planning Committee and/or Planning Hearing Officer hearing) will take place at the following date and location:

<u>North Mountain Village Planning Committee</u>	<u>Planning Hearing Officer</u>
Cowden Center, 9290 N. 2nd Street	Meeting will be held virtually.
August 21, 2024, at 6:00 p.m.	July 17, 2024, at 10:00 a.m.
To participate in virtual meetings, see the instructions on the agenda available on the public meeting notices website at https://www.phoenix.gov/cityclerk/publicmeetings/notices .	
For the City Council Hearing location and participation instructions, see: https://www.phoenix.gov/cityclerk/publicmeetings/city-council-meetings .	
For questions regarding the format of these meetings, contact the City of Phoenix Planning and Development Department at 602-262-7131, Option 6.	

You may attend the hearing 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. You may also express your opinions on this case by writing to the Planning and Development Department at 200 West Washington Street, 2nd Floor, Phoenix, Arizona, 85003, and referencing the case number. Your letter will be made part of the case file. A copy of this application, site plan and all relevant material pertaining to this request are available at <https://www.phoenix.gov/pdd/planning-zoning/pzservices/pho-cases> and on file and available for examination prior to the public hearing. Please contact the City of Phoenix Planning and Development Department at 602-262-7131, Option 6 or by email at zoning@phoenix.gov for questions regarding accessing any case documents.

I would be happy to answer questions or hear any concerns that you may have regarding this proposal. You may reach me at 480-705-5372 x 114, shamill@unitedeng.com or you may reach the City of Phoenix Planning and Development Department at 602-262-7131, Option 6.

Sincerely,

Sean Hamill

Attachments: PHO Narrative and 19th Cove Site Plan.



Planning Hearing Officer Request

Project: 19th Cove – Kiva # 23-1178
RE: Zoning Case: Z-56-16
Date: 5/28/2024

Please accept this request to for the deletion of Stipulation #1 within the approved Z-56-16 zoning case and subsequent Ordinance G-6244

United Engineering Group and land owners have completed three (3) pre-application meetings with the City of Phoenix to entitle and develop a 3.5-acre property located at the south east corner of 19th Ave and Cactus Road. The property is currently zoned C-2 and R-3 and we intend to develop 26 "Mini Homes" on a rental basis. As part of the pre-application process, it was disclosed to us on our third meeting, that there is a stipulation from a previous zoning case that calls out for a 40-foot landscape setback along the eastern property boundary of APN: 159-04-004. The stipulation reads:

~~4—A minimum 40-foot landscape setback shall be required along the east property line and shall mimic natural desert landscape, as approved by the Planning and Development Departments.~~

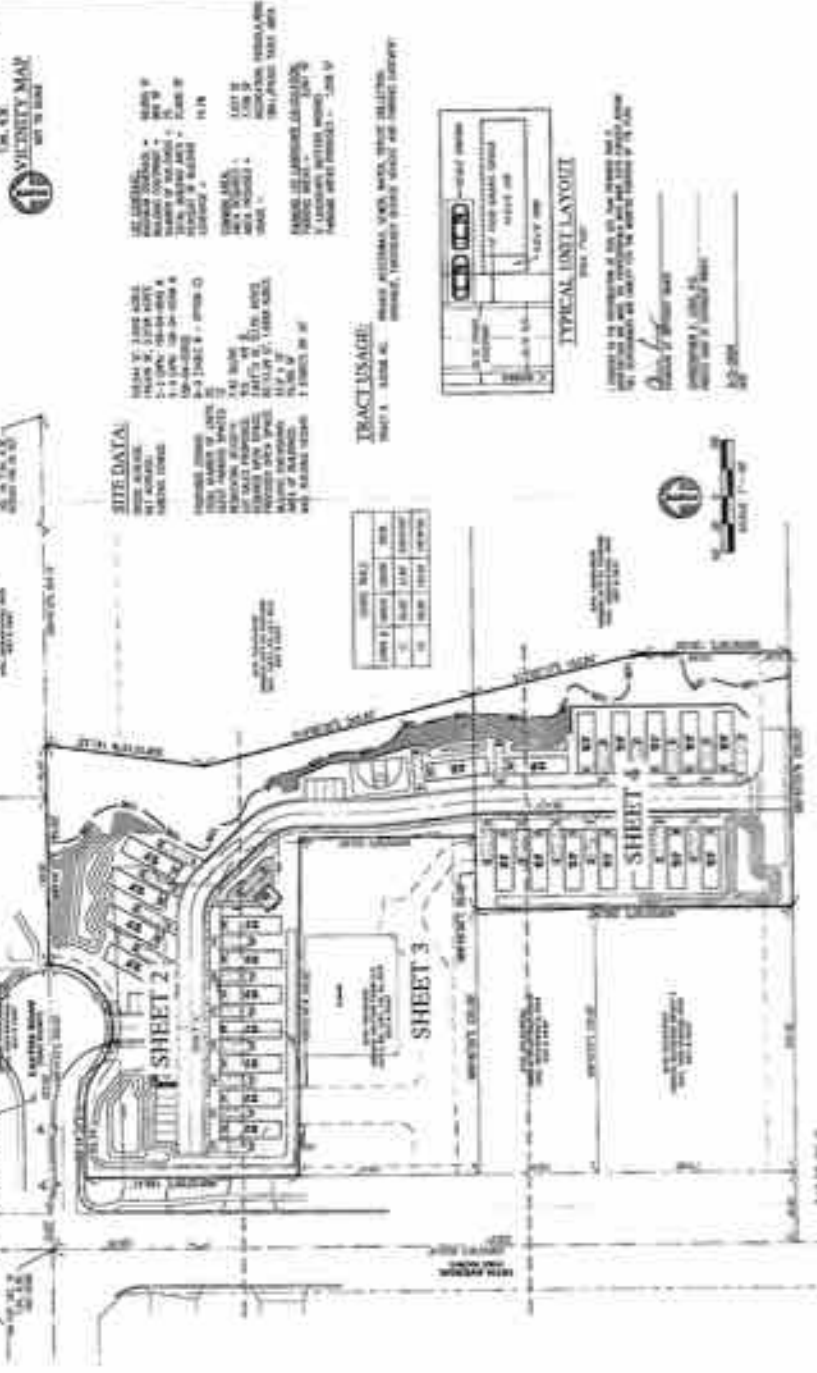
Rational: This stipulation has been removed as a buffer has already been provide with the hillside / slope analysis limits.

It is our request to have this stipulation deleted. As you can see on the included site plan, we incorporated a large area of undeveloped hillside into the planning area creating the same buffer and the stipulation intends. The original zoning case included multiple APN's, however this parcel has since been broken off and is being developed separately from the commercial development, thus putting undue burden on this site.

Sincerely,
Sean Hamill
UNITED ENGINEERING GROUP

PRELIMINARY SITE PLAN FOR 19TH COVE

(12021 & 12115 N. 19th AVENUE)
 APN: 139-04-004, 139-04-002M, & 139-04-002Q
 A PORTION OF THE SUBDIVISION OF SECTION 16, TOWNSHIP 35N, RANGE 23E, S. 104 E. 187



PROJECT NARRATIVE DESCRIPTION:
 1. THIS PROJECT IS A 120 UNIT RESIDENTIAL DEVELOPMENT.
 2. THE DEVELOPMENT WILL CONSIST OF 120 UNITS.
 3. THE DEVELOPMENT WILL BE A MIXED USE DEVELOPMENT.
 4. THE DEVELOPMENT WILL BE A MIXED USE DEVELOPMENT.
 5. THE DEVELOPMENT WILL BE A MIXED USE DEVELOPMENT.

LEGEND:

- 1. EXISTING PROPERTY
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REQUIRED PERMITS:
 1. CITY OF DENVER PERMIT
 2. COLORADO PERMIT
 3. FEDERAL PERMIT
 4. STATE PERMIT
 5. LOCAL PERMIT

LEGAL DESCRIPTION:
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APPLICANT:
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

ENGINEER:
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

SITE DATA:
 TOTAL AREA: [Area]
 TOTAL UNITS: [Units]
 TOTAL GARAGES: [Garages]
 TOTAL PARKING: [Parking]

TRACT USAGE:
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]



TYPICAL UNIT LAYOUT:
 1. UNIT AREA: [Area]
 2. UNIT GARAGE: [Garage]
 3. UNIT PARKING: [Parking]

PROPOSED DRAINAGE:
 1. DRAINAGE SYSTEM
 2. DRAINAGE SYSTEM
 3. DRAINAGE SYSTEM
 4. DRAINAGE SYSTEM
 5. DRAINAGE SYSTEM

RED PLAN NOTE:
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NO.	DATE	DESCRIPTION
1	10/1/2023	PRELIMINARY SITE PLAN
2	10/1/2023	PRELIMINARY SITE PLAN
3	10/1/2023	PRELIMINARY SITE PLAN
4	10/1/2023	PRELIMINARY SITE PLAN
5	10/1/2023	PRELIMINARY SITE PLAN
6	10/1/2023	PRELIMINARY SITE PLAN
7	10/1/2023	PRELIMINARY SITE PLAN
8	10/1/2023	PRELIMINARY SITE PLAN
9	10/1/2023	PRELIMINARY SITE PLAN
10	10/1/2023	PRELIMINARY SITE PLAN

PRELIMINARY SITE PLAN
 19TH COVE
 PROJECT ADDRESS: 19TH COVE



DATE: 10/1/2023
 SHEET NO. 1