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Writer's Direct Dial: 602-229-5683  
E-Mail: Benjamin.Graff@quarles.com

October 31, 2023

Via Mail

**Re: Rezoning Case No. Z-51-23-1; Southeast Corner of 19th Avenue and Sahuaro Drive**

Dear *Property Owner* or *Neighborhood Association Representative*:

The purpose of this letter is to inform you that our firm has recently filed a rezoning application on behalf of Resilient Health, Inc (the "Applicant") for an approximately 1.04-gross acre site located approximately 275 feet east of the Southeast corner of 19<sup>th</sup> Avenue and Sahuaro Drive (the "Property"). See Attached Aerial Map. The rezoning case number is **Z-51-23-3** and the request is to change the zoning from R-3 (Multifamily Residence) to PUD (Planned Unit Development). The purpose of the rezoning case will be to allow for the development of a 40-unit (38.46 dwelling units per acre) affordable multifamily development. The Hearing Dates have now been scheduled for the case. Meeting details are provided on page two of this letter.

The existing site will be drastically improved, and the current living units will be replaced with a new and vibrant development. The purpose of the requested rezoning to PUD is to allow for a quality affordable multifamily development that will provide amenities and development standards beneficial to the overall community. The proposed development standards will ensure appropriate height, setbacks and buffers from existing homes, and enough parking to ensure all residents will park within the development and not along the street.

The attached Conceptual Site Plan shows the development situated near the Property's northern boundary (along West Sahuaro Drive) in order to promote street activation pursuant to the City's development priorities, which will also provide a significant buffer between the building and neighboring single-family dwellings. The building is proposed at four stories or 48 feet high, but the tallest portions of the building are placed toward the Northwest corner of the site, away from surrounding homes. The development will consist of 19 one-bedroom units; 13 two-bedroom units, 8 three-bedroom units, and a total of 40 parking spaces. The Property will feature family-oriented amenities, including a tot lot for children, a covered-outdoor grilling space, and an interior

clubhouse/community room. As part of our desire to also enhance the safety of the neighborhood, the Property will be both gated and fenced to help deter any unwanted foot traffic. In fact, while a standard R-3 Zoning District would require 5% of open space, the Resilient Living at Sunnyslope PUD will provide 6.8% of open space. This is another example of how the PUD will provide an enhanced built environment which could not be provided via a traditional zoning district on this site.

Attached is a copy of the cover page of our application, and the site plan. A copy of the entire PUD Development Narrative containing the complete details of this request is on file with the City of Phoenix Planning and Development Department and available on-line at <https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases>.

The meetings/hearings scheduled at this time are as follows:

Village Planning Committee Meeting:      Name of Committee: North Mountain  
Location: Meeting may be held at the HonorHelath  
Crowden Center (9202 N. 2nd St. Phoenix, AZ  
85020)  
Date and Time: November 15, 2023, at 6:00pm

Planning Commission Hearing:              Location: Meeting may be held at City of Phoenix  
Council Chambers (200 W. Jefferson Street,  
Phoenix, AZ 85003) or virtually.  
Date and Time: December 7, 2023, at 6:00pm

City Council Hearing:                          Location: Meeting may be held at City of Phoenix  
Council Chambers (200 W. Jefferson Street,  
Phoenix, AZ 85003) or virtually.  
Date and Time: January 3, 2024, at 2:30pm

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>.  
Agendas will be posted on the website one week prior to the meeting.

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, please contact the Village Planner listed below.

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

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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 (Z-51-23-3) Your letter will be made part of the case file.

I encourage you to please reach out to me first at [Benjamin.Graff@quarles.com](mailto:Benjamin.Graff@quarles.com) or via phone at 602-229-5683 if you have any questions. I also encourage you to reach out to me at any time to discuss the proposed rezoning case.

The City of Phoenix Village Planner assigned to this case is Samuel Rogers and can be reached at [Samuel.Rogers@phoenix.gov](mailto:Samuel.Rogers@phoenix.gov) or via phone at 602-534-4010. Mr. Rogers can answer your questions regarding the city review and hearing processes as well as the staff position once the City's report is complete.

Again, I would be happy to answer any questions that you may have regarding this proposal. You may reach me at [Benjamin.Graff@quarles.com](mailto:Benjamin.Graff@quarles.com) or via phone at 602-229-5683.

Sincerely,  
Quarles & Brady LLP



Benjamin W. Graff

Attachment/s

For information on this and other projects proposed in your neighborhood, you can visit the City of Phoenix's My Community Map website at: <https://www.phoenix.gov/pddsites/pages/my-community-map.aspx>

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Para obtener información sobre esto y otros proyectos propuestos en su vecindario, puede visitar el sitio web My Community Map de la Ciudad de Phoenix en:  
<https://www.phoenix.gov/pddsit/pages/my-community-map.aspx>



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE

APPLICATION NO: Z-51-23

## SECONDARY GEOGRAPHIC AREAS:

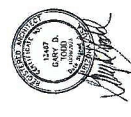
Zoning Map	Qtr Section	TAZ	APN	Location	Owner
			159-13-012		

NO. 23-2015-01

**Apartments @ 1815 W. Sahuaro Drive**  
1815 W Sahuaro Dr.  
Phoenix, AZ 85029

**Resilient Health**

2255 W. Wenden Ave. B 100  
Phoenix, AZ 85021  
(602)995-1767 P



**TODD + ASSOCIATES**  
CONSULTING ENGINEERS / ARCHITECTS  
ARCHITECTURE - PLANNING  
LANDSCAPE ARCHITECTURE  
4019 N. 45TH ST. / PHOENIX, AZ 85018  
602-952-8282 / TODD@TODD.COM  
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P.U.D. 1st SUBMITTAL  
AUGUST 07, 2023

P.U.D. 2nd SUBMITTAL  
OCTOBER 13, 2023

P.U.D. 3rd SUBMITTAL  
OCTOBER 30, 2023

Project Mgr.:  
Drew B. By:  
Rev. Date:  
Description:



PUD CONCEPTUAL  
SITE PLAN

**A1.1**

**SITE DATA**

ASSESSOR'S PARCEL NUMBER 159-13012  
SITE AREA: 77,1041 AC (45,328 S.F.)  
GROSS SITE AREA 77,089 P.A. (45,318 S.F.)  
ZONING: R-3  
PROPOSED ZONING: PUD  
OWNER: TODD + ASSOCIATES, INC.  
DESIGN PROFESSIONAL: TODD + ASSOCIATES, INC.  
4019 N. 45TH STREET  
PHOENIX, AZ 85018  
P: 602-952-8282  
CONTACT: BRETT M. BEER  
BRETT@TODDASOC.COM  
SOIL ENGINEERING: RESILIENT HEALTH  
2401 W. PEORIA AVE. SUITE 130  
PHOENIX, AZ 85029  
CONTACT: KELLY L. BRUKS, PE  
KBRUKS@RICKENGINEERING.COM  
FIRE HYDRANT: 159-13012  
EXISTING HYDRANT: 159-13012  
EXISTING FIRE POLE: 159-13012  
EXISTING ELEC. POLE: 159-13012  
EXISTING CHAU WALL: 159-13012  
EXISTING CHAU WALL INCREASE TO 6'  
EXISTING CHAU WALL INCREASE TO 6'

**CLIENT**

RESILIENT HEALTH  
1815 W. SAHUARO DR.  
PHOENIX, AZ 85021  
(602)995-1767 P

**CONTACT**

UNIT TYPE	UNIT TYPE	UNIT TYPE	UNIT TYPE	UNIT TYPE	UNIT TYPE
A1 - 1BD/1BA	A1 - 1BD/1BA	A1 - 1BD/1BA	A1 - 1BD/1BA	A1 - 1BD/1BA	A1 - 1BD/1BA
13	13	13	13	13	13
B1 - 2BD/2BA	B1 - 2BD/2BA	B1 - 2BD/2BA	B1 - 2BD/2BA	B1 - 2BD/2BA	B1 - 2BD/2BA
10	10	10	10	10	10
C1 - 3BD/3BA	C1 - 3BD/3BA	C1 - 3BD/3BA	C1 - 3BD/3BA	C1 - 3BD/3BA	C1 - 3BD/3BA
4	4	4	4	4	4
<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>TOTAL</b>
27	27	27	27	27	27

**PHASES**

PARKING PROVIDED: 50.5 P.S./D.U. UNRESERVED WHEN 1.0 P.S./D.U. RESERVED  
TOTAL PARKING PROVIDED: (1.00 P.S./D.U.)  
VEHICULAR PARKING STANDARDS:  
PARKING STALL TYPICAL: 18'-0" X 8'-0"  
ACCESSIBLE PARKING RATIO: 5% K-11 D.U. = 1 P.S.  
PARKING DRIVE AREA WIDTH: 26'-0" MIN.  
LOADING AREAS (IF PROVIDED): 10 X 50 MIN.  
BUILDING AREA (GROSS): 441,488 S.F.  
TOTAL: 441,488 S.F.

**DATA**

PROVIDED: 3,134 S.F. / 45,305 S.F. = 6.9%  
GROSS OF GROSS A.C. 45,305 S.F. = 2,488 S.F.  
PROVIDED: 10 BIKE PARKING SPACES  
MINIMUM REQUIRED (PER RAL): 5% OF GROSS A.C.  
GROSS OF GROSS A.C. = 2,488 S.F.  
LOT COVERAGE REQUIRED: 21,479 S.F. = 50%  
PROVIDED: 11,164 S.F. = 24.6%  
TOTAL LOT COVERAGE PROVIDED: 31,343 S.F.  
(11,164 S.F. / 42,237 NET LOT S.F. = 26.4%)

**VEHICULAR PARKING STANDARDS**

0.25 SPACES FOR EACH RESIDENTIAL UNIT WITH 40 D.U. X 0.25 = 10 BIKE SPACES  
PROVIDED: 10 BIKE PARKING SPACES  
OPEN SPACE: 11,164 S.F. = 24.6%  
MINIMUM REQUIRED (PER RAL): 5% OF GROSS A.C.  
GROSS OF GROSS A.C. = 2,488 S.F.

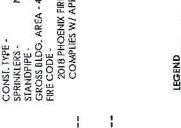
20-1650  
200-1500  
200-1500  
200-1500  
200-1500  
200-1500  
200-1500  
200-1500  
200-1500  
200-1500

**TEAM MEMBERS**

OWNER: RESILIENT HEALTH  
1815 W. SAHUARO DR.  
PHOENIX, AZ 85021  
P: 602-995-1767  
CONTACT: LARRY VILLANOR@RHAL.ORG  
DESIGN PROFESSIONAL: TODD + ASSOCIATES, INC.  
4019 N. 45TH STREET  
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2401 W. PEORIA AVE. SUITE 130  
PHOENIX, AZ 85029  
CONTACT: KELLY L. BRUKS, PE  
KBRUKS@RICKENGINEERING.COM

**REGISTRATION**

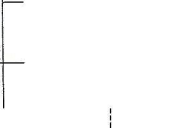
35' INSIDE  
FIRE TURNING RADIUS  
CONCL. TYPE: NFA 13  
SPANNING: SPANNING  
GROSS BLDG. AREA: 41,488 SF  
FIRE CODE: PHOENIX FIRE CODE  
COMPINES W/ APPENDIX D



**VICINITY MAP**



**SCALE**

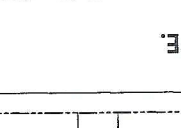


**VEHICULAR PARKING STANDARDS**

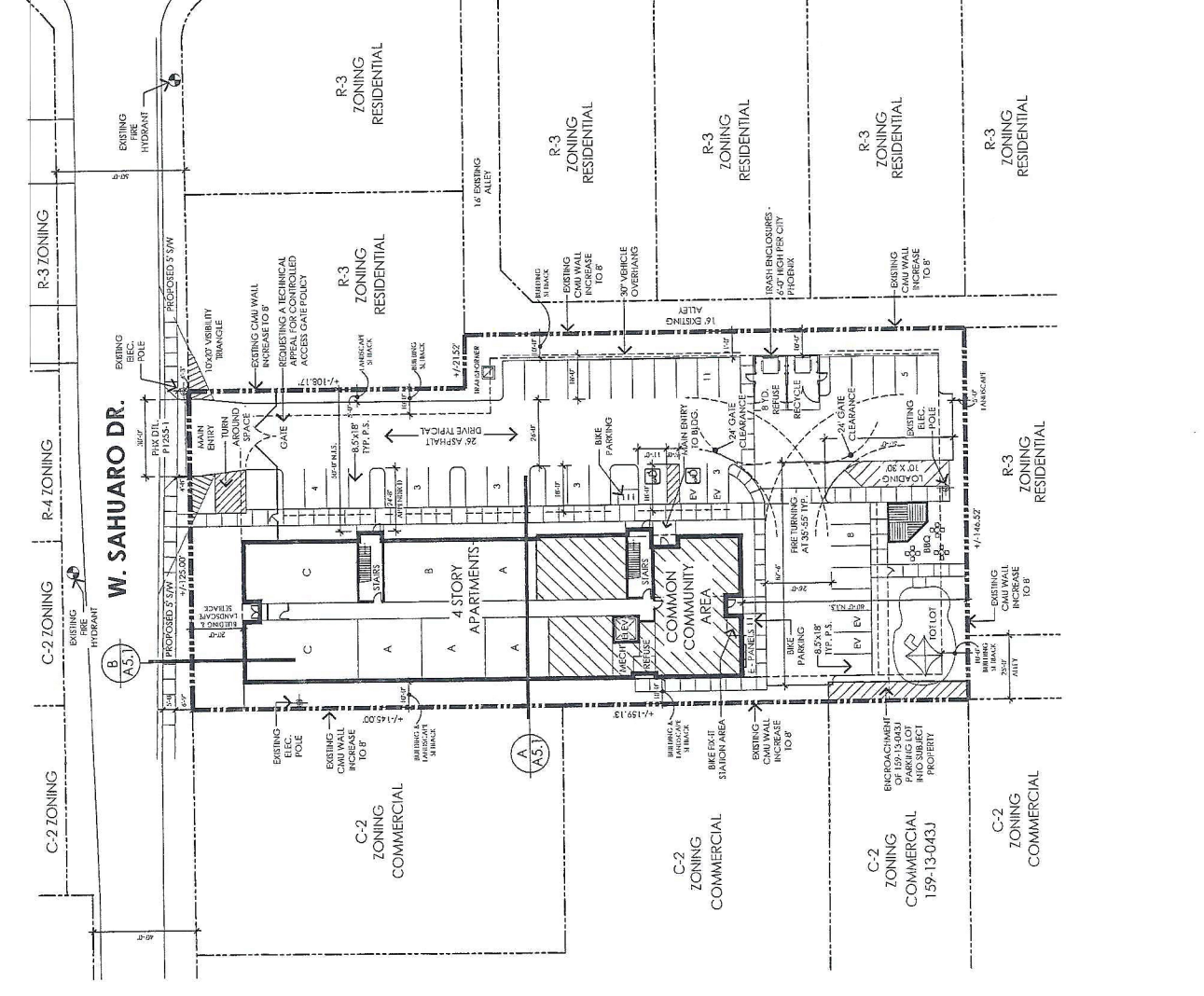
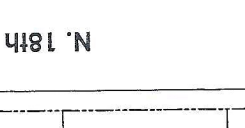
0.25 SPACES FOR EACH RESIDENTIAL UNIT WITH 40 D.U. X 0.25 = 10 BIKE SPACES  
PROVIDED: 10 BIKE PARKING SPACES  
OPEN SPACE: 11,164 S.F. = 24.6%  
MINIMUM REQUIRED (PER RAL): 5% OF GROSS A.C.  
GROSS OF GROSS A.C. = 2,488 S.F.

**VEHICULAR PARKING STANDARDS**

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**SCALE**



CONCEPTUAL SITE PLAN #2