

December 3, 2024

Spanish translation attached.  
*Se adjunta traducción al español.*

**RE: Application No. Z-129-24  
2510 & 2512 W. Dunlap Avenue  
2<sup>nd</sup> Notification Letter**

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

Our firm recently filed a rezoning request for the property located at 2510 & 2512 W. Dunlap Avenue. The subject property consists of two parcels totaling approximately 13.3 acres. Both properties are zoned C-2 M-R and are currently developed with multistory office buildings and multistory parking structures. Please note that meetings/hearings have now been set to review our request.

Our request seeks a rezoning from C-2 M-R to C-2 M-R DNS/WVR (Density Waiver). This site's General Plan designation is "Commercial." It is within the North Mountain village core and is designated on the City's General Plan as a "Primary Core." This core is designated for "High Intensity."

It is our client's desire to keep the current C-2 M-R zoning on the two properties and to simply seek the addition of a Council approved Density Waiver to allow the additional proposed residential density—which is consistent with the City's efforts around the light rail and the redevelopment of Metrocenter. The current C-2 M-R zoning allows residential development but limits density to 14.5 du/ac. To bring the proposed development more in line with densities sought by the City along the light rail, a Density Waiver is being requested through the zoning process to allow up to 55 du/ac on the subject property. Consistent with the City's emphasis on adaptive reuse of existing structures, this proposal seeks to convert the office buildings, parking structures, and associated campus into a new and fresh multifamily development. Rather than tearing down the existing structures only to build new ones, the offices will be converted to multifamily housing units, and housing units will also be added to a portion of the 3-story parking structure, where there is an excess of parking spaces. The meetings/hearings are as follow (note the times and locations are below and on the following page):

North Mountain Village Planning Committee Meeting:	Location:	Cowden Center 9202 N. 2 <sup>nd</sup> Street (Northwest corner 2 <sup>nd</sup> Street & Mission Lane) Phoenix, AZ 85020
	Date & Time:	December 18, 2024, at 6:00 p.m.
Planning Commission (PC) Hearing:	Location:	Meeting may be held at the City Council Chambers (200 W. Jefferson St., Phoenix, AZ) or <u>virtually</u> . For more information, please see: <a href="https://www.phoenix.gov/cityclerk/publicmeetings/notices">https://www.phoenix.gov/cityclerk/publicmeetings/notices</a>
	Date & Time:	January 2, 2025, at 6:00 p.m.



