



## City of Phoenix

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

March 21, 2025

Candy Berkner-Frogozo  
SUNNYSLOPE VILLAGE ALLIANCE  
755 E. Hatcher Rd.  
Phoenix, AZ 85020

**RE: Notification Letter – SWC of 19<sup>th</sup> Avenue & Dunlap Avenue Zoning and General Plan Amendment Case (Case # Z-7-25 & GPA-NM-1-25-3)**

Dear Candy Berkner-Frogozo,

The purpose of this letter is to inform you that the City of Phoenix has filed a General Plan Amendment and Rezoning request for an approximately 12.55-acre site located at the southwest corner of 19th Avenue and Dunlap Avenue, under case numbers GPA-NM-1-25-3 (formerly GPA-4-25) and Z-7-25. The request seeks to amend the existing General Plan land use designation from Commercial and Industrial to Mixed Use Multi-Family. The re-zone seeks to change current zoning from C-1 (Commercial Neighborhood Retail District), C-2 (Intermediate Commercial), and C-2 SP (Intermediate Commercial Special Permit) to WU T 5:5 (Walkable Urban Code).

This change will allow for higher residential densities on the subject property. Currently, the site is zoned C-1, C-2, and C-2 SP which permits a maximum of 143 residential units. The proposed rezoning to WU Code T 5:5 will allow for unlimited residential density while maintaining a height restriction of 56 feet. This amendment is intended to align with the City's vision for transit-oriented development and urban growth while preparing the site for future redevelopment.

There is no specific development proposal associated with this request at this time. The purpose of this amendment and zoning case is to reposition the City-owned property for a future redevelopment request for proposals (RFP). The site currently consists of an underutilized park-and-ride facility and a mostly vacant retail center. The Rezoning Case and companion General Plan Amendment are necessary to support the long-term vision for this area, allowing for mixed-use development consistent with the 19North Transit-Oriented Community (TOC) Policy Plan, approved by the City Council in 2021. This change will help facilitate future development opportunities that align with the City's strategic planning initiatives.

This letter includes a map showing the area affected by the requested zoning change, which is City-owned property.

### **Neighborhood Meeting Invitation**

A neighborhood meeting will be held on **Tuesday, April 8, 2025, at 5:30 p.m.** at Cholla Library at the 2<sup>nd</sup> Floor Conference Room located at 10220 North 10050 N Metro Pkwy E, Phoenix, AZ 85051. You are invited to attend this meeting to learn about the proposed General Plan Amendment and Rezoning request. If you are unable to attend, please feel free to contact Jeff Stapleton at [Jeff.Stapleton@phoenix.gov](mailto:Jeff.Stapleton@phoenix.gov) or (602) 534-3162 with any questions.

### **Review & Public Comment Opportunities**

The City of Phoenix Village Planner assigned to this case is Robert Kuhfuss who can be reached at [robert.kuhfuss@phoenix.gov](mailto:robert.kuhfuss@phoenix.gov) or (602) 534-1608. This planner can provide further details regarding the City review and hearing processes as well as the staff position once their report is complete.

You may also share your feedback on this case by writing to the City of Phoenix Planning and Development Department, 200 W Washington St, 3rd Floor, Phoenix, Arizona 85003. Please reference case numbers GPA-NM-1-25-3 and Z-7-25 in your correspondence. Your letter will be included in the official case file.

#### Upcoming Public Hearings

Meetings and hearings before the North Mountain Village Planning Committee, the Planning Commission, and the City Council are scheduled to review this case. Specific meeting and hearing dates will be provided in a separate notice once confirmed.

We welcome your participation in this process and would be happy to answer any questions or address any concerns regarding this proposal. Please reach out to us at [Jeff.Stapleton@phoenix.gov](mailto:Jeff.Stapleton@phoenix.gov) for further information.

Sincerely,



Jeff Stapleton

Program Manager, City of Phoenix Community & Economic Development Department

#### SITE MAP

