



City of Phoenix

NEIGHBORHOOD SERVICES
DEPARTMENT

Date: March 26, 2015

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

The purpose of this letter is to inform you that the City of Phoenix Neighborhood Services Department has recently filed a rezoning request for 55 city-owned parcels with a combined acreage of 9.69, found in a total 63.8 gross acre site located in the Broadway Estates subdivision, 24th Street east to 28th Street and from Corona Avenue south to Wier Avenue, rezoning case number Z-12-15. Please be advised that meetings and hearings before the South Mountain Village Planning Committee, Zoning Hearing Office and/or the Planning Commission are planned to review this case. Specific meeting and hearing dates have not yet been set. You should receive a second mailing in approximately four (4) weeks identifying the dates and locations of the meetings/hearings.

You are welcome to attend these meetings 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 also make your feelings known on this case by writing to the **City of Phoenix Planning and Development Department, Zoning Division, 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003** and referencing the case number. Your letter will be made part of the case file.

The Village Planning Committee will forward a recommendation to the Zoning Hearing Officer or Planning Commission and City Council after considering testimony from affected parties and reviewing the staff report prepared by the Planning and Development Department. The village planner who will staff this meeting is **Xandon Keating** and can be reached at **602-261-8701** or **xandon.keating@phoenix.gov**. This planner can answer your questions regarding the village review and city hearing processes as well as the staff position once their report is complete. You are also urged to contact **Chris Christensen, Neighborhood Services Department at 602-262-7312** or **chris.christensen@phoenix.gov** to learn more about the case and express your concerns.

Attached is a copy of the cover page of our application and map of the site plan. The following describes our request:

Proposed change: We are proposing to change the current zoning district of the city-owned parcels from R-3 Multi-Family Residential 14.5 dwellings/acre on a traditional lot to R1-6 Single-Family Residential 3.5 – 5 dwellings /acre on a traditional lot. This request is to help further the housing goals identified in the South Phoenix Village Redevelopment Plan (2001) which is: the overall improvement of the housing conditions, creation of single-family ownership infill housing, development of the vacant lots with ownership units, and preserving the neighborhood through the increase of owner occupied single-family development. The maximum density allowed will be 5 dwellings/acre on a traditional lot.

Existing use: The project site consists of 125 city-owned vacant lots. The current zoning allows for a maximum density of 14.5 dwellings (homes)/acre on a traditional lot and existed prior to 1960, when the area was annexed from Maricopa County to the city of Phoenix. This rezoning request brings the properties in line with how they are designated in the Phoenix General Plan of 5 dwellings (homes)/acre on a traditional lot. The plan is to rezone all of the lots within the next three years. This rezoning request represents Phase I of the plan.

While the City Council can stipulate to a specific site plan and development standards, we, and all other developers, have the opportunity to file later with the Planning Hearing Officer to amend those conditions through an advertised public hearing process should market conditions or ownership change.

To provide more information, a community meeting will be held at:

**The City of Phoenix Broadway Heritage Neighborhood Resource Center
2405 East Broadway Road (on the southeast corner of 24th Street & Broadway Road)
Monday, April 13, 2015
6:00 – 7:30 P.M.**

We encourage the community to attend this meeting to hear more information about this application, the rezoning process, and to ask questions.

Again, we would be happy to answer any questions or hear any concerns that you may have regarding this proposal. Please feel free to contact **Chris Christensen** at 602-262-7312 or chris.christensen@phoenix.gov.

Sincerely,



Chris Hallett, Director
Neighborhood Services Department

Attachments: Rezoning Application Cover Page
South Phoenix Village Neighborhood Initiative Area Site Plan Map

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 Division at 602-262-7131, option #6.

DEVELOPMENT SERVICES PRE-APPLICATION MEETING

KIVA NUMBER: _____ DATE: 2/3/15 TIME: 2:00 pm


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:	55 parcels located in the Broadway Estates subdivision located from 24th St east to 28th St, from Broadway Rd south to Roeser Rd		
To Be Changed From:	R-3 Multi-Family Res 14.50 dwellings/acre	To:	R1-6 Single Family Res 5.3 dwelling/acre
Proposed Use:	Residential, single family detached		
Council District:	8	Village:	South Mountain
Legal Description:	See attached spreadsheet		
Tax Parcel Number(s):	see attached	Gross Acreage:	9.7 acres
Zoning Map:	E8	TAZ (Traffic Area Zone):	
Quarter Section:	Q4-33	Census Tract:	1161
Property Owner:	City of Phoenix		
Mailing Address:	200 W Washington Street, 4th floor		
City:	Phoenix	State:	AZ
Phone:		Fax:	
Zip:	85003	Email:	
Applicant:	City of Phoenix Neighborhood Services Department		
Mailing Address:	same as above		
City:		State:	
Phone:		Fax:	
Zip:		Email:	
Representative:	Chris Christensen		
Mailing Address:	same as above		
City:		State:	
Phone:	602-262-7312	Fax:	602-534-0008
Zip:		Email:	chris.christensen@
Adjacent Jurisdiction to be Notified:	phoenix.gov		

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.

CITY OF PHOENIX, an Arizona municipal corporation
 ED LUBRCHER, City Manager


 Chris Hallett, Director
 Neighborhood Services Department

3/18/15
 Date

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

South Phoenix Village Neighborhood Initiative Area (NIA)

Rezoning of City Owned Properties Phase I Broadway Estates Subdivision

