



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE

APPLICATION NO: Z-39-19

PROPERTY LOCATION: Approximately 450 feet east of the northeast corner of 7th Avenue and Camelback Road

TO BE CHANGED:

FROM: C-2 HGT/WVR DNS/WVR TOD-1, C-2 TOD-1
TO: WU T5:6

PROPOSED USE: Multifamily Residential
LEGAL DESCRIPTION: See Attached

Ordinance #:

Ordinance Date:

Supplemental Map #:

CASE TYPE: Rezoning
GROSS ACREAGE: 4.2
CENSUS TRACT: 1075
DATE FILED: 6/25/2019

DSD #: 19-304
VILLAGE: Alhambra
Q.S. MAP: 19-27
TAZ:

CASE STATUS: Pending
ZONING MAP: H-8
COUNCIL DISTRICT: 4
FILING STAFF: 066840

OWNER: Seventh Camel, Inc
ADDRESS: 2525 East Camelback Road, #500 Phoenix AZ 85016
OWNER EMAIL ADDRESS: jgarshick@allresco.com

PHONE NO.: (602) 778-2800

APPLICANT: Withey Morris, PLC - George Pasquel III
ADDRESS: 2525 East Arizona Biltmore Circle Phoenix AZ 85016
APPLICANT EMAIL ADDRESS: George@withey.com

PHONE NO.: (602) 230-0600

REPRESENTATIVE: Withey Morris, PLC - George Pasquel III
ADDRESS: 2525 East Arizona Biltmore Circle Phoenix AZ 85016
REPRESENTATIVE EMAIL ADDRESS: George@withey.com

PHONE NO.: (602) 230-0600
FAX NO.:

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/licensetimeres.html>.

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

SIGNATURE: _____

DATE: 6/25/19

POST APPLICATION MEETING DATE:

Zoning Hearing Officer

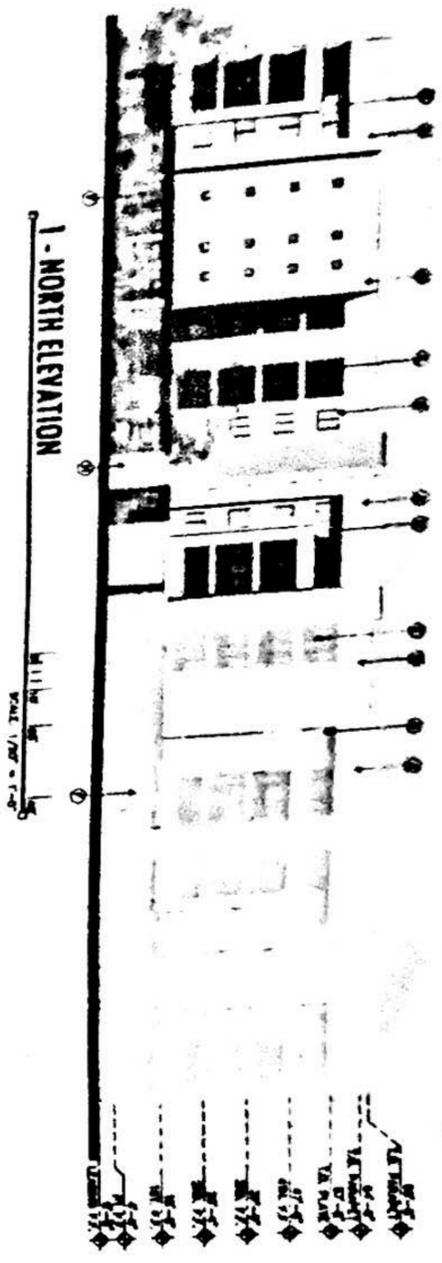
Planning Commission

City Council

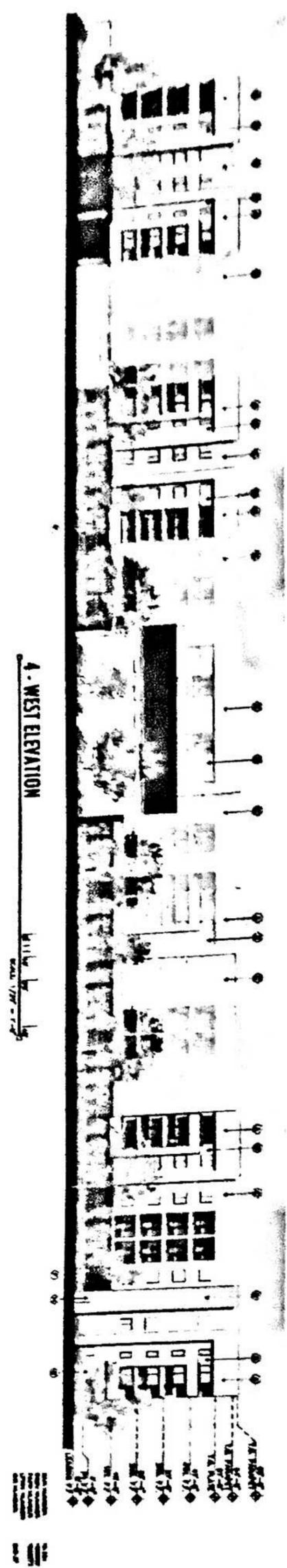
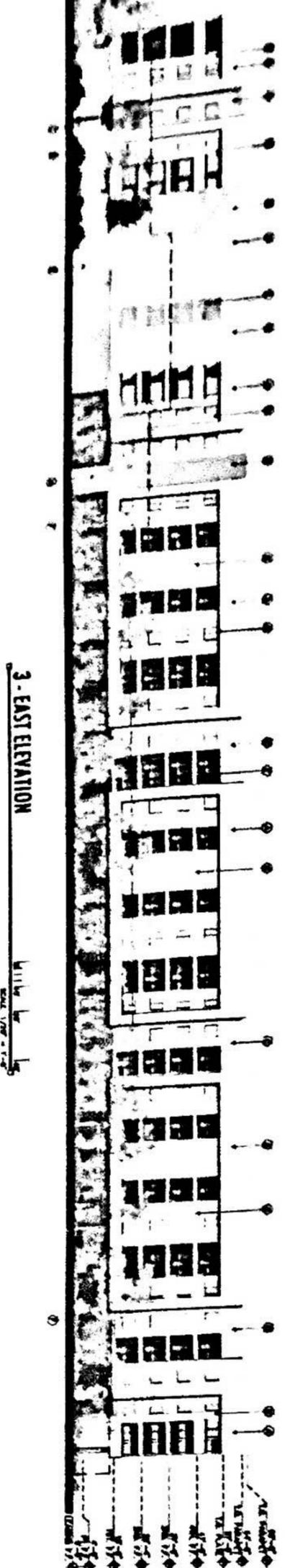
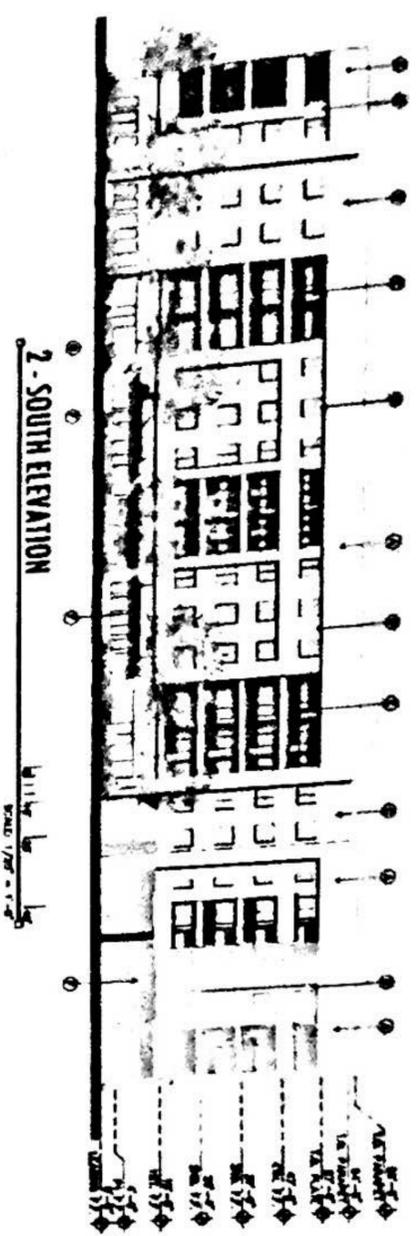
FEE	FEE WAIVED	FEE DATE	RECEIPT	PURPOSE
\$5,985.00	\$0.00	6/25/2019		Original Filing Fee

(Additional Properties Attached)

Subject Parcels 162-26-004B, -005B, -006H, and -008A



- MATERIAL KEY NOTES:**
- ① EXTERIOR WALL - BRICK
 - ② EXTERIOR WALL - CONCRETE
 - ③ EXTERIOR WALL - STUCCO
 - ④ EXTERIOR WALL - GLASS
 - ⑤ EXTERIOR WALL - METAL PANELS
 - ⑥ EXTERIOR WALL - TERRAZZO
 - ⑦ EXTERIOR WALL - GRANITE
 - ⑧ EXTERIOR WALL - MARBLE
 - ⑨ EXTERIOR WALL - SLATE
 - ⑩ EXTERIOR WALL - CEMENT PLASTER



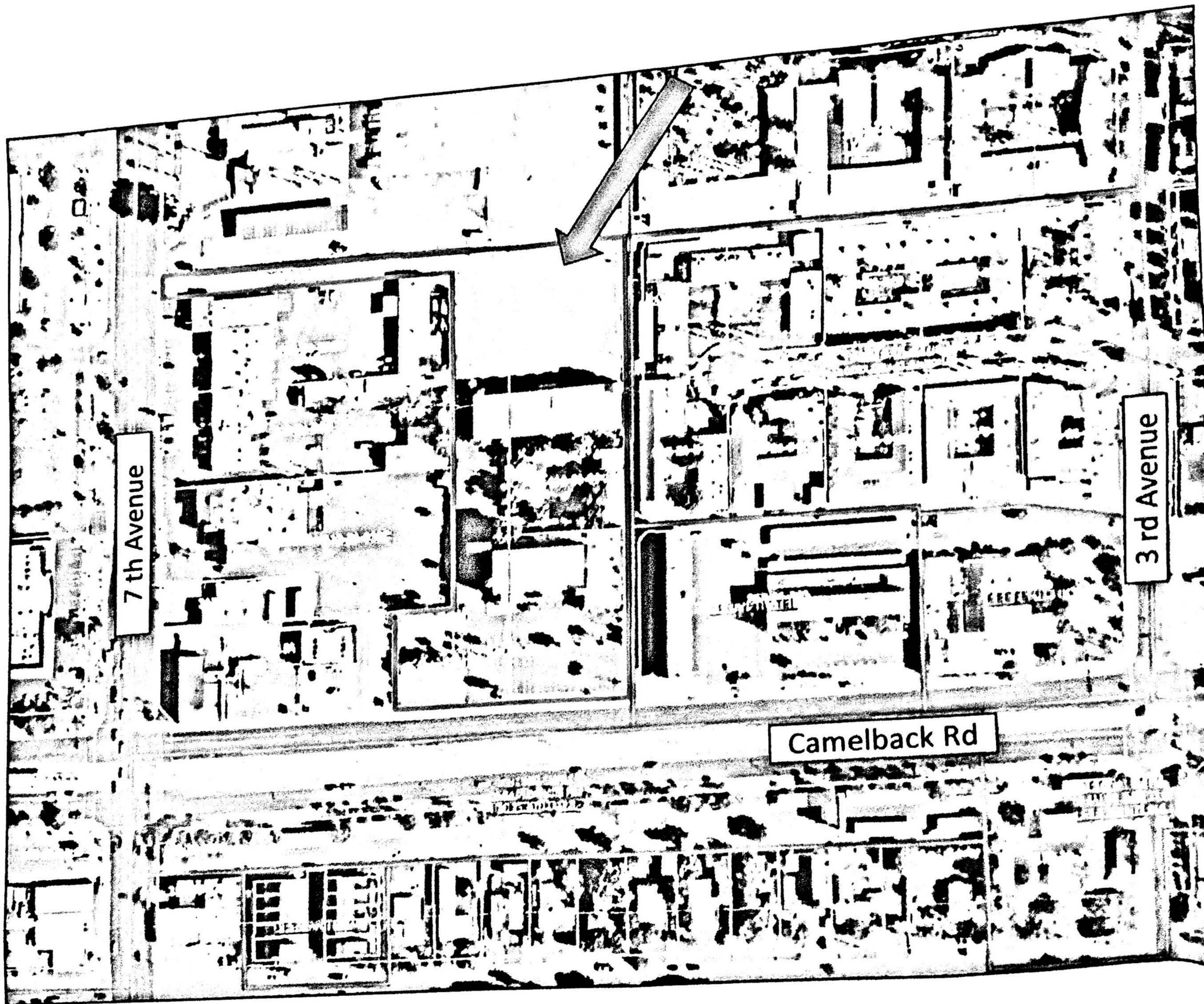
**BROADSTON
CAMELBACK**
300 WEST CAMELBACK RD
PHOENIX, ARIZONA 850

Office of Rich
PRO
Architecture
PHOENIX, ARIZONA

ALLIANCE
INTERNATIONAL BANK

A3.40

PERMANENT SIGNAGE
ELEVATIONS



7th Avenue

3rd Avenue

Camelback Rd

502 W. Camelback Road





July 8, 2019

Re: 502 West Camelback Road – Application No. Z-39-19

Dear Neighbor:

Our office represents Alliance Residential regarding the above referenced property located east of the northeast corner of 7th Avenue and Camelback Road, as seen on the attached aerial map. The purpose of this letter is to introduce ourselves and to inform you we have recently filed application (Case No. Z-39-19) with the City of Phoenix to rezone the property to Walkable Urban Code T5:6 Uptown Policy Plan (WUCO T5:6, UT). The property currently has multiple zoning designations including Intermediate Commercial with a Height Waiver and Density Waiver and Transit Oriented Development-1 (C-2, HGT/MVR DNS/MVR TOD-1) and Intermediate Commercial Transit Oriented Development-1 (C-2, TOD-1). The intent of this rezoning application is to consolidate the zoning and enable the development of a new, Class-A, multifamily residential project with associated amenities.

As you may know, the site currently contains a dilapidated, 4-story building with associated asphalt parking. The site was once operated as a hotel and, in recent years, has become a gathering place for vagrants and problematic activity and is well-overdue from redevelopment. The envisioned 5-story project with roughly 284 residences, will greatly improve these conditions. Attached is a preliminary site plan and elevations for reference. The project is designed with the principles of high-quality, urban, walkable design in mind. The building is pulled close to Camelback Road, where the pedestrian experience is vastly improved with a new, wide sidewalk, shade trees, landscaping and an all-around improved curb appeal. 4-levels of residential units consisting of studios, 1-bedroom and 2-bedroom units are placed upon a podium which houses the common area amenities, such as a pool, barbeque areas, shade ramadas, and a fitness center. Parking for the project is concealed beneath the podium in a 2-level parking garage.

To learn more about this project, you are invited to attend an open house meeting we are hosting on July 18, 2019 from 6:00pm to 7:00pm at The Family Life Center – 5757 North Central Avenue, Room 209, Phoenix, Arizona. If you are unable to attend, we would be happy to speak with you by phone or in person about the project. Please feel free to contact me at 602.230.0600 or George@WitheyMorris.com. Additionally, the City of Phoenix Planner assigned to this case is Samantha Keating and can be reached at 602-262.6823 or at Samantha.Keating@phoenix.gov. This Planner can answer your questions regarding the City review and hearing process as well as staff position once their report is complete. You may also write the City of Phoenix Planning & Development Department at 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003. Please reference the case number and your letter will be made part of the case file.

Please be advised that meetings and hearings before the Alhambra Village Planning Committee and the Planning Commission are planned to review this case. Specific meetings and hearing dates have not been set. You should receive a subsequent notice identifying the date and location of the meetings/hearings after they are scheduled.

Again, I would be happy to speak with you about this proposal. Please feel free to contact me at 602.230.0600 or George@WitheyMorris.com.

We look forward to meeting you.

Sincerely,

A handwritten signature in black ink that reads 'George Pasquel III'.

George Pasquel III