

August 12, 2019

WRITER'S DIRECT LINE  
(602) 256-4456**NOTICE OF PUBLIC HEARING**

Dear Property Owner or City Registered Neighborhood Organization:

On behalf of Purpose Driven Development – 138 and 140 West Camelback LLC, we filed an application case no. Z-43-19-4 to remove the Special Permit on the approximate 0.83 acres of property generally located east of the northeast corner of 3<sup>rd</sup> Avenue and Camelback Road ("Property"). See enclosed Aerial Map and Application Form. The Special Permit was approved 20 years ago to allow an automobile rental and leasing facility. The Property is currently vacant. Removal of the Special Permit does not modify the existing, allowed underlying C-2 TOD-1 (Intermediate Commercial, Transit Oriented Development-1) zoning district or permitted uses. Removal of the Special Permit will restore the historical zoning on the Property, which is the same zoning as other properties along Camelback Road between Central and 3<sup>rd</sup> Avenues. This Special Permit removal is not accompanied by a specific development proposal. Any future development proposal for the Property will be required to follow the City's established review and approval processes. If zoning modifications are required for a future development proposal, the City's required public hearing processes will be followed.

Public meetings and hearings have now been scheduled to review the case. The meeting and hearing details are as follows:

**Village Planning Committee:**

Date / Time:

Location:

Alhambra Village

August 27, 2019 / 6:00 p.m.

Washington Adult Center

2240 West Citrus Way

Phoenix, Arizona 85015

**Planning Commission:**

Date / Time:

Location:

September 5, 2019 / 6:00 p.m.

City of Phoenix Council Chambers

200 West Jefferson Street

Phoenix, Arizona 85003

**City Council:**

Date / Time:

Location:

October 2, 2019 / 2:30 p.m.

City of Phoenix Council Chambers

200 West Jefferson Street

Phoenix, Arizona 85003

You are welcome to attend any or all of these meetings/hearings to learn about the case. 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 a sign posted on the Property and in the City's Record Reporter. You may 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. Your letter will be made part of the case file.



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The Alhambra Village Planning Committee will forward a recommendation to the Planning Commission 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 David Simmons. Mr. Simmons can be reached at (602) 262-4072 or david.simmons@phoenix.gov; he can answer your questions regarding the review and City hearing processes as well as the staff position once their report is complete. If the case is not appealed within seven calendar days after the Planning Commission hearing, the decision will be ratified and scheduled for Ordinance adoption by the City Council without further discussion.

Should you have any questions regarding this request, please contact me at (602) 256-4456 or [sdemmitt@gburnham.com](mailto:sdemmitt@gburnham.com).

Sincerely,

GAMMAGE & BURNHAM, P.L.C.

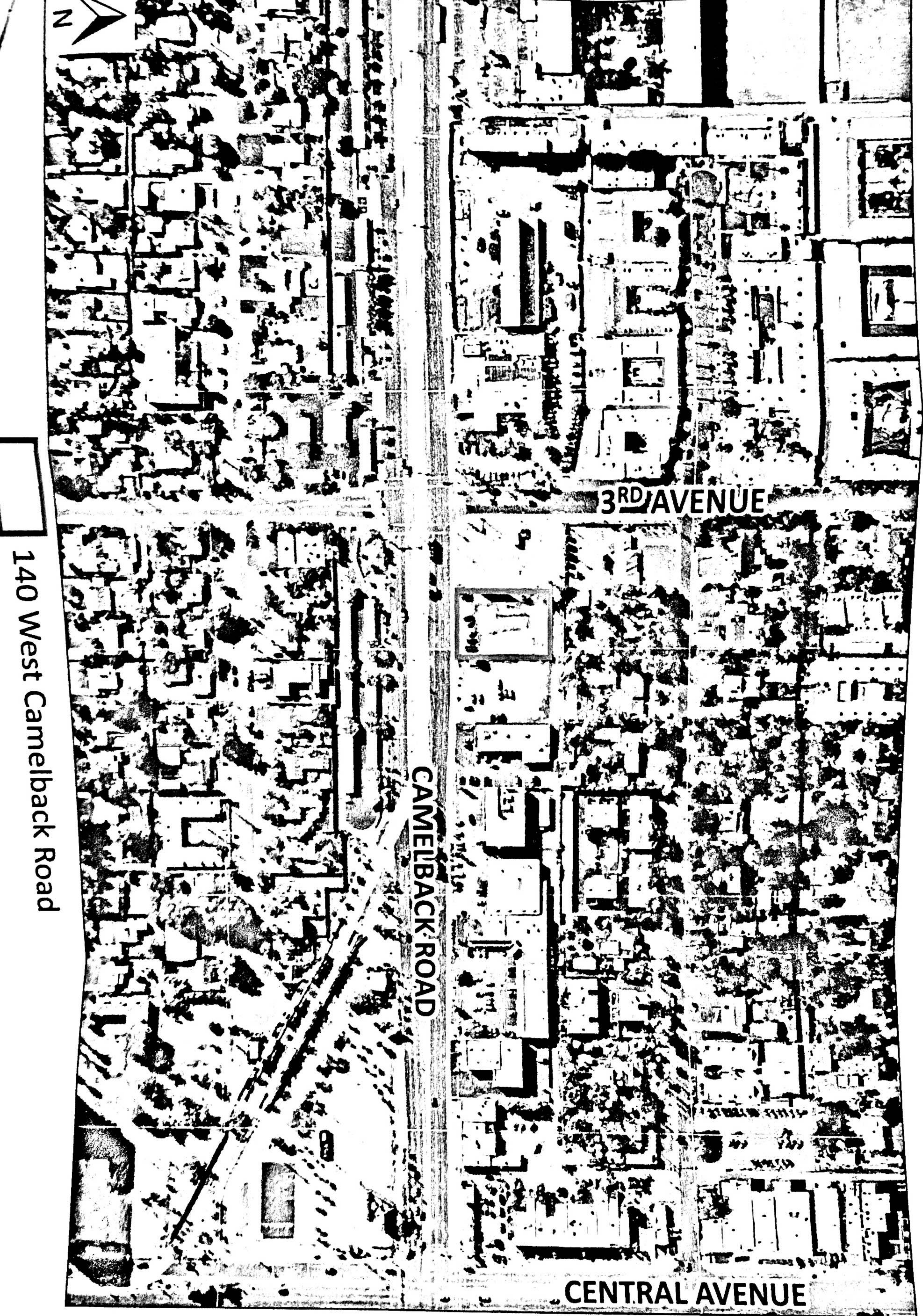


By

Susan E. Demmitt

SED:ms  
Enclosures





3RD AVENUE

CAMELBACK ROAD

CENTRAL AVENUE

140 West Camelback Road





# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION TO AMEND ZONING ORDINANCE

APPLICATION NO: Z-43-19

**PROPERTY LOCATION:** Approximately 140 feet east of the northeast corner of 3rd and Camelback Road

**TO BE CHANGED:**

**FROM:** C-2 SP TOD-1

**TO:** C-2 TOD-1

**PROPOSED USE:** Removal of Special Permit for commercial

**LEGAL DESCRIPTION:** See attached

**Ordinance #:**

**Ordinance Date:**

**Supplemental Map #:**

**CASE TYPE:** Rezoning

**GROSS ACREAGE:** 0.5

**CENSUS TRACT:**

**DATE FILED:** 7/5/2019

**DSD #:**

**VILLAGE:** Alhambra

**Q.S. MAP:** 19-27

**TAZ:**

**CASE STATUS:** Pending

**ZONING MAP:** H-8

**COUNCIL DISTRICT:** 4

**FILING STAFF:** 065957

**OWNER:** Purpose Driven Development - 138 and 140  
**ADDRESS:** 2400 West Broadway Road Mesa AZ 85202

**OWNER EMAIL ADDRESS:**

**PHONE NO.:**

**APPLICANT:** Purpose Driven Development - 138 and 140  
**ADDRESS:** 2400 West Broadway Road Mesa AZ 85202

**APPLICANT EMAIL ADDRESS:**

**PHONE NO.:** (602) 256-4456


**REPRESENTATIVE:** Gammage & Burnham PLC - Susan E. Demmitt  
**ADDRESS:** 2 North Central Avenue, 15th Floor Phoenix AZ 85004

**REPRESENTATIVE EMAIL ADDRESS:** sdemmitt@gbllaw.com

**PHONE NO.:** (602) 256-4456  
**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](mailto:zoning.mailbox@phoenix.gov) or visit our website at <http://phoenix.gov/pdd/licensetimetables.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:** 7/5/19

**POST APPLICATION MEETING DATE:**

**Zoning Hearing Officer**

**Planning Commission**

**City Council**

FEE	FEE WAIVED	FEE DATE	RECEIPT	PURPOSE
\$875.00	\$0.00	7/5/2019		Original Filing Fee

(Additional Properties Attached)