

CORNERSTONE AT CAMELBACK, LLC

C/O REID BUTLER

42 WEST MARIPOSA STREET

PHOENIX, ARIZONA 85013

PHONE: 602-315-5031

E-MAIL: REID@BUTLERHOUSING.COM

To: Property Owner, Resident and/or Neighborhood Association President
Re: Central and Camelback/Southwest Corner
Variance/Zoning Adjustment Application No: ZA-206-17

Date: May 22, 2017

The purpose of this letter is to inform you that Cornerstone at Camelback, LLC ("Applicant") has recently filed a Variance/Zoning Adjustment Application (ZA-206-17) for a site located at the Southwest Corner of Central Avenue and Camelback Road. The Application seeks only a time extension regarding approved variance stipulations previously granted by the Zoning Adjustment Hearing Officer as part of Case No. ZA-409-07. No other changes are being requested.

The request as described above is scheduled to be heard as follows:

Zoning Adjustment Hearing
Phoenix City Hall
200 West Washington Street, Phoenix, Arizona 85003
1st Floor, Assembly Room C
Thursday, June 8 2017, at 1:30 PM

You may attend the Hearing to learn about the case and make your opinions known. Hearing information may also be found on signs posted on the site. You may also make your feelings known on this case by writing to the Planning and Development Department at 200 West Washington, 2nd Floor, Phoenix, Arizona 85003, and referencing the case number. You can also send an email to zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your email. Your letter/email will be made part of the case file and shared with the hearing officer.

I would be happy to answer any questions or hear any comments that you may have regarding this proposal. You may reach me at 602-315-5031 (cell/office phone) or reid@butlerhousing.com (e-mail), and/or 602-997-9807 (fax number), or you may also reach the City of Phoenix Planning and Development Department at 602-262-7131 or zoning.adjustment@phoenix.gov. Please reference the above case number and hearing date in your email to expedite a response.

Thank you.



Reid Butler, Member/Manager, Cornerstone at Camelback, LLC

Attachment: City of Phoenix Application for Zoning Adjustment; Aerial Map

Map





City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT
APPLICATION FOR ZONING ADJUSTMENT
APPLICATION NO: ZA-206-17

CASE TYPE: Time Extension
DATE FILED: 5/3/2017

COUNCIL DISTRICT: 4
CASE STATUS: Pending

EXISTING ZONING: C-2 (Approved C-2 H-R)
FILING STAFF: jbraswel

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$492.50	\$0.00	05/03/2017		Original Filing Fee

HEARING DATES

ZA: 06/08/2017 1:30 PM **LOCATION:** 200 West Washington Street, 1st Floor, Assembly Room C

BOA:

PROPERTY LOCATION: Southwest corner of Camelback Road and Central Avenue

LEGAL DESCRIPTION: See attached

CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
Cornerstone at Camelback (Owner)	11811 N Tatum Boulevard, 1051 Phoenix AZ 85028	(602) 315-5031		reid@butlerhousing.com
Reid Butler Cornerstone at Camelback, LLC (Applicant)	1811 N Tatum Boulevard, 1051 Phoenix AZ 85028	(602) 315-5031		reid@butlerhousing.com
Reid Butler Cornerstone at Camelback, LLC (Representative)	42 W Mariposa Street Phoenix AZ 85013	(602) 315-5031		reid@butlerhousing.com reid@butlerhousing.com

If, during the course of review of a pending application, the applicant submits one or more additional applications that are related to the pending application, then and in such event, the substantive review time frame shall be reset on all related applications. In this event there shall be one applicable substantive review time for all of the related applications and the time frame shall be revised to be the longest substantive review time frame that was applicable to any one of the related applications. As a result, the entire substantive review time frame for the related applications shall start over, and a fee may be charged.

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>.

In making this application, I understand that the filing of this application and payment of fees does not entitle me to the relief requested. (See Sec. 307 of City of Phoenix Zoning Ordinance for standards by which the hearing officer will review the application.) I understand the approval of this request does not replace the need for acquiring the appropriate building permits, site plan approval, liquor license or any other licenses required by governmental agencies. I also understand that in the case of liquor request approval of a use permit does not guarantee the CITY OF PHOENIX will recommend approval of the liquor license.

APPLICANT'S SIGNATURE: DATE: 5/16/17

NOTE TO APPLICANT: SUCH USE PERMITS AND VARIANCES AS ARE GRANTED BY THE ZONING ADMINISTRATOR SHALL BE VOID IF THE USE IS NOT COMMENCED OR IF A BUILDING PERMIT IS NOT OBTAINED **60 DAYS** OF SUCH GRANTING OR WITHIN THE TIME STIPULATED BY THE ADMINISTRATOR.

APPEALS OF DECISIONS OF THE ZONING ADMINISTRATOR MAY BE MADE BY ANY PERSON TO THE BOARD OF ADJUSTMENT WITHIN **15 DAYS** AFTER THE DATE OF ACTIONS.

REQUEST

REQUEST	ZONING ORD. SECTIONS
1. Time extension for ZA-407-11, a request to modify stipulations of approval for a variance to reduce the minimum lot area for each dwelling unit to 125 square feet and 50 square feet for each hotel guestroom. Not less than 450 square feet for each dwelling unit and 200 square feet for each guestroom required.	631.B.2.a
2. Time extension for ZA-407-11, a request to modify stipulations of approval for a variance to increase the lot coverage to 80%. Maximum 50 percent allowed.	631.B.2.e
3. Time extension for ZA-407-11, a request to modify stipulations of approval for a variance to allow up to a 20 foot build-to line along Central Avenue and Camelback Road. Maximum 6 foot build-to required. Approved subject to general conformance to site plan and elevations.	662.H.1.a
4. Time extension for ZA-407-11, a request to modify stipulations of approval for a variance to reduce the required shading method ratios: 25% structured shading along entire length of building proposed, 50%	662.H.2.c

- required; and 25% other methods of shading along entire length of proposed building, 50% required. Approved subject to conditions and general conformance to site plan and elevations.
5. Time extension for ZA-407-11, a request to modify stipulations of approval for a variance to allow a maximum of 150% of the City required parking spaces. Maximum 125% allowed. Approved subject to general conformance to site plan and elevations. 662.K.1
 6. Time extension for ZA-407-11, a request to modify stipulations of approval for a variance to reduce the required number of loading berths to 5. Minimum 7 loading berths for up to 490,000 square feet of aggregate floor area plus 1 additional berth for each additional 90,000 square feet of aggregate gross floor area required. Approved subject to conditions and general conformance to site plan and elevations. 702.B.2
 7. Time extension for ZA-407-11, a request to modify stipulations of approval for a variance to reduce minimum building frontage to 45% along Camelback Road and 35% along Central Avenue. Minimum 75% building frontage required. Approved subject to general conformance to site plan and elevations. 662.H.2.a
 8. Time extension for ZA-407-11, a request to modify stipulations of approval for a variance to allow non-clear windows along the building façade length fronting onto Camelback Road and Central Avenue. Minimum 50% clear windows required. Approved subject to conditions and general conformance to site plan and elevations. 662.H.2.a
 9. Time extension for ZA-407-11, a request to modify stipulations of approval for a variance to not provide a main building entry oriented toward transit platform. Main building entry oriented toward transit platform and/or primary pedestrian access way required. Approved subject to conditions and general conformance to site plan and elevations. 662.H.2.b

GEOGRAPHIC INFORMATION

APN: 155-28-073A, 155-28-074A, 155-28-075A, 155-28-076A, 155-28-078B, 155-28-079, 155-28-080A, 155-28-081A, 155-28-082A, 155-28-083A, 155-28-407

Qtr Section(Map Index): 18-27(H8)