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BERGIN, FRAKES, SMALLEY & OBERHOLTZER

July 3, 2019

Dear Neighbor,

The purpose of this letter is to inform you that on behalf of J & R Holdings VI, LLC, our office has recently filed a rezoning request for the property located at the northwest corner of Central Avenue and Thomas Road, Assessor Parcel Number 118-36-099A ("Property"). The rezoning request, Case No. Z-41-19, proposes to rezone an approximately 1.5-acre parcel from R-4, C-2, and P-1 with a TOD-1 Midtown Overlay to Walkable Urban Code, Transect T6:22, for redevelopment as a 244' mixed use tower with ground level retail ("Project"). The Project will activate the streetscape and enhance the walkable urban environment at this prominent Midtown intersection along the light rail line. Attached are copies of the cover page of our application and site plan.

To learn more about the application, you are invited to attend an open-house format neighborhood meeting which will provide you with the opportunity to view the proposal and ask any questions. The meeting details are as follows:

Wyndham Garden Phoenix Midtown
3600 N 2nd Ave. Phoenix, AZ 85013
Coronado Room
July 16, 2019 // 6:00pm-7:00pm

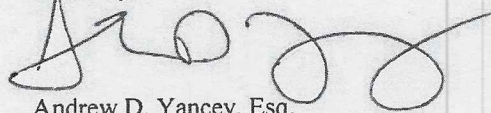
Please be advised that meetings and hearings before the Encanto Village Planning Committee and the City of Phoenix Planning Commission will be planned to review this case. Specific meeting and hearing dates have not yet been set. You should receive a second mailing in the coming weeks identifying the date and location of the meeting/hearing.

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 that will be posted on the Property 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 Section, 200 West Washington Street, 2nd Floor, Phoenix, AZ 85003 and referencing the case number noted above. Your letter will be made part of the case file.

The Encanto Village Planning Committee will forward a recommendation to the 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 Maja Brkovic and can be reached at 602-261-8701 or maja.brkovic@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 invited to contact me at 602-899-0217 or ayancey@bfsolaw.com to learn more about the case and express your concerns.

Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602-899-0217 or ayancey@bfsolaw.com

Sincerely,



Andrew D. Yancey, Esq.

Enclosures



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE

APPLICATION NO: Z-41-19

PROPERTY LOCATION: Northwest corner of Central Avenue and Thomas Road

TO BE CHANGED:

FROM: C-2, R-4, P-1 TOD-1

TO: WU Code T6:22

PROPOSED USE: Mixed-Use

LEGAL DESCRIPTION: See attached.

Ordinance #:

Ordinance Date:

Supplemental Map #:

CASE TYPE: Rezoning

GROSS ACREAGE: 1.51

CENSUS TRACT:

DATE FILED: 6/25/2019

DSD #: 17-1890

VILLAGE: Encanto

Q.S. MAP: 15-27

TAZ:

CASE STATUS: Pending

ZONING MAP: G-8

COUNCIL DISTRICT: 4

FILING STAFF: 073537

OWNER: J&R Holdings VI. LLC

ADDRESS: 2415 E. Camelback Road Suite 1070 Phoenix AZ 85016

OWNER EMAIL ADDRESS:

PHONE NO.: (602) 265-2888

APPLICANT: Bergin, Frakes, Smalley & Oberholtzer

ADDRESS: 4343 E. Camelback Road Phoenix AZ 85018

APPLICANT EMAIL ADDRESS: coberholtzer@bfsolaw.com

PHONE NO.: (602) 888-7860

REPRESENTATIVE: Bergin, Frakes, Smalley & Oberholtzer

ADDRESS: 4343 E. Camelback Road Phoenix AZ 85018

REPRESENTATIVE EMAIL ADDRESS: coberholtzer@bfsolaw.com

PHONE NO.: (602) 888-7860

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/licensetimes.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
\$10,270.00	\$0.00	6/25/2019		Original Filing Fee

(Additional Properties Attached)

