

October 5, 2015

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City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE

APPLICATION NO: Z-47-15

PROPERTY LOCATION: 4950 East Thomas Road

TO BE CHANGED:

FROM: R-5

TO: PUD

PROPOSED USE: Planned Unit Development

LEGAL DESCRIPTION: see attached

Ordinance #:	Ordinance Date:	Supplemental Map #:
CASE TYPE: PUD	DSD #:	CASE STATUS: Pending
GROSS ACREAGE: 1.1	VILLAGE: Camelback East	ZONING MAP: G-11
CENSUS TRACT:	Q.S. MAP: 15-39	COUNCIL DISTRICT:
DATE FILED: 8/25/2015	TAZ:	FILING STAFF: ekeyser
OWNER:		PHONE NO.:
ADDRESS:		
OWNER EMAIL ADDRESS:		
APPLICANT: Stephen C. Earl, Earl, Curley & Lagarde		PHONE NO.: (602) 265-0094
ADDRESS: 3101 North Central Avenue, #1000 Phoenix AZ 85012		
APPLICANT EMAIL ADDRESS: searl@ecclaw.com		
REPRESENTATIVE:		PHONE NO.:
ADDRESS:		FAX NO.:
REPRESENTATIVE EMAIL ADDRESS:		

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:

[Signature] FOR STEPHEN C. EARL

DATE: Aug 25, 2015

POST APPLICATION MEETING DATE:

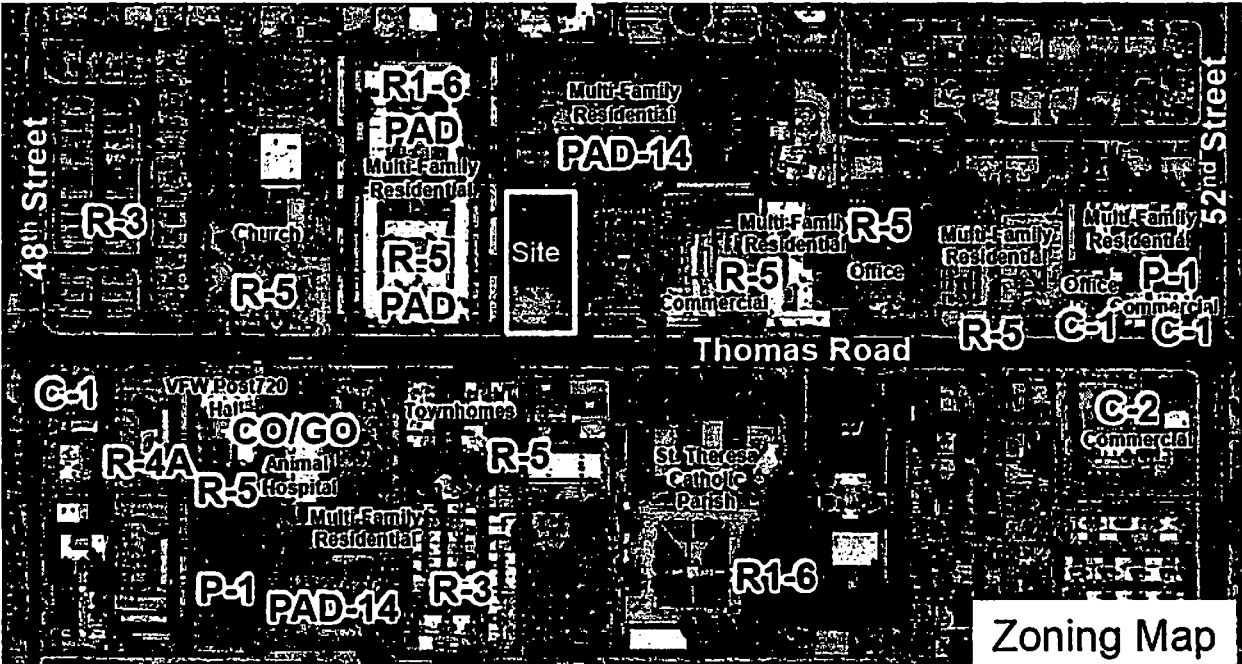
Zoning Hearing Officer	Planning Commission	City Council
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FEE	FEE WAIVED	FEE DATE	RECEIPT	PURPOSE
\$4,340.00	\$0.00	8/25/2015		Original Filing Fee

(Additional Properties Attached)

Conceptual Elevations

O:\INDEX\Westport Properties\4950 E. Thomas Road\Neighborhood Meeting Notification Letter (2nd)_10.5.2015.docx



Zoning Map
Aerial Photo/Vicinity Map

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195
www.ecllaw.com

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

October 5, 2015

**RE: Rezoning Case No. Z-47-15
 US Storage Centers - 4950 E. Thomas Road
 2nd Neighborhood Meeting**

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

The purpose of this follow-up letter is to inform you that our office, on behalf of our client US Storage Centers, has recently filed a rezoning request for a 1.1 acre site located at 4950 E. Thomas Road. This request is to change the zoning on the property from R-5 (Multiple-Family Residence) to Planned Unit Development (PUD). The rezoning case number is Z-47-15. The property is generally located between 52nd Street and 48th Street, on the north side of Thomas Road, and is generally bounded by existing apartment developments to the north, east and west, with Thomas Road to the south.

In addition to the information in this letter regarding our request, we would like to invite you to a 2nd neighborhood meeting at the subject site to discuss this rezoning request and the proposed development. The meeting will be held at the time and location listed below:

Monday, October 19, 2015 @ 6:00 PM
4950 E. Thomas Road, Phoenix, Arizona

Attached is a copy of the cover page of our application, the site plan and concept elevations. A copy of the entire PUD Development Narrative containing the complete details of this request is on file with the City of Phoenix Planning and Development Department and available on-line at <http://phoenix.gov/PLANNING/pudindex.html>. The following describes our request:

Proposed Change: This request seeks to rezone the 1.1 acre infill property from the current zoning of R-5 (Multiple-Family Residence) to Planned Unit Development ("PUD") to allow for the development of a highly designed, indoor self-storage facility. As the attached elevations show, we have greatly upgraded the exterior architecture to enhance the Thomas Road streetscape.

The building incorporates the use of concrete block (both smooth and split face), full height glazing windows, architectural metal cladding, and stucco with different color accent bands to provide a blend of finishes and textures. This design will serve to create a unique, unconventional, and state-of-the-art storage building.

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The proposed landscaping will also complement and enhance the Thomas Road streetscape, with trees and shrubs facing Thomas Road. This enhanced design will make this building an architectural highlight on Thomas Road with a strong identity that will be enjoyed by not only the project's clients, but also by residents of the area that may walk or drive past the development. It is our hope that this project will assist in the revitalization of the Thomas Road corridor.

No exterior storage or recreational vehicle parking will be permitted. Additionally, state of the art security features will be incorporated. This well-conceived infill concept will further the already diverse set of uses in this growing area of the community.

Existing use: The subject 1.10 acres consist of two parcels currently developed with one freestanding office building closer to Thomas Road and parking in the rear. The building was developed in 1975, and the approximately .7 acres of parking was later added as an extension of the office's parking lot. The property has been vacant for approximately one year.

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

If you would like to discuss the proposal and/or express your concerns, please contact me or Ric Toris, a member of our staff, at (602) 265-0094 or by e-mail at tearl@ecllaw.com or rtoris@ecllaw.com, respectively. The City of Phoenix Village Planner assigned to this case is Samantha Keating and can be reached at (602) 262-6940 or email at samantha.keating@phoenix.gov. This planner can answer your questions regarding the City review and hearing processes as well as the staff position once their report is complete. You may also make your feeling known on this case by writing to the City of Phoenix Planning and Development Department, 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003 and referencing the case number. Your letter will be made part of the case file.

Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal.

Very truly yours,



Taylor Earl

TE/rot

Attachments: Aerial Photo/Vicinity Map
Cover Page of Application
Conceptual Site Plan