




City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Mario Paniagua
Deputy City Manager

Date: March 2, 2021


From: Alan Stephenson 
Planning and Development Director

Subject: CHANGE ITEM 67 ON THE MARCH 3, 2021 - FORMAL AGENDA – PUBLIC HEARING/FORMAL ACTION OF Z-56-20-4

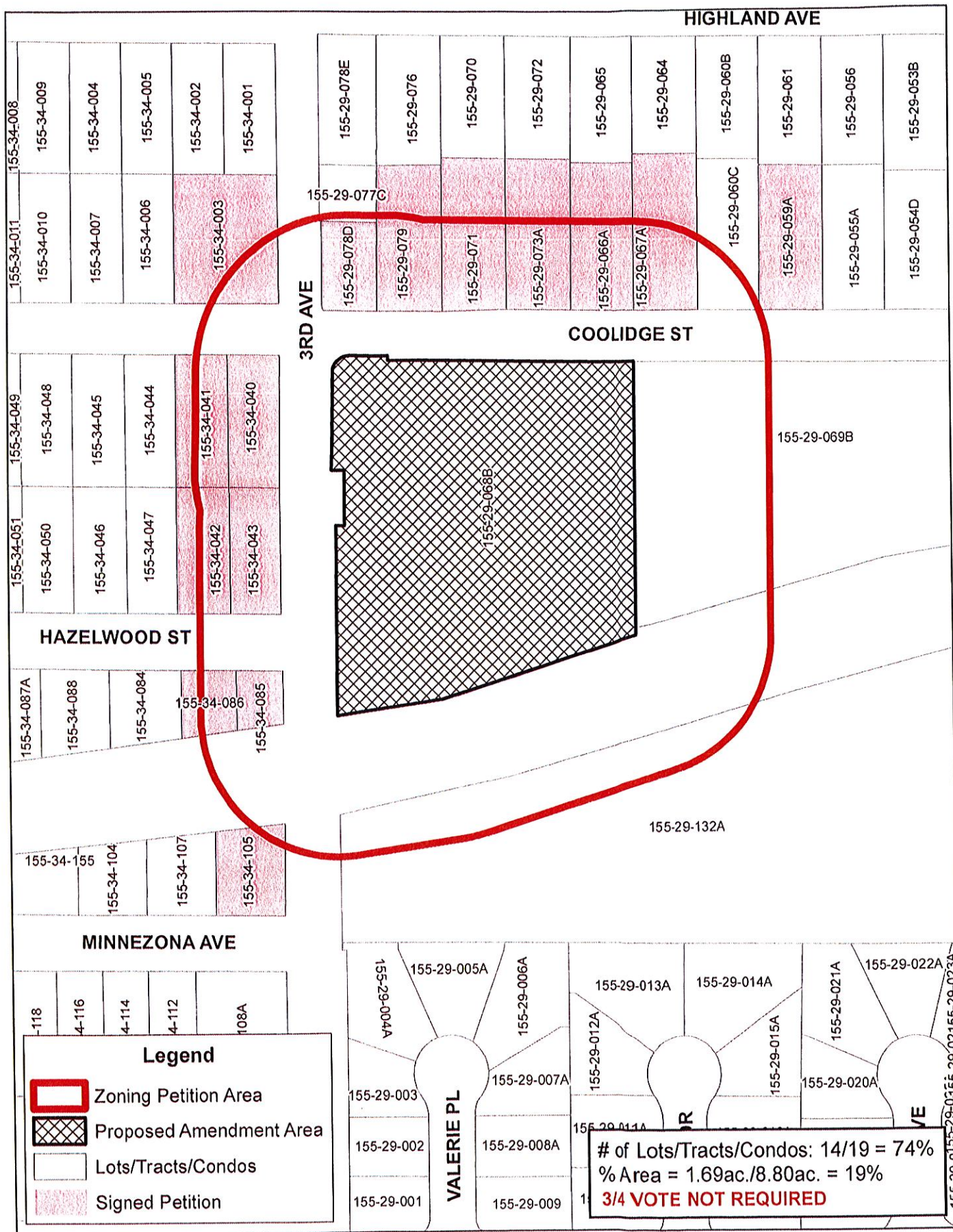
Item 67, on the March 3, 2021 Formal Agenda, is a request to approve Rezoning Application Z-56-20-4 located at the southeast corner of 3rd Avenue and Coolidge Street, from R-3 and R-5 (Multifamily Residence Districts) to WU Code T5:5 UT (Walkable Urban Code, Transect 5:5 District, Transit Uptown Character Area) for multifamily residential.

The Alhambra Village Planning Committee recommended approval, per the staff recommendation, by a 15-1 vote. The Planning Commission recommended approval, per the Alhambra Village Planning Committee recommendation with an additional stipulation, by a 7-1 vote. The Planning Commission recommendation was appealed on February 10, 2021 and a petition for a three-quarter vote was submitted on February 11, 2021. Per the documents submitted by the neighbors a three-quarter vote was required. However, the applicant disputed one of the signatures from the property manager of an adjacent multifamily residential development to the east of the subject site (GG Icon, LLC). The applicant obtained a revised notarized letter from the property manager indicating that he did not have legal authority to sign for the property owner. The applicant also provided the ownership incorporation documents indicating who is the owner of this property asset. Once staff verified this information with the Law Department a revised petition map was generated (attached) and now a three-quarter vote is not required.

This memo requests to change Item 67 from requiring a three-quarter vote from City Council to not requiring the three-quarter vote based on documentation described above.

Approved: 
Mario Paniagua, Deputy City Manager

Enclosures: Revised Petition Map
Notarized letter from representative of GG Icon, LLC



0 50 100 Feet

Petition Verification Map for Z-56-20-4

Map prepared by City of Phoenix, Planning and Development Services Dept. 2/26/2021

Rcvd. 2/25/2021

Mark Daniels
Goodman Real Estate
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Racelle Escobar, AICP
Planner III
City of Phoenix Planning and Development Department
Planning Division
200 W. Washington Street, 3rd Floor
Phoenix, AZ 85003

RE: Request for Three-Quarter Vote Appeal – Z-56-20-4

Dear Ms. Escobar,

On February 11, 2021, I signed the petition attached to the Request for Three-Quarter Vote Appeal for Rezoning Case No. Z-56-20-4 (the "Petition") on behalf of GG Icon, LLC, owner of the property located at 77 W. Coolidge Street in Phoenix, AZ, 85013, also known as The Icon on Central Apartments (the "Property"). I am writing to inform you that I was not authorized to sign the Petition on behalf of the ownership of the Property; and the ownership of the Property does not support the Petition.

Sincerely,



Mark Daniels
Investment Portfolio Manager
Goodman Real Estate

