



## City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

**To:** Alan Stephenson  
Deputy City Manager

**Date:** December 5, 2022

**From:** Joshua Bednarek *JB*  
Acting Planning and Development Assistant Director, Planning Division

**Subject:** WITHDRAWAL OF ITEM 79 ON THE DECEMBER 7, 2022 FORMAL AGENDA – PUBLIC HEARING AND ORDINANCE ADOPTION- REZONG APPLICATION Z-20-21-4 (ORDINANCE G-6964) – APPROXIMATELY 1300 FEET NORTH OF THE NORTHEAST CORNER OF CENTRAL AVENUE AND INDIAN SCHOOL ROAD

Item 79, rezoning application Z-20-21-4 (Uptown Residential Community PUD) is a request to rezone 4.34 acres located approximately 1,300 feet north of the northeast corner of Central Avenue and Indian School Road from UR TOD-1 (Urban Residential, Interim Transit-Oriented Zoning Overlay District One) to PUD (Planned Unit Development) to allow for multifamily and single-family attached residential development.

The applicant has requested to withdraw the item and now intends to develop the property under the existing zoning on the property.

Approved:   
Alan Stephenson, Deputy City Manager

\*Attachment – email from applicant dated December 5, 2022

December 5, 2022

UpTown Development Proposal  
Planned Unit Development Zoning Application Z-20-21-4  
Letter of Withdrawal

Mr. Alan Stephenson  
Planning & Development Director  
City of Phoenix  
Planning & Development Department

RE: Planned Unit Development Zoning (Z-20-21-4) / Letter of Zoning Withdrawal

Dear Mr. Stephenson,

As you may know from our recent interface, regarding the Planned Unit Development Application for the 4.59-acre property located at 4321 North Central Avenue, our team is now looking to advance an urban residential development proposal for the subject property. On behalf of my client, Cresleigh Homes Arizona, this letter is to formally request the open application for Planned Area Development (PUD) Zoning be withdrawn. Our team now intends to utilize the formally approved Urban Residential (UR) zoning on the subject property, while also complying with the Transit Overlay District standards that are also applicable to the property. Thank you for your consideration.

Respectfully submitted,



Alan Beaudoin, Principal  
Norris Design

C: Phoenix City Council District 4 – Vice Mayor Laura Pastor  
Mr. Josh Bednarek, Deputy Planning and Development Director  
Mr. Eric Buskirk, Team Leader, Commercial Development  
Mr. Wade Kempton, Senior Vice President, Cresleigh Homes Arizona