

December 12, 2022

*RE: Arizona Pallet LLC  
Rezoning request (Application No.: Z-85-22)  
Approximately 630 feet south of the southeast and southwest corners of  
28<sup>th</sup> Avenue and Lincoln Street  
Neighborhood Meeting/Notification Letter*

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

The purpose of this letter is to inform you that our office, on behalf of the property owners, Arizona Pallet LLC and GFA LLC, has recently filed a rezoning request for an approximately 4.6 gross acre site located at approximately 630 feet south of the southeast and southwest corners of 28<sup>th</sup> Avenue and Lincoln Street (APNs: 109-54-052A, 109-61-027A, 109-61-058A, 109-61-931, and 109-61-932B), rezoning case number Z-85-22, to change the zoning from R-3 (Multifamily Residence) and R-5 (Multifamily Residence ) to A-1 (Light Industrial) district. We would like to invite you to a neighborhood meeting to discuss this rezoning request and proposed development.

Attached is a copy of the cover page of our application, aerial photo showing the subject properties and the site plan. The following describes our request:

**Proposed change:** This request seeks to rezone 5 parcels (APNs: 109-54-052A, 109-61-027A, 109-61-058A, 109-61-931, and 109-61-932B) from R-3 (Multifamily Residence) and R-5 (Multifamily Residence) to A-1 (Light Industrial) district. The A-1 zoning district allows building heights up to 56-feet and allows the current use. The subject request seeks to preserve the existing use that has been on this property since 2014 and to allow a use that is compatible with the surrounding uses, and which conforms to the “Industrial” land use designation of the General Plan. The existing pallet business sells pallets to wholesales and other businesses. Arizona Pallet makes, fixes, and sells pallets and employs approximately 28 employees. While there are properties adjacent to this site that are zoned R-3 and R-5, the site is also adjacent to C-3 and C-2 zoned property and other properties that are developed with intense uses.

**Existing use:** Arizona Pallet LLC business is currently located on the east side of 28<sup>th</sup> Avenue properties. This includes the office, several buildings and outdoor storage. On the west properties, between 28<sup>th</sup> Avenue and 29<sup>th</sup> Avenue, there is vacant land and outdoor storage. As mentioned, the City General Plan Land Use Map designated these properties as “Industrial.” The current zoning on these 5 parcels is R-3 and R-5. The subject request seeks to preserve the existing use that has been on this property since 2014.

Due to current COVID-19 concerns, the City of Phoenix has implemented a policy for virtual neighborhood meetings and a project website has been developed to provide an

opportunity to submit your questions/comments. The project website can be found at the following URL: [www.earlcurley.com/ArizonaPalletLLCrezoning](http://www.earlcurley.com/ArizonaPalletLLCrezoning).

A virtual neighborhood meeting will be held on **Thursday, January 5, 2023, at 6:00 PM** to provide information and answer questions regarding this request. Below are the Webinar/Virtual meeting instructions.

You are invited to a Zoom webinar.

**When: Jan 5, 2023 06:00 PM Arizona**

**Topic: Arizona Pallet Rezoning Request (Application #Z-85-22)**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82601698159?pwd=eIRPdERuKzRZSGo4bDNTb1RXb0lQUt09>



**Passcode: 356551**

**Or One tap mobile :**

+17193594580,,82601698159#,,,,\*356551# or  
+12532050468,,82601698159#,,,,\*356551#

**Or Telephone:**

Dial (for higher quality, dial a number based on your current location):

+1 719 359 4580 or  
+1 253 205 0468 or  
+1 346 248 7799 or  
+1 669 444 9171 or  
+1 689 278 1000 or  
+1 929 205 6099 or

Webinar ID: 826 0169 8159

Passcode: 356551

International numbers available:

<https://us02web.zoom.us/j/82601698159?pwd=eIRPdERuKzRZSGo4bDNTb1RXb0lQUt09>

You are invited to attend this meeting to learn about the project and proposed zoning. If you are unable to attend, please contact me or our Principal Planner, Ric Toris at (602) 265-0094 or email: [rtoris@earlcurley.com](mailto:rtoris@earlcurley.com) to learn more about the case and express your concerns. The City of Phoenix Village Planner assigned to this case is Nayeli Sanchez Luna and can be reached at email: [Nayeli.sanchez.luna@phoenix.gov](mailto:Nayeli.sanchez.luna@phoenix.gov) or phone number

(602) 534-9938. 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 feelings known on this case by writing to the City of Phoenix Planning and Development Department, 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003, referencing the case number. Your letter will be made part of the case file.

Please be advised that meetings and hearings before the Estrella 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 notice identifying the date and location of the meeting/hearings when they have been scheduled.

Again, I would be happy to speak with you to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at (602) 265-0094.

Sincerely,

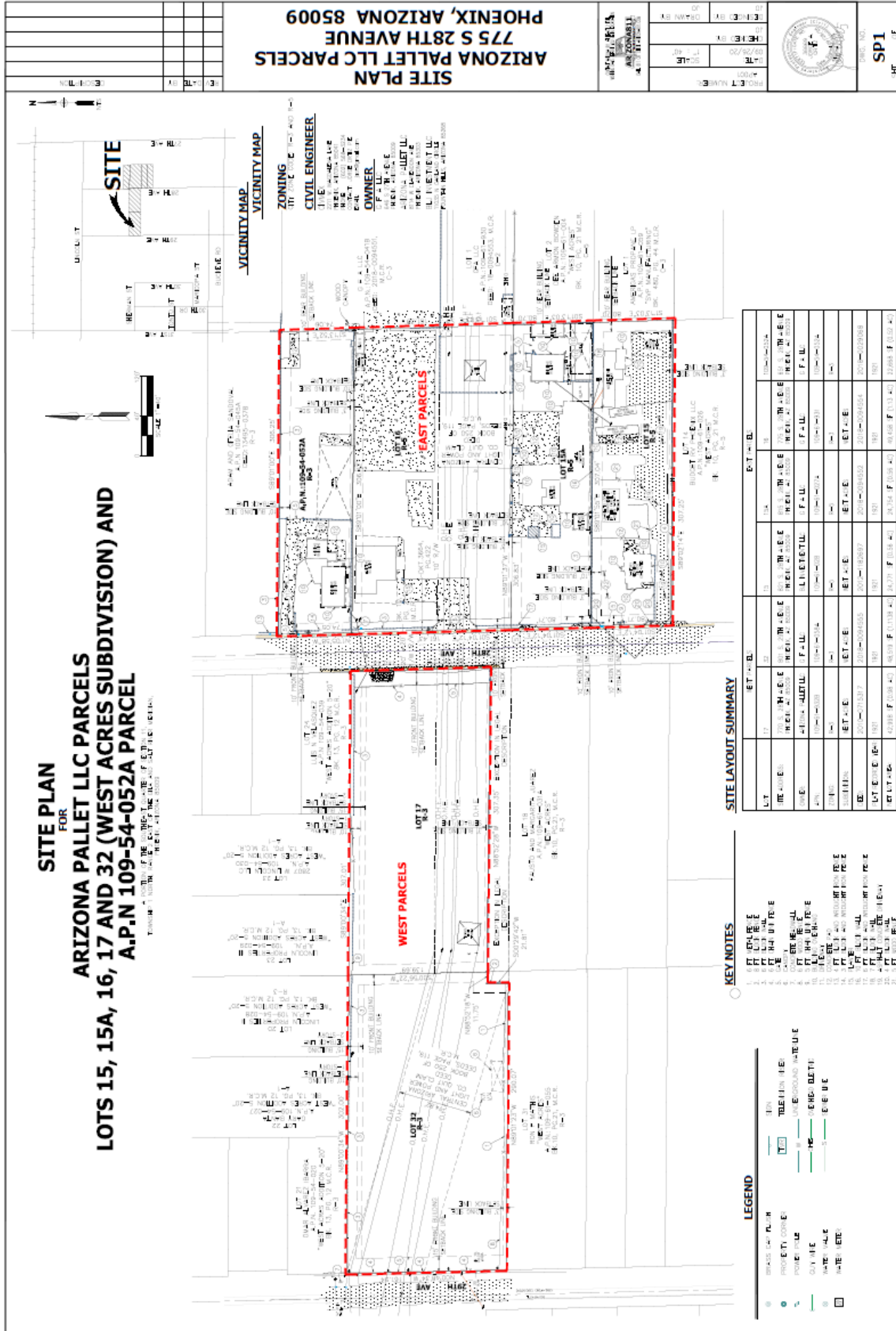
A handwritten signature in black ink, appearing to read "Rodney Q. Jarvis". The signature is fluid and cursive, with a large initial "R" and "J".

**Rodney Q. Jarvis**  
Partner

o (602) 265-0094  
rjarvis@earlcurley.com

Attachments: Aerial Showing Subject Site  
Site Plan  
Cover Page of the Application







**City of Phoenix**

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE

**APPLICATION NO: Z-85-22**

**PROPERTY LOCATION:** Approximately 630 feet south of the southeast and southwest corners of 28th Avenue and Lincoln Street

**TO BE CHANGED:**

**FROM:** R-3,R-5

**TO:** A-1

**PROPOSED USE:** Pallet Recycling

**LEGAL DESCRIPTION:** See Attached

Ordinance #:	Ordinance Date:	Supplemental Map #:
<b>CASE TYPE:</b> Rezoning	<b>DSD #:</b> 22-3371 22-3372	<b>CASE STATUS:</b> Pending
<b>GROSS ACREAGE:</b> 4.6	<b>VILLAGE:</b> Estrella	<b>ZONING MAP:</b> F-7
<b>CENSUS TRACT:</b> 1145	<b>Q.S. MAP:</b> 9-22	<b>COUNCIL DISTRICT:</b> 07
<b>DATE FILED:</b> 11/8/2022	<b>TAZ:</b>	<b>FILING STAFF:</b> Pkann
OWNER: GFA LLC and Arizona Pallet LLC ADDRESS: 646 South 27th Avenue Phoenix AZ 85009 OWNER EMAIL ADDRESS: jacinto@arizonapalletllc.com		PHONE NO.: (602) 269-6307
APPLICANT: Rodney Q. Jarvis of Earl & Curley, P.C. ADDRESS: 3101 N. Central Avenue Phoenix AZ 85012 APPLICANT EMAIL ADDRESS: tearl@earlcurley.com		PHONE NO.: (602) 265-0094
REPRESENTATIVE: Rodney Q. Jarvis of Earl & Curley, P.C. ADDRESS: 3101 N. Central Avenue Phoenix AZ 85012 REPRESENTATIVE EMAIL ADDRESS: tearl@earlcurley.com		PHONE NO.: (602) 265-0094 FAX NO.: (602) 265-2195

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]*

DATE: 11/8/22

POST APPLICATION MEETING DATE:

\_\_\_\_\_  
Zoning Hearing Officer                      Planning Commission                      City Council

FEE	FEE WAIVED	FEE DATE	RECEIPT	PURPOSE
\$5,985.00	\$0.00	11/8/2022		Original Filing Fee

(Additional Properties Attached)