

BEUS GILBERT

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FILE NUMBER

49069.09

October 22, 2018

**NOTICE OF GENERAL PLAN AMENDMENT APPLICATION AND REZONING CASE
FOR PROPERTY LOCATED AT THE NWC OF WIGWAM BLVD. AND LITCHFIELD RD.
AND INVITATION TO NEIGHBORHOOD MEETING**

Dear Neighbor:

You are invited to attend a neighborhood meeting to learn more information about a request to amend the City of Litchfield Park General Plan (GPA 18-02) and to rezone approximately 15 acres of property located at the northwest corner of Wigwam Boulevard and Litchfield Road (the "Property"). Enclosed is an aerial photo depicting the location of the Property.

The Property is currently designated as Mixed Use (Commercial/Multi-Family) on the General Plan Land Use Map, with the location and extent of such uses to be set forth in a rezoning ordinance approved by the City Council. GPA 18-02 proposes the same land uses, but seeks to modify or eliminate the "Objectives" Text Amendment that was added in 2014. Specifically, GPA 18-02 seeks to eliminate or reduce the requirement that at least 75,000 square feet of commercial floor area be developed on the Property before or concurrently with any residential development thereon. Although GPA 18-02 seeks to modify or eliminate the Text Amendment, the intent is to reduce or eliminate the amount of commercial development required and increase the amount of residential development allowed, while creating a walkable environment that will include some buildings that are exclusively commercial and other buildings that are exclusively residential (rather than vertical mixed uses), and that integrates seamlessly with the downtown core when it is ultimately developed.

The rezoning case, called Cornerstone at the Park, is a proposal for a mixed use development on the Property comprised of 313 units of multifamily residential on approximately 13.03 acres, and approximately 13,000 square feet of commercial on approximately 1.85 acres of the Property. The multifamily will consist of two (2) and three (3) story buildings of not more than thirty (30) feet in height. The current land use designation on the Property allows multifamily residential with a minimum density of 8.1 dwelling units per acre with no maximum. That density is not being modified in either the General Plan Amendment Application or the rezoning application. The rezoning application requests an amendment to the approved Planned Development for the Village at Litchfield Park, changing the underlying zoning from Neighborhood Commercial to High Density Multifamily and Community Commercial, as well as certain modifications from the City's zoning development standards and other City-wide standards as set forth therein. The Property owner, Wigwam Town Parcels, LLC, an affiliate of JDM, has partnered with DeBartolo Development, a nationally-recognized developer and operator of retail, multifamily, hospitality, and mixed-use projects throughout the United States to bring a luxury, first-class mixed-use development to Litchfield Park. Through a joint venture with JDM, DeBartolo will develop and operate the apartment units; JDM will develop and operate the commercial component of the Property. JDM will retain an ownership interest in both projects through development.

As a land owner within 1,000 feet of the site, you are being notified about the project and are invited to attend the meeting to learn more, and ask any questions that you might have. Please note that there may be future meetings, and subsequent mailing notifications will alert you to those dates, times, and locations. You are welcome to attend the upcoming meeting to learn more and make your opinion known.

NEIGHBORHOOD MEETING

Monday, November 5, 2018

6:00 p.m.

Wigwam Resort

Sachem Hall

300 Wigwam Boulevard

Litchfield Park, AZ 85340

If you have questions or comments, you may contact us at:

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A copy of the General Plan Amendment and rezoning applications are available for public review at Litchfield Park City Hall, 214 W. Wigwam Blvd. They are also available on the City's website at: <http://www.litchfield-park.org/>. You may also contact the City with questions or comments by contacting:

Pam Maslowski

Director of Planning Services

City of Litchfield Park

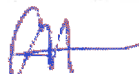
623.889.6205

pmaslowski@litchfield-park.org

We look forward to maintaining an open and productive dialogue throughout this process. Thank you for your time and consideration. We look forward to seeing you.

Sincerely,

BEUS GILBERT PLLC



Cassandra H. Ayres



GPA 18-02 Property Location Map



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