City of Phoenix

Agenda
City Council Formal Meeting

Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003

Wednesday, November 2, 2022 **2:30 PM** **phoenix.gov**

*****REVISED Nov. 1, 2022*****
Items Revised: 2, 44; Item with Additional Information: 26;
Item Requested to be Continued: 56

OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

- Register online *by visiting the City Council Meetings page on phoenix.gov* ***at least 2 hours prior to the start of this meeting****. Then, click on this link at the time of the meeting and join the Webex to speak:* https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=ee96476570e386487402584fb7d2fb1d3

- Register via telephone at 602-262-6001 **at least 2 hours prior to the start of this meeting,** noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive **1 hour prior to the start of this meeting**. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.

- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

At the time of the meeting:

- Watch the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.

- Call-in to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 2554 138 6175# (for English) or 2559 339 6365# (for Spanish). Press # again when prompted for attendee ID.

- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 **al menos 2 horas antes del inicio de esta reunión** e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2559 339 6365#. El intérprete le indicará cuando sea su turno de hablar.

- Para solamente escuchar la reunión en español, llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2559 339 6365#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

- Para asistir a la reunión en persona, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.

CALL TO ORDER AND ROLL CALL

MINUTES OF MEETINGS

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BOARDS AND COMMISSIONS

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4	**Liquor License - Trevor's**	District 2 - Page 17
5	**Liquor License - Trevor's**	District 2 - Page 21
6	**Liquor License - Special Event - Free Serbian Orthodox Church St. Nicholas**	District 3 - Page 25
7	**Liquor License - Reinas De Las Pupusas Restaurant**	District 5 - Page 26
8	**Liquor License - Hamburguesas Y Cervezas**	District 7 - Page 31
9	**Liquor License - Special Event - Credit4Vets Org**	District 8 - Page 36
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11 **Arizona Department of Revenue**

12 **Arizona Forward Association**

13 **Levi, Ray & Shoup, Inc.**

14 **Wilson Engineers, LLC**

15 **Salt River Project Agricultural Improvement and Power District doing business as SRP**

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17 **Acquisition of Real Property for High-Intensity Activated CrossWalK Signals at Various Locations (Ordinance S-49133)** — District 4 - Page 45, District 7, District 8

18 **Federal Lobbying and Advocacy Services Contract RFP 22-130 - Request for Award (Ordinance S-49123)** — Citywide - Page 48

19 **Bicycles, Parts, Accessories, Repair and Maintenance - IFB 18-174 - Amendment (Ordinance S-49124)** — Citywide - Page 50

20 **Marketing Services - Amendment - ADSPO 16145339 (Ordinance S-49129)** — Citywide - Page 51

21 **Statewide Foreign Language Interpretation and Translation Services - ADSPO 13-00002842 - Amendment (Ordinance S-49131)** — Citywide - Page 53

22 **AV Equipment and Services - ADSPO17-00007302 - Amendment (Ordinance S-49132)** — Citywide - Page 55

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*44	**Final Plat - Kierland Commerce South - Lot 1 - PLAT 210089 - Southeast Corner of Greenway Parkway and Kierland Boulevard ***REVISED*** **	District 2 - Page 102

45	**Amend City Code - Ordinance Adoption - PUD Major Amendment - Rezoning Application Z-59-A-13-1 (Metrocenter PUD) - Approximately 605 Feet South of the Southeast Corner of 28th Drive and Peoria Avenue (Ordinance G-7044)**	District 1 - Page 103
46	**Amend City Code - Ordinance Adoption - Rezoning Application Z-16-22-1 - Approximately 300 Feet South of the Southwest Corner of 31st Avenue and Dynamite Boulevard (Ordinance G-7046)**	District 1 - Page 117
47	**Amend City Code - Ordinance Adoption - Rezoning Application Z-37-22-2 (32nd Street EV Body Repair Center PUD) - Approximately 320 feet North of the Northwest Corner of 32nd Street and Union Hills Drive (Ordinance G-7050)**	District 2 - Page 124
48	**Amend City Code - Ordinance Adoption - Rezoning Application Z-46-22-4 - Northwest Corner of the 5th Street Alignment and Thomas Road (Ordinance G-7043)**	District 4 - Page 131
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50	**Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-6-22-7 - Approximately 650 Feet East of the Southeast Corner of 107th Avenue and Lower Buckeye Road (Ordinance G-7047)**	District 7 - Page 145
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*56	**Public Hearing and Ordinance Adoption - Rezoning Application Z-27-22-6 (Zola North Central PUD) - Northeast Corner of 7th Street and Colter Street (Ordinance G-7052) ***REQUEST TO CONTINUE*****	District 6 - Page 376

REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 1

For Approval or Correction, the Minutes of the Formal Meeting on Oct. 21, 2020

Summary

This item transmits the minutes of the Formal Meeting of Oct. 21, 2020, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington St., 15th Floor.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** *2

ITEM REVISED (SEE ATTACHED MEMO) Mayor and Council Appointments to Boards and Commissions

Summary

This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

Responsible Department

This item is submitted by the Mayor's Office.

ATTACHMENT A

City of Phoenix

To: City Council **Date:** November 2, 2022

From: Mayor Kate Gallego

Subject: *REVISED FOR ADD-ON: BOARDS AND COMMISSIONS – APPOINTEES

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

***Paradise Valley Village Planning Committee**

Councilman Jim Waring recommends the following for appointment:

Anna Sepic
Ms. Sepic is the Vice President of Levrose Commercial Real Estate and a resident of District 2. She fills a vacancy for a term to expire November 19, 2023.

Phoenix Business and Workforce Development Board

I recommend the following for appointment:

Suzanna Armijo
Ms. Armijo is a Vocational Rehabilitation Supervisor for the Rehabilitation Services Administration in the Arizona Department of Economic Security. She replaces Jon Ellerston as the Vocational Rehabilitation representative and will fulfill his term to expire June 30, 2025.

Phoenix Youth and Education Commission

I recommend the following for appointment:

Jeff Golner
Mr. Golner is the President and Chief Executive Officer at STEM Sports. He fills a vacancy for a term to expire August 31, 2025.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 3

Liquor License - Mi Pueblo Market #2

Request for a liquor license. Arizona State License Application 206503.

Summary

Applicant
Gilda Ralon, Agent

License Type
Series 10 - Beer and Wine Store

Location
2902 E. Greenway Road
Zoning Classification: C-2
Council District: 2

This request is for a new liquor license for a convenience store that does not sell gas. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is Nov. 8, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have the Capability, Reliability to hold a liquor license because I currently hold 4 series 10 license and one series 12 . Two are in Mesa, Az and four are in Phoenix,AZ. I have been operating a liquor licenses since 2016 with no violations. I follow all laws and make sure all my stores and restaurants follow the regulations and responsibilities of holding a liquor license."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"My convenience store will provide a safe and secure place for the neighborhood . to buy beer and wine. the location will be convenient for people in the neighborhood who may not have access to transportation. Adding the long time experience I have running a store while upholding all the laws and regulations, the store will be a safe and convenience place for customers to purchase goods and liquor."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Mi Pueblo Market #2
Liquor License Map - Mi Pueblo Market #2

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: MI PUEBLO MARKET #2

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	3	0
Liquor Store	9	8	4
Beer and Wine Store	10	7	1
Restaurant	12	10	2
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	55.33	62.20	73.35
Violent Crimes	10.50	9.68	12.63

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

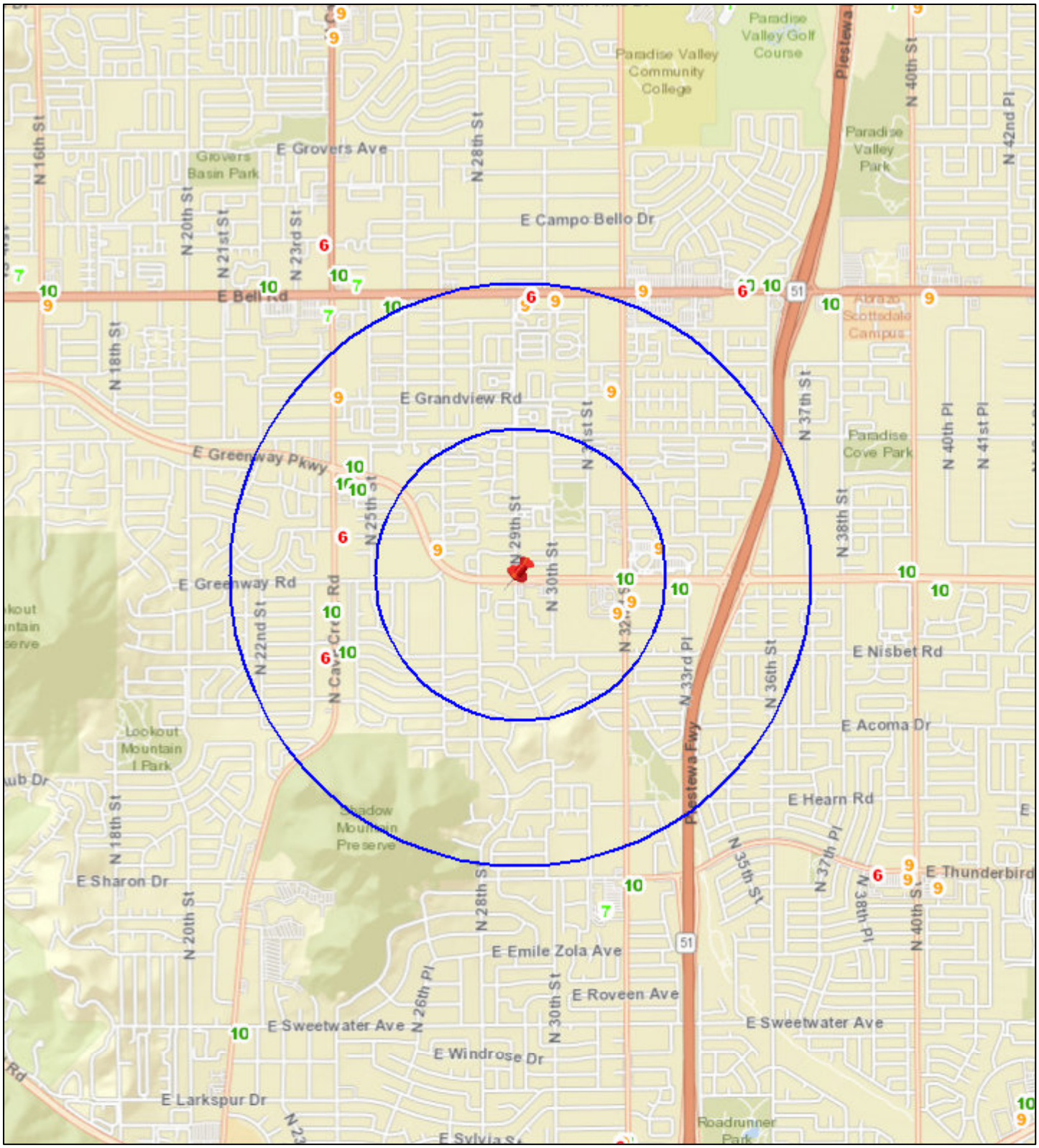
Description	Average	1/2 Mile Average
Parcels w/Violations	51	89
Total Violations	88	169

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1033023	1946	82 %	2 %	19 %
1033033	1037	75 %	23 %	0 %
1033041	1926	47 %	13 %	34 %
1033042	1219	2 %	16 %	38 %
1033043	1952	26 %	28 %	48 %
1033052	2333	59 %	9 %	30 %
1033061	921	18 %	28 %	32 %
1033062	2272	17 %	22 %	37 %
1035011	1381	67 %	5 %	23 %
1035012	999	80 %	8 %	26 %
1035013	1038	66 %	0 %	40 %
Average		61 %	13 %	19 %

Liquor License Map: MI PUEBLO MARKET #2

2902 E GREENWAY RD



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Date: 9/14/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 4

Liquor License - Trevor's

Request for a liquor license. Arizona State License Application 207203.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 12 - Restaurant

Location
7000 E. Mayo Blvd., Bldg. 25
Zoning Classification: PUD PCD
Council District: 2

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open December 2022.

The 60-day limit for processing this application is Nov. 14, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This information is listed below and includes liquor license violations on file with the AZ

Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Trevor's (Series 7 and 9)
7340 E. Mcdowell Road, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is an experienced licensee committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Trevor's will open its second valley retail store, offering a wide range of beer, wine, and spirits."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Trevor's
Liquor License Map - Trevor's

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: TREVORS

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	7	5
Liquor Store	9	2	2
Hotel	11	1	1
Restaurant	12	25	21

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	55.33	24.49	11.99
Violent Crimes	10.50	2.62	0.74

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

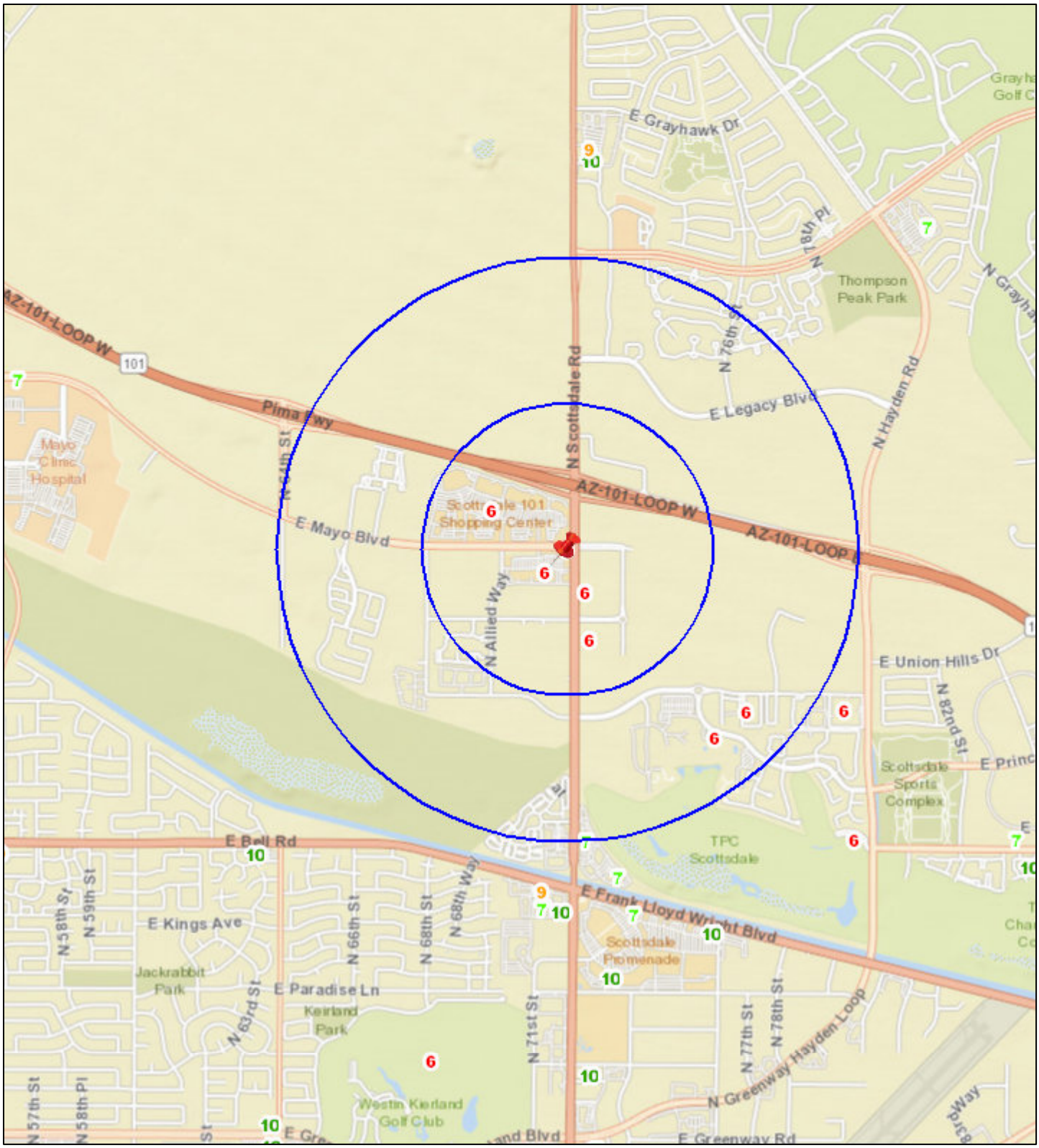
Description	Average	1/2 Mile Average
Parcels w/Violations	50	0
Total Violations	87	

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
2168442	1681	50 %	43 %	4 %
2168452	694	23 %	38 %	8 %
6152001	1993	8 %	29 %	12 %
Average		61 %	13 %	19 %

Liquor License Map: TREVORS

7000 E MAYO BLVD



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Date: 9/19/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 5

Liquor License - Trevor's

Request for a liquor license. Arizona State License Application 009070018953 and 009070018953S

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 9 and 9S - Liquor Store with Sampling Privileges

Location
7000 E. Mayo Blvd., Bldg. 25
Zoning Classification: PUD PCD
Council District: 2

This request is for an ownership transfer of a liquor license for a liquor store. This business is currently being remodeled with plans to open December 2022.

The 60-day limit for processing this application is Nov. 18, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Trevor's (Series 7 and 9)
7340 E. McDowell Road, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is an experienced licensee committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Trevor's will provide a family-friendly, neighborhood restaurant offering a variety of pizzas, sandwiches and salads in a relaxing atmosphere. Applicant would like to offer alcoholic beverages to guests 21 and over."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Trevor's
Liquor License Map - Trevor's

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: TREVOR'S

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	7	5
Liquor Store	9	1	1
Hotel	11	1	1
Restaurant	12	25	21

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	55.33	24.49	11.99
Violent Crimes	10.50	2.62	0.74

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

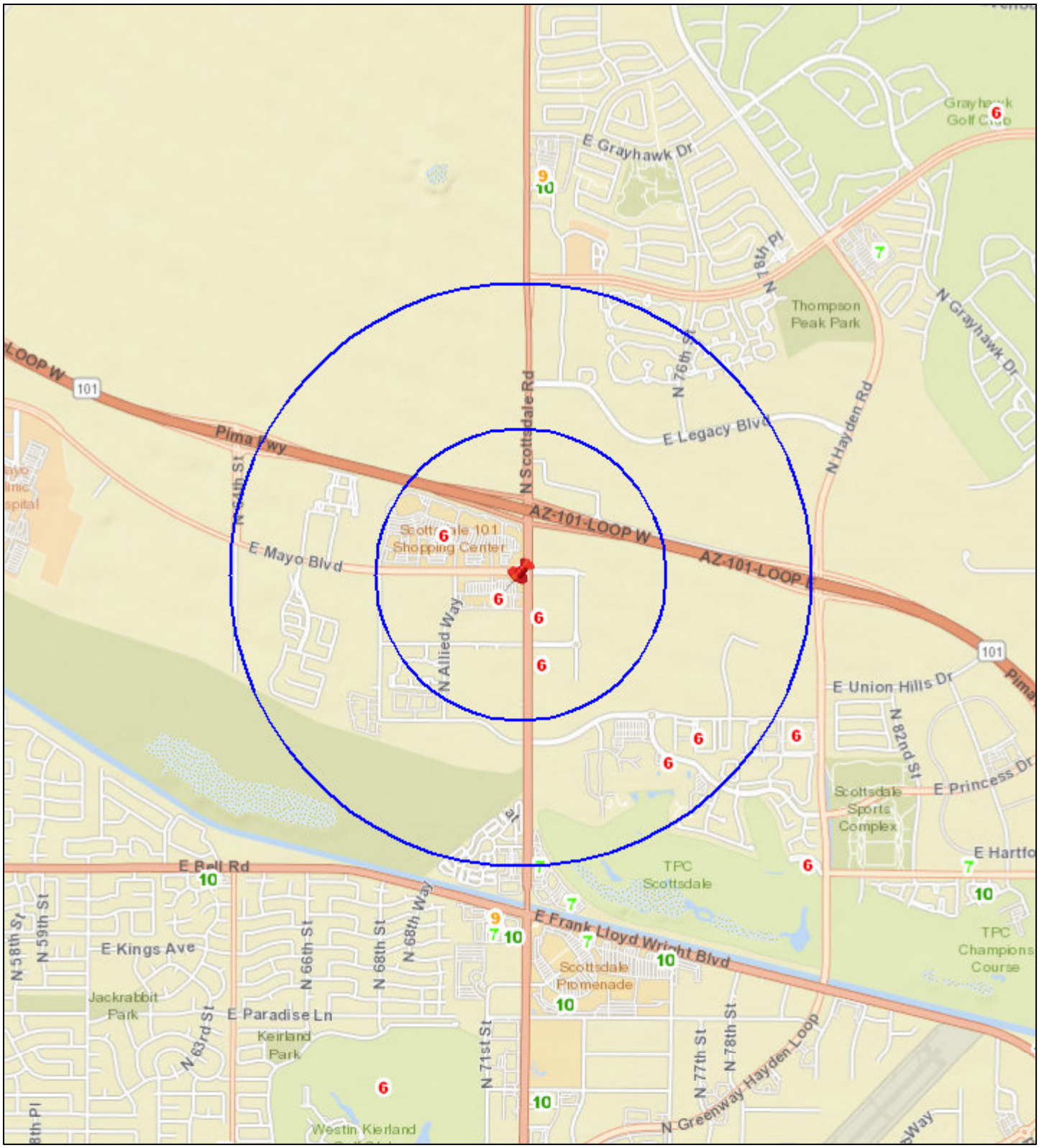
Description	Average	1/2 Mile Average
Parcels w/Violations	50	0
Total Violations	88	

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
2168442	1681	50 %	43 %	4 %
2168452	694	23 %	38 %	8 %
6152001	1993	8 %	29 %	12 %
Average		61 %	13 %	19 %

Liquor License Map: TREVOR'S

7000 E MAYO BLVD



N

Date: 9/29/2022

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City Clerk Department

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 6

Liquor License - Special Event - Free Serbian Orthodox Church St. Nicholas

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Stanislav Duric

Location
11640 N. 16th Place
Council District: 3

Function
Dinner

Date(s) - Time(s) / Expected Attendance
Nov. 12, 2022 - 8 p.m to 1 a.m. / 300 attendees

Staff Recommendation
Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 7

Liquor License - Reinas De Las Pupusas Restaurant

Request for a liquor license. Arizona State License Application 207058.

Summary

Applicant
Katherine Miron, Agent

License Type
Series 12 - Restaurant

Location
2308 W. Northern Ave.
Zoning Classification: C-2
Council District: 5

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is Nov. 13, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have taken the necessary steps to be a responsible liquor license holder and taken the time to train my self above and beyond the state requirements."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"this can be a social gathering place for adult individuals to come in and dine."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Reinas De Las Pupusas Restaurant
Liquor License Map - Reinas De Las Pupusas Restaurant

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: REINAS DE LAS PUPUSAS RESTAURANT

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Beer and Wine Bar	7	1	1
Liquor Store	9	3	1
Beer and Wine Store	10	9	3
Restaurant	12	5	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	55.33	8.46	11.14
Violent Crimes	10.50	4.72	7.11

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

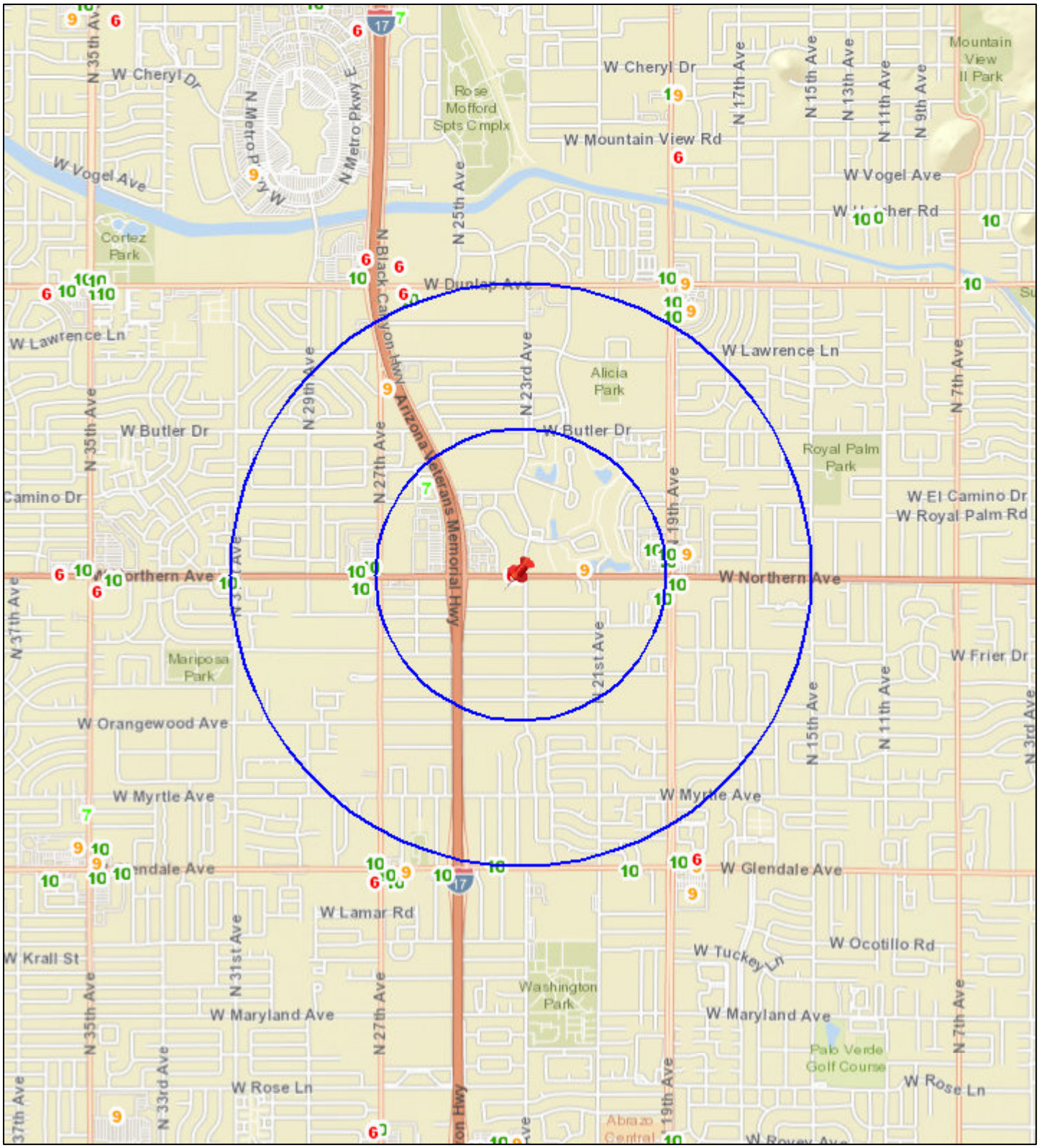
Description	Average	1/2 Mile Average
Parcels w/Violations	50	92
Total Violations	87	182

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1055011	1055	38 %	6 %	59 %
1055012	1442	0 %	11 %	38 %
1055021	777	0 %	25 %	45 %
1055031	93	0 %	24 %	67 %
1055032	782	25 %	26 %	16 %
1055033	2109	1 %	18 %	38 %
1056012	1895	76 %	6 %	27 %
1059001	1697	50 %	0 %	42 %
1060011	1487	31 %	17 %	50 %
1060021	1678	27 %	14 %	27 %
1060022	872	25 %	29 %	35 %
Average		61 %	13 %	19 %

Liquor License Map: REINAS DE LAS PUPUSAS RESTAURANT

2308 W NORTHERN AVE



N

Date: 9/19/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 8

Liquor License - Hamburguesas Y Cervezas

Request for a liquor license. Arizona State License Application 206687.

Summary

Applicant
Randy Bortin, Agent

License Type
Series 12 - Restaurant

Location
888 N. 1st Ave., Ste.114
Zoning Classification: DTC - Downtown Gateway
Council District: 7

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow outdoor liquor service.

The 60-day limit for processing this application is Nov. 12, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of

Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have possessed a series 12 license for 6 years from 2016 to 2022. I respect the privilege and do my best to abide by all laws, rules and regulations pertaining to this priviledge."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We will be a great addition to the Roosevelt Arts District providing mexican inspired food and culture."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Liquor License Data - Hamburguesas Y Cervezas
Liquor License Map - Hamburguesas Y Cervezas

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: HAMBURGUESAS Y CERVEZAS

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	5	3
Government	5	9	5
Bar	6	48	15
Beer and Wine Bar	7	17	9
Liquor Store	9	5	0
Beer and Wine Store	10	13	4
Hotel	11	6	2
Restaurant	12	111	47
Club	14	2	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	55.33	837.47	998.40
Violent Crimes	10.50	178.02	253.71

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

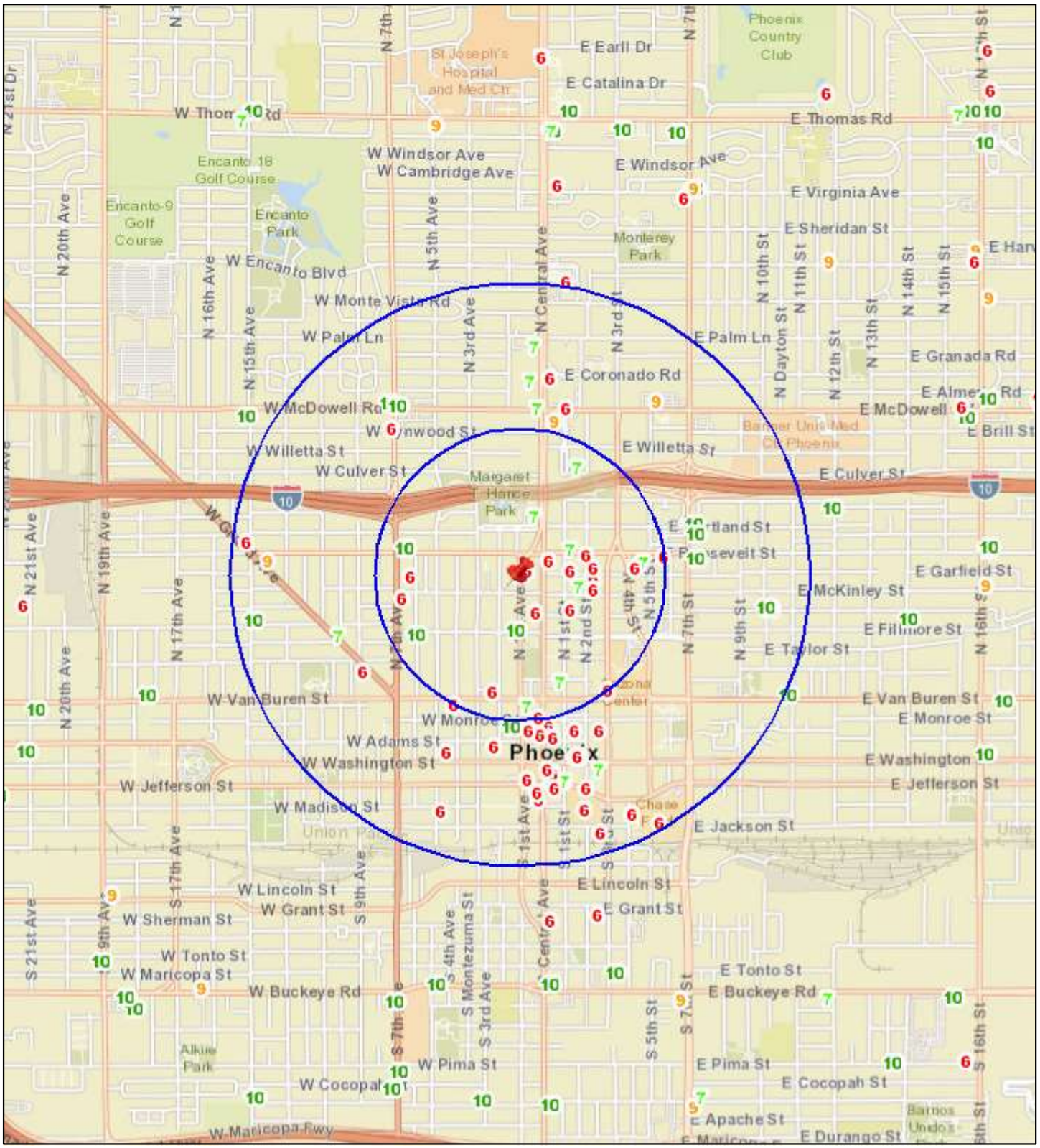
Description	Average	1/2 Mile Average
Parcels w/Violations	50	101
Total Violations	88	202

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1129001	1670	70 %	4 %	19 %
1129002	815	37 %	22 %	24 %
1130001	1218	23 %	16 %	11 %
1130002	873	29 %	21 %	38 %
1131001	1015	7 %	8 %	28 %
1131002	1242	3 %	7 %	33 %
1141001	2299	16 %	37 %	44 %
Average		61 %	13 %	19 %

Liquor License Map: HAMBURGUESAS Y CERVEZAS

888 N 1ST AVE



N

Date: 9/15/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 9

Liquor License - Special Event - Credit4Vets Org

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Anthony Romero

Location
1501 E. Mohave St.
Council District: 8

Function
Festival

Date(s) - Time(s) / Expected Attendance
Nov. 19, 2022 - 10 a.m. to 7 p.m. / 1,300 attendees

Staff Recommendation
Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 10

Liquor License - Que Sazon

Request for a liquor license. Arizona State License Application 209777.

Summary

Applicant
Julie Ocampo, Agent

License Type
Series 12 - Restaurant

Location
622 E. Adams St.
Zoning Classification: DTC-Business Core
Council District: 8

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is Nov. 14, 2022.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have had several years of experience in Restaurants as well as serving alcohol. I have owned two foodtrucks over the last 6 years.and maintained a professional and responsible business attitude and integrity."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We are bringing a South American cuisine to the Heritage Square Community. We will have a lot of diversity and culture. Our food will compliment the Italian and African cuisine that is next door."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - Que Sazon
Liquor License Map - Que Sazon

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: QUE SAZON

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	3	0
Wholesaler	4	1	1
Government	5	8	6
Bar	6	43	19
Beer and Wine Bar	7	13	5
Liquor Store	9	3	1
Beer and Wine Store	10	14	1
Hotel	11	6	3
Restaurant	12	93	33
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	55.33	723.24	1309.44
Violent Crimes	10.50	151.61	252.01

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

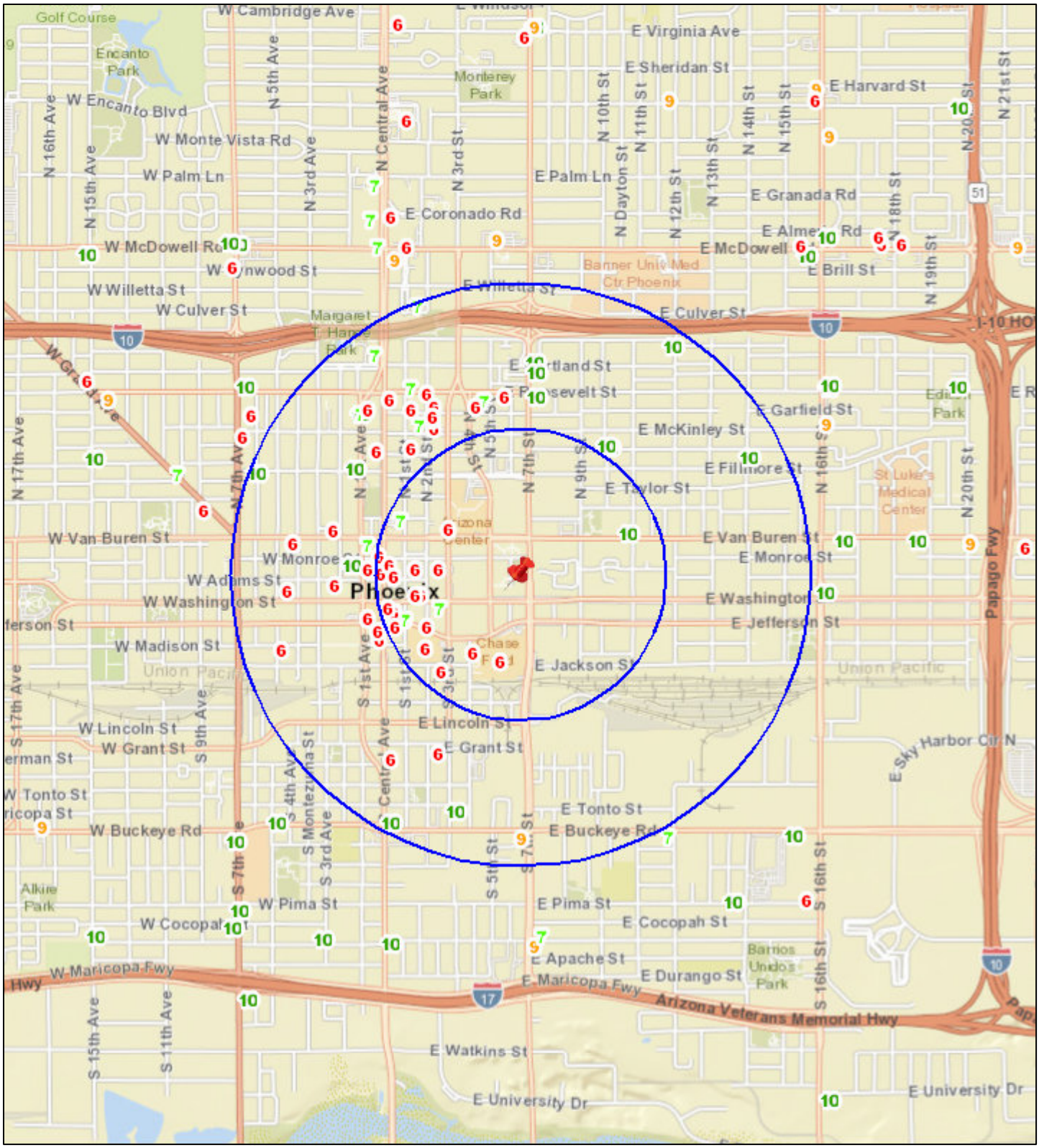
Description	Average	1/2 Mile Average
Parcels w/Violations	50	62
Total Violations	88	109

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1131002	1242	3 %	7 %	33 %
1132021	731	33 %	20 %	74 %
1132022	1257	47 %	29 %	55 %
1140001	1831	25 %	20 %	47 %
1140002	78	77 %	0 %	32 %
1141001	2299	16 %	37 %	44 %
1142001	1321	36 %	22 %	50 %
Average		61 %	13 %	19 %

Liquor License Map: QUE SAZON

622 E ADAMS ST



N

Date: 9/22/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

PAYMENT ORDINANCE (Ordinance S-49119) (Items 11-15)

11 **Arizona Department of Revenue**

For $1,077,585.10 in payment authority for the statutory fee assessed to local governments for Fiscal Year 2022-23 for the Finance Department. The funds will be used to recover a portion of the administrative, development, and other operating costs incurred in implementing the State's Integrated Tax System Modernization Project, pursuant to A.R.S. 42-5041 through the passage of House Bill 2871 in 2022.

12 **Arizona Forward Association**

For $25,000.00 in payment authority for the City's membership renewal and continued participation as a Visionary member of Arizona Forward for Fiscal Year 2022-23 for the City Manager's Office. Arizona Forward's 200 members include businesses, government agencies, nonprofit organizations and 17 municipalities including the City of Phoenix, which has been a member of Arizona Forward since 1990 and a Visionary member since 2007.

13 **Levi, Ray & Shoup, Inc.**

For $62,763.99 in additional payment authority under Contract 103651 for annual system maintenance costs for the Retirement Department. The costs are for the public safety portion of the system only. The increased spending authority is necessary as the annual maintenance costs for this system are dependent on many factors such as the number of active-retired employees and basic system support required. The annual maintenance costs were approved by the Phoenix Fire and Police Local Retirement Boards at their Oct. 4, 2022, board meeting.

14 **Wilson Engineers, LLC**

For $29,000.00 in additional payment authority for Contract 147217 for

additional construction administration and special inspection for the Water Services Department. The construction administration and special inspection is necessary for installation of new grit basins to remove solids from wastewater by gravitational settling in support of the 23rd Avenue Wastewater Treatment Plant Grit Basin Replacement project. The complexity of this project and findings during project demolition, requires additional construction support. The project will use funds from the Water Services Department's Capital Improvement budget; no General Funds are required.

15 **Salt River Project Agricultural Improvement and Power District doing business as SRP**

For $38,810.00 in payment authority to reimburse Salt River Project (SRP) for irrigation design completed for the Street Transportation Department. The reimbursement is for the SRP portion of the 43rd Avenue and Thomas Road project ST85100408.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 16

Acceptance and Dedication of an Easement for Sidewalk Purposes (Ordinance S -49126)

Request for the City Council to accept and dedicate an easement for sidewalk purposes; further ordering the ordinance recorded.

Summary

Accepting the property interests below meets the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)
Applicant: Native American Connections, Inc., its successor and assigns
Purpose: Sidewalk
Location: 3406 N. 3rd St.
File: FN 220077
Council District: 4

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 17

Acquisition of Real Property for High-Intensity Activated CrossWalK Signals at Various Locations (Ordinance S-49133)

Request to authorize the City Manager, or his designee, to acquire all real property and related property interests required by donation, purchase within the City's appraised value, or by the power of eminent domain for High-Intensity Activated CrossWalK signals at various locations. Further request to authorize dedication of land with roadway and/or public improvements to public use for right-of-way purposes via separate recording instrument. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

Acquisition of real property is required to install High-Intensity Activated CrossWalK (HAWK) signals to enhance pedestrian safety. Improvements include illuminated crosswalks, American with Disabilities Act compliant sidewalks, and pedestrian signals. The locations for the HAWK signals were identified based on transit bus stops; access; and connections to residential homes, park, office buildings, shopping centers, and schools.

The projects will enhance pedestrian crossing safety at the following locations:
1. Indian School Road between 33rd Drive and 31st Avenue
2. McDowell Road between 3rd and 7th streets
3. Southern Avenue and Montezuma Street
4. Thomas Road between 32nd and 39th streets
5. 27th Avenue between Hazelwood Street and Highland Avenue

The parcels affected by this project are identified in **Attachment A.**

Financial Impact

Funding is available in the Street Transportation Department's Capital Improvement Program budget.

Location

Various Locations
Council Districts: 4, 7 and 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation and Finance departments.

Attachment A
Property Identification

City of Phoenix Street Improvement Project: ST89330268-1
Acquisition of Real Property for High-Intensity Activated Crosswalk Signals at Various Locations

The following improved and/or unimproved parcels affected by acquisition and included in this request are identified by the Maricopa County Assessor's parcel number (APN) and the address or location.

APN	Address / Location
108-01-166R	33rd Avenue and Indian School Road
113-40-028	234 W. Southern Ave.
114-03-100	6001 S. Montezuma St.
118-54-110A	340 E. McDowell Road
127-30-042B	3434 E. Thomas Road
154-12-042A	Northeast corner 27th Avenue and Hazelwood Street
154-24-032A	3140 W. Indian School Road
154-24-052	3208 W. Indian School Road

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 18

Federal Lobbying and Advocacy Services Contract RFP 22-130 - Request for Award (Ordinance S-49123)

Request to authorize the City Manager, or his designee, to enter into contract with Holland & Knight LLP to provide federal lobbying services for the Office of Government Relations. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $1,380,000.

Summary

This contract will provide the Office of Government Relations federal lobbying and advocacy services in key issues regarding public safety, community development, transportation, environment and water sustainability. In addition, the contractor will assist in the development and implementation of the City's Federal Legislative Agenda, provide briefings to key City stakeholders during the federal legislative session and provide insight and guidance related to important federal legislative bills, amendments and developments.

Procurement Information

A Request for Proposal procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Three vendors submitted proposals deemed responsive and responsible. An evaluation committee of City staff evaluated those offers based on the following criteria with a maximum possible point total of 1,000:

Method of Approach (0-450 points);
Experience and Qualifications (0-325 points); and
Price (0-225 points).

After reaching consensus, the evaluation committee recommends award to the following vendor:

Holland & Knight LLP - 842 total points

Contract Term
The contract will begin on or about Dec.1, 2022, for a two-year term with three one-year options to extend.

Financial Impact
The aggregate contract value will not exceed $1,380,000.

Funding is available in the Office of Government Relations budget.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Office of Government Relations.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 19

Bicycles, Parts, Accessories, Repair and Maintenance - IFB 18-174 - Amendment (Ordinance S-49124)

Request to authorize the City Manager, or his designee to allow additional expenditures under Contract 148637 with Landis Cyclery Inc. for the purchase of Bicycles, Parts, Accessories, Repair and Maintenance for Citywide departments. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $66,000.

Summary
This contract will provide the City's essential workers with bicycles, parts, accessories, and repair and maintenance services to ensure bicycles are in optimal working condition for the safety of employees who use them in performance of daily responsibilities. Due to the recent need to replace aging equipment and increased pricing for many items, the original funds are insufficient for the remaining contract term. The main users of this contract are the Phoenix Convention Center, Aviation, Fire, Housing, Parks and Recreation, Police, and Public Transit departments.

Contract Term
The contract term remains unchanged, ending on Oct. 31, 2023.

Financial Impact
Upon approval of $66,000 in additional funds, the revised aggregate value of the contract will not exceed $166,000. Funds are available in the various departments' budgets.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
• Bicycles, Parts, Accessories, Repair and maintenance Contract 148637 (Ordinance S -45023) on Oct. 3, 2018

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Finance Department.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 20

Marketing Services - Amendment - ADSPO 16145339 (Ordinance S-49129)

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 149535 with Riester Sonoran, LLC for the purchase of graphic designs and marketing services for Aviation, Community and Economic Development and Government Relations departments. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $275,000.

Summary
This contract provides interactive marketing services, including website design, graphic designs, advertising and public relations services for the City. The additional funds will allow the Aviation and Community and Economic Development departments to utilize this contract to meet unanticipated graphic designs and creative marketing needs. These funds are necessary for vital graphic design services needed for a number of projects required to promote the airport systems and services.

Contract Term
The contract term remains unchanged, ending on March 20, 2024.

Financial Impact
Upon approval of $275,000 in additional funds, the revised aggregate value of the contract will not exceed $4,455,960. Funds are available in the Aviation and Community and Economic Development departments' budgets.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
• Marketing Services Contract 149535 (Ordinance S-45442) on March 20, 2019;
• Marketing Services Contract 149535 (Ordinance S-45967) on Aug. 28, 2019;
• Marketing Services Contract 149535 (Ordinance S-47183) on Dec. 16, 2020;
• Marketing Services Contract 149535 (Ordinance S-46605) on May 6, 2020;
• Marketing Services Contract 149535 (Ordinance S-47321) on Feb. 17, 2021;
• Marketing Services Contract 149535 (Ordinance S-47708) on June 16, 2021;
• Marketing Services Contract 149535 (Ordinance S-48190) on Dec. 15, 2021;
• Marketing Services Contract 149535 (Ordinance S-48866) on July 1, 2022.

Responsible Department

This item is submitted by Deputy City Managers Mario Paniagua and Ginger Spencer and the Aviation and Community and Economic Development departments.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 21

Statewide Foreign Language Interpretation and Translation Services - ADSPO 13 -00002842 - Amendment (Ordinance S-49131)

Request to authorize the City Manager, or his designee to allow additional expenditures under Contracts 147848 with PCI&TS, LLC and 147849 with AT Translators, LLC for the purchase of Statewide Foreign Language Interpretation and Translation Services for Citywide departments. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $371,031.

Summary

This contract will provide the City with in-person, telephone and written interpretation and translation services on an as-needed basis. Interpreter and translation services are provided during public, private and community meetings and events in addition to emergency and non-emergency situations such as natural disasters and to provide support for an increase in call volume from the general public. This contract will be utilized extensively for the General Obligation (GO) Bond program, and the Mayor and City Council Offices utilize these services for Formal/Policy meetings. Additionally it will be used for the Parks and Recreation Department's Partners Program, allowing on-site interpreters to provide translation services, as required by law. Main users of this contract include the Communications Office and Office of Environmental Programs, and the Housing, Human Services, Parks and Recreation, Police, Neighborhood Services, City Clerk, and Budget and Research departments.

Contract Term

The contract term remains unchanged, ending on April 17, 2023.

Financial Impact

Upon approval of $371,031 in additional funds, the revised aggregate value of the contract will not exceed $897,109. Funds are available in various departments' budgets.

Concurrence/Previous Council Action

The City Council previously reviewed this request:
• Statewide Foreign Language Interpretation and Translation Services Contract

147848 (Ordinance S-44495) on April 18, 2018;
• Statewide Foreign Language Interpretation and Translation Services Contract 147849 (Ordinance S-46961) on Oct. 07, 2020.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 22

AV Equipment and Services - ADSPO17-00007302 - Amendment (Ordinance S-49132)

Request to authorize the City Manager, or his designee, to execute amendments to Contracts 147009 with Bluum USA, Inc., 147007 with Commercial Computer Services, Inc. dba CCS Presentation Systems, 147438 with Ford Audio-Video Systems, LLC, 155410 with IES Communications, LLC, 147008 with Inter Technologies Corporation, 147011 with Level 3 Audio Visual, LLC, and 147010 with Presentation Products, Inc. dba Spinitar to extend the contract term. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed, request to continue using ordinance S-44246.

Summary
This contract will provide the City with a broad range of audio and video equipment and professional engineer services. Contractors will continue providing essential services and equipment for the Emergency Operations Center, 911 Operations, PHXTV, Know99, City Council Assembly Rooms and Council Chambers, as well as direct engineering support, such as analysis, design, and configuration of existing systems. This contract extension will allow a new procurement to be completed without a lapse in services. The main users of this contract include the Communications Office and Office of Environmental Programs, and the Housing, Human Services, Parks and Recreations, Police, Neighborhood Services, City Clerk, and Budget and Research departments.

Contract Term
Upon approval the contract will be extended through Aug. 11, 2023

Financial Impact
The aggregate value of the contract will not exceed $7,450,000 and no additional funds are needed.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
• AV Equipment and Services Contracts 147009, 147007, 147438, 155410, 147008, 147011, 147010 (Ordinance S-44246) on Jan. 24, 2018;

• AV Equipment and Services Contract 147010 (Ordinance S-45757) on June 5, 2019;
• AV Equipment and Services Contracts 147009, 147007, 147438, 147008, 147011, 147010 (Ordinance S-46260) on Dec. 18, 2019;
• AV Equipment and Services Contract 155410 (Ordinance S-47907) on Sept. 8, 2021.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 23

State Legislative Lobbying Services Contract RFP 23-028- Request for Award (Ordinance S-49134)

Request to authorize the City Manager, or his designee, to enter into contracts with Highground, Inc. and Dorn Policy Group, Inc. to provide State Legislative Lobbying Services for the Office of Government Relations. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed $1,574,575.20.

Summary

This contract will provide the Office of Government Relations state legislative lobbying services in key issues regarding aviation, criminal justice, water sustainability, public safety, and general municipal issues. In addition, the contractor will assist in the development and implementation of the City's State Legislative Agenda, provide briefings to key City stakeholders during the state legislative session and provide insight and guidance related to important state legislative bills, amendments and developments.

Procurement Information

A Request for Proposal procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Three vendors submitted proposals deemed responsive and responsible. An evaluation committee of City staff evaluated those offers based on the following criteria with a maximum possible point total of:

Method of Approach (0-450 points);
Experience and Qualifications (0-325 points); and
Price (0-225 points).

After reaching consensus, the evaluation committee recommends award to the following vendors:

Highground, Inc. - 838 points
Dorn Policy Group, Inc. - 794 points

Contract Term
The contracts will begin on or about Jan. 1, 2023 for a two-year term with three one-year options to extend.

Financial Impact
The aggregate contracts value will not exceed $1,574,575.20.

Funding is available in the Office of Government Relations' budget.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Office of Government Relations.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 24

Bottled Water and Associated Products - IFB 18-215 - Amendment (Ordinance S-49135)

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 148572 with Bluetriton Brands, Inc., dba Readyrefresh for the purchase of bottled water and associated products for Citywide use. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $310,000.

Summary

This contract will provide the City with bottled water and related products where a water supply is not readily accessible to help prevent heat-related illnesses for Police Officers, Firefighters, and other City employees and residents. Bottled water is also used at public gatherings and City-funded public events. The primary user departments of this contract are Aviation, Fire, Police, and Water Services. This contract is critical to the safety and health of the City's employees and residents by helping prevent heat-related issues, especially during the City's hotter months of the year.

Contract Term

The contract term remains unchanged, ending on Oct. 31, 2023.

Financial Impact

Upon approval of $310,000 in additional funds, the revised aggregate value of the contract will not exceed $974,223. Funds are available in various departments' budgets.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Bottled Water and Associated Products - Contract 148572 - Ordinance S-44997 on Sept. 19, 2018;
- Bottled Water and Associated Products - Contract 148572 - Ordinance S-00019-AF on Sept. 16, 2020;
- Bottled Water and Associated Products - Contract 148572 - Ordinance S-47868 on Aug. 25, 2021.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 25

Executive and Middle-Manager Search and Recruitment Services - RFQu HR 22-006 Request for Award (Ordinance S-49142)

Request to authorize the City Manager, or his designee, to enter into contracts with Accounting & Finance Professionals, Inc.; ADK Consulting, Inc.; Affion Public, LLC; Cizek Associates, Inc.; Colin Baezinger & Associates; Smith Temporaries dba CornerStone Staffing; Cooperative Personnel Services dba CPS HR Consulting; GovHR USA, LLC; POLIHIRE Strategy Corp; Raftelis Financial Consultants, Inc.; Ralph Andersen & Associates, Inc.;Talent Advisory Group, LLC; and WBPC, Inc. to provide executive and middle-manager search and recruitment services for the Human Resources Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed $750,000.

Summary

On an as-needed basis, the Contractors will work with the Human Resources Department's Talent Acquisition Division to conduct search and recruitment processes to fill executive and/or middle-manager positions in one or more City departments. The Contractors will conduct comprehensive searches and actively recruit diverse applicants with exceptional qualifications from the national talent market, They will assess and identify the most highly qualified candidates to the City hiring authority, facilitate interview processes for top candidates, and coordinate background and reference checks for selected candidates.

Procurement Information

A Request for Qualifications procurement was processed in accordance with Administrative Regulation 3.10 to establish a Qualified Vendor List (QVL).

25 offerors submitted qualifications, and 13 were deemed to be responsive and responsible. Procurement and Talent Acquisition staff evaluated those offers based on the following minimum qualifications:

Offeror must have been in the business of conducting executive-level recruitments for at least five years.
Offeror must have experience conducting executive-level recruitments for cities, states, and/or other localities with populations over 200,000 residents.

Offeror must have the ability and staff to complete the project objectives listed in this solicitation.

Procurement recommends award to the following offerors:

Accounting & Finance Professionals, Inc.
ADK Consulting, Inc.
Affion Public, LLC
Cizek Associates, Inc.
Colin Baezinger & Associates
Smith Temporaries dba: CornerStone Staffing
Cooperative Personnel Services dba: CPS HR Consulting
GovHR USA, LLC
POLIHIRE Strategy Corp
Raftelis Financial Consultants, Inc.
Ralph Andersen & Associates, Inc.
Talent Advisory Group, LLC
WBPC, Inc.

Contract Term
The contracts will begin on or about Nov. 2, 2022, for a five-year term with no options to extend.

Financial Impact
The aggregate contracts value will not exceed $750,000.

Funding is available in the various departments' operating budgets that will utilize the contracts.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Human Resources Department.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** *26

ADDITIONAL INFORMATION (SEE ATTACHED MEMO) (CONTINUED FROM OCT. 12, 2022) - Phoenix Park Ranger Program

On Oct. 10, 2022 Councilwoman Ann O'Brien, Councilman Jim Waring, Councilwoman Debra Stark and Councilman Sal DiCiccio submitted a request **(Attachment A)** to the City Manager to place an item on the Oct. 12, 2022 Formal City Council agenda. The request is for the City Council to consider a vote to immediately place additional security services in the Phoenix park system. The item titled Phoenix Park Ranger Update was originally scheduled for discussion and possible action by the Community and Cultural Investment Subcommittee on Oct. 5, 2022 and was withdrawn **(Attachment B)**.

This request is in compliance with Rule 2(c) of the Rules of Council Proceedings.

Responsible Department

This item is submitted by City Manager Jeffrey Barton.

To:	Inger Erickson, Deputy City Manager	Date:	November 2, 2022
From:	Cynthia Aguilar, Parks and Recreation Director		
Subject:	ITEM 26 – PHOENIX PARK RANGER PROGRAM ADDITIONAL INFORMATION		

This report provides additional information regarding staff efforts to address the continued item regarding the Phoenix Park Ranger program and proposed security services pilot program and related requests from the Oct. 12, 2022 Formal Council Meeting.

BACKGROUND

An item titled Phoenix Park Ranger Update was originally scheduled for discussion and possible action by the Community and Cultural Investment Subcommittee on Oct. 5, 2022. This item was withdrawn to allow staff time to perform further research and analysis as requested by subcommittee members.

On Oct. 10, 2022, Councilwoman Ann O'Brien, Councilman Jim Waring, Councilwoman Debra Stark and Councilman Sal DiCiccio submitted a request to the City Manager to place this item on the Oct. 12, 2022 Formal City Council agenda for the City Council to consider a vote to immediately place additional security services in the Phoenix park system. This item was continued to the Nov. 2, 2022 Formal City Council Agenda.

DISCUSSION

Direction Received

At the Oct. 12 Formal City Council Meeting, staff was directed to return with a holistic pilot program ensuring security and safety in City parks and to work with each Council office during the continuance to ensure all voices are heard to create a well thought out plan. During the continuance, staff performed additional research to further the development of a pilot program and actively worked to meet with each Council Office to gather feedback on the potential pilot program.

Current Ranger Program

The Parks and Recreation Department Natural Resources Division houses the City's Park Ranger program. Phoenix Park Rangers are divided into two related yet distinct assignments: (1) rangers assigned to the mountain preserves and (2) rangers assigned to urban parks. There are 88 full-time Park Rangers and 11 part-time Park Rangers throughout the park system. At the time of this report, there are 15 Park Ranger vacancies: two on the urban team and 13 on the mountain preserve ranger team.

Park Rangers assigned to urban parks support the City's urban park system, which consist of 185 flatland parks and designated bike paths and pedestrian tunnels throughout the City. Rangers assist in the proactive education and enforcement of the public on a daily basis, addressing the Code of Conduct Policy as well as other common issues such as loitering in the park after hours, illegal vending, shopping carts, dogs off-leash, smoking, drugs and paraphernalia, and unattended belongings. Rangers monitor and enforce park rules, regulations and ordinances related to City park use and educate park patrons not complying with these rules. Criminal citations for violation of City Code ordinances or trespass notices through the Parks and Recreation Department's Code of Conduct are issued when necessary. Rangers also assist park users with various questions and requests and perform educational programming activities. Less than a quarter of all public contacts made by Park Rangers are Code of Conduct related. Ranger patrol coverage is seven days a week from 4 a.m. to 11 p.m.

Park Rangers assigned to the urban parks include one Park Supervisor, one Park Manager, four Park Ranger III supervisors and 24 full-time Park Ranger IIs. A total of eight of the 24 Park Ranger II positions were added during the Fiscal Year 2022-23 budget process. When fully staffed, six Park Ranger IIs will cover the morning shift from 4 a.m. to 2:30 p.m., and six Ranger IIs will cover the afternoon shift from 12:30 p.m. to 11 p.m. During a typical shift, this equates to having a total of six Park Rangers who ride in pairs patrolling 185 parks throughout the city.

The Parks Rangers are an integral part of the PHX Community Action Response Engagement Services (CARES) initiative, which focuses on efforts to reduce the impact of homelessness in the City and addresses resident concerns related to unsheltered individuals in neighborhoods. Rangers work with police and Community Bridges, Inc. (CBI) staff on coordinated outreach opportunities utilizing a strategic approach that identifies priority patrols via input from Parks and Recreation Department staff throughout the City and Phoenix Police Department service calls. Ranger patrols afford the opportunity to increase direct contact with individuals requiring services and the ability to immediately provide information directly to the PHX CARES program and other City departments, including Police, Human Services, Neighborhood Services and Street Transportation.

The presence of Park Rangers helps improve guest satisfaction, as well as park safety, attractiveness and usability. Objectives include maintaining safe and welcoming parks for all residents and visitors. With Phoenix encompassing over 500 square miles and

185 urban parks, it continues to be challenging for Park Rangers to frequent parks in a consistent manner.

Challenges in Phoenix Parks and Activation Efforts

Despite the efforts of the Phoenix Park Rangers to educate and enforce the Parks and Recreation Department's Code of Conduct, Phoenix parks and facilities still experience significant challenges associated with illegal or negative behaviors. These behaviors include, but are not limited to drug use, violent crimes, theft, trespassing, vandalized and damaged park property and equipment, excessive littering and debris, and misuse of park amenities. Many of these behaviors can be disruptive and pose health and safety risks to the surrounding community. They can also cause damage requiring costly repairs or complete reengineering of park amenities.

As a part of efforts to address these challenges, the Parks and Recreation Department has sought to activate park spaces for positive behaviors and uses. These efforts are aimed at engaging the local community, promoting the enjoyment of City parks and facilities, and ensuring parks provide a welcoming and safe place for recreational activities.

Moving forward Parks and Recreation staff will continue to work with Mayor and Council to identify and implement additional park activation efforts to promote positive activities in City parks. This will include farmers markets, food truck events, community events and mobile recreation programming.

Current Security Services and Proposed Pilot

Although Park Ranger and activation efforts have assisted with reducing dangerous and disruptive behaviors in Phoenix parks, they have been unable to address overnight violations and illegal activity. Most City of Phoenix parks are closed between 10 p.m. and 6 a.m. Urban Park Ranger coverage is only available from 4 a.m. to 11 p.m., as their primary role is to engage with park users and perform educational activities and necessary enforcement during park hours. In addition, park activation efforts are only performed during regular park hours and are unable to address overnight challenges in parks.

The Parks and Recreation Department currently utilizes security services provided by Surveillance Security, Inc. in three parks, including Civic Space, Margaret T. Hance and Heritage Square parks. All three parks use overnight roving security services from 10 p.m. to 6 a.m. each night. As a part of the City's operating agreement for Civic Space Park, security service patrols are also utilized from 6 a.m. to 3 p.m. and from 6 p.m. to 10 p.m. Through the roving security model, security guards work in pairs and drive to each park where they then get out on foot and patrol the park grounds. The security presence has contributed to minimal issues with crime and vandalism in the three participating parks.

To further support efforts to maintain clean, safe and accessible parks, the Parks and Recreation Department has conducted preliminary research into the use of security services in additional parks. In an effort to reduce negative behaviors, staff have identified several parks that may benefit from enhanced measures, including but not limited to after-hours security, based on a combination of criteria. These criteria include the number of Park Ranger visits and the number and types of Code of Conduct violations and trespass notices issued throughout the City, as well as in each Council District. Below are three options for consideration.

Option 1: Top eight parks citywide based on identified criteria.

Park	Council District
Cortez	1
Washington	5
Pierce	8
Cielito	4
El Oso	5
Perry	8
Cesar Chavez	7
Maryvale	5

Option 2: Top eight parks based on identified criteria in each Council District.

Park	Council District
Cortez	1
Paradise Valley	2
Sunnyslope	3
Cielito	4
Washington	5
Los Olivos	6
Cesar Chavez	7
Pierce	8

Option 3: Top eight parks citywide based on identified criteria and parks with greatest need in City Council Districts without a park in the top eight.

Park	Council District
Cortez	1
Washington	5
Pierce	8
Cielito	4
El Oso	5
Perry	8
Cesar Chavez	7
Maryvale	5

Sunnyslope	3
Paradise Valley	2
Los Olivos	6

As part of a six-month pilot program, security services would be provided seven days a week at the identified parks between the hours of 8 p.m. and 10 a.m. Security guards would be assigned to rove between two to three park locations and would perform duties such as patrolling the park, educating the public about park rules, addressing Code of Conduct violations by notifying Parks and Recreation staff, opening and closing restroom facilities and/or park gates where applicable, ensuring the park is clear of users upon park closure, relaying information to PHX CARES, contacting Park Rangers for assistance, and calling Phoenix Police for emergency purposes or crimes occurring within the park.

Once the final list of parks to be included in the pilot program has been identified, staff will work with the current security provider, Surveillance Security Inc. to determine patrol routes and final costs. Based on staffing availability of the current security provider, it is estimated that it would take between four and six weeks for the pilot program to begin. During the pilot, staff will also work to identify other security providers who may have additional tools to safely provide services in parks.

Halfway through the six-month pilot program, the Parks and Recreation Department will engage with the communities surrounding the participating parks to share information on the results of the security services and to obtain community feedback on the program.

Outreach Services

To support individuals in or around the parks, if the pilot security services program is approved, the Parks and Recreation Department will work with the Office of Homeless Solutions to return to the City Council with a plan to add additional outreach services focusing on behavior health outreach. These services would include two teams of two individuals who would be focused on connecting individuals to the appropriate behavioral health services during and after park hours.

RECOMMENDATION

Staff has met with each City Council Office as directed to ensure all voices were heard and, based on that information, recommends implementation of a six-month security services pilot program in select parks. Additionally, staff seeks City Council authorization to amend the existing contract with Surveillance Security, Inc. for an additional amount up to $800,000 to deliver these services. The final cost will depend on the number and location of parks selected for the pilot program. Funding is available in the Parks and Recreation Department budget.

COUNCILWOMAN ANN O'BRIEN
PHOENIX CITY COUNCIL DISTRICT 1

To: Jeff Barton
City Manager

Date: October 10, 2022

From: Councilwoman Ann O'Brien
Chair of Public Safety and Justice Subcommittee

Subject: **REQUESTED ADD ON ITEM TO OCTOBER 12TH FORMAL COUNCIL MEETING AGENDA**

Dear Mr. Barton:

It has been brought to our attention that the item titled, Phoenix Park Ranger Update, scheduled for discussion and possible action by the Community and Cultural Investment Subcommittee on October 5, 2022, was withdrawn.

We are requesting this item be added to the Formal Agenda scheduled for Wednesday, October 12, 2022, for a vote to immediately place additional security services in the Phoenix park system.

The safety of our residents and their families are of chief importance to us. The City of Phoenix is currently suffering from a shortage of law enforcement officers and park rangers. This item would be a supplemental measure to support the efforts of our park rangers and promote safety in our parks.

Councilwoman Ann O'Brien
Council District 1

Councilman Jim Waring
Council District 2

Councilwoman Debra Stark
Council District 3

Councilman Sal DiCiccio
Council District 6

Office of Councilwoman Ann O'Brien
200 West Washington Street, 11th Floor
Phoenix, Arizona 85003-1611
Council.district.1@phoenix.gov

City of Phoenix

Report

Agenda Date: 10/5/2022, **Item No.** 10

REQUEST TO WITHDRAW (SEE ATTACHED MEMO) Phoenix Park Ranger Update

This report provides the Community and Cultural Investment Subcommittee information on the Phoenix Park Ranger Program and proposed expansion of security services in parks.

THIS ITEM IS FOR DISCUSSION AND POSSIBLE ACTION.

Summary

The Parks and Recreation Department Natural Resources Division houses the City's Park Ranger program. The work Park Rangers perform are divided into two related yet distinct assignments: (1) rangers assigned to the mountain preserves and (2) rangers assigned to urban parks. There are 88 full-time Park Rangers, and 11 part-time Park Rangers throughout the park system. At the time of this report, there are currently 25 Park Ranger vacancies, 12 on the urban team and 13 on the mountain preserve ranger team.

Park Rangers assigned to the mountain preserves cover three areas: North (Sonoran Preserve, Deem Hills, North Mountain Park, etc.), East (Camelback Mountain, Piestewa Peak, Papago Park, etc.) and South (South Mountain Park and Rio Salado Habitat Restoration Area). These rangers protect the City's mountain preserves, including animal habitats, hiking trails, trail heads, restrooms and physical facilities. Rangers educate the public on how to safely enjoy the Sonoran Desert and enforce park rules, regulations and ordinances related to park usage in desert parks and preserves. When necessary, rangers issue criminal citations for violations of City Code ordinances. Rangers also facilitate programs and provide a wide variety of information about park and recreation facilities to the public. Additionally, rangers work closely with other first responders to interact safely and communicate effectively with park users in emergency situations.

Each area consists of a standardized reporting structure and includes one Park Supervisor, one Park Manager, two Park Ranger III supervisors and varying combinations of full-time and part-time Park Ranger IIs. There are 64 full-time and 11

part-time positions throughout the mountain park and preserve areas, which manage the patrol, security and maintenance of all trailheads and facilities which are open seven days a week, year-round from 5 a.m. to 7 p.m.

Park Rangers assigned to urban parks support the City's urban park system, which consist of 185 parks and designated bike paths and pedestrian tunnels throughout the City. Rangers assist in the proactive education and enforcement of the public on a daily basis, addressing the Code of Conduct Policy as well as other common issues such as loitering in the park after hours, illegal vending, shopping carts, dogs off-leash, smoking, drugs and paraphernalia, and unattended belongings. Rangers monitor and enforce park rules, regulations and ordinances related to City park use and educate park patrons not complying with these rules. Criminal citations for violation of City Code ordinances or trespass notices through the Parks and Recreation Department's Code of Conduct are issued, when necessary. Ranger patrol coverage is seven days a week from 4 a.m. to 11 p.m.

Park Rangers assigned to the urban parks include one Park Supervisor, one Park Manager, four Park Ranger III supervisors and 24 full-time Park Ranger IIs. A total of eight of the 24 Park Ranger II positions were added during the Fiscal Year 2022-23 budget process. The Parks and Recreation department is in the process of recruiting and onboarding these eight new positions. Once these positions are filled and when fully staffed, six Park Ranger IIs will cover the morning shift from 4 a.m. to 2:30 p.m., and six Ranger IIs will cover the afternoon shift from 12:30 p.m. to 11 p.m. With current challenges in recruiting Park Rangers, there are between two and four Park Ranger IIs working at any one time.

The Parks Rangers are an integral part of the PHX Community Action Response Engagement Services (C.A.R.E.S.) initiative, which focuses on efforts to reduce the impact of homelessness in the City and addresses resident concerns related to unsheltered individuals in neighborhoods. Rangers work with police and Community Bridges, Inc. (CBI) staff on targeted outreach opportunities. A strategic approach identifies priority patrols via input from Parks and Recreation Department staff throughout the City and Phoenix Police Department service calls. Ranger patrols afford the opportunity to increase direct contact with individuals requiring services and the ability to immediately provide information directly to the PHX C.A.R.E.S. program and other City departments, including Police, Human Services, Neighborhood Services and Street Transportation.

The presence of Park Rangers helps improve guest satisfaction, as well as park safety, attractiveness and usability. Objectives include maintaining safe and welcoming parks for all residents and visitors.

The rangers assigned to urban parks implemented a new database in June of 2022 that electronically captures the daily ranger logs. A query of this database from June through August 2022 returned information on the most common Code of Conduct violations and the actions taken to address them.

Top Three Code of Conduct Violations

- After hours park use/entry(PCCC 23-8B)
- Vending or charging for services without approval (PCC 24-40)
- Shopping carts in parks (PCC 24-43)

Top Three Actions Taken

- Verbal warning
- Order to leave (Trespass for the remainder of the day)
- Upon arrival of the rangers, park user left; therefore, no contact was made

During the time frame identified above, rangers made a total of 7,174 public contacts, of which 1,698 were Code of Conduct related. A total of 58 Trespass Notices were issued.

With Phoenix encompassing over 500 square miles and 185 urban parks, it continues to be challenging for Park Rangers to frequent parks in a consistent manner. To further support efforts to maintain clean, safe and accessible parks the Parks and Recreation Department has conducted preliminary research into the use of security services in parks. Of the studied communities, three cities utilize security services on a consistent basis in their parks. Security services are used in a variety of ways, such as monitoring parks during and after park hours, educating the public on park rules, opening and closing gates and restrooms and contacting the Police Department regarding any criminal issues in the park. Additionally, security services are utilized in three Phoenix parks including Civic Space, Margaret T. Hance and Heritage Square Parks.

Staff is recommending implementation of a pilot program expanding the use of security services in the following eight parks:

- Cortez
- Washington
- Pierce
- Cielito
- El Oso
- Perry

- Desert West
- Maryvale

These parks have a combination of the highest number of Park Ranger visits, Code of Conduct violations and trespass notices issued.

As part of the pilot program, security services would be provided seven days a week at the eight identified parks between the hours of 8 p.m. and 10 a.m. Security guards would be assigned to rove between two to three park locations and would perform duties such as educating the public about park rules, addressing Code of Conduct violations, contacting PHX C.A.R.E.S. for those in need of services, patrolling the park, opening and closing restroom facilities and/or park gates where applicable, ensuring the park is clear upon park closure, contacting Park Rangers for assistance and calling Phoenix Police for emergency purposes or crimes occurring within the park.

The projected cost of the proposed security service expansion based on the current security contract is $400,000 annually.

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson and the Parks and Recreation Department.

City of Phoenix

To: Inger Erickson
Deputy City Manager

Date: October 3, 2022

From: Cynthia Aguilar
Parks and Recreation Department Director

Subject: REQUEST TO WITHDRAW ITEM 10, PHOENIX PARK RANGER UPDATE, FROM THE OCT. 5, 2022, COMMUNITY AND CULTURAL INVESTMENT SUBCOMMITTEE AGENDA

The Parks and Recreation Department requests approval to withdraw Item 10, Phoenix Park Ranger Update, from the Oct. 5, 2022, Community and Cultural Investment Subcommittee agenda to allow staff to perform further research and analysis as requested by subcommittee members.

Approved by:

Inger Erickson
Deputy City Manager

October 3, 2022
Date

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 27

ARPA Phoenix Resilient Food Systems Programs - Amendments to Agri-Food Tech Innovation Grant Agreements (Ordinance S-49141)

Request to authorize the City Manager, or his designee, to execute amendments to Agreements: 157264-0 with Homer Farms and 157263-0 with YoBro Farms to increase grant funding. Further request to authorize City Controller to disburse all funds related to these items. Funding is available through the City's allocation of American Rescue Plan Act (ARPA) funding and is in the Phoenix Resilient Food System category of the ARPA Strategic Plan approved by the Mayor and Council. There is no impact to the General Fund. The expenditures will not exceed $86,870.

Summary

In response to the COVID-19 pandemic, the Office of Environmental Programs (OEP) developed a food assistance plan to address the food needs of vulnerable populations and communities impacted by COVID-19. The plan provides: 1) access to healthy foods for impacted populations; 2) infrastructure assistance regarding transportation and delivery with a focus on home delivery; 3) support for food banks, food pantries and community food agencies; 4) support for increased local food production; and 5) business and employment opportunities throughout the food system spectrum.

Economic Development and Innovation

Agri-Food Technology Innovation Grant Program

The Agri-Food Technology Innovation Grant program is designed to encourage existing entrepreneurs, businesses, non-profits, educational institutions, and sustainable food cooperatives across the entire food system to address challenges associated with the impact of COVID-19. Agri-food technology are innovative tools and solutions created within the food supply chain to improve the food and agriculture industry.

Due to a prior grant awardee declining grant funding, an additional $86,870 is available. The additional funding would be awarded to the next highest scored applicants in the evaluation process, which are Homer Farms and YoBro Farms. Both awardees only received a portion of their total grant request due to the total amount of funding available. Homer Farms' grant award will increase from $35,000 to $98,268 and YoBro Farms will increase from $32,098 to $55,700.

Procurement Information
Services may be procured, as needed, in accordance with Administrative Regulation 3.10 to implement and administer programs intended to prevent, prepare for, and respond to the COVID-19 pandemic.

Contract Term
The contract term for Homer Farms and YoBro Farms will remain as stated in the original agreements.

All agreements may be extended based on available funding, which extensions may be executed by the City Manager, or his designee.

Financial Impact
There is no impact to the General Fund. Funding is available through the City's allocation of ARPA funding and is in the Phoenix Resilient Food System category of the ARPA Strategic Plan approved by Mayor and Council.

The funding breakdown is as follows:
Homer Farms - The initial authorization was for $35,000. This first amendment will increase the authorization by $63,268 for a new total not-to-exceed agreement value of $98,268.
YoBro Farms - The initial authorization was for $32,098. This first amendment will increase the authorization by $23,602 for a new total not-to-exceed agreement value of $55,700.

Concurrence/Previous Council Action
The City Council approved:
The ARPA Strategic Plan on June 8, 2021;
ARPA Agri-Food Technology Innovation Grants (Ordinance S-48802) on June 15, 2022.

Responsible Department
This item is submitted by Karen Peters and the Office of Environmental Programs.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 28

Lease of Real Property from Calvary United Methodist Church for the Head Start Birth to Five and Early Head Start Home Programs (Ordinance S-49125)

Request to authorize the City Manager, or his designee, to lease real property from Calvary United Methodist Church for the City of Phoenix Head Start Birth to Five Program for 20 years plus two, five-year options to extend. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Human Services Department desires to lease real property at 7949 W. Indian School Rd. from Calvary United Methodist Church (CUMC) to operate the City of Phoenix Head Start Birth to Five Program (COPB5). Leasing will expand the program by adding space for two full-day classrooms for up to 40 children, office space for COPB5 programs, and a family resource center.

The main leased site includes two buildings with approximately 18,138 square feet made up of offices, classrooms, a kitchen, three outdoor playgrounds, and 20 parking spaces. Monthly base rent is $6,300, plus applicable taxes, which is within market rent as determined by the Finance Department's Real Estate Division. Base rent will be increased annually by one and one-half percent and adjusted every five years to the then market rent.

The main leased site will be renovated pursuant to the Arizona Department of Health Services, Child Care Licensing and the Head Start Program Performance Standards requirements and the operational needs of the COPB5 program by utilizing funds allocated to the City from the U.S. Department of Health and Human Services, Office of Head Start. During renovation of the main leased site, the City will lease an approximate 3,534 square foot annex building for six months with six, one-month options to extend, to begin outreach and administrative functions related to the opening of the COPB5 programs and family resource center. Monthly base rent for the annex building is $2,300, plus applicable taxes, which is within market rent as determined by the Finance Department's Real Estate Division. The City may periodically lease the annex building on a short-term basis, as needed, and as available when occupying the main leased site. The rental rate during any extension period of the annex building will be based on the market rate as determined at that

time.

The City will be responsible for operating and maintenance costs, and CUMC will be responsible for structural repairs. The lease may be canceled pursuant to ARS 38-511, or upon 365-day written notification by the City. The lease may contain other terms and conditions acceptable to the City based on use. The lease will include insurance and indemnification provisions acceptable to the City's Risk Management Division and Law Department.

Contract Term
The term of the main leased site, beginning on or about Jan. 1, 2023, will be for a 20-year period with two additional five-year options to extend. The initial term of the annex building will be six months with six, one-month options to extend.

Financial Impact
Annual rent for the main leased site during the initial year is $75,600, plus applicable taxes, to be abated for the first six months of the lease during renovations and occupancy of the annex building. Rent during the six-month term for the annex space is $13,800, plus applicable taxes. Funds are available through the U.S. Department of Health and Human Services, Office of Head Start, allocated through the Human Services Department.

Location
7949 W. Indian School Rd., identified by Maricopa County Assessor parcel number 102-66-127C.
Council District: 5

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Human Services and Finance departments.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 29

Artist Design and Construction Oversight Contract for the 27th Avenue Solid Waste Management Facility Public Art Project (Ordinance S-49140)

Request to authorize the City Manager, or his designee, to enter into a contract with artist Katherine Leigh Simpson (AZ), for an amount not to exceed $115,000 to work with City staff and the project team to finalize design and oversee the installation of a public art project that will be installed in two locations; first at the Phoenix Convention Center temporarily and permanently at the 27th Avenue Solid Waste Management facility at 3060 S. 27th Ave. in Phoenix. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Fiscal Year 2022-27 Public Art Project Plan includes a project to commission an artist to create artworks from materials commonly found in the City's recycling stream to increase awareness about recycling and resource management by introducing new ways to use materials.

On May 2, 2022, local artist Katherine Leigh Simpson commissioned from a pool of 64 artists who had responded to a City-issued Request for Qualifications. The artist was selected based on her experience working with recycled materials and her potential to create impactful work to raise awareness of single use plastics during a high traffic time in the Phoenix Convention Center in February of 2023.

Under this contract, the artist will finalize the design and fabricate and install the artwork for a temporary period of time at the Phoenix Convention Center. The artist will also develop an adapted installation plan to relocate the artwork to its permanent installation location at the 27th Avenue Solid Waste Management Facility.

Financial Impact

The 27th Avenue Solid Waste Management Facility public art project is one of 39 projects in the Fiscal Year 2022-27 Public Art Project Plan that City Council approved on June 15, 2022. The Art Plan includes $222,568 for this project. The proposed $115,000 design and construction contract will cover all costs for the artist working with the Office of Arts and Culture and the 27th Avenue Solid Waste Management Facility staff to finalize the design, fabricate and install the artwork temporarily at the Phoenix

Convention Center and permanently at the 27th Avenue Solid Waste Management Facility. The percent-for-art funds for this project come from Public Works Department Solid Waste Capital Improvement Program.

Concurrence/Previous Council Action

The Phoenix Arts and Culture Commission reviewed and unanimously recommended approval of this item at its Oct. 11, 2022, meeting.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Office of Arts and Culture.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 30

Membership in Hydrogen Projects Consortium

Request to authorize the City Manager, or his designee, to join as a Tier 2 ("no cost") member of a regional Hydrogen Hub consortium led by the Center for an Arizona Carbon-Neutral Economy and participate in the consortium as an advisory committee member. The consortium consists of a number of Tier 1 members, those members making financial contributions, however, the City's Tier 2 membership would be at no cost to the City.

Summary

Arizona State University ("ASU") launched the Center for an Arizona Carbon-Neutral Economy (the "Center") to provide strategic guidance, thought leadership, research and initial project management to help Arizona and the Southwest region develop the needed infrastructure, systems and networks to move the state toward a carbon-neutral economy by mid-century. One of its initial programs is formation of a "Hydrogen Projects" consortium of regional partners including ASU, Salt River Project (“SRP”), Arizona Public Service (“APS”), Tucson Electric Power (“TEP”), University of Arizona (“UArizona”), Northern Arizona University (“NAU”) and Southwest Gas Corporation (“SWG”) seeking to leverage federal and state investments to incubate development of low-carbon hydrogen projects in the region. The founding partners provided the initial funding for the Center of $650,000 and have committed to provide ongoing funding as projects develop.

The City of Phoenix was invited to join the consortium as a Tier 2 no cost member of the Center and participate on the advisory committee to provide input on the hydrogen projects’ goals, objectives, and other activities related to hydrogen projects.

Staff recommend participation in the advisory committee to help attract federal investments to the region, represent the needs of the City in projects incubated at the Center and to help spur a local hydrogen economy that could fuel transportation, generate low-carbon electricity and reduce carbon emissions in the regional overall.

Contract Term

Participation in the advisory committee will be ongoing, however, the City is free to resign from the committee in the future if its value to the City diminishes.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Office of Sustainability.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 31

Local Workforce Development Area Plan 2020-2024 Update for Workforce Arizona Council

Request City Council approval of the updated Local Workforce Development Plan for Program Years 2020-2024 and authorization for the City Manager, or his designee, to submit the approved plan to the Workforce Arizona Council before Nov. 10, 2022.

Summary

As provided in the Workforce Innovation and Opportunity Act (WIOA) Section 20 CFR § 679.580 (b) at the end of the first two-year period of the four-year local plan, each Local Workforce Development Board (LWDB), in partnership with the chief elected officials, must review the local plan and prepare and submit modifications.

As required by federal law, the City of Phoenix Local Workforce Development Area Plan updates reflect labor market and economic conditions, and other factors affecting the implementation of the local plan. These include: significant changes in local economic conditions; changes in available financing to support WIOA Title I and partner-provided WIOA services; changes to the Local Workforce Development Board (LWDB) structure; and the need to revise strategies to meet local performance goals.

Revisions made to the Local Workforce Development Area Plan are as follows:

- Changes in Existing In-Demand Occupations (Pages 20 - 21)
- Updated Top 10 Employers in Phoenix (Page 25)
- Updated Business Size data (Page 27 - 28)
- Top Companies Posting data (Page 30 - 32)
- Job Posting information (Page 33)
- Changes in Advertised Salary (Page 34 - 35)
- Changes in Unique Postings by Education Level and Experience (Page 36 - 39)
- Updated Top Posted Occupations (Page 40 - 41)
- Updated Top Industries (Page 43 - 44)
- Updated Top Hard Skills and Top Common Skills (Page 45 - 46)
- Updated Demographics data (Page 49 - 50)
- Unemployment Rate information (Page 52 - 54)
- Educational Attainment information (Page 57)

- Total Graduate data (Page 58 - 59)
- Financing, Structure, and Strategies (Pages 82 - 90)

A full copy of the Local Workforce Development Area Plan, with the changes referenced above highlighted, can be viewed at: https://arizonaatwork.com/sites/default/files/2022_UpdatedLocalPlan__City_of_Phoenix.pdf.

Financial Impact
There is no impact to the General Fund as a result of this action.

Concurrence/Previous Council Action
The original 2020-2024 Local Workforce Development Area Plan was approved by City Council on Aug. 26, 2020 and the Phoenix Business and Workforce Development Board's Executive Leadership Committee approved the plan updates on May 12, 2022.

Public Outreach
The Local Workforce Development Area Plan was made available to the public electronically, through social media platforms, and by other means such as open meetings,local news media, the Community and Economic Development Department administration office, Human Services Department administration office, and via the ARIZONA@WORK Job Centers from May 17, 2022 through June 1, 2022. A full copy of the updated Local Workforce Development Area Plan can be viewed at: https://arizonaatwork.com/sites/default/files/2022_UpdatedLocalPlan__City_of_Phoenix.pdf

Responsible Department
This item is submitted by Deputy City Manger Ginger Spencer and the Community and Economic Development Department.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 32

Issuance of Lease Revenue Refunding and Lease Revenue Bonds (Rowan University Project), Series 2022 (Resolution 22080)

Requests City Council approval for the issuance of Lease Revenue Refunding and Lease Revenue Bonds (Rowan University Project), Series 2022, to be issued in one or more tax-exempt and taxable series in an aggregate principal amount not to exceed $250,000,000.

Summary

Request City Council adoption of a resolution granting approval of the proceedings under which The Industrial Development Authority of the City of Phoenix, AZ, (the "Phoenix IDA") has previously resolved to issue up to $250,000,000 of Lease Revenue Refunding and Lease Revenue Bonds (the "Revenue Bonds") for use by MACQ - New Jersey I, LLC (the "Borrower"), a Delaware limited liability company, to

a) currently refund outstanding taxable refunding bonds, the proceeds of which were used to refinance acquisition, construction, and equipping of student housing, administrative offices, and a bookstore adjacent to the campus of Rowan University in Glassboro, New Jersey,
b) finance the costs of Rowan University acquiring the project, and
c) pay certain costs related to the overall issuance of the Revenue Bonds.

Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue the Revenue Bonds at its meeting held on Oct. 20, 2022.

Location

The Project is located adjacent to Rowan University's main campus located at 201 Mullica Hill Road, in Glassboro, New Jersey.

With the exception of certain housing bonds, the Phoenix IDA can finance projects located anywhere in Arizona. In addition, the Phoenix IDA may issue bonds to finance projects outside of Arizona, if the out-of-state project provides a benefit within the State.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 33

Authorization to Amend Ordinance for FY 2020 DNA Capacity Enhancement and Backlog Reduction Grant Program (Ordinance S-49137)

Request to authorize the City Manager, or his designee, to allow the Police Department to amend Ordinance S-46888 to extend the agreement with the Bureau of Justice Assistance for the 2020 DNA Capacity Enhancement and Backlog Reduction grant program for an amount not to exceed $576,673. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

Summary

In August 2020, the City Council approved the agreement for the FY 2020 DNA Capacity Enhancement and Backlog Reduction grant program in the amount of $576,673 from the Bureau of Justice Assistance. The purpose of this grant was to increase the capacity of public forensic DNA and DNA database laboratories to process more samples. This will allow the Police Department to reduce the backlog. All DNA profiles will be entered into the Combined DNA Index System and loaded into the National DNA Index System.

Funding from the FY 2020 grant will be used to process, record, screen, and analyze forensic DNA and/or DNA database samples.

Contract Term

The current term of this grant agreement, from Oct. 1, 2020 through Sept. 30, 2022, will be extended through Sept. 30, 2023.

Financial Impact

No matching funds are required and no additional funds are awarded.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 34

Authorization to Amend Ordinance for FY 2019 Edward Byrne Memorial Justice Assistance Grant (Ordinance S-49138)

Request to authorize the City Manager, or his designee, to allow the Police Department to amend Ordinance S-46077 to extend the agreement with the Bureau of Justice Assistance and Intergovernmental Agreements with Maricopa County and the City of Mesa, for the 2019 Edward Byrne Memorial Justice Assistance Grant (JAG) for an amount not to exceed $1,035,907. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

Summary

In October 2019, the City Council approved the agreement for the FY 2019 Edward Byrne Memorial Justice Assistance Grant (JAG), in the amount of $1,035,907 from the Bureau of Justice Assistance and Intergovernmental Agreements with Maricopa County and the City of Mesa. The JAG application was submitted by the Police Department on behalf of the City of Phoenix and eligible partnering agencies. In addition to the City of Phoenix, requests were included for Maricopa County and the City of Mesa. Approved allocations were City of Phoenix $902,024, Maricopa County $10,000 and the City of Mesa $123,883 for a total of $1,035,907.

The City of Phoenix FY 2019 JAG allocations will fund $161,579 to the Parks and Recreation Department for Project BRAVE (Bringing Reality About Violence Education) and the remaining $740,445 will be used to purchase equipment for the Police Department. Items included audio/video equipment, forensic equipment for the Crime Laboratory, and personal protective equipment to augment investigations and crime suppression.

Contract Term

The current term of this grant agreement from Oct. 1, 2018 through Sept. 30, 2022, will be extended through Sept. 30, 2023.

Financial Impact

No matching funds are required and no additional funds are awarded.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 35

Authorization to Enter into Agreements with the Drug Enforcement Administration for Reimbursement for Police Services (Ordinance S-49139)

Request retroactive authorization for the City Manager, or his designee, to allow the Police Department to enter into agreements with the Drug Enforcement Administration (DEA) to accept funds in the amount of $19,840.75 per year, per officer, not to exceed $396,815, for approved overtime. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

The Police Department has participated in DEA task forces via similar agreements for the past several years. The purpose of these task force groups is to disrupt the illegal trafficking of drugs in the State of Arizona by immobilizing targeted violators and trafficking organizations. The task force groups conduct undercover operations where appropriate and engage in other traditional methods of investigation in an effort to effectively prosecute offenders in federal and state courts. Through these agreements, five experienced Phoenix police officers will continue to be assigned to the DEA Phoenix Task Force. This agreement provides the City with reimbursement for the officers' overtime related to task force investigations.

If authorization is denied, the agreement will be rescinded.

Contract Term

Oct. 1, 2022 through Sept. 30, 2026.

Financial Impact

The cost to the City is related fringe benefits and in-kind resources.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 36

Authorization to Amend Ordinance for Arizona Criminal Justice Commission Crime Reduction Pilot Project Grant (Ordinance S-49143)

Request to authorize the City Manager, or his designee, to allow the Police Department to amend Ordinance S-47579 to extend the agreement with the Arizona Criminal Justice Commission for the Crime Reduction Pilot Project Grant for the amount not to exceed $15,000. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

Summary

In May 2021, the City Council approved the agreement for the Arizona Criminal Justice Commission Crime Reduction Pilot Project Grant, in the amount of $15,000 from the Arizona Criminal Justice Commission. The purpose of this grant, was to promote the objectives of the Restructuring Area Dynamic and Relationships (RADAR) program. This program concentrates on the social network theory and mismanaged properties, to reduce calls for service and crime rates instead of arrests and prosecutions, seizures of contraband, and serving of search warrants. The objective is to identify high crime areas and related properties attracting high calls for service and work with the property owners to combat property damage and crime.

Contract Term

The current term of this grant agreement from July 1, 2021 through June 30, 2022, will be extended through Dec. 30, 2022.

Financial Impact

No matching funds are required and no additional funds are awarded.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 37

Authorization to Enter into an Intergovernmental Agreement with City of Tempe to Permit, Govern Access and Use by City of Phoenix to the East Valley Bus Operations and Maintenance Facility for Airport-Owned Bus Fueling and Washing (Ordinance S-49127)

Request authorization for the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with the City of Tempe (Tempe) to permit and govern access and use by the City of Phoenix (Phoenix) to Tempe's East Valley Bus Operations and Maintenance Facility (EVBOM) for fueling and washing Aviation-owned buses that provide service on-site at Phoenix Sky Harbor International Airport (Airport). Further request to authorize the City Controller to disburse all funds related to this item. The total value of the IGA will not exceed $98,000.

Summary

The PHX Sky Train is considered a must-ride system because it connects to the Rental Car Center, terminals, economy parking structures, and the region's Metro light rail system. Operation, regular maintenance, and fueling are required for the Aviation-owned bus fleet to support and facilitate the timely movement of passengers during an emergency activation of the Airport's contingency plan and in the event of a Sky Train interruption or scheduled maintenance activities. The Aviation Department plans on retaining a smaller contingent of its current bus fleet for the support of the PHX Sky Train in case of such events.

The on-airport Clean Energy fueling station currently provides fuel to the Airport's bus fleet. The fueling station is scheduled to be demolished once the Sky Train is fully operational. Because of its proximity to the Airport, Tempe's EVBOM will provide the Airport with the opportunity to fuel and wash the bus contingency fleet once the fueling station is no longer operational. Phoenix will pay a cost per gallon for fuel dispensed, a per-bus wash fee, and a monthly cost sharing fee for the use of the EVBOM.

Contract Term

The contract term will be for five (5) years with three (3) one-year options to extend for an aggregate eight-year term.

Financial Impact

The IGA value will not exceed $98,000 for the eight-year aggregate contract term. Funding is available in the Aviation Department's Operating budget.

Location
City of Tempe
Council District: Out of City

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 38

Maintenance Agreement - M5 Software - Contract Recommendation (Ordinance S-49128)

Request to authorize the City Manager, or his designee, to enter into a contract with AssetWorks, Inc. to provide software maintenance for the M5 fleet asset management system. Further request authorization for the City Controller to disburse all funds related to this item. This contract will have an aggregate value of $436,765.

Summary

The Public Works Department uses the AssetWorks M5 fleet asset management system as the system of record for approximately 7,800 citywide fleet vehicles and equipment, excluding the Public Transit and Aviation departments. This system is essential to manage vehicle maintenance records throughout the life of the asset from acquisition, including all maintenance activities, until the vehicle is salvaged. The Public Works Department has used AssetWorks since 2002 and has more than 15 years of data recorded in the system. AssetWorks is used worldwide for fleet maintenance to capture and record vehicle activities.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10 normal competition was waived via a determination memo citing sole source. AssetWorks is the manufacturer of the M5 fleet asset management system.

Contract Term

This contract will begin on or about Dec. 1, 2022 for an initial two-year contract term, with one option year for a total contract term of three years.

Financial Impact

This item will have an estimated annual expenditure of $145,588 with a total aggregate value of $436,765.

Funding is available in the Public Works Department's budget.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 39

Environmental Project Specialists Contract RFP 63-2304 - Request for Award (Ordinance S-49121)

Request to authorize the City Manager, or his designee, to enter into a contract with RW Staffing Solutions, LLC to provide Environmental Project Specialists in the area of natural and cultural resource environmental consulting for the Street Transportation and Parks and Recreation departments. Further request authorization for the City Controller to disburse all funds related to this item. The total value of the contract shall not exceed $2,000,000.

Summary

The Street Transportation Department has a current contract to provide Environmental Project Specialists to the Environmental Services Section as well as to the Parks and Recreation Department. The current contract will expire on Dec. 31, 2022.

The new contract will replace the existing contract and services will include assistance in facilitating the management of the environmental and archaeological aspects of pre-design, design, construction, operations and maintenance projects being conducted by and through the Street Transportation and Parks and Recreation departments with the intent of achieving full compliance with applicable environmental and archaeological regulations.

Procurement Information

A Request for Proposal procurement was conducted in accordance with City of Phoenix Administrative Regulation 3.10.

One vendor submitted a proposal deemed to be responsive and responsible. An evaluation committee of City staff evaluated the offer based on the following criteria with a maximum possible point total of 1000:

Experience, Knowledge, Background (100)
Professional Qualification Standards (300)
Project Coordination (100)
Familiarity with Regulatory Agencies (200)
Staff Availability (100)

Service Capability (100)
Price (100)

After reaching consensus, the evaluation committee recommends award to the following vendor:

RW Staffing Solutions, LLC

Contract Term
The contract will begin on or about Jan. 1, 2023, for a five-year term with no options to extend.

Financial Impact
The total contract value will not exceed $2,000,000.

Funding is available in the Street Transportation and Parks and Recreation departments' budgets.

Responsible Departments
This item is submitted by Deputy City Managers Mario Paniagua and Inger Erickson and the Street Transportation and Parks and Recreation departments.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 40

Environmental / Natural-Cultural Resources / National Environmental Policy Act On-Call Services for Calendar Years 2023-24 (Ordinance S-49122)

Request to authorize the City Manager, or his designee, to enter into separate agreements with the eight consultants on **Attachment A** to provide Environmental / Natural-Cultural Resources / National Environmental Policy Act On-Call services citywide. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed $6 million aggregate.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. such utility services include, but are not limited to: electrical; water; sewer; natural gas; telecommunications; cable television; railroads; and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The On-Call consultants will be responsible for providing On-Call Environmental / Natural-Cultural Resources / National Environmental Policy Act (NEPA) services that include, but are not limited to: NEPA documentation and related supporting technical analysis and reports, cultural resources, biology and natural resources, Rivers and Harbors Act, Clean Water Act, air quality and noise, green infrastructure, and evaluation.

Procurement Information

The selections were made using a qualifications-based selection process set forth in section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-604(H), the City may not publicly release information on proposals received

or the scoring results until an agreement is awarded. Fourteen firms submitted proposals and are listed in **Attachment A.**

Contract Term
The term of each agreement is up to two years, or up to a total of $6 million aggregate, whichever occurs first, with an option to extend each contract for one additional year. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The total value for the On-Call consultant agreements will not exceed $6 million aggregate, including all subconsultant and reimbursable costs. The total fee for services under the eight agreements will not exceed $6 million aggregate.

Funding is available in the Capital Improvement Program and Operating budgets of the various City departments that will utilize these agreements. The agreements will be managed by the Street Transportation Department Office of the City Engineer's Environmental Services Division. The Budget and Research Department will review and approve funding availability prior to issuance of any On-Call task order of $100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua, the Street Transportation Department, and the City Engineer.

ATTACHMENT A

Selected Firms
Rank 1: AZTEC Engineering Group, Inc.
Rank 2: HDR Engineering, Inc.
Rank 3: SWCA, Incorporated dba SWCA Environmental Consultants
Rank 4: Westland Resources, Inc.
Rank 5: Kimley-Horn and Associates, Inc.
Rank 6: Logan Simpson Design Inc.
Rank 7: EcoPlan Associates, Inc.
Rank 8: Desert Archaeology, Inc.

Additional Proposers
Rank 9: Wood Environment & Infrastructure Solutions, Inc.
Rank 10: Commonwealth Heritage Group, Inc.
Rank 11: Transcon Environmental, Inc.
Rank 12: BEC Environmental, Inc.
Rank 13: North Wind Resources Consulting, LLC
Rank 14: Grouse Mountain Environmental Consultants, LLC

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 41

U.S. Department of Transportation Strengthening Mobility and Revolutionary Transportation Grant Opportunity for Federal Fiscal Year 2022 - Federal Bipartisan Infrastructure Law Funding (Ordinance S-49136)

Request to authorize the City Manager, or his designee, to apply for, accept and, if awarded, enter into agreements for disbursement of federal funding from the U.S. Department of Transportation through the Federal Fiscal Year 2022 Strengthening Mobility and Revolutionary Transportation grant opportunity. If awarded, the funding will be used to initiate planning level demonstration/pilot projects to validate emerging technology in support of safer transportation infrastructure. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. Funding for these grant opportunities is available through the Federal Bipartisan Infrastructure Law. The total grant funds applied for will not exceed $2 million, and there is no participating local match required as a part of this grant submittal.

Summary

On Sept. 30, 2022, the U.S. Department of Transportation issued a Notice of Funding Opportunity for $100 million nationwide under the Strengthening Mobility and Revolutionary Transportation (SMART) Grants Program. Newly established by the Bipartisan Infrastructure Law, the SMART grant offers an opportunity to partner with academia and the private sector to explore technology interventions to solve real-world challenges facing communities.

There are two funding opportunities through a planning, demonstration/pilot grant (Stage 1) or an implementation grant (Stage 2). At this time, only Stage 1 grants are allowed. It is expected that Stage 2 grants would begin in fiscal year (FY) 2023. Successful grants will seek to build sustainable partnerships across sectors and levels of government as well as industry, academia, non-profits and other traditional and non-traditional partners.

A few SMART Grant Program priorities include the following:

- Safety and reliability - to improve the safety of systems for pedestrians, bicyclists, and the broader traveling public.

- Resiliency - to increase the reliability and resiliency of the transportation system, including cyber-security and resiliency to climate change.
- Equity and access - to connect or expand access for underserved or disadvantaged populations while improving access to jobs, education, and essential services.
- Climate - to reduce congestion and/or air pollution, including greenhouse gases or improving energy efficiency.
- Partnerships - to contribute to economic competitiveness and incentivize private sector investments or partnerships, including technical and financial commitments on the proposed solution.
- Integration - to improve integration of systems and promote connectivity of infrastructure, connected vehicles, pedestrians, bicyclists, and the broader traveling public.

The City's SMART grant will focus on building data and technology capacity and expertise. Technology investment is most beneficial when it is tailored to the community needs. The City will work to submit a Stage 1 grant application that will focus on emerging technology in support of creating or maintaining safer transportation infrastructure. Staff will partner with local universities to identify and evaluate the latest and greatest technology, methodology, or systems that are being pursued nationally to see if they are appropriate for our region. The goal will be to identify a process or system that can be implemented within current systems or applications to enhance the overall safety benefit.

The SMART grant submittal deadline is Nov. 18, 2022.

Financial Impact

The estimated total cost for the project is approximately $2 million. The maximum federal participation for a Stage 1 planning, demonstration/pilot grant submittal is 100 percent. There is no minimum local match under a Stage 1 planning, demonstration/pilot grant submittal.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 42

Northwest Wastewater Master Plan - Engineering Services Amendment - WS85500455 & WS90500307 (Ordinance S-49120)

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 153381 with Wilson Engineers, LLC to provide additional design and construction administration and inspection services for the Northwest Wastewater Master Plan project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed $4,662,769.51.

Summary

The purpose of this project is to study the project area to determine the water and wastewater infrastructure needed to plan for potential growth. Wilson Engineers, LLC (Wilson) will work with the City to evaluate and plan the long-term location and size of the infrastructure.

This amendment is necessary to add design and construction administration services for Package 4 of the Northwest Wastewater Master Plan project. This amendment will provide additional funds to the agreement.

Wilson's additional services include, but are not limited to: design and construction administration and inspection services for two 24-inch force mains and a 36-inch gravity sewer along the proposed 51st Avenue alignment from Lift Station 77 to the existing 36-inch gravity sewer at 47th Avenue and Pinnacle Peak Road.

Contract Term

The amendment will extend the term of the contract by one year, to on or about Feb. 21, 2026. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties. No additional changes may be executed after the end of the term.

Financial Impact

- The initial agreement for Engineering Services was approved for an amount not to

exceed $10,000,000, including all subconsultant and reimbursable costs.
- This amendment will increase the agreement by an additional $5,000,000, for a new total amount not to exceed $15,000,000, including all subconsultant and reimbursable costs.

Funding for this amendment is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to the execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Concurrence/Previous Council Action
The City Council approved:

- Engineering Services Agreement 153381 (Ordinance S-47069) on Nov. 18, 2020.

Location
North of the Central Arizona Project, south of Carefree Highway, west of I-17, and east of the City's west limits.
Council District: 1

Responsible Department
This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department, and the City Engineer.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 43

Mixers, Parts & Repair Services Contract - Request for Award - IFB-2122-WPP-315 (Ordinance S-49130)

Request to authorize the City Manager, or his designee, to enter into agreements with SPX Flow US, LLC, James, Cooke, & Hobson, Inc. and Doane and Hartwig Water Systems, Inc. to provide various mixers, parts, accessories, maintenance and repair services on an as-needed basis for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the agreement will not exceed $270,000.

Summary

The purpose of this agreement is to supply various mixers, parts, accessories, maintenance and repair services on an as-needed basis for the Water Services Department. The Department operates eight water treatment plants to provide drinking water and wastewater services to the City. These treatment facilities use specialized mechanical equipment to mix chemicals to safely treat source waters for public consumption and treat wastewater from Phoenix and several surrounding cities for agriculture and electrical generating stations. This process is done while also meeting all applicable environmental standards.

Procurement Information

Invitation for Bid 2122-WPP-315 was conducted in accordance with Administrative Regulation 3.10.

Three bids were received and deemed responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation, the procurement officer recommends awarding contracts to the following bidders:

- SPX Flow US, LLC
- James, Cooke & Hobson, Inc. and
- Doane and Hartwig Water Systems, Inc.

Contract Term

The agreements will begin on or about Nov. 16, 2022, for a five-year term with no options to extend.

Financial Impact

The agreement value will not exceed $270,000 for the five-year aggregate term.

Funding is available in the Water Services Department operating budget.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Water Services Department

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** *44

ITEM REVISED (SEE ATTACHED MEMO) Final Plat - Kierland Commerce South - Lot 1 - PLAT 210089 - Southeast Corner of Greenway Parkway and Kierland Boulevard

Plat: 210089
Project: 20-3541
Name of Plat: Kierland Commerce South - Lot 1
Owner: The Related Group
Engineer: A.L. Slater, RLS
Request: Nov. 2, 2022
Reviewed by Staff: Oct. 7, 2022
Final Plat requires Formal Action Only

Summary
Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location
Generally located at the southeast corner of Greenway Parkway and Kierland Boulevard
Council District: 2

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: October 28, 2022

From: Joshua Bednarek JB
Planning and Development Assistant Director

Subject: CORRECTION TO ITEM 44 ON THE NOVEMBER 2, 2022 FORMAL AGENDA – FINAL PLAT – KIERLAND COMMERCE SOUTH - LOT 1 - PLAT 210089

Item 44, Final Plat, Kierland Commerce South - Lot 1, PLAT 210089 is a request to approve a one-lot commercial plat generally located at the southeast corner of Greenway Parkway and Kierland Boulevard.

This memo corrects the verbiage "Request: Nov. 2, 2022" to "Request: A one-lot Commercial Plat".

Approved: _____
Alan Stephenson, Deputy City Manager

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 45

Amend City Code - Ordinance Adoption - PUD Major Amendment - Rezoning Application Z-59-A-13-1 (Metrocenter PUD) - Approximately 605 Feet South of the Southeast Corner of 28th Drive and Peoria Avenue (Ordinance G-7044)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-59-A-13-1 and rezone the site from PUD (Planned Unit Development) and RSC (Regional Shopping Center) to PUD (Planned Unit Development) as a major amendment to the Metrocenter Planned Unit Development to allow commercial and residential uses.

Summary

Current Zoning: PUD (130.77 acres) and RSC (13.19 acres)
Proposed Zoning: PUD (143.96 acres)
Acreage: 143.96 acres
Proposed Use: A major amendment to the Metrocenter Planned Unit Development to allow commercial and residential uses.

Owner: Realm Pennant Retail Partners, LLC, et al.
Applicant: Steve Sirang, Concord Wilshire Capital, LLC
Representative: Kurt Waldier, Beus Gilbert McGroder, PLLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The North Mountain Village Planning Committee heard this case on Sept. 21, 2022, and recommended approval, per the staff recommendation, by a vote of 11-1 -1.
PC Action: The Planning Commission heard this case on Oct. 6, 2022, and recommended approval, per the North Mountain Village Planning Committee recommendation, by a vote of 9-0.

Location

Approximately 605 feet south of the southeast corner of 28th Drive and Peoria Avenue
Council District: 1
Parcel Address: Various

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-59-A-13-1) FROM PUD (PLANNED UNIT DEVELOPMENT) AND RSC (REGIONAL SHOPPING CENTER) TO PUD (PLANNED UNIT DEVELOPMENT).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 143.96-acre site located approximately 605 feet south of the southeast corner of 28th Drive and Peoria Avenue, in a portion of Section 26, Township 3 North, and Range 2 East, as described more specifically in Exhibit “A”, is hereby changed from 130.77 acres of “PUD” (Planned Unit Development) and 13.19 acres of “RSC” (Regional Shopping Center) to 143.96 acres of “PUD” (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B”.

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

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violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Metrocenter PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Hearing Draft date stamped September 1, 2022 as modified by the following stipulations.

    a. Front Cover: Add “City Council adopted: [Insert Adoption date].”

    b. Page 48, Section G. Development Standards, Sub-Point 3: Modify the first paragraph to read as follows: “Before any building, project, or use is processed for site plan approval by the City, a shaded and segregated pedestrian circulation plan shall be prepared and incorporated in this PUD as an appendix, and shall detail access to the following where applicable:”

    c. Page 48, Section G. Development Standards, Sub-Point 4: Modify to read as follows: Individual project site plans shall be required to incorporate or update the Master Trail Plan / Shaded and Segregated Pedestrian Circulation Plan as necessary to provide access to the above, as administratively approved by the Planning and Development Director. Updates to the Master Trail Plan / Shaded and Segregated Pedestrian Circulation Plan shall be submitted to the Planning and Development Department as a “Minor Amendment” to the PUD.

    d. Appendix: Add the Shaded and Segregated Pedestrian Circulation Plan as an appendix.

    e. Table of Contents and Page 58: Before the Infrastructure Standards Section add a Complete Streets Section in the PUD. The Complete Streets Section shall specifically address PUD standards that improve convenience and comfort, connectivity, sustainability, and green infrastructure.

2. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

3. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

4. The developer shall submit an updated Traffic Impact Analysis report for every new development within the PUD, or as otherwise approved by the Street

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Transportation Department. No preliminary approval of plans shall be granted until the study has been reviewed and approved by the City.

5. The developer shall submit a Traffic Impact Analysis report for every new development within the PUD to include non-automotive network enhancements in support of the City's adopted Complete Streets Ordinance, as required by the Street Transportation Department. Non-automotive network enhancements include, but are not limited to, infrastructure improvements for: pedestrian safe crossings, bicycle infrastructure and access to transit facilities. No preliminary approval of plans shall be granted until the study has been reviewed and approved by the City.

6. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of November, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

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By:

_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (7 Pages)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-59-A-13-1

DESCRIPTION
METROCENTER PARCELS FOR REZONING APN'S 149-16-001A, 001B, 001C, 001D, 002A, 002B, 002C, 002E, 002F, 005, 083, 083D, 083E, 084B, 085, 086A, 389, 401, & 412

PARCEL NO. 1:
A parcel of land located in the East half of Section 26, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the intersection of Metro Parkway East and 29th Avenue as shown on the Plat Map of Dedication for Metrocenter, recorded in Book 163 of Maps, Page 37, records of Maricopa County, Arizona, said Point of Beginning being the beginning of a curve the center of which bears North 9 degrees 2 minutes 10 seconds West 1187.50;

THENCE Westerly along the centerline of said Metro Parkway East and the arc of said curve through a central angle of 5 degrees 10 minutes 9 seconds an arc length of 107.14 feet;

THENCE South 9 degrees 53 minutes 1 seconds East 119.79 feet to the North line of the South 81 feet of Tract 8 of said Plat Map of Dedication for Metrocenter;

THENCE South 78 degrees 10 minutes 10 seconds West 295.60 feet along said South line;

THENCE South 88 degrees 44 minutes 30 seconds West 137.29 feet to the North line of the South 96 feet of said Tract 8;

THENCE South 89 degrees 22 minutes 00 seconds West 568.43 feet along said North line;

THENCE North 45 degrees 00 minutes 00 seconds West 99.73 feet to the centerline of Mission Lane as shown on said Plat Map of Dedication;

THENCE South 45 degrees 03 minutes 13 seconds West 30.19 feet along said centerline to its intersection with the centerline of 31st Avenue as shown on said Plat Map of Dedication being the beginning of a non-tangent curve the center of which bears North 45 degrees 19 minutes 46 seconds 1282.00 feet;

THENCE Northerly along the centerline of said 31st Avenue and the arc of said curve through a central angle of 11 degrees 40 minutes 47 seconds an arc length of 261.34 feet to the beginning of a compound curve having a radius of 1902.00 feet;

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THENCE Northerly along the centerline of said 31st Avenue and the arc of said curve through a central angle of 24 degrees 30 minutes 00 seconds an arc length of 813.31 feet to the beginning of a compound curve having a radius of 5188.71 feet;

THENCE Northerly along the centerline of said 31st Avenue and the arc of said curve through a central angle of 8 degrees 33 minutes 22 seconds an arc length of 774.84 feet;

THENCE North 1 degree 50 minutes 00 seconds East 34.90 feet along the centerline of said 31st Avenue to its intersection with the centerline of Cheryl Drive as shown on said Plat Map of Dedication and the beginning of a non-tangent curve the center of which bears North 22 degrees 03 minutes 43 seconds East 550.00 feet;

THENCE Easterly along the centerline of said Cheryl Drive and the arc of said curve through a central angle of 22 degrees 1 minute 22 seconds an arc length of 211.40 feet;

THENCE South 89 degrees 59 minutes 18 seconds East 48.59 feet along said centerline to the beginning of a non-tangent curve the center of which bears South 89 degrees 59 minutes 37 seconds East 4932.71 feet;

THENCE Southerly along the arc of said curve through a central angle of 2 degrees 12 minutes 43 seconds an arc length of 190.43 feet;

THENCE North 87 degrees 47 minutes 40 seconds East 267.50 feet to the centerline of Metro Parkway West as shown on said Plat Map of Dedication and the beginning of a non-tangent curve the center of which bears North
87 degrees 47 minutes 40 seconds East 4665.21 feet;

THENCE Northerly along said centerline and the arc of said curve through a central angle of 2 degrees 12 minutes 42 seconds an arc length of 180.08 feet to its intersection with the centerline of said Cheryl Drive;

THENCE continuing along the centerline of said Metro Parkway West and along the arc of said curve through a central angle of 8 degrees 30 minutes 0 seconds an arc length of 692.10 feet to the beginning of a compound curve having a radius of 1378.50 feet;

THENCE Northerly along said centerline and along the arc of said compound curve through a central angle of 17 degrees 14 minutes 57 seconds an arc length of 415.00 feet;

THENCE South 54 degrees 18 minutes 30 seconds East 301.13 feet to the beginning of a non-tangent curve to the right the center of which bears South 44 degrees 57 minutes 54 seconds East 675.00 feet;

THENCE Easterly along the arc of said curve through a central angle of 34 degrees 58 minutes 17 seconds an arc length of 412.00 feet to the beginning of a compound curve having a radius of 1104.00 feet;

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THENCE Easterly along the arc of said curve through a central angle of 7 degrees 15 minutes 30 seconds an arc length of 139.86 feet;

THENCE North 6 degrees 51 minutes 19 seconds West 410.01 feet to the beginning of a curve to the left having a radius of 22.00 feet;

THENCE Northwesterly along the arc of said curve through a central angle of 89 degrees 27 minutes 45 seconds an arc length of 34.35 feet;

THENCE North 6 degrees 19 minutes 13 seconds West 43.50 feet to the centerline of Metro Parkway East and the beginning of a non-tangent curve the center of which bears South 6 degrees 19 minutes 13 seconds East 1187.50 feet;

THENCE Easterly along said centerline and the arc of said curve through a central angle of 5 degrees 34 minutes 40 seconds an arc length of
115.60 feet;

THENCE South 0 degrees 44 minutes 33 seconds East 43.50 feet to the beginning of a non-tangent curve the center of which bears South 0 degrees 44 minutes 33 seconds East 22.00 feet;

THENCE Southwesterly along the arc of said curve through a central angle of 96 degrees 6 minutes 46 seconds an arc length of 36.90 feet;

THENCE South 6 degrees 51 minutes 19 seconds East 558. 77 feet to the beginning of a curve to the left having a radius of 24.50 feet;

THENCE Southeasterly along the arc of said curve through a central angle of 79 degrees 52 minutes 57 seconds an arc length of 34.16 feet to the beginning of a reverse curve having a radius of 936.50 feet;

THENCE Easterly along the arc of said curve through a central angle of 6 degrees 44 minutes 39 seconds an arc length of 110.23 feet to the beginning of a compound curve having a radius of 507.50 feet;

THENCE Southeasterly along the arc of said curve through a central angle of 10 degrees 27 minutes 42 seconds an arc length of 92.66 feet;

THENCE North 6 degrees 51 minutes 20 seconds West 284.01 feet;

THENCE South 63 degrees 51 minutes 19 seconds East 236.27 feet;

THENCE South 26 degrees 8 minutes 41 seconds West 44.33 feet;

THENCE South 63 degrees 51 minutes 19 seconds East 112.14 feet;

THENCE South 51 degrees 22 minutes 12 seconds East 115.98 feet;

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THENCE South 55 degrees 44 minutes 19 seconds West 217.16 feet to the beginning of a non-tangent curve the center of which bears South 43 degrees 16 minutes 46 seconds West 507.50 feet;

THENCE Southeasterly along the arc of said curve through a central angle of 13 degrees 43 minutes 37 seconds an arc length of 121.59 feet to the beginning of a compound curve having a radius of 1127.50 feet;

THENCE Southeasterly along the arc of said curve through a central angle of 7 degrees 31 minutes 27 seconds an arc length of 148.06 feet to the beginning of a reverse curve having a radius of 24.50 feet;

THENCE Southeasterly along the arc of said curve through a central angle of 83 degrees 26 minutes 57 seconds an arc length of 35.68 feet;

THENCE North 71 degrees 4 minutes 53 seconds East 335.72 feet to the centerline of Metro Parkway East as shown on said Plat Map of Dedication and the beginning of a non-tangent curve the center of which bears South 81 degrees 41 minutes 12 seconds West 4665.21 feet;

THENCE Southerly along said centerline and the arc of said curve through a central angle of 0 degrees 55 minutes 49 seconds an arc length of
75.75 feet;

THENCE South 75 degrees 47 minutes 46 seconds West 521.33 feet;

THENCE South 45 degrees 0 minutes 23 seconds West 386.00 feet;

THENCE South 0 degrees 0 minutes 23 seconds West 70.00 feet;

THENCE South 44 degrees 59 minutes 37 seconds East 35.00 feet;

THENCE South 45 degrees 0 minutes 23 seconds West 172.00 feet;

THENCE South 0 degrees 0 minutes 23 seconds West 46.07 feet;

THENCE South 44 degrees 59 minutes 37 seconds East 236.82 feet;

THENCE South 89 degrees 59 minutes 37 seconds East 46.07 feet;

THENCE North 45 degrees 00 minutes 23 seconds East 20.00 feet;

THENCE South 44 degrees 59 minutes 37 seconds East 15.00 feet;

THENCE North 45 degrees 0 minutes 23 seconds East 44.15 feet;

THENCE South 84 degrees 40 minutes 26 seconds East 640.21 feet to the centerline of Metro Parkway East as shown on said Plat Map of Dedication and the beginning of a

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non-tangent curve the center of which bears North 86 degrees 51 minutes 19 seconds West 4665.21 feet;

THENCE Northerly along said centerline and the arc of said curve through a central angle of 6 degrees 31 minutes 41 seconds an arc length of 531.54 feet;

THENCE South 90 degrees 0 minutes 0 seconds East 274.44 feet to the Westerly right of way line of Interstate 17;

THENCE South 0 degrees 16 minutes 25 seconds West 496.01 feet along said Westerly right of way line;

THENCE South 2 degrees 20 minutes 00 seconds West 1013.59 feet along said Westerly right of way line;

THENCE South 3 degrees 32 minutes 36 seconds West 292.54 feet along said Westerly right of way line to the North line of property owned by Flood Control District of Maricopa County described in Judgment recorded as document number 1989-0074536, records of Maricopa County, Arizona;

THENCE South 78 degrees 10 minutes 10 seconds West 454.10 feet along said North line;

THENCE North 13 degrees 42 minutes 20 seconds West 30.03 feet to the Northeast corner of property deeded to Flood Control District of Maricopa County in Warranty Deed recorded as docket 13193, Page 1502, records of Maricopa County, Arizona;

THENCE along the Northerly line of said deeded property the following 6 courses and distances;

THENCE South 78 degrees 10 minutes 10 seconds West 60.00 feet;

THENCE South 11 degrees 49 minutes 50 seconds East 20.00 feet;

THENCE South 78 degrees 10 minutes 10 seconds West 260.00 feet;

THENCE South 89 degrees 47 minutes 45 seconds West 101.73 feet;

THENCE North 9 degrees 1 minute 53 seconds West 54.56 feet;

THENCE South 78 degrees 10 minutes 10 seconds West 107.62 feet to the centerline of 29th Avenue as shown on said Plat Map of Dedication;

THENCE North 9 degrees 1 minute 53 seconds West 69. 75 feet along said centerline to the POINT OF BEGINNING.

Comprising 128.203 acres more or less, subject to all easements of record.

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PARCEL NO. 2:
Lot 5, FINAL PLAT OF PREMIER METRO 2011, recorded in Book 1095 of Maps, Page 27, records of Maricopa County, Arizona.

Comprising 0.010 acres more or less, subject to all easements of record.

PARCEL NO. 3 (Dillards):
A parcel of land located in the east half of Section 26, Township 3 North, Range 2 East of Gila and Salt River Base and Meridian described as follows:

COMMENCING for a tie at the North quarter corner of section 26, the North line of the Northeast quarter which bears North 89 Degrees 58 Minutes 05 Seconds East;

Thence, South 2,216.52 feet; Thence, East 251.13 feet to a point;

Thence, continuing East 1,894.74 feet to the centerline of Metro Parkway East, being a non-tangent curve, concave to the right, having a radius of 4,665.21 feet, the center of which bears North 90 Degrees 00 Minutes 00 Seconds West, and the POINT OF BEGINNING;

Thence, southerly along said centerline and said curve, through a central angle of 03 Degrees 08 Minutes 19 Seconds, and an arc length of 255.55 feet;

Thence, departing said centerline, North 84 Degrees 40 Minutes 49 Seconds West, 640.20 feet;

Thence, South 45 Degrees 00 Minutes 00 Seconds West, 44.15 feet;

Thence, North 45 Degrees 00 Minutes 00 Seconds West, 15.00 feet;

Thence, South 45 Degrees 00 Minutes 00 Seconds West, 20.00 feet;

Thence, North 90 Degrees 00 Minutes 00 Seconds West, 46.07 feet;

Thence, North 45 Degrees 00 Minutes 00 Seconds West, 236.82 feet;

Thence, North 00 Degrees 00 Minutes 00 Seconds East, 46.07 feet;

Thence, North 45 Degrees 00 Minutes 00 Seconds East, 172.00 feet;

Thence, North 45 Degrees 00 Minutes 00 Seconds West, 35.00 feet;

Thence, North 00 Degrees 00 Minutes 00 Seconds East, 70.00 feet;

Thence, North 45 Degrees 00 Minutes 00 Seconds East, 386.00 feet;

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Thence, North 75 Degrees 47 Minutes 23 Seconds East, 521.33 feet, to the centerline of Metro Parkway East, being a non-tangent curve, concave to the right, having a radius of 4,665.21 feet, the center of which bears South 82 Degrees 36 Minutes 39 Seconds West;

Thence, southerly along said centerline and said curve, through a central angle of 07 Degrees 23 Minutes 21 Seconds, and an arc length of 601.66 feet, to the POINT OF BEGINNING.

Said portion of land containing 572,870 square feet, or 13.1513 acres, more or less, and being subject to any easements, restrictions, and/or rights-of-ways of record or otherwise.

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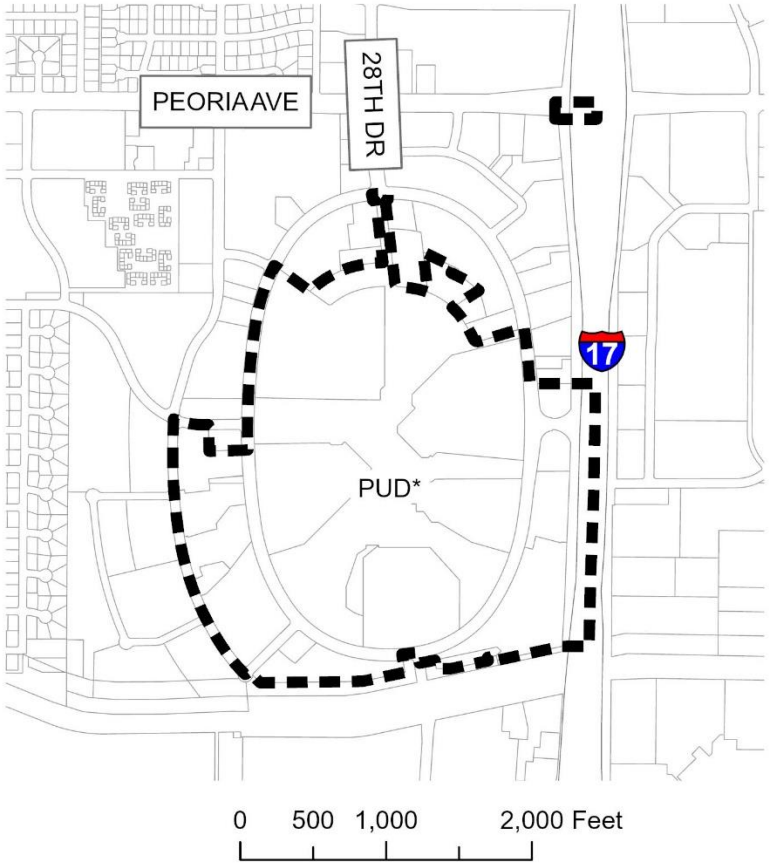
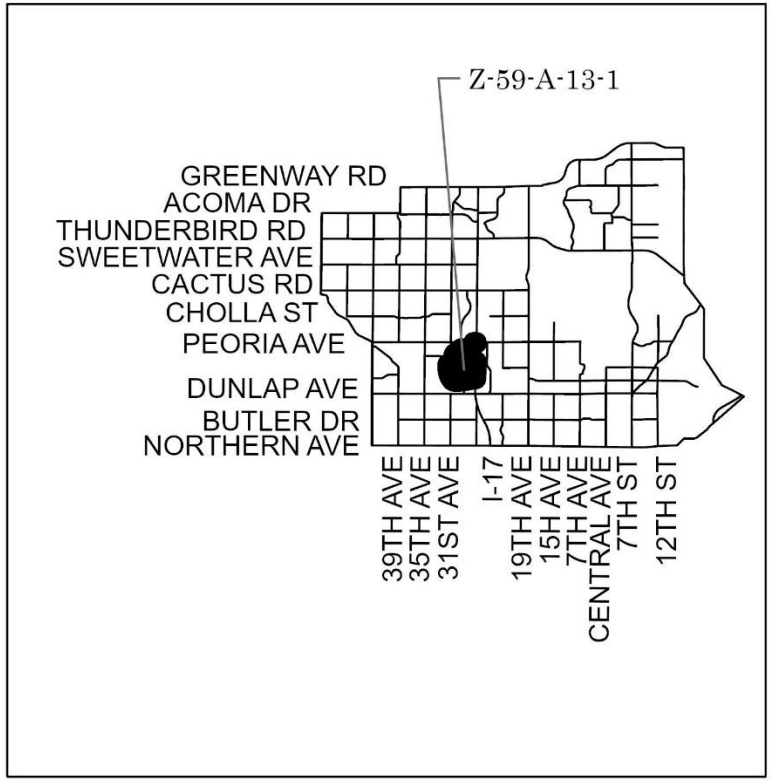
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-59-A-13-1
Zoning Overlay: N/A
Planning Village: North Mountain





NOT TO SCALE

N

Drawn Date: 10/4/2022

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City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 46

Amend City Code - Ordinance Adoption - Rezoning Application Z-16-22-1 - Approximately 300 Feet South of the Southwest Corner of 31st Avenue and Dynamite Boulevard (Ordinance G-7046)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-16-22-1 and rezone the site from S-1 (Ranch or Farm Residence) to R1-10 (Single-Family Residence District) to allow single-family residential.

Summary

Current Zoning: S-1
Proposed Zoning: R1-10
Acreage: 5.04 acres
Proposal: Single-family residential

Owner: Randy and Betty Schmille
Applicant and Representative: Ed Bull, Burch & Cracchiolo P.A.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Deer Valley Village Planning Committee heard this case on Aug. 11, 2022, and recommended denial, by a vote of 7-4.
PC Action: The Planning Commission heard this case on Oct. 6, 2022, and recommended approval, per the Addendum A Staff Report with a modification, by a vote of 8-1.

Location

Approximately 300 feet south of the southwest corner of 31st Avenue and Dynamite Boulevard
Council District: 1
Parcel Address: 28010 and 28020 N. 31st Ave.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-16-22-1) FROM S-1 (RANCH OR FARM RESIDENCE) TO R1-10 (SINGLE-FAMILY RESIDENCE DISTRICT).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 5.04 acre site located approximately 300 feet south of the southwest corner of 31st Avenue and Dynamite Boulevard in a portion of Section 35, Township 5 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "S-1" (Ranch or Farm Residence), to "R1-10" (Single-Family Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

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violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall not exceed 14 lots.

2. The development shall be in general conformance with the conceptual elevations date stamped March 10, 2022, as approved by the Planning and Development Department.

3. A minimum of 10 lots, which shall include all lots adjacent to 31st Avenue, the lot at the northwest corner of the site, and all lots adjacent to the south perimeter of the site, shall be limited to 1 story and 20 feet in height, as approved by the Planning and Development Department.

4. The common open space area shall provide a minimum of 2 active recreational elements, such as, but not limited to, playground sets, ramadas, barbeque area, as approved by the Planning and Development Department.

5. The required landscape setback along 31st Avenue shall include minimum 50 percent 2-inch caliper and minimum 50 percent 3-inch caliper trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

6. All sidewalks within the subdivision shall be detached with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.

7. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

8. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

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10. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of November, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

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Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

Parcel 1:
The North half of the South half of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 35, Township 5 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
EXCEPTING the Easterly 25 feet for right of way purposes as found in Ordinance S-29091; and
EXCEPT all oil, gas and other mineral deposits as reserved to the United States of America in patent to said land recorded in Docket 3620, page 379.

Parcel 2:
The South half of the South half of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 35, Township 5 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
EXCEPTING the Easterly 25 feet for right of way purposes as found in Ordinance S-29091; and
EXCEPT all oil, gas and other mineral deposits as reserved to the Unites States of America in patent to said land recorded in Docket 3620, page 379.
together with all rights and privileges appurtenant thereto.

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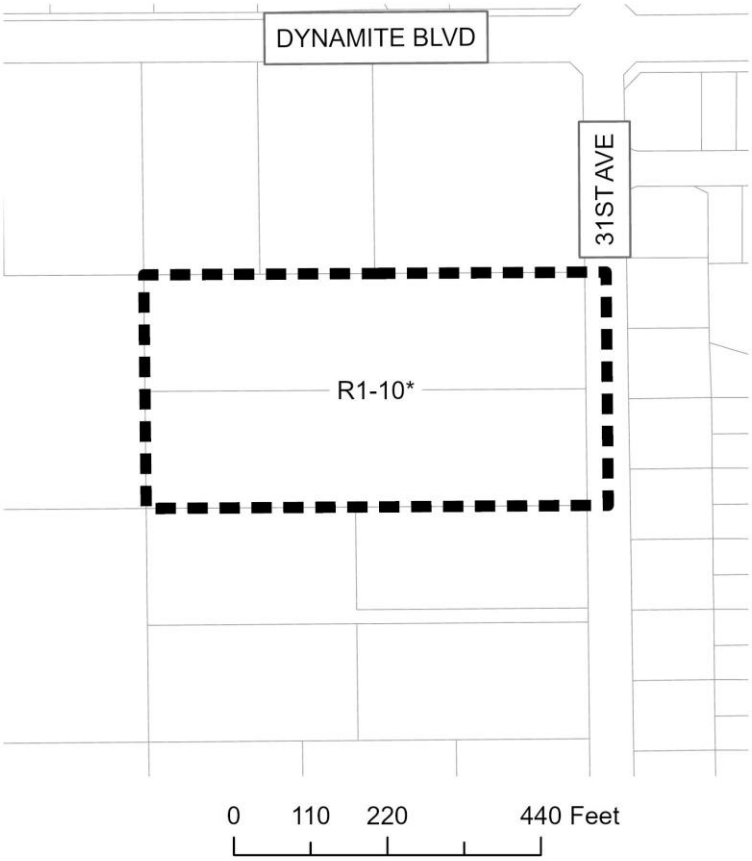
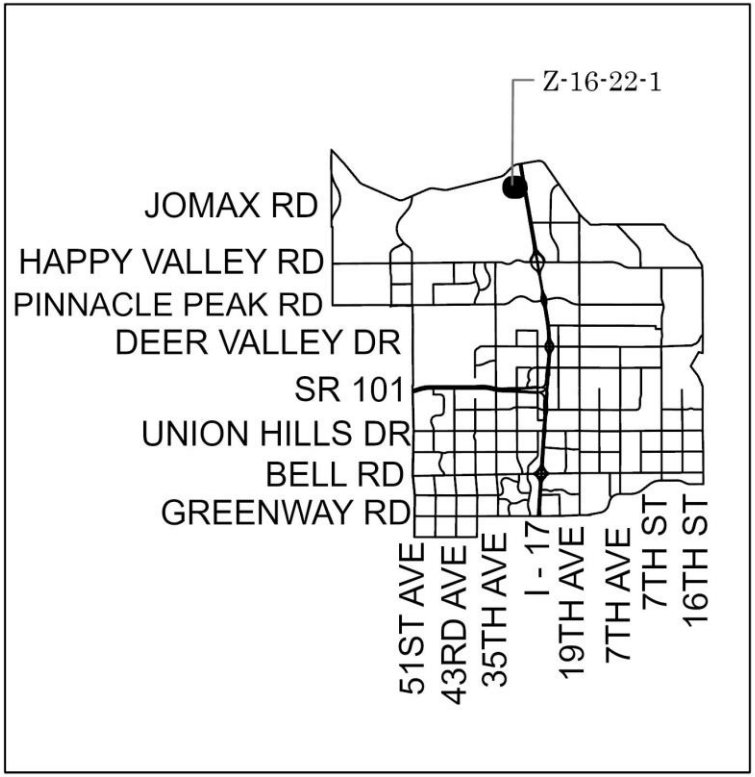
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-16-22-1
Zoning Overlay: N/A
Planning Village: Deer Valley





NOT TO SCALE

N

Drawn Date: 10/4/2022

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City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 47

Amend City Code - Ordinance Adoption - Rezoning Application Z-37-22-2 (32nd Street EV Body Repair Center PUD) - Approximately 320 feet North of the Northwest Corner of 32nd Street and Union Hills Drive (Ordinance G-7050)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-37-22-2 and rezone the site from C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow electric vehicle body repair and C-2 commercial uses.

Summary

Current Zoning: C-2
Proposed Zoning: PUD
Acreage: 5.05 acres
Proposed Use: Electric vehicle body repair and C-2 commercial uses

Owner: SCLP 32nd Street, LLC
Applicant and Representative: Carolyn Oberholtzer; Bergin, Frakes, Smalley & Oberholtzer

Staff Recommendation: Approval, subject to stipulations.
VPC Info: The Paradise Valley Village Planning Committee heard this case on Aug. 1, 2022, for information only.
VPC Action: The Paradise Valley Village Planning Committee heard this case on Sept. 12, 2022, and recommended approval, per the staff recommendation, by a vote of 15-0.
PC Action: The Planning Commission heard this case on Oct. 6, 2022, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 9-0.

Location

Approximately 320 feet north of the northwest corner of 32nd Street and Union Hills Drive
Council District: 2
Parcel Address: 18808 N. 32nd St.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-37-22-2) FROM C-2 (INTERMEDIATE COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 5.05-acre property located approximately 320 feet north of the northwest corner of 32nd Street and Union Hills Drive in a portion of Section 26, Township 4 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “C-2” (Intermediate Commercial) to “PUD” (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

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violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the 32nd Street EV Body Repair Center PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped August 22, 2022, as modified by the following stipulations.

    a. Front Cover, add “City Council adopted: [Insert Adoption date]”

    b. Page 7, Development Standards, revise the last portion of the last sentence to read: “…..and Section 1307.H. (Walkable Urban Code – Bicycle Parking).”

    c. Page 7 and 14, first foot note, revise the first portion of the sentence to: “Trash enclosures and…..”.

    d. Page 8, Landscape Standards table, Parking Lot Landscaping standards, add an asterisk next to 10% to indicate that existing parking areas will adhere to Section 702.A.3 per the footnote below the table.

    e. Page 8, Operational Standards, remove extra period from the first sentence.

    f. Page 12, Lighting Standards, revise the last portion of the sentence to read: “….shall adhere to Section 704 and 507.Tab.A. standards of the Zoning Ordinance…”.

2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

3. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

4. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims forms. The waiver shall be recorded with the Maricopa County Recorder’s Office and delivered to the City to be included in the rezoning application file for record.

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SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of November, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-37-22-2

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 3 EAST, OF THE GILA SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION DESCRIBED IN DOCUMENT NO. 2000-0260599, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LYING EAST OF THE LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH HALF AND THE WEST LINE OF THE EAST 65 FEET THEREOF;

THENCE NOTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 230.33 FEET OF SAID NORTH HALF;

THENCE NORTHEASTERLY TO THE INTERSECTION OF THE NORTH LINE OF SAID NORTH HALF WITH THE WEST LINE OF THE EAST 55 FEET THEREOF AND THE TERMINUS OF THE LINE DESCRIBED HEREIN.

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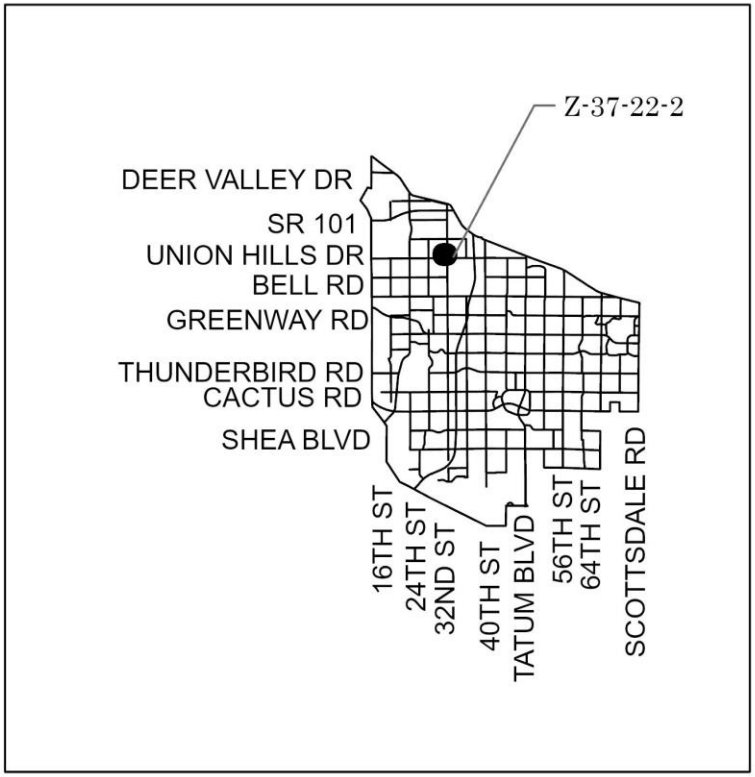
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-37-22-2
Zoning Overlay: N/A
Planning Village: Paradise Valley





NOT TO SCALE

N

Drawn Date: 10/4/2022

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City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 48

Amend City Code - Ordinance Adoption - Rezoning Application Z-46-22-4 - Northwest Corner of the 5th Street Alignment and Thomas Road (Ordinance G-7043)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-46-22-4 and rezone the site from R-5 (Multifamily Residence District) to WU Code T5:2 MT (Walkable Urban Code, Transect 5:2, Transit Midtown Character Area) to allow retail, restaurant,and office uses.

Summary

Current Zoning: R-5
Proposed Zoning: WU Code T5:2 MT
Acreage: 0.75 acres
Proposed Use: Retail, restaurant, and office uses

Owner: David Chamberlin, Suncor Partners Thomas Office, LLC
Applicant: David Chamberlin, D.B. Chamberlin & Associates, LLC
Representative: Benjamin Graff, Quarles & Brady, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Encanto Village Planning Committee heard this case on Sept. 12, 2022, and recommended approval, per the staff recommendation, by a vote of 11-0.
PC Action: The Planning Commission heard this case on Oct. 6, 2022, and recommended approval, per the Encanto Village Planning Committee recommendation, by a vote of 9-0.

Location

Northwest corner of the 5th Street Alignment and Thomas Road
Council District: 4
Parcel Address: 336, 342, and 346 E. Thomas Road

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-46-22-4) FROM R-5 (MULTIFAMILY RESIDENCE DISTRICT) TO WU CODE T5:2 MT (WALKABLE URBAN CODE, TRANSECT 5:2, TRANSIT MIDTOWN CHARACTER AREA).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 0.75 acre site located at the northwest corner of the 5th Street alignment and Thomas Road, in a portion of Section 29, Township 2 North, and Range 3 East, as described more specifically in Exhibit “A”, is hereby changed from “R-5” (Multifamily Residence District) to “WU Code T5:2 MT” (Walkable Urban Code, Transect 5:2, Transit Midtown Character Area).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B”.

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

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violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The developer shall construct a minimum 6-foot-wide sidewalk separated by a minimum 10-foot-wide landscape area along the north side of Thomas Road planted with minimum three-inch caliper shade trees placed 20 feet on center or in equivalent groupings, as approved by the Planned and Development Department.

2. The developer shall dedicate a sidewalk easement for the north side of Thomas Road so the total right-of-way and sidewalk easement equals 50 feet, as approved by the Planning and Development Department.

3. A minimum landscape setback of 10 feet in width shall be provided along the west property line for a linear distance of 80 feet measured from the south property line, as approved by the planning and development department.

4. A minimum of 14 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

5. The developer shall dedicate a total of 20 feet along the northern alley, as approved by the Planning and Development Department.

6. The developer shall provide local street paving for the full length of the alley along the development's frontage, as approved by the Planning and Development Department.

7. The developer shall dedication a 10-foot by 10-foot right-of-way triangle for a total 25-foot by 25-foot clearance at the northeast corner of the site, as approved by the Planning and Development Department.

8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

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10. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

11. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of November, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

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_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

Within a portion of Section 29, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Parcel No. 1

Lot 2 and the East 12.50 feet of Lot 4, Block 2, MAYFAIR, according to Book 19, page SO of Maps, records of Maricopa County, Arizona;
EXCEPT that portion of said Lot 2 conveyed to the City of Phoenix by Deed recorded in Docket 15158, page 1119;

EXCEPT any portion of above Parcels 1, 2 and 3 which were conveyed to the City of Phoenix by document in Recording Nos. 90-452641 and 2002-0706901.

Assessor's Parcel Number: 118-21-067B

Commonly Known as: 346 East Thomas Road, Phoenix, AZ 85012

Parcel No. 2

The West 37.50 feet of Lot 4, Block 2, and the East 26.00 feet of Lot 6, Block 2, MAYFAIR, according to Book 19 of Maps, page SO, records of Maricopa County, Arizona;

EXCEPT that portion, if any, lying within the East 12.50 feet of Lot 4 and the West half of Lot 6.

Assessor's Parcel Number: 118-21-069

Commonly Known as: 342 East Thomas Road, Phoenix, AZ 85012

Parcel No. 3

Lot 8 and the West half of Lot 6, Block 2, MAYFAIR, according to Book 19 of Maps, page SO, records of Maricopa County, Arizona;

EXCEPT the West 12.50 feet of Lot 8.

Assessor's Parcel Number: 118-21-072

Commonly Known as: 336 East Thomas Road, Phoenix, AZ 85012

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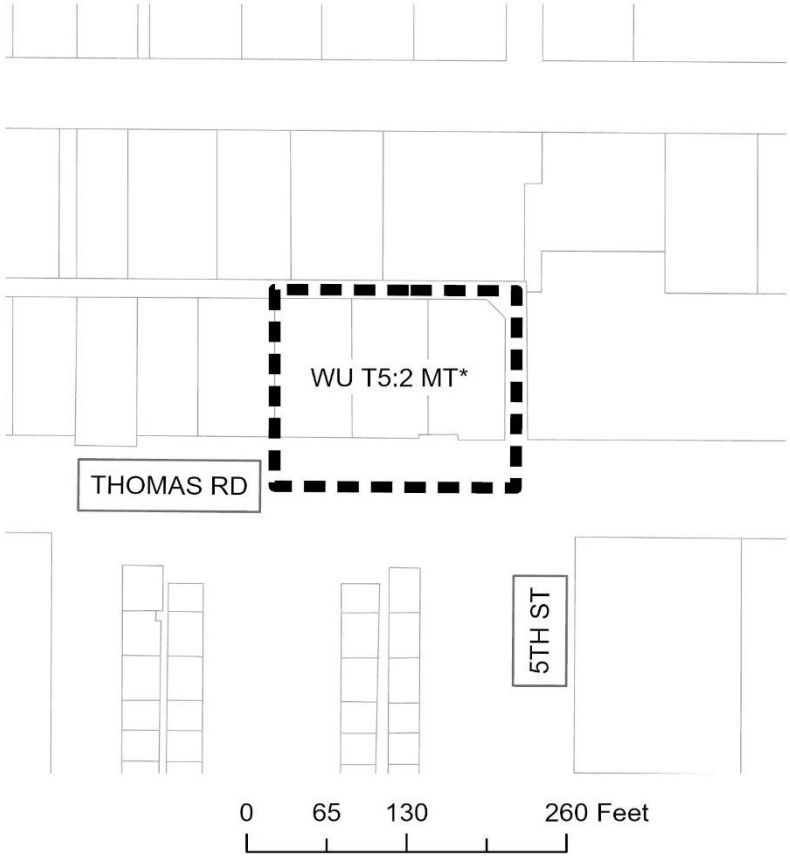
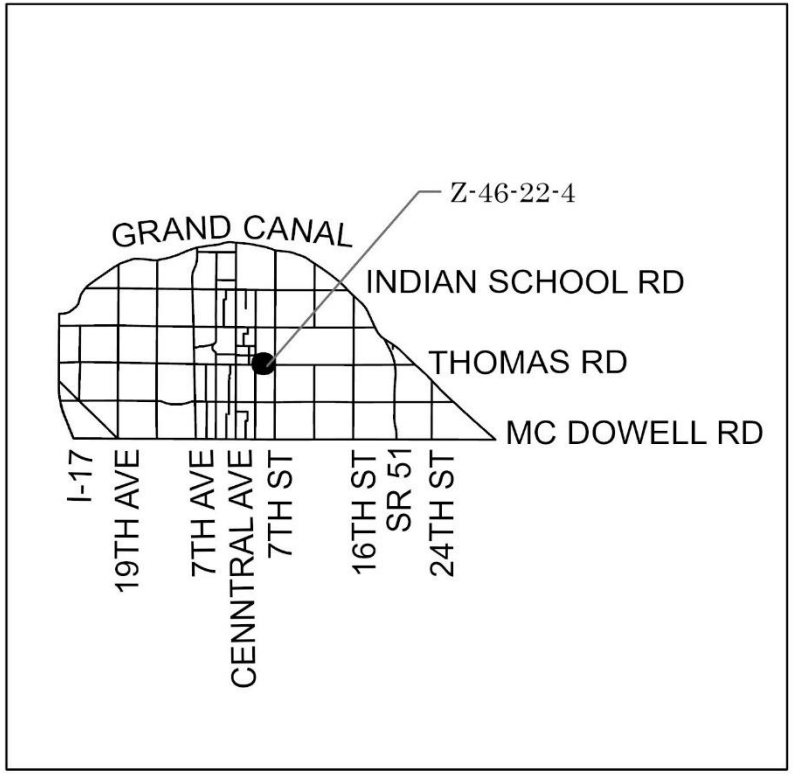
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-46-22-4
Zoning Overlay: N/A
Planning Village: Encanto





NOT TO SCALE

N

Drawn Date: 10/5/2022

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City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 49

Amend City Code - Ordinance Adoption - Rezoning Application Z-51-22-7 - Northwest Corner of 6th Avenue and Van Buren Street (Ordinance G-7045)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-51-22-7 and rezone the site from DTC-Van Buren (Downtown Code, Van Buren Character Area) to DTC-Van Buren HP (Downtown Code, Van Buren Character Area, Historic Preservation Overlay) to allow a Historic Preservation Overlay for the City Center Motel.

Summary

Current Zoning: DTC-Van Buren
Proposed Zoning: DTC-Van Buren HP
Acreage: 0.61 acres
Proposal: Historic Preservation Overlay for the City Center Motel

Owner: Fabius Enterprise, LLC
Applicant: City of Phoenix, Historic Preservation Commission
Representative: Kevin Weight, City of Phoenix, Planning and Development Department

Staff Recommendation: Approval.
VPC Action: The Central City Village Planning Committee heard this case on Sept. 12, 2022, and recommended approval, by a vote of 15-0.
HPC Action: The Historic Preservation Commission heard this case on Sept. 19, 2022, and recommended approval, by a vote of 5-0.
PC Action: The Planning Commission heard this case on Oct. 6, 2022, and recommended approval, per the Central City Village Planning Committee and the Historic Preservation Commission recommendations, by a vote of 9-0.

Location

Northwest corner of 6th Avenue and Van Buren Street
Council District: 7
Parcel Address: 312, 316 and 318 N. 6th Ave.; and 600 and 612 W. Van Buren St.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-51-22-7) FROM DTC-VAN BUREN (DOWNTOWN CODE, VAN BUREN CHARACTER AREA) TO DTC-VAN BUREN HP (DOWNTOWN CODE, VAN BUREN CHARACTER AREA, HISTORIC PRESERVATION OVERLAY).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 0.61 acre site located at the northwest corner of 6th Avenue and Van Buren Street in a portion of Section 5, Township 1 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “DTC-Van Buren” (Downtown Code, Van Buren Character Area), to “DTC-Van Buren HP” (Downtown Code, Van Buren Character Area, Historic Preservation Overlay).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

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SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of November, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-51-22-7

A PARCEL OF LAND BEING PORTIONS OF THE LOTS AND TRACTS SHOWN ON WILLIAMS SUBDIVISION RECORDED IN BOOK 7, PAGE 24, MARICOPA COUNTY RECORDS (MCR) BEING THOSE TRACTS AS CONVEYED TO FABIUS ENTERPRISE, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 2020-0550928, MCR AND INSTRUMENT NUMBER 2021-1167191, MCR AND LYING IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA & SALT RIVER MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE MONUMENT LINE OF SIXTH AVENUE WITH THE LOCALLY ACCEPTED AND PERPETUATED MONUMENT LINE OF VAN BUREN STREET (STONE IN HAND HOLE) FROM WHICH POINT THE MONUMENT LINE INTERSECTION OF SAID SIXTH AVENUE WITH FILLMORE STREET (PK NAIL WITH TAG RPA RLS 33868) BEARS N0°06'09"E A DISTANCE OF 1213.92 FEET;

THENCE N0°06'09"E, ALONG SAID MONUMENT LINE OF SIXTH AVENUE, A DISTANCE OF 31.41 FEET;

THENCE N89°53'51"W, ACROSS THE RIGHT-OF-WAY OF SAID SIXTH AVENUE, A DISTANCE OF 32.82 FEET TO A POINT BEING THE RIGHT-OF-WAY INTERSECTION OF THE WEST LINE OF SIXTH AVENUE WITH THE NORTH LINE OF VAN BUREN STREET AND BEING POINT OF BEGINNING;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) N89°40'24"W A DISTANCE OF 102.23 FEET;

2) N0°00'45"E A DISTANCE OF 2.47 FEET;

3) N89°52'39"W A DISTANCE OF 0.31 FEET;

THENCE ACROSS SAID FABIUS ENTERPRISE TRACTS THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1) N0°08'37"E A DISTANCE OF 15.52 FEET;

2) N90°00'00"E A DISTANCE OF 19.90 FEET;

3) N0°00'00"E A DISTANCE OF 11.74 FEET;

4) N90°00'00'E A DISTANCE OF 3.87 FEET;

5) N0°00'00"E A DISTANCE OF 70.87 FEET;

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6) N90°00'00"W A DISTANCE OF 4.06 FEET;

7) N0°00'00"E A DISTANCE OF 91.83 FEET;

8) N90°00'00"E A DISTANCE OF 83.13 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF SIXTH AVENUE;

THENCE S0°06'09"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 193.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 16,057.49 S.F. (0.3686 ACRE) OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS N0°06'09"E FOR THE N0°06'09"E FOR THE FOR THE MONUMENT LINE OF SIXTH AVENUE BETWEEN FILLMORE STREET AND VAN BUREN STREET CALCULATED USING THE RESULTS OF SURVEY RECORDED IN BOOK 880, PAGE 42, MCR AND THE RECORD OF SURVEY PLSS SUBDIVISION - MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) FOR TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA & SALT RIVER MERIDIAN RECORDED IN BOOK 800, PAGE 21, MCR

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ORDINANCE LOCATION MAP

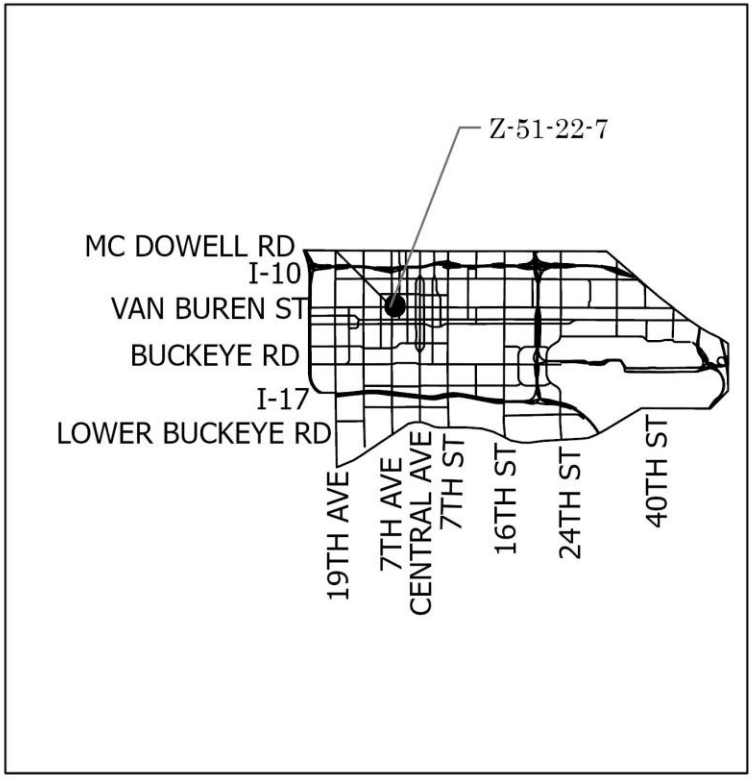
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA:

Zoning Case Number: Z-51-22-7
Zoning Overlay: N/A
Planning Village: Central City





NOT TO SCALE

N

Drawn Date: 10/5/2022

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City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 50

Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-6-22-7 - Approximately 650 Feet East of the Southeast Corner of 107th Avenue and Lower Buckeye Road (Ordinance G-7047)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-6-22-7 and rezone the site from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow a self-service storage warehouse and all underlying C-2 uses.

Summary

Current Zoning: C-2
Proposed Zoning: C-2 SP
Acreage: 4.75
Proposed Use: Self-service storage warehouse and all underlying C-2 uses

Owner: Devan Wastchak, Quick Trip Co.
Applicant and Representative: Ed Bull, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Estrella Village Planning Committee heard this case on Sept. 20, 2022, and recommended approval, per the staff recommendation, by a vote of 7-5-1.
PC Action: The Planning Commission heard this case on Oct. 6, 2022, and recommended approval, per the Estella Village Planning Committee recommendation, by a vote of 8-1.

Location

Approximately 650 feet east of the southeast corner of 107th Avenue and Lower Buckeye Road
Council District: 7
Parcel Address: 2801 and 2825 S. 107th Ave.; and 10587, 10639, and 10675 W. Lower Buckeye Road.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-SP-6-22-7) FROM C-2 (INTERMEDIATE COMMERCIAL) TO C-2 SP (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 4.75-acre site located approximately 650 feet east of the southeast corner of 107th Avenue and Lower Buckeye Road in a portion of Section 20, Township 1 North, Range 1 East, as described more specifically in Exhibit "A," is hereby changed from "C-2" (Intermediate Commercial), to "C-2 SP" (Intermediate Commercial, Special Permit) to allow self-service storage warehouse and all underlying C-2 uses.

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

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SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the site plan date stamped August 15, 2022 as modified by the following stipulations and approved by the Planning and Development Department.

2. The site shall be developed with a similar architectural theme as the commercial development directly to the west. The theme shall assure that the building and canopy colors, elevations, exterior materials, landscaping, lighting, and signage convey a sense of continuity throughout the development.

3. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Lower Buckeye Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.

4. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 11-foot-wide landscape strip located between the sidewalk and back of curb, along the south side of Lower Buckeye Road, landscape as follows, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper drought-tolerant single trunk shade trees planted to provide a minimum of 75 percent shade at maturity.

    b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

5. All uncovered surface parking lot areas for employees and customers shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve minimum 25% shade at maturity, as approved by the Planning and Development Department.

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6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

7. Landscaping along Lower Buckeye Road shall conform with the Estrella Village Arterial Street Landscape Program landscape palette and landscaping standards, as approved by the Planning and Development Department.

8. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrances or in a secure location inside the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

9. The developer shall dedicate minimum 55-feet of right-of-way for the south side of Lower Buckeye Road, as approved by the Planning and Development Department.

10. The developer shall construct and landscape a minimum 14-foot-wide median island in Lower Buckeye Road from 107th Avenue connecting to the existing median, east of the development site, as approved by the Street Transportation Department.

11. All access control to 107th Avenue shall be reviewed and approved by Maricopa County, with documentation of approval to be provided to the City prior to preliminary site plan approval.

12. Existing irrigation facilities along Lower Buckeye Road are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications and or land transfers require completion prior to obtaining plat and/or civil plan review approval.

13. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvements Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

14. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

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15. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Goodyear Airport (GYR) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

16. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

17. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of November, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

DRAFT

By:

_____

_____

REVIEWED BY:

_____

Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

PAD 4 - LEGAL DESCRIPTION

THAT PORTION OF FARM UNIT "N", ACCORDING TO THE FARM UNIT PLAT, OR THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20 FROM WHICH THE WEST QUARTER CORNER BEARS S 00°39'22" E (BASIS OF BEARING), A DISTANCE OF 2657.53 FEET;

THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS EAST, ON THE NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 659.03 FEET; TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED.

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 49 MINUTES 14 SECONDS EAST, A DISTANCE OF 226.27 FEET;

THENCE SOUTH 00 DEGREES 39 MINUTES 22 SECONDS EAST, A DISTANCE OF 590.00 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS WEST, A DISTANCE OF 536.28 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 22 SECONDS WEST, A DISTANCE OF 237.16 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 14 SECONDS EAST, A DISTANCE OF 310.01 FEET;

THENCE NORTH 00 DEGREES 39 MINUTES 22 SECONDS WEST, A DISTANCE OF 352.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 207,013 SQUARE FEET OR 4.752 ACRES, MORE OR LESS.

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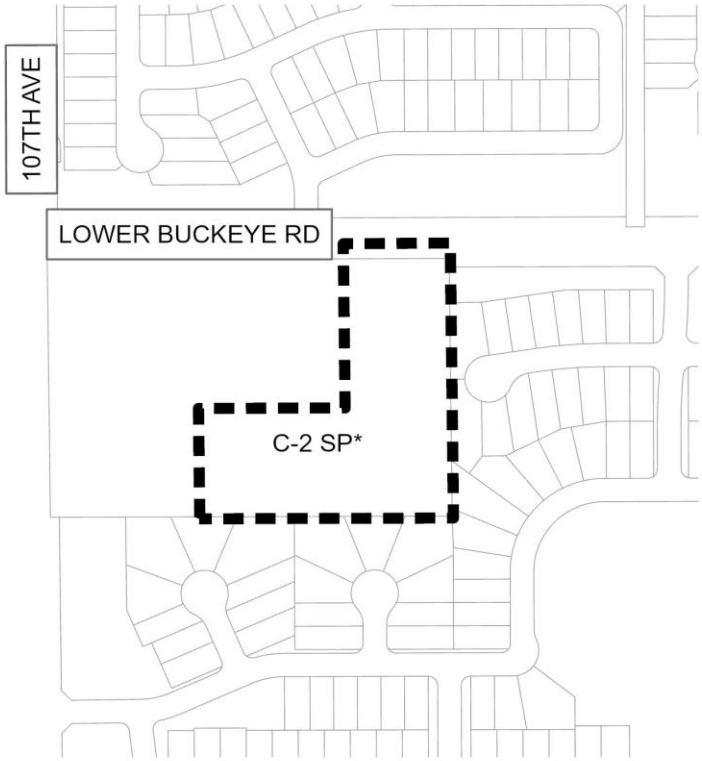
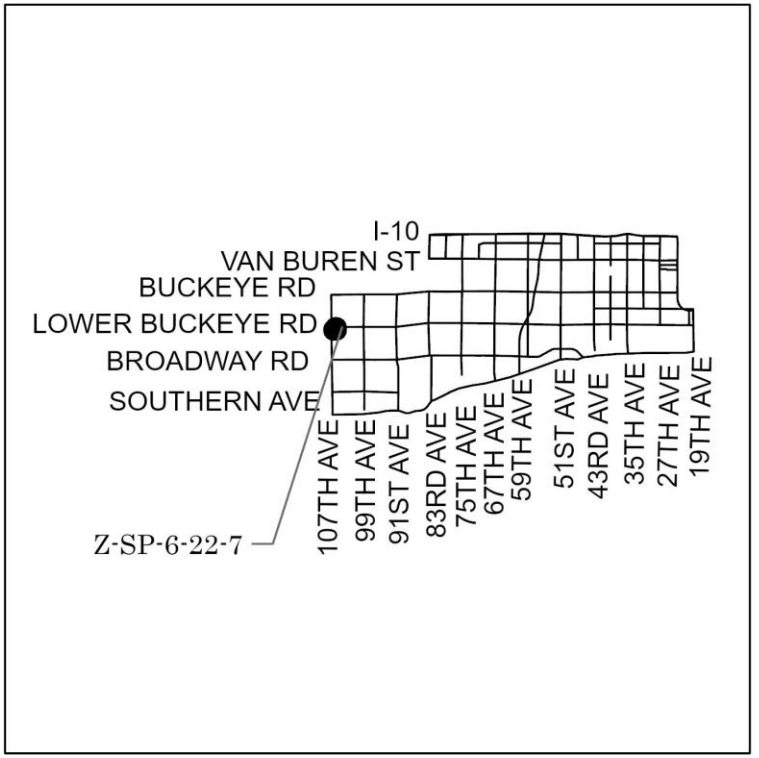
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-SP-6-22-7
Zoning Overlay: N/A
Planning Village: Estrella





NOT TO SCALE

N

Drawn Date: 10/5/2022

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City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 51

Amend City Code - Ordinance Adoption - Rezoning Application Z-32-22-7 - Approximately 460 Feet South of the Southwest Corner of 83rd Avenue and Buckeye Road (Ordinance G-7048)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-32-22-7 and rezone the site from C-2 (Intermediate Commercial) to C-2 HGT/WVR (Intermediate Commercial, Height Waiver) to allow commercial use with a height waiver. This is a companion case to Z-SP-4-22-7 and must be heard first, followed by Z-SP-4-22-7.

Summary

Current Zoning: C-2
Proposed Zoning: C-2 HGT/WVR
Acreage: 2.55
Proposed Use: Commercial use with a height waiver

Owner: Dolce Vita Development, LLC
Applicant: SAFStor Real Estate Co, LLC
Representative: Michael Maerowitz, Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Estrella Village Planning Committee heard this case on Aug. 16, 2022, and continued the case, by a vote of 5-2. The Estrella Village Planning Committee heard this case on Sept. 20, 2022 and recommended approval, per the staff recommendation with a modification and additional stipulations, by a vote of 8-4-1.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and continued the case, by a vote of 7-0. The Planning Commission heard this case on Oct. 6, 2022, and recommended approval, per the Estrella Village Planning Committee recommendation, by a vote of 8-1.

Location

Approximately 460 feet south of the southwest corner of 83rd Avenue and Buckeye Road

Council District: 7
Parcel Address: 1300 and 1400 S. 83rd Ave.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-32-22-7) FROM C-2 (INTERMEDIATE COMMERCIAL) TO C-2 HGT/WVR (INTERMEDIATE COMMERCIAL, HEIGHT WAIVER).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 2.55-acre site located approximately 460 feet south of the southwest corner of 83rd Avenue and Buckeye Road in a portion of Section 15, Township 1 North, Range 1 East, as described more specifically in Exhibit “A,” is hereby changed from “C-2” (Intermediate Commercial), to “C-2 HGT/WVR” (Intermediate Commercial, Height Waiver).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

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violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the elevations date stamped April 18, 2022, as modified by the following stipulations and approved by the Planning and Development Department.

2. A minimum building setback of 100 feet shall be required along the south property line.

3. The maximum building height shall be 36 feet for a self-service storage warehouse facility. All other uses shall be limited to a maximum building height of 2 stories not to exceed 30 feet.

4. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape pallet and landscaping standards along arterial streets in the Estrella Village, except as otherwise noted herein, as approved by the Planning and Development Department.

5. The south landscape setback shall be planted with minimum 50% 2-inch caliper and minimum 50% 3-inch caliper large canopy, drought tolerant trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

6. Evergreen trees shall be planted within the landscape setback along the south perimeter of the site, as approved by the Planning and Development Department.

7. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts with parking and drive aisle surfaces, as approved by the Planning and Development Department.

8. All uncovered surface parking lot area shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.

9. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks dispersed throughout the site installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, or in a secure room, as approved by the Planning and Development Department.

10. All sidewalks along 83rd Avenue shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved and/or modified by the Planning and Development department.

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a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide a minimum 75% shade.

b. Drought tolerant vegetation maintained no higher than 24 inches to provide a minimum of 75% live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

11. The developer shall reserve four storage units (minimum size 10 feet by 10 feet) for use by community organizations and/or persons in need free of charge. Of these storage units, one storage units may be reserved for a community organization for use as a meeting room; and three storage units (or four if the other unit is not being uses as a meeting space) shall be reserved for storage purposes for persons in need as individuals by the community organization or developer (such as victims of domestic violence or persons evicted from their home).

12. Any future planning hearing officer action to modify these stipulations shall require the following:

a. Enhanced public notification to include notice of the application to all property owners within 1,000 feet of the subject site and city registered neighborhood organizations within one mile of the subject site.

b. Recommendation from the Estrella Village Planning Committee.

13. The developer shall construct a restricted right-in/right-out driveway along 83rd Avenue, as approved by the Planning and Development Department. The developer shall complete the application and dedicate and construct all necessary improvements within the Salt River Project Agricultural Improvements and Power District designated lands or as modified by the Street Transportation Department.

14. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

15. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

16. Prior to preliminary site plan approval, the landowner shall execute a

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Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of November, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LOT 4 AND A PORTION OF LOT 3, BUCKEYE FULFILLMENT CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1199 OF MAPS, PAGE 39, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE SOUTH 83 DEGREES 12 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 292.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 05 DEGREES 18 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 254.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 4;

THENCE CONTINUING ALONG SAID LINE, NORTH 05 DEGREES 18 MINUTES 02 SECONDS WEST, A DISTANCE OF 57.13 FEET;

THENCE SOUTH 89 DEGREES 03 MINUTES 20 SECONDS EAST, A DISTANCE OF 323.77 FEET;

THENCE SOUTH 01 DEGREE 05 MINUTES 37 SECONDS WEST, A DISTANCE OF 13.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE CONTINUING ALONG SAID LINE, SOUTH 01 DEGREE 05 MINUTES 37 SECONDS WEST, A DISTANCE OF 240.17 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 51 SECONDS WEST, A DISTANCE OF 16.30 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 89,145 SQUARE FEET OR 2.046 ACRES, MORE OR LESS.

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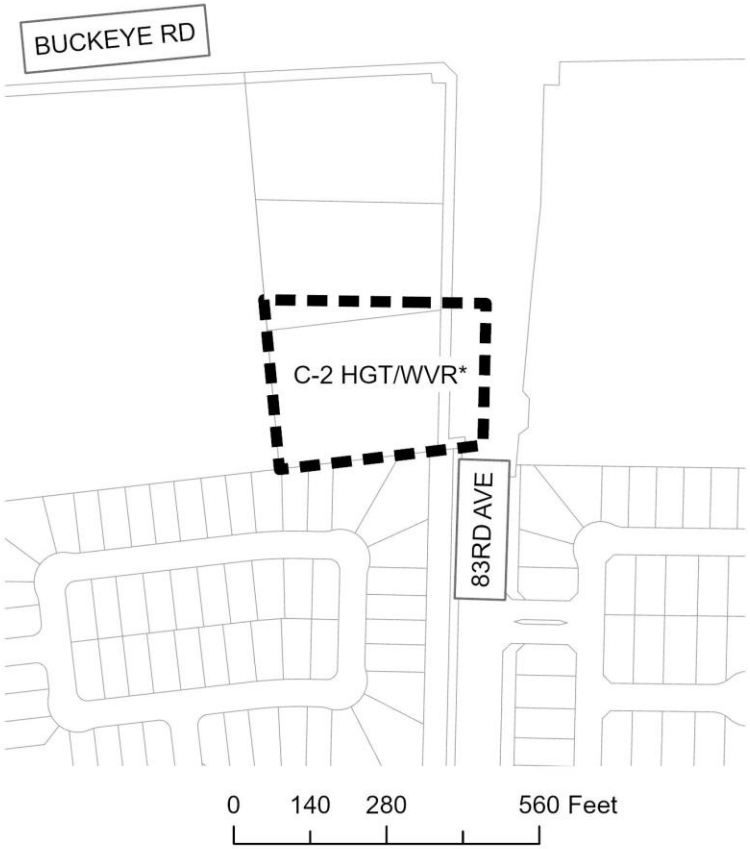
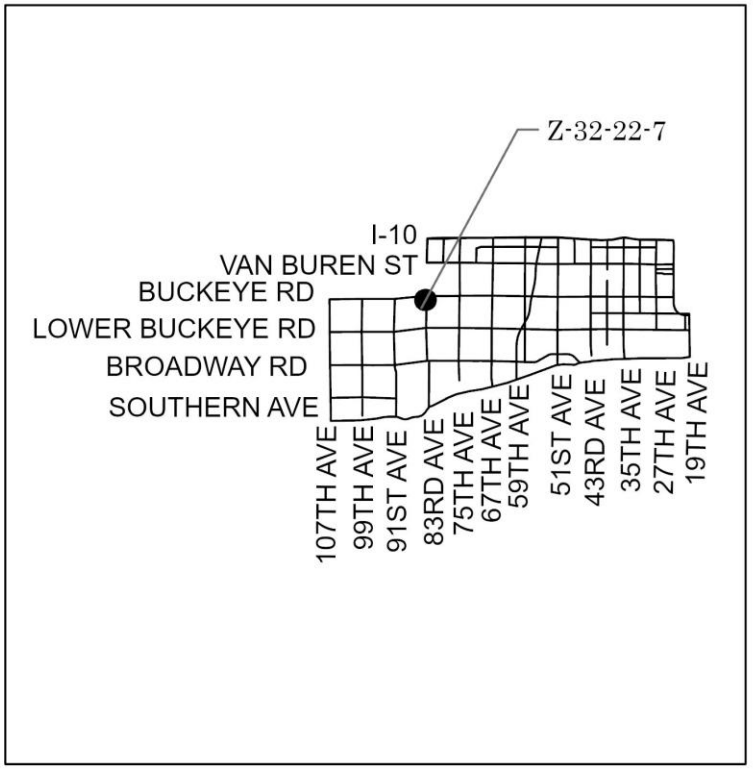
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-32-22-7
Zoning Overlay: N/A
Planning Village: Estrella





NOT TO SCALE

N

Drawn Date: 10/4/2022

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City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 52

Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-4-22-7 - Approximately 460 Feet South of the Southwest Corner of 83rd Avenue and Buckeye Road (Ordinance G-7049)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-4-22-7 and rezone the site from C-2 (Pending C-2 HGT/WVR) (Intermediate Commercial, Pending Intermediate Commercial, Height Waiver) to C-2 SP HGT/WVR (Intermediate Commercial, Special Permit, Height Waiver) to allow a self-service storage facility and all underlying C-2 uses with a height waiver. This is a companion case to Z-32-22-7, and must be heard immediately following.

Summary

Current Zoning: C-2 (Pending C-2 HGT/WVR)
Proposed Zoning: C-2 SP HGT/WVR
Acreage: 2.55
Proposed Use: Self-service storage facility and all underlying C-2 uses with a height waiver

Owner: Dolce Vita Development, LLC
Applicant: SAFStor Real Estate Co, LLC
Representative: Michael Maerowitz, Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Estrella Village Planning Committee heard this case on Aug. 16, 2022, and continued the case, by a vote of 5-2. The Estrella Village Planning Committee heard this case on Sept. 20, 2022 and recommended approval, per the staff recommendation with a modification and additional stipulations, by a vote of 9-2-2.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and continued the case, by a vote of 7-0. The Planning Commission heard this case on Oct. 6, 2022, and recommended approval, per the Estrella Village Planning Committee recommendation with a deleted stipulation, by a vote of 8-1.

Location
Approximately 460 feet south of the southwest corner of 83rd Avenue and Buckeye Road
Council District: 7
Parcel Address: 1300 and 1400 S. 83rd Ave.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-SP-4-22-7) FROM C-2 (PENDING C-2 HGT/WVR) (INTERMEDIATE COMMERCIAL, PENDING INTERMEDIATE COMMERCIAL, HEIGHT WAIVER) TO C-2 SP HGT/WVR (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT, HEIGHT WAIVER).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 2.55-acre site located approximately 460 feet south of the southwest corner of 83rd Avenue and Buckeye Road in a portion of Section 15, Township 1 North, Range 1 East, as described more specifically in Exhibit “A,” is hereby changed from “C-2 (Pending C-2 HGT/WVR)” (Intermediate Commercial, Pending Intermediate Commercial, Height Waiver), to “C-2 SP HGT/WVR” (Intermediate Commercial, Special Permit, Height Waiver) to allow self-service storage facility and all underlying C-2 uses with a height waiver.

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SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the elevations date stamped April 18, 2022, as modified by the following stipulations and approved by the Planning and Development Department.

2. A minimum building setback of 100 feet shall be required along the south property line.

3. The maximum building height shall be 36 feet for a self-service storage warehouse facility. All other uses shall be limited to a maximum building height of 2 stories not to exceed 30 feet.

4. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape pallet and landscaping standards along arterial streets in the Estrella Village, except as otherwise noted herein, as approved by the Planning and Development Department.

5. The south landscape setback shall be planted with minimum 50% 2-inch caliper and minimum 50% 3-inch caliper large canopy, drought tolerant trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

6. Evergreen trees shall be planted within the landscape setback along the south perimeter of the site, as approved by the Planning and Development Department.

7. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts with parking and drive aisle surfaces, as approved by the Planning and Development Department.

8. All uncovered surface parking lot area shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity,

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as approved by Planning and Development Department.

9. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks dispersed throughout the site installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, or in a secure room, as approved by the Planning and Development Department.

10. All sidewalks along 83rd Avenue shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved and/or modified by the Planning and Development department.

    a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide a minimum 75% shade.

    b. Drought tolerant vegetation maintained no higher than 24 inches to provide a minimum of 75% live coverage at maturity.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

11. Any future planning hearing officer action to modify these stipulations shall require the following:

    a. Enhanced public notification to include notice of the application to all property owners within 1,000 feet of the subject site and city registered neighborhood organizations within one mile of the subject site.

    b. Recommendation from the Estrella Village Planning Committee.

12. The developer shall construct a restricted right-in/right-out driveway along 83rd Avenue, as approved by the Planning and Development Department. The developer shall complete the application and dedicate and construct all necessary improvements within the Salt River Project Agricultural Improvements and Power District designated lands or as modified by the Street Transportation Department.

13. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

14. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the

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Archaeology Office to properly assess the materials.

15. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of November, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DRAFT

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LOT 4 AND A PORTION OF LOT 3, BUCKEYE FULFILLMENT CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1199 OF MAPS, PAGE 39, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE SOUTH 83 DEGREES 12 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 292.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 05 DEGREES 18 MINUTES 02 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 254.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 4;

THENCE CONTINUING ALONG SAID LINE, NORTH 05 DEGREES 18 MINUTES 02 SECONDS WEST, A DISTANCE OF 57.13 FEET;

THENCE SOUTH 89 DEGREES 03 MINUTES 20 SECONDS EAST, A DISTANCE OF 323.77 FEET;

THENCE SOUTH 01 DEGREE 05 MINUTES 37 SECONDS WEST, A DISTANCE OF 13.63 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE CONTINUING ALONG SAID LINE, SOUTH 01 DEGREE 05 MINUTES 37 SECONDS WEST, A DISTANCE OF 240.17 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 51 SECONDS WEST, A DISTANCE OF 16.30 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 89,145 SQUARE FEET OR 2.046 ACRES, MORE OR LESS.

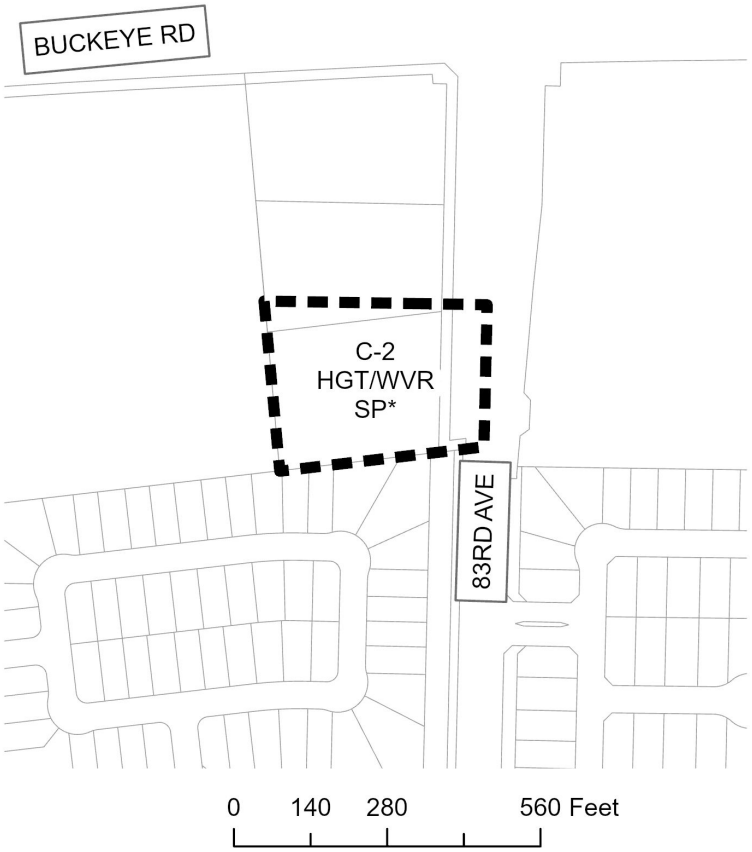
DRAFT

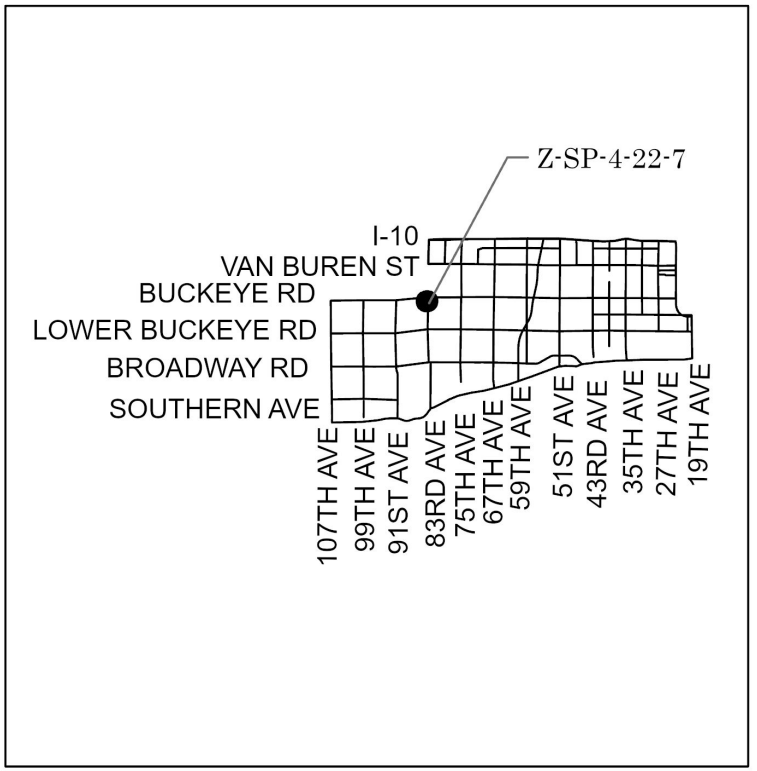
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-SP-4-22-7
Zoning Overlay: N/A
Planning Village: Estrella





NOT TO SCALE

N

Drawn Date: 10/4/2022

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City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 53

REQUEST TO CONTINUE (SEE ATTACHED MEMO) Public Hearing and Ordinance Adoption - Planning Hearing Officer Application PHO-1-22--Z-26-15-4 - Northwest Corner of Central Avenue and Pierson Street (Ordinance G-7053)

Request to hold a public hearing and authorize the City Manager, or his designee, to consider the Planning Commission recommendation by the City Council on matters heard by the Planning Hearing Officer on Aug. 17, 2022, and the Planning Commission on Oct. 6, 2022.

Summary

Application: PHO-1-22--Z-26-15-4
Existing Zoning: PUD
Acreage: 2.95

Owner: Kim Sperry, Omninet Central, LP
Applicant and Representative: Ed Bull, Burch & Cracchiolo, P.A.

Proposal:
1. Modification of Stipulation 5 regarding conditional approval upon development commencing within seven years.
2. Technical correction for Stipulation 2.

Concurrence/Previous Council Action

VPC Action: The Alhambra Village Planning Committee was scheduled to hear this request on July 26, 2022, but did not have a quorum.
PHO Action: The Planning Hearing Officer heard this case on Aug. 17, 2022, and recommended approval with additional stipulations.
Staff Recommendation: Approval, per the Planning Hearing Officer recommendation.
PC Action: The Planning Commission heard this case on Oct. 6, 2022, and recommended approval, per the Planning Hearing Officer recommendation, with an additional stipulation. See **Attachment C (PC Summary)** for the list of Planning Commission recommended stipulations.
The Planning Commission recommendation was appealed by a community member on Oct. 11, 2022.

Location
Northwest Corner of Central Avenue and Pierson Street
Council District: 4
Parcel Address: 4800, 4806, and 4820 N. Central Ave.; 11, 15, 21, and 25 W. Mariposa St.; and 6, 8, and 10 W. Pierson St.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager
Planning and Development Director

Date: October 26, 2022

From: Joshua Bednarek
Planning and Development Assistant Director

Subject: CONTINUANCE OF ITEM 52 ON THE NOVEMBER 2, 2022, PUBLIC HEARING/ FORMAL AGENDA – PHO-1-22--Z-26-15-4 (G-7053) – NORTHWEST CORNER OF CENTRAL AVENUE AND PIERSON STREET

Item 52, is a Public Hearing and Ordinance Adoption of a request to modify stipulations from an approved 2015 rezoning case. Modification of Stipulation case PHO-1-22--Z-26-15-4 is a request to modify stipulations for a 2.95-acre parcel located at the northwest corner of Central Avenue and Pierson Street for a proposed mixed-use development.

This request is to continue the item to December 7, 2022 due to a sign posting error.

Staff recommends continuing this item to the December 7, 2022 City Council Formal meeting.

Approved:

Alan Stephenson
Deputy City Manager/Planning and Development Director

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-26-15-4 PREVIOUSLY APPROVED BY ORDINANCE G-6089.

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning stipulations applicable located approximately at the northwest corner of Central Avenue and Pierson Street in a portion of Section 20, Township 2 North, Range 3 East, as described more specifically in Attachment “A”, are hereby modified to read as set forth below.

STIPULATIONS:

1. An updated Development Narrative for the Omninet - West PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 14, 2015.

2. The property owner shall provide a deposit in the amount of $50,000 into a Street Transportation Department escrow account at the City of Phoenix to be utilized for traffic calming measures in the Pierson Place Historic District. These funds may be contributed toward the purchase and installation of such devices as roundabouts, speed humps/cushions, or raised crosswalks (speed tables), limited turning, traffic diverters, gates or other such traffic calming or management tools for the area bounded by Central Avenue, Camelback Road,

7th Avenue, and the Grand Canal. Distribution of funds shall be at the mutual agreement of the five member neighborhood traffic team, the residents on affected streets, and the City of Phoenix Street~~s~~ TRANSPORTATION Department Safety and Neighborhood Traffic section. Owner may apply for reimbursement of escrow funds from the Street Transportation Department if no special petition has been submitted within 5 years from the issuance of a certificate of occupancy.

3. Developer shall install a monument proximate to the northwest corner of the site identifying the Pierson Place Historic District and facing toward the Light Rail station, as approved by the Planning and Development Department. The monument shall be similar to the existing Pierson Place Historic District Monument located proximate to the southwest corner of 3rd Avenue and Camelback Road, or as otherwise agreed upon by the developer and the Board of Directors of the Pierson Place Historic District.

4. The developer shall construct a directional retail driveway to direct retail traffic away from the neighborhood as approved by the Planning and Development Department.

5. IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.

6. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.

7. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33- FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.

8. ~~5.~~ The approval shall be conditioned upon development commencing within EIGHT (8) ~~seven (7)~~ years of the City Council approval of this change of zoning in accordance with Section 506.B.1 of the Phoenix Zoning Ordinance. (For purposes of this stipulation, development shall commence with the issuance of building permits and erection of building walls on site).

DRAFT

9. PRIOR TO OCCUPANCY, THE DEVELOPER MUST PROVIDE A QUALIFIED ENGINEER'S REPORT CERTIFYING THE AVERAGE ANNUAL INTERIOR NOISE EXPOSURE FOR ANY RESIDENTIAL UNIT OR ENCLOSED PUBLIC ASSEMBLY AREA WILL NOT EXCEED 45 DECIBELS.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6089 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6089 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of November, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

DRAFT

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:

_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A - Legal Description (2 Pages)
B - Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

THAT PORTION OF LOTS 46 TROUGH 56, STANLEY PLACE, RECORDED AS BOOK 18 OF MAPS, PAGE 21 LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING MARKED BY A STONE IN A HANDHOLE LYING SOUTH 89 42'53" EAST A DISTANCE OF 2664.89 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 20, SAID POINT BEING MARKED BY A BRASS CAP IN HANDHOLE;

THENCE SOUTH 00 00'00" EAST (BASIS OF BEARINGS) A DISTANCE OF 659.91 FEET TO THE CENTER POINT IN THE INTERSECTION OF CENTRAL AVENUE AND WEST PIERSON STREET, SAID POINT BEING MARKED BY 2 BRASS CAP REFERENCE MONUMENTS LYING NORTH 53 31'35"WEST A DISTANCE OF 59.09 FEET, AND SOUTH 55 54'14" WEST A DISTANCE OF 57.79 FEET;
THENCE NORTH 89 43'49" WEST 50.00 FEET;
THENCE NORTH 00 00'00" EAST PARALLEL WITH AND 50.00 FEET WEST OF THE NORTH- SOUTH MIDSECTION LINE OF SAID SECTION 20, 30.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 53, BEING MARKED BY A FOUND "X" IN CONCRETE AND THE POINT OF BEGINNING;

THENCE NORTH 89 43'49" WEST PARALLEL WITH AND 30.00 FEET NORTH OF THE CENTERLINE OF WEST PIERSON STREET, 379.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 56, BEING MARKED BY A 1/2" REBAR WITH CAP L#l34711;
THENCE NORTH 00 00'00" EAST 135.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 56, BEING MARKED BY A 1/2" REBAR WITH CAP L#41076;
THENCE NORTH 89 43'26" WEST 73.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 46, BEING MARKED BY A 1/2" REBAR WITH CAP L#41076;
THENCE NORTH 00 00'00" EAST 135.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 46, BEING MARKED BY A 1/2" REBAR WITH CAP LS#41076;
THENCE SOOTH 89 43'03" EAST 245.02 FEET BEING MARKED BY A 1/2" REBAR WITH CAP LS#38175;
THENCE SOUTH 62 41'29" EAST 79.57 FEET BEING MARKED BY A 1/2" REBAR WITH CAP LS#38175;
THENCE SOUTH 62 43'59" EAST 78.54 FEET BEING MARKED BY A 1/2" REBAR WITH CAP LS#39131;
THENCE SOUTH 60 22'32" EAST 25.98 FEET BEING MARKED BY A PK NAIL WITH TAG LS#38175;

DRAFT

THENCE SOUTH 57 07'28" EAST 26.07 FEET BEING MARKED A 1/2" REBAR WITH CAP LS#38168;
THENCE NORTH 89 59'52" EAST 7.65 FEET BEING MARKED BY A 1/2" REBAR WITH CAP LS#38175;
THENCE SOUTH 00 15'26" EAST 29.09 FEET BEING MARKED BY A WITNESS CORNER LYING 1.80 FEET EAST, SAID POINT BEING A "X" IN CONCRETE;
THENCE NORTH 89 59'51" EAST 14.22 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CENTRAL AVENUE, BEING MARKED BY A "X" IN CONCRETE; THENCE SOUTH 00 00'00" EAST PARALLEL WITH AND 50.00 FEET WEST OF THE NORTH- SOUTH MIDSECTION LINE, 142.42 FEET TO THE POINT OF BEGINNING.

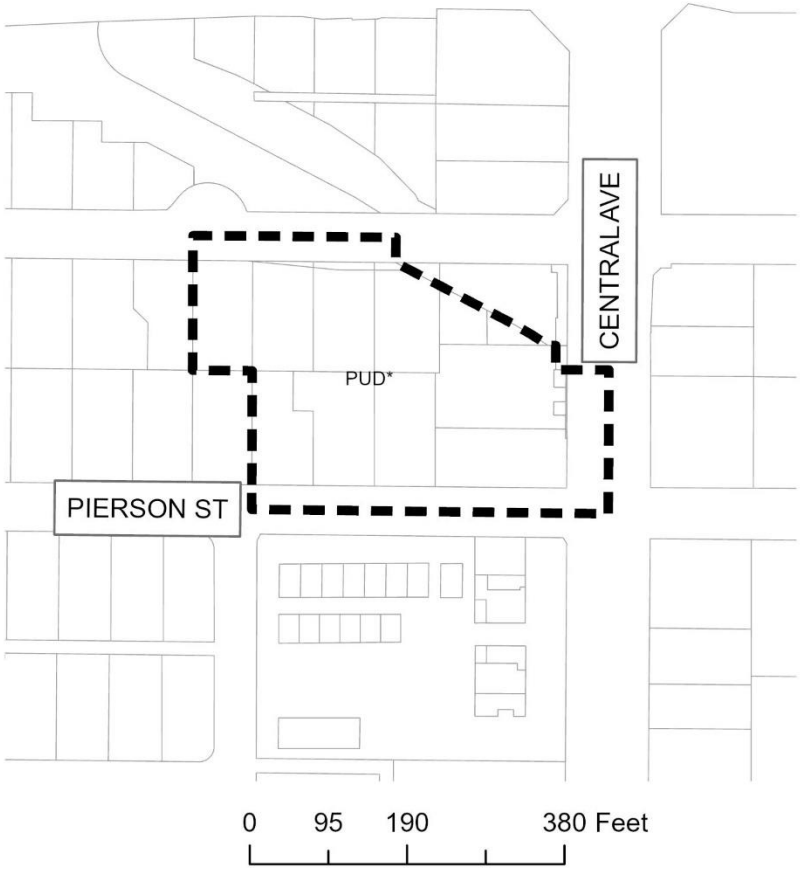
NET AREA OF PARCEL IS 100,792 S.F. OR 2.3139 ACRES MORE OR LESS

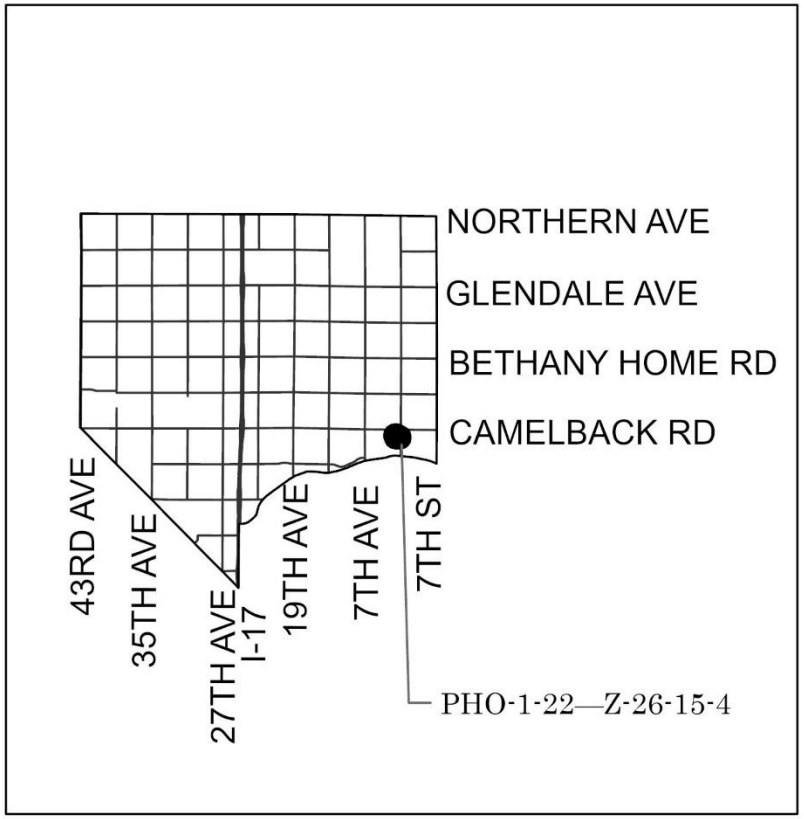
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: PHO-1-22—Z-26-15-4
Zoning Overlay: N/A
Planning Village: Alhambra





NOT TO SCALE

N

Drawn Date: 10/5/2022

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City of Phoenix

Staff Report: PHO-1-22--Z-26-15-4

APPLICATION #: PHO-1-22--Z-26-15-4

LOCATION: Northwest corner of Central Avenue and Pierson Street

EXISTING ZONING: PUD

ACREAGE: 2.95

REQUEST: 1) Modification of Stipulation 5 regarding conditional approval upon development commencing within seven years.
2) Technical correction for Stipulation 2.

APPLICANT: Ed Bull, Burch & Cracchiolo, PA

OWNER: Kim Sperry, Omninet Central, LP

REPRESENTATIVE: Ed Bull, Burch & Cracchiolo, PA

STAFF RECOMMENDATION

Approval with additional stipulations, as recommended by the Planning Hearing Officer.

PLANNING HEARING OFFICER RECOMMENDATION

The Planning Hearing Officer heard the request on August 17, 2022 and recommended approval with additional stipulations.

VILLAGE PLANNING COMMITTEE RECOMMENDATION

The Alhambra Village Planning Committee was scheduled to hear this request on July 26, 2022 but did not have a quorum.

BACKGROUND/ANALYSIS

The subject site consists of 2.95 gross acres located at the northwest corner of Central Avenue and Pierson Street and is zoned PUD (Planned Unit Development) for the Omninet - West PUD. The applicant requested a modification of Stipulation 5 regarding conditional approval upon development commencing within seven years. The

modification would allow an extension of one additional year to commence development. The applicant's narrative (Exhibit B) notes that the development has received preliminary site plan approval however delays regarding utility relocation and other necessary approvals will likely prevent the development from occurring within the stipulated timeframe.

The appellant argues in their appeal document (Exhibit A) that the proposed development has been significantly modified since the original approval of the Omninet-West PUD. They argue that these modifications no longer reflect the transit-oriented, walkable character of the original PUD. The appellant argues that the time extension should not be granted due to these modifications.

PREVIOUS HISTORY

On December 16, 2015, the Phoenix City Council approved Rezoning Case No. Z-26-15-4, a request to rezone approximately 3.53 gross acres located at the northwest corner of Central Avenue and Pierson Street from R-3 TOD-1 (Multifamily Residence District, Interim Transit-Oriented Zoning Overlay District One), R-5 TOD-1 (Multifamily Residence District, Interim Transit-Oriented Zoning Overlay District One), C-2 TOD-1 (Intermediate Commercial, Interim Transit-Oriented Zoning Overlay District One), and P-1 TOD-1 (Parking District, Interim Transit-Oriented Zoning Overlay District One) to PUD (Planned Unit Development), subject to stipulations (Exhibit E). This approval established the Omninet – West PUD.

The Omninet – West PUD, was intended to enable the redevelopment of the site with a mixed-use development consisting of multifamily residential and commercial uses. Maximum building setbacks for the site are 12 feet from Central Avenue, 30 feet from the Light Rail frontage, 10 feet from Mariposa and Pierson Streets. The minimum building setbacks for the western property line are five (5) feet for the south portion and 15 feet for the north portion. The maximum number of dwelling units is 286. The maximum building height is 56 feet. Design guidelines include requirements for pedestrian connectivity to the Camelback Road/ Central Avenue Light Rail Station, Pierson Street, and retail shops. Mixed use buildings are required to provide a community pool and other gathering areas on the second level. Building accents, materials, and details are required to be consistent with elements of the Walkable Urban Code and compatible with the adjacent Pierson Place Historic Neighborhood. Streetscape landscaping is required to conform with existing plans and guidelines for Central Avenue including the Central Avenue Beautification Plan and the Central Avenue Development Standards. The complete PUD Development Narrative is available online at https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases.

NEIGHBORHOOD CONCERNS

Public Correspondence

One letter of opposition was received regarding this request. Concerns expressed in the correspondence include the following:

- Modifications to proposed plans originally presented to the public during the hearing process for the original rezoning case.
- The permitted building height was contingent on features that have been modified or removed since the original approval.
- Changes to the development team associated with the project.

GENERAL PLAN LAND USE MAP DESIGNATION

Commercial and Residential 10 to 15 dwelling units per acre

CHARACTER OF SURROUNDING LAND USE

	Zoning	Land Use
On-site:	PUD	Vacant
North:	R-3, C-2 (App. C-2 HR)	Vacant Light Rail Station
South:	R-5 HR, C-2 HR	Multifamily Residential Commercial
East: (Across Central Avenue)	PUD	Mixed-Use Development
West:	R-3 HP, R-5	Single-Family Residential Multifamily Residential

PLANNING HEARING OFFICER FINDINGS

The Planning Hearing Officer's recommendation was based on the following findings:

1) The request to modify Stipulation 5 regarding conditional approval of development is recommended to be approved. The request will allow an additional year (an increase from 7 to 8 years total) to commence development. The applicant noted unexpected delays related to the ongoing pandemic and infrastructure issues.

2) The site is identified as archaeologically sensitive and three additional stipulations are recommended to be included to address requirements for archaeological survey and testing.

PLANNING HEARING OFFICER RECOMMENDED STIPULATIONS

1.	An updated Development Narrative for the Omninet - West PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 14, 2015.
2.	The property owner shall provide a deposit in the amount of $50,000 into a Street Transportation Department escrow account at the City of Phoenix to be utilized for traffic calming measures in the Pierson Place Historic District. These funds may be contributed toward the purchase and installation of such devices as roundabouts, speed humps/cushions, or raised crosswalks (speed tables), limited turning, traffic diverters, gates or other such traffic calming or management tools for the area bounded by Central Avenue, Camelback Road, 7th Avenue, and the Grand Canal. Distribution of funds shall be at the mutual agreement of the five member neighborhood traffic team, the residents on affected streets, and the City of Phoenix Streets TRANSPORTATION Department Safety and Neighborhood Traffic section. Owner may apply for reimbursement of escrow funds from the Street Transportation Department if no special petition has been submitted within 5 years from the issuance of a certificate of occupancy.
3.	Developer shall install a monument proximate to the northwest corner of the site identifying the Pierson Place Historic District and facing toward the Light Rail station, as approved by the Planning and Development Department. The monument shall be similar to the existing Pierson Place Historic District Monument located proximate to the southwest corner of 3rd Avenue and Camelback Road, or as otherwise agreed upon by the developer and the Board of Directors of the Pierson Place Historic District.
4.	The developer shall construct a directional retail driveway to direct retail traffic away from the neighborhood as approved by the Planning and Development Department.
5.	IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.

6.	IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.
7.	IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33- FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.
8. ~~5.~~	The approval shall be conditioned upon development commencing within EIGHT (8) ~~seven (7)~~ years of the City Council approval of this change of zoning in accordance with Section 506.B.1 of the Phoenix Zoning Ordinance. (For purposes of this stipulation, development shall commence with the issuance of building permits and erection of building walls on site).

Exhibits

A – Appeal Document (2 pages)
B – Applicant's Narrative (25 pages)
C – Aerial Map (1 page)
D – Zoning Map (1 page)
E – Recorded Ordinance from Rezoning Case No. Z-26-15 (6 pages)
F – Sketch Map from Rezoning Case No. Z-26-15 (1 page)
G – PHO Summary for PHO-1-22--Z-26-15-4 from August 17, 2022 (5 pages)

EXHIBIT A

PLANNING HEARING OFFICER APPEAL

I HEREBY REQUEST THAT THE PLANNING COMMISSION/CITY COUNCIL HOLD A PUBLIC HEARING ON:

CASE NUMBER:	**PHO-1-22--Z-26-15-4**		
LOCATION:	Northwest corner of Central Avenue and Pierson Street		
PHO HEARING DATE:	August 17, 2022	**RECEIVED:**	August 24, 2022
APPEALED BY:	☒ Opposition	☐ Applicant	
APPEALED TO:	**PLANNING COMMISSION**	October 6, 2022	
		TENTATIVE DATE	
	CITY COUNCIL	November 2, 2022	
		TENTATIVE DATE	
APPELLANT NAME AND ADDRESS/EMAIL:		**PHONE:**	
Ken Waters 126 West Pierson Street Phoenix, AZ 85013 kennywaters602@gmail.com		602-373-1902	
RECEIPT NUMBER:	N/A		
REASON FOR REQUEST:			
The applicant is asking for an extension of zoning. That was granted by the Village, PC and Council; but they have significantly modified the TOD/WU centric plan, specifically the commercial/walkable urban “mix-use” portion . They presented to AVPC, PC, neighbors, and Council, making it undeserving of an extension.			
TAKEN BY:	Greg Harmon		

c: Alan Stephenson
Joshua Bednarek
Tricia Gomes
Racelle Escolar
Adam Stranieri
Greg Harmon
Brad Wylam
Victoria Cipolla-Murillo
Julie Garcia
Ben Ernyei - Posting
GIS Team

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

CITY OF PHOENIX
AUG 24 2022
Planning & Development Department

The **PLANNING HEARING OFFICER** agenda for ***August 17, 2022*** is attached.

The City Council May Ratify the Recommendation of the Planning Hearing Officer on *September 21, 2022* Without Further Hearing Unless:

- **A REQUEST FOR A HEARING BY THE PLANNING COMMISSION** is filed by 5:00 p.m. on ***August 24, 2022***. (There is a **$630 fee** for hearings requested by the applicant.)

  Any member of the public may, within seven (7) days after the Planning Hearing Officer's action, request a hearing by the Planning Commission on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m. on ***August 24, 2022***.

APPEAL FORM

I HEREBY REQUEST THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING ON:

PHO-1-22--Z-26-15-4
APPLICATION NO.

Northwest corner of Central Avenue and Pierson Street
LOCATION OF APPLICATION PROPERTY

Ken Waters
NAME (PLEASE PRINT)

☒ OPPOSITION ☐ APPLICANT

126 W. Pierson St.
STREET ADDRESS

Phoenix AZ 85013
CITY, STATE AND ZIP CODE

602 373-1902
TELEPHONE NO

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THE SCHEDULED HEARING DATE AS FOLLOWS:

APPEALED FROM *August 17, 2022* (DATE) **PHO HEARING TO** 10/6/2022 (DATE) **PC HEARING**

SIGNATURE: Ken Waters DATE: 8-24-2022

REASON FOR APPEAL: The applicant is asking for an extension of Zoning That was granted by The Village, PC, and council but They have significantly modified The T.O.D./W.U. centric plan, specifically The commercial/walkable Urban "mix-use" portion They presented To AVPC, PC, neighbors and council making it undeserving of an extension.

APPEALS MUST BE FILED IN PERSON AT THE 2ND FLOOR ZONING COUNTER, 200 W. WASHINGTON STREET, 602-262-7131, Option 6

PLANNER TAKING APPEAL: GH

Copies to: Case File | PHO Planner – Bradley Wylam | PHO Secretary – Vikki Cipolla-Murillo

EXHIBIT B

BURCH & CRACCHIOLO

EDWIN C. BULL
DIRECT LINE: 602.234.9913
EMAIL: EBULL@BCATTORNEYS.COM

BRIAN GREATHOUSE
DIRECT LINE: 602.234.9903
EMAIL:BGREATHOUSE@BCATTORNEYS.COM

ALICIA M. BULL
DIRECT LINE: 602.234.8747
EMAIL: ABULL@BCATTORNEYS.COM

June 8, 2022

Mr. Adam Stranieri
Planning Hearing Officer
City of Phoenix
Planning and Development Department
200 W. Washington St., 2nd Floor
Phoenix, Arizona. 85003

Re: PHO Stipulation Modification Request for Z-26-15-4 (Stipulation 5)
Northwest Corner of Central Avenue and Pierson Street

Dear Mr. Stranieri:

On behalf of RangeWater Real Estate, LLC ("RangeWater"), who is the developer of the property located at the northwest corner of Central Avenue and Pierson Street ("Site"), we request the PHO's approval to modify Stipulation #5 (Z-26-15-4) to facilitate the development of a multi-family community on this infill redevelopment Site. *See* **Exhibit 1**, Aerial Map identifying the Site. Preliminary Site Plan ("PSP") approval was received on April 29, 2022. RangeWater's consultant team is currently preparing Final Site Plan and Improvement Plans for permitting.

The Site is zoned PUD (Planned Unit Development). *See* **Exhibit 2**, Zoning Map. In 2015, the City Council approved the rezoning for this vacant infill Site for a high quality multi-family development along the light rail corridor, subject to 5 stipulations of approval. *See* **Exhibit 3**, Ordinance G-6089.

We are not requesting a Rezoning, nor are we requesting an increase in building height or additional density. Rather, we are requesting modification of Stipulation 5 to extend the deadline to commence development for one additional year (8 years to commence development) to allow the time necessary for RangeWater to continue processing improvement plans, obtain permits, and commence development on the Site.

The proposed Stipulation modification is below:

5. THE APPROVAL SHALL BE CONDITIONED UPON DEVELOPMENT COMMENCING WITHIN EIGHT (8) ~~SEVEN (7)~~ YEARS OF THE CITY COUNCIL APPROVAL OF THIS

CHANGE OF ZONING IN ACCORDANCE WITH SECTION 506.B.1 OF THE PHOENIX ZONING ORDINANCE (FOR PURPOSES OF THIS STIPULATION, DEVELOPMENT SHALL COMMENCE WITH THE ISSUANCE OF BUILDING PERMITS AND ERECTION OF BUILDING WALLS ON SITE).

Providing a multi-family community with retail space will provide greater residential variety and shopping/entertainment/dining options for those living and/or working in the area. The City Council has already approved the rezoning and RangeWater is not requesting any additional entitlements – no increases to building height, building size or density. RangeWater is simply requesting additional time to commence the approved multi-family development that will benefit the area by providing a viable and sustainable use on this infill redevelopment Site along the Light Rail Corridor next to the Camelback and Central Light Rail Station.

RangeWater is a national builder and committed to seeing this development built and filled with tenants. However, a series of challenges and difficult circumstances have caused ongoing delays that will likely prevent RangeWater from commencing development within the 7 years provided in Stipulation 5. The challenges started several years ago and the development was put on hold with the COVID-19 pandemic.

The owner of the Site, Omninet, is selling the Site to RangeWater to build out the Site as originally envisioned during the original PUD Zoning approvals. RangeWater filed an Option 1 Site Plan Pre-Application ("Pre-App") on June 29, 2021. The Pre-App Option 1 meeting took place on August 2, 2021. Three primary issues needed to be solved prior to Pre-App approval to move forward to a PSP Application. First, a fire lane along the light rail needed to be removed, which required coordination with the Fire Department. Second, a private irrigation structure fed off SRP's irrigation facilities needed to be relocated from the ROW and onsite irrigation lines needed to be relocated, which required coordination with the Streets Department and downstream irrigation users. Third, PUE abandonments needed to be Conditionally Approved prior to PSP approval. These issues were resolved prior to RangeWater filing an Option 2 Pre-App, which was placed on Time Extension on February 24, 2022. After receiving conditional approval of abandonments on the Site, RangeWater received PSP approval on April 29, 2022.

While RangeWater has received PSP approval and is working diligently to keep the development moving forward, there are various complications that may extend the permit issuance and construction start dates beyond the 7-year deadline. For example, the ongoing abandonment delay delayed the submission of the Civil CD set of drawings until May 3, 2022. It is our understanding that the City's improvement plan review and approval process is taking approximately 20 weeks and may take as long as 26 weeks. Further, because of the Improvement Plan delays, APS facility relocation is also delayed. RangeWater is hoping to start the APS electrical line removal and relocation by September 1, 2022 with a completion date of November 15, 2022, but cannot commence the APS relocation without Improvement Plan approvals from the City. Delayed approval will also delay the required SRP irrigation line relocation, data and phone line relocation and gas line relocation, all of which need to be completed before RangeWater can start excavating for the planned underground parking garage.

RangeWater hopes to pull permits and be underway with erecting building walls in less than one year; however, an extension of one year to commence development is appropriate and necessary given the numerous challenges experienced since RangeWater began the PSP process. Without the extension, Uptown Phoenix may lose out on this quality development from an experienced builder. The area and residents will benefit from seeing this now vacant, infill redevelopment Site developed with a modern, pedestrian-friendly multi-family community along the Light Rail Corridor.

Referring to the Site Plan at **Exhibit 4**, RangeWater is proposing to develop a multi-family development incorporating an approximately 3,125 SF retail space and an approximately 237-unit mix of studio, 1-bedroom and 2-bedroom units. The proposed development will be a valuable addition to the area and an appropriate use for this infill redevelopment Site.

Consistent with RangeWater's national experience, the proposed development will incorporate high-quality materials, intriguing architectural design features, attractive landscaping and numerous amenities. As shown in the Elevations and Materials Board at **Exhibits 5 and 6,** respectively, varying roof heights, balconies of different sizes, contrasting but complimentary colors, varying wall depths and an assortment of building materials will create visual interest consistent with nearby developments. The development's ground floor landscaping will enhance the pedestrian experience by offering attractive greenery and shade trees along the pedestrian connections located around the perimeter of the building. *See* Landscape Plans at **Exhibit 7**. Moreover, the development's connection with the public and streetscape will be further enhanced by the ground level placement of retail space, co-workspace and lobby/leasing office. Additional amenities, such as fitness center, pool and cabanas, multiple ramadas and barbecue areas, turf area, fire pits and outdoor sitting areas are provided throughout the community. *See* **Exhibit 4**.

In addition, $50,000 has been deposited into a Street Transportation Department escrow account at the City of Phoenix to be used for traffic calming measures in the Pierson Place Historic District as required by Stipulation 2 from the 2015 zoning approval. RangeWater has already demonstrated its commitment to developing the Site through its considerable investment of time and resources. RangeWater has already spent approximately $1.7 million in pre-development planning, architecture, engineering and nonrefundable deposits. By August, RangeWater projects it will have invested approximately $2.7 million, including nonrefundable deposits. However, as a result of the delays, RangeWater has requested to extend the closing date. Assuming the seller agrees to the extension, RangeWater anticipates it will invest approximately $3.5 million, including nonrefundable deposits, by December 2022.

RangeWater's request to modify Stipulation 5 is appropriate and necessary to ensure this infill redevelopment Site is redeveloped with the already approved multi-family community. This quality redevelopment is a viable and sustainable use for this now vacant, infill Site and will provide much-needed housing variety and retail options for members of the downtown community. Please contact Ed Bull (602-234-9913, ebull@bcattorneys.com), Brian Greathouse (602-234-9903,

bgreathouse@bcattorneys.com), Ali Bull (602-234-8747, abull@bcattorneys.com) or Ricki Horowitz (602-234-8728, rhorowitz@bcattorneys.com) if you have questions or need additional information. Thank you for your help and consideration.

Very truly yours,

BURCH & CRACCHIOLO, P.A.

Ed Bull, Brian Greathouse and Ali Bull
For the Firm

ECB/jc

Exhibit 1


155-28-079
155-28-081A
155-28-408
155-28-086A
155-28-084C
155-28-080A
N CENTRAL AVE
155-28-114C
155-28-107A
155-28-106A
155-28-108B
155-28-109B
155-28-110B
155-28-111C
155-28-114B
155-28-113A
SITE
155-28-115F
155-28-123
155-28-122
155-28-121
155-28-120A
155-28-119A
155-28-118
155-28-117B
W Pierson St
W Pierson St
LANDMARK TOWERS
CONDOMINIUM
BUILDING B AMD
155-28-398
155-28-274
155-28-696
155-28-021
155-28-023
155-28-025
155-27-032C
155-27-032D
155-27-033
155-27-052
26*

Exhibit 2

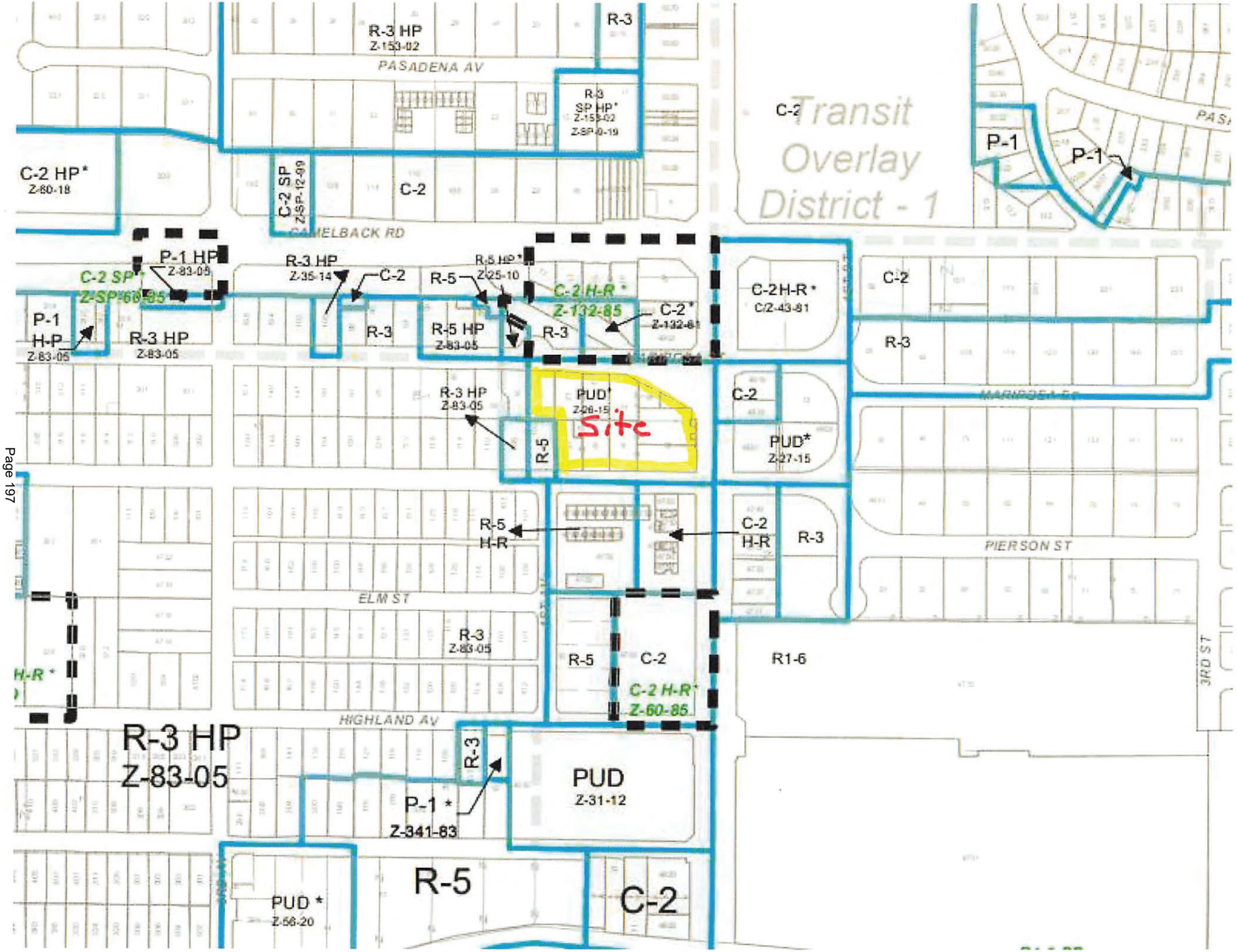

R-3 HP
Z-153-02
R-3
PASADENA AV
R-3
SP HP*
Z-153-02
Z-SP-9-19
C-2
Transit
Overlay
District - 1
P-1
P-1
C-2 HP*
Z-80-18
C-2 SP
Z-SP-12-99
C-2
CAMELBACK RD
P-1 HP
Z-83-05
C-2 SP*
Z-SP-60-85
P-1
H-P
Z-83-05
R-3 HP
Z-83-05
R-3 HP
Z-35-14
C-2
R-5
R-5 HP*
Z-25-10
C-2 H-R*
Z-132-85
C-2*
Z-132-85
R-3
R-5 HP
Z-83-05
R-3
C-2 H-R*
C/Z-43-91
C-2
R-3
MARIPOSA
R-3 HP
Z-83-05
PUD*
Z-26-15
Site
C-2
PUD*
Z-27-15
R-5
R-5
H-R
C-2
H-R
R-3
PIERSON ST
ELM ST
R-3
Z-83-05
R-5
C-2
R1-6
C-2 H-R*
Z-60-85
3RD ST
HIGHLAND AV
R-3 HP
Z-83-05
R-3
PUD
Z-31-12
P-1 *
Z-341-83
R-5
C-2
PUD *
Z-56-20

Exhibit 3

OFFICAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20150908025 12/24/2015 09:36 #6089G
ELECTRONIC RECORDING (6 pages)

ORDINANCE G-6089

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREIN (CASE Z-26-15-4) FROM C-2 TOD-1 (1.59 ACRES), R-3 TOD-1 (0.82 ACRES), R-5 TOD-1 (0.56 ACRES), & P-1 TOD-1 (0.56 ACRES) TO PUD (PLANNED UNIT DEVELOPMENT – 3.53 ACRES).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1: The zoning of an approximately 3.53 acre property located at the northwest corner of Central Avenue and Pierson Street in a portion of Section 20, Township 4 North, Range 3 East, as described more specifically in Attachment "A", is hereby changed from C-2 TOD-1 (1.59 Acres), R-3 TOD-1 (0.82 Acres), R-5 TOD-1 (0.56 Acres), & P-1 TOD-1 (0.56 Acres) to PUD (Planned Unit Development – 3.53 Acres).

SECTION 2: The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Attachment "B".

SECTION 3: Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to compliance with the PUD

narrative and the following stipulations, violation of which shall be treated in the same manner as a violation of the

City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Omninet – West PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 14, 2015.

2. The property owner shall provide a deposit in the amount of $50,000 into a Street Transportation Department escrow account at the City of Phoenix to be utilized for traffic calming measures in the Pierson Place Historic District. These funds may be contributed toward the purchase and installation of such devices as roundabouts, speed humps/cushions, or raised crosswalks (speed tables), limited turning, traffic diverters, GATES or other such traffic calming or management tools for the area bounded by Central Avenue, Camelback Road, 7th Avenue, and the Grand Canal. Distribution of funds shall be at the mutual agreement of the FIVE MEMBER NEIGHBORHOOD TRAFFIC TEAM ~~Board of Directors of Pierson Place Historic District~~, the residents on affected streets and the City of Phoenix Streets Department Safety and Neighborhood Traffic section~~, in accordance with all procedures required by the city~~. Owner may apply for reimbursement of escrow funds from the Street Transportation Department if no ~~formal~~ SPECIAL petition has been submitted within ~~3~~ 5 years from the issuance of a certificate of occupancy. ~~The Street Transportation Department may study any potential traffic impacts concurrent with construction to expedite the study process and construction of any traffic mitigation measures as approved by the Street Transportation Department.~~

3. Developer shall install a monument proximate to the northwest corner of the site identifying the Pierson Place Historic District and facing toward the Light Rail station, as approved by the Planning and Development Department. The monument shall be similar to the existing Pierson Place Historic District Monument located proximate to the southwest corner of 3rd Avenue and Camelback Road, or as otherwise agreed upon by the developer and the Board of Directors of the Pierson Place Historic District.

4. THE DEVELOPER SHALL CONSTRUCT A DIRECTIONAL RETAIL DRIVEWAY TO DIRECT RETAIL TRAFFIC AWAY FROM THE NEIGHBORHOOD AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

5. THE APPROVAL SHALL BE CONDITIONED UPON DEVELOPMENT COMMENCING WITHIN SEVEN (7) YEARS OF THE CITY COUNCIL APPROVAL OF THIS CHANGE OF ZONING IN ACCORDANCE WITH SECTION 506.B.1 OF THE PHOENIX ZONING ORDINANCE. (FOR PURPOSES OF THIS STIPULATION, DEVELOPMENT SHALL COMMENCE WITH THE ISSUANCE OF BUILDING PERMITS AND ERECTION OF BUILDING WALLS ON SITE).

SECTION 4: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 16th day of December, 2015.

MAYOR

ATTEST:

ACTING
City Clerk

APPROVED AS TO FORM:

Acting City Attorney

REVIEWED BY:

ACTING
City Manager

PML:efl/1212825v1: (CM#68)(Item#93) 12/16/15

Attachments:
A - Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-26-15-4

THAT PORTION OF LOTS 46 TROUGH 56, STANLEY PLACE, RECORDED AS BOOK 18 OF MAPS, PAGE 21 LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING MARKED BY A STONE IN A HANDHOLE LYING SOUTH 89 42'53" EAST A DISTANCE OF 2664.89 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 20, SAID POINT BEING MARKED BY A BRASS CAP IN HANDHOLE;

THENCE SOUTH 00 00'00" EAST (BASIS OF BEARINGS) A DISTANCE OF 659.91 FEET TO THE CENTER POINT IN THE INTERSECTION OF CENTRAL AVENUE AND WEST PIERSON STREET, SAID POINT BEING MARKED BY 2 BRASS CAP REFERENCE MONUMENTS LYING NORTH 53 31'35" WEST A DISTANCE OF 59.09 FEET, AND SOUTH 55 54'14" WEST A DISTANCE OF 57.79 FEET;
THENCE NORTH 89 43'49" WEST 50.00 FEET;
THENCE NORTH 00 00'00" EAST PARALLEL WITH AND 50.00 FEET WEST OF THE NORTH- SOUTH MIDSECTION LINE OF SAID SECTION 20, 30.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 53, BEING MARKED BY A FOUND "X" IN CONCRETE AND THE POINT OF BEGINNING;

THENCE NORTH 89 43'49" WEST PARALLEL WITH AND 30.00 FEET NORTH OF THE CENTERLINE OF WEST PIERSON STREET, 379.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 56, BEING MARKED BY A 1/2" REBAR WITH CAP L#I34711;
THENCE NORTH 00 00'00" EAST 135.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 56, BEING MARKED BY A 1/2" REBAR WITH CAP L#41076;
THENCE NORTH 89 43'26" WEST 73.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 46, BEING MARKED BY A 1/2" REBAR WITH CAP L#41076;
THENCE NORTH 00 00'00" EAST 135.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 46, BEING MARKED BY A 1/2" REBAR WITH CAP LS#41076;
THENCE SOOTH 89 43'03" EAST 245.02 FEET BEING MARKED BY A 1/2" REBAR WITH CAP LS#38175;
THENCE SOUTH 62 41'29" EAST 79.57 FEET BEING MARKED BY A 1/2" REBAR WITH CAP LS#38175;
THENCE SOUTH 62 43'59" EAST 78.54 FEET BEING MARKED BY A 1/2" REBAR WITH CAP LS#39131;
THENCE SOUTH 60 22'32" EAST 25.98 FEET BEING MARKED BY A PK NAIL WITH TAG LS#38175;

THENCE SOUTH 57 07'28" EAST 26.07 FEET BEING MARKED A 1/2" REBAR WITH CAP LS#38168;
THENCE NORTH 89 59'52" EAST 7.65 FEET BEING MARKED BY A 1/2" REBAR WITH CAP LS#38175;
THENCE SOUTH 00 15'26" EAST 29.09 FEET BEING MARKED BY A WITNESS CORNER LYING 1.80 FEET EAST, SAID POINT BEING A "X" IN CONCRETE;
THENCE NORTH 89 59'51" EAST 14.22 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CENTRAL AVENUE, BEING MARKED BY A "X" IN CONCRETE;
THENCE SOUTH 00 00'00" EAST PARALLEL WITH AND 50.00 FEET WEST OF THE NORTH- SOUTH MIDSECTION LINE, 142.42 FEET TO THE POINT OF BEGINNING.

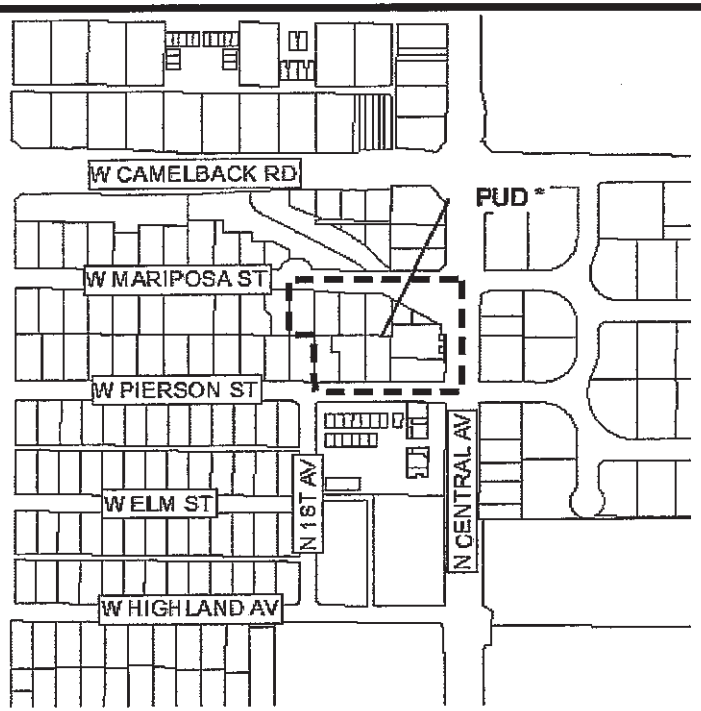
NET AREA OF PARCEL IS 100,792 S.F. OR 2.3139 ACRES MORE OR LESS

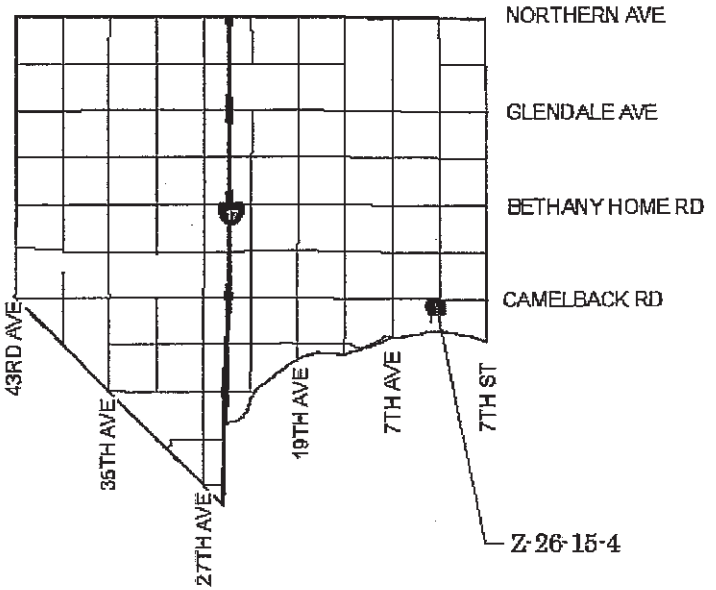
ORDINANCE LOCATION MAP

ATTACHMENT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ▬ ▬ ▬ ▬

Zoning Case Number: Z-26-15-4
Zoning Overlay: N/A
Planning Village: Alhambra





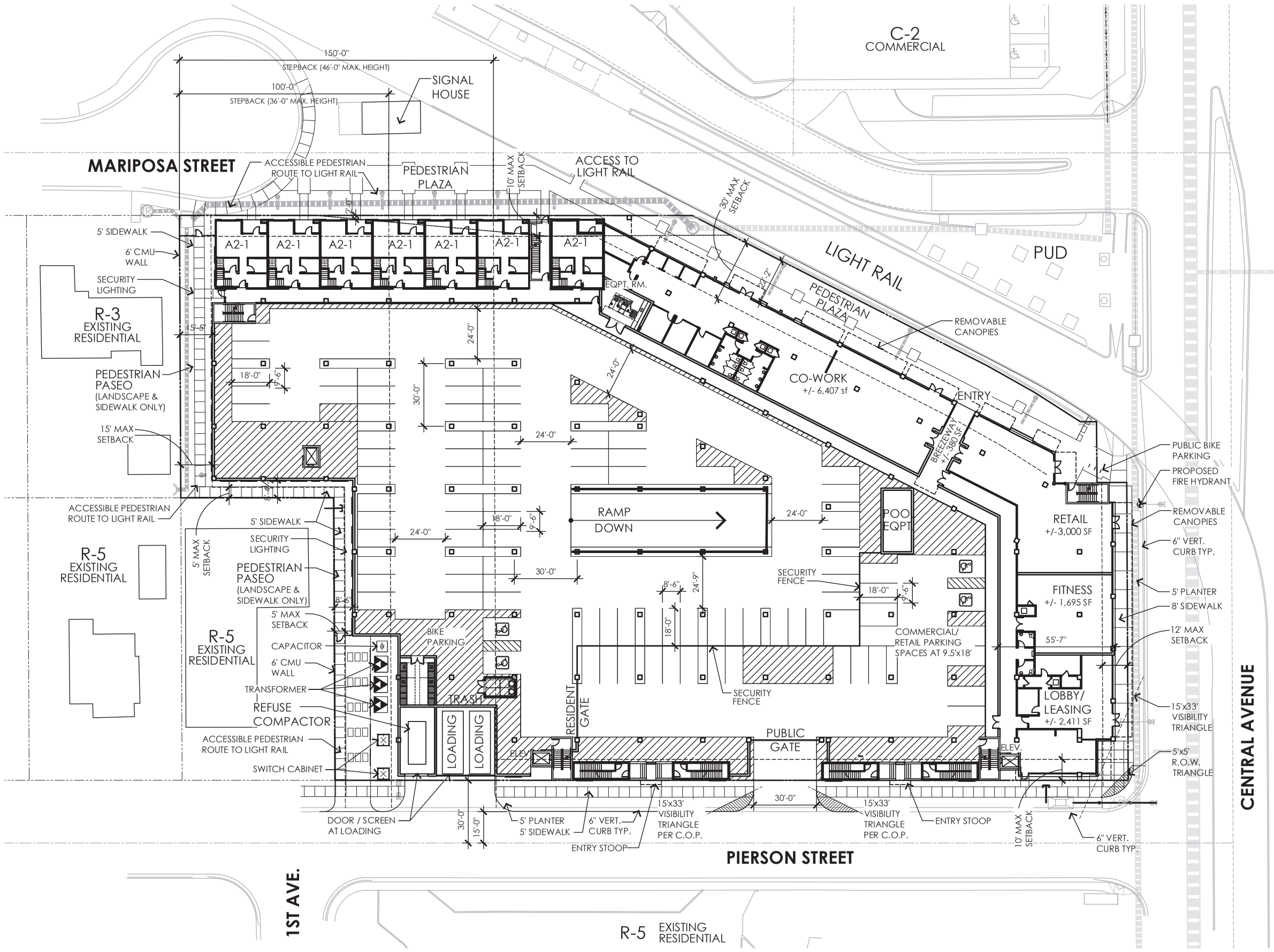
NOT TO SCALE

N

Drawn Date: 11/12/2015

N:\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2015 Ord\Formal_Dec_2_2015\Z-26-15-4.mxd

Exhibit 4



SITE DATA

ASSESSOR'S PARCEL NO. 155-28-108A, 108B, 109A, 109B, 110A, 110B, 111B, 111C, 113A, 114B, 115B, 115C, 115D, 115E, 115F, 117A, 117B, 118, 119A, 120A

PROJECT ADDRESS
4806 N CENTRAL AVE (NWC CENTRAL AVE & PIERSON ST)
PHOENIX, ARIZONA

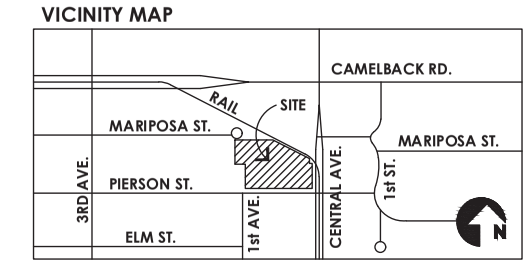
OWNER:
RANGEWATER REAL ESTATE
2871 N SPEER BLVD.
DENVER, CO 80211
CONTACT: KIMBERLY SPERRY
(303) 909-0410

DESIGN PROFESSIONAL:
TODD & ASSOCIATES, INC.
4019 NORTH 44th STREET
PHOENIX, AZ. 85018
CONTACT - DENISE ANDREAS
(602) 952-8280

PARKING STANDARDS

PARKING STALL TYP. (RETAIL)	9'-6" x 18'-0"
PARKING STALL TYP. (RESIDENTIAL)	8'-6" x 18'-0"
ACCESSIBLE PARKING STALL	11'-0" x 18'-0"
ACCESSIBLE PARKING RATIO	2% x 261 = 7 P.S.
PARKING DRIVE AISLE WIDTH	24'-0" MIN.
FIRE TURNING RADII	35' IN / 55' OUT
LOADING AREAS (2 PROVIDED)	10' x 30' MIN.

VICINITY MAP



ASSUMPTIONS:

1. IT IS THE INTENTION OF THE APPLICANT TO ACCOMMODATE ELEMENTS OF THE WALKABLE URBAN CODE (WU CODE) IN THE DEVELOPMENT OF THIS PROJECT.
2. ASSUMES THAT FIRE DEPARTMENT WILL APPROVE HOSE PULL LENGTH OF UP TO 350 FEET FROM THE FIRE ACCESS DRIVE.
3. ASSUMES THAT STORM WATER WILL BE STORED IN UNDERGROUND FACILITIES.
4. ASSUMES THAT ALL EXISTING EASEMENTS CAN BE MODIFIED OR ABANDONED.

GENERAL NOTES:

1. LIGHTING PER CENTRAL AVENUE BEAUTIFICATION PLAN P897157. SIDEWALKS PER CENTRAL AVENUE DEVELOPMENT STANDARDS AS MODIFIED BY REINVENT PHX. UPTOWN TOD POLICY AND WU CODE.
2. ALTERNATIVE PAVING PROVIDED ON SITE TO REDUCE HEAT ISLAND.
3. SEE EXTERIOR ELEVATIONS FOR BUILDING HEIGHTS AND STEP BACKS, STOREFRONT, PATIO, ARCADE ETC.
4. REFER TO EXTERIOR ELEVATIONS FOR GLAZING PERCENTAGES OF MIN. 75% AT RETAIL / STOREFRONT AND MIN. 25% RESIDENTIAL UNITS.
5. PIERSON STREET PEDESTRIAN PASEO CONNECTION TO LIGHT RAIL.
6. PROVIDE LIGHT RAIL AND PATHWAY RELATED SIGNAGE AT PASEO ENTRANCES.
7. NFPA 13 SPRINKLER SYSTEM REQUIRED.
8. FIRE FLOW TEST REQUIREMENTS APPLY TO THIS PROJECT. THIS PROJECT WILL COMPLY WITH THE 2018 PFC SECTION 507, 507.2.1.1 (HYDRAULIC CALCULATIONS), 507.3 (REQUIRED WATER SUPPLY FOR FIRE PROTECTION) AND APPENDIX B.
9. NO CONTROLLED ACCESS/ SECURITY BARRIERS ARE PLACED ACROSS ANY FIRE APPARATUS ACCESS ROAD AT THIS PROJECT.
10. THE 2018 PFC SECTION 503.3 MARKING CODE APPLIES TO THIS PROJECT. THIS SECTION REFERS TO FIRE CODE OFFICIAL APPROVED SIGNAGE AND MARKINGS AS THEY RELATE TO FIRE APPARATUS ACCESS ROADS.

SITE AREA

GROSS SITE AREA	3.53 AC (153,766.8 SF)
NET SITE AREA	2.31 AC (100,623.6 SF)

ZONING

EXISTING ZONING (CASE # Z-26-15-4)	PUD
PROPOSED ZONING	PUD

DENSITY

MAXIMUM DWELLING UNITS ALLOWED	286 DU
ALLOWED (286 DU)	±81.02 DU/AC
PROPOSED (248 DU)	±70.25 DU/AC

LOT COVERAGE

ALLOWED	90.0%
PROPOSED	87.6%

BUILDING FOOTPRINT: 88,179.3 SF
NET AREA: 100,623.6 SF
88,179.3 SF / 100,623.6 SF = 87.6%

BUILDING HEIGHT

ALLOWED	56' MAXIMUM BUILDING HEIGHT
PROPOSED	5 STORIES ABOVE GRADE - 56' MAX.

BUILDING TYPE

PODIUM:	TYPE I
2ND TO 5TH FLOOR:	TYPE V-A

BUILDING SETBACKS

PRIMARY FRONTAGE	
CENTRAL AVE.	12' MAXIMUM
LIGHT RAIL	30' MAXIMUM
MARIPOSA & PIERSON STREETS	10' MAXIMUM
WEST PROPERTY LINE	
NORTH PORTION OF THE SITE	15' MINIMUM
SOUTH PORTION OF THE SITE	5' MINIMUM

UNIT AREAS:
APARTMENTS - NET UNIT AREAS

	UNIT TYPE	NET RENTABLE AREA - UNIT	#DU	RATIO	NET RENTABLE
S	STUDIO (NO BALCONY/JULIET)	590 SF	27	11%	15,930 SF
S1	STUDIO (NO BALCONY/JULIET)	540 SF	1	0%	540 SF
S2	STUDIO (NO BALCONY/JULIET)	527 SF	6	3%	3,162 SF
S3	STUDIO (NO BALCONY)	553 SF	3	1%	1,659 SF
S4	STUDIO (NO BALCONY/JULIET)	609 SF	1	0%	609 SF
S5	STUDIO (NO BALCONY/JULIET)	643 SF	4	2%	2,572 SF
TOTAL STUDIOS			**42**	**19%**	**24,472 SF**
A1	1 BED (INSIDE CORNER)	774 SF	53	22%	41,022 SF
A2	1 BED/LIVE/WORK	1,509 SF	6	3%	9,054 SF
A3	1 BED (NO BALCONY/JULIET)	820 SF	97	41%	79,540 SF
A4	1 BEDROOM (STOOP UNIT)	845 SF	4	2%	3,380 SF
A5	1 BEDROOM (END UNIT)	962 SF	4	2%	3,848 SF
A6	1 BEDROOM (END UNIT)	924 SF	4	2%	19,680 SF
TOTAL 1 BEDROOM			**168**	**71%**	**140,540 SF**
B1	2 BED (INSIDE CORNER)	1,087 SF	10	4%	10,870 SF
B2	2 BED (NO BALCONY/JULIET)	1,115 SF	7	3%	7,805 SF
B3	2 BED (NO BALCONY/JULIET)	1,058 SF	4	2%	4,232 SF
B4	2 BED (END UNIT)	1,273 SF	4	2%	5,092 SF
B5	2 BED (LIVE/WORK)	1,910 SF	1	0%	1,910 SF
TOTAL 2 BEDROOM			**26**	**10%**	**29,909 SF**
SUB-TOTAL (UNIT)			**236**		**194,921 SF**
RETAIL (ON CENTRAL AVE.)					3,000 SF
AMENITIES (FITNESS/LEASING/CO-WORK)					10,513 SF
TOTAL (UNIT/RETAIL/AMENITIES)					**208,338 SF**

REQUIRED PARKING

RETAIL:	3,000 SF / 375 SF/P.S.	8 P.S.
STUDIO	42 x 1.0 P.S./DU	42 P.S.
1 BEDROOM	168 x 1.5 P.S./DU	252 P.S.
2 BEDROOM	26 x 1.5 P.S./DU	39 P.S.
TOTAL	236 DU	341 P.S.
25% REDUCTION TOTAL - RESIDENTIAL (REQUIRED):		**256 P.S.** (1.08 P.S./ DU)
RETAIL:	3,000 SF / 375 SF/P.S.	8 P.S.
15% REDUCTION TOTAL - RETAIL (REQUIRED):		**7 P.S.**
TOTAL (REQUIRED):		**263 P.S.**

PROVIDED PARKING

GROUND LEVEL GARAGE	±92 P.S.
BASEMENT LEVEL	±191 P.S.
TOTAL PROVIDED PARKING	**283 P.S.** (1.20 P.S./ DU)
PROVIDED PARKING FOR RETAIL:	±8 P.S.
PROVIDED PARKING FOR RESIDENTIAL:	±267 P.S.

REQUIRED ACCESSIBLE PARKING

REQUIRED:	236 DU x 0.2	5 P.S.
RETAIL		2 P.S.
TOTAL		7 P.S.

PROVIDED ACCESSIBLE PARKING

TOTAL	**8 P.S.** (1 VAN)

REQUIRED BIKE PARKING

RETAIL:	1 BIKE P.S. / 25 VEHICLE P.S. 25 MAX.	1 P.S.
RESIDENTIAL UNITS	0.25 BIKE P.S./DU 50 MAX.	50 P.S.
TOTAL BIKE P.S.:		**51 P.S.**

PROVIDED BIKE PARKING

RETAIL:	1 P.S.
RESIDENTIAL UNITS	50 P.S.
TOTAL	51 P.S.

BUILDING AREAS (GROSS)

RESIDENTIAL UNITS	± 256,186 SF
RETAIL (ON CENTRAL)	± 2,904 SF
AMENITIES (FITNESS/LEASING/CO-WORK)	± 10,513 SF
GARAGE	± 148,037 SF
TOTAL BUILDING	± 417,640 SF

SITE PLAN NOTES:

1. Development and use of this site will conform with all applicable codes and ordinances.
2. All new or relocated utilities will be placed underground.
3. Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side of the driveways entrances will be maintained at a maximum height of 3'.
4. Structures and landscaping within a triangle measuring 33' x 33' along the property lines will be maintained at a maximum height of 3'.
5. Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor, or vibration will be admitted at any level exceeding the general level of noise, odor, or vibration emitted by uses in the area outside of the site.
6. Owners of property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans."
7. All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
8. All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.
9. Barbed, razor or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas.
10. All signage requires separate reviews, approvals and permits. No signs are approved per this plan.

I consent to the reproduction of this site plan provided that if modifications are made, the professionals who make such changes assume full responsibility and liability for the modified portions of the plan.

SIGNATURE OF COPYRIGHT OWNER

PRINTED NAME OF COPYRIGHT OWNER

DATE

REGISTERED ARCHITECT CERTIFICATE NO. 32698 DANIEL P. BRUSNAHAN 12/21/21 Date Signed ARIZONA, USA

0" 15' 30' 60'
SCALE: 1" = 30'-0"

N

MDEV / SDEV NO.	1400342
DSD KIVA NO. / PAPP NO.	14-2168
VARIANCE NO.	-----
ZONING MAP	-----
QUARTER SECTION NO.	18-27
PRE-APPLICATION MEETING	08/02/2021

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2036-00

RANGEWATER REAL ESTATE

APTS at NWC CENTRAL AVE & PIERSON ST

PHOENIX, ARIZONA
OPTION 2 PRE-APPLICATION
12-21-2021

CONCEPTUAL SITE PLAN

Preliminary Not For Construction

A1.1

Exhibit 5



1 **NORTH ELEVATION**
MARIPOSA (SECONDARY) - LIGHT RAIL ALIGNMENT B & STOOP ALIGNMENT A SCALE: 1/16" = 1'-0"



2 **EAST ELEVATION**
CENTRAL AVENUE (PRIMARY) - STOREFRONT ALIGNMENT C SCALE: 1/16" = 1'-0"

EXTERIOR MATERIALS

A	STUCCO COLOR 1	SHERWIN-WILLIAMS - SW7005 "PURE WHITE"
B	STUCCO COLOR 2	SHERWIN-WILLIAMS - SW6158 "SAWDUST"
C	STUCCO COLOR 3	SHERWIN-WILLIAMS - SW7604 "SMOKEY BLUE"
D	STUCCO COLOR 4	SHERWIN-WILLIAMS - SW7069 "IRON ORE"
E	COMPOSITE SIDING	PU08 ROMANTIC WALNUT
F	CMU BLOCK	8"x8"x16" HI-LITE MARK II, STACKED BOND
G	METAL PANELS	31 CHAMPAGNE
H	METAL MESH	TO MATCH METAL PANEL

CENTRAL AVENUE (PRIMARY) - STOREFRONT ALIGNMENT C
GLAZING @ FIRST FLOOR (STOREFRONT) = 890 S.F. / 994 S.F. = 90%
(MINIMUM 75 % GLAZING @ FIRST FLOOR)
GLAZING @ SECOND FLOOR (RESIDENTIAL) = 761 S.F. / 2,088 S.F. = 36%
(MINIMUM 25 % GLAZING @ SECOND FLOOR)
GLAZING @ THIRD FLOOR (RESIDENTIAL) = 761 S.F. / 2,088 S.F. = 36%
(MINIMUM 25 % GLAZING @ THIRD FLOOR

MARIPOSA (SECONDARY) - LIGHT RAIL ALIGNMENT A
GLAZING @ FIRST FLOOR (LIGHT RAIL) = 959 S.F. / 1,211 S.F. S.F. = 79%
(MINIMUM 50 % GLAZING @ FIRST FLOOR)
GLAZING @ SECOND FLOOR (RESIDENTIAL) = 412 S.F. / 1,157 S.F. = 36%
(MINIMUM 25 % GLAZING @ SECOND FLOOR)
GLAZING @ THIRD FLOOR (RESIDENTIAL) = 412 S.F. / 1,157 S.F. = 36%
(MINIMUM 25 % GLAZING @ THIRD FLOOR

REGISTERED ARCHITECT
CERTIFICATE NO.
32698
DANIEL P. BRUSNAHAN
Date Signed 12/21/21
ARIZONA, USA

0" 8' 16' 32'
SCALE: 1/16" = 1'-0"

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2036-00

RANGEWATER REAL ESTATE

APTS at NWC CENTRAL AVE & PIERSON ST

PHOENIX, ARIZONA
OPTION 2 PRE-APPLICATION
12-20-2021

COLOR ELEVATIONS

Preliminary Not For Construction

A4.1_C



1 **SOUTH ELEVATION**
PIERSON (SECONDARY) - STOOP FRONTAGE ALIGNMENT D SCALE: 1/16" = 1'-0"



2 **WEST ELEVATION**
SCALE: 1/16" = 1'-0"

EXTERIOR MATERIALS

A	STUCCO COLOR 1	SHERWIN-WILLIAMS - SW7005 "PURE WHITE"
B	STUCCO COLOR 2	SHERWIN-WILLIAMS - SW6158 "SAWDUST"
C	STUCCO COLOR 3	SHERWIN-WILLIAMS - SW7604 "SMOKEY BLUE"
D	STUCCO COLOR 4	SHERWIN-WILLIAMS - SW7069 "IRON ORE"
E	COMPOSITE SIDING	PL108 ROMANTIC WALNUT
F	CMU BLOCK	8"x8"x16" HI-LITE MARK II, STACKED BOND
G	METAL PANELS	31 CHAMPAGNE
H	METAL MESH	TO MATCH METAL PANEL

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APTS at NWC CENTRAL AVE & PIERSON ST

PHOENIX, ARIZONA
OPTION 2 PRE-APPLICATION
12-20-2021

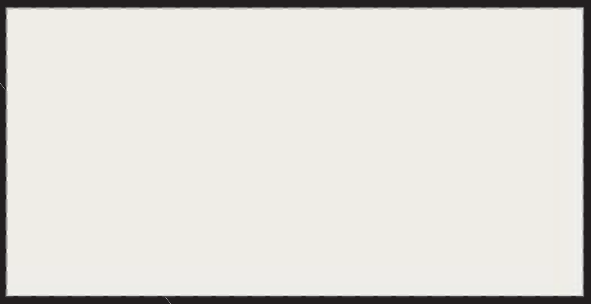
COLOR ELEVATIONS

Preliminary Not For Construction

A4.2_C

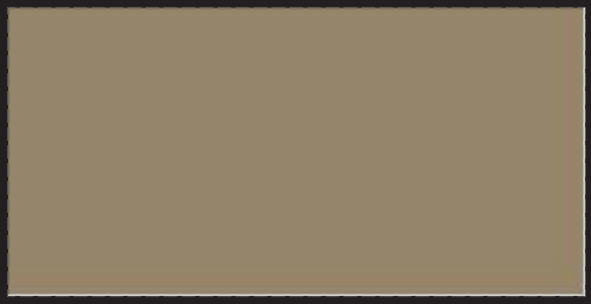
Exhibit 6

EXTERIOR COLOR SCHEDULE



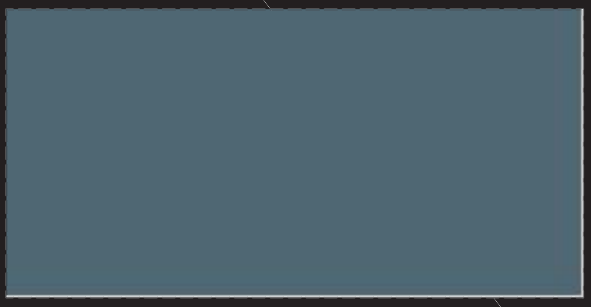
STUCCO 1

A | MFGR: SHERWIN-WILLIAMS
SW7005 "PURE WHITE"



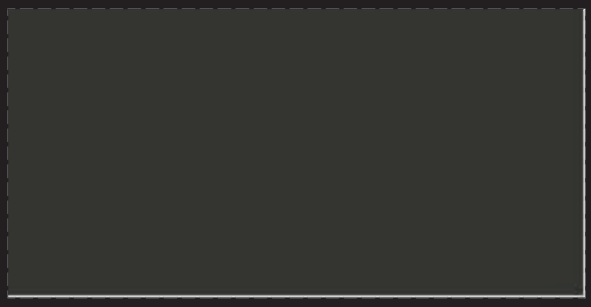
STUCCO 2

B | MFGR: SHERWIN-WILLIAMS
SW6158 "SAW DUST"



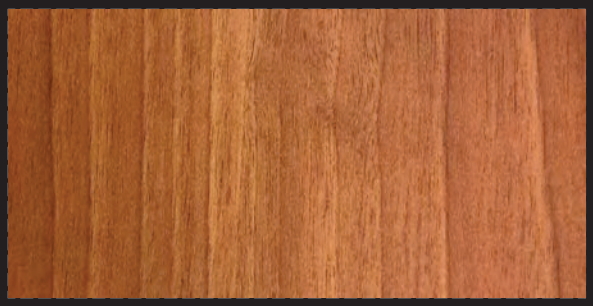
STUCCO 3

C | MFGR: SHERWIN-WILLIAMS
SW7604 "SMOKY BLUE"



STUCCO 4

D | MFGR: SHERWIN-WILLIAMS
SW7069 "IRON ORE"



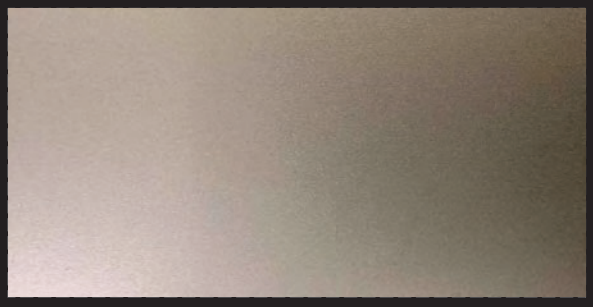
COMPOSITE SIDING

E | MFGR:
PU08 ROMANTIC WALNUT



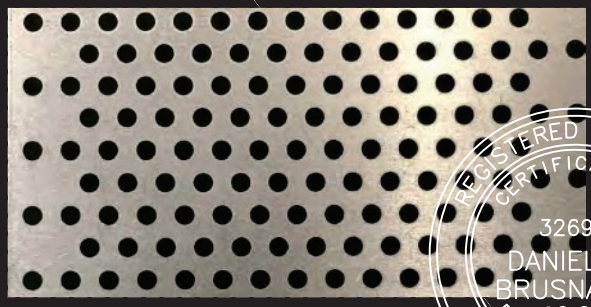
CMU BLOCK

F | MFGR:
8"x8"x16" HI-LITE MARK II, STACKED BOND



METAL PANELS

G | MFGR:
31 CHAMPAGNE



METAL MESH

H | MFGR:
TO MATCH METAL PANEL

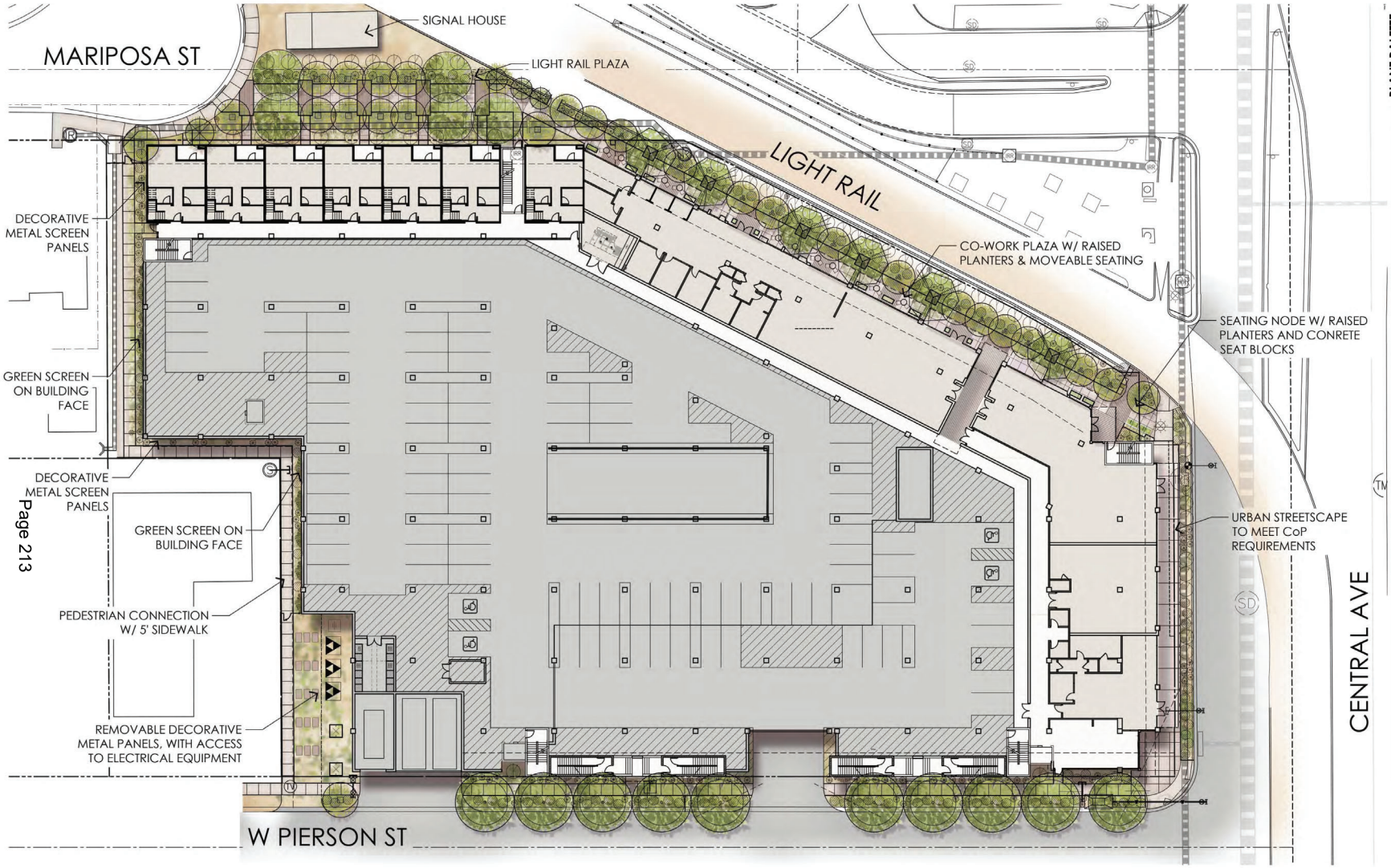
REGISTERED ARCHITECT
CERTIFICATE NO.
32698
DANIEL P. BRUSNAHAN
12-21-21
Date Signed
ARIZONA, U.S.A.

Materials Board

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

APTS at NWC CENTRAL AVE & PIERSON ST
• Phoenix, Arizona
Project Number: 21-2036-00 • 12-20-21
OPTION 2 PRE-APPLICATION

Exhibit 7



PLANT PALETTE

SYMBOL	BOTANICAL NAME (w/ MATURITY (H x W))	COMMON NAME	SIZE	CAL.
TREES				
	ACACIA ANEURA (18'x15')	MULGA ACACIA	15 GAL.	.75"
	ACACIA WILLARDIANA (20'x15')	PALO BLANCO	15 GAL.	1"
	CAESALPINIA MEXICANA (15'x15')	MEXICAN BIRD OF PARADISE	15 GAL.	.75"
	OLNEYA TESOTA (30'x30')	IRONWOOD	24" BOX 36" BOX 48" BOX	1.5" 2.25" 6" (MULTI)
	PARKINSONIA MICROPHYLLA (25'x25')	FOOTHILLS PALO VERDE	15 GAL. 24" BOX	.75" 1.25" (MULTI)
	QUERCUS VIRGINIANA 'CATHEDRAL' (40'x40')	CATHEDRAL OAK	24" BOX	1"
	ULMUS PARVIFOLIA (40'x40')	EVERGREEN ELM	24" BOX	1"
	SOPHORA SECUNDIFLORA (20'x15')	TEXAS MOUNTAIN LAUREL	24" BOX	1.5" (MULTI)
PALMS				
	DATE PALM	PHOENIX DACTYLIFERA		
	MEDITERRANEAN FAN PALM	CHAMAEROPS HUMILIS		
SHRUBS			**SIZE**	
	ANISACANTHUS QUADRIFIDUS V. WRIGHTII	FLAME ACANTHUS	5 GAL.	
	CORDIA PARVIFOLIA	LITTLE LEAF CORDIA	5 GAL.	
	DODONAEA VISCOSA	GREEN HOPSEED	5 GAL.	
	EREMOPHILA MACULATA 'VALENTINE'	VALENTINE EREMOPHILA	5 GAL.	
	EREMOPHILA HYGROPHANA	BLUEBELLS	5 GAL.	
	EUPHORBIA TIRUCALLI	FIRE STICKS	5 GAL.	
	HYPTIS EMORYI	DESERT LAVENDER	5 GAL.	
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL.	
	LEUCOPHYLLUM 'LYNNS LEGACY'	HYBRID TEXAS SAGE	5 GAL.	
	RUELLIA PENINSULARIS	DESERT RUELLIA	5 GAL.	
	RUESSELIA EQUISETIFORMIS	CORAL FOUNTAIN	5 GAL.	
	SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.	
	TECOMA STANS 'SIERRA APRICOT'	YELLOW BELLS	5 GAL.	
ACCENTS				
	AGAVE COLORATA	MESCAL CENIZA	5 GAL	
	AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL	
	AGAVE PARRYI	PARRY'S AGAVE	5 GAL	
	AGAVE WEBERI	WEBER'S AGAVE	5 GAL	
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL.	
	HESPERALOE FUNIFERA 'CHIANGII'	WIDE LEAF HESPERALOE	5 GAL.	
	HESPERALOE PARVILORA x 'PERFU', 'PINK PARADE'	'PINK PARADE' RED YUCCA	5 GAL.	
	HESPERALOE PARVIFLORA x 'PERPA' BRAKELIGHTS	'BRAKELIGHTS' RED YUCCA	5 GAL.	
	MUHLENBERGIA LINDHEIMERI 'AUTUMN GLOW'	LINHEIMER MUHLY	5 GAL.	
	PACHYCERUS MARGINATUS	MEXICAN FENCE POST	25 GAL.	
	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.	
	PENSTEMON EATONI	FIRECRACKER PENSTEMON	5 GAL.	
	PENSTEMON PARRYI	PARRY'S PENSTEMON	5 GAL.	
	YUCCA PALLIDA	PALE LEAF YUCCA	5 GAL.	
GROUNDCOVERS				
	EREMOPHILA GLABRA 'MINGENEW GOLD'	OUTBACK SUNRISE EMU	1 GAL	
	GAZANIA RIGENS LEUCOLAENA	TRAILING GAZANIA	5 GAL.	
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GAL.	
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	TRAILING ROSEMARY	5 GAL.	
	SPHAGNETICOLA TRILOBATA	'YELLOW DOT	5 GAL.	
	TETRANEURIS ACAULIS	ANGELITA DAISY	5 GAL.	
VINES				
	MACFADYENA UNGUIS-CATI	CAT CLAW VINE	5 GAL.	
	BIGNONIA CAPREOLATA 'TANGERINE BEAUTY'	TANGERINE BEAUTY CROSS VINE	5 GAL.	
GROUNDPLANE				
TYPICAL LANDSCAPE AREA	DECOMPOSED GRANITE, 2" DEPTH, 1/2" SCREENED, 'SADDLEBACK BROWN'			

0' 15' 30' 60'

SCALE: 1" = 30'-0"

N

21036 STEVEN D. VOORHEES 12-20-21 ARIZONA, U.S.A.

LICENSE EXPIRES 9/30/2022

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
21-2036-00

RANGEWATER REAL ESTATE

APTS at NWC CENTRAL AVE & PIERSON ST

PHOENIX, ARIZONA

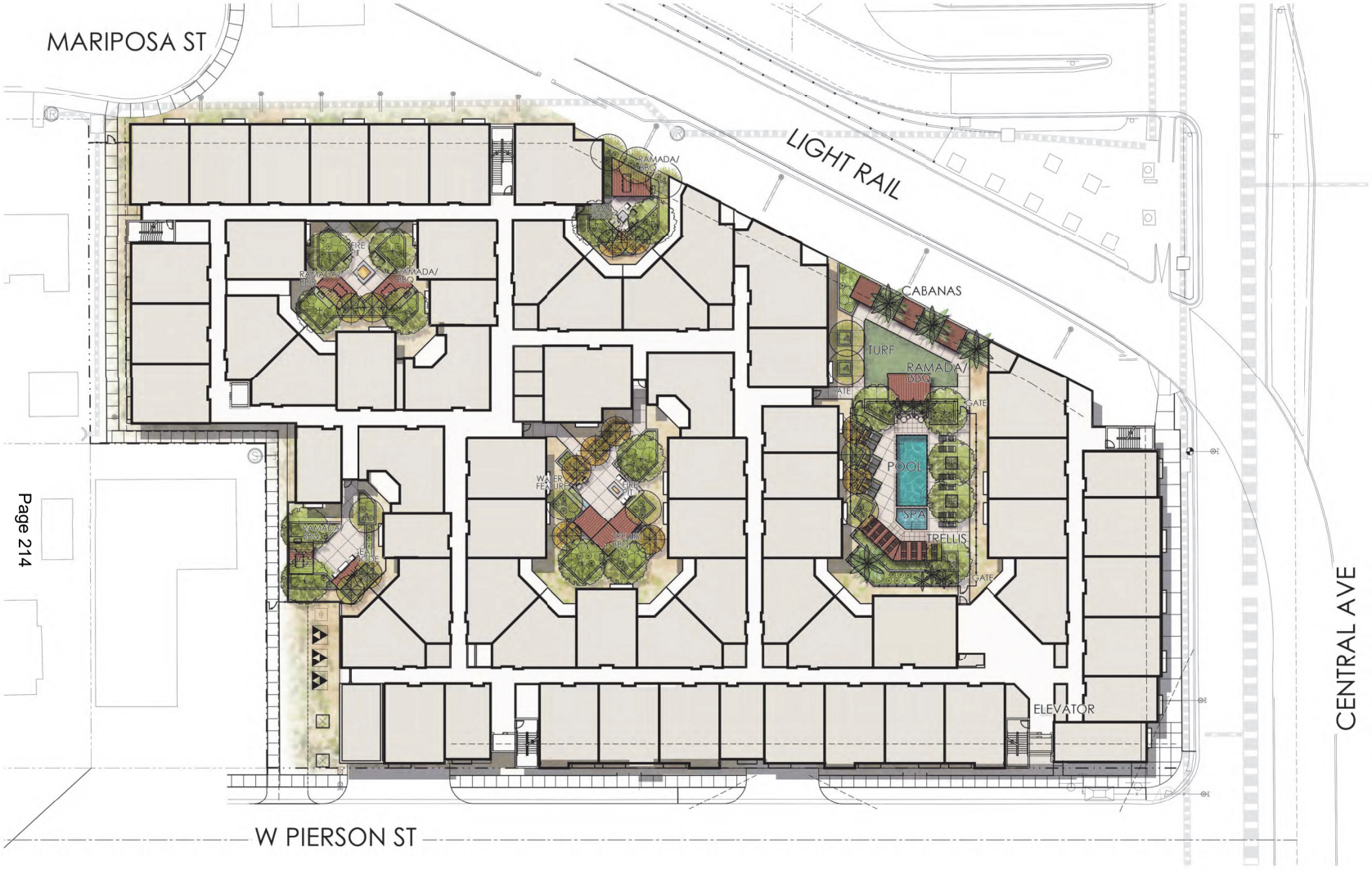
OPTION 2 PRE-APPLICATION

12-20-2021

GROUND LEVEL LANDSCAPE PLAN

Preliminary Not For Construction

L1.1_C



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	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL.	
	LEUCOPHYLLUM 'LYNNS LEGACY'	HYBRID TEXAS SAGE	5 GAL.	
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	RUESSELIA EQUISETIFORMIS	CORAL FOUNTAIN	5 GAL.	
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	AGAVE PARRYI	PARRY'S AGAVE	5 GAL	
	AGAVE WEBERI	WEBER'S AGAVE	5 GAL	
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL.	
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	HESPERALOE PARVLORA x 'PERFU'	'PINK PARADE' RED YUCCA	5 GAL.	
	HESPERALOE PARVFLORA x 'PERPA BRAKELIGHTS	'BRAKELIGHTS' RED YUCCA	5 GAL.	
	MUHLENBERGIA LINDHEIMERI 'AUTUMN GLOW'	LINHEIMER MUHLY	5 GAL.	
	PACHYCERUS MARGINATUS	MEXICAN FENCE POST	25 GAL.	
	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.	
	PENSTEMON EATONII	FIRECRACKER PENSTEMON	5 GAL.	
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GROUNDCOVERS				
	EREMOPHILA GLABRA 'MINGINEW GOLD'	OUTBACK SUNRISE EMU	1 GAL	
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PHOENIX, ARIZONA

OPTION 2 PRE-APPLICATION

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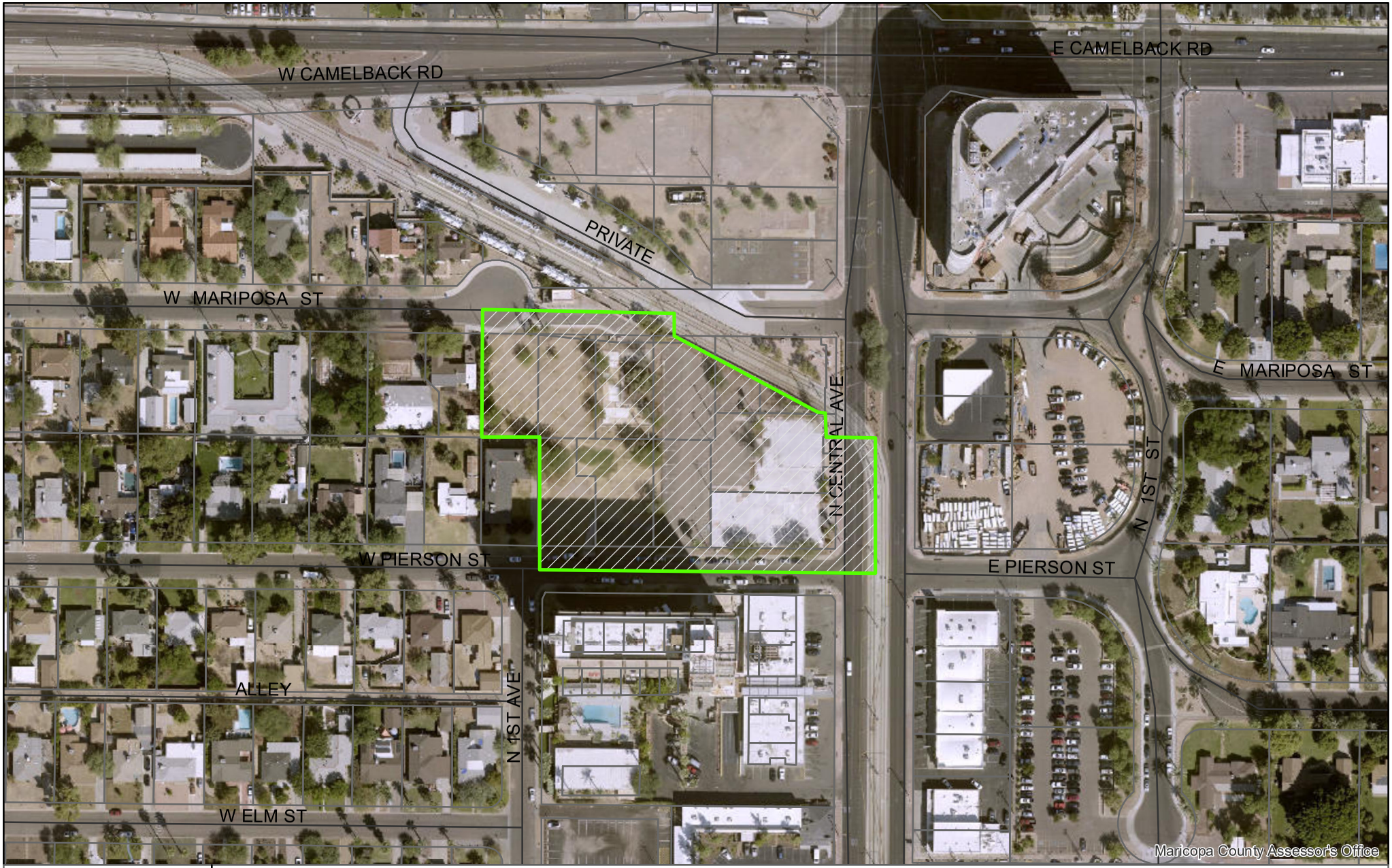
PODIUM LANDSCAPE PLAN

Preliminary Not For Construction

L1.2

EXHIBIT C



PHO-1-22--Z-26-15-4

Property Location: Northwest corner of Central Avenue and Pierson Street

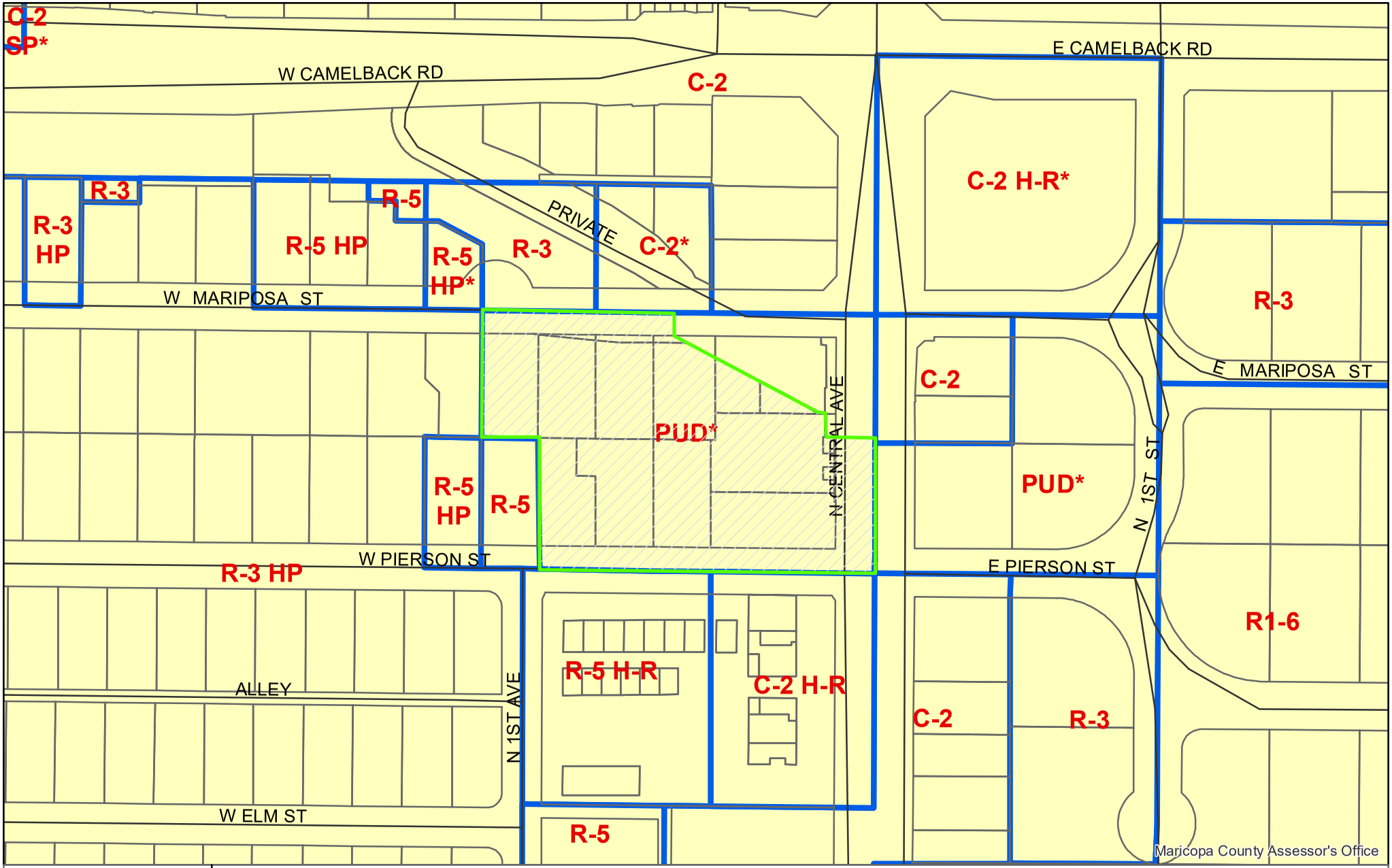
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 80 160 320 Feet

N

EXHIBIT D



PHO-1-22--Z-26-15-4

Property Location: Northwest corner of Central Avenue and Pierson Street

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 80 160 320 Feet

N

EXHIBIT E

OFFICAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20150908025 12/24/2015 09:36 #6089G
ELECTRONIC RECORDING (6 pages)

ORDINANCE G-6089

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREIN (CASE Z-26-15-4) FROM C-2 TOD-1 (1.59 ACRES), R-3 TOD-1 (0.82 ACRES), R-5 TOD-1 (0.56 ACRES), & P-1 TOD-1 (0.56 ACRES) TO PUD (PLANNED UNIT DEVELOPMENT – 3.53 ACRES).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1: The zoning of an approximately 3.53 acre property located at the northwest corner of Central Avenue and Pierson Street in a portion of Section 20, Township 4 North, Range 3 East, as described more specifically in Attachment "A", is hereby changed from C-2 TOD-1 (1.59 Acres), R-3 TOD-1 (0.82 Acres), R-5 TOD-1 (0.56 Acres), & P-1 TOD-1 (0.56 Acres) to PUD (Planned Unit Development – 3.53 Acres).

SECTION 2: The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Attachment "B".

SECTION 3: Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to compliance with the PUD

narrative and the following stipulations, violation of which shall be treated in the same manner as a violation of the

City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Omninet – West PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 14, 2015.

2. The property owner shall provide a deposit in the amount of $50,000 into a Street Transportation Department escrow account at the City of Phoenix to be utilized for traffic calming measures in the Pierson Place Historic District. These funds may be contributed toward the purchase and installation of such devices as roundabouts, speed humps/cushions, or raised crosswalks (speed tables), limited turning, traffic diverters, GATES or other such traffic calming or management tools for the area bounded by Central Avenue, Camelback Road, 7th Avenue, and the Grand Canal. Distribution of funds shall be at the mutual agreement of the FIVE MEMBER NEIGHBORHOOD TRAFFIC TEAM ~~Board of Directors of Pierson Place Historic District~~, the residents on affected streets and the City of Phoenix Streets Department Safety and Neighborhood Traffic section~~, in accordance with all procedures required by the city~~. Owner may apply for reimbursement of escrow funds from the Street Transportation Department if no ~~formal~~ SPECIAL petition has been submitted within ~~3~~ 5 years from the issuance of a certificate of occupancy. ~~The Street Transportation Department may study any potential traffic impacts concurrent with construction to expedite the study process and construction of any traffic mitigation measures as approved by the Street Transportation Department.~~

3. Developer shall install a monument proximate to the northwest corner of the site identifying the Pierson Place Historic District and facing toward the Light Rail station, as approved by the Planning and Development Department. The monument shall be similar to the existing Pierson Place Historic District Monument located proximate to the southwest corner of 3rd Avenue and Camelback Road, or as otherwise agreed upon by the developer and the Board of Directors of the Pierson Place Historic District.

4. THE DEVELOPER SHALL CONSTRUCT A DIRECTIONAL RETAIL DRIVEWAY TO DIRECT RETAIL TRAFFIC AWAY FROM THE NEIGHBORHOOD AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

5. THE APPROVAL SHALL BE CONDITIONED UPON DEVELOPMENT COMMENCING WITHIN SEVEN (7) YEARS OF THE CITY COUNCIL APPROVAL OF THIS CHANGE OF ZONING IN ACCORDANCE WITH SECTION 506.B.1 OF THE PHOENIX ZONING ORDINANCE. (FOR PURPOSES OF THIS STIPULATION, DEVELOPMENT SHALL COMMENCE WITH THE ISSUANCE OF BUILDING PERMITS AND ERECTION OF BUILDING WALLS ON SITE).

SECTION 4: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 16th day of December, 2015.

MAYOR

ATTEST:

ACTING
City Clerk

APPROVED AS TO FORM:

Acting City Attorney

REVIEWED BY:

ACTING
City Manager

PML:efl:1212825v1: (CM#68)(Item#93) 12/16/15

Attachments:
A - Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-26-15-4

THAT PORTION OF LOTS 46 TROUGH 56, STANLEY PLACE, RECORDED AS BOOK 18 OF MAPS, PAGE 21 LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20, SAID POINT BEING MARKED BY A STONE IN A HANDHOLE LYING SOUTH 89 42'53" EAST A DISTANCE OF 2664.89 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 20, SAID POINT BEING MARKED BY A BRASS CAP IN HANDHOLE;

THENCE SOUTH 00 00'00" EAST (BASIS OF BEARINGS) A DISTANCE OF 659.91 FEET TO THE CENTER POINT IN THE INTERSECTION OF CENTRAL AVENUE AND WEST PIERSON STREET, SAID POINT BEING MARKED BY 2 BRASS CAP REFERENCE MONUMENTS LYING NORTH 53 31'35" WEST A DISTANCE OF 59.09 FEET, AND SOUTH 55 54'14" WEST A DISTANCE OF 57.79 FEET;
THENCE NORTH 89 43'49" WEST 50.00 FEET;
THENCE NORTH 00 00'00" EAST PARALLEL WITH AND 50.00 FEET WEST OF THE NORTH- SOUTH MIDSECTION LINE OF SAID SECTION 20, 30.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 53, BEING MARKED BY A FOUND "X" IN CONCRETE AND THE POINT OF BEGINNING;

THENCE NORTH 89 43'49" WEST PARALLEL WITH AND 30.00 FEET NORTH OF THE CENTERLINE OF WEST PIERSON STREET, 379.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 56, BEING MARKED BY A 1/2" REBAR WITH CAP L#I34711;
THENCE NORTH 00 00'00" EAST 135.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 56, BEING MARKED BY A 1/2" REBAR WITH CAP L#41076;
THENCE NORTH 89 43'26" WEST 73.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 46, BEING MARKED BY A 1/2" REBAR WITH CAP L#41076;
THENCE NORTH 00 00'00" EAST 135.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 46, BEING MARKED BY A 1/2" REBAR WITH CAP LS#41076;
THENCE SOOTH 89 43'03" EAST 245.02 FEET BEING MARKED BY A 1/2" REBAR WITH CAP LS#38175;
THENCE SOUTH 62 41'29" EAST 79.57 FEET BEING MARKED BY A 1/2" REBAR WITH CAP LS#38175;
THENCE SOUTH 62 43'59" EAST 78.54 FEET BEING MARKED BY A 1/2" REBAR WITH CAP LS#39131;
THENCE SOUTH 60 22'32" EAST 25.98 FEET BEING MARKED BY A PK NAIL WITH TAG LS#38175;

THENCE SOUTH 57 07'28" EAST 26.07 FEET BEING MARKED A 1/2" REBAR WITH CAP LS#38168;
THENCE NORTH 89 59'52" EAST 7.65 FEET BEING MARKED BY A 1/2" REBAR WITH CAP LS#38175;
THENCE SOUTH 00 15'26" EAST 29.09 FEET BEING MARKED BY A WITNESS CORNER LYING 1.80 FEET EAST, SAID POINT BEING A "X" IN CONCRETE;
THENCE NORTH 89 59'51" EAST 14.22 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CENTRAL AVENUE, BEING MARKED BY A "X" IN CONCRETE;
THENCE SOUTH 00 00'00" EAST PARALLEL WITH AND 50.00 FEET WEST OF THE NORTH- SOUTH MIDSECTION LINE, 142.42 FEET TO THE POINT OF BEGINNING.

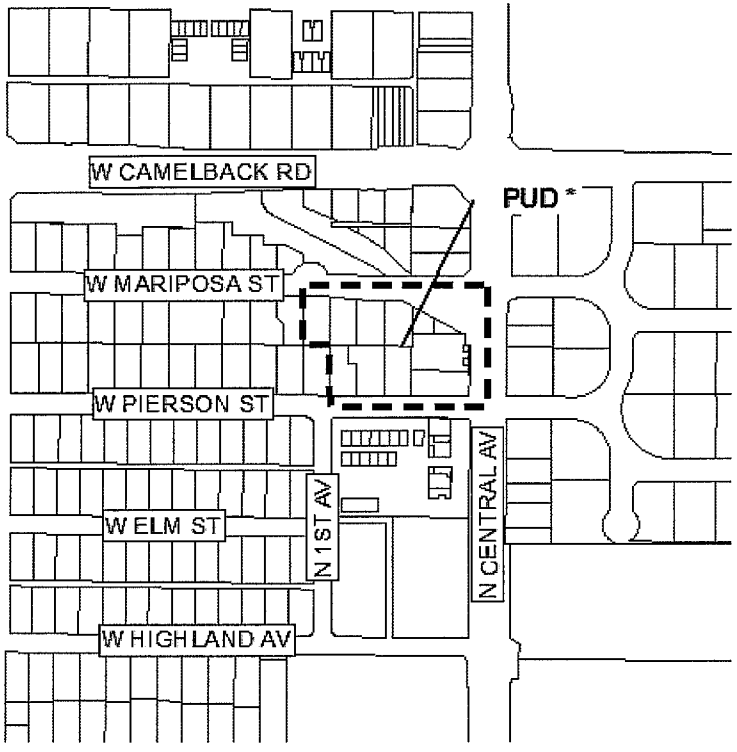
NET AREA OF PARCEL IS 100,792 S.F. OR 2.3139 ACRES MORE OR LESS

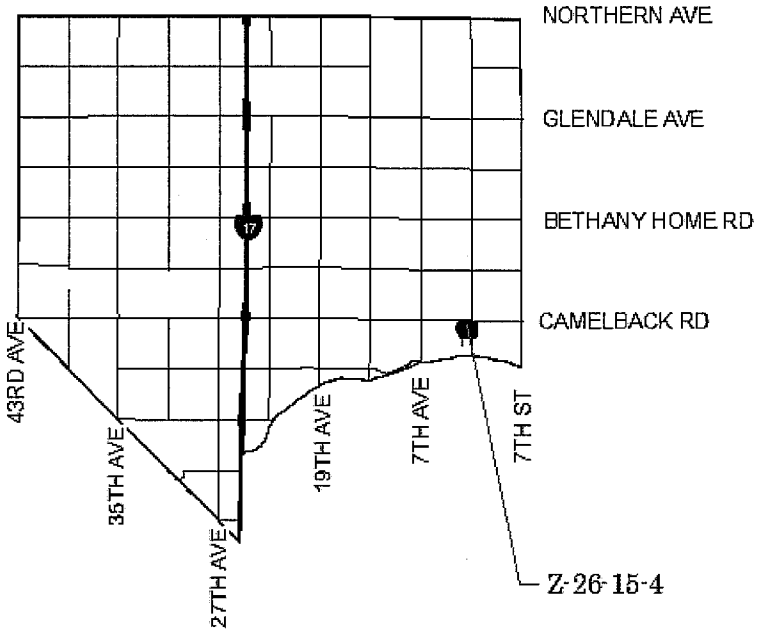
ORDINANCE LOCATION MAP

ATTACHMENT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ▪ ▪ ▪ ▪

Zoning Case Number: Z-26-15-4
Zoning Overlay: N/A
Planning Village: Alhambra





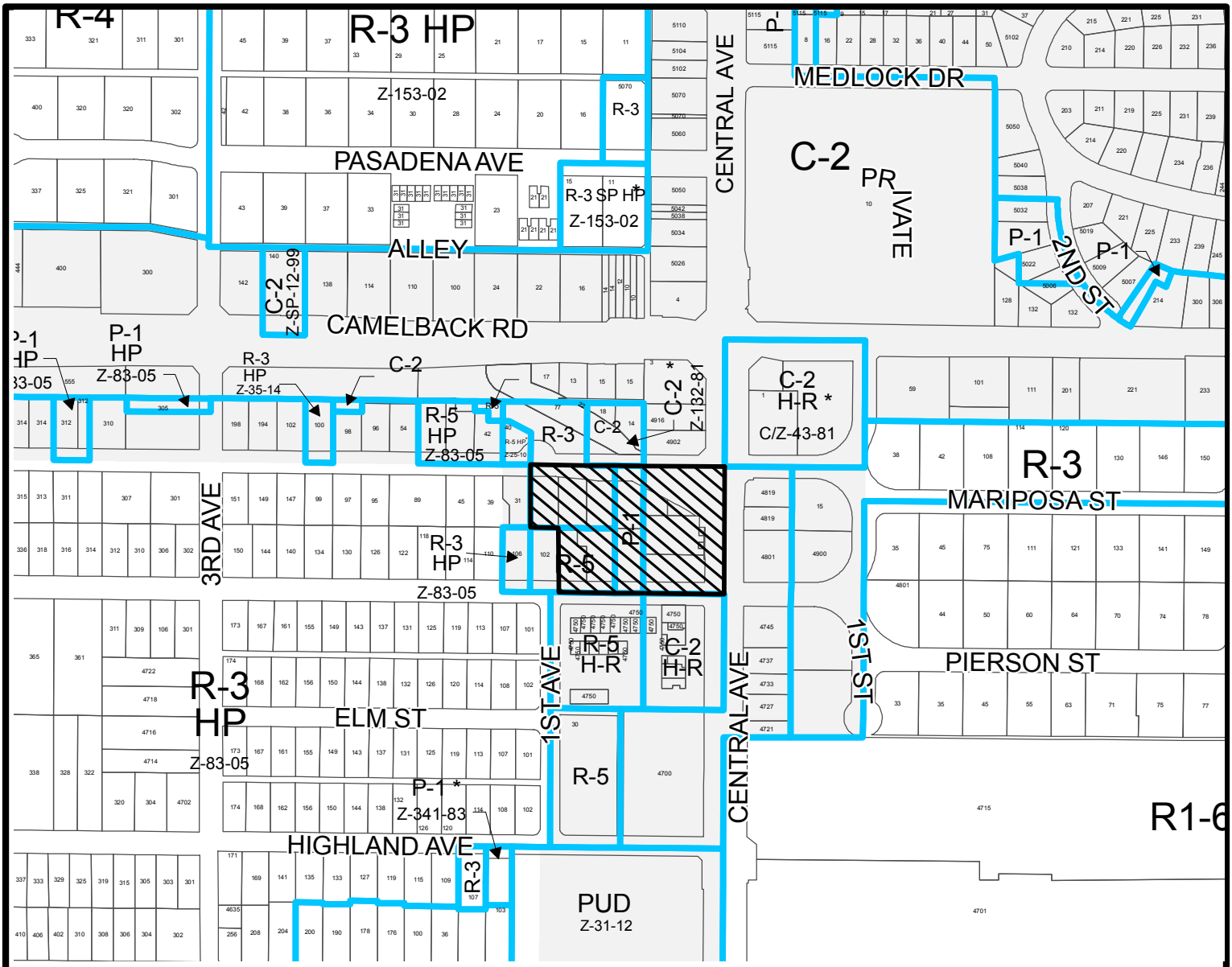
NOT TO SCALE

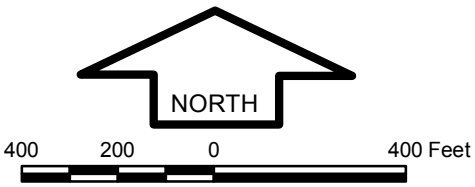
N

Drawn Date: 11/12/2015

N:\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2015 Ord\Formal_Dec_2_2015\Z-26-15-4.mxd

EXHIBIT F

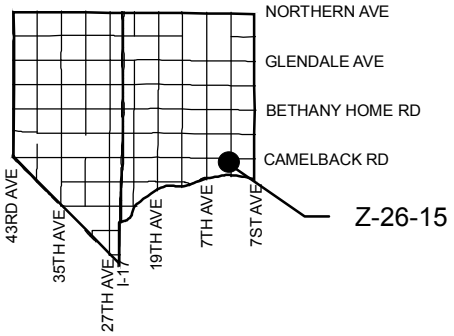




CITY OF PHOENIX PLANNING DEPARTMENT

ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME: Ed Bull/ Burch & Cracchiolo, PA

APPLICATION NO. Z-26-15

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

3.53 Acres

DATE: 5/21/15

REVISION DATES:

AERIAL PHOTO & QUARTER SEC. NO.: QS 18-27

ZONING MAP: H-8

REQUESTED CHANGE:

FROM: C-2 TOD-1 (1.59 a.c.)
R-3 TOD-1 (.82 a.c.)
R-5 TOD-1 (.56 a.c.)
P-1 TOD-1 (.56 a.c.)

TO: PUD, (3.53 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
C-2, R-3, R-5, P-1	23, 12, 24, N/A	27, 14, 29, N/A
PUD	286	286

* **Maximum Units Allowed with P.R.D. Bonus**

S:\Department Share\IS Share\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2015\Z-26-15.mxd

EXHIBIT G

REPORT OF PLANNING HEARING OFFICER ACTION
Adam Stranieri, Planner III, Hearing Officer
Bradley Wylam, Planner I, Assisting

August 17, 2022

ITEM NO: 3	
	DISTRICT 4
SUBJECT:	
Application #:	PHO-1-22--Z-26-15-4
Location:	Northwest corner of Central Avenue and Pierson Street
Zoning:	PUD
Acreage:	2.95
Request:	1) Modification of Stipulation 5 regarding conditional approval upon development commencing within seven (7) years. 2) Technical correction for Stipulation 2.
Applicant:	Ed Bull, Burch & Cracchiolo PA
Owner:	Kim Sperry, Omninet Central LP
Representative:	Ed Bull, Burch & Cracchiolo PA

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with additional stipulations.

Village Planning Committee (VPC) Recommendation: The Alhambra Village Planning Committee was scheduled to hear this request on July 26, 2022 but did not have a quorum.

DISCUSSION:

Ed Bull, representative with Burch & Cracchiolo PA, described the subject site and provided an overview of the original PUD rezoning case. He noted that Stipulation 5 regarding conditional approval upon development commencing within seven years is requested to be extended by one year to allow time for the final plans to be approved. He stated that the project has received preliminary site plan approval. He stated that delays regarding utility relocation and other necessary approvals will likely prevent development from occurring within the stipulated time frame. He noted that the proposed project does not represent an increase in building height or density compared to the original project. He stated that site improvements have been made to address concerns from the City including demolition of existing buildings and fencing of the site.

Ken Waters, speaking in opposition to the request, stated that the development currently proposed for the site is not consistent with what was presented to the public during the public hearing process for the original rezoning case in 2015. He stated that the proposed retail space on the ground floor was not consistent with the retail space proposed in the original proposal. He stated that the original approval for the maximum height of the development was modeled after the Walkable Urban Code and that the development would not meet required standards to develop a 5-story building. He stated that there are existing parking issues in the surrounding area and the proposed project does not alleviate those concerns. He proposed that the time extension be denied unless at least 15,000 square feet of ground floor retail space and two floors of underground parking were developed.

Ray Muench, member of the public speaking in opposition to the request, reiterated the concerns made by Mr. Waters. He stated that there are major concerns in the area regarding parking and traffic. He stated that he had concerns about the proposed retail space appearing to be more oriented toward the residents of the development rather than to the general public.

Mr. Bull stated that some principles of the Walkable Urban Code were included in the PUD Narrative, but that the development has been deemed to be compliant with the approved PUD zoning. He stated that the development has been given preliminary site plan approval. He stated that the current PHO request is related to the time extension only. He noted that the site plan in question includes coworking space, live/ work units, and approximately 3,000 square feet of ground floor retail. He stated that the development would follow Walkable Urban Code concepts by placing buildings proximate to Central Avenue and Pierson Street, but that the PUD does not regulate the number of stories or establish a bonus system to allow the proposed height. He stated that a second floor of underground parking was previously proposed, but that the number of parking spaces is to be determined based on the final mix of residential units and retail space and that a second floor of parking has been determined to be unnecessary. He stated that the site plan proposes 283 parking spaces on the site, which is greater than the 263 spaces that are required.

Adam Stranieri, Planning Hearing Officer, stated that one item of correspondence was received prior to the hearing from Mr. Waters. He noted that the Alhambra Village Planning Committee was scheduled to hear this request on July 26, 2022 but did not have a quorum. He stated that the PHO request is regarding a time extension for a conditional approval upon development commencing within 7 years of the original approval. He noted that the PUD development narrative is not being reviewed and that the narrative includes development standards, design guidelines, and use standards that are not under review in this PHO hearing. He stated that a PUD amendment would be needed to alter any of these regulatory components of the PUD. He stated that a time extension of one year is

reasonable given the delays caused by the ongoing pandemic and infrastructure issues. He stated that the request from Mr. Waters to impose conditions regarding the provision of retail uses, the size of retail spaces, and parking standards would belong in the PUD development narrative but are not appropriately appended to the conditional time stipulation currently under review. He stated that the proposed stipulation modification is recommended to be approved. He noted that the site has been identified as archaeologically sensitive and three additional stipulations are recommended to be added. Mr. Bull stated that a July 22, 2021 archaeological assessment from the Archaeology Department noted that no archaeological work is necessary for the project. Mr. Stranieri noted that the status may have been reviewed by the Archaeology Department, but that the stipulations are recommended to be included.

FINDINGS:

1) The request to modify Stipulation 5 regarding conditional approval of development is recommended to be approved. The request will allow an additional year (an increase from 7 to 8 years total) to commence development. The applicant noted unexpected delays related to the ongoing pandemic and infrastructure issues.

2) The site is identified as archaeologically sensitive and three additional stipulations are recommended to be included to address requirements for archaeological survey and testing.

STIPULATIONS:

1.	An updated Development Narrative for the Omninet - West PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 14, 2015.
2.	The property owner shall provide a deposit in the amount of $50,000 into a Street Transportation Department escrow account at the City of Phoenix to be utilized for traffic calming measures in the Pierson Place Historic District. These funds may be contributed toward the purchase and installation of such devices as roundabouts, speed humps/cushions, or raised crosswalks (speed tables), limited turning, traffic diverters, gates or other such traffic calming or management tools for the area bounded by Central Avenue, Camelback Road, 7th Avenue, and the Grand Canal. Distribution of funds shall be at the mutual agreement of the five member neighborhood traffic team, the residents on affected streets, and the City of Phoenix ~~Streets~~ TRANSPORTATION Department

	Safety and Neighborhood Traffic section. Owner may apply for reimbursement of escrow funds from the Street Transportation Department if no special petition has been submitted within 5 years from the issuance of a certificate of occupancy.
3.	Developer shall install a monument proximate to the northwest corner of the site identifying the Pierson Place Historic District and facing toward the Light Rail station, as approved by the Planning and Development Department. The monument shall be similar to the existing Pierson Place Historic District Monument located proximate to the southwest corner of 3rd Avenue and Camelback Road, or as otherwise agreed upon by the developer and the Board of Directors of the Pierson Place Historic District.
4.	The developer shall construct a directional retail driveway to direct retail traffic away from the neighborhood as approved by the Planning and Development Department.
5.	IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
6.	IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.
7.	IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33- FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.
8. ~~5.~~	The approval shall be conditioned upon development commencing within EIGHT (8) ~~seven (7)~~ years of the City Council approval of this change of zoning in accordance with Section 506.B.1 of the Phoenix Zoning Ordinance. (For purposes of this stipulation, development shall

	commence with the issuance of building permits and erection of building walls on site).

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. To request a reasonable accommodation, please contact Les Scott at leslie.scott@phoenix.gov or 602-376-3981 or TTY: 7-1-1.

ATTACHMENT C

REPORT OF PLANNING COMMISSION ACTION
October 6, 2022
REVISED October 17, 2022

ITEM NO: 16	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	PHO-1-22--Z-26-15-4
Location:	Northwest corner of Central Avenue and Pierson Street
Request:	• Modification of Stipulation 5 regarding conditional approval upon development commencing within seven (7) years. • Technical correction for Stipulation 2.
Acreage:	2.95
Applicant:	Ed Bull, Burch & Cracchiolo, P.A.
Owner:	Kim Sperry, Omninet Central, LP
Representative:	Ed Bull, Burch & Cracchiolo, P.A.

ACTIONS:

Village Planning Committee (VPC) Recommendation:
Alhambra 7/26/2022 No quorum.

Planning Hearing Officer Recommendation: Approval with additional stipulations.

Staff Recommendation: Approval, per the Planning Hearing Officer recommendation

Planning Commission Recommendation: Approval, per the Planning Hearing Officer recommendation with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Busching made a MOTION to approve PHO-1-22--Z-26-15-4, per the Planning Hearing Officer recommendation with an additional stipulation to require that prior occupancy, the developer must provide a qualified engineer's report certifying the average annual interior noise exposure for any residential unit or enclosed public assembly area will not exceed 45 decibels.

Maker: Busching
Second: Gaynor
Vote: 7-1-1 (Boyd) (Howard conflict)
Absent: None
Opposition Present: Yes

Findings:

1. The request to modify Stipulation 5 regarding conditional approval of development is recommended to be approved. The request will allow an additional year (an increase from 7 to 8 years total) to commence development. The applicant noted unexpected delays related to the ongoing pandemic and infrastructure issues.

2. The site is identified as archaeologically sensitive and three additional stipulations are recommended to be included to address requirements for archaeological survey and testing.

Stipulations:

1. An updated Development Narrative for the Omninet - West PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 14, 2015.

2. The property owner shall provide a deposit in the amount of $50,000 into a Street Transportation Department escrow account at the City of Phoenix to be utilized for traffic calming measures in the Pierson Place Historic District. These funds may be contributed toward the purchase and installation of such devices as roundabouts, speed humps/cushions, or raised crosswalks (speed tables), limited turning, traffic diverters, gates or other such traffic calming or management tools for the area bounded by Central Avenue, Camelback Road, 7th Avenue, and the Grand Canal. Distribution of funds shall be at the mutual agreement of the five member neighborhood traffic team, the residents on affected streets, and the City of Phoenix Street~~s~~ TRANSPORTATION Department Safety and Neighborhood Traffic section. Owner may apply for reimbursement of escrow funds from the Street Transportation Department if no special petition has been submitted within 5 years from the issuance of a certificate of occupancy.

3. Developer shall install a monument proximate to the northwest corner of the site identifying the Pierson Place Historic District and facing toward the Light Rail station, as approved by the Planning and Development Department. The monument shall be similar to the existing Pierson Place Historic District Monument located proximate to the southwest corner of 3rd Avenue and Camelback Road, or as otherwise agreed upon by the developer and the Board of Directors of the Pierson Place Historic District.

4. The developer shall construct a directional retail driveway to direct retail traffic away from the neighborhood as approved by the Planning and Development Department.

5. IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.

6. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.

7. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33- FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.

8. The approval shall be conditioned upon development commencing within EIGHT (8)
~~5.~~ ~~seven (7)~~ years of the City Council approval of this change of zoning in accordance with Section 506.B.1 of the Phoenix Zoning Ordinance. (For purposes of this stipulation, development shall commence with the issuance of building permits and erection of building walls on site).

9. PRIOR TO OCCUPANCY, THE DEVELOPER MUST PROVIDE A QUALIFIED ENGINEER'S REPORT CERTIFYING THE AVERAGE ANNUAL INTERIOR NOISE EXPOSURE FOR ANY RESIDENTIAL UNIT OR ENCLOSED PUBLIC ASSEMBLY AREA WILL NOT EXCEED 45 DECIBELS.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, leslie.scott@phoenix.gov or TTY: Use 7-1-1.

ATTACHMENT D

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC **I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:**					
APPLICATION NO/ LOCATION	**PHO-1-22—Z-26-15-4** Northwest corner of Central Avenue and Pierson Street	***(SIGNATURE ON ORIGINAL IN FILE)***			
		opposition	**x**	**applicant**	
APPEALED FROM:	PC October 6, 2022	126 West Pierson Street Phoenix, AZ 85013			
	PC DATE	*STREET/ADDRESS/CITY/STATE/ZIP*			
TO PC/CC HEARING	CC November 2, 2022	Ken Waters 602-373-1902 kennywaters602@gmail.com			
	CC DATE	*NAME / PHONE / EMAIL*			
REASON FOR REQUEST: The applicant is not honoring their 14,990 SF of Walkable Urban Mixed Use entitlement and original plan. They are sliding in residential support amenities into the ground floor retail space; decreasing more retail space in order to also drop an additional level of parking. It's a classic "Bait and Switch" before and after winning entitlements.					
RECEIVED BY:	Chase Hales	**RECEIVED ON:**		October 11, 2022	

Alan Stephenson
Joshua Bednarek
Tricia Gomes
Racelle Escolar
Stephanie Vasquez
Diana Hernandez
David Urbinato
Vikki Cipolla-Murillo

Greg Harmon
Paul M. Li
Village Planner
GIS
Applicant
Adam Stranieri (for PHO Appeals)

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF PHOENIX

OCT 11 2022

Planning & Development Department

The **PLANNING COMMISSION** agenda for **October 6, 2022** is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

   There is a $630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **October 13, 2022**.

   Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m. **October 13, 2022**.

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

   To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. **October 13, 2022**

   The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an $830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **October 20, 2022**.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

PHO-1-22--Z-26-15-4
APPLICATION NO.

NWC Central & Pierson St.
LOCATION OF APPLICATION SITE

10-6-22
DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

Chase Hales
PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Ken Waters
PRINTED NAME OF PERSON APPEALING

Ken Waters
SIGNATURE

126 W. Pierson St.
STREET ADDRESS

10-11-22
DATE OF SIGNATURE

Phoenix AZ 85013
CITY, STATE & ZIP CODE

602 373-1902
TELEPHONE NO.

KennyWaters602@gmail.com
EMAIL ADDRESS

REASON FOR REQUEST The applicant is not honoring their 14,990 SF of walkable urban mixed use entitlement and original plan. They are sliding in residential support amenities into the ground floor retail space, decreasing more retail space in order to also drop an additional level of parking. It's a classic "Bait & Switch" before and after winning entitlements.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

ATTACHMENT E

Bradley A Wylam

From: Kenny W <kennywaters602@gmail.com>
Sent: Wednesday, August 17, 2022 9:03 AM
To: PDD PHO
Subject: Today's PHO Hearing, Item #3. PHO-1-22-Z-26-15-4 NWC of Central and Pierson St

Re: PHO Agenda Item #3 : PHO-1-22-Z-26-15-4, NWC of Central Ave and Pierson Street. Applicant: Omninet/RangeWater via Ed Bull

Hearing Date: Wednesday, August 17th, 10am.

Position: Denial of extension request; ***or*** … Adding a development stipulation that states: an extension is hereby granted for one additional year ***on the development STIPULATION condition*** that all original 14,000 sq ft of ***Walkable Urban*** PUBLIC retail space that was planned along the light rail station and Central Ave in the heart of Uptown is indeed built on the ground floor, AND two (2) floors of underground parking are also built, as both retail and parking elements were originally represented and highly touted when the applicant ***used*** those elements to win the 5th floor WU Code ***bonus award*** in 2015 … based upon their incorporated WU Code representations that were modeled into their PUD award. The applicant is now making highly significant changes to the *once* **Walkable Urban Project**, going back on their word, and making the previous staff and public participation process a total sham. The question is, is that even legal? It certainly deserves another public process as this **WU to Non-WU** *switch-a-roo* has gone under nearly EVERYONE's radar. Including, I reckon, a lot of the planning staff's radar as well.

Dear Planning Hearing Officers,

There is a great, great deal *more* to this PHO case than meets the eye with its seemingly simple extension request. Walkable Urban Code planning and development *was* coming to the heart of our Uptown. Evidently, not anymore? How is that possible? BUT … they'll keep the bonus award of a 5th floor while scuttling the very public retail elements that won them the Walkable Urban bonus award? Saying it's not fair doesn't begin to address this post-entitlement planning practice.

Furthermore, Mr. Ed Bull ***just*** informed me that RangeWater, the 'new' developer/applicant since the Spring of 2021 is OUT – they have dropped out of escrow with Omninet and will NOT be developing the site. Days or hours before the extension hearing?! And when they were rumored to have entered escrow in the spring of 2021 last year, we were all far beyond any and all Covid hardships. Covid economic stimulus's had actually *SPIKED* the markets and Zoom efficiency had taken over. So that hardship excuse is null and void.

This Z-26-15-4 PUD was approved in December, 2015 with a firm 7-year expiration STIPULATON. No ifs, ands or buts. Done so in a time period that has been the most wildly successful real estate market in Phoenix's history. But the owner, Omninet, NEVER sought to develop the site themselves. They almost immediately put the site up for sale after winning the zoning entitlements. Evidently they were asking too much and prospective buyer after buyer passed on Omninet's asking price. Until RW, then not RW either. This is exactly why it was capped at seven years – to spur actual *development*. Not entitlement enrichment and speculation.

I hope you will insist on proper planning practices and not reward this kind of planning and development behavior in Phoenix. Thank you for your consideration.

Sincerely

Ken Waters

Pierson Place resident

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 54

REQUEST TO CONTINUE (SEE ATTACHED MEMO) Public Hearing and Ordinance Adoption - Planning Hearing Officer Application PHO-2-22--Z-47-17-8 - Approximately 130 feet North of the Northwest Corner of 19th Avenue and Latona Lane (Ordinance G-7054)

Request to hold a public hearing and authorize the City Manager, or his designee, to consider the Planning Commission recommendation by the City Council on matters heard by the Planning Hearing Officer on Aug. 17, 2022, and the Planning Commission on Oct. 6, 2022.

Summary

Application: PHO-2-22--Z-47-17-8
Existing Zoning: R1-10
Acreage: 5.12

Owner: Bella Rosa Partners, LLC
Applicant and Representative: Terrascape Consulting, LLC

Proposal:
1. Modification of Stipulation 1 regarding general conformance with the site plan date stamped July 28, 2017.
2. Review of conceptual elevations by the Planning Hearing Officer per Stipulation 4.

Concurrence/Previous Council Action

VPC Action: The South Mountain Village Planning Committee heard this case on Aug. 9, 2022, and recommended approval by a vote of 7-4.
PHO Action: The Planning Hearing Officer heard this case on Aug. 17, 2022, and recommended approval with modifications and additional stipulations.
Staff Recommendation: Approval, per the Planning Hearing Officer recommendation.
PC Action: The Planning Commission heard this case on Oct. 6, 2022, and recommended approval, per the Planning Hearing Officer recommendation.
The Planning Commission recommendation was appealed by a community member on Oct. 11, 2022.

Location

Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane
Council District: 8
Parcel Address: 8030 S. 19th Ave.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager
Planning and Development Director

Date: October 26, 2022

From: Joshua Bednarek
Planning and Development Assistant Director

Subject: CONTINUANCE OF ITEM 53 ON THE NOVEMBER 2, 2022, PUBLIC HEARING/ FORMAL AGENDA – PHO-2-22--Z-47-17-8 (G-7054) – APPROXIMATELY 130 FEET NORTH OF THE NORTHWEST CORNER OF 19TH AVENUE AND LATONA LANE

Item 53, is a Public Hearing and Ordinance Adoption of a request to modify stipulations from an approved 2017 rezoning case. Modification of Stipulation case PHO-2-22--Z-47-17-8 is a request to modify stipulations for a 5.12-acre parcel located approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane for a proposed single family residential.

This request is to continue the item to December 7, 2022, in order to allow applicant to coordinate and address any questions and concerns with the council members.

Staff recommends continuing this item to the December 7, 2022 City Council Formal meeting.

Approved:

Alan Stephenson
Deputy City Manager/Planning and Development Director

*Attachment - email from applicant dated October 26, 2022

October 26, 2022

City of Phoenix
Planning and Development Department
Attn: Racelle Escolar – Principal Planner
200 W. Washington Street
Phoenix, AZ 85003

RE: Request for City Councill Hearing Continuance
Case #: PHO-2-22—Z-47-17-8

Greetings,

On behalf of the Property Owner, I would like to request a continuance for the Case # listed above. The City Council hearing is scheduled for November 2, 2022, at 2:30PM. I would like to request that the case be continued to the City Council Hearing date on December 7, 2022. We request this continuance so that we may have time to coordinate and address any questions and concerns with the council members regarding this case.

Thank You,

Kevin Zenk
Planner II
7507 E. McDonald Dr., STE #2
Scottsdale, AZ 85250
O: (602) 666-2447
C: (480) 740-8950
E: kzenk@scapeGOATds.com
scapeGOATds.com
terrascape.us

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-47-17-8 PREVIOUSLY APPROVED BY ORDINANCE G-6560.

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning stipulations applicable located approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane in a portion of Section 1, Township 1 South, Range 2 East, as described more specifically in Attachment "A", are hereby modified to read as set forth below.

STIPULATIONS:

1. The development shall be in general conformance with the site plan date stamped JUNE 30, 2022 ~~July 28, 2017~~, as modified by the following stipulations and approved by the Planning and Development Department, WITH SPECIFIC REGARD TO THE FOLLOWING:

   A. THE SITE PLAN SHALL DEPICT STAGGERED FRONT SETBACKS FOR COVERED BUILDING ELEMENTS, SUCH THAT ANY TWO ADJACENT LOTS SHALL PROVIDE A MINIMUM VARIATION IN FRONT SETBACK OF 4 FEET.

2. All sidewalks shall be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk, as approved by the Planning and Development Department.

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The landscape strip shall be installed by the developer and maintained by the HOA.

3. Architectural elevations shall be presented to the South Mountain Village Planning Committee for review and comment prior to final site plan approval.

4. ~~Conceptual elevations shall be reviewed and approved for consistency with the Rio Montaña Area Plan by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.~~

   THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED AUGUST 17, 2022, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

5. COVERED PORCHES A MINIMUM OF SIXTY SQUARE FEET IN AREA AT A DEPTH OF AT LEAST SIX FEET SHALL BE PROVIDED IN THE FRONT YARD OF FIFTY PERCENT OF THE HOMES IN A SUBDIVISION. NO PORCH SHALL TERMINATE WITHIN THE PLANE OF A DOOR OR WINDOW.

6. ~~5.~~ The perimeter wall adjacent to 19th Avenue shall include minimum 3-foot offsets at a minimum spacing of every 50 feet and material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.

7. ~~6.~~ Fence and wall materials adjacent to common areas and open space as depicted on the site plan date stamped July 28, 2017 shall consist of wrought iron, split rail, corral fencing, or a combination of 3 feet of solid masonry topped by open wrought iron or a similar material, or a combination of the aforementioned fence types and open farm fencing, as approved by the Planning and Development Department.

8. THE DEVELOPER SHALL DEDICATE MINIMUM 50-FEET OF RIGHT-OF-WAY ALONG THE WEST SIDE OF 19TH AVENUE. IMPROVEMENTS SHALL INCLUDE A MINIMUM 5-FOOT-WIDE DETACHED SIDEWALK AND MINIMUM 11-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. LANDSCAPE STRIP PLANTING REQUIREMENTS TO BE APPROVED BY PLANNING AND DEVELOPMENT.

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9. The developer shall dedicate right-of-way totaling 25 feet for the east half ~~7.~~ of 20th Avenue, as approved by the Planning and Development Department

10. The developer shall construct all streets within and adjacent to the ~~8.~~ development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

11. In the event archaeological materials are encountered during ~~9.~~ construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

12. The property owner shall record documents that disclose the existence, ~~10.~~ and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

13. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

SECTION 2. Due to the site’s specific physical conditions and the use district granted pursuant to Ordinance G-6560 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6560 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the

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decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of November, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A - Legal Description (1 Page)
B - Ordinance Location Map (1 Page)

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EXHIBIT A

Located in the Northeast Quarter of Section 1, Township 1 South, Range 2 East, Gila and Salt River Meridian, Maricopa County, Arizona. Described as follows:

Commencing at the East Quarter corner of said Section 1;

Thence North 01°00'21" East, along the East line of said Northeast Quarter, a distance of 590.28 feet to the POINT OF BEGINNING;

Thence departing said East line, North 89°56'01" West, a distance of 658.57 feet;

Thence North 00°57'19" East, a distance of 336.90 feet;

Thence North 89°45'35" East, a distance of 658.94 feet to said East line;

Thence South 01°00'21" West, along said East line, a distance of 340.43 feet to the POINT OF BEGINNING.

Containing 223,056.73 square feet or 5.12 acres, more or less.

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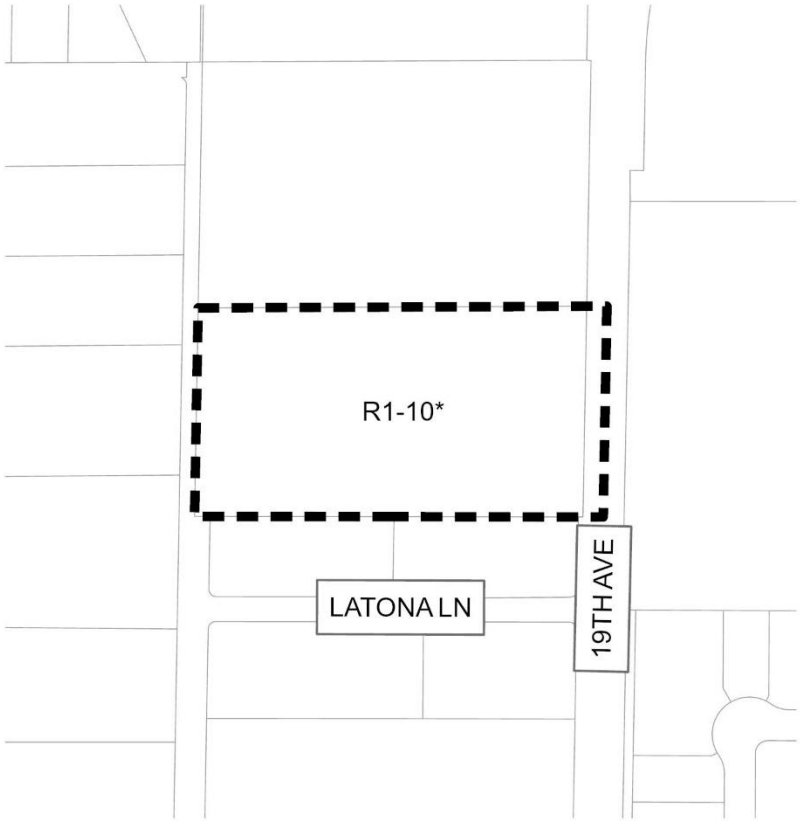
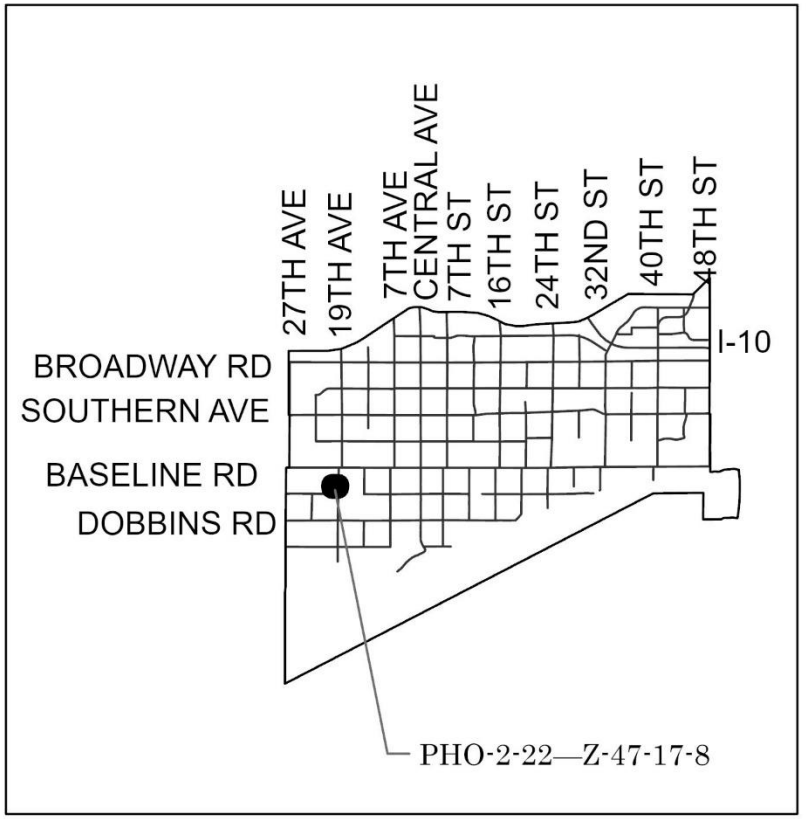
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: PHO-2-22—Z-47-17-8
Zoning Overlay: N/A
Planning Village: South Mountain





NOT TO SCALE

N

Drawn Date: 10/10/2022

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2022 Ord\11-2-22\11-2-22.aprx

Attachment B

City of Phoenix

Staff Report: PHO-2-22--Z-47-17-8

APPLICATION #: PHO-2-22--Z-47-17-8

LOCATION: Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane

EXISTING ZONING: R1-10

ACREAGE: 5.12

REQUEST: 1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped July 28, 2017.
2) Review of conceptual elevations by the Planning Hearing Officer per Stipulation 4.

APPLICANT: Terrascape Consulting, LLC

OWNER: Bella Rosa Partners, LLC

REPRESENTATIVE: Terrascape Consulting, LLC

STAFF RECOMMENDATION

Approval with modifications and additional stipulations, as recommended by the Planning Hearing Officer.

PLANNING HEARING OFFICER RECOMMENDATION

The Planning Hearing Officer heard the request on August 17, 2022 and recommended approval with modifications and additional stipulations.

VILLAGE PLANNING COMMITTEE RECOMMENDATION

The South Mountain Village Planning Committee heard this request on August 9, 2022 and recommended approval by a vote of 7-4.

BACKGROUND/ANALYSIS

The subject site consists of 5.12 gross acres located approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane and is zoned R1-10 (Single-Family Residence District). The subject property constitutes only the southern portion of the 11.15 gross acres included in original Rezoning Case No. Z-47-17.

The applicant requested modification of Stipulation 1 regarding general conformance with the site plan date stamped July 28, 2017. The stipulated site plan (Exhibit H) depicted a 32-unit subdivision at a density of approximately 3.03 dwelling units per gross acre on the full 11.15 gross acres of the original rezoning case area. Approximately 15 dwelling units were depicted on the southern half of the site. The proposed conceptual site plan (Exhibit G) depicts an 18-unit single-family subdivision at approximately 3.51 dwelling units per gross acre. A single street terminating in a cul-de-sac on the western edge of the site is proposed, and approximately 9 percent of the gross area would be reserved for common area open space. The lots are 58 feet wide with minor variations around the cul-de-sac.

Building elevations were not provided in the original rezoning case. Stipulation 4 requires that conceptual elevations be reviewed and approved for consistency with the Rio Montaña Area Plan by the Planning Hearing Officer through the public hearing process. The proposed conceptual elevations (Exhibit I) depict single-story homes at a maximum height of approximately 19 feet 6 inches to the ridge. These proposed elevations were also redesigned and resubmitted after the August 9, 2022 South Mountain Village Planning Committee (VPC) meeting to address their recommended additional stipulation regarding covered porches. The elevations depict a variety of building materials (stone façade, composite siding, wood elements, brick veneer), multiple building colors, variation in roof design, and multiple architectural features (wood posts, gable ornamentation, varied window sizes, decorative garage panels).

The appellant argues that the proposed increase in density is not appropriate for this community and does not provide any transition to S-1 zoned properties in the surrounding area. The appellant states that she supports preservation of rural character, consistency with the Rio Montaña Area Plan, single-story development, and a maximum density of 3 dwelling units per gross acre.

PREVIOUS HISTORY

On January 10, 2018, the Phoenix City Council approved Rezoning Case No. Z-47-17-8, a request to rezone approximately 11.15 gross acres located approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane from S-1 (Ranch or Farm Residence), R1-10 (Single-Family Residence District), and R1-18 (Single-Family Residence District) to R1-10 (Single-Family Residence District), subject to stipulations.

On February 20, 2019, the Phoenix City Council approved a modification of Stipulation 3 as recommended by the Planning Hearing Officer regarding the timing of the elevation review by the South Mountain VPC. This modification was intended to allow the VPC to

review elevations prior to final site plan approval rather than preliminary site plan approval. On August 9, 2022, the South Mountain VPC meeting reviewed the elevations per Stipulation 3 as a separate agenda item from the PHO request and recommended approval with two recommendations regarding staggered lots and front porches (Exhibit K). For further discussion, see Planning Hearing Officer Finding #1.

NEIGHBORHOOD CONCERNS

Public Correspondence

Twelve letters of opposition were received regarding this request. Concerns expressed include the following:

- Increase in density compared with the stipulated site plan (12 letters)
- Building height (12 letters)
- Reduction in open space compared with the stipulated site plan (11 letters)
- Enhanced setbacks along 19th and 20th Avenues (11 letters)
- Increased shade and heat mitigation measures (11 letters)
- Concern regarding Rio Montaña Area Plan conformity (11 letters)

GENERAL PLAN LAND USE MAP DESIGNATION

Residential 2 to 3.5 dwelling units per acre

CHARACTER OF SURROUNDING LAND USE

	Zoning	Land Use
On-site:	R1-10	Vacant
North:	R1-10	Vacant
South:	S-1	Single-Family Residential
East: (Across 19th Avenue)	S-1	Tree Farm
West: (Across 20th Avenue)	S-1	Single-Family Residential

PLANNING HEARING OFFICER FINDINGS

The Planning Hearing Officer's recommendation was based on the following findings:

1) The South Mountain Village Planning Committee (VPC) heard two agenda items regarding this case at their August 9, 2022 meeting. The first (Agenda Item #7)

was the PHO request itself. The second (Agenda Item #8) was for review and comment on architectural elevations per the requirements of Stipulation 3. Note that Stipulation 3 is redundant of, and less restrictive than, the requirement for PHO review of conceptual elevations required by Stipulation 4. However, during the review and comment item, the VPC made two recommendations regarding the provision of staggered front setbacks and front porches. These recommendations are addressed in these findings along with the consideration paid to the VPC's discussion during the PHO request itself.

2) The request to modify Stipulation 1 regarding general conformance with the site plan is recommended for approval with modifications to provide more standard conformance language and to add a new sub-stipulation requiring staggered front setbacks.

   The subject property includes only the southern 5.12 gross acres of the 11.15 gross acres rezoned in the original case. The stipulated site plan depicted a 32-unit single-family subdivision at approximately 3.03 dwelling units per gross acre and approximately 13.9% open space. Units were arranged around four cul-de-sacs oriented north/south, with most of the open space along the west property line. The street running east/west through the site terminated in an emergency gate along the west property line.

   The proposed conceptual site plan depicts an 18-unit single-family subdivision at approximately 3.51 dwelling units per gross acre, with approximately 9% open space. Units are arranged along a street running east/west through the site. The street terminates in a cul-de-sac along the west property line. Most of the open space is along the west property line. The proposal is substantially similar to the stipulated site plan, with the caveat that it is designed with less than half of the original area. The density remains below, and the open space above, Ordinance standards. The proposal is compatible with existing development in the surrounding area.

   A new sub-stipulation is recommended requiring staggered front setbacks. This recommendation is consistent with the recommendation of the South Mountain Village Planning Committee. It is also consistent with design recommendations in the Rio Montaña Area Plan (Page 39, Figure 71).

3) The applicant submitted conceptual elevations for review and approval per the requirements of Stipulation 4. The stipulation has been complied with and is recommended to be deleted and replaced with a standard language stipulation for general conformance to the elevations provided. Stipulation 4 states that the elevations submitted should be consistent with recommendations in the Rio Montaña Area Plan. The elevations depict a variety of building materials (stone façade, composite siding, wood elements, brick veneer), multiple building colors, variation in roof design, and multiple architectural features (wood posts, gable ornamentation, varied window sizes, decorative garage panels). This diversity is

consistent with the Rio Montaña Area Plan and many of the design choices are compatible with the rural and agricultural character described in the plan.

4) An additional stipulation is recommended to require front porches to be provided per the requirements of the Baseline Area Overlay District (651.E.3.b.(4)). This recommendation is consistent with the recommendation of the South Mountain Village Planning Committee. It is also consistent with the Rio Montaña Area Plan (Page 22; Page 23; Page 44, Figures 97 and 100) and the intent of Stipulation 4.

5) The Street Transportation Department recommends one additional stipulation addressing required dedications, detached sidewalks, and landscaping along 19th Avenue. This stipulation is recommended for inclusion.

   19th Avenue is identified on the City Council Approved Street Classification Map as a D-Section Arterial roadway. This cross section requires a total right-of-way dedication of 50-feet where the last 10-feet may consider a 10-foot-wide sidewalk easement. Within the ROW/sidewalk easement, an 11-foot-wide landscape strip located between back of curb and sidewalk is required to create a separated detached sidewalk and allow planting space for trees to mature and to adequately shade the sidewalk.

   While Stipulation 2 (not a part of this request) addresses detached sidewalks, requiring a minimum 5-foot-wide landscape strip between back of curb and sidewalk, this does not override the City Council approved Street Classification Map. While all other detached sidewalks within the development may allow the 5-foot-wide landscape strip, 19th Avenue cannot and shall comply with the recommended stipulation as described.

6) The applicant did not submit a Proposition 207 waiver of claims prior to the Planning Hearing Officer hearing. Submittal of this form is an application requirement. An additional stipulation is recommended to require the applicant to record this form and deliver it to the City to be included in the rezoning application file for record.

PLANNING HEARING OFFICER RECOMMENDED STIPULATIONS

1.	The development shall be in general conformance with the site plan date stamped JUNE 30, 2022 ~~July 28, 2017~~, as modified by the following stipulations and approved by the Planning and Development Department, WITH SPECIFIC REGARD TO THE FOLLOWING:	
	A.	THE SITE PLAN SHALL DEPICT STAGGERED FRONT SETBACKS FOR COVERED BUILDING ELEMENTS, SUCH THAT ANY TWO ADJACENT LOTS SHALL PROVIDE A MINIMUM VARIATION IN FRONT SETBACK OF 4 FEET.

2.	All sidewalks shall be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the HOA.
3.	Architectural elevations shall be presented to the South Mountain Village Planning Committee for review and comment prior to final site plan approval.
4.	~~Conceptual elevations shall be reviewed and approved for consistency with the Rio Montaña Area Plan by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.~~ THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED AUGUST 17, 2022, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5.	COVERED PORCHES A MINIMUM OF SIXTY SQUARE FEET IN AREA AT A DEPTH OF AT LEAST SIX FEET SHALL BE PROVIDED IN THE FRONT YARD OF FIFTY PERCENT OF THE HOMES IN A SUBDIVISION. NO PORCH SHALL TERMINATE WITHIN THE PLANE OF A DOOR OR WINDOW.
6. ~~5.~~	The perimeter wall adjacent to 19th Avenue shall include minimum 3-foot offsets at a minimum spacing of every 50 feet and material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.
7. ~~6.~~	Fence and wall materials adjacent to common areas and open space as depicted on the site plan date stamped July 28, 2017 shall consist of wrought iron, split rail, corral fencing, or a combination of 3 feet of solid masonry topped by open wrought iron or a similar material, or a combination of the aforementioned fence types and open farm fencing, as approved by the Planning and Development Department.

8.	THE DEVELOPER SHALL DEDICATE MINIMUM 50-FEET OF RIGHT-OF-WAY ALONG THE WEST SIDE OF 19TH AVENUE. IMPROVEMENTS SHALL INCLUDE A MINIMUM 5-FOOT-WIDE DETACHED SIDEWALK AND MINIMUM 11-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. LANDSCAPE STRIP PLANTING REQUIREMENTS TO BE APPROVED BY PLANNING AND DEVELOPMENT.
9. ~~7.~~	The developer shall dedicate right-of-way totaling 25 feet for the east half of 20th Avenue, as approved by the Planning and Development Department
10. ~~8.~~	The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
11. ~~9.~~	In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
12. ~~10.~~	The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
13.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

Exhibits

A – Appeal Document (2 pages)
B – Applicant’s Narrative (12 pages)
C – Aerial Map (1 page)
D – Zoning Map (1 page)
E – Recorded Ordinance from Rezoning Case No. Z-47-17 (5 pages)

F – Sketch Map from Rezoning Case No. Z-47-17 (1 page)
G – Proposed Site Plan date stamped June 30, 2022 (1 page)
H – Stipulated Site Plan date stamped July 28, 2017 (2 pages)
I – Proposed Elevations date stamped August 17, 2022 (4 pages)
J – South Mountain Village Planning Committee Summary from August 9, 2022 for PHO-2-22—Z-47-17-8 (4 pages)
K – South Mountain Village Planning Committee Summary from August 9, 2022 for Review and Comment Item Regarding Stipulation 3 (4 pages)
L– PHO Summary for PHO-2-22—Z-47-17-8 from August 17, 2022 (9 pages)

EXHIBIT A

PLANNING HEARING OFFICER APPEAL

I HEREBY REQUEST THAT THE PLANNING COMMISSION/CITY COUNCIL HOLD A PUBLIC HEARING ON:

CASE NUMBER:	**PHO-2-22—Z-47-17-8**		
LOCATION:	Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane		
PHO HEARING DATE:	August 17, 2022	**RECEIVED:**	August 24, 2022
APPEALED BY:	☒ Opposition	☐ Applicant	
APPEALED TO:	**PLANNING COMMISSION**	October 6, 2022	
		TENTATIVE DATE	
	CITY COUNCIL	November 2, 2022	
		TENTATIVE DATE	
APPELLANT NAME AND ADDRESS/EMAIL:		**PHONE:**	
Jewel Clark 2020 West South Mountain Avenue Phoenix, AZ 85041 hjewelclark@fastmail.com		480-664-9436	
RECEIPT NUMBER:			

REASON FOR REQUEST:

The community opposes the change from 3 houses/acre to 3.5 houses/acre on this application b/c it does not align with current appropriate density or even appropriate transition to the surrounding established properties, which are all S-1 Acre + homes.

The community has worked hard to keep our rural character by keeping density in new developments low, no more than 3 houses/acre, and working with developers to align better to the Rio Montana Plan, which guides Our area's look/feel. While we are grateful the development will be all single story, we do not want this density held up as a precedent for any future approvals in our area. It is a disappointing exception to the rule.

TAKEN BY:	Camryn Thompson

c: Alan Stephenson
Joshua Bednarek
Tricia Gomes
Racelle Escolar
Julie Garcia
Ben Ernyei - Posting
GIS Team
Adam Stranieri
Greg Harmon
Brad Wylam
Victoria Cipolla-Murillo

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

CITY OF PHOENIX
AUG 2 4 2022
Planning & Development Department

The PLANNING HEARING OFFICER agenda for ***August 17, 2022*** is attached.

The City Council May Ratify the Recommendation of the Planning Hearing Officer on *September 21, 2022* Without Further Hearing Unless:

- **A REQUEST FOR A HEARING BY THE PLANNING COMMISSION** is filed by 5:00 p.m. on ***August 24, 2022***. (There is a **$630 fee** for hearings requested by the applicant.)

  Any member of the public may, within seven (7) days after the Planning Hearing Officer's action, request a hearing by the Planning Commission on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m. on ***August 24, 2022***.

APPEAL FORM

I HEREBY REQUEST THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING ON:

PHO-2-22—Z-47-17-8
APPLICATION NO.

~ 130 feet north of the northwest corner of 19th Ave. & Latona Ln.
LOCATION OF APPLICATION PROPERTY

Jewel Clark
NAME (PLEASE PRINT)

☒ OPPOSITION ☐ APPLICANT

2020 West South Mountain Ave.
STREET ADDRESS

Phoenix, AZ 85041
CITY, STATE AND ZIP CODE

480.664.9436
TELEPHONE NO

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THE SCHEDULED HEARING DATE AS FOLLOWS:

APPEALED FROM ***August 17, 2022*** **PHO HEARING TO** 10/6/22 **PC HEARING**
DATE DATE

SIGNATURE: Jewel Clark DATE: 8/24/22

REASON FOR APPEAL:
The community opposes the change from 3 houses/acre to 3.5 houses/acre on this application b/c it does not align with current appropriate density or even appropriate transition to the surrounding established properties, which are all S-1 Acre + homes. The community has worked hard to keep our rural character by keeping density in new developments low, no more than 3 houses/acre, and working with developers to align better to the Rio Montana Plan, which guides Our area's look/feel. While we are grateful the development will be all single story, we do not want this density held up as a precedent for any future approvals in our area. It is a disappointing exception to the rule.

APPEALS MUST BE FILED IN PERSON AT THE 2ND FLOOR ZONING COUNTER, 200 W. WASHINGTON STREET, 602-262-7131, Option 6

PLANNER TAKING APPEAL: CThompson

Copies to: Case File | PHO Planner – Bradley Wylam | PHO Secretary – Vikki Cipolla-Murillo

EXHIBIT B

June 30, 2022 (Revised July 8, 2022)

Adam Stranieri
Planning Hearing Officer
City of Phoenix
252 W. Washington Street
Phoenix, AZ 85003

RE: PHO Stipulation Modification Request for Z-47-17-8 / 2-22—Z-4717-8

On behalf of Bella Rosa 19 Partners LLC ("Developer"), Scapegoat/Terrascape ("Applicant") is providing a written request for a PHO stipulation modification request. The Developer is proposing to construct a single-family housing community consisting of eighteen (18) lots on a 5.12-acre (4.61 net acres) parcel of land located approximately 1,700 feet south of the SWC of W. Baseline Road and S. 19th Ave in Phoenix, Arizona with an APN# 300-17-004M, as shown in ***Figure 1*** below.

Figure 1 – AERIAL MAP



CASE HISTORY

Z-47-17-8: The Site was rezoned from S-1 to R1-10 PRD approved by City Council on January 10, 2018, through Ordinance G-6405 with eight (8) stipulations.

PHO-1-18--Z-47-17-8: Amendment to the Site was applied for and approved by City Council on February 20, 2019, through Ordinance G-6560 with 10-Stipulations (see ***Exhibit I***).

At the time of the original rezoning and PHO Amendment, the Site was planned as a larger 10.56-acre subdivision with 32 single-family lots. Access into the subdivision provided for an emergency

entry off of 20th Avenue, one resident entry off of 19th Avenue and four (4) cul-de-sacs connected by 50' wide private streets. See ***Exhibit II*** to view the original site plan.

After the rezoning, plans for the 10.56-acre parcel did not move forward and the subdivision was not constructed. The property was eventually split into two separate parcels for purposes of developing two different subdivisions using the recently approved R1-10 PRD zoning for single family residential housing.

As the property has been subdivided into two parcels and the design intent has changed since the original concept of the rezoning, a request for modifications from the original site plan and to Ordinance G-6560 is being required.

PROPOSED STIPULATION MODIFICATIONS:

This PHO requests modifications to the following stipulations outlined in Ordinance G-6560, as listed below:

Sitpulation 1. *The development shall be in general conformance with the site plan dated stamped* ~~*July 28, 2017, as modified by the following stipulations and approved by the Planning and Development Department.*~~ ***June 30, 2022, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT***.

Rationale: As plans for a single 10.56-acre subdivision are no longer being considered and the lot has been split, the site plan for this particular parcel requires reconsideration for design and lot layout for the newly split parcel. The size of the parcel still allows enough feasibility to meet the requirements of R1-10 PRD with minor adjustments to the re-orientation and re-design of the lot and street layout.

Sitpulation 4. Conceptual elevations shall be reviewed and approved for consistency with the Rio Montaña Area Plan by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department. – PHO is required for this stipulation, as stated. PHO must be complete prior to preliminary site plan submittal.

Rationale: The elevations attached with this application offer several design themes such as Rustic Spanish Colonial and Western Ranch that are consistent with the Rio Montaña Area Plan. Key architectural features include four (4) housing design options with a diverse façade palette and varying trim and building materials. The conceptual layout of the houses themselves will emphasis the house facade and maintain a 10' garage setback from the house's façade. Material and palette changes help to create breaks in the façade which specify undulation and changes in the overall building faces of each side.

As detailed in the attached exhibits, Bella Rosa, will continue to provide lotted single-family homes with some minor changes from the original stipulated site plan. Careful consideration has gone into planning the Site to create a community that is attractively designed and aesthetically landscaped while maintain consistency with the development guidelines of the R1-10 PRD lotting requirements. The property will be professional designed and managed to create the necessary open space and amenities that are desired in residential communities. Residents will be able to

enjoy neighborhood style living with modern finishes and private indoor/outdoor living areas.

The primary access for the community will be located off 19th Avenue and will serve as the entry and exit point for residents. The cul-de-sac provides for enough turning radii to allow easy maneuverability for emergency and trash collector vehicles.

Standards for the Site will continue to follow the R1-10 district with necessary site plan enhancements to achieve a slightly higher density from the original 3.5 DU/acre. The following table describes the proposal in comparison to the requirement of R1-10:

Standards	**R1-10 PRD**	**Proposed**
Minimum Lot Width:	45' (unless approved by either the design advisor or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage (see Section 507 Tab A.2.12.1 B(2)(b) [sic]))	58'
Minimum Lot Depth:	None, except 100' adjacent to freeway or arterial	140' (Avg)
Dwelling Unit Density (units/gross acre)	3.5; 4.5 with bonus	18 Lots / ± 5.12-Acres = **3.5 DU/Acre**
Minimum Perimeter Building Setback:	Street (front, rear, side) – 15' Property Line (rear) – 15' (1-story); 20' (2-story) Property Line (rear) – 10' (1-story); 15' (2-story)	Street (front, rear, side) – 15' Property Line (rear) – 15' (1-story); 20' (2-story) Property Line (rear) – 10' (1-story); 15' (2-story)
Landscaped Setback Adjacent to Street:	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)
Common Space Minimum:	5%	9%

CONCLUSION

Approval of the requested stipulation modification will allow the Project to move forward with the development of Bella Rosa as previously discussed by the Phoenix City Council in its approval of Z-47-17-8. This request maintains an efficient design layout that is similar to the originally approved lot sizing and density requirements while accommodating a newly proposed layout that will neither jeopardize the original intent nor compromise the remaining original stipulations. The proposed zoning stipulation modification is accompanied by the following documents:

1. PHO Checklist
2. Ownership Verification form
3. Information Form
4. Preliminary Site plan
5. Conceptual Landscape Plan
6. Elevations
7. Parcel map (with project area identified)
8. Legal Description

EXHIBIT I

Official Records of Maricopa County Recorder
ADRIAN FONTES
20190150288 03/05/2019 10:49
ELECTRONIC RECORDING
G6560-5-1-1--

ORDINANCE G-6560

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-47-17-8 PREVIOUSLY APPROVED BY ORDINANCE G-6405.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning stipulations applicable to the property located approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane in a portion of Section 1, Township 1 South, Range 2 East, as described more specifically in Attachment "A," are hereby modified to read as set forth below.

STIPULATIONS:

1. The development shall be in general conformance with the site plan date stamped July 28, 2017, as modified by the following stipulations and approved by the Planning and Development Department.
2. All sidewalks shall be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the HOA.
3. Architectural elevations shall be presented to the South Mountain Village Planning Committee for review and comment prior to FINAL ~~preliminary~~ site plan approval.

4. Conceptual elevations shall be reviewed and approved for consistency with the Rio Montaña Area Plan by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.

5. The perimeter wall adjacent to 19th Avenue shall include minimum 3-foot offsets at a minimum spacing of every 50 feet and material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.

6. Fence and wall materials adjacent to common areas and open space as depicted on the site plan date stamped July 28, 2017 shall consist of wrought iron, split rail, corral fencing, or a combination of 3 feet of solid masonry topped by open wrought iron or a similar material, or a combination of the aforementioned fence types and open farm fencing, as approved by the Planning and Development Department.

7. The developer shall dedicate right-of-way totaling 25 feet for the east half of 20th Avenue, as approved by the Planning and Development Department.

8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

10. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6405, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6405 and as modified in Section 1 of this Ordinance. Any violation of the stipulations is a violation of the City of

Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 20th day of February, 2019.

Thelda Williams
MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

Acting City Attorney pml

REVIEWED BY:

City Manager

PL:tml:LF19-0248:02/20/19:2093585v1

Exhibits:
A - Legal Description (1 Page)
B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-18--Z-47-17-8

PARCEL NO. 1: (Tax Parcel 300-17-004L)
THE NORTHERLY 396.52 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SOMETIMES DESCRIBED AS THE EAST HALF OF FARM UNIT "H", ACCORDING TO THE FARM UNIT PLAT;
EXCEPT THE EAST 33 FEET THEREOF, AS TO CONVEYED TO MARICOPA COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 105 OF DEEDS, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA.

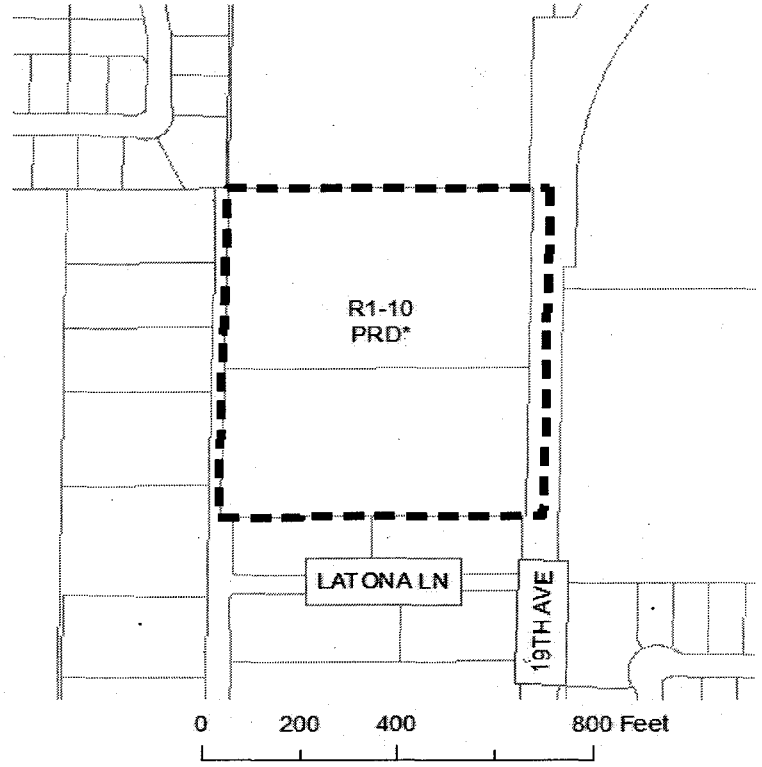
PARCEL NO. 2: (Tax Parcel 300-17-004M)
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
EXCEPT THE NORTHERLY 396.52 FEET; AND
EXCEPT THE SOUTH 590.28 FEET; AND
EXCEPT THE EAST 33 FEET AS CONVEYED TO MARICOPA COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 105 OF DEEDS, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA.

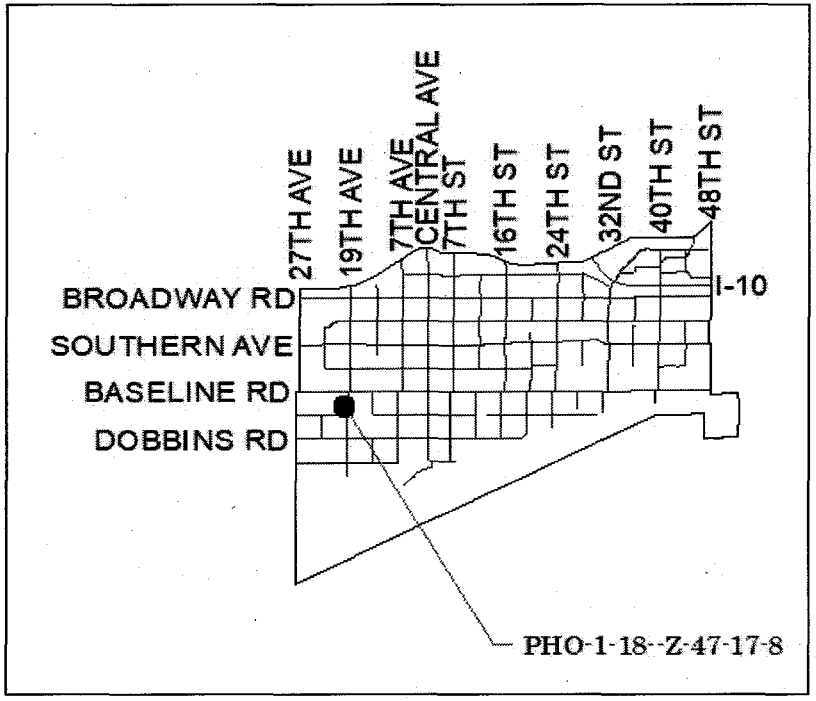
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: PHO-1-18--Z-47-17-8
Zoning Overlay: N/A
Planning Village: South Mountain





NOT TO SCALE

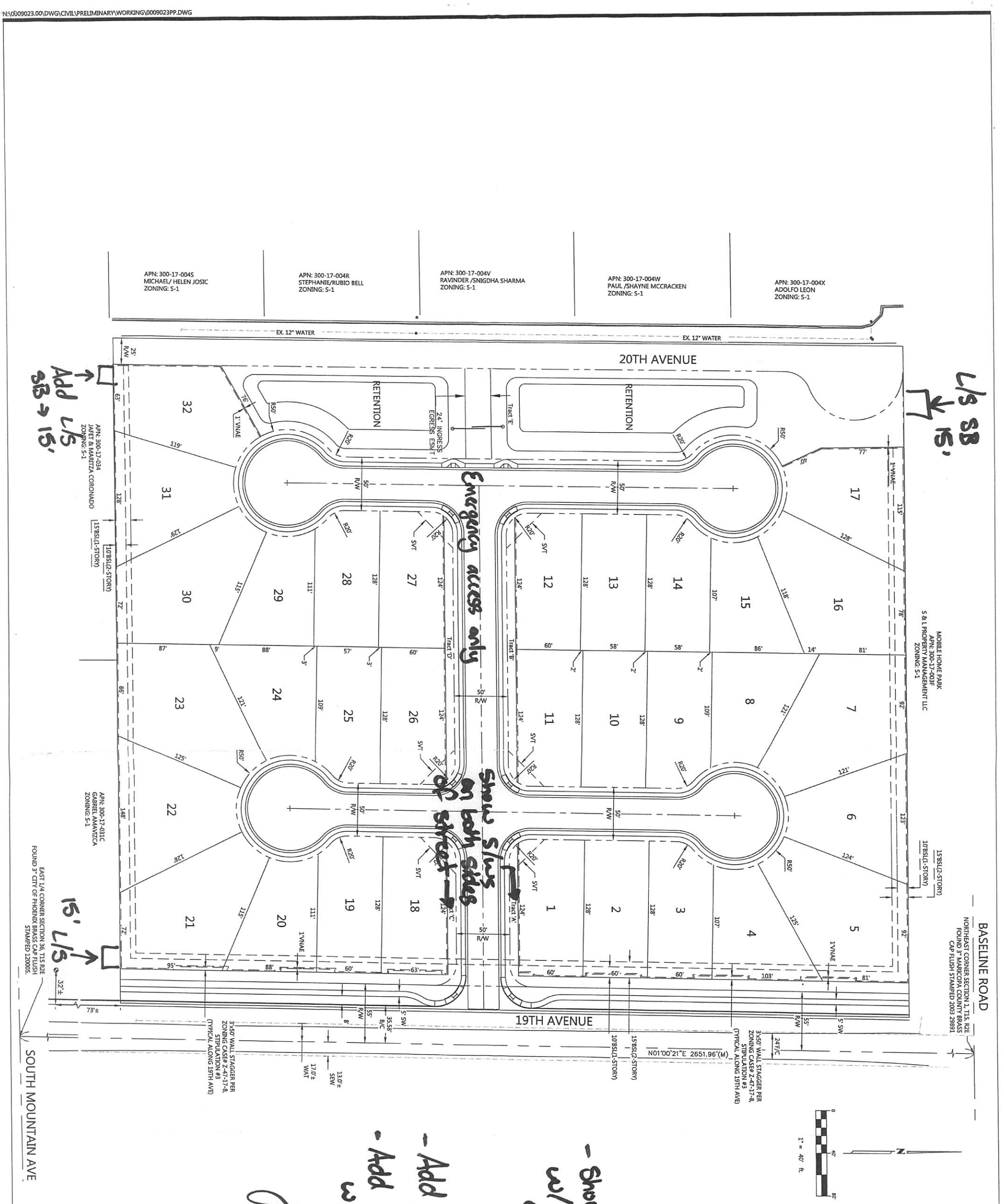
N

Drawn Date: 1/24/2019

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SupplMaps_OrdMaps\2019_Ord\2-20-19\PHO-1-18--Z-47-17-8.mxd

EXHIBIT II

N:\0009023.00\DWG\CIVIL\PRELIMINARY\WORKING\0009023PP.DWG



- Show open space w/ amenities + access

- Add tract table w/ uses
- Add wall plans w/ details

JEG Site Mark-Up 3/14/18

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT
PRELIMINARY APPROVAL
Project Tracking Numbers
Z Wynn 3-25-19
Site Plan Date
Subject to all comments on this plan and the conditions imposed in the associated Preliminary Approval Report.
Sheet 2 of 2

SHEET NUMBER: 2 OF 2

DATE: 02/06/2018
PROJ: 9023

EXPIRES 9-30-2020

PRELIMINARY PLAT
BELLA ROSA

PHOENIX

Westwood
Phone (480) 747-6558
Fax (480) 376-8025
6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254
westwoodps.com
Westwood Professional Services, Inc.

DESIGNED:	####
CHECKED:	####
DRAWN:	####
FIELD CREW:	
FIELD WORK DATE:	
SCALE: 1" =	HORIZONTAL
SCALE: 1" =	VERTICAL

INITIAL ISSUE: ####
REV: △ ####
REV: △ ####
REV: △ ####
REV: △ ####

PRELIMINARY SITE PLAN
FOR
BELLA ROSA

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

APN: 300-17-004L
THE NORTHERLY 396.52 FEET OF THE FOLLOWING DESCRIBED PROPERTY:THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SOMETIMES DESCRIBED AS THE EAST HALF OF FARM UNIT "H", ACCORDING TO THE FARM UNIT PLAT;

EXCEPT THE EAST 33 FEET THEREOF, AS TO CONVEYED TO MARICOPA COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 105 OF DEEDS, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 300-17-004M
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
EXCEPT THE NORTHERLY 396.52 FEET; AND
EXCEPT THE SOUTH 590.28 FEET; AND
EXCEPT THE EAST 33 FEET AS CONVEYED TO MARICOPA COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 105 DEEDS, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA.

R1-10 DEVELOPMENT OPTION - PLANNED RESIDENTIAL DEVELOPMENT

STANDARDS	PLANNED RESIDENTIAL DEVELOPMENT	PROPOSED STANDARD
MIN LOT WIDTH (IN THE EVENT OF HORIZONTAL PROPERTY REGIMES, "LOT" SHALL REFER TO THE WIDTH OF THE STRUCTURE AND EXCLUSIVE USE AREA)	45' MINUMIN (UNLESS APPROVED BY EITHER THE DESIGN ADVISOR OR THE SINGLE FAMILY ARCHITECTURAL APPEALS BOARD FOR DEMONSTRATING ENHANCED ARCITECTURE THAT MINIMIZES THE IMPACT OF THE GARAGE.	45'
MINIMUM LOT DEPTH	NONE, EXCEPT 110' ADJACENT TO FREEWAY OR ARTERIAL	96'
DWELLING UNIT DENSITY (UNITS/GROSS ACRE)	3.5; 4.5 WITH BONUS	3.03 DU/AC
MIN. PERIMETER BUILDING SETBACKS	STREET (FRONT, REAR OR SIDE): 15' (IN ADDITION TO LANDSCAPE SETBACK); PROPERTY LINE (REAR): 15' (1-STORY), 20' (2-STORY); PROPERTY LINE (SIDE): 10' (1-STORY) 15' (2-STORY)	STREET (FRONT, REAR OR SIDE) 15': (IN ADDITION TO LANDSCAPE SETBACK); PROPERTY LINE (REAR) 15' (1-STORY) 20' (2-STORY), PROPERTY LINE (SIDE); 10' (1-STORY) 15' (2-STORY)
COMMON LANDSCAPED SETBACK ADJACENT TO PERIMITER STREETS	15' AVERAGE, 10' MINIMUM (DOES NOT APPLY TO LOTS FRONTING ONTO PERIMETER STREETS)	15' AVERAGE, 10' MINIMUM (DOES NOT APPLY TO LOTS FRONTING ONTO PERIMETER STREETS)
MIN. INTERIOR BUILDING SETBACK	FRONT: 10';REAR: NONE; (ESTABLISHED BY BUILDING CODE); STREET SIDE; 10' SIDES; NONE (ESTABLISHED BY BUILDING CODE)	FRONT: 10';REAR: NONE; (ESTABLISHED BY BUILDING CODE); STREET SIDE; 10' SIDES; NONE (ESTABLISHED BY BUILDING CODE)
MIN. BUILDING SEPARATION	NONE	NONE
MIN. GARAGE SETBACK	18' FROM BACK OF SIDEWALK FOR FRONT-LOADED GARAGES, 10' FROM PROPERTY FOR SIDE-LOADED GARAGES	18' FROM BACK OF SIDEWALK FOR FRONT-LOADED GARAGES, 10' FROM PROPERTY FOR SIDE-LOADED GARAGES
MIN. GARAGE WIDTH	FOR LOTS <60': 2 CAR WIDTHS, FOR LOTS ≥60' TO 70': 3 CAR WIDTHS, FOR LOTS >70': NO MAXIMUM	FOR LOTS <60': 2 CAR WIDTHS, FOR LOTS ≥60' TO 70': 3 CAR WIDTHS, FOR LOTS >70': NO MAXIMUM
MAXIMUM HEIGHT	2 STORIES AND 30' (EXCEPT THAT 3 STORIES NOT EXCEEDING 30' ARE PERMITTED WHEN APPROVED BY THE DESIGN ADVISOR FOR DEMONSTRATING ENHANCED ARCHITECTURE.	2 STORIES AND 30' (EXCEPT THAT 3 STORIES NOT EXCEEDING 30' ARE PERMITTED WHEN APPROVED BY THE DESIGN ADVISOR FOR DEMONSTRATING ENHANCED ARCHITECTURE.
LOT COVERAGE	PRIMARY STRUCTURE, NOT INCLUDING ATTACHED SHADE STRUCTURES: 40% TOTAL 50%	AVERAGE LOT PRIMARY STRUCTURE 40%; TOTAL COVERAGE 50%
COMMON AREAS	MINIMUM 5% OF GROSS AREA	13.9%
ALLOWED USES	SINGLE-FAMILY DETACHED	SINGLE-FAMILY DETACHED
REQUIRED REVIEW	DEVELOPMENT REVIEW PER SECTION 507, AND SUBDIVISION TO CREATE 4 OR MORE LOTS	DEVELOPMENT REVIEW PER SECTION 507, AND SUBDIVISION TO CREATE 4 OR MORE LOTS
STREET STANDARDS	PUBLIC STREET OR PRIVATE ACCESSWAY(1)	PUBLIC STREET OR PRIVATE ACCESSWAY(1)
ON-LOT AND COMMON RETENTION	COMMON RETENTION REQUIRED FOR LOTS LESS THAN 8,000 SQ. FT. PER GRADING AND DRAINAGE ORDINANCE REQUIREMENTS	COMMON RETENTION AREA
LANDSCAPE STANDARDS	PERIMETER COMMON: TREES SPACED A MAXIMUM OD 20 TO 30 FEET ON CENTER (BASED ON SPECIES) OR IN EQUIVALENT GROUPINGS, AND 5 SHRUBS PER TREE.	PERIMETER COMMON: TREES SPACED A MAXIMUM OD 20 TO 30 FEET ON CENTER (BASED ON SPECIES) OR IN EQUIVALENT GROUPINGS, AND 5 SHRUBS PER TREE.

ZONING CASE NUMBER

Z-47-17-8 – Add date of approval

- List all stips + create index table on SP that proves conformance

STIPULATIONS FOR ZONING CASE NUMBER Z-47-17-8

1. ALL SIDEWALKS SHALL BE DETACHED WITH A MINIMUM 5-FOOT WIDE LANDSCAPED STRIP LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB AND SHALL INCLUDE A MINIMUM 2-INCHCALIPER SHADE TREES PLANTED A MINIMUM OF 20 FEET ON CENTER OR EQUIVALENT GROUPINGS STAGGERED ALONG BOTH SIDES OF THE SIDEWALK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE LANDSCAPE STRIP SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE H.O.A.

2. CONCEPTUAL ELEVATIONS SHALL BE REVIEWED AND APPROVED FOR CONSISTENCY WITH THE RIO MONTAÑA AREA PLAN BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS FOR STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS MAY BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.

3. THE PERIMETER WALL ADJACENT TO 19TH AVENUE SHALL INCLUDE MINIMUM 3-FOOT OFFSETS AT A MINIMUM SPACING OF EVERY 50 FEET AND MATERIAL AND TEXTURAL DIFFERENCES, SUCH AS STUCCO AND/OR SPLIT FACE BLOCK WITH A DECORATIVE ELEMENT, SUCH AS TILE, GLASS INSETS, OR STAMPED DESIGNS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

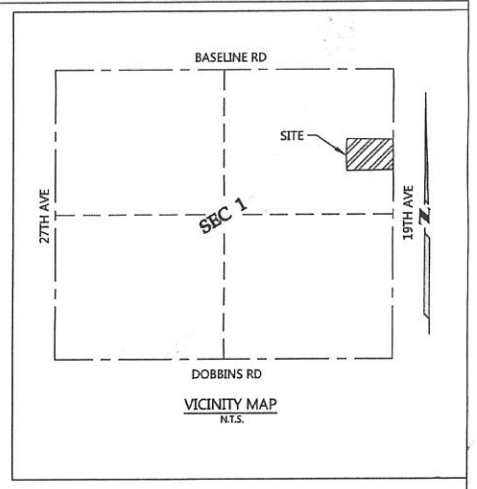
4. FENCE AND WALL MATERIALS ADJACENT TO COMMON AREAS AND OPEN SPACE AS DEPICTED ON THE SITE PLAN DATE STAMPED JULY 28, 2017 SHALL CONSIST OF WROUGHT IRON, SPLIT RAIL, CORRAL FENCING, OR A COMBINATION OF 3 FEET OF SOLID MASONRY TOPPED BY OPEN WROUGHT IRON OR A SIMILAR MATERIAL, OR A COMBINATION OF THE AFOREMENTIONED FENCE TYPES AND OPEN FARM FENCING, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT

5. THE DEVELOPER SHALL DEDICATE RIGHT-OF-WAY TOTALING 25 FEET FOR THE EAST HALF OF 20TH AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

6. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING AND OTHER INCIDENTALS AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.

7. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.

8. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE, AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.



VICINITY MAP
N.T.S.

PROJECT ADDRESS

8020 S. 19TH AVE
PHOENIX, AZ 85041

ASSESSORS PARCEL NUMBER

A.P.N. 300-17-004L, 300-17-004M

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA: BEARING N01°00'21"E.

FLOOD ZONE

SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X", ON FLOOD INSURANCE RATE MAP NO. 04013C2680L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NUMBER 040037, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE X:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LOT COVERAGE CALCULATION

PRD LOT COVERAGE= (MAIN STRUCTURE) $\frac{\text{NET AREA-INTERNAL ROADWAY} * 0.4}{\text{TOTAL NUM OF LOTS}} = \frac{338{,}957\ SF * 0.4}{32} = 4{,}237\ SF$

PRD LOT COVERAGE= (ATTACHED STRUCTURE) $\frac{\text{NET AREA-INTERNAL ROADWAY} * 0.1}{\text{TOTAL NUM OF LOTS}} = \frac{338{,}957\ SF * 0.1}{32} = 1{,}059\ SF$

OWNER

19TH AVENUE PARTNERS LLC
7330 E PALO VERDE 4
SCOTTSDALE, AZ 85250

ENGINEER

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, AZ 85254
TELE: 480-747-6558
CONTACT: DAVID BOHN
EMAIL: DAVID. BOHN@WESTWOODPS.COM

SITE DATA

GROSS ACREAGE:	10.56 ACRES MORE OR LESS
(NET):	8.0 ACRES MORE OR LESS
NUMBER OF LOTS:	32
PROPOSED ZONING:	R1-10 PRD
LOTS AREA:	6.05 ACRES
PROPOSED DENSITY:	3.03 DU/AC
LOTS SALES:	YES
OPEN SPACE:	1.47 ACRES = 13.9%
RETENTION:	COMMON RETENTION AREAS

Show density calcs

LEGEND

- BOUNDARY LINE
- CENTER LINE
- RIGHT OF WAY LINE (R/W)
- LOT LINE
- SETBACK LINE

BENCHMARK

ADOT ALUMINUM CAP MARKED TEST SITE; ON NORTH WINGWALL OF IRRIGATION GATE NORTHWEST CORNER OF INTERSECTION OF 27TH AVE AND SOUTH MOUNTAIN AVE. ELEVATION IS 1095.42 PER CITY OF PHOENIX DATUM

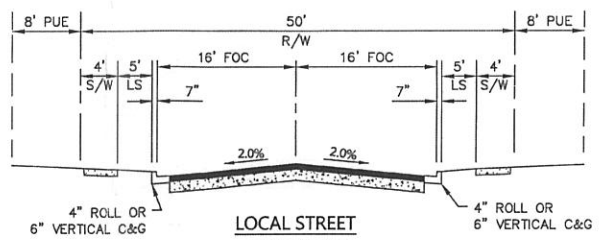
PROJECT DESCRIPTION

BELLA ROSA IS A 32 SINGLE FAMILY RESIDENTIAL SUBDIVISION.

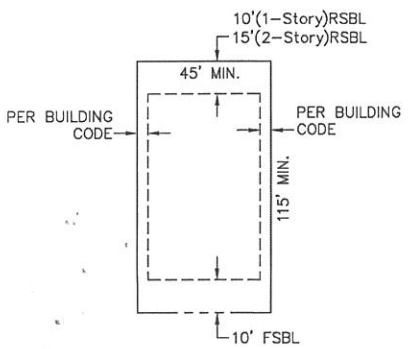
STATEMENT OF INTENT

THIS PROPOSAL INTENDS TO SUBDIVIDE THE 10.5 ACRE PROPERTY INTO 32 SINGLE FAMILY LOTS. THESE LOTS WILL BE DEVELOPED UNDER R1-6 ZONING STANDARDS. PRD DEVELOPMENT STANDARDS.

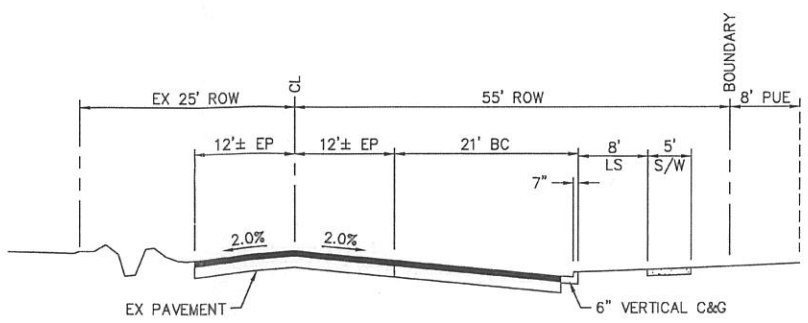
JEGA Site Mark-Up 3/14/18
(Original plan date - Placed for Time Extension)



LOCAL STREET
COP DETAIL P1014
TYPICAL CROSS SECTION H
N.T.S



TYPICAL PERIMETER LOT DETAIL



19TH AVENUE
CROSS SECTION
LOOKING SOUTH
N.T.S.

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT
PRELIMINARY APPROVAL
Project Tracking Numbers
Site Planner 3-25-19 Date
Subject to all comments on this plan and the conditions imposed in the associated Preliminary Approval Report.
Sheet 1 of 2

Westwood
6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254
Phone (480) 747-6558
Fax (480) 376-8025
Westwood Professional Services, Inc

INITIAL ISSUE: ####
REV: ####
REV: ####
REV: ####
REV: ####
REV: ####

DESIGNED: ####
CHECKED: ####
DRAWN: ####
FIELD CREW:
FIELD WORK DATE:
SCALE: 1" = HORIZONTAL
SCALE: 1" = VERTICAL

PRELIMINARY SITE PLAN
BELLA ROSA
PHOENIX

48533 DAVID M. BOHN REGISTERED PROFESSIONAL ENGINEER STATE OF ARIZONA, U.S.A.
EXPIRES 9-30-2020

SHEET NUMBER: 1 OF 2
DATE: 02/06/2018
PROJ: 9023

N:\0009023.00\DWG\CIVIL\PRELIMINARY\WORKING\00090235.DWG

EXHIBIT C



PHO-2-22--Z-47-17-8

Property Location: Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane

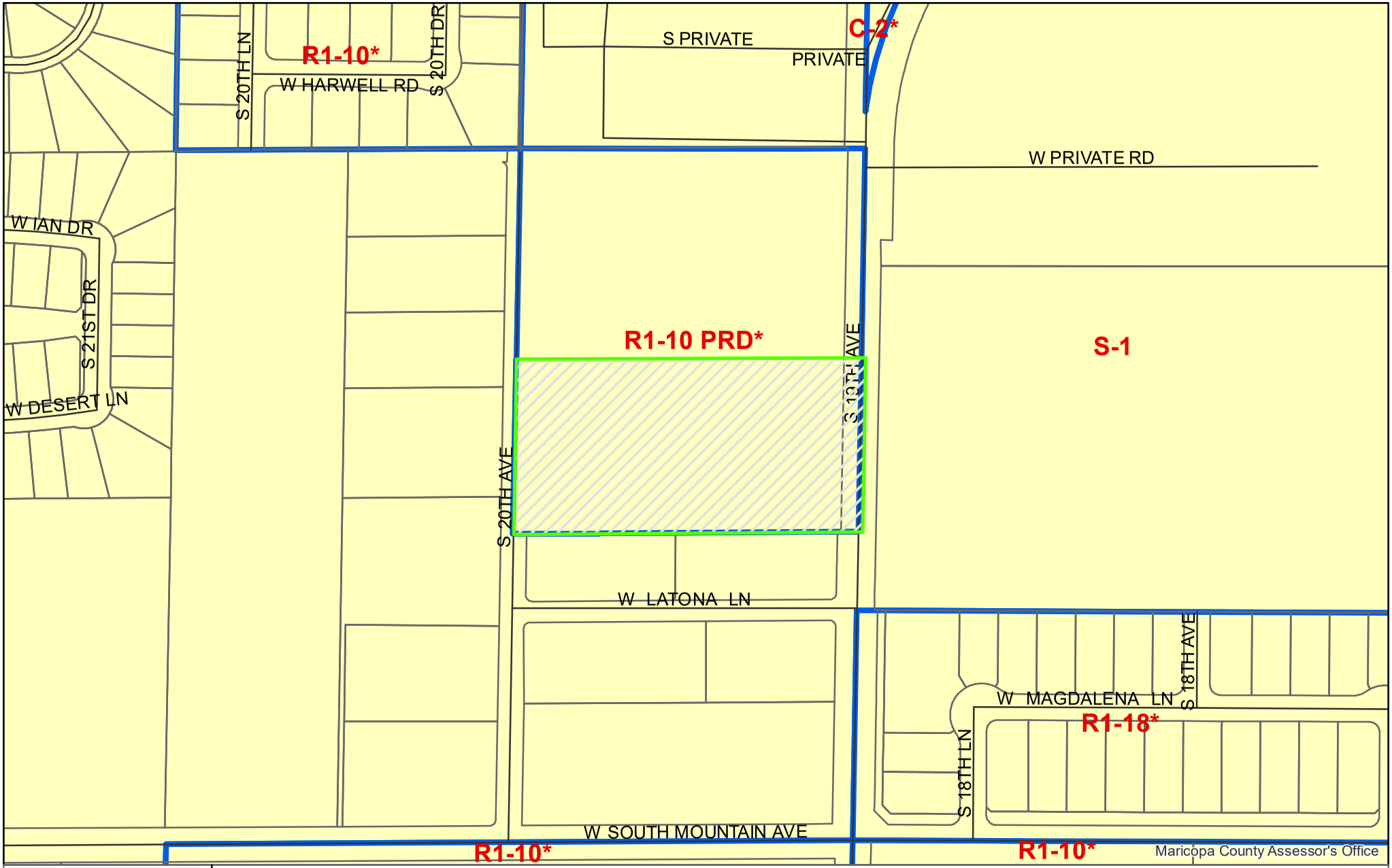
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 120 240 480 Feet

N

EXHIBIT D



PHO-2-22--Z-47-17-8

Property Location: Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 120 240 480 Feet

N

EXHIBIT E

Official Records of Maricopa County Recorder
ADRIAN FONTES
20190150288 03/05/2019 10:49
ELECTRONIC RECORDING
G6560-5-1-1--

ORDINANCE G-6560

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-47-17-8 PREVIOUSLY APPROVED BY ORDINANCE G-6405.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning stipulations applicable to the property located approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane in a portion of Section 1, Township 1 South, Range 2 East, as described more specifically in Attachment "A," are hereby modified to read as set forth below.

STIPULATIONS:

1. The development shall be in general conformance with the site plan date stamped July 28, 2017, as modified by the following stipulations and approved by the Planning and Development Department.
2. All sidewalks shall be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the HOA.
3. Architectural elevations shall be presented to the South Mountain Village Planning Committee for review and comment prior to FINAL ~~preliminary~~ site plan approval.

4. Conceptual elevations shall be reviewed and approved for consistency with the Rio Montaña Area Plan by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.

5. The perimeter wall adjacent to 19th Avenue shall include minimum 3-foot offsets at a minimum spacing of every 50 feet and material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.

6. Fence and wall materials adjacent to common areas and open space as depicted on the site plan date stamped July 28, 2017 shall consist of wrought iron, split rail, corral fencing, or a combination of 3 feet of solid masonry topped by open wrought iron or a similar material, or a combination of the aforementioned fence types and open farm fencing, as approved by the Planning and Development Department.

7. The developer shall dedicate right-of-way totaling 25 feet for the east half of 20th Avenue, as approved by the Planning and Development Department.

8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

10. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6405, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6405 and as modified in Section 1 of this Ordinance. Any violation of the stipulations is a violation of the City of

Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 20th day of February, 2019.

Thelda Williams
MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

Acting City Attorney pml

REVIEWED BY:

City Manager

PL:tml:LF19-0248:02/20/19:2093585v1

Exhibits:
A - Legal Description (1 Page)
B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-18--Z-47-17-8

PARCEL NO. 1: (Tax Parcel 300-17-004L)
THE NORTHERLY 396.52 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SOMETIMES DESCRIBED AS THE EAST HALF OF FARM UNIT "H", ACCORDING TO THE FARM UNIT PLAT;
EXCEPT THE EAST 33 FEET THEREOF, AS TO CONVEYED TO MARICOPA COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 105 OF DEEDS, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA.

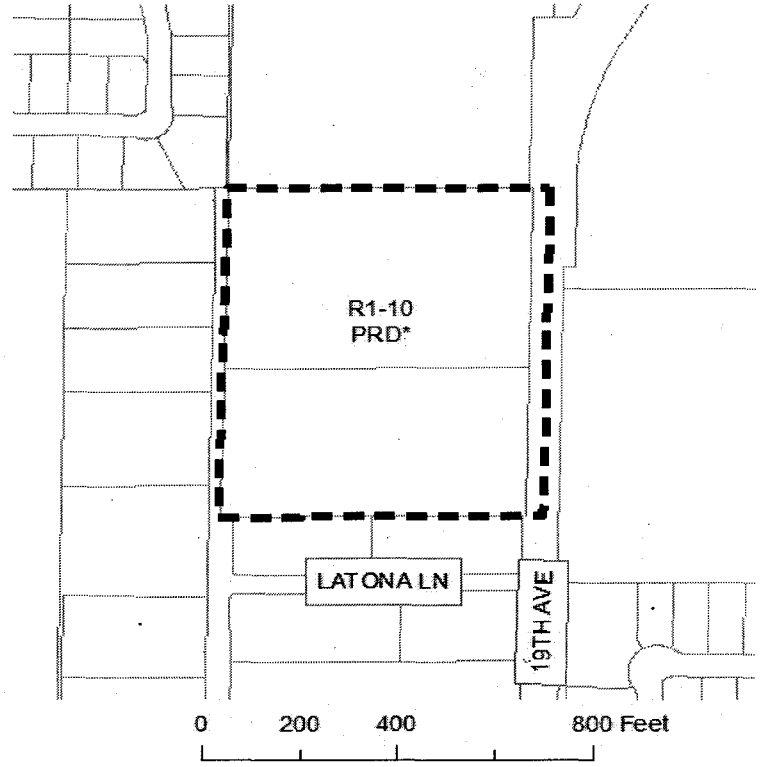
PARCEL NO. 2: (Tax Parcel 300-17-004M)
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
EXCEPT THE NORTHERLY 396.52 FEET; AND
EXCEPT THE SOUTH 590.28 FEET; AND
EXCEPT THE EAST 33 FEET AS CONVEYED TO MARICOPA COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 105 OF DEEDS, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA.

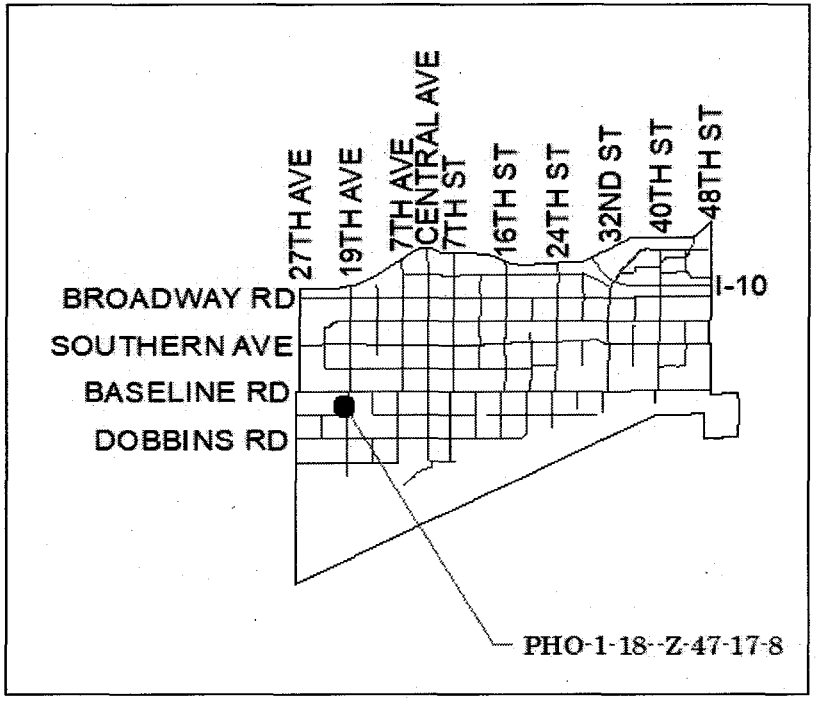
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: PHO-1-18--Z-47-17-8
Zoning Overlay: N/A
Planning Village: South Mountain





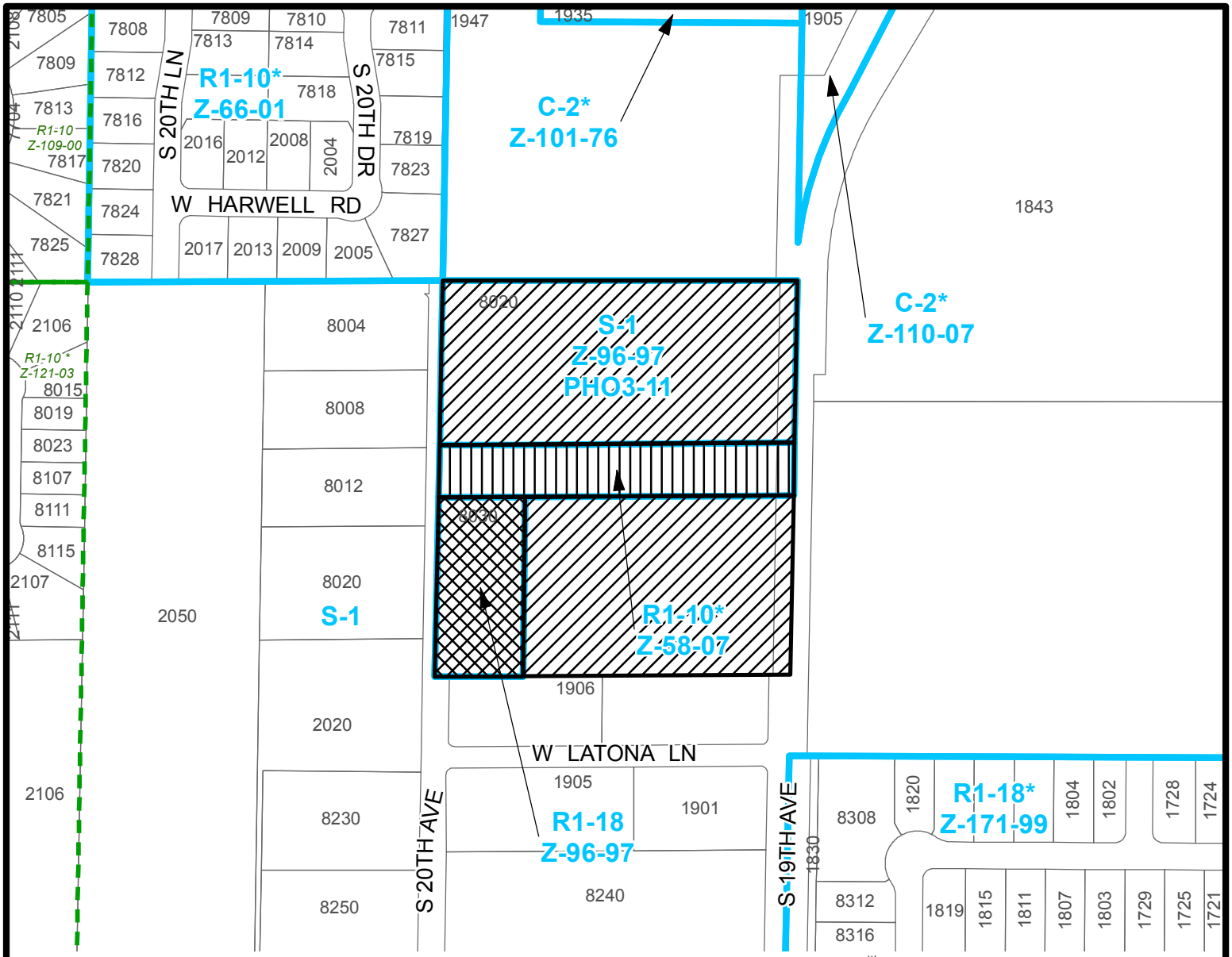
NOT TO SCALE

N

Drawn Date: 1/24/2019

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SupplMaps_OrdMaps\2019_Ord\2-20-19\PHO-1-18--Z-47-17-8.mxd

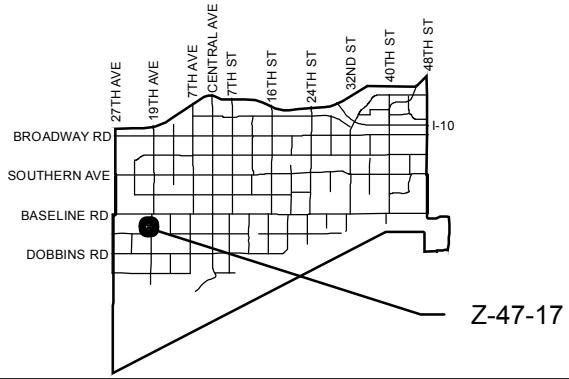
EXHIBIT F



SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:	Richard Jellies, The Lead Group
APPLICATION NO.	Z-47-17
DATE:	08/11/2017
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	11.15 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 01-24
ZONING MAP	D-7

REQUESTED CHANGE:

FROM:
- S-1 (8.41 a.c.)
- R1-10 (1.49 a.c.)
- R1-18 (1.25 a.c.)

TO: R1-10 (11.15 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1, R1-10, R1-18	8, 5, 2	N/A, 6, 3
R1-10	39	50

* **Maximum Units Allowed with P.R.D. Bonus**

R:\IS_Team\Core_Functions\Zoning\sketch_maps\2017\Z-47-17.mxd

EXHIBIT G

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE, SUITE 420
PHOENIX, ARIZONA 85012

CONTACT: SCOTT LUCAS
PHONE: (480) 454-8007
EMAIL: SLUCAS@TERRASCAPE.US

DEVELOPER / APPLICANT

TERRASCAPE CONSULTING (DBA SCAPEGOAT DESIGN)
7507 E. MCDONALD
SCOTTSDALE, AZ 85250

CONTACT: KEVIN ZENK
PHONE: 602-666-2447 EXT. 138
EMAIL: KZENK@SCAPEGOATDS.COM

PROPERTY OWNER

BELLA ROSA PARTNERS 19, LLC
11811 N. TATUM BLVD., SUITE 1060
PHOENIX, AZ 85028

CONTACT: CHUCK KENNEDY
PHONE: 602-867-6501
EMAIL: CKENNEDY@GROSVENORHOLDINGS.COM

ARCHITECT

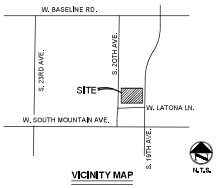
PHOENIX DESIGN GROUP, LLC
8222 S. 48TH ST., SUITE 236
PHOENIX, AZ 85044

CONTACT: DAVID ARAMBULA
PHONE: 480-451-9773
EMAIL: DAVIDA@PDGOFFICE.COM

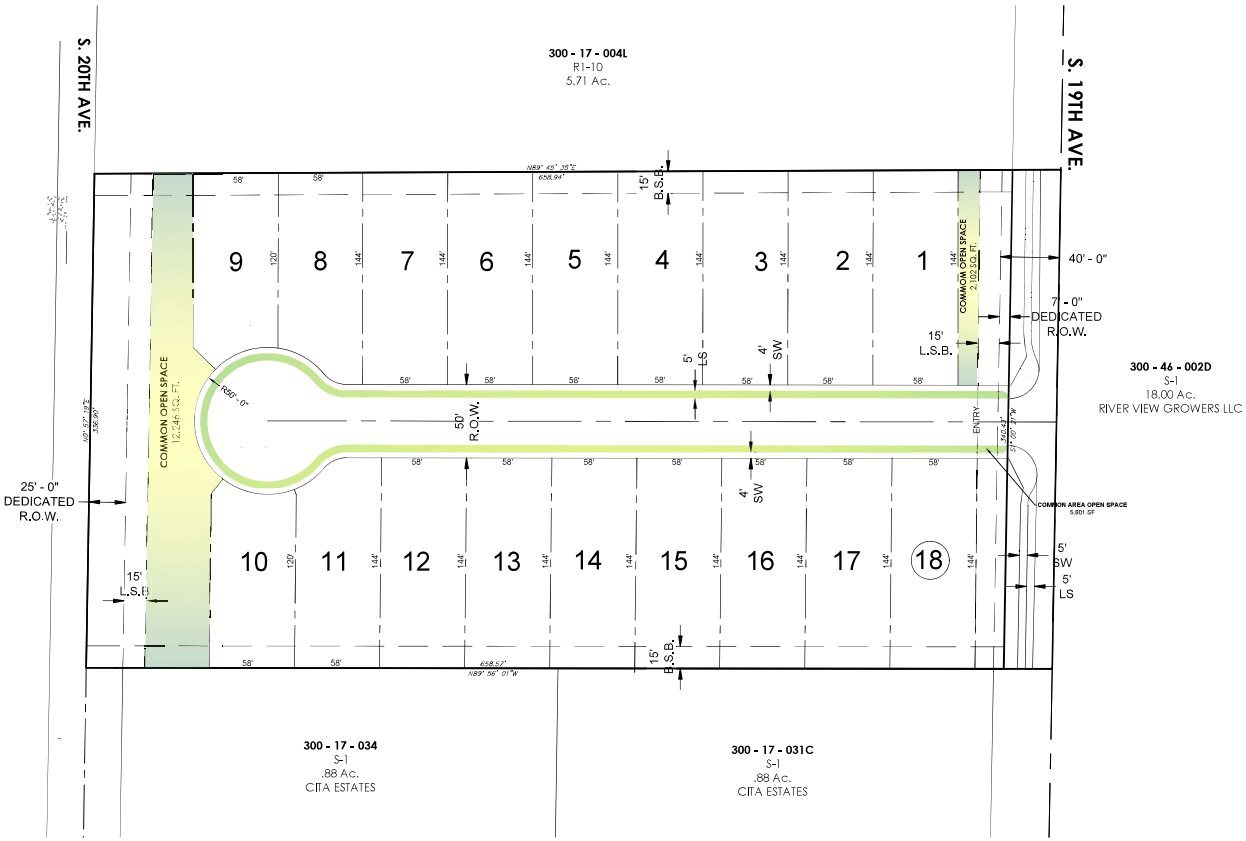
PRELIMINARY SITE PLAN FOR

BELLA ROSA

A SINGLE FAMILY DETACHED PLANNED RESIDENTIAL SUBDIVISION
PHOENIX, ARIZONA

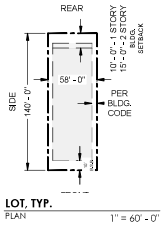


VICINITY MAP



SITE DATA:

JURISDICTION:	PHOENIX
LOCATION:	SOUTH OF SWC OF W. BASELINE RD. & S. 19TH AVE.
APN:	300-17-004M
SITE AREA	
GROSS:	+/- 5.12 Ac. (223,027 SQ. FT.)
NET:	+/- 4.61 Ac. (200,879 SQ. FT.)
EXISTING ZONING:	R1-10 PRD
REQUIRED	
MAX. DENSITY:	3.5 DU/Ac; 4.5 DU/Ac. WITH BONUS
ROW WIDTH:	50' - 0"
MIN. LOT WIDTH:	45' - 0"
MIN. LOT DEPTH:	110' - 0"
COMMON AREA:	5%
PROVIDED	
DENSITY (GROSS):	3.51 DU/Ac.
LOT:	18
LOT WIDTH:	58' - 0"
LOT DEPTH (AVG.):	140' - 0"
COMMON AREA:	9% OR +/- 20,149 SQ. FT. (INCL. LANDSCAPE SETBACK)



LOT, TYP.
PLAN 1" = 60' - 0"

SCALE IN FEET
0 40 80

CITY OF PHOENIX
JUN 30 2022
Planning & Development Department

SCAPEGOAT
consulting Terrascape
civil engineering • surveying • urban planning

PRELIMINARY

BELLA ROSA

PRELIMINARY SITE PLAN

BELLA ROSA PARTNERS, LLC
11811 N TATUM BLVD, STE 1060
PHOENIX, AZ 85028

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or visit Arizona811.com

DATE	DESCRIPTION
date	_submittal_
06 / 30 / 2022	PHO

CHECKED BY: SL
DRAWN BY: KZ
TITLE: PRELIMINARY SITE PLAN
SHEET No. 1 of 1
PROJECT No. 1394

EXHIBIT H

© 2017 Westwood Professional Services, Inc.

PRELIMINARY SITE/CONTEXT PLAN

BELLA ROSA

BEING A PORTION OF THE NORTHEAST ONE- QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

APN: 300-17-004L
THE NORTHERLY 396.52 FEET OF THE FOLLOWING DESCRIBED PROPERTY:THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SOMETIMES DESCRIBED AS THE EAST HALF OF FARM UNIT "H", ACCORDING TO THE FARM UNIT PLAT;

EXCEPT THE EAST 33 FEET THEREOF, AS TO CONVEYED TO MARICOPA COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 105 OF DEEDS, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 300-17-004M
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

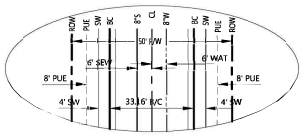
THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
EXCEPT THE NORTHERLY 396.52 FEET; AND
EXCEPT THE SOUTH 590.28 FEET; AND
EXCEPT THE EAST 33 FEET AS CONVEYED TO MARICOPA COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 105 DEEDS, PAGE 418, RECORDS OF MARICOPA COUNTY, ARIZONA.

R1-10 DEVELOPMENT OPTION - PLANNED RESIDENTIAL DEVELOPMENT

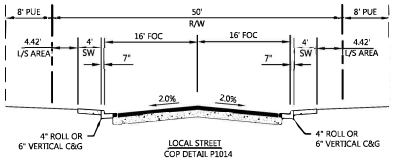
STANDARDS	PLANNED RESIDENTIAL DEVELOPMENT	PROPOSED STANDARD
MIN LOT WIDTH (IN THE EVENT OF HORIZONTAL PROPERTY REGIMES, "LOT" SHALL REFER TO THE WIDTH OF THE STRUCTURE AND EXCLUSIVE USE AREA)	45' MINUMIN (UNLESS APPROVED BY EITHER THE DESIGN ADVISOR OR THE SINGLE FAMILY ARCHITECTURAL APPEALS BOARD FOR DEMONSTRATING ENHANCED ARCHITECTURE THAT MINIMIZES THE IMPACT OF THE GARAGE.	45'
MINIMUM LOT DEPTH	NONE, EXCEPT 110' ADJACENT TO FREEWAY OR ARTERIAL	96'
DWELLING UNIT DENSITY (UNITS/GROSS ACRE)	3.5; 4.5 WITH BONUS	3.03 DU/AC
MIN. PERIMETER BUILDING SETBACKS	STREET (FRONT, REAR OR SIDE): 15' (IN ADDITION TO LANDSCAPE SETBACK); PROPERTY LINE (REAR): 15' (1-STORY), 20' (2-STORY); PROPERTY LINE (SIDE): 10' (1-STORY) 15' (2-STORY)	STREET (FRONT, REAR OR SIDE) 15'; (IN ADDITION TO LANDSCAPE SETBACK); PROPERTY LINE (REAR) 15' (1-STORY) 20' (2-STORY), PROPERTY LINE (SIDE); 10' (1-STORY) 15' (2-STORY)
COMMON LANDSCAPED SETBACK ADJACENT TO PERIMITER STREETS	15' AVERAGE, 10' MINIMUM (DOES NOT APPLY TO LOTS FRONTING ONTO PERIMETER STREETS)	15' AVERAGE, 10' MINIMUM (DOES NOT APPLY TO LOTS FRONTING ONTO PERIMETER STREETS)
MIN. INTERIOR BUILDING SETBACK	FRONT: 10';REAR: NONE; (ESTABLISHED BY BUILDING CODE); STREET SIDE; 10' SIDES; NONE (ESTABLISHED BY BUILDING CODE)	FRONT: 10';REAR: NONE; (ESTABLISHED BY BUILDING CODE); STREET SIDE; 10' SIDES; NONE (ESTABLISHED BY BUILDING CODE)
MIN. BUILDING SEPARATION	NONE	NONE
MIN. GARAGE SETBACK	18' FROM BACK OF SIDEWALK FOR FRONT-LOADED GARAGES, 10' FROM PROPERTY FOR SIDE-LOADED GARAGES	18' FROM BACK OF SIDEWALK FOR FRONT-LOADED GARAGES, 10' FROM PROPERTY FOR SIDE-LOADED GARAGES
MIN. GARAGE WIDTH	FOR LOTS <60': 2 CAR WIDTHS, FOR LOTS ≥60' TO 70': 3 CAR WIDTHS, FOR LOTS >70': NO MAXIMUM	FOR LOTS <60': 2 CAR WIDTHS, FOR LOTS ≥60' TO 70': 3 CAR WIDTHS, FOR LOTS >70': NO MAXIMUM
MAXIMUM HEIGHT	2 STORIES AND 30' (EXCEPT THAT 3 STORIES NOT EXCEEDING 30' ARE PERMITTED WHEN APPROVED BY THE DESIGN ADVISOR FOR DEMONSTRATING ENHANCED ARCHITECTURE.	2 STORIES AND 30' (EXCEPT THAT 3 STORIES NOT EXCEEDING 30' ARE PERMITTED WHEN APPROVED BY THE DESIGN ADVISOR FOR DEMONSTRATING ENHANCED ARCHITECTURE.
LOT COVERAGE	PRIMARY STRUCTURE, NOT INCLUDING ATTACHED SHADE STRUCTURES: 40% TOTAL 50%	AVERAGE LOT PRIMARY STRUCTURE 40%; TOTAL COVERAGE 50%
COMMON AREAS	MINIMUM 5% OF GROSS AREA	13.9%
ALLOWED USES	SINGLE-FAMILY DETACHED	SINGLE-FAMILY DETACHED
REQUIRED REVIEW	DEVELOPMENT REVIEW PER SECTION 507, AND SUBDIVISION TO CREATE 4 OR MORE LOTS	DEVELOPMENT REVIEW PER SECTION 507, AND SUBDIVISION TO CREATE 4 OR MORE LOTS
STREET STANDARDS	PUBLIC STREET OR PRIVATE ACCESSWAY(1)	PUBLIC STREET OR PRIVATE ACCESSWAY(1)
ON-LOT AND COMMON RETENTION	COMMON RETENTION REQUIRED FOR LOTS LESS THAN 8,000 SQ. FT. PER GRADING AND DRAINAGE ORDINANCE REQUIREMENTS	COMMON RETENTION AREA
LANDSCAPE STANDARDS	PERIMETER COMMON: TREES SPACED A MAXIMUM OD 20 TO 30 FEET ON CENTER (BASED ON SPECIES) OR IN EQUIVALENT GROUPINGS, AND 5 SHRUBS PER TREE.	PERIMETER COMMON: TREES SPACED A MAXIMUM OD 20 TO 30 FEET ON CENTER (BASED ON SPECIES) OR IN EQUIVALENT GROUPINGS, AND 5 SHRUBS PER TREE.

LEGEND

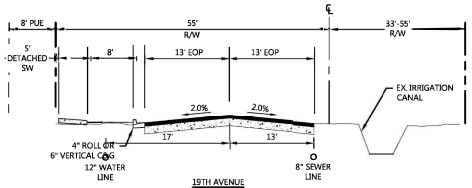
BOUNDARY LINE
CENTERLINE
RIGHT OF WAY (R/W)
LOT LINE
SETBACK LINE
PHOTO LOCATION
W.V. WATER VALVE
F.H. FIRE HYDRANT
SANITARY SEWER MANHOLE



TYPICAL STREET
NTS



LOCAL STREET
COP DETAIL P1014
TYPICAL CROSS SECTION H
N.T.S



19TH AVENUE
TYPICAL CROSS SECTION LOOKING NORTH
N.T.S.

SHEET INDEX

COVER SHEET	C-1
SITE PLAN	C-2

SITE ADDRESS

8020 S. 19TH AVE
PHOENIX, AZ 85041

ASSESSORS PARCEL NUMBER

A.P.N. 300-17-004L, 300-17-004M

SITE DATA

GROSS ACREAGE:	10.56 ACRES MORE OR LESS
(NET):	8.0 ACRES MORE OR LESS
NUMBER OF LOTS:	32
PROPOSED ZONING:	R1-10 PRD
LOTS AREA:	6.05 ACRES
PROPOSED DENSITY:	3.03 DU/AC
LOTS SALES:	YES
OPEN SPACE:	1.47 ACRES = 13.9%
RETENTION:	COMMON RETENTION AREAS

LOT COVERAGE CALCULATION

PRD LOT COVERAGE= (MAIN STRUCTURE) $\frac{\text{NET AREA-INTERNAL ROADWAY} * 0.4}{\text{TOTAL NUM OF LOTS}} = \frac{263,753\ SF * 0.4}{32} = 3,297\ SF$

PRD LOT COVERAGE= (ATTACHED STRUCTURE) $\frac{\text{NET AREA-INTERNAL ROADWAY} * 0.1}{\text{TOTAL NUM OF LOTS}} = \frac{263,753\ SF * 0.1}{32} = 824\ SF$

BENCHMARK

ADOT ALUMINUM CAP MARKED TEST SITE; ON NORTH WINGWALL OF IRRIGATION GATE NORTHWEST CORNER OF INTERSECTION OF 27TH AVE AND SOUTH MOUNTAIN AVE. ELEVATION IS 1095.42 PER CITY OF PHOENIX DATUM

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA: BEARING N01°00'21"E.

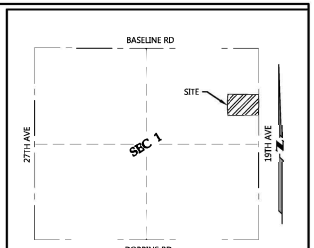
STATEMENT OF INTENT

THIS PROPOSAL INTENDS TO SUBDIVIDE THE 10.5 ACRE PROPERTY INTO 32 SINGLE FAMILY LOTS. THESE LOTS WILL BE DEVELOPED UNDER R1-6 ZONING STANDARDS. PRD DEVELOPMENT STANDARDS.

FLOOD ZONE

SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X", ON FLOOD INSURANCE RATE MAP NO. 04013C2680L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NUMBER 040037, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE X:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



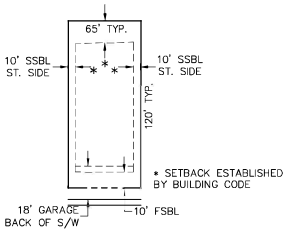
VICINITY MAP
N.T.S.

OWNER

19TH AVENUE PARTNERS LLC
7330 E PALO VERDE 4
SCOTTSDALE, AZ 85250

ENGINEER

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, AZ 85254
TELE: 480-747-6558
CONTACT: DAVID BOHN
EMAIL: DAVID. BOHN@WESTWOODPS.COM



TYPICAL LOT DETAIL

CITY OF PHOENIX
JUL 28 2017
Planning & Development Department

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

CONCEPTUAL SITE/CONTEXT PLAN
BELLA ROSA
PHOENIX, AZ

Westwood
6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254
Phone: (480) 747-6558
Fax: (480) 376-8025
westwoodps.com
Westwood Professional Services, Inc.

48533
DAVID M. BOHN
ARIZONA, U.S.A.
EXPIRES 9-30-2017

INITIAL ISSUE: #### REV: #### REV: #### REV: #### REV: ####
DESIGNED: SG
DRAWN: SG
CHECKED: DB
PROJECT MGR: ####
FIELD WORK DATE:
SCALE: 1" = HORIZONTAL
SCALE: 1" = VERTICAL

SHEET NUMBER: 1 OF 2
DATE: 02-13-17
PROJ: 9023

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Page 290

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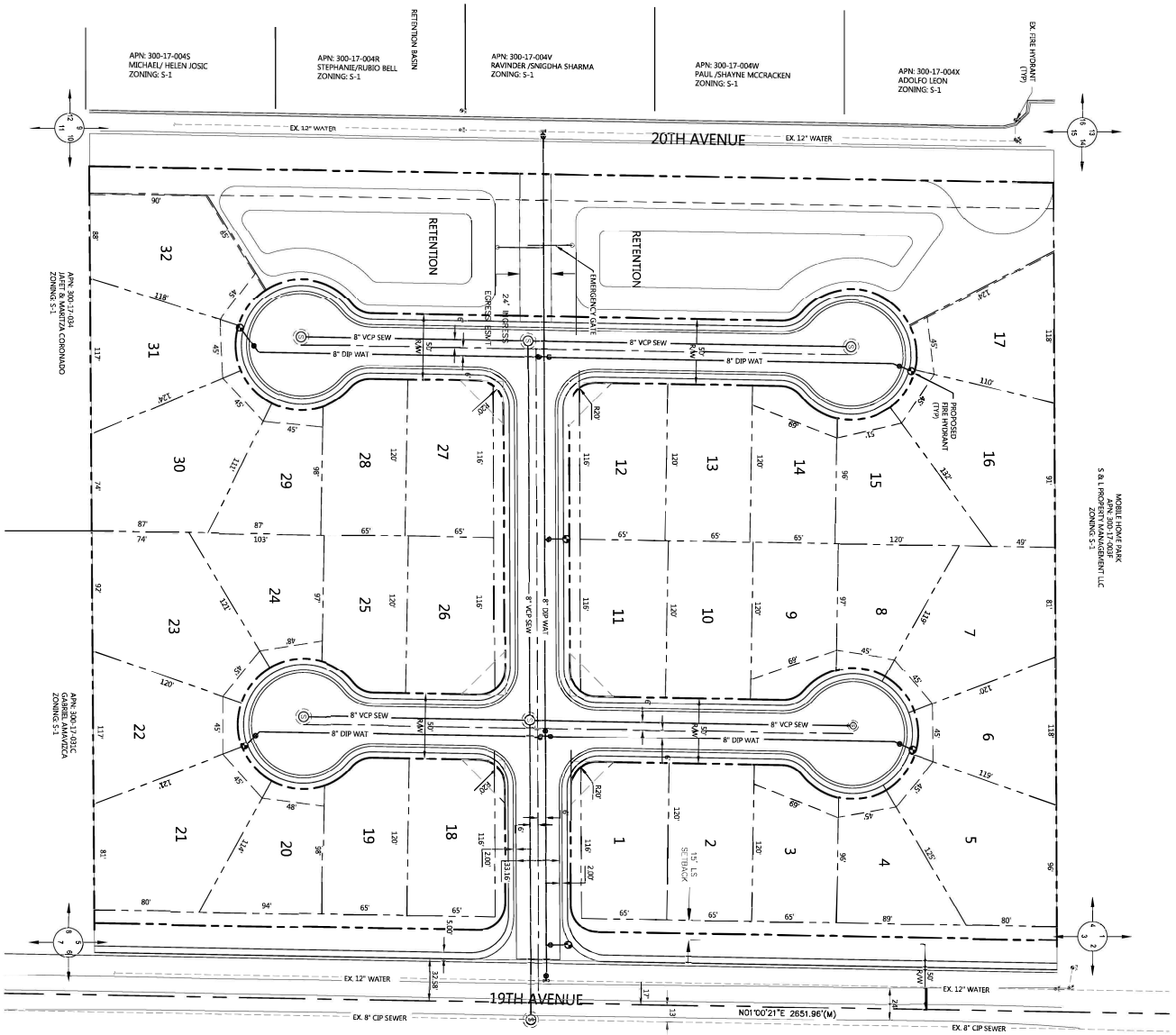


CITY OF PHOENIX
JUL 28 2017
Planning & Development Department

SHEET NUMBER: 2 OF 2

DATE: 02-16-17
PROJ: 9023

EXPIRES: 9-30-2017

CONCEPTUAL SITE/ CONTEXT PLAN

BELLA ROSA

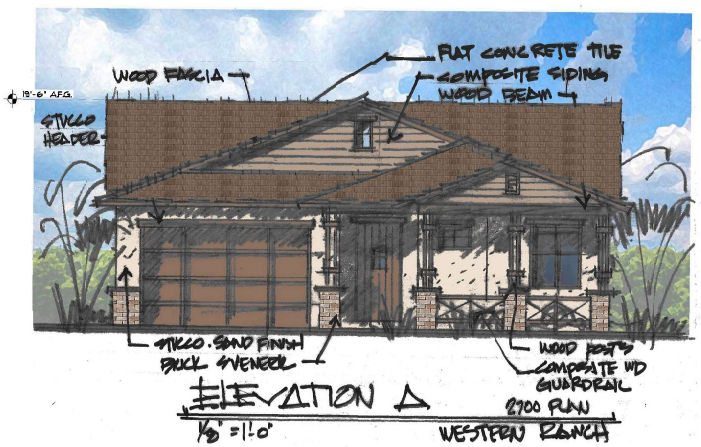
PHOENIX, AZ

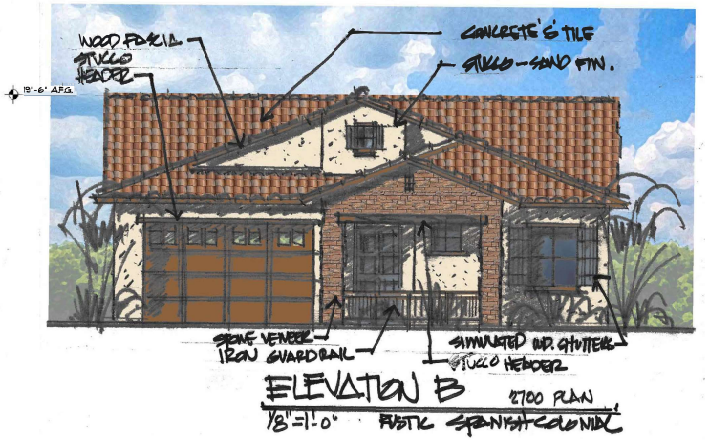
Westwood
Phone (480) 747-6558
Fax (480) 376-8025
6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254
westwoodps.com
Westwood Professional Services, Inc.

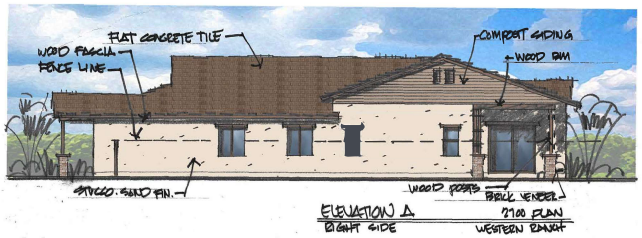
DESIGNED:	GG
CHECKED:	DB
DRAWN:	###
FIELD CREW:	
FIELD WORK DATE:	
SCALE 1" =	HORIZONTAL
SCALE 1" =	VERTICAL

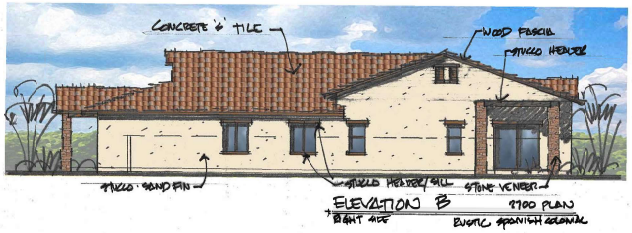
INITIAL ISSUE:	####
REV:	####
REV:	####
REV:	####
REV:	####

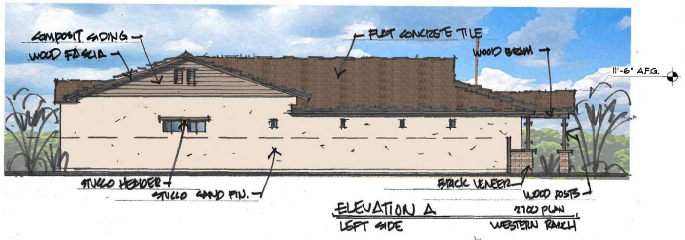
EXHIBIT I

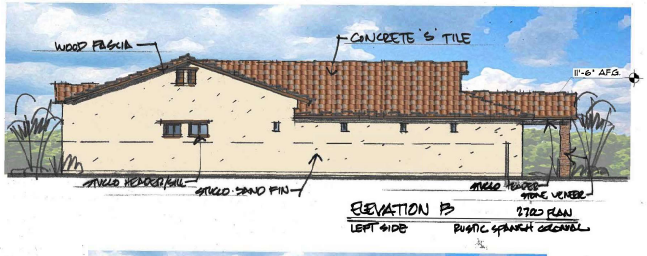


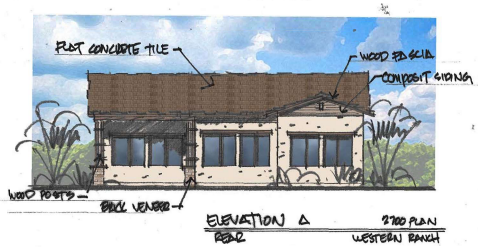




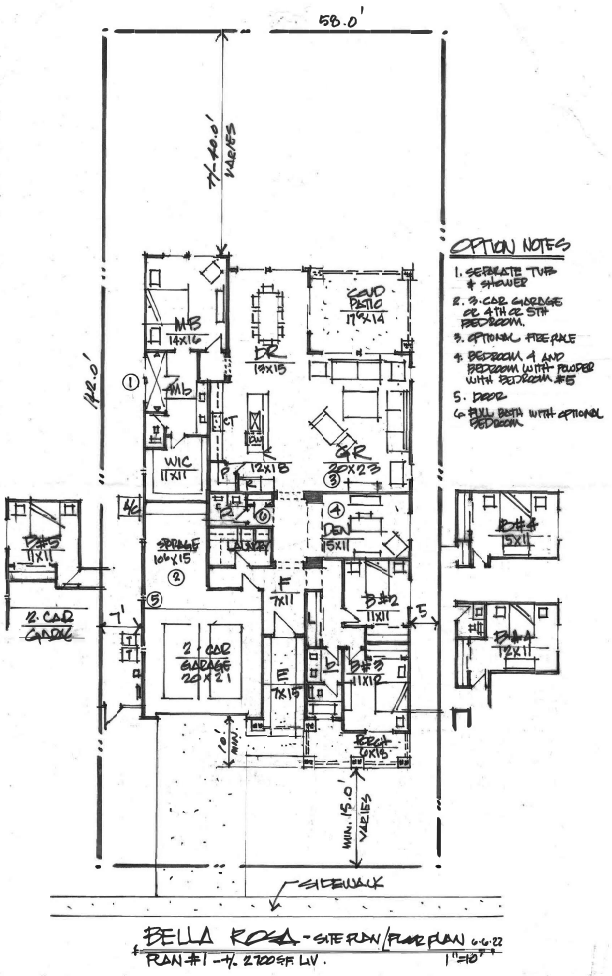












CITY OF PHOENIX
AUG 17 2022
Planning & Development Department

06 / 27 / 2022

PDG-1915

phoenix design group
8222 s. 48th street suite 236 phoenix arizona 85044 480 451 9773

BELLA ROSA

PHOENIX, AZ

Proposed Elevations

PLAN 1

Hearing Date: August 17, 2022

PHO-2-22--Z-47-17-8

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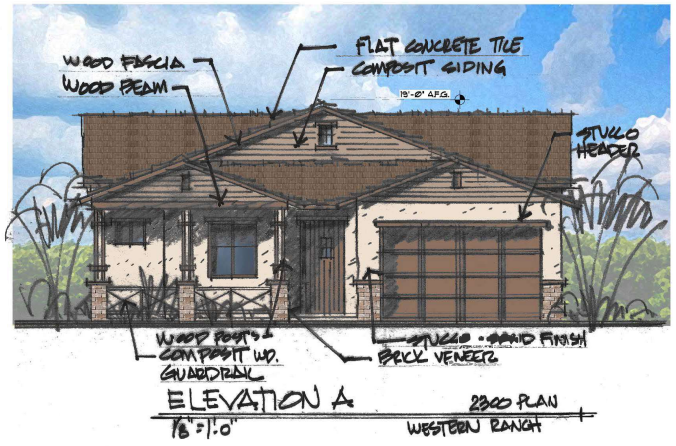

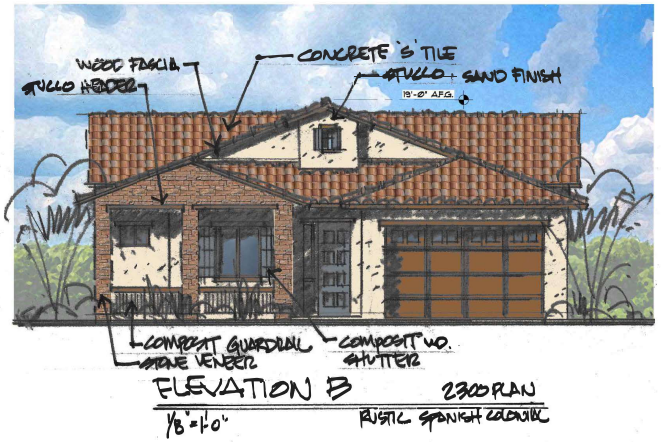

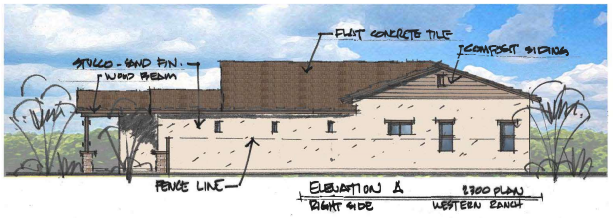

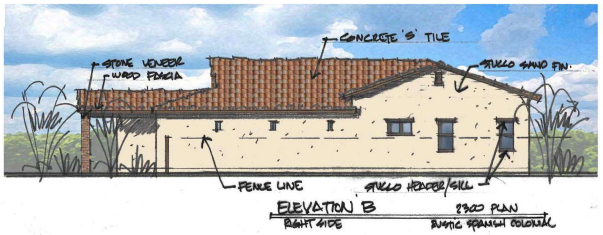



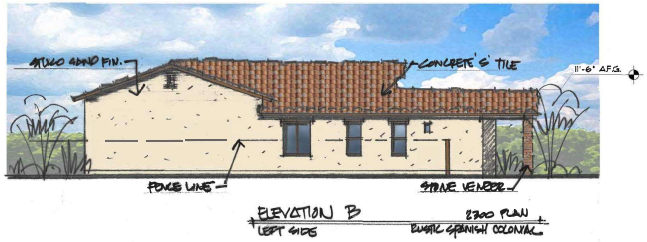

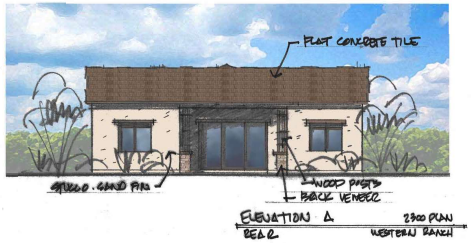

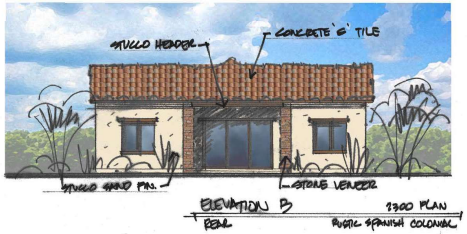

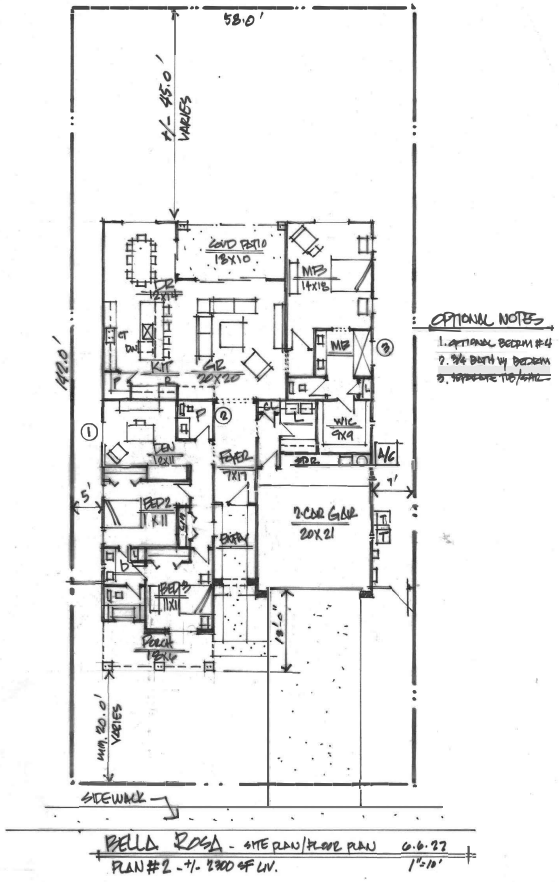

CITY OF PHOENIX
AUG 17 2022
Planning & Development Department

06 / 27 / 2022

PDG-1915

phoenix design group
8222 s. 48th street suite 236 phoenix arizona 85044 480 451 9773

BELLA ROSA

PHOENIX, AZ

Proposed Elevations

PLAN 2

Hearing Date: August 17, 2022

PHO-2-22--Z-47-17-8

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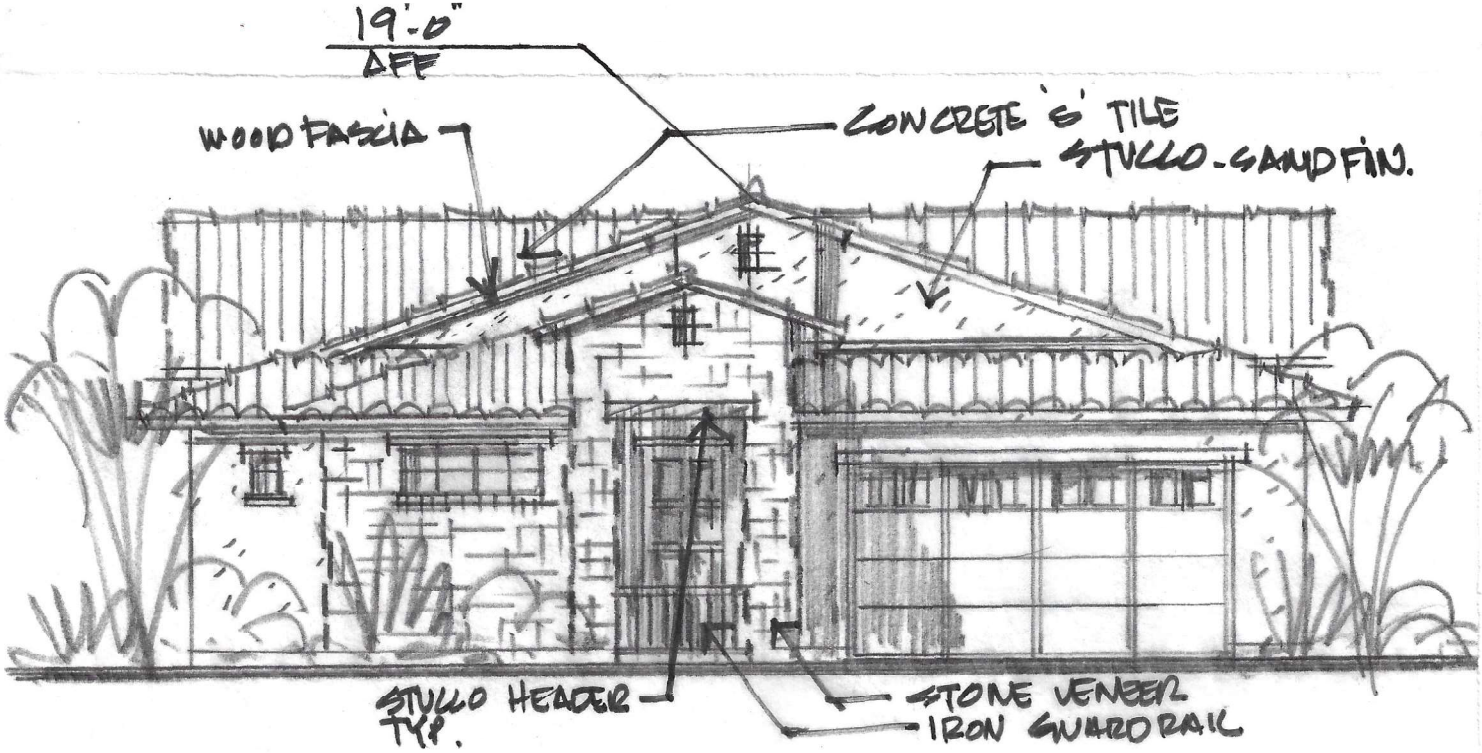
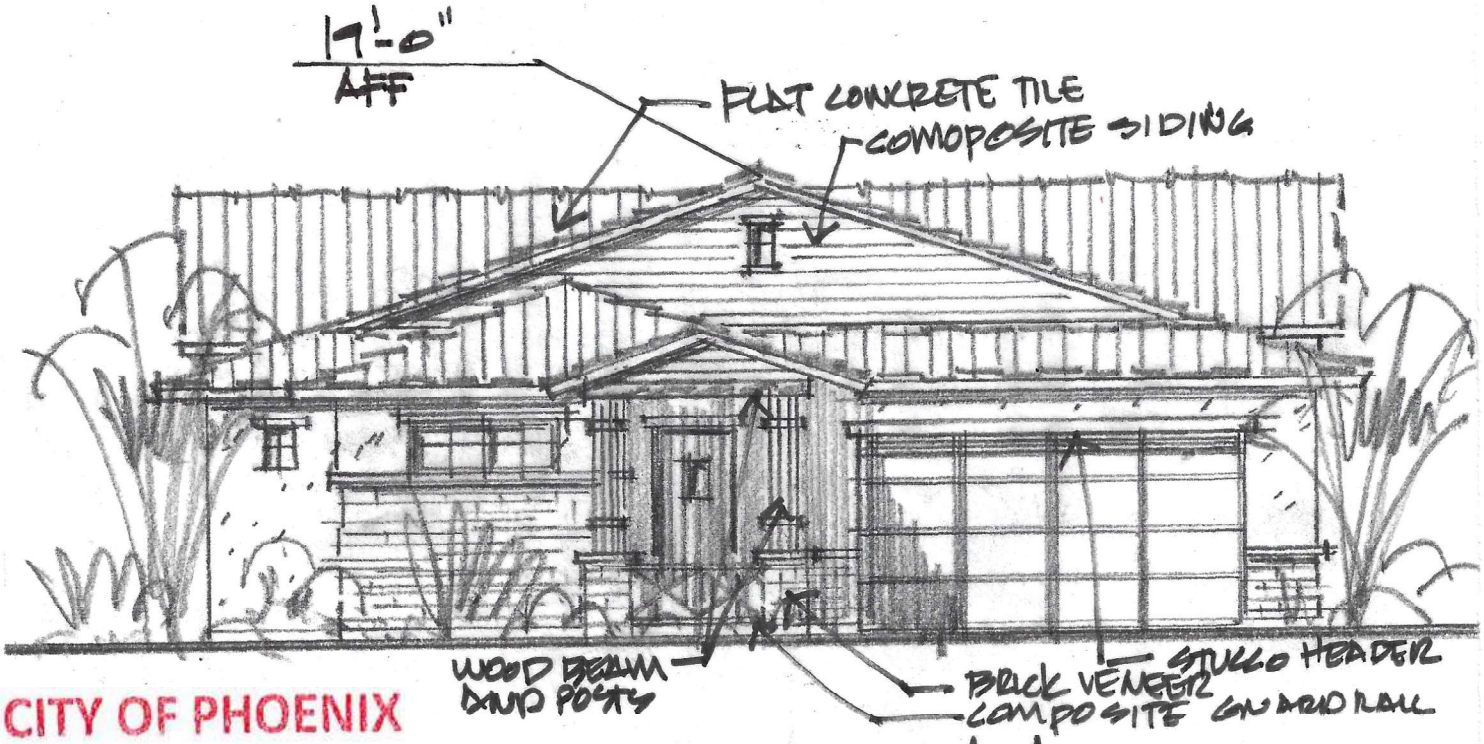


ELEVATION B — 2200 PLAN

1/8"=1'-0" — RUSTIC SPANISH COLONIAL



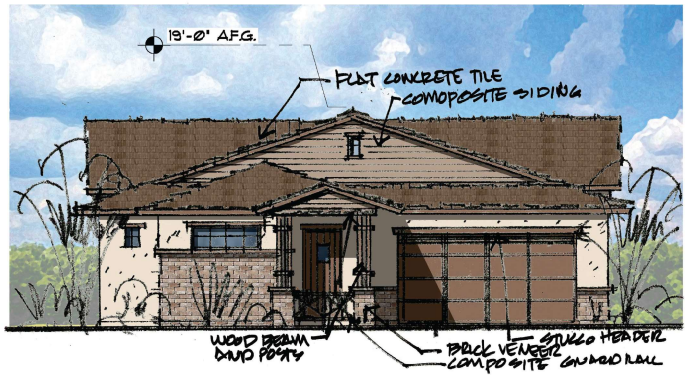
ELEVATION A — 2200PLAN

1/8"=1'-0" — WESTERN RANCH

CITY OF PHOENIX

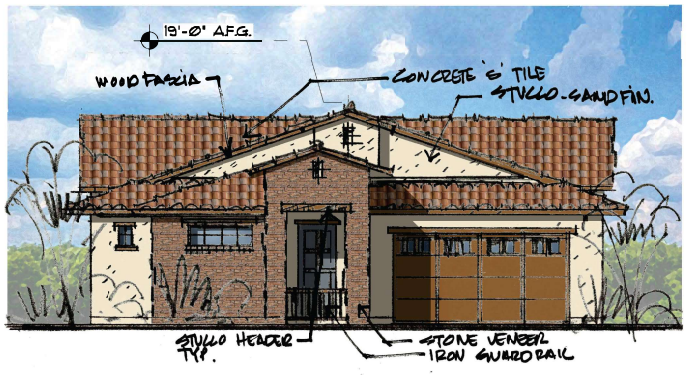
AUG 17 2022

Planning & Development Department



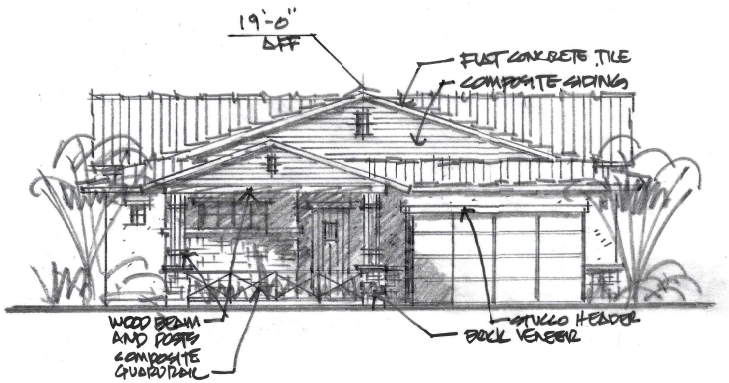
ELEVATION A (NO PORCH)

WESTERN RANCH SCALE: 3/16"=1'-0"



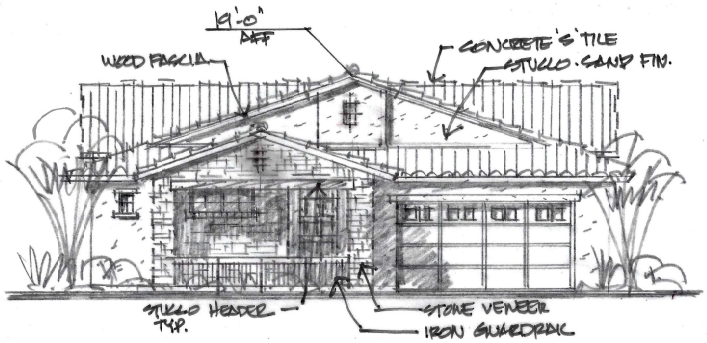
ELEVATION B (NO PORCH)

RUSTIC SPANISH COLONIAL SCALE: 3/16"=1'-0"



ELEVATION A (WITH PORCH)

WESTERN RANCH SCALE: 3/16"=1'-0"



ELEVATION B (WITH PORCH)

RUSTIC SPANISH COLONIAL SCALE: 3/16"=1'-0"

CITY OF PHOENIX
AUG 17 2022
Planning & Development Department

phoenix design group
8222 s. 48th street suite 236 phoenix arizona 85044 480 451 9773

07 / 25 / 2022

BELLA ROSA
PHOENIX, AZ

PDG-1915

PLAN #1 - 2,200 S.F. LIVABLE

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EXHIBIT J

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
PHO-2-22--Z-47-17-8

Date of VPC Meeting	August 9, 2022
Planning Hearing Officer Hearing Date	August 17, 2022
Request	1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped July 28, 2017 2) Review of conceptual elevations by the Planning Hearing Officer per Stipulation 4
Location	130 feet north of the northwest corner of 19th Avenue and Latona Lane
VPC Recommendation	Approval
VPC Vote	**7-4**; Members Alvarez, Brooks, Busching, Montoya, Shepard, Marchuk and Daniels in favor. Coleman, Holmerud, Muhammad Roque, and Viera opposed.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

8 members of the public registered to speak on this item.

Dean Chiarelli, Mike Josic, Cheverra Trillo, Gina Johnson, Nick Torrez, Ravi Sharma donated time to Jewel Clark.

Fatima Muhammad Roque asked what community outdoor areas and spaces were being provided for the community. **Chuck Kennedy** said that large retention basins, limited access to 20th Avenue, shade structures, picnic tables, and possible barbecue areas may be provided.

Dr. George Brooks asked how the site is capturing new resources to maximize efficiency, such as higher SEER rated units, Energy Star ratings, and electric vehicle outlets. **Mr. Kennedy** mentioned they are providing water efficient fixtures, drought tolerant planting, and landscaping that provides shade.

Chair Tamala Daniels stated a HERS rating of 55 or lower is a good energy efficient number. **Dr. Brooks** asked what the HERS rating was for the proposed homes. **Mr. Kennedy** answered they didn't have one at this stage

Dr. Brooks asked if the applicant read the South Phoenix Food Plan. **Chuck Kennedy** stated they did not.

Gene Holmerud asked if the developer is providing EV vehicle outlets in the homes. **Mr. Valencia** mentioned that things like EV outlets could be options the developer can provide but the city would not be able to enforce them. **Gene Holmerud** mentioned that would be one way to make incremental change.

Dr. Viera asked if more energy efficient items could be requested by the committee even if the city cannot enforce them instead of waiting five or more years for things to be required. **Mr. Valencia** answered that the committee can make any recommendation they'd like but advised to make enforceable stipulations to avoid being set up for disappointment. **Gene Holmerud** asked for examples of what the committee could stipulate. **Mr. Valencia** stated open space, landscaping, tree caliper size, and tree spacing to name a few.

Kevin Zenk wanted to clarify that he never received a copy of the Food Action Plan to review. **Mr. Valencia** said he would forward the Food Action plan to the applicant. **Dr. Viera** asked that the Climate Action Plan be forwarded too.

Chair Daniels asked if the streets would be tree lined. **Kevin Zenk** said they would be.

Chair Daniels asked for the original site plan to be showed and why the emergency access to 20th was removed from the new site plan. **Kevin Zenk** stated there was conversation with the Fire department and they said the cul-de-sac turnaround radius met fire requirements. This would also allow for more retention and open space area.

Chair Daniels asked staff if the Street Transportation Department was okay with only one access point. **Mr. Valencia** answered that a technical appeal would be required because the streets are not connecting. Mr. Valencia added that Fire is okay with the cul-de-sac radius because the cul-de-sac radius is designed with a fire truck being able to turn around in mind. Connecting the street and gating it off would not count as connectivity but connecting it does result in less open space. Mr. Valencia also showed an aerial to point out that 20th avenue does not connect any further north and how 19th avenue has the bigger build out and is more connected.

Chair Daniels asked if the cul-de-sac triggers the technical appeal. **Mr. Valencia** answered that it triggers two technical appeals. One for having an overlength distance to the cul-de-sac from 19th Avenue and one for not connecting to 20th Avenue. **Chair Daniels** asked if Streets was okay with that. **Mr. Valencia** replied that he did not receive any comments from Streets because this is a PHO case and street correspondence more than likely was sent to the Hearing Officer.

Chair Daniels asked if the developer had met with the PHO already. **Mr. Valencia** said that has not happened yet because the public hearing for PHO is after the Village. Recommendations made at the Village will be forwarded to the PHO for their analysis.

Gene Holmerud asked if a light duty fence for fire to smash through could be constructed. **Mr. Valencia** said the original proposal had an emergency gate and fire

could gain access through what's called a Knox box. Crashing through a fence would possibly be a last resort.

PUBLIC COMMENT:

Erin Hegedus was concerned that there are no real heat mitigations proposed. Ms. Hegedus talked about an open SRP irrigation canal across on 19th Avenue. There are numerous crashes that happen on 19th Avenue and Southern because it is a two-lane street that goes into a swerve. She expressed that there is a lack of infrastructure in the area to support the density that keeps coming in the area and that here are many reports of crashes in the irrigation ditch across from the site. Ms. Hegedus also expressed concerns with the lack of tree canopy, landscape enhancements, and sidewalk details not being shown on the plans.

Jewel Clark stated that the original development had three houses per acre and that anything with higher density is not keeping in character with the area. Mrs. Clark asked for the city to keep the density to the original approval and asked for greater street setbacks from the S-1 homes across the street. Mrs. Clark stated dropping the density would allow for the greater setbacks to be achieved and for an even greater open space percentage which is more consistent with the surrounding area. Mrs. Clark also brought up how all the existing and recently approved projects in the area are single-story in height and was not sure why the applicant is proposing two-story homes without showing any of those elevations. Mrs. Clark stated the Rio Montaña Area Plan calls for limited two-story homes, yet the applicant has given no indication of how many they intend to provide. Mrs. Clark said there is enough lacking to either continue or deny the request, an inconsistency with the character of the Rio Montaña Area Plan, and lack of commitment to heat mitigation from the applicant's proposal. Mrs. Clark mentioned their neighborhood area feels cooler because of the amount of open space there is, and as a strong supporter of sustainability she would like to see more requirements being placed on these final products since the site was only recently acquired in April there should be more time to review and improve the proposal. Mrs. Clark commented on the elevations and how the Rio Montaña Area Plan not only mentions garages be recessed 10-feet back from the front, but also calls for alley and side loaded garages. Mrs. Clark finished her remarks summarizing that the key issues are density, open space, setbacks, and single-story if possible.

APPLICANT RESPONSE

Kevin Zenk said that they submitted a landscape plan showing tree lined streets as well as the necessary vegetation in the landscape strips, but that it was denied, and they were told it was not needed. As for density and open space they are more than double what is required in R1-10 PRD. Density of 3.5 du/ac is within what is allowed in R1-10 PRD zoning and the Rio Montaña Area Plan. Mr. Zenk said they are willing to be stipulated to Energy Star conformance and to work with the utility and development teams to ensure theses homes are sustainable and energy efficient.

COMMITTEE DISCUSSION

Marcia Busching appreciated all the public and committee comments including irrigation, open space, and tree lined streets. She reminded the committee that unfortunately the request being presented is to provide comments for a modification to a previously approved site plan and as a result she is in favor of the item.

Kay Shepard agreed with Marcia Bushing and stated that she was ready to make a motion.

MOTION:

Kay Shepard motioned to approve case PHO-2-22--Z-47-17-8 as filed. **Marcia Busching** seconded the motion to approve.

VOTE:

7-4, motion passed; Members Alvarez, Brooks, Busching, Montoya, Shepard, Marchuk, and Daniels in favor. Coleman, Holmerud, Muhammad Roque, and Viera opposed. Mr. Holmerud stated with the site being purchased in April it seemed rushed together.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

1) Note that this item is related to Item #8 (Review and Comment Item - regarding Rezoning Case No. PHO-2-22--Z-47-17-8) heard on this same agenda. See documents regarding that item and case file for further discussion on these items.

EXHIBIT K

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
REVIEW AND COMMENT
PHO-2-22--Z-47-17-8

Date of VPC Meeting	August 9, 2022
Location	130 feet north of the northwest corner of 19th Avenue and Latona Lane
VPC Recommendation	Stipulation 3 met and two recommendations provided to staff regarding staggered lots and front porches
VPC Vote	**11-0**; Members Alvarez, Brooks, Busching, Coleman, Holmerud, Montoya, Muhammad Roque, Shepard, Viera, Marchuk, and Daniels in favor.

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Mr. Valencia mentioned Stipulations 3 and 4 of the underlying case created redundancy. Stipulation 3 for review and comment would have less weight than providing PHO comments for their review as part of Stipulation 4. Mr. Valencia asked the committee if they would like to provide elevation comments to the PHO they should do so as part of this discussion, unless they would rather have the applicant come back to them prior to final site plan approval.

Chair Daniels stated that we don't really have elevations.

Mr. Valencia said exactly and that is why the committee could be specific as to what they would like to achieve from the elevations such as height, or side loaded garages.

Marcia Bushing asked for clarification on the elevations on pages 72 and 73 of the packet and if there are only four elevations being proposed.

Kevin Zenk answered that those are the preferred conceptual elevations.

Mr. Valencia shared two additional elevations for a single-story home that were emailed by the applicant after the packet had been sent out and asked the applicant if they had any two-story homes proposed. **Chuck Kennedy** answered that the majority would be single-story, but they wanted to allow some flexibility to be able to build two-story in case a buyer wanted additional floor area.

Mr. Valencia reminded the committee that if they wanted to restrict the heights or certain lots to be a certain height this would be the time to provide that information.

Chair Daniels said she did not have an issue with height as it creates diversity, but she did want to go over side loaded garages and characteristics for the Rio Montaña area plan while going over the elevations.

Mr. Valencia presented the elevations while bringing out that some key areas include reduction of garage dominance which could be done by stepping back the garage which all the elevations seem to indicate. Mr. Valencia stated that side loaded garages are closer to the front property line but break up garage dominance because it has windows and acts like a faux front. Mr. Valencia stated that none of the elevations indicate side loaded garages so of the committee wants that they will have to give some specifics such as percentage of elevations to provide that option. Mr. Valencia next mentioned front porches are also characteristic of the Rio Montaña Area Plan and that all the proposed elevations do not indicate porches or their dimensions. All elevations indicate pitched roofs which Mr. Valencia said was another Rio Montaña Area Plan character trait. As well as the variety of materials being proposed.

Chair Daniels asked how much percentage could be asked for on porches. **Mr. Valencia** cited earlier cases where the committee stipulated 75 percent of the elevations to have porches.

Chair Daniels stated she would like to see front porches on the elevations and asked if side loaded garages create a staggering effect. **Mr. Valencia** replied that a staggering effect is created by side loaded garages because the building projects forward on some lots while others are further back.

Chair Daniels asked for side loaded garages and for porches on 75 percent of the elevations since the applicant is also seeking the technical appeals creating a win-win situation.

Kevin Zenk mentioned that side loaded garages would be difficult to achieve on lots of this width because of turning radius requirements. Mr. Zenk added that they are accepting of the front porch requirements as it does create more massing and reduces the prominence of the garage. **Chair Daniels** replied that she has seen smaller lots with side loaded garages.

Gene Holmerud asked if the elevations are coming back for them to review. **Mr. Valencia** stated if the committee wants the applicant to come back with elevations as Stipulation 3 of the underlying case, then the comments they provide are under no guarantee of being implemented during site review. If the committee opts to provide comments to the PHO, then the PHO can use those comments as part of their review. Although there is no guarantee that the PHO will enact the committees' comments, the committees' comments hold more weight in that forum. **Gene Holmerud** stated that if a motion is made then it should be to provide comments to the PHO.

MOTION 1

Mr. Valencia asked if the motion the committee wanted was to consider Stipulation 3 met and to provide elevation comments to staff to include requiring 25 percent of the elevations to accommodate side loaded garages and 75 percent of the elevations to provide front porches, with porches to be designed consistent with recommendations in the Rio Montaña Area Plan, with a minimum 6-foot depth and a minimum 60 square-feet in area.

Gene Holmerud agreed and made that motion. No second was provided for this motion. The motion failed.

MOTION 2

Kay Shepard stated that side loaded garages would not look appealing due to the amount of concrete that would be required for the driveway and maneuvering area on lots of this width. **Chair Daniels** agreed with Kay Shepard and asked if they could still stagger the houses. **Mr. Valencia** answered that the lots are about 140 feet in depth and that there is that opportunity to create undulation. **Kay Shepard** stated that she liked the staggered idea.

Ms. Shepard made a motion to consider Stipulation 3 of PHO-2-22-Z-47-17-8 met and to provide two recommendations to staff:

1) The lots in the subdivision shall be staggered.

2) 75 percent of the elevations shall provide covered porches. Porches shall be consistent with recommendations in the Rio Montaña Area plan and provide a minimum of six-foot depth and a minimum sixty square feet in area.

Marcia Busching seconded the motion.

VOTE:

11-0; Members Alvarez, Brooks, Busching, Coleman, Holmerud, Montoya, Muhammad Roque, Shepard, Viera, Marchuk, and Daniels in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

1) Note that this item was advertised and intended to be heard as a '*Review and Comment*' item and therefore, no motion and vote was required. However, there is no impact from the VPC having taken a motion and vote and the recommendations will be provided to staff regardless.

2) Note that this item is related to Item #7 (Rezoning Case No. PHO-2-22--Z-47-17-8) heard on this same agenda. See documents regarding that item and case file for further discussion on these items.

3) The VPC did not provide specific dimensions for the staggering of front yard setback lines. However, an example of this staggering is depicted in Figures 71 and 72 on page 39 (42 in PDF) of the Rio Montaña Area Plan and is also mentioned as an option in the Single-Family Design Review Checklist (SFDR).

4) The Rio Montaña Area Plan, page 22 (25 in PDF), mentions “providing deep overhangs and covered porches on residential buildings”. Although no specific dimensions are given, note that the nearby Baseline Area Overlay District (BAOD) provides recommended dimensions in Section 651.E.3.b.(4).

EXHIBIT L

REPORT OF PLANNING HEARING OFFICER ACTION
Adam Stranieri, Planner III, Hearing Officer
Bradley Wylam, Planner I, Assisting

August 17, 2022

ITEM NO: 5	
	DISTRICT 8
SUBJECT:	
Application #:	PHO-2-22--Z-47-17-8
Location:	Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane
Zoning:	R1-10
Acreage:	5.12
Request:	1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped July 28, 2017. 2) Review of conceptual elevations by the Planning Hearing Officer per Stipulation 4.
Applicant:	Terrascape Consulting LLC
Owner:	Bella Rosa Partners LLC
Representative:	Terrascape Consulting LLC

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with modifications and additional stipulations.

Village Planning Committee (VPC) Recommendation: The South Mountain Village Planning Committee heard this request on August 9, 2022 and recommended approval by a vote of 7-4.

DISCUSSION:

Kevin Zenk, representative with Terrascape Consulting, reviewed the subject site and surrounding uses. He provided an overview of the original rezoning case and noted that both parcels in the original rezoning case area have changed ownership and will be developed separately. He reviewed the proposed conceptual site plan, which depicts an 18-unit single-family subdivision at approximately 3.51 dwelling units per gross acre. He stated that a single street with a cul-de-sac is proposed and that approximately 9% of the gross area would be reserved as common open space. He stated that the lot widths at approximately 58 feet are similar to the lot sizes on the stipulated site plan. He provided an overview of the proposed elevations and stated that the elevations are consistent with design guidelines from the Rio Montaña Area Plan, including

staggered lots with various front setbacks and a variety of building materials. He noted that only single-story elevations were submitted but noted that he hopes to include a two-story elevations in the final development of the subdivision. He noted that the Rio Montaña Area Plan states that houses with varying heights are encouraged to create housing diversity. He stated that landscaping was discussed at the South Mountain Village Planning Committee (VPC) and displayed a conceptual landscape plan that depicts landscaping along streets.

Michael Josic, adjacent property owner to the west speaking in opposition, expressed concerns regarding privacy and wished to eliminate all two-story homes from the western side of the subdivision. He specified that Lots 8, 9, 10, and 11 should be limited to single-story development only.

Jewel Clark, adjacent property owner to the west speaking in opposition, stated that she is representing multiple property owners in the surrounding area, including Miguel Rubio and Ravinder Sharma, who also own property adjacent to the subject site. She stated that the stipulated site plan depicts 3.03 dwelling units per gross acre, compared to the 3.51 dwelling units per gross acre currently proposed, and noted that the density would be greater than that approved in two recent rezoning cases at the southeast and southwest corners of 19th Avenue and South Mountain, approximately 600 feet south of the subject site. She stated that the proposed density is out of character with the surrounding community, which consists of large lot residences that are zoned S-1. She stated that the development should be limited to approximately 3 dwelling units per acre, consistent with the stipulated site plan. She stated that the Rio Montaña Area Plan states that the area is to be preserved with open space and create an area that feels rural. She noted that active agriculture is present in the surrounding area. She stated that by reducing the number of units, increased open space and perimeter setbacks could be introduced that may ease neighbors' concerns. She stated that she would like the development to consist of single-story units only, which would match the character of the area. She noted that there are no two-story residences near the property and that the two subdivisions recently approved to the south are limited to one story. She stated that the Rio Montaña Area Plan notes that two-story development should be limited. She reiterated that the density of 3.51 dwelling units per gross acre significantly deviates from the density on the stipulated site plan and noted that she hoped the site would be limited to single-story development. She stated that the lack of two-story elevations in the applicant's submittals is concerning.

Mr. Zenk stated that the developer is willing to stipulate that Lots 8, 9, 10, and 11 are to be limited to single-story development, as recommended by Mr. Josic. He stated that the Rio Montaña Area Plan notes that a diversity of building heights is recommended. He stated that the two-story residences are proposed to be staggered in development and not located directly adjacent to other two-story

units. He stated that the development would be in conformance with the density and height permitted by the R1-10 zoning district.

Adam Stranieri, Planning Hearing Officer, stated that 12 letters in opposition were received prior to the hearing and noted that Ms. Clark's letter comprised the text of 11 of those letters. He stated that the concerns noted in the correspondence include the increased density, building height, and reduction in open space. He provided an overview of the South Mountain Village Planning Committee (VPC) recommendation, which recommended approval by a vote of 7-4. He noted that the VPC made two recommendations during a "review and comment" item regarding architectural elevations per Stipulation 3. He noted that they recommended adding a stipulation that front setbacks be staggered and requiring front porches. He noted that the VPC recommendations were addressed in Mr. Zenk's presentation. He stated that Stipulations 3 and 4 are redundant and that he would consider the VPC's recommendations for Stipulation 3 made in conjunction with the recommendation on the PHO item. He stated none of the application materials provided by the applicant discuss or propose two-story buildings and that the conceptual elevations did not include any two-story home designs. He stated that he is not comfortable recommending any stipulation that infers that two-story development would be permitted due to the lack of two-story elevations. He also stated that the intent of Stipulation 4 was to address the lack of elevations in the original rezoning case and require the applicant to provide elevations, when available, through a public hearing process. He stated that he does not feel the stipulation has been complied with if the applicant did not provide any two-story elevations and now wants approval for such homes. He stated that he would be comfortable recommending a continuance to allow the applicant to provide elevations for the two-story homes they have discussed, or alternately he would be comfortable providing a recommendation based solely on the single-story elevations provided. He noted that a general conformance stipulation to solely single-story elevations would not allow the applicant to construct two-story homes without a subsequent PHO case to modify that stipulation to include those designs. He discussed the use of 'general conformance' as a term in zoning stipulations. Mr. Zenk stated that he would prefer to move forward with a recommendation based on the conceptual building elevations provided.

Mr. Stranieri provided an overview of the proposed conceptual site plan and stated that the density depicted consists of approximately two more units than what would be permitted using the density shown on the stipulated site plan. He stated that the change is modest and remains below the maximum permitted density in the R1-10 zoning district. He stated that approximately 9% open space is depicted on the proposed conceptual site plan, which is approximately twice the minimum open space required by the Zoning Ordinance. He stated that a technical appeal may be required regarding the termination of the cul-de-sac on the west portion of the site. Scott Lucas, representative with Terrascape

Consulting, stated that the technical appeal has not been applied for, but would be following the results of the PHO process.

Mr. Stranieri recommended approval of the request to modify Stipulation 1 with a modification to provide more standard language. He stated that the proposed conceptual elevations depict a variety of building materials, multiple building colors, variation in roof design, and multiple architectural features such as wood posts, gable ornamentation, varied window size, and decorative garage panels. He stated that the staggered front setbacks, which was recommended by the South Mountain VPC and recommended in the Rio Montaña Area Plan is recommended for approval as a new sub-stipulation of Stipulation 1. He stated that the stipulation would state that the front setback is to be staggered a minimum of 4 feet compared to adjacent lots. He stated that the South Mountain VPC recommendation requiring front porches is recommended for approval. He stated that this stipulation would follow standard language drawn from the Baseline Area Overlay District. He recommended that Stipulation 4 regarding the review and approval of conceptual elevations be replaced with a standard language general conformance stipulation with the elevations date stamped August 17, 2022. He requested that staff combine the multiple elevations submitted throughout the hearing process under a single cover and date stamp for simplicity. He stated that the Street Transportation Department recommended an additional stipulation regarding dedications, detached sidewalks, and landscaping along 19th Avenue.

Mr. Josic asked a question regarding an open irrigation canal on the west side of 19th Avenue. Mr. Lucas stated that the drainage would be updated through street improvements along the subject site's frontage. Mr. Stranieri noted that the proposed conceptual site plan approved by the PHO would not have an impact on any existing Subdivision or Zoning Ordinance technical requirements that may be implemented as the developer continues through the plan review process.

FINDINGS:

1) The South Mountain Village Planning Committee heard two agenda items regarding this case at their August 9, 2022 meeting. The first (Agenda Item #7) was the PHO request itself. The second (Agenda Item #8) was for review and comment on architectural elevations per the requirements of Stipulation 3. Note that Stipulation 3 is redundant of, and less restrictive than, the requirement for PHO review of conceptual elevations required by Stipulation 4. However, during the review and comment item, the VPC made two recommendations regarding the provision of staggered front setbacks and front porches. These recommendations are addressed in these findings along with the consideration paid to the VPC's discussion during the PHO request itself.

2) The request to modify Stipulation 1 regarding general conformance with the site plan is recommended for approval with modifications to provide more standard conformance language and to add a new sub-stipulation requiring staggered front setbacks.

   The subject property includes only the southern 5.12 gross acres of the 11.15 gross acres rezoned in the original case. The stipulated site plan depicted a 32-unit single-family subdivision at approximately 3.03 dwelling units per gross acre and approximately 13.9% open space. Units were arranged around four cul-de-sacs oriented north/south, with most of the open space along the west property line. The street running east/west through the site terminated in an emergency gate along the west property line.

   The proposed conceptual site plan depicts an 18-unit single-family subdivision at approximately 3.51 dwelling units per gross acre, with approximately 9% open space. Units are arranged along a street running east/west through the site. The street terminates in a cul-de-sac along the west property line. Most of the open space is along the west property line. The proposal is substantially similar to the stipulated site plan, with the caveat that it is designed with less than half of the original area. The density remains below, and the open space above, Ordinance standards. The proposal is compatible with existing development in the surrounding area.

   A new sub-stipulation is recommended requiring staggered front setbacks. This recommendation is consistent with the recommendation of the South Mountain Village Planning Committee. It is also consistent with design recommendations in the Rio Montaña Area Plan (Page 39, Figure 71).

3) The applicant submitted conceptual elevations for review and approval per the requirements of Stipulation 4. The stipulation has been complied with and is recommended to be deleted and replaced with a standard language stipulation for general conformance to the elevations provided. Stipulation 4 states that the elevations submitted should be consistent with recommendations in the Rio Montaña Area Plan. The elevations depict a variety of building materials (stone façade, composite siding, wood elements, brick veneer), multiple building colors, variation in roof design, and multiple architectural features (wood posts, gable ornamentation, varied window sizes, decorative garage panels). This diversity is consistent with the Rio Montaña Area Plan and many of the design choices are compatible with the rural and agricultural character described in the plan.

4) An additional stipulation is recommended to require front porches to be provided per the requirements of the Baseline Area Overlay District (651.E.3.b.(4)). This recommendation is consistent with the recommendation of the South Mountain Village Planning Committee. It is also consistent with the Rio Montaña Area Plan (Page 22; Page 23; Page 44, Figures 97 and 100) and the intent of Stipulation 4.

5) The Street Transportation Department recommends one additional stipulation addressing required dedications, detached sidewalks, and landscaping along 19th Avenue. This stipulation is recommended for inclusion.

   19th Avenue is identified on the City Council Approved Street Classification Map as a D-Section Arterial roadway. This cross section requires a total right-of-way dedication of 50-feet where the last 10-feet may consider a 10-foot-wide sidewalk easement. Within the ROW/sidewalk easement, an 11-foot-wide landscape strip located between back of curb and sidewalk is required to create a separated detached sidewalk and allow planting space for trees to mature and to adequately shade the sidewalk.

   While Stipulation 2 (not a part of this request) addresses detached sidewalks, requiring a minimum 5-foot-wide landscape strip between back of curb and sidewalk, this does not override the City Council approved Street Classification Map. While all other detached sidewalks within the development may allow the 5-foot-wide landscape strip, 19th Avenue cannot and shall comply with the recommended stipulation as described.

6) The applicant did not submit a Proposition 207 waiver of claims prior to the Planning Hearing Officer hearing. Submittal of this form is an application requirement. An additional stipulation is recommended to require the applicant to record this form and deliver it to the City to be included in the rezoning application file for record.

STIPULATIONS:

1.	The development shall be in general conformance with the site plan date stamped JUNE 30, 2022 ~~July 28, 2017~~, as modified by the following stipulations and approved by the Planning and Development Department, WITH SPECIFIC REGARD TO THE FOLLOWING:	
	A.	THE SITE PLAN SHALL DEPICT STAGGERED FRONT SETBACKS FOR COVERED BUILDING ELEMENTS, SUCH THAT ANY TWO ADJACENT LOTS SHALL PROVIDE A MINIMUM VARIATION IN FRONT SETBACK OF 4 FEET.

2.	All sidewalks shall be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the HOA.
3.	Architectural elevations shall be presented to the South Mountain Village Planning Committee for review and comment prior to final site plan approval.
4.	~~Conceptual elevations shall be reviewed and approved for consistency with the Rio Montaña Area Plan by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.~~ THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED AUGUST 17, 2022, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5.	COVERED PORCHES A MINIMUM OF SIXTY SQUARE FEET IN AREA AT A DEPTH OF AT LEAST SIX FEET SHALL BE PROVIDED IN THE FRONT YARD OF FIFTY PERCENT OF THE HOMES IN A SUBDIVISION. NO PORCH SHALL TERMINATE WITHIN THE PLANE OF A DOOR OR WINDOW.
6. ~~5.~~	The perimeter wall adjacent to 19th Avenue shall include minimum 3-foot offsets at a minimum spacing of every 50 feet and material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.
7. ~~6.~~	Fence and wall materials adjacent to common areas and open space as depicted on the site plan date stamped July 28, 2017 shall consist of wrought iron, split rail, corral fencing, or a combination of 3 feet of solid masonry topped by open wrought iron or a similar material, or a combination of the aforementioned fence types and open farm fencing, as approved by the Planning and Development Department.

8.	THE DEVELOPER SHALL DEDICATE MINIMUM 50-FEET OF RIGHT-OF-WAY ALONG THE WEST SIDE OF 19TH AVENUE. IMPROVEMENTS SHALL INCLUDE A MINIMUM 5-FOOT-WIDE DETACHED SIDEWALK AND MINIMUM 11-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. LANDSCAPE STRIP PLANTING REQUIREMENTS TO BE APPROVED BY PLANNING AND DEVELOPMENT.
9. ~~7.~~	The developer shall dedicate right-of-way totaling 25 feet for the east half of 20th Avenue, as approved by the Planning and Development Department
10. ~~8.~~	The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
11. ~~9.~~	In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
12. ~~10.~~	The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
13.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. To request a reasonable accommodation, please contact Les Scott at leslie.scott@phoenix.gov or 602-376-3981 or TTY: 7-1-1.

ATTACHMENT C

REPORT OF PLANNING COMMISSION ACTION
October 6, 2022

ITEM NO: 17	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	PHO-2-22--Z-47-17-8
Location:	Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane
Request:	1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped July 28, 2017. 2) Review of conceptual elevations by the Planning Hearing Officer per Stipulation 4.
Acreage:	5.12
Applicant:	Terrascape Consulting, LLC
Owner:	Bella Rosa Partners, LLC
Representative:	Terrascape Consulting, LLC

ACTIONS:

Village Planning Committee (VPC) Recommendation:
South Mountain 8/9/2022 Approval. Vote: 7-4.

Planning Commission Recommendation: Approval with modifications and additional stipulations.

Staff Recommendation: Approval, per the Planning Hearing Officer recommendation.

Planning Commission Recommendation: Approval, per the Planning Hearing Officer recommendation.

Motion Discussion: N/A

Motion details: Commissioner Busching made a MOTION to approve PHO-2-22--Z-47-17-8, per the Planning Hearing Officer recommendation.

Maker: Busching
Second: Vice-Chair Mangum
Vote: 7-2 (Gorraiz and Perez)
Absent: None
Opposition Present: Yes

Findings:

1. The South Mountain Village Planning Committee heard two agenda items regarding this case at their August 9, 2022 meeting. The first (Agenda Item #7) was the PHO request itself. The second (Agenda Item #8) was for review and comment on architectural elevations per the requirements of Stipulation 3. Note that Stipulation 3 is redundant of, and less restrictive than, the requirement for PHO review of conceptual elevations required by Stipulation 4. However, during the review and comment item, the VPC made two recommendations regarding the provision of staggered front setbacks and front porches. These recommendations are addressed in these findings

along with the consideration paid to the VPC's discussion during the PHO request itself.

2. The request to modify Stipulation 1 regarding general conformance with the site plan is recommended for approval with modifications to provide more standard conformance language and to add a new sub-stipulation requiring staggered front setbacks.

   The subject property includes only the southern 5.12 gross acres of the 11.15 gross acres rezoned in the original case. The stipulated site plan depicted a 32-unit single-family subdivision at approximately 3.03 dwelling units per gross acre and approximately 13.9% open space. Units were arranged around four cul-de-sacs oriented north/south, with most of the open space along the west property line. The street running east/west through the site terminated in an emergency gate along the west property line.

   The proposed conceptual site plan depicts an 18-unit single-family subdivision at approximately 3.51 dwelling units per gross acre, with approximately 9% open space. Units are arranged along a street running east/west through the site. The street terminates in a cul-de-sac along the west property line. Most of the open space is along the west property line. The proposal is substantially similar to the stipulated site plan, with the caveat that it is designed with less than half of the original area. The density remains below, and the open space above, Ordinance standards. The proposal is compatible with existing development in the surrounding area.

   A new sub-stipulation is recommended requiring staggered front setbacks. This recommendation is consistent with the recommendation of the South Mountain Village Planning Committee. It is also consistent with design recommendations in the Rio Montaña Area Plan (Page 39, Figure 71).

3. The applicant submitted conceptual elevations for review and approval per the requirements of Stipulation 4. The stipulation has been complied with and is recommended to be deleted and replaced with a standard language stipulation for general conformance to the elevations provided. Stipulation 4 states that the elevations submitted should be consistent with recommendations in the Rio Montaña Area Plan. The elevations depict a variety of building materials (stone façade, composite siding, wood elements, brick veneer), multiple building colors, variation in roof design, and multiple architectural features (wood posts, gable ornamentation, varied window sizes, decorative garage panels). This diversity is consistent with the Rio Montaña Area Plan and many of the design choices are compatible with the rural and agricultural character described in the plan.

4. An additional stipulation is recommended to require front porches to be provided per the requirements of the Baseline Area Overlay District (651.E.3.b.(4)). This recommendation is consistent with the recommendation of the South Mountain Village Planning Committee. It is also consistent with the Rio Montaña Area Plan (Page 22; Page 23; Page 44, Figures 97 and 100) and the intent of Stipulation 4.

5. The Street Transportation Department recommends one additional stipulation addressing required dedications, detached sidewalks, and landscaping along 19th Avenue. This stipulation is recommended for inclusion.

   19th Avenue is identified on the City Council Approved Street Classification Map as a D-Section Arterial roadway. This cross section requires a total right-of-way dedication of 50-feet where the last 10-feet may consider a 10-foot-wide sidewalk easement.

Within the ROW/sidewalk easement, an 11-foot-wide landscape strip located between back of curb and sidewalk is required to create a separated detached sidewalk and allow planting space for trees to mature and to adequately shade the sidewalk.

While Stipulation 2 (not a part of this request) addresses detached sidewalks, requiring a minimum 5-foot-wide landscape strip between back of curb and sidewalk, this does not override the City Council approved Street Classification Map. While all other detached sidewalks within the development may allow the 5-foot-wide landscape strip, 19th Avenue cannot and shall comply with the recommended stipulation as described.

6. The applicant did not submit a Proposition 207 waiver of claims prior to the Planning Hearing Officer hearing. Submittal of this form is an application requirement. An additional stipulation is recommended to require the applicant to record this form and deliver it to the City to be included in the rezoning application file for record.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped JUNE 30, 2022 ~~July 28, 2017~~, as modified by the following stipulations and approved by the Planning and Development Department, WITH SPECIFIC REGARD TO THE FOLLOWING:

   A. THE SITE PLAN SHALL DEPICT STAGGERED FRONT SETBACKS FOR COVERED BUILDING ELEMENTS, SUCH THAT ANY TWO ADJACENT LOTS SHALL PROVIDE A MINIMUM VARIATION IN FRONT SETBACK OF 4 FEET.

2. All sidewalks shall be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the HOA.

3. Architectural elevations shall be presented to the South Mountain Village Planning Committee for review and comment prior to final site plan approval.

4. ~~Conceptual elevations shall be reviewed and approved for consistency with the Rio Montaña Area Plan by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.~~
   THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED AUGUST 17, 2022, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

5. COVERED PORCHES A MINIMUM OF SIXTY SQUARE FEET IN AREA AT A DEPTH OF AT LEAST SIX FEET SHALL BE PROVIDED IN THE FRONT YARD OF FIFTY PERCENT OF THE HOMES IN A SUBDIVISION. NO PORCH SHALL TERMINATE WITHIN THE PLANE OF A DOOR OR WINDOW.

6. ~~5.~~ The perimeter wall adjacent to 19th Avenue shall include minimum 3-foot offsets at a minimum spacing of every 50 feet and material and textural differences, such as

stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.

7. ~~6.~~ Fence and wall materials adjacent to common areas and open space as depicted on the site plan date stamped July 28, 2017 shall consist of wrought iron, split rail, corral fencing, or a combination of 3 feet of solid masonry topped by open wrought iron or a similar material, or a combination of the aforementioned fence types and open farm fencing, as approved by the Planning and Development Department.

8. THE DEVELOPER SHALL DEDICATE MINIMUM 50-FEET OF RIGHT-OF-WAY ALONG THE WEST SIDE OF 19TH AVENUE. IMPROVEMENTS SHALL INCLUDE A MINIMUM 5-FOOT-WIDE DETACHED SIDEWALK AND MINIMUM 11-FOOT-WIDE LANDSCAPE STRIP LOCATED BETWEEN THE BACK OF CURB AND SIDEWALK, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. LANDSCAPE STRIP PLANTING REQUIREMENTS TO BE APPROVED BY PLANNING AND DEVELOPMENT.

9. ~~7.~~ The developer shall dedicate right-of-way totaling 25 feet for the east half of 20th Avenue, as approved by the Planning and Development Department

10. ~~8.~~ The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping, and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

11. ~~9.~~ In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

12. ~~10.~~ The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

13. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, leslie.scott@phoenix.gov or TTY: Use 7-1-1.

ATTACHMENT D

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC **I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:**					
APPLICATION NO/ LOCATION	**PHO-2-22—Z-47-17-8** Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane	***(SIGNATURE ON ORIGINAL IN FILE)***			
		opposition	**x**	**applicant**	
APPEALED FROM:	PC October 6, 2022	2020 W. South Mountain Avenue Phoenix, AZ 85014			
	PC DATE	*STREET/ADDRESS/CITY/STATE/ZIP*			
TO PC/CC HEARING	CC November 2, 2022	H. Jewel Clark 480-664-9436 hjewelclark@fastmail.com			
	CC DATE	*NAME / PHONE / EMAIL*			
REASON FOR REQUEST: Increased density is incompatible with neighborhood per Rio Montana Plan guidelines, community efforts, and precedent with previously approved developments in area. Request reduction to 3 houses/acre per original site plan to allow for greater setbacks from S-1 neighbors plus stipulation or guaranteed confirmation of all single story homes.					
RECEIVED BY:	Greg Harmon	**RECEIVED ON:**		10/11/2022	

Alan Stephenson	
Joshua Bednarek	Greg Harmon
Tricia Gomes	Paul M. Li
Racelle Escolar	Village Planner
Stephanie Vasquez	GIS
Diana Hernandez	Applicant
David Urbinato	
Vikki Cipolla-Murillo	

CITY OF PHOENIX

OCT 11 2022

Planning & Development Department

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

The **PLANNING COMMISSION** agenda for **October 6, 2022** is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

   There is a $630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **October 13, 2022**.

   Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m. **October 13, 2022**.

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

   To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. **October 13, 2022**

   The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an $830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **October 20, 2022**.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

PHO-2-22--Z-47-17-8
APPLICATION NO.

Approximately 130 feet north of the northwest corner of 19th Avenue and Latona Lane
LOCATION OF APPLICATION SITE

Oct 6, 2022
DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

Greg Harman
PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

H. Jewel Clark
PRINTED NAME OF PERSON APPEALING

H. Jewel Clark
SIGNATURE

2020 W. South Mountain Ave.
STREET ADDRESS

10/11/22
DATE OF SIGNATURE

Phoenix, AZ 85041
CITY, STATE & ZIP CODE

480.664.9436
TELEPHONE NO.

hjewelclark@fastmail.com
EMAIL ADDRESS

REASON FOR REQUEST
Increased density is incompatible w/ neighborhood per Rio Montana Plan guidelines, community efforts, and precedent with previously approved developments in area. Request reduction to 3 houses/ acre per original site plan to allow for greater setbacks from S-1 neighbors plus stipulation or guaranteed confirmation of all single story homes.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

Attachment E

Bradley A Wylam

From: Gina Baker <bakergmb@gmail.com>
Sent: Thursday, August 4, 2022 7:25 AM
To: Elias Valencia; PDD PHO; Bradley A Wylam; PDD Long Range Planning
Subject: Cases Z-47-17-8/2-22--Z-47-17-8

Hello,
Jewel Clark authored the below on our behalf. We whole-heartedly request alignment to the Rio Montana Plan and agree with all requests below. Please consider the adverse impact to our community in your decision making.

My name is Gina Johnson and my husband and I own the property at 1816 W Magdalena Lane, which is near the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8. Based on the original plans and the currently proposed ones, I respectfully request consideration and amendment of several elements of this plan to better align with the neighborhood.

The items of concern the current Bella Rosa plan calls for are:

- 3.51 acres per home (18 houses on 5 acres)
- 2 story+30' height homes
- 9% open space

The original stipulated Bella Rosa site plan called for:

- 3.03 houses per acre
- 2 story+30' height homes
- ~14% open space

The proposed site is not in keeping with the current design and density precedents that have been established in the area nor is it in keeping with the originally approved plan for density. It is also not in keeping with the Rio Montana Plan in key elements based on the currently submitted documents.

The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa) have these requirements:
Kimura

- 3 houses per acre
- All single story
- 16.5% open space
- minimum lot width of 55'
- Varied lot widths
- Landscape setback from 19th Ave. is 154'
- Energy Star building

Andora

- 2.5 houses per acre
- All single story
- 17% open space
- minimum lot widths of 75'

- Landscape setback from 19th Ave is 25'
- Energy Star building

Bella Rosa should be held to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also heat mitigation efforts.

Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:

- **Housing density no higher than the originally approved plan: 3.03**
- **Single story homes (the only facade designs offered were single story in the application but the site details appear to indicate all 2 story + 30' homes)**
- **Landscaped setback from 19th Ave. no less than 25' (which is achievable with the originally approved density)**
- **Increased setback from 20th Ave and esp. if 2-story houses are approved.**
- **Additional heat mitigation requirements: front yard trees to shade driveways and sidewalks plus any additional requirements the city's heat mitigation department has designated. Minimum 50% 3" caliper trees as well.**
- **Energy Star and other energy efficient/sustainable building methods**
- **Electric vehicle charging**

The set back from 20th Ave. is appreciated and should not be diminished but it does not ameliorate the fact that 2-story +30' foot high houses would be towering over and looking into the western neighbor's properties, all of whom have S-1 homes with single stories. In fact, all the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties. The Rio Montana Plan calls for maintaining a feeling of open space to maintain rural character. One way to do this has been to have deep setbacks from major streets and requiring this feature for Bella Rosa is completely appropriate and in keeping with what all other developers along 19th Ave. have agreed to.

As a reminder, the Rio Montana Plan calls for (among other criteria):

- Any development to be sensitive to the surrounding area, inc. existing development, and consider the larger context in which it is located.
- Limiting the use of two story buildings
- Provide deep overhangs/covered porches
- Shade for pedestrian comfort
- Trees on east and west sides of buildings
- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- *The common objective for single family development is more variety than standard subdivisions being built throughout the Valley*

The community simply wants the city to keep the promise it made to residents by holding developers to the guidelines outlined in the general and village development plans. Thank you.
Sincerely,
Adam and Gina Johnson
1816 W Magdalena Ln.
Phx, AZ 85041
602-332-5297

Sent from my iPhone

Bradley A Wylam

From: DJC <eatright4u@yahoo.com>
Sent: Wednesday, August 3, 2022 11:43 AM
To: Elias Valencia; ppd.pho@phoenix.gov; Bradley A Wylam; ppd.longrange@phoenix.gov
Subject: Proposed Bella Rosa development, Z-47-17-8/ 2-22--Z-47-17-8
Attachments: Chiarelli_Bella_Rosa_ August 3-2022.pdf

Re: Proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8.

My name is Dean Chiarelli; a homeowner & resident in South Mountain for the last 11 years. I am in 100% agreement with the letter submitted by Jewel Clark [2020 W. South Mountain Ave. Phoenix, AZ 85041]. I respectfully request consideration and amendment of this plan to better align with the neighborhood. Attached is my signed letter.

The items of concern the current Bella Rosa plan calls for are:

- 3.51 acres per home (18 houses on 5 acres)
- 2 story+30' height homes
- 9% open space

The original stipulated Bella Rosa site plan called for:

- 3.03 houses per acre
- 2 story+30' height homes
- ~14% open space

The proposed site is not in keeping with the current design and density precedents established in the area, nor is it in keeping with the initially approved plan for density. Based on the currently submitted documents, it is also not in keeping with the Rio Montana Plan design elements. The last two approved R1-10 developments, Kimura and Andora, situated at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa), have these requirements:

Kimura

- 3 houses per acre
- All single story
- 16.5% open space
- minimum lot width of 55'
- Varied lot widths
- Landscape setback from 19th Ave. is 154'
- Energy Star building

Andora

- 2.5 houses per acre
- All single story
- 17% open space
- minimum lot widths of 75'
- Landscape setback from 19th Ave is 25'
- Energy Star building

Bella Rosa should adhere to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved. The proposed development should be updated in alignment with currently approved applications regarding density, open space, house height, and heat mitigation efforts.

Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:

- **Housing density no higher than the originally approved plan: 3.03**
- **Single story homes (the only facade designs offered were single story in the application, but the site details appear to indicate all 2 story + 30' homes)**
- **Landscaped setback from 19th Ave. no less than 25' (which is achievable with the originally approved density)**
- **Increased setback from 20th Ave and esp. if 2-story houses are approved.**
- **Additional heat mitigation requirements include front yard trees to shade driveways and sidewalks and any additional requirements the city's heat mitigation department has designated—minimum 50% 3" caliper trees.**
- **Energy Star and other energy-efficient/sustainable building methods**
- **Electric vehicle charging**

The setback from 20th Ave. is appreciated. It should not be diminished but it does not lessen the fact that 2-story +30' foot high houses would be towering over and looking into the western neighbor's properties, all of whom have S-1 homes with single stories. All the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties. The Rio Montana Plan calls for a feeling of open space to maintain rural character. One way to accomplish this is to have deep setbacks from major streets. The requirement of this feature for Bella Rosa is entirely appropriate in keeping with what all other developers along 19th Ave. have agreed to.

As a reminder, the Rio Montana Plan calls for (among other criteria):

- Any development to be sensitive to the surrounding area, inc. existing development, and consider the larger context in which it is located.
- Limiting the use of two-story buildings
- Provide deep overhangs/covered porches
- Shade for pedestrian comfort
- Trees on the east and west sides of buildings
- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- *The common objective for single-family development is more variety than standard subdivisions being built throughout the Valley*

The community simply wants the city to keep its promise to residents by holding developers to the guidelines outlined in the general and village development plans. Thank you.

Dean Chiarelli, MA, Registered Dietitian, Registered Environmental Health Specialist
912 E. La Mirada Drive
Phoenix, AZ 85042

Bradley A Wylam

From: PDD Planning Commission
Sent: Wednesday, October 5, 2022 10:51 AM
To: Bradley A Wylam
Cc: Racelle Escolar
Subject: FW: October 6: Opposition to PHO-2-22-Z-47-17-8

Follow Up Flag: Follow up
Flag Status: Flagged

Brad, Please put in correspondence. Thx Vikki

From: DJC <eatright4u@yahoo.com>
Sent: Sunday, October 2, 2022 6:18 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: October 6: Opposition to PHO-2-22-Z-47-17-8

To Phoenix Planning & Development Commission,

I oppose density above 3 houses per acre in our area and do not support the application PHO-2-22--Z-47-17-8 at its current density of 3.5 houses per acre. Our community has worked very hard to maintain our rural character as outlined by the Rio Montana plan and as consistent with current land use. I support developers who want to create developments compatible with existing neighbors and other land use in our area. This application does not meet that standard and if approved as-is, I do not want it to be considered as a precedent for future applications.

Dean Chiarelli, MA, Registered Dietitian, Registered Environmental Health Specialist
912 East La Mirada Drive
Phoenix AZ 85042

Bradley A Wylam

From: H. Jewel Clark <hjewelclark@fastmail.com>
Sent: Wednesday, August 3, 2022 8:46 AM
To: Elias Valencia; PDD PHO; Bradley A Wylam; PDD Long Range Planning
Subject: Comments for case Z-47-17-8/2-22--Z-47-17-8. SMVPC agenda items 7, 8. PHO agenda item 5

Hello,

My name is Jewel Clark and my husband and I own the property at 2020 W. South Moutain Ave, which is across 20th Ave. from the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8. Based on the original plans and the currently proposed ones, I respectfully request consideration and amendment of several elements of this plan to better align with the neighborhood.

The items of concern the current Bella Rosa plan calls for are:

- 3.51 acres per home (18 houses on 5 acres)
- 2 story+30' height homes
- 9% open space

The original stipulated Bella Rosa site plan called for:

- 3.03 houses per acre
- 2 story+30' height homes
- ~14% open space

The proposed site is not in keeping with the current design and density precedents that have been established in the area nor is it in keeping with the originally approved plan for density. It is also not in keeping with the Rio Montana Plan in key elements based on the currently submitted documents.

The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa) have these requirements:
Kimura

- 3 houses per acre
- All single story
- 16.5% open space
- minimum lot width of 55'
- Varied lot widths
- Landscape setback from 19th Ave. is 154'
- Energy Star building

Andora

- 2.5 houses per acre
- All single story
- 17% open space
- minimum lot widths of 75'
- Landscape setback from 19th Ave is 25'

- Energy Star building

Bella Rosa should be held to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also heat mitigation efforts.

Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:

- **Housing density no higher than the originally approved plan: 3.03**
- **Single story homes (the only facade designs offered were single story in the application but the site details appear to indicate all 2 story + 30' homes)**
- **Landscaped setback from 19th Ave. no less than 25' (which is achievable with the originally approved density)**
- **Increased setback from 20th Ave and esp. if 2-story houses are approved.**
- **Additional heat mitigation requirements: front yard trees to shade driveways and sidewalks plus any additional requirements the city's heat mitigation department has designated. Minimum 50% 3" caliper trees as well.**
- **Energy Star and other energy efficient/sustainable building methods**
- **Electric vehicle charging**

The set back from 20th Ave. is appreciated and should not be diminished but it does not ameliorate the fact that 2-story +30' foot high houses would be towering over and looking into the western neighbor's properties, all of whom have S-1 homes with single stories. In fact, all the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties. The Rio Montana Plan calls for maintaining a feeling of open space to maintain rural character. One way to do this has been to have deep setbacks from major streets and requiring this feature for Bella Rosa is completely appropriate and in keeping with what all other developers along 19th Ave. have agreed to.

As a reminder, the Rio Montana Plan calls for (among other criteria):

- Any development to be sensitive to the surrounding area, inc. existing development, and consider the larger context in which it is located.
- Limiting the use of two story buildings
- Provide deep overhangs/covered porches
- Shade for pedestrian comfort
- Trees on east and west sides of buildings
- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- *The common objective for single family development is more variety than standard subdivisions being built throughout the Valley*

The community simply wants the city to keep the promise it made to residents by holding developers to the guidelines outlined in the general and village development plans. Thank you.
Sincerely,
Jewel Clark
2020 W. South Mountain Ave.
Phoenix, AZ 85041

--
H. Jewel Clark
hjewelclark@fastmail.com

Bradley A Wylam

From: Elias Valencia
Sent: Friday, August 5, 2022 3:08 PM
To: Bradley A Wylam
Cc: Adam Stranieri
Subject: FW: Objection to Z-47-17-8/2-22 and Z-47-18-8

-----Original Message-----
From: Dorothy Hallock <dh@hallockgross.com>
Sent: Friday, August 5, 2022 1:15 PM
To: Elias Valencia <elias.valencia@phoenix.gov>
Subject: Objection to Z-47-17-8/2-22 and Z-47-18-8

The proposed change in density is unacceptable. Two story houses are totally out of character with adjacent houses on acre plus lots.
Deny this request please!

Dorothy Hallock
2050 W South Mountain Ave Phoenix 85041

Sent from my iPhone

From:	PDD Long Range Planning
To:	Elias Valencia
Cc:	Sarah Stockham
Subject:	FW: Z-47-17-8/2-22--Z-47-17-8
Date:	Wednesday, August 3, 2022 6:56:17 AM

For you Elias

Thank you,

Geno Koman
Secretary II
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-495-2076
geno.koman@phoenix.gov

From: Erin Hegedus <erinTKhegedus@hotmail.com>
Sent: Tuesday, August 2, 2022 6:38 PM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: Z-47-17-8/2-22--Z-47-17-8

Hello,

My name is Erin Hegedus and I reside at 8630 South 19th Avenue, Several hundred yards south of the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8. Based on the original plans and the currently proposed ones, I would like to request consideration and amendment of several elements of this plan to better align with the neighborhood.

The items of concern the current Bella Rosa plan calls for are:

- 3.51 acres per home (18 houses on 5 acres)
- 9% open space
- 2 story+30' height homes

The original stipulated Bella Rosa site plan called for:

- 3.03 houses per acre
- 13.9% open space
- 2 story+30' height homes

The new plan is not in keeping with the current design and density precedents that have been established in the area nor is it in keeping even with the originally approved plan in two key areas.

The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (just over 600ft from Bella Rosa) have these requirements:
Kimura

- 3 houses per acre
- All single story
- 16.5% open space
- minimum lot width of 55'
- Varied lot widths
- Landscape setback from 19th Ave. is 154'
- Energy Star building

Andora

- 2.5 houses per acre
- All single story
- 17% open space
- minimum lot widths of 75'
- Landscape setback from 19th Ave is 25'
- Energy Star building

As you can see, the differences are striking and I would like Bella Rosa to be held to the same design standards that Kimura and Andora have. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also in terms of heat mitigation.

Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community:

- Housing density no higher than the originally approved plan: 3.03
- Open space no less than the originally approved plan: ~14%
- Single story homes (the only facade designs offered were single story in the application but the site details appear to indicate all 2 story homes)
- Landscaped setback from 19th Ave. no less than 25'
- Additional heat mitigation requirements: front yard trees to shade driveways and sidewalks plus any additional requirements the city's heat mitigation department has designated. Minimum 50% 3" caliper trees as well.
- Energy Star and other energy efficient/sustainable building methods
- Electric vehicle charging

Bradley A Wylam

From: PDD Planning Commission
Sent: Wednesday, October 5, 2022 10:52 AM
To: Bradley A Wylam
Cc: Racelle Escolar
Subject: FW: PHO-2-22-Z-4-17-8

Follow Up Flag: Follow up
Flag Status: Flagged

Brad, Please put in Correspondence file, Vikki

From: Erin Hegedus <erinTKhegedus@hotmail.com>
Sent: Monday, October 3, 2022 2:29 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: PHO-2-22-Z-4-17-8

I oppose density above 3 houses per acre in our area and do not support the application PHO-2-22--Z-47-17-8 at its current density of 3.5 houses per acre.

Our community has worked very hard to maintain our rural character as outlined by the Rio Montana plan and as consistent with current land use. I support developers who want to create developments compatible with existing neighbors and other land use in our area. This application does not meet that standard and if approved as-is, I do not want it to be considered as precedent for future applications.

Further, I am extremely concerned with increased traffic along this corridor. There are currently safety concerns with the open SRP irrigation to the east of this property along with speed of traffic that flows from the intersection of 19th Avenue & Baseline and flows to Dobbins Road. Speed is excessive and the multi lane merging into single lanes is a continual problem

I would like to see the developers responsible for road improvements that benefit the area, not just their development.

Thank you.

Erin Hegedus, CMRP
8630 South 19th Avenue
Phoenix, AZ 85041

Bradley A Wylam

From: PDD Planning Commission
Sent: Wednesday, October 5, 2022 10:46 AM
To: Bradley A Wylam
Cc: Racelle Escolar
Subject: FW: Proposed Bella Rosa Development / PHO-2-22-7-47-17-8

Follow Up Flag: Follow up
Flag Status: Flagged

Brad, Please add to the correspondence for this case if you have not already. Vikki

---

From: JoAnne Jensen <outlook_345694E04E27CB90@outlook.com>
Sent: Sunday, October 2, 2022 2:31 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Cc: hjewelclark@fastmail.com
Subject: Proposed Bella Rosa Development / PHO-2-22-7-47-17-8

My name is JoAnne Jensen, 8303 South 17th Drive; Phoenix AZ 85041.

I oppose the proposed density for this development at 3.5 units per acre. South Mountain has worked very hard to maintain our rural character, as outlined in the Rio Montana Plan. The proposed density is inconsistent with that plan and is inconsistent with optimal land use for South Mountain. Beyond that, all of the current homes in this area are single-story – the proposed 60% of two story homes does not match the neighborhood.

We truly support development that is consistent with and compatible with the currently in place surrounding neighbors and accords with the Rio Montana development plan.

This application does not meet that standard, and if approved as presented, it will provide a density precedent which is inappropriate for this community.

Thank you very much.

JoAnne Jensen
480-213-6499

Sent from Mail [go.microsoft.com] for Windows

Bradley A Wylam

From: Mike Josic <mikejosic@gmail.com>
Sent: Sunday, August 7, 2022 9:24 PM
To: Elias Valencia; PDD PHO; Bradley A Wylam; PDD Long Range Planning
Subject: Z-47-17-8/2-22--Z-47-17-

To Whom it may concern,

My name is Mike Josic. My wife and I own the property at 2020 W. South Mountain Ave, which is directly across 20th Ave. from the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8.

Here are my comments on the proposed changes.
I do not oppose the increased density. I do oppose two story houses along 20th Ave and the south side of the property bordering the existing homes. People who have lived here for decades deserve a reasonable level of privacy.
Recently approved developments nearby have all maintained a single story limitation.
The proposed site is not in keeping with the current design precedents that have been recently established in the area.
The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa) have these requirements:
Kimur

- **All single story**
- **Energy Star building**

Andora

- **All single story**
- **Energy Star building**

Bella Rosa should be held to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also heat mitigation efforts.

Please require the following items from this development, to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:

- **Single story homes (the only facade designs offered were single story in the application but the site details appear to indicate all 2 story + 30' homes)**
- **Increased setback from 20th Ave.**
- **Additional heat mitigation requirements: Cool roofs, front yard trees to shade driveways and sidewalks plus any additional requirements the city's heat mitigation department has designated. Minimum 50% 3" caliper trees as well.**
- **Energy Star and other energy efficient/sustainable building methods.**

The setback from 20th Ave. is appreciated and should not be reduced but it does not ameliorate the fact that 2-story +30' foot high houses would be towering over and looking into my and my neighbor's properties. We all have homes zoned S-1 homes with single stories. In fact, all the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties and have single story homes. The Rio Montana Plan calls for maintaining a feeling of

open space to maintain rural character. One way to do this has been to require single stories and have deep setbacks from major streets. Requiring this feature for Bella Rosa is completely appropriate and in keeping with what all other developers along 19th Ave. have agreed to.

As a reminder, the Rio Montana Plan calls for (among other criteria):

- **Any development to be sensitive to the surrounding area, inc. existing development, and consider the larger context in which it is located.**
- **Limiting the use of two story buildings**
- Provide deep overhangs/covered porches
- Shade for pedestrian comfort
- Trees on east and west sides of buildings
- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- *The common objective for single family development is more variety than standard subdivisions being built throughout the Valley*

The community simply wants the city to keep the promise it made to residents by holding developers to the guidelines outlined in the general and village development plans.

Thank you.

Mike Josic
2020 W. South Mountain Ave.
Phoenix, AZ 85041

Bradley A Wylam

From: mijosic@fastmail.fm
Sent: Tuesday, August 9, 2022 11:50 AM
To: Bradley A Wylam; PDD PHO
Subject: Clarification on opposition for application Z-47-17-8/2-22--Z-47-17-8 agenda item 5 - PHO hearing

Hello,

My name is Mike Josic. My wife and I own the property at 2020 W. South Mountain Ave, which is directly across 20th Ave. from the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8.

I originally wrote I did not oppose increased density but I want to clarify that I accept the original density approved for 3 houses per acre. I am OPPOSED to any increase in that density. Please update accordingly. Thank you.
Mike Josic

Bradley A Wylam

From: RMonti Main Office <rmontipainting@hotmail.com>
Sent: Wednesday, August 3, 2022 8:56 AM
To: Elias Valencia; PDD PHO; Bradley A Wylam; PDD Long Range Planning
Cc: H. Jewel Clark
Subject: Z-47-17-8/2-22--Z-47-17-8

Hello,

We are "The Montemayor Family" and we own the property at 2035 W Olney Ave, which is on 19th Avenue and Olney. Based on the original plans and the currently proposed ones, I respectfully request consideration and amendment of several elements of this plan to better align with the neighborhood.

The items of concern the current Bella Rosa plan calls for are:

- 3.51 acres per home (18 houses on 5 acres)
- 2 story+30' height homes
- 9% open space

The original stipulated Bella Rosa site plan called for:

- 3.03 houses per acre
- 2 story+30' height homes
- ~14% open space

The proposed site is not in keeping with the current design and density precedents that have been established in the area nor is it in keeping with the originally approved plan for density. It is also not in keeping with the Rio Montana Plan in key elements based on the currently submitted documents.

The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa) have these requirements:
Kimura

- 3 houses per acre
- All single story
- 16.5% open space
- minimum lot width of 55'
- Varied lot widths
- Landscape setback from 19th Ave. is 154'
- Energy Star building

Andora

- 2.5 houses per acre
- All single story
- 17% open space
- minimum lot widths of 75'
- Landscape setback from 19th Ave is 25'
- Energy Star building

Bella Rosa should be held to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also heat mitigation efforts.

Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:

- **Housing density no higher than the originally approved plan: 3.03**
- **Single story homes (the only facade designs offered were single story in the application but the site details appear to indicate all 2 story + 30' homes)**
- **Landscaped setback from 19th Ave. no less than 25' (which is achievable with the originally approved density)**
- **Increased setback from 20th Ave and esp. if 2-story houses are approved.**
- **Additional heat mitigation requirements: front yard trees to shade driveways and sidewalks plus any additional requirements the city's heat mitigation department has designated. Minimum 50% 3" caliper trees as well.**
- **Energy Star and other energy efficient/sustainable building methods**
- **Electric vehicle charging**

The set back from 20th Ave. is appreciated and should not be diminished but it does not ameliorate the fact that 2-story +30' foot high houses would be towering over and looking into the western neighbor's properties, all of whom have S-1 homes with single stories. In fact, all the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties. The Rio Montana Plan calls for maintaining a feeling of open space to maintain rural character. One way to do this has been to have deep setbacks from major streets and requiring this feature for Bella Rosa is completely appropriate and in keeping with what all other developers along 19th Ave. have agreed to.

As a reminder, the Rio Montana Plan calls for (among other criteria):

- Any development to be sensitive to the surrounding area, inc. existing development, and consider the larger context in which it is located.
- Limiting the use of two story buildings
- Provide deep overhangs/covered porches
- Shade for pedestrian comfort
- Trees on east and west sides of buildings
- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- *The common objective for single family development is more variety than standard subdivisions being built throughout the Valley*

The community simply wants the city to keep the promise it made to residents by holding developers to the guidelines outlined in the general and village development plans. Thank you.
Sincerely,
The Montemayor Family
2035 W Olney Ave.
Phoenix, AZ 85041

Bradley A Wylam

From: Miguel Rubio <Rb_contracting1lc@outlook.com>
Sent: Tuesday, August 9, 2022 12:16 PM
To: PDD PHO
Subject: opposition letter

Hello,

My name is Stephanie bell and my husband Miguel rubio and I own the property at 8020 south 20th Ave, which is across 20th Ave. from the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8. Based on the original plans and the currently proposed ones, I respectfully request consideration and amendment of several elements of this plan to better align with the neighborhood.

The items of concern the current Bella Rosa plan calls for are:

- 3.51 acres per home (18 houses on 5 acres)
- 2 story+30' height homes
- 9% open space

The original stipulated Bella Rosa site plan called for:

- 3.03 houses per acre
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- ~14% open space

The proposed site is not in keeping with the current design and density precedents that have been established in the area nor is it in keeping with the originally approved plan for density. It is also not in keeping with the Rio Montana Plan in key elements based on the currently submitted documents.

The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa) have these requirements:

Kimura

- 3 houses per acre
- All single story
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- Landscape setback from 19th Ave. is 154'
- Energy Star building

Andora

- 2.5 houses per acre
- All single story
- 17% open space
- minimum lot widths of 75'
- Landscape setback from 19th Ave is 25'
- Energy Star building

Bella Rosa should be held to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also heat mitigation efforts.

Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:

- Housing density no higher than the originally approved plan: 3.03
- Single story homes (the only facade designs offered were single story in the application but the site details appear to indicate all 2 story + 30' homes)
- Landscaped setback from 19th Ave. no less than 25' (which is achievable with the originally approved density)
- Increased setback from 20th Ave and esp. if 2-story houses are approved.
- Additional heat mitigation requirements: front yard trees to shade driveways and sidewalks plus any additional requirements the city's heat mitigation department has designated. Minimum 50% 3" caliper trees as well.
- Energy Star and other energy efficient/sustainable building methods
- Electric vehicle charging

The set back from 20th Ave. is appreciated and should not be diminished but it does not ameliorate the fact that 2-story +30' foot high houses would be towering over and looking into the western neighbor's properties, all of whom have S-1 homes with single stories. In fact, all the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties. The Rio Montana Plan calls for maintaining a feeling of open space to maintain rural character. One way to do this has been to have deep setbacks from major streets and requiring this feature for Bella Rosa is completely appropriate and in keeping with what all other developers along 19th Ave. have agreed to.

As a reminder, the Rio Montana Plan calls for (among other criteria):

- Any development to be sensitive to the surrounding area, inc. existing development, and consider the larger context in which it is located.
- Limiting the use of two story buildings
- Provide deep overhangs/covered porches
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- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- The common objective for single family development is more variety than standard subdivisions being built throughout the Valley

The community simply wants the city to keep the promise it made to residents by holding developers to the guidelines outlined in the general and village development plans. Thank you.
Sincerely,

STEPHANIE BELL
MIGUEL RUBIO

RB_CONTRACTING1LC@OUTLOOK.COM

RB CONTRACTING LLC
8020 S 2OTH AVE
PHX,AZ 85041
(602) 366 9334

Bradley A Wylam

From: PDD Planning Commission
Sent: Thursday, October 6, 2022 11:02 AM
To: Bradley A Wylam
Cc: Racelle Escolar
Subject: FW: Opposed to density- PHO-2-22--Z-47-17-8

Brad, Please put in file – hard and digital

From: Miguel Rubio <Rb_contracting1lc@outlook.com>
Sent: Thursday, October 6, 2022 9:33 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Opposed to density

My name is Miguel rubio I reside at
8020 s 20th Ave south 20th Ave phoenix, Az 85041.

> I oppose density above 3 houses per acre in our area and do not support the application PHO-2-22--Z-47-17-8 at its current density of 3.5 houses per acre. Our community has worked very hard to maintain our rural character as outlined by the Rio Montana plan and as consistent with current land use. I support developers who want to create developments compatible with existing neighbors and other land use in our area. This application does not meet that standard and if approved as-is, I do not want it to be considered as precedent for future applications.
I am donating my time to speak to jewel Clark. Thanks

RB CONTRACTING LLC
8020 S 20TH AVE
PHOENIX, AZ 85041
602 366 9334

Bradley A Wylam

From: Ravi Sharma <ravi6161sharma@gmail.com>
Sent: Wednesday, August 3, 2022 7:02 PM
To: Elias Valencia; PDD PHO; Bradley A Wylam; PDD Long Range Planning
Cc: Ravi Sharma
Subject: Case Number : Z-47-17-8/2-22--Z-47-17-8

Hello,

My name is Ravinder Sharma. My wife (Snigdha Sharma) and I own the property at 8012 S 20th Avenue which is across 20th Ave. from the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8. Based on the original plans and the currently proposed ones, I respectfully request consideration and amendment of several elements of this plan to better align with the neighborhood.

The items of concern the current Bella Rosa plan calls for are:

- 3.51 homes per acre (18 houses on 5 acres)
- 2 story+30' height homes
- 9% open space

The original stipulated Bella Rosa site plan called for:

- 3.03 houses per acre
- 2 story+30' height homes
- ~14% open space

The proposed site is not in keeping with the current design and density precedents that have been established in the area nor is it in keeping with the originally approved plan for density. It is also not in keeping with the Rio Montana Plan in key elements based on the currently submitted documents.

The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa) have these requirements:
Kimura

- 3 houses per acre
- All single story
- 16.5% open space
- minimum lot width of 55'
- Varied lot widths
- Landscape setback from 19th Ave. is 154'
- Energy Star building

Andora

- 2.5 houses per acre
- All single story
- 17% open space
- minimum lot widths of 75'
- Landscape setback from 19th Ave is 25'

- Energy Star building

Bella Rosa should be held to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also heat mitigation efforts.

Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:

- **Housing density no higher than the originally approved plan: 3.03**
- **Single story homes (the only facade designs offered were single story in the application but the site details appear to indicate all 2 story + 30' homes)**
- **Landscaped setback from 19th Ave. no less than 25' (which is achievable with the originally approved density)**
- **Increased setback from 20th Ave and esp. if 2-story houses are approved.**
- **Additional heat mitigation requirements: front yard trees to shade driveways and sidewalks plus any additional requirements the city's heat mitigation department has designated. Minimum 50% 3" caliper trees as well.**
- **Energy Star and other energy efficient/sustainable building methods**
- **Electric vehicle charging**

The set back from 20th Ave. is appreciated and should not be diminished but it does not ameliorate the fact that 2-story +30' foot high houses would be towering over and looking into the western neighbor's properties, all of whom have S-1 homes with single stories. In fact, all the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties. The Rio Montana Plan calls for maintaining a feeling of open space to maintain rural character. One way to do this has been to have deep setbacks from major streets and requiring this feature for Bella Rosa is completely appropriate and in keeping with what all other developers along 19th Ave. have agreed to.

As a reminder, the Rio Montana Plan calls for (among other criteria):

- Any development to be sensitive to the surrounding area, inc. existing development, and consider the larger context in which it is located.
- Limiting the use of two story buildings
- Provide deep overhangs/covered porches
- Shade for pedestrian comfort
- Trees on east and west sides of buildings
- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- *The common objective for single family development is more variety than standard subdivisions being built throughout the Valley*

The community simply wants the city to keep the promise it made to residents by holding developers to the guidelines outlined in the general and village development plans. Thank you.
Sincerely,
Ravinder and Snigdha Sharma
8012 S 20th Avenue.
Phoenix, AZ 85041

Bradley A Wylam

From: NICHOLAS TORREZ <ntonyt@aol.com>
Sent: Monday, August 8, 2022 3:12 PM
To: Elias Valencia; PDD PHO; Bradley A Wylam; PDD Long Range Planning
Cc: NICHOLAS TORREZ; cheveratrillo@gmail.com; hjewelclark@fastmail.com
Subject: Opposition to modification of stipulations on case Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8

Hello,

My name is Nicholas Torrez and I live at 2311 W Dobbins Road, which is appx 1 mile from the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8. I am in opposition to the changing of previously approved stipulations. Based on the original plans and the currently proposed ones, I respectfully request consideration and amendment of several elements of this plan to better align with the neighborhood.

The items of concern the current Bella Rosa plan calls for are:

- 3.51 acres per home (18 houses on 5 acres)
- 2 story+30' height homes
- 9% open space

The original stipulated Bella Rosa site plan called for:

- 3.03 houses per acre
- 2 story+30' height homes
- ~14% open space

The proposed site is not in keeping with the current design and density precedents that have been established in the area nor is it in keeping with the originally approved plan for density. It is also not in keeping with the Rio Montana Plan in key elements based on the currently submitted documents.

The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa) have these requirements:
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- 3 houses per acre
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Andora

- 2.5 houses per acre
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- 17% open space
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Bella Rosa should be held to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also heat mitigation efforts.

Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:

- **Housing density no higher than the originally approved plan: 3.03**
- **Single story homes (the only facade designs offered were single story in the application but the site details appear to indicate all 2 story + 30' homes)**
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- **Energy Star and other energy efficient/sustainable building methods**
- **Electric vehicle charging**

The set back from 20th Ave. is appreciated and should not be diminished but it does not ameliorate the fact that 2-story +30' foot high houses would be towering over and looking into the western neighbor's properties, all of whom have S-1 homes with single stories. In fact, all the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties. The Rio Montana Plan calls for maintaining a feeling of open space to maintain rural character. One way to do this has been to have deep setbacks from major streets and requiring this feature for Bella Rosa is completely appropriate and in keeping with what all other developers along 19th Ave. have agreed to.

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- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- *The common objective for single family development is more variety than standard subdivisions being built throughout the Valley*

The community simply wants the city to keep the promise it made to residents by holding developers to the guidelines outlined in the general and village development plans.

Thank You,
Nicholas Torrez

Bradley A Wylam

From: chevera trillo <cheveratrillo@gmail.com>
Sent: Tuesday, August 9, 2022 8:04 AM
To: Elias Valencia; PDD PHO; Bradley A Wylam; PDD Long Range Planning
Subject: Case number: Z-47-17-8/2-22--Z-47-17-8

Hello,
My name is Chevera Trillo, I am a homeowner residing at 2311 West Dobbins Road, Phoenix. I am writing with concern over the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8.
I respectfully request consideration and amendment of several elements of this plan to better align with the neighborhood.

The items of concern the current Bella Rosa plan calls for are:

- 3.51 acres per home (18 houses on 5 acres)
- 2 story+30' height homes
- 9% open space

The original stipulated Bella Rosa site plan called for:

- 3.03 houses per acre
- 2 story+30' height homes
- ~14% open space

As a homeowner in the area, I have considerable concerns over any modification that affects safety as this is an area already dealing with traffic safety issues.
Additionally, the proposed site:

- is not in keeping with the current design and density precedents that have been established in the area;
- is not in keeping with the originally approved plan for density; and
- it is also not in keeping with the Rio Montana Plan in key elements based on the currently submitted documents.

The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa) have these requirements:
Kimura

- 3 houses per acre
- All single story
- 16.5% open space
- minimum lot width of 55'
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- Landscape setback from 19th Ave. is 154'
- Energy Star building

Andora

- 2.5 houses per acre
- All single story
- 17% open space

- minimum lot widths of 75'
- Landscape setback from 19th Ave is 25'
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Bella Rosa should be held to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also heat mitigation efforts.

Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:

- **Housing density no higher than the originally approved plan: 3.03**
- **Single story homes (the only facade designs offered were single story in the application but the site details appear to indicate all 2 story + 30' homes)**
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- **Energy Star and other energy efficient/sustainable building methods**
- **Electric vehicle charging**

The set back from 20th Ave. is appreciated and should not be diminished but it does not ameliorate the fact that 2-story +30' foot high houses would be towering over and looking into the western neighbor's properties, all of whom have S-1 homes with single stories. In fact, all the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties. The Rio Montana Plan calls for maintaining a feeling of open space to maintain rural character. One way to do this has been to have deep setbacks from major streets and requiring this feature for Bella Rosa is completely appropriate and in keeping with what all other developers along 19th Ave. have agreed to.

As a reminder, the Rio Montana Plan calls for (excerpt from full criteria):

- Any development to be sensitive to the surrounding area, inc. existing development, and consider the larger context in which it is located.
- Limiting the use of two story buildings
- Provide deep overhangs/covered porches
- Shade for pedestrian comfort
- Trees on east and west sides of buildings
- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- *The common objective for single family development is more variety than standard subdivisions being built throughout the Valley*

The community simply wants the city to keep the promise it made to residents by holding developers to the guidelines outlined in the general and village development plans.

Thank you for your time,

Chevera Trillo

602.315.9774
cheveratrillo@gmail.com

From:	chevera trillo
To:	PDD Planning Commission
Subject:	PHO-2-22--Z-47-17-8
Date:	Thursday, October 6, 2022 7:06:18 AM

My name is Chevera Torrez, 2311 W Dobbins Rd, Phoenix, AZ 85041.

Once again I find myself concerned with the decisions that are being made by those that represent our community.
I am supportive of responsible development that improves an area and provides for the quality of living that all community members should be afforded. I support the decisions and agreements that were made as part of the City and Community initiative with the Rio Montana Plan -- which had a strong vision to develop this area in a responsible manner.
I support development that maintains the character of our rural community and is compatible with the agreements of Rio Montana.

I do not support PHO-2-22--Z-47-17-8, which goes against the Rio Montana plan -- This application does not meet the standards that the community in good faith negotiated with the City. Please represent your community and vote against setting a bad precedent.

Thankyou for your time and consideration.

Chevera Torrez

Bradley A Wylam

From: PDD Planning Commission
Sent: Wednesday, October 5, 2022 11:11 AM
To: Bradley A Wylam
Cc: Racelle Escolar
Subject: FW: PHO-2-22--Z-47-17-8

Follow Up Flag: Follow up
Flag Status: Flagged

Brad, Please add to correspondence

From: Julie Willcox <jwillcox1227@gmail.com>
Sent: Tuesday, October 4, 2022 8:44 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: PHO-2-22--Z-47-17-8

Good morning,

I am writing to oppose the Bella Rosa development on 19th Ave. PHO-2-22--Z-47-17-8
Increasing the density from 3 to 3.5 houses per acres does not fit in with the community or follow the Rio Montana plan. The property is surrounded by S-1 properties and the density is not appropriate for the area. Our community has worked hard to preserve our rural way of life & preserve the land close to South Mountain. We see the zonings continually eroded by multiple re-zoning/re-submissions. Each time increasing the density over what is appropriate for the area.
I do support responsible zoning that reflects the area & follows all of the Rio Montana plan.

I would like to register to speak & donate my time to Jewel Clark as a spokesperson for our entire community.

Thank you,
Julie Willcox
9050 S 23rd Ave, Phoenix, AZ 85041

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** 55

Public Hearing and Ordinance Adoption - General Plan Amendment GPA-DSTV-2-22-2 - Approximately 3,300 Feet West of the Southwest Corner of Tatum Boulevard and the Loop 101 Freeway (Ordinance G-7051)

Request to hold a public hearing on a General Plan Amendment for the following item and to consider the Planning Commission's recommendation and the related ordinance if approved. Request to amend the Desert Ridge Specific Plan.

Summary

Application: GPA-DSTV-2-22-2
Proposal: Amendment to the Desert Ridge Specific Plan to modify standards for Superblock 9, Development Parcel 9.CP.2 regarding uses permitted, accessory uses, maximum building height and floor area ratio.
Acreage: 108.34 acres

Owners: Arizona State Land Department
Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A.
VPC Info Only: The Desert View Village Planning Committee heard this case on Aug. 2, 2022, for information only .
VPC Action: The Desert View Village Planning Committee heard this case on Sept. 13, 2022, and recommended approval, per the staff recommendation, by a vote of 9-0.
PC Action: The Planning Commission heard this case on Oct. 6, 2022 and recommended approval, per the Desert View Village Planning Committee recommendation, by a vote of 9-0.

Location

Approximately 3,300 feet west of the southwest corner of Tatum Boulevard and the Loop 101 Freeway.
Council District: 2
Parcel Addresses: N/A

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING CHAPTER 6 OF THE DESERT RIDGE SPECIFIC PLAN, ADOPTED JULY 18, 1990, REFLECTING AMENDMENTS TO SUPERBLOCK 9, DEVELOPMENT PARCEL 9.CP.2 AS SET FORTH IN APPLICATION GPA-DSTV-2-22-2, DESCRIBED HEREIN.

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. That Chapter 6, Superblock 9 and Development Parcel 9.CP.2 of the Desert Ridge Specific Plan, be amended as set forth by Application GPA-DSTV-2-22-2 and in Exhibit A, attached hereto and by this reference is made a part hereof.

SECTION 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of November, 2022.

_____
MAYOR

ATTEST:

_____

DRAFT

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Amendment Language (3 Pages)

DRAFT

EXHIBIT A

Amend Chapter 6 (DEVELOPMENT PARCEL REGULATIONS), Section C.5. (Development Regulations by Superblock), Pages 6-39 to 6-40 as follows:

****

9.CP.2 – Development Parcel 9.CP.2

Size: 109 acres
Uses permitted:

- Except as modified below, permitted uses shall be as indicated in Section 626, Commerce Park District, and public assembly uses pursuant to Section 647.A.1.i, Special Permits, of the City of Phoenix Zoning Ordinance.

Zoning to be applied:

1. Commerce Park District per Section 626 of the City of Phoenix Zoning Ordinance (as modified below) to include the following options:
   - Research Park Option
   - Business Park Option

2. SP (special permit - ~~only~~ to allow ~~public~~ INDOOR AND OUTDOOR assembly-related uses per Section 647.A.1.i). A SPECIAL PERMIT SHALL NOT BE REQUIRED WHEN THE FOLLOWING CONDITIONS ARE MET:

   a. ASSEMBLY USES ARE ANCILLARY TO THE PRINCIPAL USE.

   b. ASSEMBLY USES ARE NOT INTENDED FOR THE GENERAL PUBLIC.

   c. ASSEMBLY USES SHALL NOT REQUIRE PARKING BEYOND WHAT CAN BE PROVIDED ONSITE.

Additional Uses Permitted: The following uses not typically allowed in Phoenix CP/BP are permitted in this parcel:

a. ART GALLERIES, PRIVATE.

~~a.~~b. Car washes.

~~b.~~c. Child care centers.

~~c.~~d. Self service “mini-storage” complex (retail storage warehousing).

~~d.~~e. Motion picture production and televisions broadcast studio.

DRAFT

f. MUSEUM, PRIVATE.

~~e.~~g. Veterinary offices. The building and use shall be constructed and operated so as to prevent objectionable noise and odor outside the walls of the office. No boarding or keeping of animals is permitted, except for short periods of observation necessary for medical care.

Accessory Uses: In addition to the CP/BP accessory uses, the following accessory uses shall also be permitted in this parcel:

Limited incidental retail uses including gift shops, flower shops, snack bars, cafeterias, pharmacy, office supplies, shoe repair, HEALTH AND FITNESS CENTERS, HEALTH CLINICS, and travel bureaus, financial institution offices as accessory uses conducted for the convenience of the employees on the premises~~, wholly within a principal building~~:

~~a. The entrance to said accessory use shall be from within the exterior walls of the building only.~~

a. INDOOR OR OUTDOOR EMPLOYEE AMENITIES AND GATHERING SPACES.

~~c.~~b. No sign or other external evidence of said accessory use shall be visible from a public thoroughfare or adjacent property.

~~d. No individual use described herein shall exceed 2,500 square feet of GLA in the complex.~~

~~e. The total building square footage of the above limited incidental accessory uses above shall not exceed five percent (5%) of the total allowable building square footage in development parcel 9.CP.2.~~

Locational Criteria for Certain Uses: Within this parcel, certain additional locational criteria apply:

a. Only professional administrative, clerical and sales offices are permitted adjacent to roadways surrounding this parcel. Manufacturing and industrial park uses must be screened from Mayo Boulevard by office buildings.

Yard, Height, and Intensity: The following standards apply in place of the standards which would otherwise be applicable:

a. **Maximum Building Height:** ~~2~~ 5 stories not to exceed ~~40~~ 85 feet, MEZZANINE LEVELS SHALL NOT BE CONSIDERED A STORY.

b **Lot Coverage:** none.

c. **Floor Area Ratio:** ~~.20~~ 0.60 overall limit for Parcel 9.CP.2. THIS SHALL SPECIFICALLY EXCLUDE UNDERGROUND PARKING~~;~~

DRAFT

~~individual developments may be up to .25~~.

d. **Required Setbacks:**

1) 50 feet from Mayo Boulevard rights-of-way; 30 feet from perimeter lot line on other streets; 20 feet not on a street.

2) 30 feet from interior lot line on a street; 10 feet not on a street.

3) No maneuvering or parking is permitted in these required setback areas except for ingress and egress to allowable parking areas. All setback area except driveways must be landscaped. 25% of the required trees in the arterial and collector street rights-of-way and adjacent setback areas shall be 24-inch box or larger.

Building Orientation: Service storage and delivery areas shall be screened from any public rights-of-way, including the Pima Freeway.

Additional Standards: Section C.4.D in Chapter 6 of the Desert Ridge Specific Plan apply.

***

DRAFT

ATTACHMENT B

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT
STAFF ANALYSIS
September 8, 2022

Application:	GPA-DSTV-2-22-2
Applicant:	City of Phoenix Planning Commission
Owner:	Arizona State Land Department
Location:	Approximately 3,300 feet west of the southwest corner of Tatum Boulevard and the Loop 101 Freeway
Acreage:	108.34 acres
Proposal:	Amendment to the Desert Ridge Specific Plan to modify standards for Superblock 9, Development Parcel 9.CP.2 regarding uses permitted, accessory uses, maximum building height and floor area ratio
Desert View Village Planning Committee Meeting Date:	September 13, 2022
Staff Recommendation:	Approval, as shown in the recommended text in Exhibit A

FINDINGS:

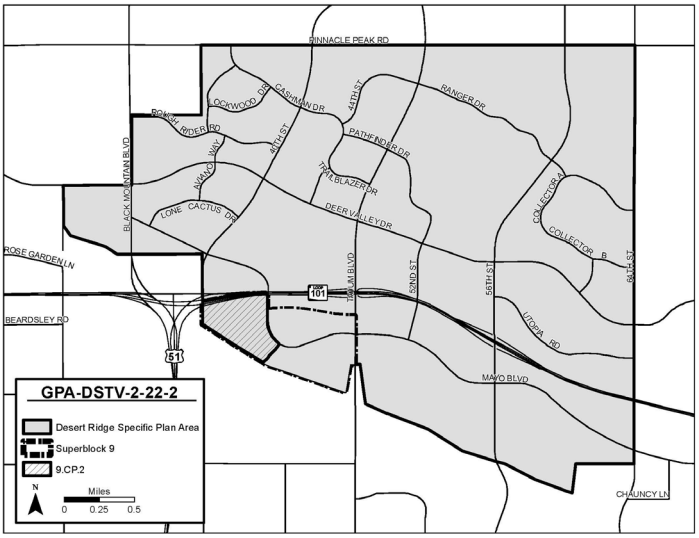
1) The proposed amendment to the Desert Ridge Specific Plan will reinforce Parcel 9.CP.2 as a future destination for investment within the Loop 101 employment corridor.

2) The proposal updates development standards to allow flexibility to meet the needs of modern corporate office requirements.

3) The subject site is appropriate for additional height and floor area for commerce park uses, as it is strategically located near freeways and undeveloped land, away from single-family residential uses.

BACKGROUND

Desert Ridge is an approximately 5,700-acre master planned community located in northeast Phoenix generally bounded by the Central Arizona Canal, Pinnacle Peak Road, 32nd Street, and 64th Street. At its inception, the planning area consisted entirely of undeveloped land held in trust by the Arizona State Land Department. The Desert Ridge Specific Plan was approved by the Phoenix City Council in July 1990 and is the governing land use document for Desert Ridge. Desert Ridge is divided into Superblocks, each with their own individual land uses and regulations.

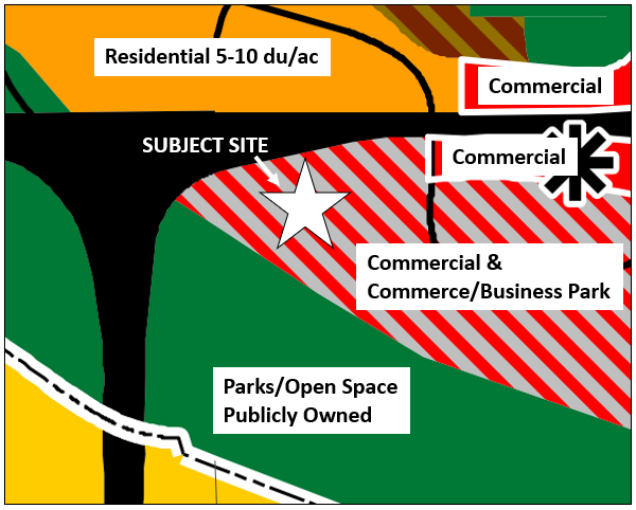


Desert Ridge Location Map, Source: Planning and Development Department

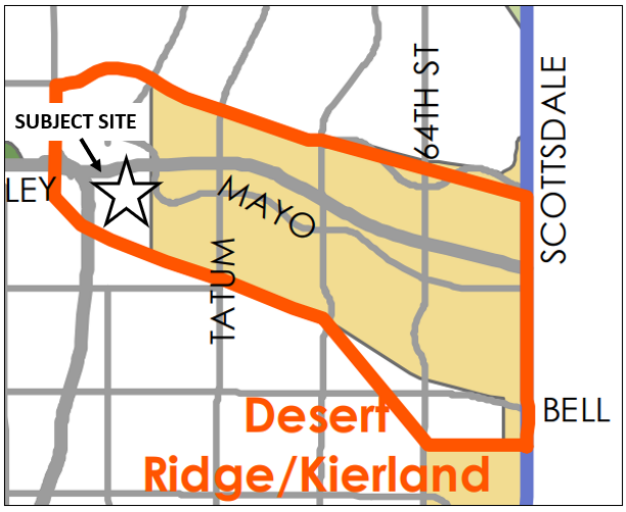
This amendment pertains to Superblock 9, Parcel 9.CP.2, located approximately 3,300 feet west of the southwest corner of Tatum Boulevard and the Loop 101 Freeway. The parcel is owned by the Arizona State Land Department and is primarily vacant, undeveloped land, except for an electric utility substation on a portion of the parcel. The site is designated as Mixed Use (Commercial and Commerce/Business Park) on the General Plan Land Use Map and is located within the Desert Ridge/Kierland Major Employment Center in the General Plan. The Desert Ridge Specific Plan currently allows development on Parcel 9.CP.2 pursuant to the Commerce Park zoning district with a modified use list and modified development standards, including a height limit of two stories and 40 feet and a maximum floor area ratio of 0.2.



Aerial Location Map, Source: Planning and Development Department



General Plan Land Use Map, Source: Planning and Development Department



Major Employment Centers Map, Source: Planning and Development Department

The proposal, as shown in the draft language attached as Exhibit A, is to amend the Desert Ridge Specific Plan by changing the development regulations that apply to Parcel 9.CP.2. The proposal will make adjustments to the permitted uses and accessory uses allowed on the parcel; and will increase the maximum height to five stories, 85 feet and increase the maximum floor area ratio to 0.6.

SURROUNDING LAND USES

The area surrounding Parcel 9.CP.2 is primarily freeways and undeveloped land. The Loop 101 freeway is directly north of the site while the SR-51 freeway is directly west. South of the subject site is the Reach 11 recreation area. Southeast of the subject site is a retirement community.

	Land Use
North	Loop 101 Freeway
South	Recreation area/park (Reach 11)
East	Vacant
West	SR-51 Freeway
Southeast	Retirement Community

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

STRENGTHEN OUR LOCAL ECONOMY

- ***JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of***

employment generating uses in each of the designated employment centers.

The subject site is located within the Desert Ridge/Kierland Major Employment Center, as designated by the General Plan. The proposed amendment to the Desert Ridge Specific Plan will strengthen the employment center by attracting job-generating uses to the subject site, through adjustments to the development standards, making the site more attractive for corporate office employers.

CONNECT PEOPLE & PLACES

- ***OPPORTUNITY SITES; LAND USE PRINCIPLE: Encourage development of the taller and larger buildings in Areas of Change away from Single-family and low-rise, multifamily housing.***

  The subject site is located adjacent to the Loop 101 and SR-51 freeways to the north and west and is located more than a quarter mile away from single-family residential uses, in an area planned for non-residential development.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS

- ***CERTAINTY & CHARACTER: LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.***

  The subject site is located within a large area designated as Commercial and Commerce/Business Park on the General Plan Land Use Map and is within a designated Major Employment Center. The proposal concentrates higher intensity commerce park development within this area, in close proximity to transportation options, and away from residential uses.

INTERDEPARTMENTAL COMMENTS

The Water Services Department commented that the property has existing water and sewer mains that can potentially serve the development. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors.

The Street Transportation Department requested that the Arizona State Land Department complete a Traffic Impact Study and Infrastructure Assessment Study to address transportation needs prior to City Council hearing this GPA request and that a Development Agreement (IGA) between the Arizona State Land Department and the City of Phoenix, identifying the required construction mitigation and escrow contribution, be completed and approved by City Council.

COMMUNITY INPUT SUMMARY

As of the writing of this staff report, staff has not received any letters in support or opposition to this amendment to the Desert Ridge Specific Plan.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-DSTV-2-22-2, as shown in the recommended text in Exhibit A. The proposed amendment to the Desert Ridge Specific Plan promotes economic development in an area that is within close proximity to two freeways and within a Major Employment Center.

Writer
Anthony Grande
September 8, 2022

Team Leader
Racelle Escolar

Exhibits
A: Proposed Amendment Language (3 pages)
Desert Ridge Specific Plan Map

EXHIBIT A

GPA-DSTV-2-22-2: Desert Ridge Specific Plan Amendment

Proposed Language:

Amend Chapter 6 (DEVELOPMENT PARCEL REGULATIONS), Section C.5. (Development Regulations by Superblock), Pages 6-39 to 6-40 as follows:

***

9.CP.2 – Development Parcel 9.CP.2

Size: 109 acres
Uses permitted:

- Except as modified below, permitted uses shall be as indicated in Section 626, Commerce Park District, and public assembly uses pursuant to Section 647.A.1.i, Special Permits, of the City of Phoenix Zoning Ordinance.

Zoning to be applied:

1. Commerce Park District per Section 626 of the City of Phoenix Zoning Ordinance (as modified below) to include the following options:
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a. **Maximum Building Height:** ~~2~~ 5 stories not to exceed ~~40~~ 85 feet, MEZZANINE LEVELS SHALL NOT BE CONSIDERED A STORY.

b **Lot Coverage:** none.

c. **Floor Area Ratio:** ~~.20~~ 0.60 overall limit for Parcel 9.CP.2. THIS SHALL SPECIFICALLY EXCLUDE UNDERGROUND PARKING~~; individual developments may be up to .25~~.

d. **Required Setbacks:**

1) 50 feet from Mayo Boulevard rights-of-way; 30 feet from perimeter lot line on other streets; 20 feet not on a street.

2) 30 feet from interior lot line on a street; 10 feet not on a street.

3) No maneuvering or parking is permitted in these required setback areas except for ingress and egress to allowable parking areas. All setback area except driveways must be landscaped. 25% of the required trees in the arterial and collector street rights-of-way and adjacent setback areas shall be 24-inch box or larger.

Building Orientation: Service storage and delivery areas shall be screened from any public rights-of-way, including the Pima Freeway.

Additional Standards: Section C.4.D in Chapter 6 of the Desert Ridge Specific Plan apply.

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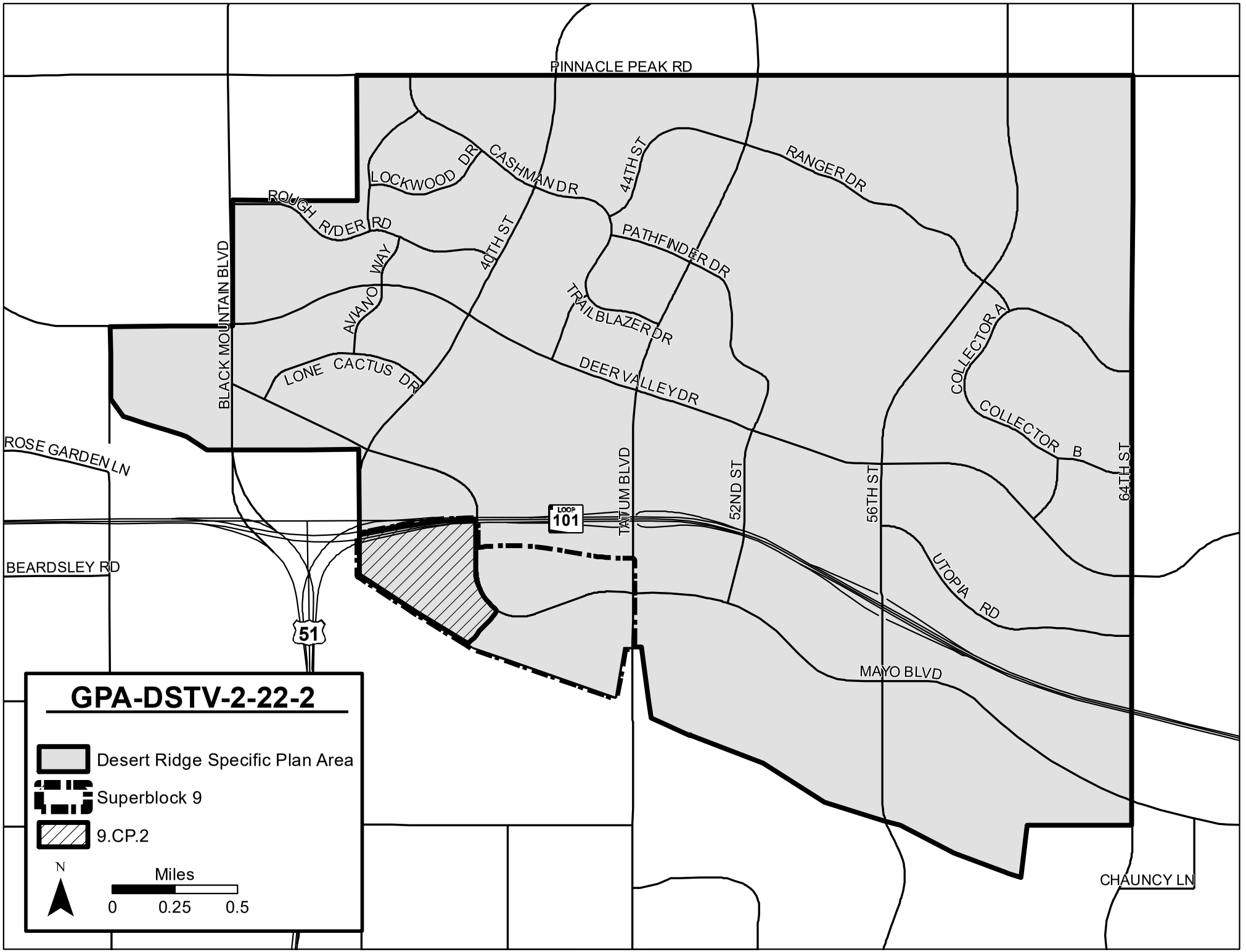

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Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-DSTV-2-22-2
INFORMATION ONLY

Date of VPC Meeting	August 2, 2022
Proposal	Amendment to the Desert Ridge Specific Plan to modify standards for Superblock 9, Development Parcel 9.CP.2 regarding uses permitted, accessory uses, maximum building height and floor area ratio
Location	Approximately 3,300 feet west of the southwest corner of Tatum Boulevard and the Loop 101 Freeway

VPC DISCUSSION:

No members of the public registered to speak on this item.

Anthony Grande, staff, provided an overview of the Desert Ridge Specific Plan, the parcel proposed to be amended, and the surrounding context. **Mr. Grande** described the Loop 101 employment corridor and the reason for amending the subject parcel. He described the changes proposed to the plan text, including changes to the uses permitted, accessory uses, maximum building height, and maximum floor area ratio. He further described the existing height limits on the Desert Ridge parcels south of the Loop 101 and finally discussed the next steps for the proposed plan amendment.

QUESTIONS FROM COMMITTEE

Committee Member Dickson stated that the Desert Ridge Community Association is in support of the staff recommendation. **Committee Member Younger** stated that he agreed.

Committee Member Hankins asked about the elevation of the parcel and the adjacent freeway. **Mr. Grande** stated that the information could be provided at the next hearing. **Chair Bowser** stated that the grade of the freeway north of the site is only a few feet higher than the parcel.

Committee Member Nowell asked about the definition of floor area ratio. **Mr. Grande** provided an explanation of the calculation of floor area ratio. **Chair Bowser** asked for clarification on whether it includes the full development site. **Mr. Grande** stated that the calculation includes the full development site and underground parking is excluded from the calculation.

Mr. Nowell asked about the inclusion of art galleries and museums in the permitted use list and the reason for including the word "private" in the use description. **Mr. Grande** stated that inclusion of those uses would allow flexibility for an employer on the site to provide amenities for employees. **Joshua Bednarek**, staff, added that the inclusion of the word "private" may not be necessary in the definition, but it is often how it is written in the zoning ordinance.

Chair Bowser stated that the height and floor area ratio could be increased beyond what is being proposed, adding that he believes attracting an office use at the subject parcel would be a great addition and adding flexibility in the standards is desirable. **Mr. Nowell** asked about the visibility of a taller building at this location from the closest residences. **Chair Bowser** stated that a stepback approach, with heights increasing further from the residential areas, would be preferred.

Mr. Dickson stated that the committee has approved height increases on other Desert Ridge parcels and that increasing the limit at the subject parcel is a good idea.

Ms. Hankins asked about transportation improvements that would be required with a development at this location. **Chair Bowser** replied that Mayo Boulevard will need to be extended for this development and a transportation analysis will need to be conducted by the developer, further stating that Mayo Boulevard will eventually need to be extended to pass over the freeway. **Mr. Bednarek** stated that a future developer at this location would be required to submit a traffic analysis and recommendations for infrastructure improvements would be addressed then.

Chair Bowser asked for clarification on the next step in the process. **Mr. Grande** replied that it would return to the committee in September for a public hearing and vote.

PUBLIC COMMENTS
None

STAFF COMMENTS:

None.

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-DSTV-2-22-2

Date of VPC Meeting	September 13, 2022
Proposal	Amendment to the Desert Ridge Specific Plan to modify standards for Superblock 9, Development Parcel 9.CP.2 regarding uses permitted, accessory uses, maximum building height and floor area ratio
Location	Approximately 3,300 feet west of the southwest corner of Tatum Boulevard and the Loop 101 Freeway
VPC Recommendation	Approval, per staff recommendation
VPC Vote	9-0

VPC DISCUSSION:

No members of the public registered to speak on this item.

Anthony Grande, staff, provided an overview of the Desert Ridge Specific Plan, the parcel proposed to be amended, and the surrounding context. Mr. Grande described the Loop 101 employment corridor and the reason for amending the subject parcel. He described the changes proposed to the plan text, including changes to the uses permitted, accessory uses, maximum building height, and maximum floor area ratio. He further described the existing height limits on the Desert Ridge parcels south of the Loop 101 and finally reviewed the staff findings and recommendation for approval.

QUESTIONS FROM COMMITTEE

Committee Member Powell asked when the current language was added to the Desert Ridge Specific Plan. **Mr. Grande** replied that the current language is not the original approval from 1990, but it was added in one of the amendments since then.

Committee Member Kirkilas asked about the relationship of this site to the Reach 11 and whether it would remain as parkland into the future. **Chair Bowser** noted that the land is owned by the federal government. **Mr. Grande** stated that the amendment under consideration would not directly affect the Reach 11, as the subject parcel does not overlap with it, further noting that the designation for Reach 11 is for open space on the General Plan and a public process would be required to make any changes to the designation.

Mr. Kirkilas asked about the rationale for the proposed five story height limit. **Mr. Grande** replied that the proposed height limit is expected to provide the necessary

flexibility to meet the needs of a modern office development. **Mr. Kirkilas** asked for clarification that the height is limited both by a maximum number of feet and a maximum number of stories. **Mr. Grande** replied that there is a maximum building height both in number of stories and number of feet.

Chair Bowser stated that a General Plan Amendment would need to be processed in order for any other uses to occur at the Reach 11.

PUBLIC COMMENTS
None.

MOTION:
Vice Chair Lagrave made a motion to recommend approval of GPA-DSTV-2-22-2, per the staff recommendation. The motion was seconded by **Committee Member Powell**.

VOTE:
9-0, Motion to recommend approval, per the staff recommendation, passed with Committee Members Bowser, Lagrave, Dean, Kirkilas, Kollar, Nowell, Powell, Reynolds, and Younger in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION
October 6, 2022

ITEM NO: 3	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-DSTV-2-22-2
Location:	Approximately 3,300 feet west of the southwest corner of Tatum Boulevard and the Loop 101 Freeway
Acreage:	108.34
Proposal:	Amendment to the Desert Ridge Specific Plan to modify standards for Superblock 9, Development Parcel 9.CP.2 regarding uses permitted, accessory uses, maximum building height and floor area ratio.
Applicant:	City of Phoenix, Planning Commission
Owner:	State Land Department
Representative:	City of Phoenix, Planning and Development Department

ACTIONS:

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A.

Village Planning Committee (VPC) Recommendation:
Desert View 8/2/2022 Information only.
Desert View 9/13/2022 Approval, per the staff recommendation. Vote: 9-0.

Planning Commission Recommendation: Approval, per the Desert View Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Busching made a MOTION to approve GPA-DSTV-2-22-2, per the Desert View Village Planning Committee recommendation.

Maker: Busching
Second: Vice-Chair Mangum
Vote: 9-0
Absent: None
Opposition Present: No

Findings:

1. The proposed amendment to the Desert Ridge Specific Plan will reinforce Parcel 9.CP.2 as a future destination for investment within the Loop 101 employment corridor.

2. The proposal updates development standards to allow flexibility to meet the needs of modern corporate office requirements.

3. The subject site is appropriate for additional height and floor area for commerce park uses, as it is strategically located near freeways and undeveloped land, away from single-family residential uses.

Proposed Language:

Amend Chapter 6 (DEVELOPMENT PARCEL REGULATIONS), Section C.5. (Development Regulations by Superblock), Pages 6-39 to 6-40 as follows:

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9.CP.2 – Development Parcel 9.CP.2

Size: 109 acres
Uses permitted:

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Zoning to be applied:

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~~c.~~b. No sign or other external evidence of said accessory use shall be visible from a public thoroughfare or adjacent property.

~~d.~~ ~~No individual use described herein shall exceed 2,500 square feet of GLA in the complex.~~

~~e.~~ ~~The total building square footage of the above limited incidental accessory uses above shall not exceed five percent (5%) of the total allowable building square footage in development parcel 9.CP.2.~~

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a. **Maximum Building Height:** ~~2~~ 5 stories not to exceed ~~40~~ 85 feet, MEZZANINE LEVELS SHALL NOT BE CONSIDERED A STORY.

b **Lot Coverage:** none.

c. **Floor Area Ratio:** ~~.20~~ 0.60 overall limit for Parcel 9.CP.2. THIS SHALL SPECIFICALLY EXCLUDE UNDERGROUND PARKING~~; individual developments may be up to .25~~.

d. **Required Setbacks:**

1) 50 feet from Mayo Boulevard rights-of-way; 30 feet from perimeter lot line on other streets; 20 feet not on a street.

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3) No maneuvering or parking is permitted in these required setback areas except for ingress and egress to allowable parking areas. All setback area except driveways must be landscaped. 25% of the required trees in the arterial and collector street rights-of-way and adjacent setback areas shall be 24-inch box or larger.

Building Orientation: Service storage and delivery areas shall be screened from any public rights-of-way, including the Pima Freeway.

Additional Standards: Section C.4.D in Chapter 6 of the Desert Ridge Specific Plan apply.

***

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, leslie.scott@phoenix.gov or TTY: Use 7-1-1.

City of Phoenix

Report

Agenda Date: 11/2/2022, **Item No.** *56

REQUEST TO CONTINUE (SEE ATTACHED MEMO) Public Hearing and Ordinance Adoption - Rezoning Application Z-27-22-6 (Zola North Central PUD) - Northeast Corner of 7th Street and Colter Street (Ordinance G-7052)

Request to hold a public hearing on the request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-27-22-6 and rezone the site from C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow multifamily residential.

Summary

Current Zoning: C-2
Proposed Zoning: PUD
Acreage: 2.55 acres
Proposal: Multifamily residential

Owner: 7th Street and Colter, LLC
Applicant: ZOM Living
Representative: Nick Wood, Esq., Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Info Only: The Camelback East Village Planning Committee heard this case on June 7, 2022, for information only.
VPC Action: The Camelback East Village Planning Committee heard this case on Sept. 6, 2022, and recommended approval, per the staff recommendation, by a vote of 14-2-1.
PC Action: The Planning Commission heard this case on Oct. 6, 2022, and recommended approval, per the Camelback East Village Planning Committee recommendation with an additional stipulation, by a vote of 7-2.
The Planning Commission recommendation was appealed by a community member and a petition for a 3/4 vote was submitted on Oct. 13, 2022. A 3/4 vote is not required.

Location

Northeast corner of 7th Street and Colter Street
Council District: 6

Parcel Address: 5201 N. 7th St.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager
Planning and Development Director

Date: Nov. 1, 2022

From: Joshua Bednarek
Planning and Development Acting Assistant Director

Subject: CONTINUANCE OF ITEM 56 ON THE NOVEMBER 2, 2022, FORMAL AGENDA – Z-27-22-6 (G-7052) – NORTHEAST CORNER OF 7TH STREET AND COLTER STREET

Item 56, rezoning application Z-27-22-6 is a request to rezone 2.55 acres located on the northeast Corner of 7th Street and Colter Street from C-2 to PUD to allow multifamily residential.

The applicant has requested a continuance to the November 16, 2022, Council meeting to allow for more time to address questions related to traffic mitigation. Staff recommends this case to be continued to the November 16, 2022, City Council Formal meeting.

Approved:

Alan Stephenson
Deputy City Manager/Planning and Development Director

Attachment:
Exhibit A – Applicant's request for continuance

Snell & Wilmer
ONE EAST WASHINGTON STREET
SUITE 2700
PHOENIX, AZ 85004-2556
602.382.6000 P
602.382.6070 F

Nicholas J. Wood
602-382-6269
nwood@swlaw.com

October 31, 2022

VIA E-MAIL
mayor.gallego@phoenix.gov

Mayor Kate Gallego
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Re: Continuance Request for Case No. Z-27-22-6

Dear Honorable Mayor Gallego:

The purpose of this letter is to request a two-week continuance for Item No. 56, Rezoning Application Z-27-22-6 (Zola North Central PUD) – Northeast Corner of 7th Street and Colter Street (Ordinance G-7052), which is scheduled for City Council's consideration on November 2, 2022, to be heard on November 16, 2022.

We are working with Councilmember DiCiccio to address his questions regarding traffic mitigation items.

Very truly yours,

Snell & Wilmer

Nicholas J. Wood

NJW:rr
Attachment
Cc: Denise Archibald
Alan Stephenson
Councilmember Sal DiCiccio

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-27-22-6) FROM C-2 (INTERMEDIATE COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 2.55-acre site located at the northeast corner of 7th Street and Colter Street in a portion of Section 16, Township 2 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “C-2” (Intermediate Commercial) to “PUD” (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

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violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Zola North Central PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped August 26, 2022, as modified by the following stipulations:

    a. Front cover: Revise the date information on the cover page to the following:

        City Council Adopted: [Add Adoption Date]

    b. Page 11, D3: Parking, Section A. Vehicular standards: Update Item 1. Resident and Visitor Parking (Minimum) to Efficiency Units: 1.3 spaces per dwelling unit, 1-Bedroom Units: 1.5 spaces per dwelling unit, 2-Bedroom Units: 1.5 spaces per dwelling unit.

    c. Page 11, D3: Parking, Section A. Vehicular standards: Add a sentence that reads “A minimum of 10% of the required parking spaces shall be utilized for visitor parking purposes.”

2. The developer shall provide traffic calming to slow vehicle traffic exiting the property with specific regard to pedestrian safety on the public sidewalk, as approved by the Planning and Development Department.

3. The developer shall dedicate a minimum 10-foot-wide sidewalk easement and construct the east side of 7th Street, as approved by the Planning and Development Department.

4. The developer shall fully fund a traffic control device at the intersection of 7th Street and Colter Street, as determined and approved by the Street Transportation Department.

5. The applicant shall submit a Traffic Impact Study to the City for this development. The developer shall be responsible for cost and construction of all mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.

6. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and

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Development Department. All improvements shall comply with all ADA accessibility standards.

7. The developer shall construct a bus stop pad along northbound 7th Street. The Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and shall be located from the intersection of Colter Street according to City of Phoenix Standard Detail P1258.

8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

9. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

10. Pedestrian access gates shall be provided in patio walls at the ground floor units fronting a public sidewalk and pedestrian pathways shall be provided to connect to the ground floor units to the sidewalk, as approved by the Planning and Development Department.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 2nd day of November, 2022.

_____
MAYOR

ATTEST:

_____

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Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE WEST 337 FEET OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 105 FEET OF THE WEST 221 FEET; AND

EXCEPT THE SOUTH 30 FEET THEREOF; AND

EXCEPT THE WEST 40 FEET THEREOF; AND

EXCEPT ALL COAL, ASPHALTUM, OIL, GASES, FERTLIZERS, FOSSILS AND OTHER LIKE SUBSTANCES IN OR UNDER SAID LAND AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

PARCEL NO: 2:

THE SOUTH 105 FEET OF THE WEST 221 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 30 FEET THEREOF; AND

EXCEPT THE WEST 40 FEET THEREOF; AND

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALR RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, DISTANT 33 FEET EAST OF THE SOUTHWEST CORNER THEREOF;

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THENCE NORTH, PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TO A POINT ON THE NORTH LINE THEREOF;

THENCE EASE, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, A DISTANCE OF 7 FEET;

THENCE SOUTH, PARALLEL TO AND 40 FEET EAST OF THE WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TO A POINT WHICH IS 45 FEET NORTH OF THE SOUTH LINE THEREOF;

THENCE SOUTHEASTERLY TO A POINT WHICH IS 30 FEET NORTH AND 55 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16;

THENCE EAST, PARALLEL TO AND 30 FEET NORTH OF THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TO A POINT WHICH IS 30 FEET NORTH AND 25 FEET WEST OF THE SOUTHEAST QUARTER THEREOF;

THENCE NORTH, PARALLEL TO AND 25 FEET WEST OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 TO A POINT ON THE NORTH LINE THEREOF;

THENCE EAST, ALONG THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST, ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TO THE POINT OF BEGINNING;

EXCEPT ALL COAL, ASPHALTUM, OIL, GASES, FERTILIZERS, FOSSILS AND OTHER LIKE SUBSTANCES IN OR UNDER SAID LAND AS RESERVED UNTO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

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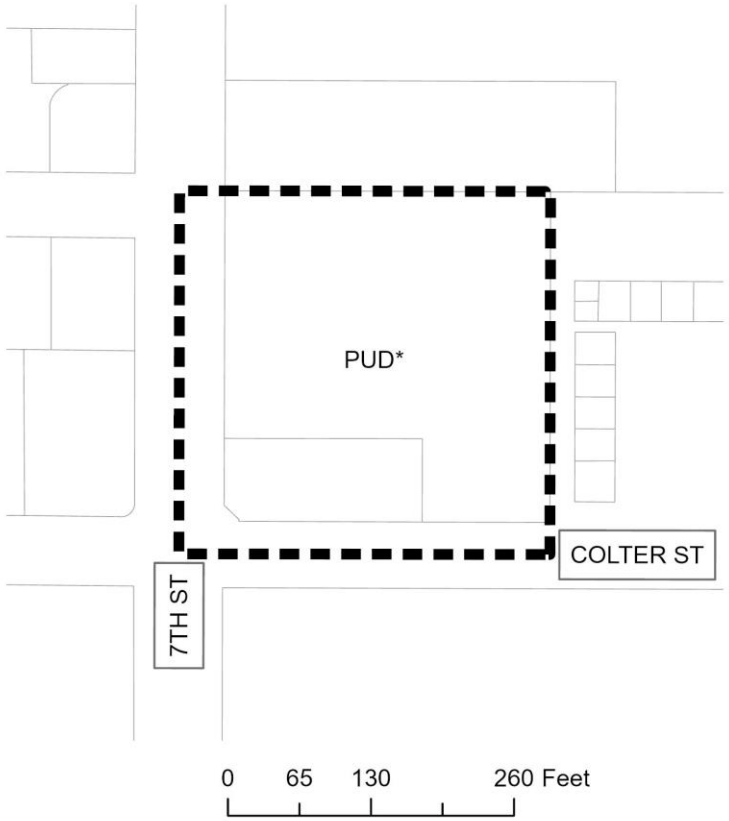
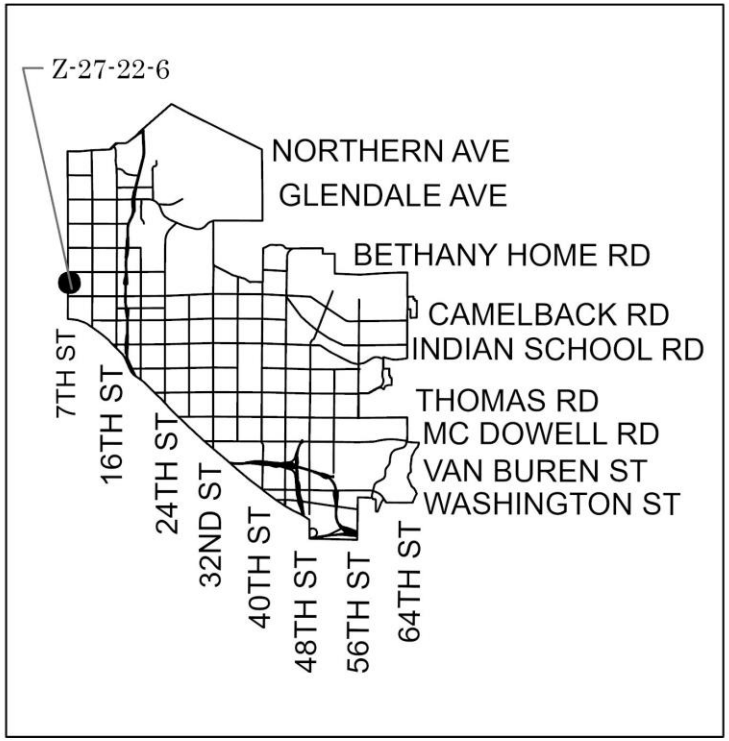
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-27-22-6
Zoning Overlay: N/A
Planning Village: Camelback East





NOT TO SCALE

N

Drawn Date: 10/4/2022

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Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-27-22-6
INFORMATION ONLY

Date of VPC Meeting	June 7, 2022
Request From	C-2
Request To	PUD
Proposed Use	Multifamily residential
Location	Northeast corner of 7th Street and Colter Street

VPC DISCUSSION:

Committee Members Jerryd Bayless, Greg Abbott, and Craig Tribken joined the meeting during this item, bringing the quorum to 15 members.

Chair Jay Swart shared that he met with a neighborhood group regarding this request for over two hours, it was a productive meeting, and that he formally requested a copy of the traffic study from Mr. Wood. Chair Swart added that the item would return for recommendation no earlier than September and requested from staff that this item be the only item on the agenda to allow sufficient time for public speakers. Chair Swart also asked Mr. Wood to meet with concerned neighborhood groups often and if possible, in person. Chair Swart also asked staff to get more information on when Village Planning Committee meeting will be held in person. Chair Swart reiterated that this item is being heard for information only, the committee will not be voting on the item at this time and introduced the case.

APPLICANT PRESENTATION:

Nick Wood, representing the applicant with Snell & Wilmer, introduced himself on behalf of the developer, ZOM. Mr. Wood confirmed that this item was set to be presented for action no earlier than the September meeting and that there would be several neighborhood meetings before then, per a conversation with Chair Swart. Mr. Wood displayed an aerial image of the site and discussed its surrounding context and uses, including a unique traffic barrier on Colter Street and photos of the site. Mr. Wood then shared the project's conceptual site plan, development standards table, and conceptual landscape plan, which included a discussion of proposed parking as it relates to the unit mix. Mr. Wood next displayed renderings to discuss landscaping, architectural features, and amenities.

QUESTIONS FROM THE COMMITTEE:

Craig Tribken shared that he was familiar with the site and its current use and that the unique traffic blocking measures on Colter Street minimizes cut-through traffic in Windsor Square.

PUBLIC COMMENTS:

Mike Freret introduced himself as the Vice President of the Windsor Square Historic District. Mr. Freret shared the boundaries of the district, which is directly to west of the subject site, across 7th Street. Mr. Freret gave a brief history of the historic district. Mr. Freret stated that the project is inappropriately dense given its proximity to the historic district, citing concerns for traffic on 7th Street. Mr. Freret stated that Windsor Square is not anti-development, adding that they have worked with developers in the past to design projects that exist in balance with the surrounding neighborhood.

Susan Rhoads introduced herself as a resident of Windsor Square since 2014 whose home backs up to 7th Street south of Colter Street. Ms. Rhoads shared concerns about the proposed development blocking views of Piestewa Peak, increased traffic and cut-through traffic in the neighborhood, privacy concerns with patios facing 7th Street and concluded that she believes the site's current zoning designation of C-2 to be appropriate.

Larry Whitesell introduced himself as a nearby resident, residing on 20th Street. Mr. Whitesell shared that he does not agree with the project's development standards as it relates to the Walkable Urban Code, as Walkable Urban Code applicability is only along existing and proposed light rail lines. Mr. Whitesell also shared concerns about adequate guest parking and parking along Colter Street.

Mary Crozier introduced herself as the President of the North Central Phoenix Homeowners' Association. Ms. Crozier asserted that communication from the developer has not been timely, citing a recent project on 7th Street and Marlette where neighbors were excluded from the conversation, and on the other end of the spectrum, the project at 5727 N. 7th Street where the applicant began their community engagement two years before filing their rezoning application. Ms. Crozier added that the project as proposed does not create a superior product, and that they look forward to continuing to work with the applicant collaboratively on this proposal.

Sandy Grunow shared that Mary Crozier's statement covered her comments.

APPLICANT RESPONSE:

Mr. Wood prefaced his rebuttal with a discussion of the current housing shortage due to an influx of population to the Phoenix metro area. Mr. Wood stated that it is important to provide new residents with housing closer to the amenities of the city center rather than responding to this crisis by furthering urban sprawl. Mr. Wood claimed that this project's location is appropriate being adjacent to a major arterial. Mr. Wood addressed the prior comments stating that a PUD was necessary given the desired height and density, the project will generate significantly less traffic than nearby projects due to its relatively lower density, and the agreement to push the action item to September will give

community members and the applicant additional time to collaborate. Mr. Wood concluded his response by comparing the proposal with the densities and intensities of several recent developments in the project's vicinity.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

None.

ATTACHMENT C

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-27-22-6
September 2, 2022

Camelback East Village Planning Committee Meeting Date	September 6, 2022
Planning Commission Hearing Date	October 6, 2022
Request From:	C-2 (Intermediate Commercial) (2.55 acres)
Request To:	PUD (Planned Unit Development) (2.55 acres)
Proposed Use	Multifamily residential
Location	Northeast corner of 7th Street and Colter Street
Owner	7th & Colter, LLC
Applicant	ZOM Living
Representative	Nick Wood, Esq., Snell & Wilmer, LLP
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	7th Street	Major Arterial Street	40-foot east half street
	Colter Street	Local Street	30-foot north half street
CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist. The proposed development will provide multifamily residential uses along a major arterial street along a bus route and within proximity to employment and commercial areas.			
CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.			

The proposed PUD narrative incorporates numerous streetscape and design standards to promote a pedestrian-friendly environment along adjacent street frontages.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The proposed PUD narrative requires that secured bicycle parking spaces be provided for residents, in addition to a bicycle amenity such as a bicycle "fix-it" station. The project will support tenants and visitors who use all modes of transportation and is located along a current bicycle and pedestrian improvement project corridor on Colter Street.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposed development will provide trees and shade within the site and along adjacent street frontages which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plan, Overlays, and Initiatives
Housing Phoenix Plan – See Background Item No. 9.
Tree and Shade Master Plan – See Background Item No. 10.
Complete Streets Guiding Principles – See Background Item No. 11.
Comprehensive Bicycle Master Plan – See Background Item No. 12.
Zero Waste PHX – See Background Item No. 13.

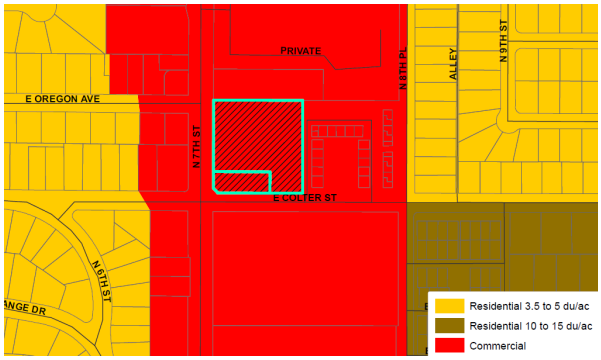
Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	School	C-2
North	Office	C-2
South (across Colter Road)	Multifamily residential	C-2
East	Condominiums	R-4
West (Across 7th Street)	Commercial uses	C-2

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 2.55-acre site located on the northeast corner of 7th Street and Colter Street from C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow multifamily residential. The site contains a two-story building currently used as a charter school. The site fronts 7th Street, a major arterial, and is located along a current bicycle and pedestrian improvement project corridor on Colter Street.

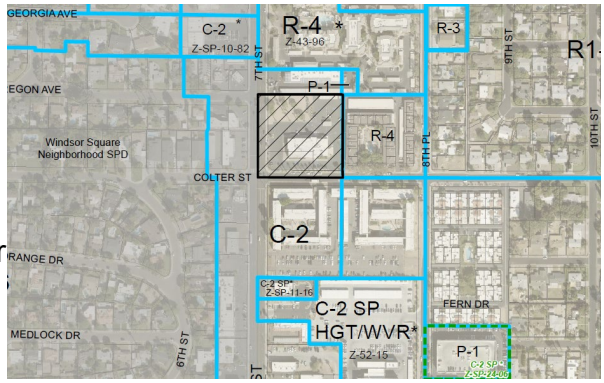
2. The General Plan Land Use Map designation for the subject site is Commercial. The Commercial land use category accommodates office, retail, service and multifamily development at varying scales and intensity of uses. This request is consistent with that designation. The Land Use Map designations to the north, east, south, and west of the subject site are Commercial.



General Plan Land Use Map
Source: City of Phoenix Planning and Development Department

EXISTING CONDITIONS & SURROUNDING ZONING

3. The site is zoned C-2 (Intermediate Commercial) and is currently being used for a charter school. The subject site fronts an existing bus stop on 7th Street and a planned bicycle corridor on Colter Street. The Colter Street Pedestrian and Bicycle Improvement project has a stated goal to improve the safety and mobility for people walking and riding bicycles on Colter Street between 15th Avenue and 20th Street. The subject site is located within Phase II of that project plan, which proposes a bicycle/pedestrian HAWK signal at the intersection of 7th Street and Colter Street.



Zoning Map, Source: City of Phoenix Planning and Development Department

To the north is an office building zoned C-2. To the south, across Colter Street, is a multifamily residential community zoned C-2. Across 7th Street are various

commercial uses such as office, retail and a hair salon, also zoned C-2. To the west are condominiums, zoned R-4 (Multifamily Residential District).

The nearest single-family residential subdivision located to the east, across 8th Place, is approximately 360 feet from the subject site. The nearest single-family residential subdivision located to the west, across 7th Street, is approximately 225 feet from the subject site and is behind C-2-zoned commercial uses.

The proposal is consistent with the uses in the surrounding area and with the scale, character, and intensity of previously approved PUDs near the subject site.

Name of PUD	Location	Distance from subject site	Height	Density
Zola North Central	**Northeast corner of 7th St and Colter Street**	**n/a**	**60 feet**	**78.50 du/ac, 200 unit max**
Broadstone on 7th	Approximately 180 feet south of the southeast corner of 7th Street and Palo Verde Lane	0.5 miles	56 feet	80.5 du/ac
Alta Marlette	Approximately 165 feet east of the northeast corner of 7th Street and Marlette Avenue	1 mile	35-feet maximum height for 3 stories 45-feet maximum for 4 stories 48-feet maximum height of internalized parking structure	58.24 du/ac, 229 unit max
Willowick	Southwest corner of 16th Street and Colter Street	1 mile	65 feet	68.7 du/ac
Alta CB (Camelback)	Approximately 190 feet of the southeast corner of 7th Street and Camelback Road	0.3 miles	4 stories, 60 feet	75 du/ac
Alta Bluewater	Approximately 440 feet west of the northwest corner of 18th Street and Camelback Road	1.15 miles	56 feet	64.28 du/ac, 216 unit max

PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

5. **Land Use**

The PUD proposes a multifamily residential development. The PUD allows for multifamily residential and C-2 commercial uses. The narrative does prohibit certain C-2 uses such as gas stations, tobacco-oriented retailers, and car washes.

6. **Development Standards**

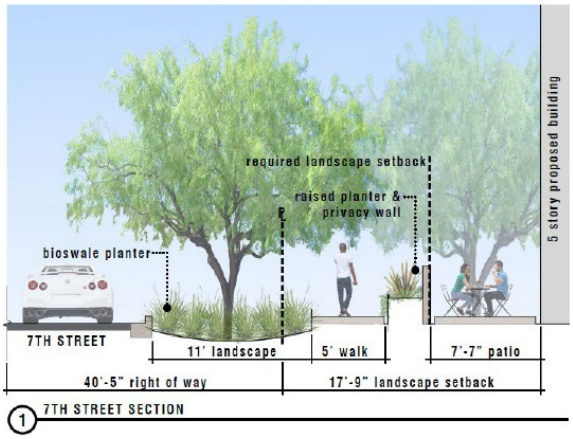
The PUD proposes a multifamily residential building with a maximum building height of 60 feet and a maximum of 200 dwelling units. A minimum of 7% of the gross site area will be open space, which is more than the minimum open space requirements for multifamily residential uses in the Phoenix Zoning Ordinance. Parking for residents and guests will be provided on site in a parking structure, which will be primarily screened by the residential building. The PUD also includes screening standards for the garage when visible from the street.



Conceptual Site Plan, Source: LRK Inc.

Enhanced bicycle amenities will be provided on site, such as secure bicycle parking and a publicly-accessible bicycle feature, such as a “fix it” station.

The project site has two street frontages along its western and southern perimeters. The PUD proposes pedestrian-friendly design standards such as ground-floor residential units fronting the adjacent streets, shaded detached sidewalks along both street frontages and landscaped setbacks with enhanced shading standards. The proposed streetscape is in line with required cross section, and provides a safe, shaded and well-designed space for pedestrians and bus riders.



Proposed Cross Section, Source: PUD Narrative

Stipulation No. 2 requires that traffic calming be provided to slow vehicle traffic exiting the property with specific regard to pedestrian safety on the public sidewalk. Further, Stipulation No. 4 requires that the developer fully fund a traffic control device at the intersection of 7th Street and Colter Street, which will allow for safe pedestrian and bicycle crossings.

The applicant originally proposed a reduction in the parking requirement for the multifamily residential development, to allow 239 parking spaces. In response to community concerns, the applicant has updated the parking requirement to the Phoenix Zoning Ordinance standards, to provide 287 parking spaces. Ten percent of the parking will be reserved for visitors. These changes are reflected in Stipulation Nos. 1b and 1c.

Below is a summary of the key development standards set forth in the narrative.

Development Standards	
Standard	**Proposed**
Density	78.50 dwelling units per acre, 200 units max
Building Height	60 feet maximum
Open Space	7% minimum
Lot Coverage	80% maximum
Building and Landscape Setbacks	
North (Interior Lot Line)	Minimum 5 feet
East (Interior Lot Line)	Minimum 10 feet
South (Colter Street)	Minimum 10 feet
West (7th Street)	Minimum 15 feet
Streetscape Standards	
7th Street	Sidewalk width: 5 feet Landscape Area:11 feet between back of curb and sidewalk
Colter Street	Sidewalk width: 5 feet Landscape Area:4’-6” feet between back of curb and sidewalk

7. **Landscape Standards**

The PUD sets forth standards to activate two street frontages (7th Street and Colter Street) with pedestrian-oriented design and street-facing residential units. It also sets forth requirements to maximize the landscaping along these street frontages.

The landscape area between the back of curb and sidewalk and the building setbacks will be planted with minimum 2-inch and 3-inch caliper trees, planted 25 feet on center or in equivalent groupings. Additionally, five shrubs per tree will be provided, and live groundcover to provide 50% groundcover at maturity.

Furthermore, perimeter property lines not adjacent to public right-of-way shall be landscaped with minimum 60% 2-inch and 40% 3-inch caliper trees planted 30 feet on center or in equivalent groupings, in addition to five shrubs per tree and achieve 50% groundcover at maturity.

8. **Design Guidelines**

The PUD proposes enhanced design guidelines to prioritize the pedestrian and to ensure the building is compatible with the surrounding area. The PUD sets forth requirements for ground floor units with private patio spaces to activate the street frontage and requires an art element visible from the public right-of-way. The northwest and southwest corners will incorporate different colors and building materials to enhance visual interest. Further, to break up the massing of the west elevation, a projecting shade element will be provided up to the third floor.



Site Rendering, Source: PUD Narrative

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

9. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030.

10. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and

vibrant pedestrian places. The PUD includes enhanced shading standards to reduce the urban heat island effect.

11. **Complete Streets Guiding Principles**
In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The development will activate the street frontages, provide detached sidewalks and provide enhanced landscaping and shade along the sidewalks.

12. **Comprehensive Bicycle Master Plan**
The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal incorporates requirements for bicycle parking and amenities to encourage multi-modal transportation.

13. **Zero Waste PHX**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The PUD narrative states that recycling containers will be provided on site.

COMMUNITY INPUT SUMMARY

14. At the time this staff report was written, 1 letter in support and 72 letters of opposition have been received, including a petition of opposition with 181 signatures. Concerns shared were regarding density, height, traffic, safety and neighborhood compatibility.

INTERDEPARTMENTAL COMMENTS

15. The Public Transit Department has requested that the developer construct a bus stop pad on 7th Street. This is addressed in Stipulation No. 7.

16. The Street Transportation Department has required that the developer dedicate a sidewalk easement on 7th Street, submit a traffic impact study, fully fund a traffic device at the intersection of 7th Street and Colter Street, and that all streets be constructed with required improvements and comply with current ADA standards. These are addressed in Stipulation Nos. 3 through 6.

OTHER

17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation 8.

18. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 9.

19. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The project site is appropriately located along an arterial street, a planned bicycle corridor, a bus route and adjacent to a bus stop.

2. The proposal will develop an underutilized site and provide additional housing options within proximity to commercial and employment uses.

3. The proposal is consistent with the General Plan Land Use Map designation and is compatible in intensity and scale with recently approved projects near the subject site.

4. The proposed PUD sets forth design and development standards that will facilitate pedestrian-oriented design and promote a safer walking and bicycling environment.

Stipulations

1. An updated Development Narrative for the Zola North Central PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped August 26, 2022, as modified by the following stipulations:

    a. Front cover: Revise the date information on the cover page to the following:

        City Council Adopted: [Add Adoption Date]

b. Page 11, D3: Parking, Section A. Vehicular standards: Update Item 1. Resident and Visitor Parking (Minimum) to Efficiency Units: 1.3 spaces per dwelling unit, 1-Bedroom Units: 1.5 spaces per dwelling unit, 2-Bedroom Units: 1.5 spaces per dwelling unit.

c. Page 11, D3: Parking, Section A. Vehicular standards: Add a sentence that reads “A minimum of 10% of the required parking spaces shall be utilized for visitor parking purposes.”

2. The developer shall provide traffic calming to slow vehicle traffic exiting the property with specific regard to pedestrian safety on the public sidewalk, as approved by the Planning and Development Department.

3. The developer shall dedicate a minimum 10-foot-wide sidewalk easement and construct the east side of 7th Street, as approved by the Planning and Development Department.

4. The developer shall fully fund a traffic control device at the intersection of 7th Street and Colter Street, as determined and approved by the Street Transportation Department.

5. The applicant shall submit a Traffic Impact Study to the City for this development. The developer shall be responsible for cost and construction of all mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.

6. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

7. The developer shall construct a bus stop pad along northbound 7th Street. The Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and shall be located from the intersection of Colter Street according to City of Phoenix Standard Detail P1258.

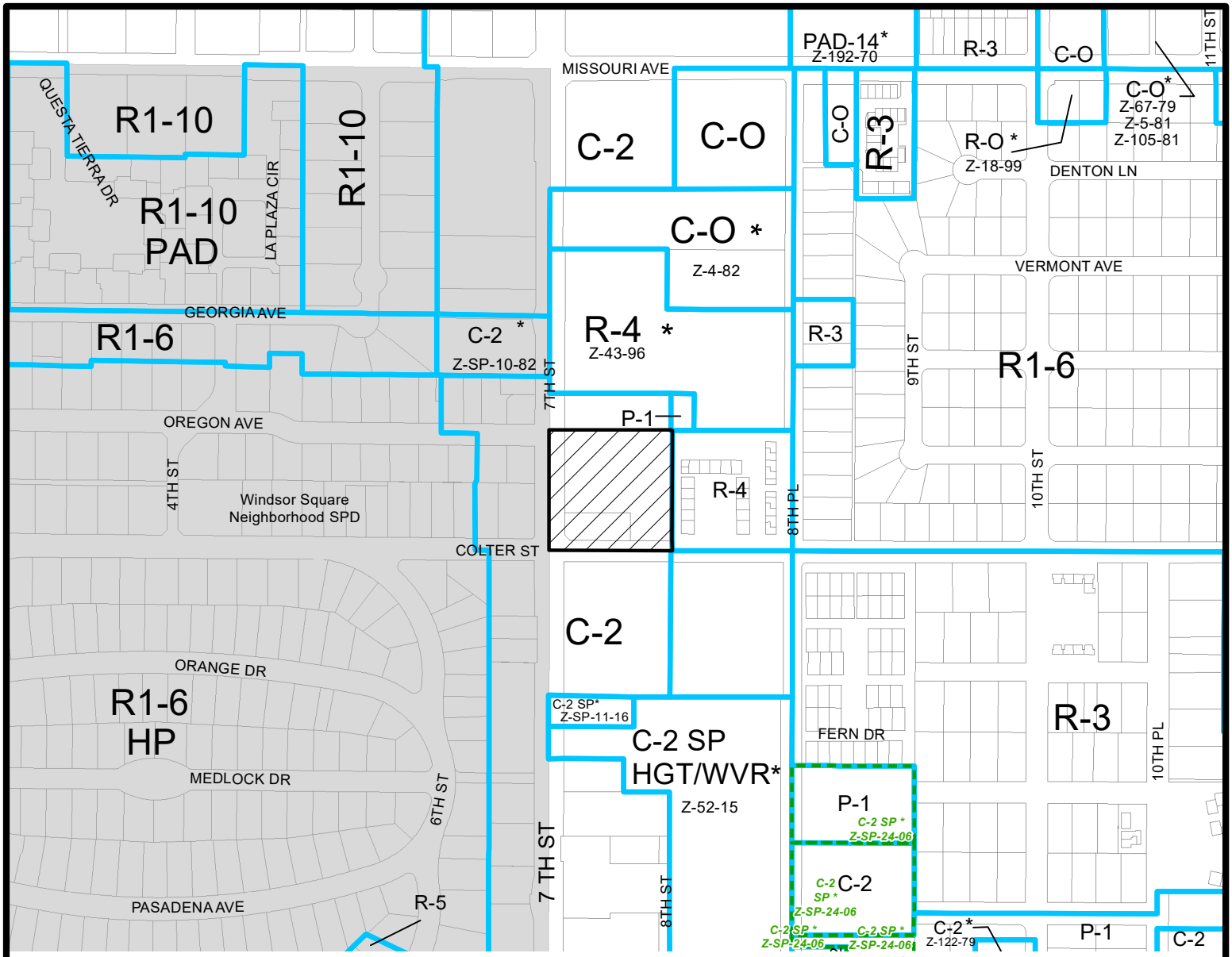
8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

9. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer
Sarah Stockham
September 2, 2022

Team Leader
Racelle Escolar

Exhibits
Sketch Map
Aerial Map
Conceptual Site Plan date stamped July 26, 2022
Conceptual Elevations date stamped July 26, 2022 (2 pages)
Zola North Central PUD development narrative date stamped August 26, 2022
Correspondence (101 pages)



Miles

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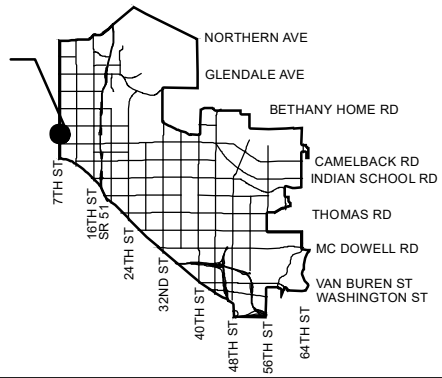
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-27-22



APPLICANT'S NAME: ZOM Living

REQUESTED CHANGE:

FROM: C-2 (2.55 a.c.)

TO: PUD (2.55 a.c.)

APPLICATION NO. Z-27-22

DATE: 5/12/2022
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

2.55 Acres

AERIAL PHOTO & QUARTER SEC. NO.: QS 19-29

ZONING MAP: H-8

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
C-2	37	44
PUD	200	N/A

* **Maximum Units Allowed with P.R.D. Bonus**

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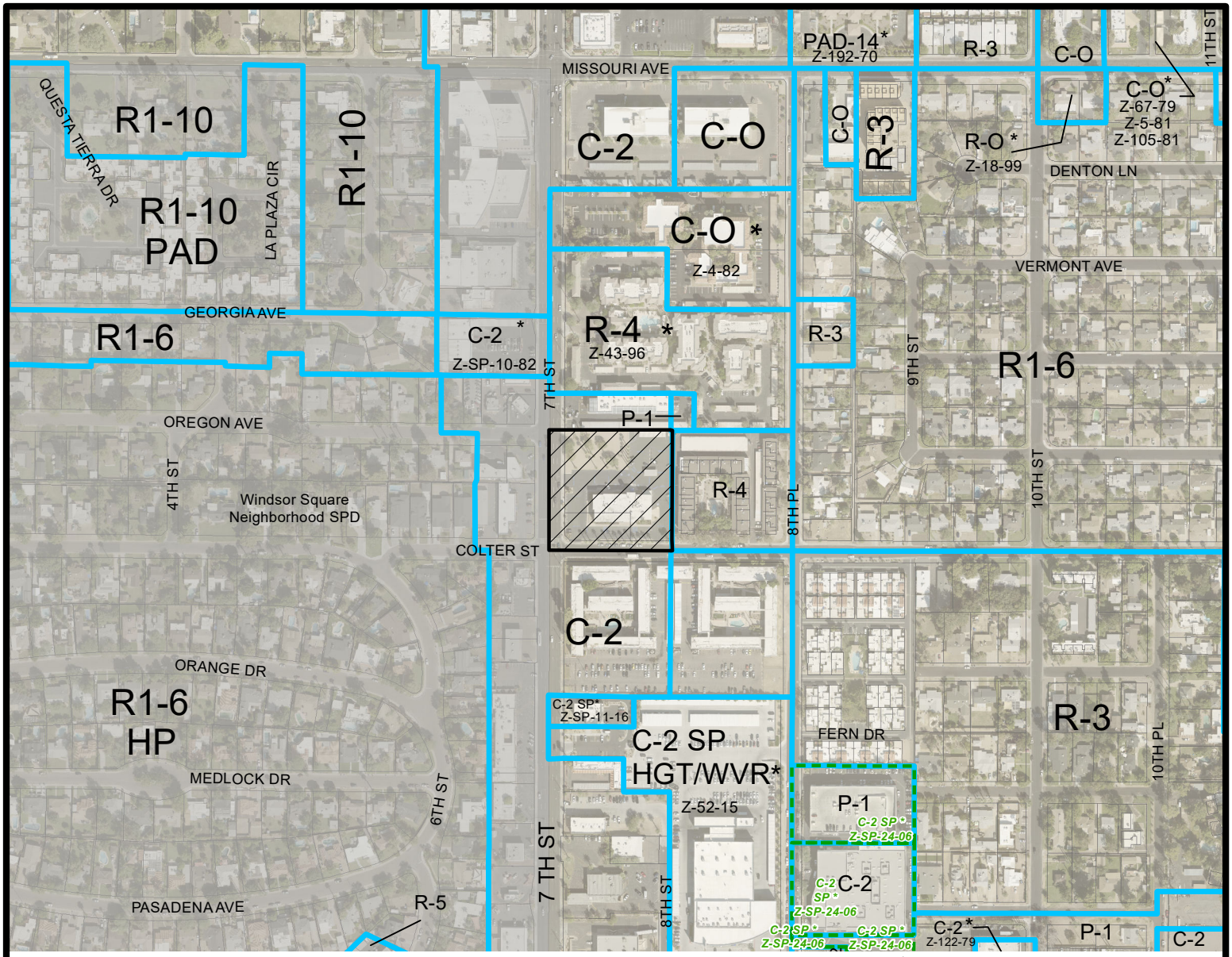

Miles

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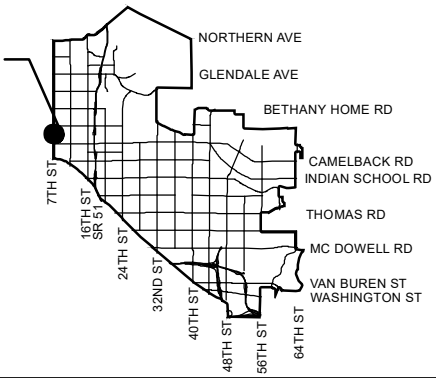
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-27-22



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C-2	37	44
PUD	200	N/A

* **Maximum Units Allowed with P.R.D. Bonus**

Document Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2022\Z-27-22.mxd

CITY OF PHOENIX
JUL 26 2022
Planning & Development
Department



LRK

ZOM 7th St and E Colter
Phoenix, AZ | 02.P6150.22 | 03.10.22
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Site Plan

ZOM LIVING

CITY OF PHOENIX
JUL 26 2022
Planning & Development Department



N. 7th Street Elevation



E. Colter Street Elevation

0' 10' 20'
Scale: 1" = 20'-0"

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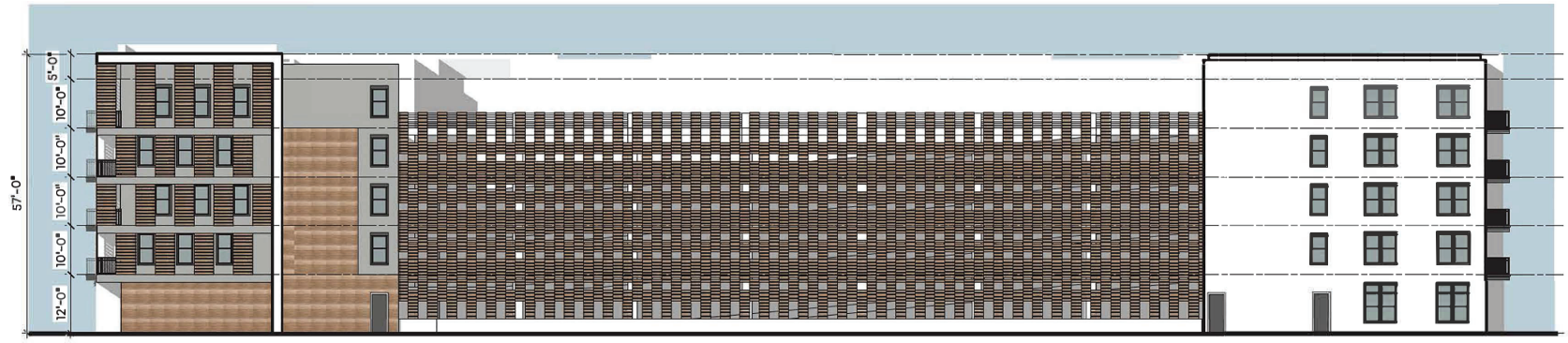
CITY OF PHOENIX
JUL 26 2022
Planning & Development Department



East Elevation



North Elevation

0' 10' 20'
Scale: 1" = 20'-0"

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From: Bill Saul
To: Sarah Stockham
Subject: Zola North Central MF
Date: Wednesday, May 11, 2022 6:18:52 PM

Sarah
I am in support of this project for the following reasons:
1. Based on my research on the Developer, they have a proven track record of efficient and effective urban design, quality construction, and environmentally sensitive method for energy saving engineering.
2. I live and work in the neighbor. My home is in The Windsor Square Historic neighborhood.
3. There is a ever present need for a increasing more housing throughout the US, more importantly right here in Phoenix, AZ.
4. Since, we should encourage development on major arterial roads close to additional highway feeders(ie) The 51 Highway.
5. Phoenix and AZ has the opportunity to learn from many mistakes of other states and cities in major growth area in the Western part of the country.
6. I'm concerned for AZ based on some new legislation happening in other parts of the country which propose having more opportunities to build MF in neighbor's and not major traffic roads for business and business. Please take the time to read and review the introduced House Bill 2674. This is not good for us the neighbors. I encourage a positive Compromise.
Best regards.

Bill Saul

From: Jerrye (Jeraldine) Cole, A sBR, GRI
To: Sarah Stockham
Subject: Property NE corner of 7th Street and Colter St., Phoenix
Date: Saturday, May 28, 2022 10:58:54 AM

I am concerned about the proposed 200-apartment building on the NE corner of Colter St and 7th St. This appears to be vert tight space for 200 units with little space for outdoor activity. More importantly this area is already congested with on-street parking on Colter Street and on 8th Place. If I counted correctly the plan propose 54 parking spaces on 4 levels for a total of 216 That is hardly more than 1 space per unit, or 1 space per unit and 16 spaces for guests. This area already has heavy (and fast) traffic.
While I approve of a transition to more pedestrian-movement, I don't believe we are ready for such tight habitats with little space and still limited retail and service businesses close-by.
I live just north of this proposed apartment building and walk the area each morning. I fear this will infringe upon my movement and safety in the area; I am a 79-year-old citizen of Phoenix and moved from Moon Valley to be able to remain independent should I become unable to drive. I support less dependence on personal vehicles but don't believe we can safely accommodate this many units on such a small parcel..

Jeraldine Cole
5303 N 7th St. #124
Phoenix, AZ 85014
jerryeco@aol.com
(602)743-7276 Cell

From:	Sue Rhoads
To:	Sarah Stockham
Subject:	Additional Comments re: Zola Z-27-22-6
Date:	Friday, June 3, 2022 8:37:45 AM

Zola Z-27-22-6-Rezoning from C-2 to PUD: I wish to join the Windsor Square **opposition to this 5 story, balconies along 7th Street, enhancement to the traffic issues of 7th Street and of uncontrolled drive through traffic on Colter from 7th Street to Central.**

1. **Rezoning from C-2 to PUD WILL NOT benefit the neighboring residential properties in any way and in fact will be detrimental to the value of the residential property at the East and West of this proposed project.**

2, The increase from 2 to 5 stories will increase the view and presence of this property as an **eye sore** including cluttered patios, for lease banners, and street parking.

3. Per this developer's admission during the 5/11/2022 Neighborhood Meeting, they can not control **additional traffic issues** impacting Windsor Square and the neighborhood to the East as a result of this high density development. Their comment was that they "can not control bad behavior" of apartment residence cutting through Windsor Square (a do not enter Colter St issue).

4. 7th Street traffic prior to and will again be soon after COVID is already a **traffic nightmare** coming from the north valley. Vehicles pulling out of this projected high density project going south will i**ncrease accidents** as a result of the suicide lane during rush hours.

5. The parking garage allows for 1.31 per unit parking. That means the overage will end up on the streets where 3 other apartment complexes in the area share---and the overage from the east side of Colter could in fact end up in the Windsor Square area. **This high density project will create a parking nightmare**.

6. **Balconies overlooking 7th Street is an absolute safety issue.** The average net square footage of 794 means the patios can be used as storage space, not to mention the noise that will project to Windsor Square. I would think the city would be concerned with the potential of debris being hurled on to 7th Street traffic by children or even adults displaying "bad behavior". The property south of Camelback does not have balconies along 7th Street for a good reason.

Rezoning this property from C-2 to PUD is a big mistake!! Wrong density project for this corner-KEEP THE CURRENT ZONING!!

Sue Rhoads

5129 N. 6th Street (view of this project)

(602) 531-1066

From:	dwlaw
To:	Council District 4; Sarah Stockham
Cc:	nwood@swlaw.com; Tom Hilditch
Subject:	Rezoning Case #Z-27-22-6
Date:	Friday, June 3, 2022 9:52:13 AM

Dear Councilwoman Pastor and Ms. Stockham (on behalf of the Camelback East Village Planning Committee):

I respond to the mailed notice of the North Central Zola Zoning Application (NE corner of E. Colter St. and N. 7th St.) and would like to register my opposition to the request for rezoning as a PUD. I reside approximately 2 blocks away as the bird flies, in the Windsor Square Historic District. This site's existing zoning has been effective, the site has been well-used and fits well within the N. 7th Street Corridor adjacent to the Windsor Square Historic District. Prior to this application, the City has consistently kept buildings exceeding the existing C-2 zoning height to areas **south** of Camelback Road, and focused along the North Central and the Light Rail, TOD corridor. This applicant has stated no reasons to justify its need for a zoning change to PUD.

The City's PUD process states the PUD "zoning designation [is] intended to create a built environment superior to that
which is accomplished through conventional zoning." The proposed application does not create superior zoning and therefore should be denied.

The applicant states that "new retail and restaurant uses in the area" make its 5-story proposal attractive for the neighborhood. Contrary to the applicant's statement, "the availability of housing has remained relatively limited" is untruthful. The local businesses are thriving in the current state, albeit dealing with serious traffic and parking problems. The existing area is surrounded by multi-family. I invite you to drive up and down West Camelback, just south of East Camelback on N. 7th Street, on North Central, along the Light Rail corridor, the developments south of Camelback near N. 12th Street and near N. 24th Street. Many, many new multi-family sites with high denstiy have recently been located or are being built in those more feasible areas.

Contrary to the applicant's assertion, the site is not "near" (or at least not "near" enough) the TOD zoned area to justify a drastic reduction in its parking spaces, setbacks, and its easement areas. Neighbors do not walk 9-10 long blocks to get to Light Rail Transit. The site design is not attractive, shows no height variations, shows no family or playground common areas for children.

Based on my many years serving on the Alhambra Village Planning committee, I understood that our N. 7th Street to N. 7th Avenue corridor already was experiencing serious adverse impacts on the infrastructure - neighborhood parks, roads, traffic, sewer lines, etc. There are plenty of empty lots in the "real TOD" zoned area where this applicant would fit. It simply did not want to pay the price for those already-zoned appropriate sites. This application on this site is not a good fit, let alone a superior fit as PUD intends.

Also, please consider, in addition to the far inadequate parking for the site:

- The heat island effect. See recent ABC15 news story about mitigating heat island effects: https://www.abc15.com/weather/impact-earth/how-tempe-helps-cool-our-heat-island [abc15.com] Has this applicant added to the severe heat of our area or done anything significant to mitigate the heat?
- Does the applicant provide noise mitigation from windows and balconies that face N. 7th Street? Our Windsor Square area has dealt with severe noise of outdoor dining and music that cause disturbances in our Historic District due to the air flow patterns. These impacts should be considered, especially if a 2, 3, or even 5 story height would make the sound travel farther. How will the noise impact the neighboring 1 and 2-story condos and apartments?
- Phoenix City Council is focused on reducing traffic accidents and deaths but this application would adversely impact traffic, traffic flow (entrance and exit) near one of the metro area's worst traffic intersections at N. 7th St. and E. Camelback Rd. See https://www.12news.com/article/traffic/city-of-phoenix-takes-measures-to-make-valley-intersections-safer-after-startling-report/75-f9a4075e-760b-44ca-944b-13143d4eccf1 [12news.com]
- Maricopa Association of Governments listed the intersection at N. 7th St. and E. Camelback Rd. as the **21st worst intersection** in the area. https://www.azmag.gov/Portals/0/Documents/TSC_2017-04-18_List-of-Top-100-Intersections-Ranked-by-Crash-Risk.pdf?ver=2021-01-27-083723-227 [azmag.gov] Has the City performed a traffic and road study to assess the impacts of this number of additional residents and vehicles?
- Has this application made any efforts to provide increased access for electric vehicles, as expected in the near future? That is not shown in its application.
- With the severe lack of nearby neighborhood playgrounds and parks, has this applicant provided sufficient playground and family outdoor resources other than a small pool and commons area?
- Have the infrastructure needs been evaluated? Sewer, water, etc.

I hope you will act to deny this application as it is currently presented. Thank you for your consideration. Please contact me, if you have any question.

Suzanne Dohrer
346 E. Medlock Dr.
Phoenix, AZ 85012

From:	Larry Whitesell
To:	Sarah Stockham
Cc:	Mike Freret; Sandy Gurnow; Mary Crozier; Jackie Rich; Shelly Dunlop
Subject:	Submission for Camelback East VPC Meeting 7 June 2022
Date:	Monday, June 6, 2022 11:58:36 AM
Attachments:	9 May Meeting Summary email to Snell & Wilmer.pdf

Dear Chairman Swart and Camelback East VPC Committee -

Please consider the following items as you learn about the Zola North Central PUD, Item #3, Case ZA-27-22-6.
I was among a group of neighborhood leaders who met with the developer's legal team, I attended the virtual neighborhood meeting, and I reviewed all of the narratives submitted to the Zoning Department as well as feedback from the Zoning Department to the developer.

A multi-family development at the subject site is possible "by right" with the current C-2 zoning. However, the details are problematic of the proposed project using a PUD zoning designation.

First and foremost, the project as proposed is not supported by Zoning Department staff. The written documentation of the the pre-application meeting that took place on 1 February, 2022, states the following concerns:

- Not consistent with the General Plan Land Use Map designation
- Additional discussion needed regarding proposed height and density given the land use pattern and recent approvals in the surrounding area
- Additional discussion required regarding driveway configuration and circulation pattern

- Concerns regarding interface with 7th Street, proposed streetscape landscaping, and efforts to ensure viable landscaping standards along street facing perimeters

I am in agreement with each of these items. The developer has not made any revisions to the project subsequent to these concerns.

Attached is a summary of the meeting that several neighborhood leaders had with the legal team. These items remain to be addressed.

Hopefully you share our goal to ensure that any development on the subject site is compatible with the surrounding neighborhoods as well as providing the developer with a reasonable return on investment. We are committed to continuing good faith discussions with the developer and their legal team as this application continues through the hearing process.

Thank you for your careful consideration of the residents' input on this application.

Larry Whitesell, Co-chair
the PEAK NA
602-370-8453

Gmail **Larry Whitesell <thepeakhomeassoc@gmail.com>**

Re: Draft of email to Snell & Wilmer

Larry Whitesell <thepeakhomeassoc@gmail.com> Fri, Jun 3, 2022 at 8:24 AM
Draft

Nick, Noel, and Tracey,
Thank you for meeting with us on Monday to discuss the proposed PUD at 7th Street and Colter (and the other zoning issues). Naturally, we would have liked to discuss this several months ago with you, but appreciated the opportunity to meet at Elly's. We have found great success and collaboration with developers when we are involved early on in the project's design.

In summary, we support appropriate development of this parcel. However, our concerns are the following:
1. Density, Height. This proposed apartment complex is very similar to one you would see downtown. North Central is a completely different neighborhood, as evidenced by the buildings along 7th Street. Lower profile heights, larger setbacks, dense foliage are the characteristics of our area. Having such a looming, boxy structure so close to 7th Ave. is clearly out of character. We understand the architect is from Louisiana and therefore, is probably unfamiliar with the open view corridors, agrarian nature of uptown Phoenix. The five stories is excessive when all the other apartments in the area are two stories. Currently under C-2 zoning, we believe the maximum height is 48'?
2. Setbacks and Landscaping. As we all agree, 7th Street is an unsafe, non-walkable area, which is unfortunate due to all the restaurants and amenities nearby. We would like to see dense planting and a wider detached sidewalk/landscaped area to put more distance between pedestrians and the speeding cars on 7th St. We are not supportive of 0 setbacks either.
3. Egress. There is concern with the only access point being on Colter. If you recall, we had the same arguments with the 7th St. and Marlette project, as the neighborhood predicted parking congestion on Marlette. The developer assured us that they had plenty of parking in the parking garage, however, today, the neighbors are faced with parking congestion on Marlette, creating dangerous driving issues. Hopefully, we can learn from these lessons as once the project is finished, the neighborhood is stuck with problems while everyone else is happily skipping to the bank. What are the options for egress on 7th St?
4. Heat Factor. Creating such a large project with little to no landscaping will definitely affect the heat in our neighborhood. We have one of the largest tree canopies in the City and have cooler temperatures as a result. What can be done to assure this project will be more environmentally compatible?
5. The location of the pool as proposed will be in shade all the time. Is it possible to put some of the amenities elsewhere to create more planted outdoor space?
6. We do not want WU Codes applied to this project, as this is not in a WU Code location.
As we mentioned at the meeting, we worked closely with Alliance at 5727 N. 7th Street. They increased the setbacks from 7th St, designed a 30 foot height along 7th St, and tapered down the east side of the structure to blend in with the adjacent neighbors. In addition, they put townhouses along the side road to minimize their impact. We would love to see some of those design elements incorporated into this proposed PUD.
PUDs should be superior projects and we hope that we can work with you and the developer to ensure this No. Central apartment complex is in keeping with the character and integrity of our neighborhood.

From:	Susan Groff
To:	Sarah Stockham; Council District 4
Subject:	Oppose #ZA-27-22-6
Date:	Monday, June 6, 2022 10:37:54 AM

Dear Vice Mayor Laura Pastor and Ms. Sarah Stockham (on behalf of the Camelback East Village Planning Committee),

The City of Phoenix has established zoning standards compatible with the surrounding neighborhoods. Zola developers need to comply with the existing standards (C-2, R-3). Higher density runs counter to the goals of the Windsor Square Special Planning District (SPD) which is in closer proximity to this project than Transit Overlay Districts (TOD) 4 or 1. TOD 4 is one mile to the east at 16th St and the nearest light rail station at Camelback/ Central Ave is a 19-minute one-mile walk or .9 mi if residents cut through our neighborhood.

Traffic and Circulation

From 2016-2020, there were 171 crashes at 7th St and Camelback.
Students from the Humanities and Sciences High School at Colter and 7th St unsuccessfully petitioned the city for a pedestrian crossing signal. They stated that they felt unsafe crossing 7th St at Colter.
The developer requests parking reductions because transportation alternatives exist. It is unlikely that residents will walk 19 minutes to the light rail especially during our warmer months. There's no guarantee that they would use Uber and Lift. Crossing 7th St to get to the bus stop is difficult and dangerous.

Special Planning District Conservation Plan

Approving a 5-story building would create a precedent for taller buildings north of Camelback looming over single family homes and lower-height, lighter-density apartments.
It should come as no surprise that Windsor Square residents will consistently oppose zoning upgrades on its periphery. This is clearly stated in the Windsor Square Neighborhood Conservation Plan.

Sincerely,

Susan Groff
5105 N 6th St
Phoenix, AZ 85012

From: peggy entofyuma.com
To: Sarah Stockham
Subject: Z-27-22 questions/comments
Date: Tuesday, June 7, 2022 4:57:03 PM

Hello Sarah,
We spoke yesterday about Camelback East Apartment.

Here is my take on the project give that I own two properties vey close to Colter/8th Place.
5321 N 8th Place
830 E Fern St S,

I. The density of the complex may put a severe strain on the schools in the district that are already over- crowded.

2.Taffic flow although estimated at 60% of vehicles leaving will go west on Colter is incorrect.
Who would pull through multiple lanes of traffic to turn left into it? Consider accident potential.
Did the engineer take into consideration the various traffic patterns which occur during rush hour on 7th St?
3. If traffic departing the complex turns east, to exit. then they must go down 8th Place south where there already is congestion due mostly to activity from auto dealerships. If traffic turns north on 8th Place heading toward Missouri, long line traffic jams are forseen, in my opinion.
Traffic on 8th Place intersection at Missouri already uses the city streets for parking. The same holds true for the comple south of the proposed complex on Colter. The overflow parking frequently blocks the street now on Colter.
4,The small houses on Colter East of 8th Place are at risk for a much greater traffic experience. Most have small children that cannot help playing near the road. This is another reason for my request for less density and for some consideration for the safety and continuing good mental health, physical well being of neighbors.

Thank you for listening to these concerns of a property owner
Peggy Driscoll

CITY OF PHOENIX

JUN 13 2022

Planning & Development Department

To: Phoenix City Councilwoman Laura Pastor
Sarah Stockham (Camelback East Village Planning Committee)

In regards to the rezoning proposal for the northeast corner of E. Colter Street and N. 7th Street (Zola North Central case No. z-27-22-6)

This is in response to the North Central Zola Zoning Application (NE corner of E. Colter St. and N. 7th St.). I would like to register my opposition to the request for rezoning from C2 to PUD. We attended in person the Windsor Square neighborhood board meeting of June 2, and remotely the Camelback East village meeting of June 7. Both meetings had extensive discussions regarding the proposed development and zoning change.

In 1988, my wife Sally and I purchased our home at 315 E. Medlock Drive, Phoenix, AZ, where we have lived since. This was shortly after Governor Symington had declared the Paradise Parkway "dead" and instructed ADOT to divest themselves of properties bought in anticipation of the Parkway's construction. This was also before designation of the Windsor Square Historic District. When we bought the property, we anticipated that the neighborhood and surrounding amenities would improve, and that our investment would be safe from outside encroachment. In other words, we trusted the city to be conservative in its zoning, to reject inappropriate zoning change requests, and to sensibly direct development adjacent to existing residential neighborhoods. So far, the city has protected Windsor Square neighborhood from encroachment of inappropriate uses.

This site's existing zoning of C2 has been effective, the site has been well-used and fits well within the N. 7th Street Corridor adjacent to the Windsor Square Historic District. This applicant has stated no reasons to justify its need for a zoning change from C2 to PUD.

1. Height: The requested change in zoning from C2 to PUD, as described in application, will double C2 height requirements from a maximum of "2 stories and 30'" to 60' (page 21). Prior to this application, the City has consistently kept buildings exceeding the existing C-2 zoning height to areas south of Camelback Road, thus preserving the existing character of the neighborhoods north of Camelback. Buildings near the site are all equal to or less than 30' in height.

   As proposed, the change in zoning would result in a building conspicuous in height, out of place, and incongruent with existing structures along this reach of N. 7th Street. At the Camelback East village meeting, the developer stated, "He cannot make any money with less height." This appears to be the sole justification for a requesting a building height twice as high as existing.

2. Density: The request changing zoning would increase the residential density standards in C2 from "Minimum 14.5 du/acre" to 120 du/acre. (305 dwelling units [page 20] divided by 2.55 acres [page 5]). For comparison, Seventh apartments (built in 1970) southeast of E. Colter and N. 7th St. have approximately 57 du/acre, Vela on Camelback (built ca. 2019), south of Camelback on 7th Street, has approximately 76 du/acre.

   As proposed, the requested change in zoning would permit a significant departure from densities of existing multi-family dwellings along N. 7th Street.

3. Traffic: North 7th Street is a six-lane arterial road with posted speeds of 35 mph between McDowell Road and Missouri Avenue, 40 mph between Missouri Avenue and Butler Drive, and 35 mph between Butler Drive and Dunlap Avenue. The roadway consists of two southbound lanes, three northbound lanes, and a reversible lane. The reversible lane operates from McDowell Road to Dunlap Avenue. When the reversible lane is not in operation, the lane is used as a two-way left turn lane. Average daily traffic on N. 7th Street is between 46,000 and 65,000 vehicles per day. There are no pull-out bus bays on N. 7th Street between E. Camelback Road and E. Missouri Avenue, thus traffic is blocked on one lane when buses are stopped.

   The proposal estimates there would be 38 trips out during the morning peak hour and 49 trips during the afternoon peak hour (page 18). This seems unrealistically low given that the proposed building would have 200-300 dwelling units. The report identifies neither the time of the morning nor the evening peak hour. The proposal does not address how ingress and egress to/from the development would affect traffic volume or safety on N. 7th Street or E. Colter Street.

   Currently, E. Colter Street from N. 7th Street to N. 8th place is lined with parked vehicles on the north side of the street (the south side has parking restrictions). The proposal would eliminate much, if not all, of that street parking. It does not address where vehicles without access to the parking garage would park.

   The city is studying ways to make Colter Street more bicycle- and pedestrian-friendly and safer. The proposal does not address this study.

   The requested change in zoning would significantly increase traffic volume on N. 7th Street just north of its very dangerous intersection with E. Camelback, and likely contribute to decreased safety for vehicles, buses, and pedestrians on N. 7th Street and adjacent streets.

4. Infrastructure: The requested change in zoning does not address infrastructure (water and sewer) in the vicinity. The proposal makes casual reference to public water and sewer infrastructure by stating that "...is understood to be of sufficient depth and capacity to service the proposed development."

   There are no reports cited to justify what "understood" or "sufficient" mean. What does "depth" have to do with anything? Is there an analysis by the fire department that assures that gallons/minute or pressure/square inch are sufficient?

   The requested change in zoning is neither justified nor supported by data.

5. Inconsistencies within the proposal.

   Throughout the proposal, references to "luxury" are prevalent, but the proposal does not define what elements would contribute to "luxury" conditions. Amenities are not defined or are only presented as suggestions. Parking for vehicles is inadequate. Parking for bicycles is inadequate. Recycling is only addressed in passing. Number of dwelling units is contradictory and varies between 194 dwelling units (page 8) and 305 dwelling units (page 20).

   The proposal contradicts itself by first stating that current development of the site and nearby is antiquated and does not meet the needs of the surrounding

community. Yet it also acknowledges that the area is economically vibrant with many repurposed buildings.

The table addressing Required Vehicle Spaces (page 20) shows that 233 one-bedroom units will need 128.1 spaces at 1.05 spaces per unit (page 20). Simple math shows that 233 units times 1.05 vehicle spaces per unit would require 244.7 vehicle spaces.

6. The proposal does not address how it will contribute to Phoenix's efforts to reduce the "heat island" effect. How will changing zoning mitigate the heat island effect?

7. The proposal does not address whether charging stations for electric vehicles will be provided.

8. There are innumerable other issues in the proposal that should be addressed before a zoning change can be considered.

The proposal is filled with inconsistencies, contradictions, unsupported statements, and deceptions. I urge you to reject this ill-considered proposal for a zoning change until it can be fully analyzed, and a responsible proposal offered. I also urge you to encourage the proponent to involve adjacent neighborhoods.

Thank you for your consideration. Please contact me, if you have any questions.

Jerome Stefferud

From:	dawn vaccaro
To:	Sarah Stockham
Cc:	council.district6@phoenix.gov
Subject:	Z-27-22-6 Zola North Central
Date:	Thursday, July 28, 2022 11:08:25 AM

I am opposed to adding more apartments or condos. The building is perfectly fine and can be used for something else. We don't need anymore overpriced apartments or condos. The person who came to my door was rude. There needs to be a ceiling on apartments. The rent keeps going up and up with no improvements to the apartments. We have too many homeless people as it is and you are adding even more to the streets.

From: Nellessen-Jones, Victoria (Enabling Solutions)
To: Sarah Stockham
Cc: Council District 6 PCC; "victoriaj0405@outlook.com"
Subject: Z-27-22-6 Zola North Central
Date: Friday, July 29, 2022 12:33:34 PM

Dear Chairman and Camelback East VPC Members:

While I have already voiced my concerns to the developers about the Zola North Central apartment project going in at 7th Street and Colter, I am *strongly* opposed to *any* rezoning of our area. This is a relatively quiet neighborhood with single and small multi-family living. A large apartment complex in the area will do nothing but increase traffic and noise on an over-burdened Colter which is already over used as a cut-through street for Camelback. Speeding and on-street parking is a major issue on Colter, along with the BMW and Lexus dealerships allowing their customers and service techs to use our streets to test drive cars.

Any new multi-family living should be limited to two levels with entry access to the property on 7th Street only. No above ground parking garage should be allowed which would impact private homes' safety and privacy, and trash collection should only be made accessible near the 7th Street side, not near the already established homes near the same property line.

There is no need for a new multi-level apartment complex to be placed into this neighborhood. Something like the Zola North Central project would be better placed further south in the downtown corridor.

Thank you for your consideration.

VICTORIA JONES
Senior Legal Assistant to Kristin L. Groman & Douglas H. Fitch
Law Offices of Linnsey M. Amores

victoria.nellessen-jones@thehartford.com
Our office is paperless and we respectfully request that all correspondence or document production be sent electronically or on CD/flash drive where possible. Thank you for your cooperation.

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From:	Linda Choplin
To:	Sarah Stockham; Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central PUD
Date:	Saturday, July 30, 2022 12:49:49 PM

Dear Chairman and Camelback East VPC Members,

My name is Linda Choplin, I am a homeowner in the area and I highly oppose Zola North proposal.

For the following reason:

1. It would cause the area to deteriorate.

2. It will create hazardous driving conditions down Colter from 7th Street to 10Th Street. Such as parking/driving nightmare going down Colter St.

3. It will make it more difficult to turn off of Colter St. on to North/South on 7th Street.

4. It will also cause cars to take sides streets and will disturb the area neighborhoods and create a more dangerous streets for the kids that play in the area.

5. There is already issues with car dealerships taking the side streets mainly going East/West down Colter St from 7th Street to 10th Street..

6. There is also issues with semi trucks with the 53" trailer/car Trailer attached that have been continuously going East/West down Colter St from 7th Street to 10th Street which is a residential street.

Regards,
Linda Choplin

From:	Vacation Sensei
To:	Sarah Stockham
Cc:	Council District 6 PCC; Sandy Grunow HOA; Lyndon Mako Hara CSP
Subject:	RE: Z-27-22-6 Zola North Central
Date:	Saturday, July 30, 2022 5:33:08 PM

Dear Chairman Swart and Camelback East VPC Members

Please accept this notice of my/our opposition to the planned development of Zola North Central PUD.

Please message me for any questions regarding the reasons for my opposition.

Sincerely,

Lyndon M. Hara
Chandra L. Hara
736 E Rose Lane
Phoenix AZ 85014
6025181852

From:	Amy Conner
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Tuesday, August 2, 2022 7:06:59 PM

Dear Chairman Swart and Camelback East VPC Members

By way of this email, I'm opposing the rezoning of the property at 7th St and Colter from C-2 (Intermediate Commercial) to PUD (Planned Unit Development).

I'm a resident of Windsor Square just West of 7th street and Colter. My home sits on Colter and I'm very much against this development for many reasons. Colter already has cut throughs from 7th street to Central and Central to 7th street even though one-way signs and do not enter instructs drivers to not enter onto Colter and Central but they do anyway and do not adhere to the posted speed limit signs. By putting a high-rise multi-resident building on that corner will only increase the traffic coming down Colter street. I also don't agree with the facade of the building as it does not fit for the surrounding historical neighborhoods. I believe very much this will have a very negative impact on my neighborhood and therefore am against this proposed development.

Thank you for your consideration.
Amy Conner
217 E. Colter Street

From: johndehn10@gmail.com
To: Sarah Stockham
Cc: Council District 6 PCC
Subject: RE: Z-27-22-6 Zola North Central
Date: Tuesday, August 2, 2022 5:54:25 PM

Dear Chairman Swart and Camelback East VPC Members,

I am writing this email in opposition of the proposed Zola development on 7th St and Colter. I live just a few houses away from this site and I do not believe the proposed zoning and structure is appropriate for the surrounding neighborhood. Windsor Square already experiences high levels of speeding and cut-through traffic from non-local drivers which I believe will only increase, especially on my street, with a higher density development along 7th street and Colter. I'm not opposed to a new development going into this site, but I am strongly opposed to changing the zoning classification to allow the height, density and setbacks proposed by the developer.

John & Alyse Dehn
420 E Oregon Ave
Phoenix, AZ 85012

From:	Jen Delgado
To:	Sarah Stockham; Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Wednesday, August 3, 2022 2:56:51 PM

Dear Chairman Swart and Camelback East VPC Members,

I am writing to express my strong opposition to the rezoning of the property at 7th St and Colter from C-2 to PUD. My family and I live in the Windsor Square Historic District on the west side of 7th St, and have lived in this neighborhood for 18 years. The change in zoning, and this proposed development, would have a material negative impact on our neighborhood and surrounding area. We already have an issue with cars zooming down Oregon Ave and endangering the large number of kids on our street. This development would only exacerbate the problem. Additionally, the proposed setbacks, as well as the height and density, of the proposed development are out of character with our surrounding area and the City's General Plan adopted in 2015.

I have seen the proposed architectural design of the development, and quite frankly, it looks like every other big box apartment development going up at the moment. I think you will agree that the Central/Camelback corridors and surrounding neighborhoods are unique, and the area deserves thoughtful and aesthetically pleasing development so that it continues to be a place of pride for our city. This proposed development will not accomplish that. I urge you to reject this developer's application for rezoning and require it to build within the current zoning allowance.

Thank you,

Jennifer Delgado

From:	Terry Severn
To:	Sarah Stockham
Subject:	coucil.district.6#phoenix.gov
Date:	Thursday, August 4, 2022 12:39:53 PM

Dear Chairman Swart and Camekback East VPC Members

I am opposed to the proposed PUD at 7th St and Colter.

I live east of this site on Colter Street. My most pressing concern is the overwhelming traffic increase along Colter Street that this project will cause.

200 units that empty onto Colter Street - 239 (proposal estimate) cars, plus perhaps an additional 25 to 50 cars that will be forced onto parking along the streets east of the PUD. If 40% of those cars (proposal estimate) travel east on Colter, that is nearly 100 cars traveling through my neighborhood each morning and evening that are not now traveling that route. What plan is there to prevent this overwhelming traffic change? Will the unit rental agreements enforce the vehicle 'allowances' in your plan to prevent excessive street parking? Will the PUD leave units empty so as not to exceed the 239 vehicles anticipated? Will the City block the traffic from these units from traveling east onto Colter into the neighborhood from the property?

Just as guests to my property cannot expect to park in the parking garage for this PUD, any PUD residents and guests should not be expected to park along Colter. I think the actual car parking requirements of residents and their guests should be required to be maintained at or below the 239 figure you are using; If they are approved for 1.8 cars per unit, are they prepared to ensure that number is not exceeded even if it means units must remain unleased to meet that estimate? The surrounding neighborhood should not have to bear the parking burden for some of the PUD dwellers; the PUD should be required to contain all of it's dwellers actual parking needs on it's own property.

A rep from the builder came to my house and he indicated there would be NO ingress/egress onto Colter, all traffic would enter and exit directly onto 7th Street. That would have greatly reduced the possibility of overwhelming traffic expansion through my neighborhood I suspect there are some persons that signed the petition of approval with that caveat in mind. Perhaps 7th Street ingress/egress was the plan at that time? Perhaps that was incorrect information given to signers? If either of these are true, the petition signatures would be invalid now.

I am not opposed to PUDs in general, provided that the surrounding neighborhoods are given a fair shake. This plan is not a fair shake.

I thank you for your time and hope you will address this real issue with the respect for our neighborhood that it is due.

Sincerely,

Terry Severn

home owner

From:	Donna Swan
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	2-27-22–6 Zola North Central
Date:	Friday, August 5, 2022 10:13:15 AM

Dear Chairman Swart and Camelback East VPC Members

I’m writing to state my opposition to the rezoning of the property at 7th St and Colter from C-2 to PUD. My concerns regarding the proposed change are listed below.

1) It looks to me that this area is constantly chipping away at the City’s General Plan to the detriment of our community.

2) Recently an exception was granted at 8th Place and Camerback that resulted in actually eliminating a neighborhood road.

3) Forcing more parking and traffic onto Colter with an oversized and over populated complex without adequate guest parking will add to the overcrowding of Colter and the neighborhood.

4) This type of development is better suited for development south of Camelback.

Donna Swan
822 E Fern Dr North

From:	Hugh Knoell
To:	Sarah Stockham; Council District 6 PCC
Cc:	mikefreret@gmail.com; info@ncpha.org; thepeakna@gmail.com; phxmidcenturymodernna@gmail.com
Subject:	RE: Z-27-22-6 Zola North Central Zoning
Date:	Friday, August 5, 2022 10:55:23 AM

Ms. Stockman and all,

As a neighbor, I have looked at this proposal over recent weeks, visited the property several times and join the Windsor Special Planning District, the North Central HOA and the Murphy Trail Estates Neighborhood Association, **in opposition**.

My observation is that the drawings and site development data belie the buzz words in the marketing verbiage. Although a more elegant design than the monster just south of Camelback on the same side of 7th Street (e.g., a better streetscape by the landscape architect), it will have similar negative impacts: too heavy in scale, too dense, too much traffic, inappropriate for the site. Contrary to the razzle-dazzle about "enhancing the neighborhood", "community", "housing diversity" and "sustainability", it looks in every aspect to be a profit-driven enterprise to maximize the number of units. It is not compatible with the context. It will undermine the long term efforts of historic preservation in the area, not enhance them. It will create more vehicular congestion to endanger citizens on an already overloaded, high speed 7th St. It will increase the cut-through traffic through Windsor Square and east along the Colter area.

Will adjacent residents appreciate the promise to "further the success of the local retail and restaurant businesses"? Do the businesses across 7th Street, non-conforming but grandfathered, need to be further pumped up to produce more noise and nighttime activity that keep the Windsor Square homes worried at night? What is the "pedestrian experience" noted? Is there not an option to maintain, include and repurpose the existing building?

If the City cares about neighborhoods, community and sustainability, it should keep the parameters of existing zoning and respect the goals of village planning—not submit to lawyer games reinterpreting them.

Hugh Knoell, Architect LEED-AP
303 East Georgia Ave
Phoenix, AZ 85012

From:	Marcia Dziobak
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Friday, August 5, 2022 11:58:53 AM

Dear Committe Members,

I would like to voice my OPPOSITION to the rezoning of the property at 7th St and Colter from C-2 to PUD.

Originally, I did sign the petition but would like to rescind my signature. After becoming more informed about the project, I feel it will negatively impact my neighborhood. I have been in my residence for 28 years and would do not want to see more multistory / multifamily developments taking over our residential area.

Please don't allow this zoning request to proceed.

Thank-you for your consideration.

Marcia Dziobak
1002 E. Georgia Ave
Phoenix, AZ 85014

From:	Belinda Penrose
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Saturday, August 6, 2022 9:29:35 AM

Dear Chairman Swart and Camelback East VPC Members,

Our family has lived in Windsor Square, now the Windsor Square Historic District for over 45 years. We have seen a lot happen in this city in those years, and the changes have not all been for the better. Traffic, congestion and economic inflation and insecurity have all increased significantly. Phoenicians as a whole face these issues and more, especially in these days post-Covid. One thing that has improved over that time is the quality of life here in Windsor Square, the neighborhood we call home.

As a neighborhood, we have successfully maintained our character as a close-knit and vibrant community. We are involved, politically and socially active, and as a group we are interested in maintaining this highly desirable neighborhood as a refuge from crime, blight and the declining number of single family home neighborhoods.

We are also aware of the need for affordable housing in Phoenix and are not unsympathetic to that need, especially as housing costs and property values continue to soar. However, even consider this housing deficit, as long-term residents who will be directly impacted, we adamantly oppose the proposed rezoning of the property at 7th St and Colter from C-2 (Intermediate Commercial) to PUD (Planned Unit Development).

This development *as proposed* will negatively impact Windsor Square by:

- Exacerbating the current over-burdened traffic on 7th St., with a concomitant and significant potential for additional traffic collisions during the rush hour use of the reverse-lane traffic pattern
- Encourage cut-through traffic on Colter St. inside Windsor Square, which is an ongoing problem with significant impact on the safety of our residents
- The setbacks as proposed are out of character for the neighborhoods north of Camelback and are outside the City's General Plan adopted in 2015
- The proposed height being 59' and the extremely high density of 80% lot coverage are also out of alignment with the City's General Plan
- 194 proposed units would bring a density and congestion out of character with the area which is predominantly single-family residential and/or low-density rental units
- There is inadequate planned parking (just 1.05 spaces per bedroom) which will likely lead to overflow parking on Colter St. adjacent to the development negatively impacting the current residents on Colter St.

These concerns among others, lead us to ask you to join us in opposing the proposed zoning change and ensure that any development at this lot be required to adhere to the existing zoning regulations.

Very Sincerely,

Belinda and Tim Penrose

540 E. Colter St.
Phoenix, AZ 85012

From:	Kurt Goering
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Saturday, August 6, 2022 7:35:11 PM

Dear Chairman Swart and Camelback East VPC Members:

I live in and work in the area near this proposed development. I oppose the rezoning of the property at 7th Street and Colter from C-2 to PUD.

Building a 5-story housing complex in this area is inconsistent with the heights of other buildings in the surrounding area. Traffic in the areas abutting this complex already is very congested, particularly during rush hour given 7th Street's use as a major arterial, without adding more density. Surrounding properties with lower heights will be negatively impacted; when you travel down 7th Street you typically have a nice view corridor which some two story buildings have distracted from but a 5 story complex within 15 feet of 7th Street will clearly distract from the neighborhood and negatively affect it. This project appears to fit more appropriately to the south of Camelback Road, where taller structures already are in place rather than allow such tall buildings to negatively impact neighborhoods which have shorter buildings in keeping with the City Code. I fear that residents in North Central will start fleeing to other parts of the Valley if this kind of development continues to occur, and a very special residential area will be ruined.

My understanding is that the developer and its legal team have ignored our neighborhood association's feedback, and have refused to revise the design to be more in keeping with our beautiful North Central neighborhood.

Thank you for your consideration of my strenuous objection.

Kurt A. Goering
Work Address: 1118 East Missouri Avenue, Suite B1, Phoenix, AZ 85014
Home Address: 529 West Lawrence Road, Phoenix, Arizona 85013

--
Kurt A. Goering
Kurt A. Goering, P.C.
1118 East Missouri Avenue, #B1
Phoenix, Arizona 85014
602-340-1010
FAX 602-230-2956

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From:	MURRAY HOLLENBERG
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22 6 Zola North Central
Date:	Saturday, August 6, 2022 5:57:28 PM

Dear Chairman Swart and Camelback East VPC Members,

I am opposed to the rezoning of the property at 7th Street and Colter.

The current zoning allows up to 17 units per acre.

The proposed PVD is requesting 78.50 units per acre.

This is not in keeping with our beautiful North Central neighborhood.

Please adhere to the current zoning.

Thank you.

Nancy Hollenberg
6032 North 2nd Avenue
Phoenix, AZ 85013

From:	R C
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Saturday, August 6, 2022 3:18:13 PM

Dear Chairman Swart and Camelback East VPC Members -
RE: Z-27-22-6 Zola North Central

We oppose the rezoning of the property at 7th St and Colter from C-2 (Intermediate Commercial) to PUD (Planned Unit Development).

After learning more about the proposed apartments, we realize the petition circulators misrepresented the negative impact on my neighborhood.

Rebecca Ciscel
104 W Missouri

From:	Ryan Ewing
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Saturday, August 6, 2022 4:05:30 PM

Dear Chairman Swart and Camelback East Village Planning Committee,

I am among the third generation of my family to live in Phoenix. As a native Phoenician, and knowing my family's deep local history since 1926, I am writing to oppose the Zola North Central project. My home is located only 375 feet from this proposed development.

This project is not compatible with the surrounding historic neighborhoods or character of North Central Phoenix; specifically, the height, density, and setbacks are uncharacteristic of the area.

I am not opposed to development in the area. I am sensitive to the unmet housing needs across the Valley. However, as a former neighborhood leader, I believe that partnership with surrounding communities is essential for any project. In this case, the developer has had limited engagement with neighborhoods and appears to be moving forward without responding to community input.

The developer is not working in good faith to develop a project that is compatible, cohesive, and respectful of the area. The current C2 zoning does not prohibit the developer from moving forward with a housing development. The proposed PUD, as currently outlined by the developer, should be rejected.

Thanks,
Ryan Ewing
515 E Georgia Ave
Phoenix, AZ 85012

From:	tgoering
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Saturday, August 6, 2022 5:57:25 PM

Dear Chairman Swart an Camelback East VPC Members:

I live in and work in the area near this proposed development. I oppose the rezoning of the property at 7th Street and Coltgr from C-2 to PUD.

This area is already saturated and a 5 story housing complex is inconsistent with the heights of other buildings in the surrounding area. Traffic in the areas abutting this complex is already congested at some times of the day without adding this density. Surrounding properties with lower heights will be negatively impacted; when you travel down 7th Street you typically have a nice view corridor which some two story buildings have distracted from but a 5 story complex within 15 feet of 7th Street will clearly distract from the neighborhood and negatively affect it. This project would fit in more appropriately south of Camelback rather than allow tall buildings to creep into existing neighborhoods. I fear that residents in North Central will start fleeing if this kind of development continues to occur.

Your consideration to my objection is greatly appreciated.

Teresa Goering
Work Address: 1118 East Missouri Avenue, Suite Bl, Phoenix, AZ 85014
Home Address: 529 West Lawrence Road, Phoenix, Arizona 85013

From:	darren@boycecomponents.com
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	STOP Z-27-22-6 Zola North Central
Date:	Sunday, August 7, 2022 9:37:24 AM

Chairman Swart and Camelback East VPC members,

I am a lifelong resident of north central and a 3rd generation Phoenician. My father grew up here and graduated from North High in 57’

The PUD here is wildly inappropriate for this area. This proposal woould violate the neighborhood character that has been here since the 40’s when the character was developed. The porposed PUD runs counter to the long standing character of the neighborhood that has been in place since its development out of citrus orchards.

Please vote no and recomend the developer attempt to blend with the neighbors INSTEAD OF TAKE FINANCIAL ADVANTAGE of them.

Darren Boyce
5645 N 6th Street
Phoenix AZ
85012

From: Kathryn Walters
To: Sarah Stockham
Subject: Proposed PUD at 7th Street and Coulter
Date: Sunday, August 7, 2022 7:54:39 AM

After learning more about the proposed apartments I realize the petition circulators misrepresented the negative impact on my neighborhood."

This will not improve our neighborhood.

Kathryn Walters
7 East San Miguel
Phx, Az 85012

Sent from my iPad

From:	Nancy Greenlee
To:	Sarah Stockham
Cc:	council.district6@phoenix.gov
Subject:	Z-27-22-6 Zola North Central
Date:	Sunday, August 7, 2022 3:33:50 PM

Dear Chairman Swart and Camelback East VPC Members:

I am **opposed** to the rezoning of the property at 7th St and Colter from C-2 to PUD. The plans for Zola North show a complex too tall and too large for my neighborhood. Access only on Colter is going to cause considerable congestion in this area and way too much traffic for a neighborhood with pets, older residents, and children. It will make walking in the neighborhood harder and less enjoyable. I live at 8th Pl and Colter and there are already drivers driving much too fast going to and from the car dealerships on the corner of 8th Pl and Camelback. This complex is not in keeping with the neighborhood!!!!

Please do not allow Zola North to be imposed upon my neighborhood!!!!
Nancy Greenlee
821 E Fern Dr N
Phoenix, AZ 85014

From:	Robert Falk
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Monday, August 8, 2022 5:57:23 AM

Dear Chairman Swart and Camelback East VPC Members,

As like many community members, I am opposed to the rezoning of the property at 7th St and Colter from C-2 (Intermediate Commercial) to PUD (Planned Unit Development)As I know you are well aware, there are many arguments to why the zoning should not be changed. Here are a few that directly affect our community.

-Traffic will increase on Colter going east and going west through the existing Windsor Square neighborhood. Traffic already is an issue, this proposed change would drastically make the problem worse.
- The Height (60') and density (189 units on 2.55 acres with 80% lot coverage) is not aligned with the City's General Plan (adopted in 2015) and is out of character with the surrounding neighborhood.
-The Inadequate guest parking on-site will force parking on the neighborhood streets and cause more congestion.

While there are many more reasons to oppose this zoning change, the ones I have listed will directly affect my community.
Thank you,
Robert Falk
220 E. Oregon Ave
Phoenix, AZ 85012

From:	Stuart Shoen
To:	Sarah Stockham; Council District 6 PCC
Subject:	RE: Z-27-22-6 Zola North Central
Date:	Monday, August 8, 2022 1:46:10 PM

Dear Chairman Swart and Camelback East VPC Members

I have lived in Phoenix my entire life (42 years old), and have lived, worked, and/or gone to school in Central Phoenix since 1st grade. The proposed development is a terrible idea in the location in which it's proposed. Not only does it not merit being developed, it certainly does not merit a zoning change to even give it or similar developments a chance.

It simply does not fit with the rest of the neighborhood, and does not improve it. Instead, it would be a regression in the quality of life in that area. There are no shortage of sites south of Camelback Road and/or East of 16th Street where such a development would be better suited. The developer can fetch a fine price for this property; because of all the decisions that have preserved the neighborhood to keep it the way it is, property values there are strong. I encourage you to direct the developer to look at other sites.

I have no issue with new construction in general and am far from a dinosaur or an old codger yelling at every new face to "get off my lawn". In truth, this area is a fantastic place to buy a single family home and attempt to raise a family. I encourage anyone interested to do so, but the type of resident in such a development are short-term residents, not long term folks who add stability and improve the neighborhood over time. These residents both engage in activities that reflect this shallow commitment to the neighborhood and similarly decline to participate in activities that improve and stabilize the area (as compared to someone who considers moving here for a decade or more).

There is no way anyone who is familiar with the neighborhood in which this site is located can say with a straight face that this is the highest and best use of the site.

I also understand that the developer has rebuffed attempts to meet with the community and may not be proposing it with a willingness to work in good faith with its neighbors. That they do not even attempt to feign neighborly kindness is troubling and insulting; no one would be optimistic about the prospect of being neighbors with someone like this.

I strongly urge you to prevent this development from happening in any way that remotely resembles what has been proposed here. Many thanks for considering my feedback.

Stuart Shoen
615 W. Lawrence Rd
Phoenix, AZ 85013
602-363-0532

From: Zach Williams
To: Sarah Stockham
Cc: Council District 6 PCC
Subject: Re: Proposed Zola Project
Date: Monday, August 8, 2022 5:52:40 PM

Thank you for asking to be certain, I apologize if that wasn't clear. I oppose the zoning proposal and the project as it currently stands.

-Zach

On Mon, Aug 8, 2022, 5:46 PM Sarah Stockham <sarah.stockham@phoenix.gov> wrote:

> Hi Zach,
>
> Thank you for reaching out. Just to be clear, do you support or oppose the proposal?
>
> Thank you,
>
> Sarah Stockham
> Planner III
> City of Phoenix Planning and Development Department
> 200 West Washington Street, 3rd Floor
> Phoenix, Arizona 85003
> Phone: 602-261-8701
> sarah.stockham@phoenix.gov
>
> ---
>
> **From:** Zach Williams <zwilliams1776@gmail.com>
> **Sent:** Sunday, August 7, 2022 6:53 AM
> **To:** Sarah Stockham <sarah.stockham@phoenix.gov>
> **Cc:** Council District 6 PCC <District6@phoenix.gov>
> **Subject:** Proposed Zola Project
>
> Hello,
>
> I am contacting you in regard to the proposed zoning change in support of the Zola project at 7th and Colter. I live at 317 E. Pasadena.

While I am not immediately impacted by some of the many concerns my neighbors have brought to your attention. My family will be immediately impacted by increased traffic flow that will result from our neighborhood being used as a cut through to avoid Camelback traffic.

Our neighborhood has already struggled with increased traffic. There is no doubt that adding this oversized, out of place housing complex immediately outside of our neighborhood will compound the issue. Any resident living there will try to avoid traffic like any reasonable person and our neighborhood is the easiest way for them to cut through to their homes and avoid traffic lights and frequent traffic on Camelback. This creates a safety issue for my two young children and the many children on our block because people routinely speed we'll above the approved limit.

I'd ask that you also consider this point along with the many other valid, concerning issues our neighborhood association have notified you about.

-Zach Williams

From:	Janis & Ben Harris
To:	Sarah Stockham
Cc:	council.district6@phoenix.gov
Subject:	Z-27-22-6 Zola North Central
Date:	Monday, August 8, 2022 10:43:41 PM

Dear Ms. Stockham,

We oppose the rezoning of the property at 7th Street and Colter from C-2 to PUD.

The height and density proposed is not aligned with the City's General Plan and is out of character with the surrounding neighborhood.

Please vote against the rezoning proposal.

Thank you,
Janis and Ben Harris
516 East Stella Lane
Phoenix, AZ
85012

From:	Jill
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6
Date:	Tuesday, August 9, 2022 8:41:40 PM

Im writing in opposition to the rezoning of the property at 7th St and Colter from C-2 to PUD. I dont believe the proposed apartment complex is in the best interest of our neighborhood.

Jill Estep
15 E Lawrence Rd
Phoenix, Az 85012

From:	Michael Belcher
To:	Sarah Stockham
Subject:	Rezoning request (Case # Z-27-22-6)
Date:	Tuesday, August 9, 2022 4:42:14 PM

Dear Ms. Stockham,

I've received two letters from Snell & Wilmer on behalf of ZOM Living concerning their request to rezone the property on the NE corner of 7th Street and Colter. I've lived in this area for thirteen years now and my fiancée has been here for 26. Over the years, we have seen many changes to this neighborhood and not all of them for the benefit of our community. Rezoning to allow this development would be a further detriment. We already experience too much non- local traffic speeding thru our streets; primarily due to the congested traffic on both Camelback and 7th Street - more cars will just add to the problem. The City already utilizes reverse center lanes on 7th Street with No Left Turns allowed during mornings and rush evening hours. The traffic backs up at the 7th St. and Camelback lights causing people seeking to avoid the light, to turn on Colter instead. Traffic congestion is a problem, magnified by the excessive speeding. The posted limit is 25 mph, very few cars obey the limit. I have personally witnessed vehicles while walking my dog, doing 40-45 mph. There are families with little kids living along Colter, several of which have posted personal signs and pleas for drivers to slow down. It hasn't done much good that I can tell. Cars continue to speed.

Since the developer's proposal does not comply with the existing zoned use for this property, their purposal is solely for the benefit of ZOM Living. It adds nothing to the livability of this neighborhood for the existing owners and tenant residents here. Their Project Overview section exaggerates when states the design concept will "reinforce a strong pedestrian environment along 7th street by providing for a large landscaped zone between the roadway and the sidewalk" of 11 feet. Since when has 11 feet ever been considered large? Their proposed set-back of 20' max on 7th and 15' max for Colter are unacceptable. Why should this development be allowed to build closer to the property lines than any other development in this neighborhood? At best, they should have to observe the same set-backs rules as the Apartment complex across the street on the SE side of the Colter intersecting with 7th Street. The proposed building of 200 units and the limited amount of parking provided is inadequate. The specifications state they only intend to provide 248 general spaces and 6 handicaped spaces for the entire 200 units. Many tenants will have more than one vehicle--where are all the extra vehicles going to park? There is no additional parking available on 7th St., and Colter only allows parking on the North side of the street until you are East of 8th Place, where both sides of the street are currently full of parked vehicles, from all the other residents in the area, nor on the North side of 8th Place where both sides of the street are always full of parked cars from Colter to Missouri. If this project is approved anyway, they should require at least 400 regular spaces for Tenant and Guest parking + 10 handicap spaces at a minimum.

This project is not fit for this neighborhood. Please do not grant them the rezoning they are requesting. Support the neighborhood, not the developer, who obviously does not care about those already residing here. If you would like a tour of our neighborhood, please call me at the phone number below, and I would be happy to show you around.

Regards,
Michael Belcher
834 E Orange Dr.
Phoenix, AZ 85014
(480) 339-9735

Sent from Mail [go.microsoft.com] for Windows

From:	James Fritz
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Re: Z-27-22-6 Zola North Central
Date:	Wednesday, August 10, 2022 12:02:30 PM

Dear Chairman Swatt and Camelback VPC Members:

The proposed residential development on Northwest corner of 7th Street and Colter is simply unacceptable in its current design. The expected residential density at 78 residents per acre is substantially over current allowance. A residential density in excess of 5 times current allowance is totally inappropriate. A 60 foot, five story apartment complex far exceeds is also inappropriate and far beyond the current 30 foot limit.

Please, this type of development at 7th Street and Colter should be rejected out-of-hand. Apply current limits to the development or reject the development completely.

Thank you for consideration.

Jim & Lynn Fritz
310 West Northview Av
Phoenix, AZ 85021

From:	Hope Lucatorta
To:	Sarah Stockham
Subject:	RE; Z-27-22-6 Zola North Central
Date:	Thursday, August 11, 2022 3:34:20 PM

I am using this method to strongly oppose the rezoning of the property at 7th ST. and Colter from C-2 to PUD.

Reason being that Colter st is the only thru street traveling east from 7th st to 12th st. That being the case we already have extreme traffic with cars traveling thru this neighborhood to avoid heavy traffic on 7th st especially during "rush hours. WE ALREADY HAVE 2 APT COMPLEXES ON THE CORNERS OF 7TH ST & COLTER adding one more apt complex would be disastrous. Most of our residents are middle age or older and exercise by walking their dogs thru the neighborhood.

Respectfully yours,

Esperanza Lucatorta
1011 E. Colter St
PHX 85014
602 650 1946

Sent from Mail [go.microsoft.com] for Windows

From: Judy Fineman
To: Sarah Stockham
Cc: Council District 6 PCC
Subject: RE: Z-27-22-6 Zola North Central Camelback East Village Planning Committee:
Date: Thursday, August 11, 2022 4:15:31 AM

RE: Z-27-22-6 Zola North Central

Dear Chairman Swart and Camelback East VPC Members ,

I am in opposition to the rezoning of the property at 7th St and Colter from C-2 (Intermediate Commercial) to PUD (Planned Unit Development).

We have lived in our neighborhood for close to 40 years and welcome appropriate change, however, this is not. Please do not rezone!

Thanks,

Judy Fineman

6040 N 4th Pl, Phoenix, AZ 85012

602-402-1339

--
Judy Fineman
Cell: 602-402-1339

From:	beneped@aol.com
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z 27 22 6 Zola North Central
Date:	Thursday, August 11, 2022 1:26:41 PM

Being a homeowner I heartily oppose the rezoning of the property on 7th Street and Colter from C-2 to PUD.
What is the developer thinking (besides making some bucks)?! The neighborhood already has over developed apartment
complexes in the area, the streets are filled with speeding cars now and our previously charming lifestyle is suffering.
The real estate market is about to collapse again as well.

Would appreciate any efforts on your part to disallow this ridiculous idea.

Thank you.

Melanie Milliner and Family
5624 N 4th Street
Phoenix AZ 85012

From: eyeswest@aol.com
To: Sarah Stockham; Council District 6 PCC
Subject: RE: Z-27-22-6 Zola North Central
Date: Thursday, August 11, 2022 4:27:07 AM

RE: Z-27-22-6 Zola North Central
Dear Chairman Swart and Camelback East VPC Members ,
I am in opposition to the rezoning of the property at 7th St and Colter from C-2 (Intermediate Commercial) to PUD (Planned Unit Development).
We have lived in our neighborhood for close to 40 years and welcome appropriate change, however, this is not. Congestion is getting worse with the new apartment developments.
Please do not rezone!
Thanks,
ScottFineman
6040 N 4th Pl, Phoenix, AZ 85012
602-402-1339

From:	Mark Tucker
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	RE: Z-27-22-6 Zola North Central
Date:	Saturday, August 13, 2022 10:12:24 AM

Dear Chairman Swart and Camelback East VPC Members,

I just wanted to voice my opposition to the rezoning of the property at 7th St and Colter from C-2 (Intermediate Commercial) to PUD (Planned Unit Development). I believe that this change in zoning will negatively impact our neighborhood both from a visual standpoint as well as a traffic problem.

Our neighborhood prides ourselves by being heavily involved in the types of new buildings that our built in our community. This type of building with the many units and 5 stories is not what we believe fits into our neighborhood.

Thank you for continued support of our important neighborhood.

Mark Tucker
502 E Marlette Ave
Phoenix, AZ 85012

From:	arja shah
To:	Sarah Stockham; ngriemsmann@swlaw.com
Cc:	ALEX MEYERS
Subject:	Fwd: application no. z-27-22
Date:	Tuesday, August 16, 2022 4:06:21 PM

Hello-

I perhaps live closest to the proposed 200 unit site. It is obsurd to add more cut through traffic where the Do Not Enter signage is uselessly posted. Daily we nearly avoid speeding traffic.

My household will pay for a traffic study to show the added impact of this development. Our offer to pay for even speed bumps, closing off Colter and attempts to work with traffic police seem to fall on deaf ears. It is disheartening to say the least. We are not anti-developemt, but feel as if our voices and ability to enjoy our properties are disregarded.

Please strongly look at the affect of Windsor Square.

Respectfully,

--

Arja Shah
Shah Law Firm
24 W. Camelback Suite 498
Phoenix, AZ 85013
P. 480-619-0696
arjashahlaw.com [arjashahlaw.com]

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Arja Shah
Shah Law Firm
24 W. Camelback Suite 498
Phoenix, AZ 85013
P. 480-619-0696
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From:	Bryce Pearsall
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	RE: Z-27-22-6 Zola North Phoenix
Date:	Tuesday, August 16, 2022 4:37:20 PM

RE: Z-27-22-6 Zola North Central

Dear Chairman Stewart and Camelback East Village Planning Committee Members

I strongly oppose the rezoning of the property at 7th St and Colter from C-2 (Intermediate Commercial) to PUD (Planned Unit Development)

After investigating the proposed project plan for the property it is clear it is harmful to the neighborhood character, impacts traffic and is of overwhelming size for the area and the current neighborhood and business environment.
It is clearly an attempt by a developer to build an oversized project for the developers profit.

Across Phoenix huge apartment projects are being built right up to the street and of a scale and size that the neighborhoods character is being destroyed. This proposed project is yet another one of those.

As both a professional architect and more importantly a neighborhood resident I strongly ask that you deny this rezoning request.

Sincerely,

Bryce D. Pearsall FAIA
6845 North Central Avenue
Phoenix, AZ 85012

From:	Cindy Carrera
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	RE: Z-27-22-6 Zola North Central
Date:	Thursday, August 18, 2022 10:59:18 AM

Dear Chairman Swart and Camelback East VPC Members:
We are residents in the area of the above-mentioned proposed development. After reading more about the project, we are writing to express our opposition to the rezoning of the property from C-2 to PUD for the above proposed development. Specifically, we are concerned with the height and the density of the initial plans, and the negative impact it will have on our neighborhood. After reading more about the project, it is our belief that the height and density are not aligned with the City's General Plan (adopted in 2015) and is out of character with the surrounding neighborhood.
Sincerely,
Cindy Carrera and Bob McCracken
118 East San Miguel Avenue
Phoenix, AZ 85012
602-882-4164

From:	Tom Blanchard
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Thursday, August 18, 2022 12:39:25 PM

Dear friends on the Planning Committee,

My wife and I (both retired) live just down the street from this project, and we regularly (every morning, for many years) walk in this part of the neighborhood. While we understand the need and desire for more housing, **we would respectfully request the City and the developer to remain within existing zoning restrictions.** The proposed re-zoning just doesn't fit the neighborhood, and it will certainly make things more dangerous for us both on the sidewalks and on the side streets, with all the complications of parking as well. Thank you.

Respectfully,
Rev. Thomas & Louisa Blanchard
1101 E Bethany Home Rd Unit 21
Phoenix AZ 85014

From:	Sharon Barr
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Re: Zola North Central PUD, Case #ZA-27-22-6,
Date:	Monday, August 22, 2022 10:08:52 PM

Dear Chairman Swart and Camelback East VPC Committee:

Re: Zola North Central PUD
Case #ZA-27-22-6
Zola North Central Agenda Item: Sept. 6, 2022 Meeting

I am writing to voice my opposition to the re-zoning at 7th Street and Colter from C-2 Intermediate Commercial to PUD (Planned Unit Development).

My neighbor, Sandy Grunow of the Phoenix Mid-Century Modern Neighborhood Association, brought this matter to my attention.

I understand that the minimum rent at this development will be around $2,000.00 per month for a studio. I realize that there are residents of Central Phoenix could might possibly be able to come up with that amount, but not in that neighborhood!

Right across to the south of your planned development is a complex built around 1969 called "Seventh". Many of the people who live there can barely afford the rents they have now, which have increased dramatically over the past few years. There are other smaller, privately-owned apartments throughout the "Colter Commons" Neighborhood Association whose rents have also gone sky-high compared to what they were only in the last decade. If the owners and property management companies in this area raise their rents to keep up with your proposed luxury development rental rates, what is going to happen?

What Phoenix needs right now are affordable rents, not unaffordable! The media seems not to understood how the homeless situation in our city has become so serious and in such a short time. Are you aware of it? I can tell you exactly what's caused it. Property owners and property management companies who keep raising rents higher and higher, until residents can't afford to pay for their housing--much less utilities, personal bills, groceries and such!

Please reconsider the development of this luxury community in a part of

Phoenix where many couldn't even dream of living in such a place, and if
you won't do that, please think about bringing down your proposed rents.
Over two-thousand dollars per month for just a studio is absolutely unrealistic!
I shudder to think what has been proposed for the larger units!

Most sincerely,

Sharon Barr
(602) 314-5812
Former active member of the Nile Neighborhood Association, Desert Park, and
Colter Commons Neighborhood Associations, all in Phoenix over the past 25 years.

From:	Sue Rhoads
To:	Sarah Stockham
Subject:	Opposed still to Zola PUD
Date:	Monday, August 22, 2022 9:18:50 AM

I would like to again provide an opposition statement related to the Zola PUD. I have attended 3 meetings with Zola North Central present. The first was on 5/23/22 in which we were all muted and had to type in questions that they had the option of hand picking, and again on 8/17 when we were again muted and required to type in questions. We did meet with Nick Wood and the Zola Development Team on 6/23/2022 where I was hopeful that we would be heard and they would demonstrate by making meaningful modifications to their project to conform to the neighborhood. BUT, that DID NOT happen.

If this communication sounds like I'm emotional distraught over this project, I AM!! I have an emotional interest in preserving our historic neighborhood.

1. The property is too small for such a dense 200 unit project!!

2. It does not conform to the surrounding residential properties related to design and height.

3. The argument for providing more affordable housing is a hoax, the prices of these units only provide an excuse for surrounding apartments to inflate their rents. Which one property stated was the reason they are **not** opposed to Zola. GREAT NEWS!!!

4. I'm appalled if the City allows this high priced law firm and the revenue seeking development team to **pretend** they are trying to work with the surrounding neighborhood. CLEARLY after all the questions and concerns there are no recognizable changes in this monstrous structure that will be towering over Windsor Square Historic district and the surrounding neighborhood to the east. How is it possible to see this structure as "in harmony with the neighborhood"? **It is clearly invasive!!**

5. Has anyone made a visit to this site? The lack of adequate setbacks from 7th street demonstrates the noise level that those occupying the apartments along 7th Street, with balconies to increase noise levels in the apartments all day...all night. I back up to 7th Street and from my vantage point I also hear intense noise that a block wall and several layers of trees and shrubs have not muffled.

Please do not negatively impact our **historic neighborhoods** by permitting this development to talk you into approving this project by misguiding you into believing we need another 5 story apartment building as a source of city revenue--while only providing additional high rent housing to contribute to inflation. Times are changing and I have been around long enough to recognize this cycle of overbuilding apartments- then having huge signs to try to draw in renters. Vela Camelback is a great example of this desperate efforts to lease with huge unsightly banners.

Susan Rhoads, RN, MSN and over 70 year old resident of Phoenix since 1996

5129 N. 6th Street (back up to 7th Street)

From:	Thomas O. Hilditch
To:	Sarah Stockham; Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Monday, August 22, 2022 9:41:35 AM

Dear Chairman Swart and Camelback East Village Planning Committee,

I am writing on behalf of the Windsor Square Special Planning District to oppose the Zola North Central project.

This project is not compatible with the surrounding historic neighborhoods or the character of North Central Phoenix; specifically, the height, density, and setbacks are uncharacteristic of the area.

We are not opposed to development in the area and are sensitive to the unmet housing needs across the Valley. However, we believe that partnership with surrounding communities is essential for the success of any project. In this instance, the developer has had limited engagement with neighborhoods and appears to be moving forward without responding to community input.

We believe that the developer is not working in good faith to develop a project that is compatible, cohesive, and respectful of the area. The current C2 zoning allows the developer to move forward with a housing development. However, the proposed PUD, as currently outlined by the developer, should be rejected.

Thank you for your consideration.

Thomas O. Hilditch
President
Windsor Square Special Planning District

33 East Colter Street
Phoenix, AZ -85012-

617-905-8989

From:	Laurie Barcelona
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Tuesday, August 23, 2022 3:45:40 PM

Dear Chairman Swart and Camelback East VPC Members:
My husband and I oppose the rezoning of the property at 7th Street and Colter from C-2 (Intermediate Commercial) to PUD (Planned Unit Development). There is already too much traffic on Colter as it is, and the planned development would only increase the vehicle traffic, making it much more dangerous.
Thank you.
Sam and Laurie Barcelona
1008 E. Colter St.
Phoenix, AZ 85014

Sent from my iPad

From:	Beth Postma
To:	Sarah Stockham
Cc:	Mike Freret
Subject:	Zoning Case Z27-22-6 Zola Apartments
Date:	Wednesday, August 24, 2022 11:20:34 AM

This letter is in regards to the proposed rezoning of the property at 7th Street and Colter avenue from C-2 (Intermediate Commercial) to PUD (Planned Unit Development).

I have lived in the Windsor Square neighborhood on the west side of 7th Street for 29 years. I am opposed to the rezoning of this project and the current submitted plan. I fully support appropriate housing projects and myself am involved in construction and development so I am fully supportive of development in our area as long as it follows the guidelines set up by the City and as long as it is consistent with other developments adjacent. Please see below listed reasons why I oppose this rezoning and site plan as it is currently submitted.

- Density and building height – The adjacent developments are two story buildings and this site would be a perfect fit for condos, townhouses or multi-family with a two-story height. Per the City of Phoenix General Plan adopted in 2015, 60' height and the proposed density does not fit this site.
- Design – the contemporary style, small setbacks and lack of substantial landscaping does not fit in this neighborhood which has increased in value partly due to the sensitivity to historic character and traditional design when remodeling or rezoning property
- Parking and accessibility issues – Colter and 7th Street is already dangerous with the current traffic due to the directional center lane (suicide lane) at peak traffic hours and the disregard for the current traffic rules. Specifically, the no entrance on the West side of Colter is a favorite cut through during high traffic times and this will only continue to get worse the more cars we have in this area. Also, there is inadequate parking for the approximate 189 units proposed in the Zola plan. Most unites will house 1-2 people and if each of them drive, that will be 200-400 cars looking for parking. Also, with the current design, residents of Zola will park on Colter with the doors leading out of the units onto Colter Avenue. Also, all of the existing neighbors that use Colter as their access to 7th Street with the additional 400 cars from Zola trying to exit or enter during peak traffic hours will overburden Colter Avenue. The obvious solution would be changing the entrance/exit to 7th Street instead of Colter
- This type of development is incompatible with projects north of Camelback (uptown). It is more appropriate for development south of Camelback (downtown). The open feeling of the area with views of Camelback Mountain will be destroyed and property values of the adjacent apartments, condos and houses will decrease

I would request that the City require the developer to go back to the drawing board and propose a project within the current zoning allowance for height and number of units. Thank you for considering my input.

Sincerely,

Beth Postma
248 East Orange Drive

Phoenix, AZ 85012

From:	Andre DeMarco
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Thursday, August 25, 2022 11:31:00 AM

Dear Chairman Swart and Camelback East PVC Members,

I am writing to you in regards to the proposed development on the north side of Colter and 7th street in Phoenix by the Zola Corporation. I have been a home owner and resident of the community for over 25 years. While I am not opposed to the continued development of the 7th street business corridor and renovations to the adjacent neighborhoods, I do believe that this particular project as it is presented will have significant negative effects on the surrounding neighborhood and homeowners.

My biggest concern is the additional traffic that any project adding up to 200 new residences in the community will have on traffic flow. Colter is the main through-way between 7th and 12th street. Currently, rush hour traffic between 3:00 pm and 6:00 pm has increased considerably over the past 5 years. I know that 60% of traffic from the development is expected to exit the community onto 7th street, but, that leaves 40% to cycle through our neighborhood. This has the potential to transform Colter Street from a neighborhood throughway into another Missouri Avenue. Currently, without sidewalks on the majority of Colter, and having curbside parking, this increased traffic raises the likelihood of pedestrian and vehicle accidents considerably. This situation can be dramatically resolved (if not completely eliminated) by having the main entrance of the development on 7th street like the other large scale properties on 7th street such as "The Carlyle" and the "Velva".

I also believe that Zola needs to comply with the City's existing General Plan for development adopted in 2015 as it pertains to set-backs from both 7th street and Colter Street and their building height. I am concerned that being too close to 7th street will significantly decrease visibility of on-coming traffic on 7th street and create hazardous entry onto 7th street going southbound.

I do not believe that the available parking has been adequately assessed. To assign only 1 space per unit is unrealistic, considering they will be having 2 bedrooms units, as well as guest parking. These are apartments and will more than likely have 2 adults in a 2 bedroom apartment, each driving a car. The same is true for a family occupying a 2 bedroom unit. Each parent typically has their own vehicle. This lack of parking will cause on-street parking on Colter and 8th Place. I live on Colter at 10th Street and do not want to look at car parked in front of my house. I would never park down at 7th Street and Colter in front of their development, so, why is it appropriate for their residents to part in from of my home?

Finally, I did speak with one of Zola's representatives about signing a petition to endorse this development. I will share that he thoroughly misrepresented the nature of the development. For example, he stated only the total number of units, never that it was going to be a 5 story development. Also, that the landscaping was going to be so beautiful and extensive that he made it sound like a City of Phoenix Park was going to be built, rather than an apartment complex. He was extremely coercive in attempting to get me to sign and when I refused, he asked me why I didn't want additional residences to an already beautiful neighbor. I told him I'd rather have additional businesses or restaurants along 7th street to support to community, something I could benefit from. I also told him that the businesses would have less traffic in

our neighborhood to deal with. With that he left.

Please take making modification to this development seriously. We are talking about a negative impact on hundreds of families and individual lives on our neighborhood and community. Thank you for your time and attention.

Andre DeMarco
921 E. Colter Street

From:	Maggy- Margaret Haugen
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	RE: Z-27-22-6 Zola North Central
Date:	Thursday, August 25, 2022 7:11:10 PM

Dear Chairman Stewart and Camelback East VPC Members

As President of the Imperial Plaza Condominium Association, we express our concerns about the proposed project, some of which were also stated as concerns by the Phoenix Planning and Development staff* and the Phoenix Streets Department*:

1. *Height (60') and density (189 units on 2.55 acres with 80% lot coverage) is not aligned with the City's General Plan (adopted in 2015) and is out of character with the surrounding neighborhood.
2. *Setback on 7th St. (20'), Colter (15') and North and East property (0) , are not aligned with the City's General Plan) and are out of character with the surrounding neighborhood.
3. *Ingress/egress is on Colter rather than 7th St.
4. *Landscape is not adequate to meet City standards.
5. Traffic will increase on Colter going east and west, negatively impacting Imperial Plaza Condominium Association/Kensington HOA.
6. Traffic will increase on 8th Pl, which in areas is only one lane, south of Colter.
7. There is a school bus stop, at the corner of 8th Pl and Colter. The increased traffic will present a danger to the children.
8. Units with patio/doors with direct access to Colter will encourage resident parking on Colter.
9. Inadequate guest parking on Colter will force parking on Colter.
10. The 5-story parking garage will negatively affect our 2 story multifamily condominiums.
11. The trash compound at the southeast end of the property will negatively impacting Imperial Plaza Condominium Association/Kensington HOA.
12. A 60-foot-tall building within 15 feet of 7th St. will block the open view corridor that is typical on 7th St.

Sincerely,
Margaret Haugen President
Imperial Plaza Condominium Association/Kensington HOA
emeraldmaggy@hotmail.com

From:	Craig King
To:	Sarah Stockham
Cc:	Council District 6 PCC; Craig King
Subject:	Z-27-22-6 Zola North Central
Date:	Friday, August 26, 2022 5:08:56 PM

Dear Chairman Swart and Camelback East VPC Members:
I am opposed to the rezoning request proposed for the property on the Northeast corner of 7th Street and Colter to increase the height from the current zoning of 30 feet to 60 feet, to change the set-backs, and to increase the density from 17 units per acre to 78.50 units per acre.
The developer's rezoning plans show no regard for the character of the neighborhood that the residents have worked hard to maintain since it was initially established in the late 1800s.
The developer wants to increase the density to increase their profit potential- their plans show they have no regard for the negative changes they will cause to the neighborhood. As soon as they can, they will sell the property and leave the members of the neighborhood to live and deal with a building that does not fit with the neighborhood. A property of this density will result in increased traffic that will change traffic patterns and disrupt nice quiet neighborhoods. Inadequate parking for the apartment residents and their guests will result in street parking by the residents and their guests that is likely to increase accidents in the neighborhood.
The current zoning was established to maintain this neighborhood in its current character.
I expect that the developer has paid "experts" to show that the rezoning of the property will not negatively impact the neighborhood. Please be aware that any "experts' who stated that the zoning change would have a negative impact were not hired to produce a report. As a result, any "expert" report provided by the developer should be viewed with skepticism.
My request to you is to allow the residents of the neighborhood to maintain the character that they have worked hard to preserve by denying the rezoning request.
Thank you

Craig King
301 E. Wagon Wheel Drive

Phoenix, AZ 85020

From:	Diane Peterson
To:	Sarah Stockham; Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Friday, August 26, 2022 4:13:14 PM

Dear Chairman Swart and Camelback East VPC Members

I live in the neighborhood that would be directly impacted by this project and I am STRONGLY opposed to it. I believe the variance from the current character of the neighborhood would negatively impact our property values. As a dog walker I am also very concerned about the increased flow of traffic. I would contend that a higher rise type of building is more suited for the midtown or downtown area. I would be happy to discuss this with anyone that may desire such a conversation. Thank you,

Diane Lees
1038 E Georgia Ave, Phoenix, AZ 85014
602-363-5605

From:	mel chase
To:	Sarah Stockham
Cc:	council.district6@phoenix.gov
Subject:	Re: Z-27-22-6 Zola North Central
Date:	Friday, August 26, 2022 4:21:13 PM

Dear Chairman Swart and Camelback East VPC Committee:

After reviewing a copy of the documents submitted to the city for the subject project, I want to oppose approval of the rezoning on the basis of the negative impact the project would have on our neighborhood. The height of the proposed building, the density of lot coverage and setbacks, and the amount of traffic that will be dumped on neighborhood streets will not be compatible with our surrounding area.

As a 60-year resident of the immediate neighborhood, I feel a development more aligned with the current developments in the area would be more appropriate.

Sincerely, Melvin G. Chase
1037 E. Oregon Ave.
Phoenix, AZ. 85014

From:	Mary Crozier
To:	Sarah Stockham
Subject:	ZA-27-22-6 Proposed PUD at 7th St and Colter
Date:	Friday, August 26, 2022 10:36:52 AM

Dear Ms. Stockham and members of the Camelback East Village committee:

I am writing this letter to you on behalf of the Board of Directors of the North Central Phoenix Homeowners Association (NCPHA) and the 2500 properties within the NCPHA boundaries.

We are adamantly opposed to the proposed zoning changes to the 2 parcels at 7th Street and Colter from C-2 to PUD. These parcels, under the current zoning, already allow for multifamily housing that is the appropriate density and height to this area.

Not only is this proposed PUD not allowed within the City of Phoenix's General Plan, but there is no good reason to change the underlying zoning to allow for such egregious and inappropriate requests beyond the scope of the existing multifamily uses.

We are exceedingly disappointed that the developer's representative did not reach out to our organization as recommended by the Planning and Development department back in January 2022. It was nearly 6 months later that we met, expressed our concerns with the project, and made recommendations for a more collaborative design. Our concerns and recommendations echo that of the Planning and Development department in respect to height, density, setbacks and ingress/egress and the negative impacts such an inappropriate design will have on the adjacent neighborhood.

As you know, the NCPHA has a strong reputation in supporting new development and working collaboratively with developers to create the best projects for all parties concerned. Unfortunately in this case, neighborhood feedback has been ignored and no outreach has occurred with the developer or the developer's representative since June 23.

As a result, we are now being forced to strong oppose the project as it is currently designed. New development should be required to be contextual to the adjacent area and this proposed PUD is clearly not. The proposed project of this size and scope would be ideal south of Camelback and along the TOD.

Please do not vote to support this proposed PUD as it will set a dangerous precedent for future inappropriate development in North Central.

Thank you very much.

Sincerely,

Mary L. Crozier
President
North Central Phoenix Homeowners Association

From:	MaryBeth Groseta
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Fwd: Z-27-22-6 Zola North Central
Date:	Saturday, August 27, 2022 7:55:32 AM

See content

---------- Forwarded message ---------
From: **MaryBeth Groseta** <mbgroseta@gmail.com>
Date: Fri, Aug 26, 2022, 3:50 PM
Subject: Z-27-22-6 Zola North Central
To: Francie Lloyd <lloyd.francie@gmail.com>
Cc: MaryBeth Groseta <mbgroseta@gmail.com>

I am a resident of 18 years living on Colter Street between 12th Street and 7th Street. My sister and I live together, and are both natives of Phoenix, Arizona. We are in our early 70s and are very familiar with this area, the Phoenix area and how it is grown, and what we see is good or not good for our area and neighborhood.

1) COLTER STREET IS VERY CROWDED already. There are numerous apartment buildings going up everywhere you look, many many within a 3-mile radius of our neighborhood.
Colter Street, our street, is a very CROWDED street currently.

.. THERE ARE a MINIMUM of 6 SETS OF APARTMENTS /Small Condo Units BETWEEN 7TH STREET AND 10TH STREET ALREADY!

.. there are a massive number of apartments on Colter between 12th Street and 16th Street.

.. The residents of these apartments and the single dwelling homes obviously use Colter as their " through" street. Even with the speed bumps, there is much traffic on this road simply because the residents and regular traffickers know this is a straight way through from 7th Street to 16th Street.

.. The auto dealerships on Camelback, which you know are numerous, use Colter to test drive their vehicles. Even the transporters with numerous vehicles come down our street because it's fairly wide.

.. there are lots of kids on this street and lots of grandparents who take care of their grandkids on this street and it's already difficult keeping the children safe with so much traffic going on.

.. If you add more cars to this street, you endanger pedestrians who use this street daily for walking their baby strollers, their children, their dogs, and riding their bicycles. There are a large number of disabled and elderly people who walk on this street, with walkers, wheelchairs, motorized units and canes. These individuals are slow and cautious in moving around. Driving a car, we have to be much more careful when we see them out getting their exercise.

.. when there are parades, Colter is the street, on the east side of the parade route, that lines up

cars on both sides of the street for a mile.
We can barely navigate through the street to get in and out of our driveways.

2). The LOCATION and SIZE is a definite negative.
A 200 unit apartment complex is better suited in a larger upscale area not on a street already populated with apartment buildings and crowded conditions. Although the architectures and planners have done a semi nice job with the planning and pictures, this facility is a monstrosity for a neighborhood such as Colter and 7th Street. Five stories...hello, this huge complex does not work here in our lovely neighborhood. This is a lower to middle class neighborhood. We don't need luxury apartments in this neighborhood. Folks that can afford more than what we offer here in this Colter area, can easily go someplace else to pay higher rents. Tons of people that we know cannot afford even a modest apartment, much less a luxury apartment, where rent is going up regularly. Let's get real.
They simply need to find a more suited location for this type of planning structure.

3) There will not be enough PARKING for all the residents that will have vehicles. We know from friends and family who live in these types of apartment complexes, many of them end up having to park in the street. You have situations where there are roommates living together, family living together, older kids who drive. Those folks will only have the capability of parking on the street. PLEASE, LOOK AT THE CURRENT SITUATION ON OUR STREET.
THE LARGE APARTMENT COMPLEXES ON COLTER AND 7TH STREET, BOTH NORTH AND SOUTH, ALREADY USE THE STREET FOR EXCESS PARKING. IT IS JAM-PACKED ALL THE TIME!

4). In the documentation explaining the project, there are numerous references to how this proposed complex would be absolutely advantageous for PEDESTRIAN MOVEMENT. We have been watching pedestrian movement on every street in Phoenix for 60 years. In the summer, of course, there's hardly anyone walking except homeless people, kids getting home from school from the bus stop, a few others taking the bus, etc. Even in the winter, the foot traffic is very low except for the group's noted.
Even in the areas where there are complexes, such as the proposed one, there is very little foot traffic, unless their walking to a convenience store, etc. Bashas, is located on 7th Street and Missouri. There are a few establishments on 7th Street in this area, but not many. People take their cars. This one Zolo Complex is not going to change the preference, for six to seven months of the year it's too hot to walk unless you have to... And in the winter months they don't switch over to all of a sudden walking.

5) The more people you add to a neighborhood, the more CRIME you have. There are more places for suspect individuals to get into trouble. Certainly, with your planning, it is important to look at the number of people, the number of cars, the number of activities that go on in one area. Just adding something that might look beautiful someplace else and have lots of nice amenities, doesn't mean it's good for an area such as ours with all of the challenges currently faced in the Colter neighborhood..

6). We definitely DO NOT want the ZONING changed from C-2 to PLAN UNIT DEVELOPMENT!
THE ZONING NEEDS TO REMAIN C-2, INTERMEDIATE COMMERCIAL.

Well, that's all I can think of for right now. But I think these are the most important points.

IF MY SISTER AND I THINK OF ANY OTHERS, WE WILL SEND ANOTHER EMAIL..
I appreciate the time and effort that it's gone into putting this project together. My recommendation is to pick up the whole kit and caboodle and find a different place for it. It certainly does not belong on Colter and 7th Street or in this vicinity.

Thank you for hearing our thoughts and concerns on this matter.

MARY BETH GROSETA
1032 E Colter St, Phoenix, AZ 85014
mbgroseta@gmail.com
Resident, 18 years.

From:	Tracy Schultz
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Saturday, August 27, 2022 11:06:39 AM

Dear Chairman Swart and Camelback East VPC Members,

First I want to thank you for taking the time to read and consider our concerns on this matter. My name is Tracy. I am a mother of two toddler boys. My husband and I have lived in the neighborhood for 6 years now and we love it!!! We love our neighbors!!! What I am not loving is the traffic. Colter, just over a few years, has really picked up in "through" traffic. Our current speed bumps are inadequate and most of Colter does not have sidewalks. Speed limit is 25 which is often ignored. My concerns are that if an apartment building of that size with inadequate parking is added to our lovely neighborhood as is, it is going to turn Colter into a nightmare for pedestrian traffic. The pedestrian traffic consists of elderly, families with very small children, disabled, runners, families walking their dogs, and bike riders of all sorts and ages. This gives me high anxiety thinking about the increased speeding traffic!! The current traffic situation is really, really bad! This neighborhood has enough apartment style living currently. Would very much like to keep it that way. I would much rather see businesses go in.

Some more concerns are crime related. I feel this is a safe neighborhood but adding more people increases the likelihood of more illegal activity of all sorts. We have worked really hard to make our home just how we dreamed!!!! My husband owns his business and has earned everything we have. I would not take too kindly to anyone trying to steal, damage, or hurt my property and family. I feel that adding Zola North Central will be stealing from my family's experience of walking and riding our bikes to get popsicles, coffee, and lunch or dinner as we will not have safe and easy access to roadway and sidewalks that barely exist as is. Colter is not wide enough for more vehicle traffic. Adding Zola will damage views for some. Some parts of the area you can get a great view of Camelback Mountain and Piestewa Peak. Adding Zola will hurt the existing homeowners equity. My family strongly feels that the current C-2 zoning should remain! Please do NOT change to PUD! Projects should follow the current zoning restrictions that are in place.

I really feel that a fair and honest assessment of the current and future state of Colter St. has NOT been made or considered. This project does not make sense. It should be re-evaluated and considered for another area of town. If this project does go through, it should stay within the current zoning restrictions. Please for the safety of current residents, young and old, do not build Zola. I want my children to grow up in a neighborhood that they can be safe in. Again, I thank you for taking the time to hear and consider our concerns.

Proud resident of Colter Commons,
Tracy Donow
1044 E. Colter St.

From:	Linda Gruber
To:	PDD Long Range Planning
Cc:	Frank Gruber; Linda Gruber
Subject:	Item #3: Z-27-22-6
Date:	Tuesday, August 30, 2022 1:28:04 PM

City of Phoenix Planning & Development:

As both a Traffic Safety Specialist and a user of 7th Street in the Colter area, I would like to register **my opposition** to the proposed zoning change being requested by the Zola North Central PUD.

The traffic increase will be significant if 200+ dwelling units are added by Zola to this neighborhood as the units will equate to an estimated 200 to 400 additional motor vehicles in this confined space.

Further, the building's parking lots and nearby streets will need to provide parking for these vehicles, thereby adding traffic congestion, and risk for the current neighbors and new residents as well as pedestrians, bicyclists, and other vehicle operators passing through this area, doing so on an already high trafficked street.

At a time when cities like Phoenix are making plans to reduce vehicle/pedestrian/bicycle conflicts as advocated by Janette Sadick-Khan and the National Association of City Transportation Officials, putting a high number of additional vehicles and their requisite parking places in a limited space is *not* good urban street design nor a safe living environment.

Respectfully,
Dr. Frank J. Gruber IV
7222 N. 22nd St.
Phoenix, AZ 85020
frankgruberiv@gmail.com
815/751-2012

From:	John Lierman
To:	Sarah Stockham; Council District 6 PCC
Subject:	RE: Z-27-22-6 Zola North Central
Date:	Wednesday, August 31, 2022 10:11:18 AM

Dear Chairman Swart and Camelback East VPC Members:
I am a resident of the Windsor Square Historic District and I oppose the proposed development referenced above. Specifically, I oppose re-zoning the property at North 7th Street and Colter from C-2 to PUD, a silly, even disastrous, idea.

When I purchased my home in Windsor Square I did so partly because of attractions of the North Central Phoenix area that will be negatively impacted by the proposed development, which departs from the long-view, open sky architectural philosophy that predominantly guides other development in the area. It is, in that sense, an eyesore negatively affecting neighbors like me. The developer's PUD development narrative degenerates into something of a sick joke on page 5 when it claims, of the existing development on the parcel, that it "no longer complements the context of the area as it redevelops," immediately after having observed that development of the area is already well-established. Thus, the developer inadvertently betrays the fact that its planned development would substantially alter the existing, established, aesthetically attractive and sustainably livable neighborhood fabric, damaging it for generations to come.

This candid admission by the developer is amplified on the following page, page 6, by the statement that the Zola plan would " further diversify the availability of housing types and density ranges in the immediate surrounding area." This is pure spin, characterizing the disruption and destruction of an existing fabric of community and neighborhood as its "diversification." See also the telling remark on the top of page 7 about "reinventing" the area--an area that quite obviously does not require reinvention.

The proposed development is too far from the City's light rail system to make sense. The developer admits this (on page 6). I have attended past presentations by the City on its plan for development following the light rail, as well as for the Central Corridor (7th Street, Central, and 7th Avenue), and everything I heard pointed toward preservation of existing neighborhood values alongside commercial and high-density residential development in proximity to the light rail network. The planned development is a deviation from that longstanding plan and commitment. It belongs downtown, not uptown, and not on the proposed parcel.

Already we see significant cut-through traffic between 7th Street and Camelback, between Camelback and Central Avenue, and (possibly, I don't follow people) between 7th Street and Central. The proposed development will certainly increase that traffic.

Glance at the photographs concluding the developer's presentation and then kindly take time to drive through the area as it exists now. You will see how the structure the developer proposes would instantly become the dominant architectural feature

within a half-mile radius of the site, constituting a substantial and negative deviation from the character of the area affecting everyone in that radius. A development like this would make sense at the corner of Central and Indian School, or 7th Avenue and Camelback. It makes no sense whatsoever at the proposed site.

I urge you not to deviate from the City's longstanding commitments, via zoning. I urge you to reject the proposed zoning change.

Very truly yours,
John Lierman
22 East Medlock Drive

From:	Diane
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Thursday, September 1, 2022 3:40:29 PM

Dear Chairman Swart and Camelback East VPC Members,

I oppose the proposed PUD at 7th St. &Colter. It will add to traffic congestion, is out of context with surrounding neighborhood and, is not aligned with the City's General Plan. It will take away any character we are trying to preserve in our community, which I am sure the developer doesn't care, as long as they can get their building up, and they can move on.

Please don't let out of state developers come in and ruin what we are trying to preserve for our community. The height, density and set backs of their proposal are not aligned with the City's General Plan. We don't want the openness of 7th St. taken away with the 60' height proposal. Don't let them get away with doing what they want, without listening to the community or following the original zoning.

It's already getting crazy here with these developments. We don't want to turn into another Los Angeles. Please listen to the community!

Diane Alston

Sent from my iPad

From: Greg Hon
To: Sarah Stockham
Subject: RE: Z-27-22-6 Zola North Central
Date: Thursday, September 1, 2022 4:30:38 PM

Dear Chairman Swart and Camelback East VPC Members

1. This parcel is currently zoned for multi-family development and why does the developer need egregious exceptions in height, density and setbacks vs. what is currently allowed
2. Ingress/Egress solely off of Colter will create traffic congestion, safety hazards especially in light of the future changes on Colter to be multi-modal.
3. If approved this will completely change the character of Uptown No. Central with the excessive height and density
4. The requested zero setbacks will negatively impact the property values of the condos to the east, as well as a enormous parking garage
5. Collaborative efforts to work with the developer and the developer's representative have been ignored
6. We are not against new development but this proposed PUD is in violation of the General Plan and is out of context with the surrounding neighborhood.

Thank you for your continued support in protecting the integrity of North Central.

Regards,

Greg Hon

From:	Jennifer Thinnes
To:	Sarah Stockham; Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Thursday, September 1, 2022 3:52:52 PM

Dear Chairman Swart and Camelback East VPC Members,

I am writing to voice my opposition to the proposed PUD on 7th Street and Colter.

This parcel is currently zoned for multi-family development and why does the developer need egregious exceptions in height, density and setbacks vs. what is currently allowed

Ingress/Egress solely off of Colter will create traffic congestion, safety hazards especially in light of the future changes on Colter to be multi-modal.

If approved this will completely change the character of Uptown No. Central with the excessive height and density

The requested zero setbacks will negatively impact the property values of the condos to the east, as well as a enormous parking garage

Collaborative efforts to work with the developer and the developer's representative have been ignored

We are not against new development but this proposed PUD is in violation of the General Plan and is out of context with the surrounding neighborhood.

Thank you for your continued support in protecting the integrity of North Central.

Jennifer and Ben Thinnes
6040 N 2nd Ave Phoenix AZ 85013

From:	Kal Miller
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Thursday, September 1, 2022 3:05:21 PM

Dear Chairman Swart and Camelback East VPC Members:

It is my understanding that a developer wishes to change the zoning for building to be constructed on the corner of Colter and Seventh Street. There are currently rules on the books to govern this proposed construction. FOLLOW THEM!!! Apparently negotiations with the developer have gone nowhere and they want exceptions to current height, density, and setback rules currently approved by the City of Phoenix. What the developer wants will create additional traffic congestion, change the character of uptown North Central, and impact the property values of the surrounding area. This proposed PUD is in violation of the General Plan on the books. Developers cannot just come in here and do whatever they please just because they want to. If there was some overriding justification for the changes, that is another issue. There are apparently none stated. Go by the rules or take the building elsewhere! It is the responsibility for the city to support the integrity of North Central and not the whims of some developer.

Kal Miller
North Central Resident

From:	rhodges974@aol.com
To:	Sarah Stockham
Cc:	rhodges974@aol.com
Subject:	PROPOSED ZONING CHANGED FOR PARCEL AT 7TH STREET AND COLTER
Date:	Thursday, September 1, 2022 3:03:21 PM

I have lived in North Central Phoenix area since 1967 and have always loved its suburban ambience, particularly the many almost-traffic-free streets and the segregation of high-density construction and traffic in limited areas.

The proposed zoning change for the parcel at 7th St. and Colter, which would allow the builder to exceed the current and longtime legal restrictions, build buildings of ridiculous height, and create unwanted traffic congestion, adding many safety hazards is TOTALLY UNACCEPTABLE!

I urge you in the strongest terms to reject this proposal and vote NO!!!

Cordially,

Karen C. Hodges
515 West Belmont Avenue
Phoenix 85021

From: Larry Whitesell
To: Sarah Stockham
Subject: Oppose Z-27-22-6 Zola North Central OUD
Date: Thursday, September 1, 2022 9:05:53 AM

Dear Chairman Swart and Committee Members –

This email states the reasons that I am opposed to the application for the Zola North Central PUD (Z-27-22-6). In short, there is no valid reason, based on the betterment of the neighborhood and overall community, for the subject site to be zoned PUD. The parcels are not oddly shaped, of two or more zoning designations, a problematic location, or any other factor that might justify a PUD.

In addition, these parcels can be developed using the existing C-2 zoning designation and still provide goals stated in the applicant's narrative: More housing inventory, more patrons for local businesses including restaurants, and more pedestrian friendly.

Using the existing zoning will also comply with the General Plan provision of preserving neighborhood character and certainty (General Plan, pgs 104-108).

At the informational presentation in June, Mr. Wood stated in rebuttal:

1. There is a crisis in housing
   However, on August 25, 2022, AzFamily News reported that Phoenix is nearly halfway to the goal of creating 50K housing units by 2030, but that most of the new housing has been market-price housing (16,776 units) not affordable (960 units). This proposed project does not contribute to the variety in housing types that the narrative states.
2. The subject site is appropriate for high density housing because 7th St is a major arterial
   However, Colter is not. It is a minor collector street at best. It is not like 7th and Camelback (major arterial), or even 7th and Missouri (arterial). According to the Phoenix Traffic Engineering Department, Colter is being planned as a segment of the multimodal network. Yet, the development has not heeded the directive, "There shall be no permitted vehicular access to Colter Street." (1st and 2nd narrative review)
3. The size of the parcel, cost of land, labor and materials requires this density
   However, Mr. Wood stated during the first neighborhood meeting that "The Applicant is paying a premium price for the property with the understanding that the property will be fully entitled for the development of the Project upon closing." (1st Neighborhood Meeting notes written and submitted by Mr. Wood) Apparently, the applicant made the assumption, or was given assurance, that this proposal would be "green-lighted" through the approval process. How could the applicant have enough "understanding" to assume the risk of paying a "premium price for the property?"

Throughout the application process, this proposed project has referenced the Walkable Urban Code. (2nd Narrative Submission, March 30, 2022, pg 6) It is clear

that Mr. Wood believes that this project is better suited for areas within the boundaries of Transportation Oriented Districts. On that we can agree.

Please carefully consider these comments among the many others that have been submitted by neighbors who oppose this out of character project.

Thank you,

Larry Whitesell, Co-chair
the PEAK NA
602-370-8453

From:	Monica Osselaer
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Thursday, September 1, 2022 3:17:44 PM

Dear Chairman Swart and Camelback East VPC Members,

As a North Central home owner, we are concerned, this parcel is currently zoned for multi-family development and why does the developer need egregious exceptions in height, density and setbacks vs. what is currently allowed.

Ingress/Egress solely off of Colter will create traffic congestion, safety hazards especially in light of the future changes on Colter to be multi-modal.

If approved this will completely change the character of Uptown No. Central with the excessive height and density.

The requested zero setbacks will negatively impact the property values of the condos to the east, as well as a enormous parking garage.

Sincerely ,
Monica Osselaer
North Central Homeowner

From:	Sue Rhoads
To:	Sarah Stockham
Cc:	Mike Freret; Andy Rogers; Anna Lee Speer; Larry Whitesell
Subject:	Opposition Petition r/t Zola Central-Petitions
Date:	Thursday, September 1, 2022 8:27:03 AM
Attachments:	9-1-2022 Opposition Petitions to current date.pdf

Please include the attached signed opposition petitions in the upcoming 9/6 Camelback East Village Planning Committee Meeting representing the voice of approximately 180 neighbors that would be **negatively** impacted by this project. We will continue our petition drive through and up to the November 2nd City Council Hearing in order to provide neighbors a voice in this important decision that will impact adjacent neighborhoods for **many years** to come, in addition to setting a **trend for future** building/development projects.

Thank you for your consideration.

Sincerely,

Sue Rhoads

5129 N. 6th Street

(602) 531-1066

Census Tract:
1076.01/ QS Map 19-29/Zoning Map

PETITION IN OPPOSITION TO ZOLA NORTH CENTRAL

Z-27-22-6

A Signature represents opposition to the application to amend zoning ordinance located northeast corner of 7th Street and Colter Street from C2 to PUD as currently proposed. Opposition is based on height, density, setbacks encroaching on city streets (7th Street and Colter), and overall lack of harmony with the surrounding neighborhoods.

	DATE	PRINT NAME	SIGNATURE	ADDRESS	INFORMATION
1	8/25/22	Timothy Turner	Timothy Turner	32 E ORANGE Dr Phx 85012	
2	8.25.22	KENT SEACAT	Kent Seacat	31 E. Orange Dr. Phx 85012	
3	8/25/22	Regina Seacat	Regina Seacat	31 E Orange Dr Phx 85012	
4	8/25/22	Enrique Fernandez	Enrique Fernandez	9 E ORANGE DR. Phx 85012	
5	8/25/22	Jeff Willmore	Jeff Willmore	10 E Orange Dr Phx 85012	
6	8/25/22	Gail Willmore	Gail Willmore	10 E. Orange Dr Phx 85012	
7	8/25/22	Elizabeth Postma	Elizabeth Postma	248 E Orange Dr Phx 85012	
8	8/25/22	STEVE POSTMA	Steve Postma	248 E. ORANGE DR. PX 85012	
9	8/28/22	Dana Day	Dana Day	231 E Orange Dr Phx 85012	
10	8/28/22	Dolly Emmett	Dolly Emmett	5316 N. 9 St. Phx 85014	
11	8/28/22	Susan Williams	Susan Williams	5316 N 9 St Phoenix 85014	
12	8/28/22	Pam Virgil	Pam Virgil	930 E Vermont Ave Phoenix 85014	
13	8/28/22	Ryan Civic	Ryan Civic	5512 N 9th St Phoenix AZ 85014	
14	8/28/2022	Kristin Zenk	Kristin Zenk	5320 N 9th St Phoenix, AZ 85014	
15	8/28	Helene Hurt	Helene C. Hurt	926 E. Vermont Av. Phoenix 85014	
16	8/28	Chris Virgils	Chris Virgils	930 E. Vermont Ave. Phoenix, 85014	
17	8/28	Stewart Heed	Stewart Heed	926 E Vermont Ave Phx 85014	
18	8/28	Joy Fishleder Varma	Joy Varma	221 E. Orange Drive Phoenix, AZ 85012	
19	8/28	Lindre Fishleder Varma	Lindre Varma	221 E. Orange Dr Phx, AZ 85012	
20	8/28	Andy Stone	Andy Stone	252 E. Orange Dr Phx, AZ 85012	

Census Tract:
1076.01/ QS Map 19-29/Zoning Map

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	DATE	PRINT NAME	SIGNATURE	ADDRESS	INFORMATION
1	8/28	Andrea Stone	Andrea Stone	252 E. Orange Dr. Phx, AZ 85012	
2	8/28	Mary Joan Mumby	MARY JOAN MUMBY	241 E ORANGE DR AK AZ 8512	
3	8/28	Leslie Nolander	Leslie Nolander	309 E. Orange Dr AZ 8512	
4	8/28	JASON NOLANDER	Jason Nolander	309 E. Orange Dr AZ 85012	
5	8/28	James Rolstead		317 E Orange Dr Phx, AZ 85012	
6	8/28	Deanna Rolstead		317 E Orange Dr Phx AZ 85012	
7	8/28	[illegible]		339 E Orange Dr.	85012
8	8/28	Leo E. Maxwell	Leo Maxwell	347 E. Orange Dr.	85012
9	8/28	Paige Raetz		347 E. Orange Dr.	8502
10	8/28	Nancy Maxwell	Nancy Maxwell	347 E. Orange Dr	85012
11	8/29	CRAIG MACHEN		354 E ORANGE DR	85012
12	8/29	Brooke Machen		354 E. Orange Dr.	85012
13	8/29	Jodi Long		350 E. Orange Dr.	85012
14	8/29	Don Long		350 E. Orange Dr.	85012
15	8/29	Tamara Long		350 E Orange Dr	85012
16	8/29	Nancy Long	Nancy Long	350E. Orange Dr.	85012
17	8/29	Rae Ann Long	Rae Ann Long	350 E Orange Dr	85012
18	8/29	Timothy Thomas		334 E Orange Dr	85012
19	8/29	Christa Sevens		314 E. Orange Dr.	85012
20					

Census Tract:
1076.01/ QS Map 19-29/Zoning Map

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	DATE	PRINT NAME	SIGNATURE	ADDRESS	INFORMATION
1	8/23/22	~~Becky Hughes~~	~~BHughes~~	~~515 E. Mel~~	
2	8/23/22	Rebecca Hughes	RHughes	515 E. Medlock Dr.	
3	8-24-22	Jennifer Hughes		515 E. Medlock Dr	
4	8/24/22	PATRICIA HUGHES	PatriciaKHughes	1138 E. COLTER	
5	8/24/22	SANDRA A. HUNTER	Sandra A. Hunter	502 E. MEDLOCK DR.	
6	8/24/22	CRISTIN DUERINCKX		525 E MEDLOCK DR	c.inckx@gmail.com
7	8/24/22	MICHAEL DUERINCKX		525 E. MEDLOCK DR	info@inckx.com
8	8/24	Jenny Mason		529E. MEDLOCK DR	jmcguirk@gmail.com
9	8/25	Robert Benkema	RobertBen	345 E Medlock Dr	robertbenkema@mac.com
10	8/25	Ken Moesran		345 e medlock Dr.	kenmoseraa@gmail.com
11	8/25/2022	Suzanne Dolver		346 E. Medlock Dr.	
12	8/25/22	Stan Watts	Stan Watts	346 E Medlock Dr	
13	8/25/22	Carly Smith Caniglia		334 E. Medlock Dr.	carlymariesmith@gmail.com
14	8/25/22		Joe Cobler	330 E Medlock Dr	joe.cobler@gmail.com
15	8/25/22	Jesse Keeler		321 E MEDLOCK DR	JESSE.KEELER@gmail.com
16	8/25/22	Lindsay Keeler		321 E Medlock Dr	
17	8/25/22	Roxanna Patterson		203 E. Medlock Dr.	roxannapearl@gmail.com
18	8/25/22	Alex Delgadillo	Alex Delgadillo	203 E. Medlock Dr.	
19	8/25/22	Laura Corbin		211 E. Medlock Dr	corbinfreriehs@gmail.com

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Census Tract:
1076.01/ QS Map 19-29/Zoning Map

PETITION IN OPPOSITION TO ZOLA NORTH CENTRAL

Z-27-22-6

20	8/25	Jennifer Jensen		241 E. Medlock Dr. Phx AZ 85012	
21	8/25	Michelle Khazai		340 E. Medlock Dr. Phx AZ 85012	
22	8/25	Amanda Bull		510 E. Medlock Dr. Phx AZ 85012	
23	8/25	Sebastian Cole		510 E Medlock Dr. Phx AZ, 85012	
24	8/26	Michael Fischer		18 E. Colter St, Phx, AZ 85012	
25	8/26	Judy Jurkat		427 E. Georgic Phx Az 85012	
26	8/27	Jane Smith		226 E. Medlock Dr.	Phx 85012
27	8-27	Del Smith		226 E Medlock Dr	Phx 85012
28	8/27	RANDY WEISS		5334 N LA PLAZA CIR	Phx 85012
29	8-27	Christopher Ramsey		233 E Pasadena Ave	ramsey1930@gmail.com
30	8-27	Maureen Tuskai		251 E. Medlock	Phx 85012
31	8/29	Mark Erwin		322 E. Medlock Dr	Phx 85012
32	8/29	V. Maureen Mackey		316 E. Medlock Dr	Phx 85012
33	"	Mike Mackey		316 E. Medlock Drive	Phx 85012
34	8-29	MICHELLE TREMBLAY		236 E MEDLOCK DR	PHX 85012
35	8/29	Benjamin Forgeon		214 E. Medlock DR	PHX 85012
36	8-29	~~Liz~~			
37	8-29	Elizabeth Eells		210 E. Medlock Dr	Phx 85012
38	"	James Eells		210 E. Medlock Dr	Phoenix 85012
39	8-29	JESSICA CLARK		5534 N. 4th St	85012
40	8/29	Charlie Clark		5534 N 4th St	85012

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Census Tract:
1076.01 QS Map 19-29/Zoning Map

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	DATE	PRINT NAME	SIGNATURE	ADDRESS	INFORMATION
1	[redacted]	Robert Falk		220 E. Oregon Phoenix AZ	
2	[redacted]	KENNETH JANUSZEWSKI		57 E. OREGON PHX AZ	
3	[redacted]	Emily Groh		5131 N. 6th St. Phx AZ	
4	[redacted]	Vicki Hersh		39 E Oregon Ave PHX	
5	[redacted]	BEN WILLIS		35 E, OREGON AVE PHX, AZ	
6	[redacted]	CORA PEREZ		30 E Colter St Phx 85012	
7	[redacted]	MARY PAROT		34 E COLTER ST PHX, AZ 85012	
8	[redacted]	Barry Oleksak		35 E. Colter St Phx, AZ 85012	
9	[redacted]	JEFFREY JUDDS		35 EAST COLTER STREET PHX AZ 85012	
10	[redacted]	Hideto Tsujimura		48 E Oregon Ave, Phoenix, AZ 85012	
11	[redacted]	Jeffrey Long		48 E OREGON AVE PHX, AZ 85012	
12	[redacted]	Sean Gundersen		208 E Colter, St. Phx #2 85012	
13	[redacted]	Tim Clino		5132 E 2nd Street 85012	
14	[redacted]	Sarah Tobiason		214 E. Colter St 85012	
15	[redacted]	Sarah Schantz		230 E Colter 85012	
16	[redacted]	[illegible]		232 E Colter 85012	
17	[redacted]	CHARLES SWAN		538 E. COLTER ST.	
18	[redacted]	Alex Meyers		693 E. COLTER ST	
19	[redacted]	RYAN MILLER		244 E PASADENA AVE	
20	[redacted]	KEN FURTADO		250 E PASADENA AVE.	

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	DATE	PRINT NAME	SIGNATURE	ADDRESS	INFORMATION
1	8/24	Nancy Paisley	Nancy Paisley	50 E. OREgon Ave Phx AZ	paisleyhook@cox.net
2	8/24	William C Paisley		50 E. Oregon Ave Phx AZ	
3	8/24	Dorothy Castillo	Dorothy Castillo	56 E Oregon Ave Phx	
4	8/24	COURT HOOD		15 E COLTER ST.	
5	8/24	JONATHAN SMITH		17 E COLTER ST	
6	8/24	JOHN B. HOWARD	JBHoward	17 E. COLTER ST.	
7	8/24	CALVIN VANCE	Calvin Vance	29 E. COLTER	
8	8/24	Susan H Hildrich	S H Hildrich	33 E Colter St	
9	8/24	BRUCE HENSHAW		46 E COLTER ST	
10	8/24	Jennifer McGuire Henshaw	Jennifer McGuire Henshaw	46 E Colter St.	
11	8/25	CLARK T. PRICE		303 E. COLTER	
12	8/25	OSCAR TORRES		501 E. Colter	
13	8/25	Kristin Husain	Kristin Husain	507 E Colter	
14	8/25	AKHTAR HUSAIN		507 E. Colter St.	
15	8/25	Larry Evans		601 E Colter St	
16	8/25	Dawn Dauphine	Dawn Dauphine	601 E. Colter St	
17	8/25		ARJA SHAH	693 E Colter St.	
18	8/25	Amber M. Lee		409 E. Colter St	
19	8/26	JERRY STRUNK		215 R PASADENA AVE	
20	8/26	Susannah Wearne		251 E. Pasadena Ave	

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	DATE	PRINT NAME	SIGNATURE	ADDRESS	INFORMATION
1	8/22	Mary Crozier	Mary L Crozier	24 W. Camelback Rd.	info@nepha.org
2	8/22/22	Anna Lee Speer		425 E Colter St	annaleespeer0633@gmail.com
3	8/22/22	Sandra Gruenow		802 E. Maryland Ave, Phx	phxmidcentur[illegible]@gmail.com
4	8/22/	Andy Rogers		650 E Colter St	andrew22rogers@gmail
5	8/22/22	Kathy Ketcham		550 E. Colter St.	KKetcham11@gmail.com
6	8/22/22	Lacey Whitesell		7120 N 20th St Phx	
7	8/22/22	Susan Rhoads		5129 N. 6th St Phx	surhoads@cox.net
8	8/23/22	Brandi Rivera		508 E. Oregon phx	Casual mom at Cox.net
9	8/23/22			508 E Oregon	
10	8/23/22	Rebaje Segesbe		720 883 2755	
11	8/23/22	Beth Ann Mangeo		427 E Oregon Ave.	
12	8/23/22	Barbara Graham	BARBARA GRAHAM	502 E. Oregon Ave	
13	8/23/22	KENNETH L GRAHAM		502 E. OREGON AVE.	
14	8/23/22	LINDA BILGAM		419 E OREGON AVE PHOENIX AZ 85012	handlb7@gmail.com
15	8/23/22	maggie Olsen		409 E. Oregon Ave AZ 85012	
16	8/23/22	TIM GOSSELIN		315 E OREGON AVE AZ 85012	
17	8/23/22	Kelli Newsome		304 E. Oregon Ave AZ 85012	Kellilyn8@gmail.com
18	8/23/22	Jennifer Delgado		232 E Oregon Ave Phoenix 85012	jhoudej@hotmail.com
19	8/23/22	James A. Teibos		207 E Oregon Ave 85012	ateibos@cox.com
20	8/23	C.G. Bates		230 E. Oregon Ave. 85012	chrisbates@cox.net

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1076.01/ QS Map 19-29/Zoning Map

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	DATE	PRINT NAME	SIGNATURE	ADDRESS	INFORMATION
1	8/25	ROBERT B. POLLOCK	[illegible]	340 E PASADENA	
2	8/25	Arlene J. Conway	Arlene J Conway	515 E Pasadena Ave	
3	8/25	Shareice Rayunas	Shareice Rayunas	501 E Pasadena Ave	
4	8/29	YVOMENE I Roose	[illegible]	5033 E N 6 St.	
5	8/29	Janie Stegall	Janie Stegall	5336 N. 6th ST.	
6	8/29	John Cronin	[illegible]	322. E. Gardenia Dr.	
7	8/29	Manjunath Kottalgi	[illegible]	5312 N. 6th St. AZ 85012	
8	8/29	Peter Carag	[illegible]	5302 N. 6th St. Az	
9	8/29	Judy Jurkowic	[illegible]	427 E. Georgia Ave	
10	8/29	HUGH KNOELL	HUGH	303 E. GEORGIA	
11	8/29	JOSEFINA KNOELL	JOSEFINA KNOELL	303 E. GEORGIA	
12	8/29	Geoffrey Knoell	[illegible]	303 E. Georgia	
13	8/29	Chuck Walton	[illegible]	201 E. Georgia	
14	8/29	Justin Betz	[illegible]	5311 N 2nd St Phx Az	
15	8/29	Lisa Bolinger	Lisa Bolinger	5315 N. 2nd St Phx AZ	
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	DATE	PRINT NAME	SIGNATURE	ADDRESS	INFORMATION
1	8/26/22	Nicholas Weaene		251 E. Pasadena Ave.	
2	08/26/22	Anne SAMYN		305 E. PASADENA AVE	
3	08/26/22	Dorinda GRILLAS		305 E. PASADENA AVE	
4	8/26/22	Michele Goldstein		351 E Pasadena Ave	
5	8/26/22	Rica A. Ketchum		550 E. Colter St.	
6	8/28/22	Patra Boosalis	Patra Boosalis	425 E. Colter St.	
7	8/29/22	Claire Haines		5305 N. 6TH ST.	
8	8/29/22	Kyle Haines		5305 N. 6th St.	
9	8/29/22	RYAN EWING		515 E GEORGIA AVE	
10	8/29/22	Sarah Ewing		515 E. Georgia Ave	
11	8-29-22	CHAD WEEKS		51 E GEORGIA AVE	
12	8/29/22	Terry Burke		231 E Georgia Ave	
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	DATE	PRINT NAME	SIGNATURE	ADDRESS	INFORMATION
1	8/29/22	Raul Salido		239 E Medlock DR	salidoraul@gmail.com
2	8/29/22	Belen Greth		303 E Medlock dr	belen.greth@gmail.com
3	8/29/22	Brock Thompson		321 E Medlock Dr	BrockThompson@cox.net
4	8.30.22	AMY Donohue		16 W Pasadena	fabulousamy@gmail.com
5	8/30/22	Greg Swezek		5145 N 2ND St	gswzek25145@gmail.com
6	8/30/22	Gina VanBuren		311 E Orange Dr.	rvanburen22@gmail.com
7	8.30.22	Mike Felien		5322 N. 2nd St.	mike.felien@gmail.com
8	8/30/22	MATTHEW NEWMAN		77 EAST MISSOURI #71	MNEWMAN7771@GMAIL.COM
9	8/30/22	JOE TREMAINE		335 EAST PASSADENA	
10	8/30	Kathlene Hansen		520 E. Medlock. Dr. 85012	
11	8/30	RAMON DELGADILLO		520 E. MEDLOCK DR 85012	
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Census Tract:
1076.01/ QS Map 19-29/Zoning Map

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	DATE	PRINT NAME	SIGNATURE	ADDRESS	INFORMATION
1	8/29/22	Kathy Sacks	K Sacks	240 E ORANGE DR PHX, AZ 85012	
2	8/29/22	Brian Sacks		240 E. ORANGE DR PHX 85012	
3	8/29	PATRICK TRYBUS	Patrick Trybus	236 E ORANGE DR, PHX, 85012	
4	8/29	NANCY ALEAMONI	Nancy Aleamoni	230 E ORANGE DR PHX 85012	
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From: Brad Hansen
To: Sarah Stockham
Cc: Alex Schlegel
Subject: RE: Z-27-22-6 Zola North Central
Date: Friday, September 2, 2022 10:10:18 AM

Dear Chairman Swart and Camelback East VPC Members,
I am opposed to this request for rezoning as presented. My primary reason for opposition is that it violates the General Plan and is out of context with the surrounding neighborhood. If approved, this will completely change the character of Uptown North Central where my business is and where I live. Efforts to work with the developer have been ignored which sends a warning sign that they have no desire to do what's best for the community. Let's send a message to all developers that this neighborhood will not tolerate trying to change current zoning for their own benefit at a cost to the community.
Thank you for continuing to protect the interest of North Central Phoenix.
Sincerely,

Bradley Hansen
Hansen Mortuary, Inc.
602.944.1561
Fax: 602.944.0302
Email: bradh@hansenm.com

From:	John Raffa
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Friday, September 2, 2022 6:53:56 AM

Greeting, Dear Chairman Swart and Camelback East VPC Members.

reasons I do not want this development to move forward.

1. This parcel is currently zoned for multi-family development and why does the developer need egregious exceptions in height, density and setbacks vs. what is currently allowed
2. Ingress/Egress solely off of Colter will create traffic congestion, safety hazards especially in light of the future changes on Colter to be multi-modal.
3. If approved this will completely change the character of Uptown No. Central with the excessive height and density
4. The requested zero setbacks will negatively impact the property values of the condos to the east, as well as a enormous parking garage
5. Collaborative efforts to work with the developer and the developer's representative have been ignored
6. We are not against new development but this proposed PUD is in violation of the General Plan and is out of context with the surrounding neighborhood.

Thank you for your continued support in protecting the integrity of North Central.

John Raffa
137 E Tuckey Ln

From:	Kiffie Robbins
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	RE: Z-27-22-6 Zola North Central
Date:	Friday, September 2, 2022 8:54:19 AM

Dear Chairman Swart and Camelback East VPC Members:

We have lived in Uptown North Central for the last 25 years, 21 of which have been in our current home. We know that development will continue, however we are absolutely opposed to Z-27-22-6 Zola North Central for a multitude of reasons. Our community continues to be an area in high demand, and new developments need to be in keeping with the current zoning restrictions.

This parcel is currently zoned for multi-family development. Why does the developer need egregious exceptions in height, density, and setbacks vs what is currently allowed?

Ingress/Egress solely off of Colter will create traffic congestion and multiple safety hazards especially in light of the future changes on Colter to be multi-modal.

If approved, this will completely change the character of Uptown North Central with the excessive height and density. The requested zero setbacks will negatively impact the property values of the condos to the east, as well as add an enormous parking garage.

Multiple neighborhood associations and community members have attempted to work with the developer over the last few months to address these issues and have the proposed complex redrawn to reflect the current zoning and have been ignored by the developer and the developer's representative. It is clear they do not wish to work with the community they wish to build in

We are not against new development but this proposed PUD is in violation of the General Plan and is out of context with the surrounding neighborhood.

We are vehemently against this PUD in its current state.

Thank you for your continued support in protecting the integrity of North Central.

Sincerely,

Kiffie Robbins

522 W Rose Lane - Phoenix, AZ 85013

602-527-0753

From:	Stan Evans
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Opposition to Z-27-22-6 Zola North Central
Date:	Friday, September 2, 2022 12:43:17 PM

We are very strongly opposed to the proposed hi-rise apartment project at 7th Street and Colter in Phoenix. We are told it is already zoned for multi-family projects, and no need to exceed the prior general plan, as it would negatively impact the historic nature of the North Central Phoenix neighborhood. With no set-back proposed, it will be totally out of context with the neighborhood. The increased height exemption totally violates the character of quiet enjoyment by existing property owners in the area. Ingress/egress proposal would create negative traffic impact. This requested exemption to existing Phoenix zoning standards should be denied.

Stanley Evans
35 East San Miguel
Phoenix, AZ 85012

From:	David Hohman
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	RE: Z-27-22-6 Zola North Central
Date:	Friday, September 2, 2022 1:00:50 PM

Dear Chairman Swart and Camelback East VPC Members,

My wife, Jennifer, and I are area residents and homeowners who are strongly in opposition to the rezoning of the property at 7th St and Colter from C-2 (Intermediate Commercial) to PUD (Planned Unit Development). We have been Central Phoenix residents since moving here in 2012. We are in our third house in the area, now also with our 4 year old son and we do love being in this part of town. Our home is near 7th Ave and Northern and I commute to the Biltmore area daily for work -- this change in zoning will impact a route in an area I travel regularly and shop/dine in frequently (both summer and winter). I read the Zola proposal and, while I appreciate the efforts of the team at Zom Living to assuage the impacts of rezoning this parcel, **I am against changing the zoning at this time.**

This is an established area that, I feel as a resident, is quite well balanced in terms of commercial and residential utilization and I would like it preserved. As our roads are already constructed and no new natural stoplight locations exist near this proposed project, my concern is that the pointed impact of this development will have a negative effect on an already busy 7th/Camelback and 7th/Missouri intersections, as well as 7th Street traffic overall. As the natural SR-51 freeway entrances for these residents will be Highland and Colter, I also believe Colter is a one-way westbound on the west side of 7th Street -- so it doesn't really offer an outlet for residents leaving the apartments. I am concerned that their traffic impact information is limited only to the immediate street front in such a urban project design. Bus service will not alleviate the traffic nor will the nearest light rail service at Central/Camelback. In short, I feel the impact of the traffic related to this apartment project is not being presented -- as if this were an apartment out in the farm fields of Gilbert -- and that is alarming in this proposal. The development of the similar Vela high-density project SE of the Camelback and 7th St intersection less than ten years ago has already added vehicular congestion to this intersection, which is a cause of traffic along both streets (especially northbound 7th on weekday afternoons). We have numerous new apartment/condo projects under construction now on 19th Ave/Camelback; 7th Ave/Camelback; Central/Camelback; and Indian School/Central -- however, this proposal differs from these projects in that there is not light rail service near the project. The neighborhood is going to absorb these impacts 100%. As this parcel is currently serving as a school campus and other plots with similar zoning are hosting successful businesses on 7th, I see no value to rezoning at this time. Especially to a five-story structure when the area is two-story at most (including the apartment complex on the south side of Colter at 7th St). We

are going to have more people coming into the area as I am sure more of these developments are unavoidable. However, with all the existing higher density construction in progress, 7th Street and Colter is not the area we need to drop in a 5-story apartment right now. I think the best course of action is to let these other projects finish; realize the impact; then reconsider such a drastic rezoning at this 7th/Colter parcel in a few years. Perhaps comparison on the impact of the Alta North Phoenix (7th Street South of Maryland) that was recently constructed would be useful to review as a real-life impacts of these zoning changes along 7th.

Thank you, David Hohman 611 W Augusta Ave Phoenix, AZ 85021

Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-27-22-6

Date of VPC Meeting	September 6, 2022
Request From	C-2
Request To	PUD
Proposed Use	Multifamily residential
Location	Northeast corner of 7th Street and Colter Street
VPC Recommendation	Approval, per staff recommendation
VPC Vote	14-2-1

VPC DISCUSSION:

16 members of the public registered to speak on this item.

Committee Member Hayleigh Crawford joined during this item, bringing the quorum to 17 members.

STAFF PRESENTATION:

Sarah Stockham, staff, provided an overview of the rezoning request, describing the location, the existing and proposed zoning districts and the surrounding uses as well as the site plan and elevations for the proposed multifamily building. Ms. Stockham shared that the proposal has received one letter of support, 78 letters of opposition, including a petition of opposition with 181 signatures, albeit staff had received a large file with about 200 letters of support from the applicant earlier that afternoon. Ms. Stockham concluded by stating staff recommends approval subject to stipulations.

Chair Jay Swart reminded participants from the public that they would remain muted until it was their turn to speak, during which each speaker would be allotted two minutes to speak. Mr. Swart urged the applicant to keep the presentation brief and to address communication with the neighborhood and any subsequent changes to the project plans.

APPLICANT PRESENTATION:

Nick Wood, representing the applicant with Snell & Wilmer, introduced himself and stated that he would limit his comments to the changes that have been made as a result

of outreach. Mr. Wood briefly introduced the site, its surrounding land uses and the surrounding neighbors that the applicant has worked with, including the Windsor Square neighborhood. Mr. Wood shared that a tour of the site with leadership from Windsor Square prompted the applicant to include the appearance of a stepback element, increase the amount of parking spaces, and construct a traffic signal at 7th Street and Colter. Mr. Wood displayed the development standards table for the project, detailing the process by which the number of units was reduced and by which the setbacks, open space, and parking were increased. Mr. Wood displayed renderings and brought attention to architectural features that will be used to create the illusion of a step back in height. Mr. Wood displayed outreach maps with addresses of both letters of support and opposition.

QUESTIONS FROM THE COMMITTEE:

Hayleigh Crawford asked for the requisite for rezoning to PUD rather than utilizing the site's by-right uses. **Mr. Wood** elaborated that PUD zoning is the only way to achieve the density and height that is needed given the size of the site, which exceeds the intensity and density that waivers could provide in the current C-2 zoning. **Ms. Crawford** asked Mr. Wood if he believes that the current zoning is undesirable. **Mr. Wood** responded that, yes, with the example of a convenience store or service station as an unfavorable alternative allowed by-right.

Dawn Augusta inquired about current on-street parking along Colter Street. **Sarah Stockham,** staff, stated aerial imagery shows vehicles parked along Colter Street. **Mr. Wood** responded that there is in fact street parking allowed on Colter Street, while also reminding the committee that the number of efficiency and one-bedroom units has allotted extra parking spaces within the project.

Hayleigh Crawford requested clarification on a discrepancy in the parking and unit counts. **Mr. Wood** replied that the unit count had been lowered, though the parking study was conducted based on a higher amount.

PUBLIC COMMENTS:

Mary Crozier introduced herself as the president of the North Central Phoenix Homeowners' Association in opposition. Ms. Crozier stated that her organization has worked closely with developers in the past and cited the Broadstone on 7th as a project in which the developer appropriately addressed concerns about height and building massing.

Andrew Rogers introduced himself as a neighbor of Windsor Square in opposition. Mr. Rogers expressed his beliefs that the applicant has been disingenuous and difficult to contact. Mr. Rogers shared that, while not opposed to growth, he would prefer anything other than the project as it is proposed. Mr. Rogers emphasized diversity and inclusion and stressed that the applicant has not made any proper changes.

Mike Freret introduced himself as a neighbor of Windsor Square in opposition. Mr. Freret stated that the proposal threatens to undermine the spirit and cohesion of the community, as the current zoning and the density it allows is appropriate. Mr. Freret does not find a traffic signal to be a solution to the increase in traffic and density.

Susan Rhoads introduced herself as a nearby neighbor in opposition. Ms. Rhoads stated that she was present during the walkaround with the applicant and that she does not believe any of the concerns brought up during that meeting were addressed. Ms. Rhoads also finds balconies above 7th Street hazardous.

Andre DeMarco introduced himself as a neighbor of Colter Street in opposition. Mr. DeMarco shared traffic as his largest concern, citing the recent increase of traffic in the area. Mr. DeMarco believes that the proposal will exacerbate traffic as many vehicles will utilize Colter to access the 51 freeway.

Sandy Grunow introduced herself as a neighbor in opposition. Mrs. Grunow brought attention to a school bus pick up and drop off at 8th Place and Colter Street; she believes the proposal will increase traffic and therefore threaten the safety of the children and others walking or cycling along Colter. Ms. Grunow believes that ingress and egress to the site should be via 7th Street and that the proposal will not help address the affordable housing crisis.

William Saul introduced himself as a neighbor in support. Mr. Saul shared that he finds that the developer has made small changes to address some of the issues. Mr. Saul emphasized the need for housing in Phoenix and expressed that he finds the proposal as a solution, though he encourages the developer to be a good neighbor.

Dani Huval introduced herself as a nearby homeowner in support. Ms. Huval shared that she works for a general contractor that builds with the developer and that the developer has been trustworthy and of high quality in her experience. Ms. Duval noted that the number of units has been reduced to address density concerns.

Nicole Vasquez introduced herself as a neighbor of 12 years in support. Ms. Vasquez emphasized the various amenities of the project that will facilitate walking and biking as well as her desire to see the 7th Street Corridor improved and updated.

Tom Hilditch introduced himself as the president of the Windsor Square board in opposition. Mr. Hilditch echoed the sentiments of Mr. Freret and relayed the community's desire to maintain the character of the neighborhood. Mr. Hilditch echoed the concerns about height and density and the improper precedent that will be set by the project.

Jackie Rich introduced herself as the president of the Murphy Trail Estates Neighborhood Association in opposition. Ms. Rich expressed concern about setting a precedent of intensity should the project be approved. Ms. Rich stated that the project belongs in downtown Phoenix and that the proposed height and setbacks are not contextually appropriate.

Peggy Oursland introduced herself as a neighbor in opposition. Ms. Oursland expressed opposition to the proposed traffic signal at Colter Street and her desire to maintain the existing zoning.

Suzanne Dohrer introduced herself as a neighbor in opposition. Ms. Dohrer relayed concern about noise coming from unit balconies and apprehension for moving forward without a completed traffic study. Ms. Dohrer urged the committee to be wary of the

recently gathered petitions of support as the petition was misleading and hastily prepared.

John Hathaway introduced himself as an officer in a local charity in opposition. Mr. Hathaway shared that the proposed rent for the project far exceeds the neighborhood average, and that he in fact has heard of two dozen families who have been displaced from the neighborhood. Mr. Hathaway implored staff and the committee to approve affordable housing units rather than luxury housing units.

Dr. Jelena Vladikovic echoed the sentiment of opposition. Dr. Vladikovic expressed grave concerns about water supply and shortages, as well as a concern for displacement as a result of luxury construction.

Larry Whitesell introduced himself as the co-chair of the Peak Neighborhood Association in opposition. Mr. Whitesell implored staff and the applicant to elaborate on elements of the case's staff report including general plan consistency, consistency with surrounding uses, comparison of standards for similar projects, and ingress/egress on Colter Street. Mr. Whitesell brought attention to a quote from the first round of review for the PUD, stating that the proposal does not propose any significant enhancements which are superior to conventional zoning to justify the requested PUD.

APPLICANT RESPONSE:

Mr. Wood stated that projects of this nature are always subject to change after the first submission. Mr. Wood displayed a map of outreach made to surrounding residents, from which arose a substantial number of individual letters of support. Mr. Wood contested claims that these letters were misleading or incomplete. Mr. Wood cited two meetings with neighborhood leaders including Ms. Crozier and Mr. Whitesell during May and June of 2022 and mentioned that the project was 220 feet away from the nearest home to refute claims that the project would hover over nearby homes or that noise could be heard from overhead balconies. Mr. Wood reaffirmed the need for a traffic signal at Colter Street in the name of safety for bicyclists, transit riders, and turning vehicles, as well the need for enhanced streetscape using detached sidewalks and bioswales for water retention. Mr. Wood clarified the range of projected rents, shared his belief that the traffic signal would reduce noise from high-speed traffic, and emphasized the improvements to an outdated site. Mr. Wood reiterated that the project has incorporated architectural elements to create the illusion of stepback in contrast to a taller building at 7th Street and Missouri.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

Craig Tribken shared that he lived in Windsor Square for over 20 years. Mr. Tribken iterated that while state legislature does not provide for rent control, the best way to mitigate affordability is through supply and demand. Mr. Tribken stated his belief that Windsor Square has sufficient protection from cut-through traffic, 7th Street needs to be changed in terms of reverse lanes and attached sidewalks, and the property currently provides by-right uses that would adversely affect the neighborhood.

Christina Eichelkraut concurred with Mr. Tribken about housing affordability, though she believes that there is other recourse, including the public hearing process. Ms. Eichelkraut stressed the issue of affordability and doubts that an approval of yet another

luxury multifamily project would alleviate the issue, if not exacerbate it. Ms. Eichelkraut raised concerns about the project's efficacy of public transit use given its parking count and concerns about developers being obliged to pay for infrastructure improvements. Ms. Eichelkraut does not believe concerns from Windsor Square are invalid on account of distance.

Tom O'Malley iterated that the committee spends a great deal of time vetting these projects and that he himself had done a thorough survey of the surrounding area. Mr. O'Malley expressed support for both ingress/egress from Colter and the installation of a traffic signal at Colter, as well as doubts that the project will impede views or increase cut-through traffic in Windsor Square.

Hayleigh Crawford asked for a clear comparison between the existing development standards and the proposed standards. Ms. Crawford does not find the proposal to be innovative or sufficient in supporting goals for walkability or tree and shade plans.

Dawn Augusta stated that the project exemplifies responsible development due to the installation of a traffic signal and its contribution to housing stock in the city of Phoenix.

Adiba Jurayeva stated that her biggest concern was parking, though it has been addressed via stipulations and for this reason she is in support.

Danny Sharaby expressed support for the project and the changes that have bene made, though the Committee should be wary of public outreach by the applicant in terms of online interactions and dissemination of information.

Craig Tribken reiterated his support of the streetscape improvements, setbacks, and its provision of housing.

Vice Chair William Fischbach shared that he and Chair Swart had spent several hours meeting with the applicant which determined his narrow vote of support. Mr. Fischbach relayed that due to site constraints and parking requirements, the developer was not able to offer concessions in height or density, thereby requiring a PUD. Mr. Fischbach commended the project's provision of detached sidewalks and improvements to the neighborhood, the character of the Windsor Square and North Central neighborhoods, and the housing opportunity for young professionals in the project.

MOTION:

Tom O'Malley motioned to approve Z-27-22-6 per the staff recommendation. **Craig Tribken** seconded.

VOTE:

14-2-1; motion to recommend approval of Z-27-22-6 per the staff recommendation passes with Committee Members Abbott, Augusta, Bayless, Beckerleg Thraen, Garcia, Jurayeva, Nye, O'Malley, Paceley, Rush, Sharaby, Tribken, Fischbach and Swart in support, Crawford and Eichelkraut in opposition, and Czerwinski in abstention.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION
October 6, 2022

ITEM NO: 15	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	Z-27-22-6 (Zola North Central PUD)
Location:	Northeast corner of 7th Street and Colter Street
From:	C-2
To:	PUD
Acreage:	2.55
Proposal:	Planned Unit Development to allow multifamily residential
Applicant:	ZOM Living
Owner:	7th & Colter, LLC
Representative:	Nick Wood, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Camelback East 6/7/2022 Information only.
Camelback East 9/6/2022 Approval, per the staff recommendation. Vote: 14-2-1.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation with an additional stipulation.

Motion Discussion: N/A

Motion details: Vice-Chair Mangum made a MOTION to approve Z-27-22-6, per the Camelback East Village Planning Committee recommendation with an additional stipulation as requested by the representative regarding ground level walls.

Maker: Vice-Chair Mangum
Second: Gaynor
Vote: 7-2 (Busching and Perez)
Absent: None
Opposition Present: Yes

Findings:

1. The project site is appropriately located along an arterial street, a planned bicycle corridor, a bus route and adjacent to a bus stop.

2. The proposal will develop an underutilized site and provide additional housing options within proximity to commercial and employment uses.

3. The proposal is consistent with the General Plan Land Use Map designation and is compatible in intensity and scale with recently approved projects near the subject site.

4. The proposed PUD sets forth design and development standards that will facilitate pedestrian-oriented design and promote a safer walking and bicycling environment.

Stipulations:

1. An updated Development Narrative for the Zola North Central PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped August 26, 2022, as modified by the following stipulations:

    a. Front cover: Revise the date information on the cover page to the following:

        City Council Adopted: [Add Adoption Date]

    b. Page 11, D3: Parking, Section A. Vehicular standards: Update Item 1. Resident and Visitor Parking (Minimum) to Efficiency Units: 1.3 spaces per dwelling unit, 1-Bedroom Units: 1.5 spaces per dwelling unit, 2-Bedroom Units: 1.5 spaces per dwelling unit.

    c. Page 11, D3: Parking, Section A. Vehicular standards: Add a sentence that reads “A minimum of 10% of the required parking spaces shall be utilized for visitor parking purposes.”

2. The developer shall provide traffic calming to slow vehicle traffic exiting the property with specific regard to pedestrian safety on the public sidewalk, as approved by the Planning and Development Department.

3. The developer shall dedicate a minimum 10-foot-wide sidewalk easement and construct the east side of 7th Street, as approved by the Planning and Development Department.

4. The developer shall fully fund a traffic control device at the intersection of 7th Street and Colter Street, as determined and approved by the Street Transportation Department.

5. The applicant shall submit a Traffic Impact Study to the City for this development. The developer shall be responsible for cost and construction of all mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.

6. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

7. The developer shall construct a bus stop pad along northbound 7th Street. The Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and shall be located from the intersection of Colter Street according to City of Phoenix Standard Detail P1258.

8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot

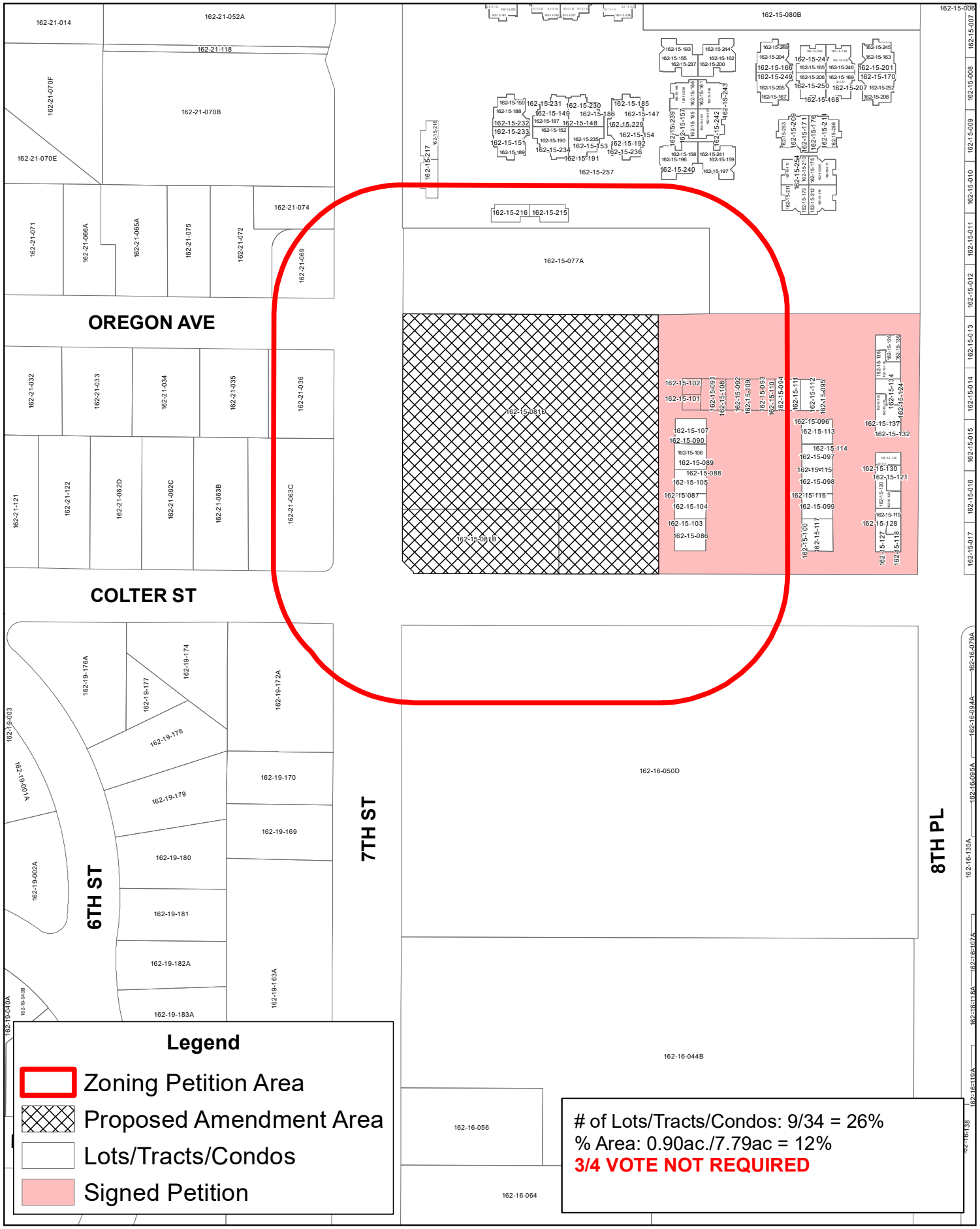
radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

9. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

10. PEDESTRIAN ACCESS GATES SHALL BE PROVIDED IN PATIO WALLS AT THE GROUND FLOOR UNITS FRONTING A PUBLIC SIDEWALK AND PEDESTRIAN PATHWAYS SHALL BE PROVIDED TO CONNECT TO THE GROUND FLOOR UNITS TO THE SIDEWALK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

This publication can be made available in alternate format upon request. Please contact Les Scott at 602-261-8980, leslie.scott@phoenix.gov or TTY: Use 7-1-1.

ATTACHMENT F



Petition Verification Map for Z-27-22

Map prepared by City of Phoenix, Planning & Development Services Dept. 10/14/2022

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC **I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON: 11/2/2022**					
APPLICATION NO/ LOCATION	**Z-27-22-6** Northeast corner of 7th Street and Colter Street	***(SIGNATURE ON ORIGINAL IN FILE)***			
		opposition	**x**	**applicant**	
APPEALED FROM:	PC October 6, 2022	7120 North 20th Street Phoenix, AZ 85020			
	PC DATE	*STREET/ADDRESS/CITY/STATE/ZIP*			
TO PC/CC HEARING	CC November 2, 2022	Larry Whitesell 602-370-8453 thepeakna@gmail.com			
	CC DATE	*NAME / PHONE / EMAIL*			
REASON FOR REQUEST: Information presented at the Planning Commission was inaccurate.					
RECEIVED BY:		**RECEIVED ON:**			

Alan Stephenson
Joshua Bednarek
Tricia Gomes
Racelle Escolar
Stephanie Vasquez
Diana Hernandez
David Urbinato
Vikki Cipolla-Murillo

Greg Harmon
Paul M. Li
Village Planner
GIS
Applicant
Adam Stranieri (for PHO Appeals)

CITY OF PHOENIX

OCT 13 2022

Planning & Development Department

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

The **PLANNING COMMISSION** agenda for **October 6, 2022** is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

   There is a $630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **October 13, 2022**.

   Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m. **October 13, 2022**.

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

   To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. **October 13, 2022**

   The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an $830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **October 20, 2022**.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

Z-27-22-6
APPLICATION NO.

7th ST & COLTER ST - NW CORNER
LOCATION OF APPLICATION SITE

10-6-2022
DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

Bradley Wylam
PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

LARRY WHITEHEAD
PRINTED NAME OF PERSON APPEALING

Larry Whitehead
SIGNATURE

720 N 20TH ST
STREET ADDRESS

10-13-2022
DATE OF SIGNATURE

PHOENIX AZ 85020
CITY, STATE & ZIP CODE

602 370-5453
TELEPHONE NO.

theyeakna@gmail.com
EMAIL ADDRESS

REASON FOR REQUEST

INFORMATION PRESENTED AT THE PLANNING COMMISSION WAS INACCURATE,

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

CITY OF PHOENIX
OCT 13 2022
Planning & Development Department

Petition for THREE-FOURTHS (3/4) Vote by City Council
for REZONING APPLICATION # Z-27-22-6
Request: C-2 to PUD
Location: Northeast Corner of 7th St & Colter

We the undersigned are OWNERS of property within the area of the proposed amendment or the area within 150-feet of the proposed amendment, including all rights-of-way, requesting the rezoning action. We request that the City Council be required to pass the rezoning application by a three-fourths (3/4) vote.

Date	SIGNATURE	Print Name	ADDRESS	APN
10/12/2022	Raymond Enix	Raymond Enix	810 E Colter Unit 6 Phoenix AZ 85014	162-15-091
10/12/2022	Raymond Enix	Raymond Enix	810 E Colter Unit 7 Phoenix AZ 85014	162-15-092
10/12/2022	Raymond Enix	Raymond Enix	810 E Colter Unit 8 Phoenix AZ 85014	162-15-093
10/12/2022	Raymond Enix	Raymond Enix	819 E Colter Unit 16 Phoenix AZ 85014	162-15-101
10/12/2022	Raymond Enix	Raymond Enix	810 E Colter Unit 18 Phoenix AZ 85014	162-12-102
10/12/2022	Raymond Enix	Raymond Enix	810 E Colter Unit 25 Phoenix AZ 85014	162-15-108
10/12/2022	Raymond Enix	Raymond Enix	810 E Colter Unit 26 Phoenix AZ 85014	162-15-109
10/12/2022	Raymond Enix	Raymond Enix	810 E Colter Unit 27 Phoenix AZ 85014	162-15-110
10/12/2022		Margaret E. Haugen, President	Imperial Plaza Condominium Association LLC 810 E Colter Phoenix AZ 85014	MCR-240-45

CITY OF PHOENIX

OCT 13 2022

Planning & Development Department

Petition for THREE-FOURTHS (3/4) Vote by City Council
for REZONING APPLICATION # Z-27-22-6
Request: C-2 to PUD
Location: Northeast Corner of 7th St & Colter

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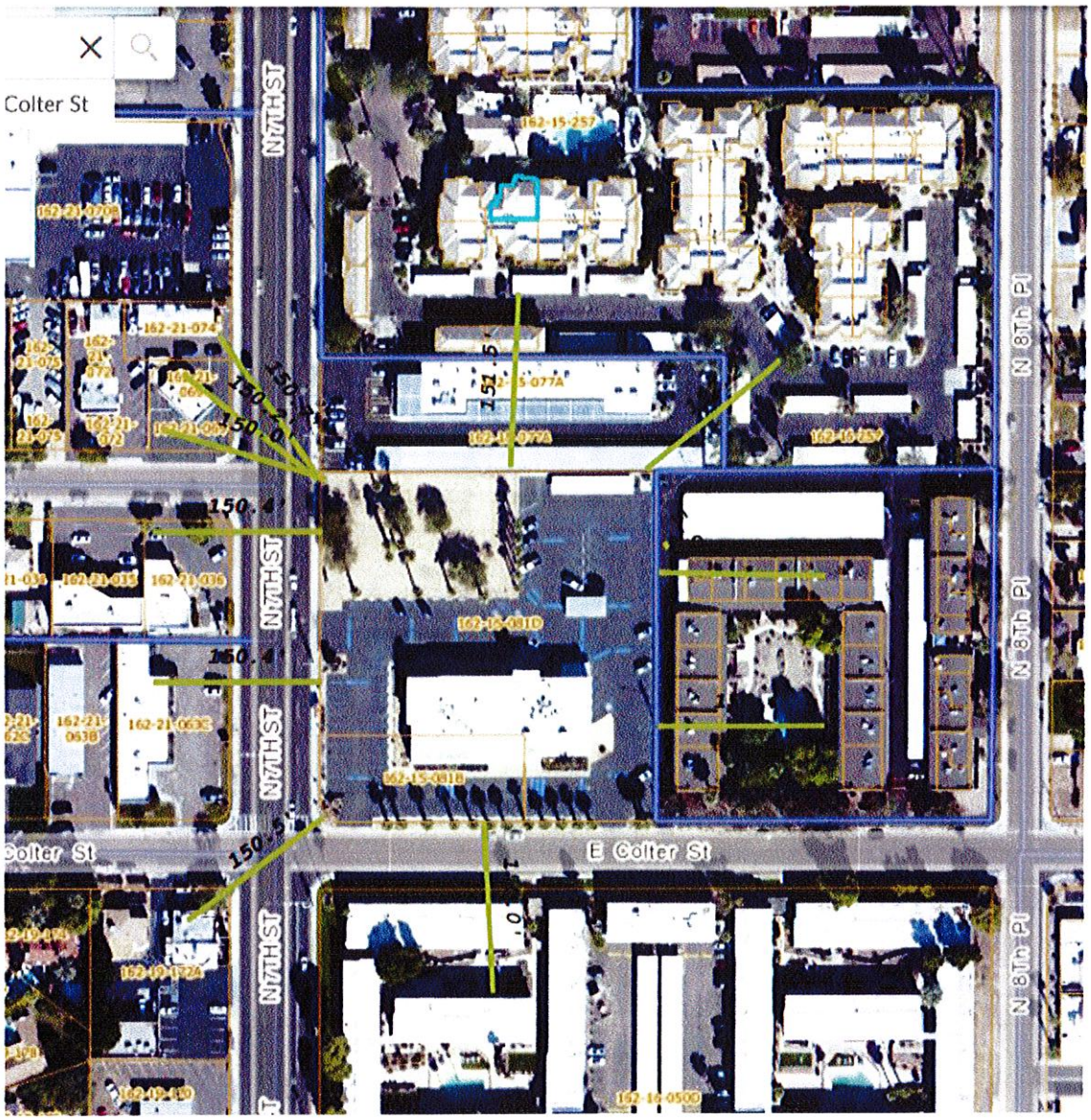
Date	SIGNATURE	Print Name	ADDRESS	APN
10/12/2022		Raymond Enix	810 E Colter Unit 6 Phoenix AZ 85014	162-15-091
10/12/2022		Raymond Enix	810 E Colter Unit 7 Phoenix AZ 85014	162-15-092
10/12/2022		Raymond Enix	810 E Colter Unit 8 Phoenix AZ 85014	162-15-093
10/12/2022		Raymond Enix	819 E Colter Unit 16 Phoenix AZ 85014	162-15-101
10/12/2022		Raymond Enix	810 E Colter Unit 18 Phoenix AZ 85014	162-12-102
10/12/2022		Raymond Enix	810 E Colter Unit 25 Phoenix AZ 85014	162-15-108
10/12/2022		Raymond Enix	810 E Colter Unit 26 Phoenix AZ 85014	162-15-109
10/12/2022		Raymond Enix	810 E Colter Unit 27 Phoenix AZ 85014	162-15-110
10/12/2022	Margaret E Haugen	Margaret E. Haugen, President	Imperial Plaza Condominium Association LLC 810 E Colter Phoenix AZ 85014	MCR-240-45



11 parcels + 20 units at Imperial Plaza Condominiums = 31 X 20% = 6.2

0 units at The Carlyle

CITY OF PHOENIX

OCT 13 2022

Planning & Development Department

2022 ANNUAL REPORT

ENTITY INFORMATION

ENTITY NAME: IMPERIAL PLAZA CONDOMINIUM ASSOCIATION
ENTITY ID: 14340460
ENTITY TYPE: Domestic Nonprofit Corporation
CHARACTER OF BUSINESS: HOMEOWNERS ASSOCIATION
AUTHORIZED SHARES:
ISSUED SHARES:

STATUTORY AGENT INFORMATION

STATUTORY AGENT NAME: MICHAEL LATZ
PHYSICAL ADDRESS: Attn: % GOLDEN VALLEY PROPERTY MANAGEMENT, 608 E MISSOURI AVE STE 100, PHOENIX, AZ 85012
MAILING ADDRESS:

KNOWN PLACE OF BUSINESS

Att: MICHAEL LATZ % GOLDEN VALLEY PROPERTY MANAGEMENT, 608 E Missouri Ave, Ste 100, PHOENIX, AZ 85012

PRINCIPAL OFFICE ADDRESS

PRINCIPAL INFORMATION

Director: RAYMOND ENIX - % GOLDEN VALLEY PROPERTY MANAGEMENT, 608 E MISSOURI AVE #100, PHOENIX, AZ, 85012, USA - - Date of Taking Office: 06/15/2017

President: E K HAUGEN JR TRUST - % GOLDEN VALLEY PROPERTY MANAGEMENT, 608 E MISSOURI AVE #100, PHOENIX, AZ, 85012, USA - - Date of Taking Office: 05/14/2015

Vice-President: Gary Miller - % GOLDEN VALLEY PROPERTY MANAGEMENT, 608 E MISSOURI AVE #100, PHOENIX, AZ, 85012, USA - - Date of Taking Office: 06/15/2017

SIGNATURE

President: E K HAUGEN JR TRUST - 02/21/2022

Unofficial
Document

When Recorded Return To:

The Travis Law Firm, PLC
10621 S. 51st Street, Suite 103
Phoenix, Arizona 85044

IM
am

AMENDED AND RESTATED DECLARATION OF COVENANT, CONDITIONS, AND RESTRICTIONS FOR IMPERIAL PLAZA CONDOMINUM ASSOCIATION

This Amended and Restated Declaration of Covenant, Conditions and Restrictions for Imperial Plaza is adopted by the Members of the Imperial Plaza Condominium Association ("Association").

RECITALS

WHEREAS, a certain Declaration of Horizontal Property Regime and of Covenant, Conditions And Restrictions was recorded on March 25, 1982, at Docket 15915, Page 929 ("Original Declaration");

WHEREAS, pursuant to Article 22 of the Original Declaration the Owners of at least sixty-seven percent (67%) are granted the right to amend the Original Declaration;

WHEREAS, the Owners of at least sixty-seven percent (67%) of the Units voted in favor of amending the Original Declaration; and

WHEREAS, the undersigned are desirous of amending said Original Declaration,

NOW THEREFORE, the undersigned Owners of at least sixty-seven percent (67%) of the Units of certain real property located in Maricopa County, State of Arizona, which is legally described according to the Plat of record in Book 240, Page 45, hereby declare that all the said real property shall be held, and conveyed subjection to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I

1. DEFINITIONS. As used herein, unless the context otherwise requires:

1.1 "Act" shall mean and refer to the provisions of A.R.S. §§33-1201 *et seq.*, as the same may be amended from time to time or any successor statutes thereto

1.2 "Association" shall mean Imperial Plaza Condominium Association, an Arizona nonprofit corporation, or any successor or assign, whether by way of consolidation, merger, transfer or otherwise.

1.3 "Architectural Rules" shall mean any rules, design guidelines, standards and procedures adopted by the Architectural Committee, or the Board as amended or supplemented from time to time.

1.4 "Articles" means the Articles of Incorporation of the Association, as they may be amended from time to time.

1.5 "Assessment" shall mean that portion of the cost of maintaining, improving, repairing, operating, and managing the Property which is to be paid by each Unit Owner as determined by the Association, and includes Special Assessments and Enforcement Assessments, whether or not capitalized, defined and described in the Community Documents.

1.6 "Board" means the Board of Directors of the Association.

1.7 "Building" means the buildings located on the Parcel and forming part of the Property as shown on the Plat.

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1.8 "Bylaws" means the First Amended Bylaws of the Association as may be amended from time to time.

1.9 "Collection Costs" means all costs, fees, charges and expenditures (including without limitation, all attorneys' fees, court costs, filing fees, lien fees, demand fees and Recording fees" incurred by the Association in collecting and/or enforcing payment of any Assessments or other amounts payable to the Association pursuant to this Amended and Restated Declaration, without regard to whether a lawsuit is filed or legal action otherwise undertaken by or on behalf of the Association.

1.10 "Common Elements" means all portions of the of the Property other than the Units including the landscaping installed upon any portion of public rights of way immediately abutting the boundary lines of the Property.

1.11 "Condominium" means a Unit and the undivided interest in the common elements which is appurtenant to such Unit, together with the exclusive parking rights and the non-exclusive easement to use the common elements as set forth in this Declaration, as provided by this Declaration and by the Act. Each Condominium shall constitute a separate freehold estate.

1.12 "Community Documents" means this Declaration, the Articles of Incorporation, the First Amended Bylaws of the Association, the Plat, Rules and Regulations and

Architectural or Design Guidelines and any other documents governing the Property, the Association, and its Members.

1.13 "Common Interest" means the proportionate undivided interest in the Common Elements which is allocated to each Condominium.

1.14 "Declaration" means this Amended and Restated Declaration of Covenant, Conditions, and Restrictions for Imperial Plaza, Condominium Association, as it may be amended from time to time.

1.15 "Holder" means any bank, savings and loan association, insurance company, mortgage company or other entity or person holding a recorded first mortgage on any Condominium.

1.16 "Insurer" or "Guarantor" means any person or entity which insures a recorded first mortgage on any Condominium or any governmental entity which guarantees a recorded first mortgage on any Condominium and provides the Association with its name and address and the address of such Condominium.

1.17 "Invitee" shall include any person whose temporary or periodic presence within the Property, including any Unit, has been solicited, approved by, or arranged for, by a particular Unit Owner, Lessee, or Resident including, without limitation, guests, employees, business invitees, contractors, and agents.

1.18 "Improvement" means any construction, alteration, replacement, or repair of or upon the Common Elements, or within a Unit if of a structural nature. All Improvements shall be maintained, constructed, and reconstructed in neutral colors harmonious with the existing Improvements located in the Property and may be further subject to additional Rules as the Association may from time to time determine.

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1.19 "Lessee" means any person who is the tenant or lessee of a Unit regardless of length of stay.

1.20 "Limited Common Element" means those Common Elements that are reserved pursuant to this Declaration for the use of one Unit, (or more than one but fewer than all Unites) to the exclusion of other Units or by operation of A.R.S. §33-1212 paragraph 2 and 4, and also those physical areas, if any, designated as Limited Common Elements.

1.21 "Majority" or "Majority of Owners" means the owners of more than 50% of the Units.

1.22 "Member" shall mean and refer to a Person entitled to membership in the Association.

1.23 "Mortgage" includes deeds of trust; "Mortgagee" includes a beneficiary under a deed of trust; and "Mortgagor" includes a Trustor under a deed of trust.

1.24 "Occupant" means a person or persons, including an Owner, legally in possession of a Condominium.

1.25 "Owner" or "Owners" means the person or persons whose estates or interests individually or collectively aggregate fee simple ownership of a Condominium and the person or persons who are purchasers under a valid and outstanding recorded Agreement of Sale with respect to a Condominium.

1.26 "Parcel" means the parcel or tract of real estate described above in this Declaration and subject to the Act.

1.27 "Person" means a natural individual, corporation, partnership, business trust, association, joint venture, governmental subdivision or agency, or trustee or other legal entity capable of holding title to real property.

1.28 "Plat" means the plat of Imperial Plaza as recorded in Book 240 of Maps at page 45 thereof, Maricopa County, Arizona.

1.29 "Property" shall mean the real property as shown on the Plat, the Common Elements, Condominium Units, Limited Common Elements, and Improvements, together with all furniture, furnishings, fixtures and equipment intended for the mutual use, benefit and enjoyment of the Owners.

1.30 "Record" or "Recording" refers to record or recording in the office of the County Recorder of Maricopa County, Arizona.

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1.31 "Rules" shall mean the rules adopted by the Board pursuant to Article 4, Section 4.5 of this Declaration.

1.32 "Unit" means a part of the Property, including one or more rooms situated in the building comprising as part of the Property, designed or intended for independent use as permitted hereunder and as set forth on the Plat. Each Unit shall consist of the space enclosed and bounded by the horizontal and vertical planes as shown on said Plat and as further described herein. However, no structural components of the building in which each Unit is located, and no pipes, wires, conduits, ducts, flues, shafts, or public utility, water or sewer lines situated within such Unit and forming part of any system serving one or more other Units or the Common Elements shall be a part of a Unit.

ARTICLE 2

2. Submission of Property. The Property is a Condominium as defined and governed by A.R.S. §§33-1201 *et seq.*, and all Units shall be owned, leased, sold, conveyed and encumbered subject to the terms, conditions and other provisions of this Declaration and the Act.

ARTICLE 3

3. Description of the Building, the Units, and the Common Elements. The entire Property shall be known as Imperial Plaza and shall be constituted of 52 Units as described in the Plat, together with the percentage interest in the Common Elements which is appurtenant to each Unit.

3.1 Building. A description of the cubic content space of the Building with reference to its location on the Parcel is set forth in the Plat. The upper boundary shall be the plane of the top elevation of the Building, as shown on the Plat, and the lower boundary shall be the plane of the base elevation of the Building as shown on the Plat. The vertical boundaries shall be the exterior of the outside walls, except where there are patios or balconies designated for the exclusive use of a Condominium and which extended beyond the exterior of or are part of the outside walls, in which case the vertical boundaries shall be the plane of the outer walls or outer edges of such patios or balconies.

3.2 Unit. The cubic content space of each Unit shall consist of, and be measured by, the entire space between the Unit's horizontal and vertical boundaries shown on the Plat. Balconies, patios, and storage area bearing similar numerical designation as a Unit on the Plat are part of such Unit and reserved for the exclusive use of such Unit's Owner. Each Unit's horizontal boundaries shall be underside of the finished but undecorated ceiling and the top of the finished but undecorated floor. Each Unit's vertical boundaries shall be the interior of the Unit's outside, finished, but undecorated walls and the inside plane of the undecorated walls or edges of such Unit's appurtenant patio or balcony. Unless otherwise shown on the Plat, each patio and balcony shall have the same horizontal boundaries as the Unit of which it is a part.

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3.3 If any apparatus or other fixture lies partially within the boundaries of a Unit and partially with the Common Elements, any portion serving only that Unit is a Limited Common Element allocated solely to that Unit, and any portion serving more than one Unit is a Limited Common Element allocated solely to those Units. Unless designated otherwise in this Declaration, the costs to maintain, repair, or replace a Limited Common Elements shall be assessed to the Unit Owner(s) that benefit from such maintenance, repair, or replacement of the Limited Common Element. A Limited Common Element may be added or deleted by a vote of the majority of the Members.

3.4 A description of the Common Elements is the description referred to above in Section 3.1, plus the Parcel, less the description referred to above in Section 3.2. A description of the other Common Elements is as set forth in Section 1.10 of this Declaration.

3.5 The undivided interests in the Common Elements of the Association shall be allocated equally among the Units. Accordingly, each Unit's interest in the Common Elements shall be a percentage equal to one divided by the total number of Units existing in the Condominium from time to time. The percentage of interest of each Unit in the Common Elements shall be an undivided interest and the Common Elements shall be owned by the Unit Owners as tenants in common in accordance with their respective Common Element Interest. The undivided Common Element Interest allocated to any Unit shall always be deemed conveyed or encumbered with any conveyance or encumbrance of that Unit, even though the legal description of the instrument conveying or encumbering the Unit may refer only to the fee title to the Unit.

ARTICLE 4

4. Association. The Association has been formed so as to constitute the "unit owners' association" as that term is defined in the Act. The Association serves as the governing body for all of the Owners for the maintenance, repair, replacement, administration and operation of the Property, the assessment of expenses, payment of losses, disposition of hazard insurance proceeds, and other matters as provided in the Act and in the Condominium documents. The Association shall not be deemed to be conducting a business of any kind, and all funds received by the Association shall be held in a separate trust account and applied by it for the Owners in accordance with the provisions of the Declaration and the Bylaws.

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4.1 Membership. Each Owner shall automatically become a Member of the Association upon the acceptance of the deed of a Unit within the Property. Each Owner shall remain a Member as long as he remains a Unit Owner, and such membership shall automatically terminate when he ceases to be a Unit Owner. Upon the transfer of the ownership interest, the new Unit Owner succeeding to such ownership interest shall likewise succeed to such membership in the Association.

4.2 Association Board of Directors. Each Director shall be an Owner or the spouse of an Owner. If an Owner is a corporation, partnership or trust, a Director may be an officer, partner, or beneficiary of such Owner. If a Director shall cease to meet such qualifications during this term, the Director will thereupon cease to be a Director and the position on the Board shall be deemed vacant. No Director or officer of the Association shall personally profit from any contract for goods or services entered into by the Association.

4.3 Establishment of Architectural Committee. The Board shall have the right to adopt, amend or repeal by majority vote or unanimous written consent, rules and regulations which shall interpret and implement the provisions contained in the Community Documents and set forth the standards and procedures for architectural control, review and the guidelines for architectural design, landscaping, color

schemes, exterior finishes, use of materials and similar features and items in accordance with the Community Documents. The Architectural Committee shall review Architectural Change Requests by Owner. The decision of the Architectural Committee on all matters submitted to it pursuant to the Community Documents, may be appealed to the Board subject to the right of appeal as determined by the Board in accordance with the Rules. A variance or exception granted by the Board for extenuating circumstances or good cause will not render any of the Rules invalid or unenforceable.

4.4 Establishment of other Committees. The Board may establish such other committees as the Board may determine, including the number of regular members and alternate members as shall serve on such committees to conduct the delegated duties of such Committees.

4.5 Rules and Regulations. By a majority vote of the Board, the Association may, from time to time, and subject to the provisions of the Community Documents adopt, amend and repeal Rules and Regulations. The Association Rules may restrict and govern the use of the Common Elements and any other area within the Association, except the interior of the Unit. The Association Rules may not discriminate among Owners and shall not be inconsistent with this Declaration, the Articles or Bylaws. A copy of the Association Rules as they may from time to time be adopted, amended, or repealed shall be mailed or otherwise delivered to each Owner. Upon such mailing or delivery, said Association Rules shall have the same force and effect as if they were set forth in and were a part of this Declaration.

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4.6 Votes Per Unit. In all meetings of the membership each Member shall be entitled to cast one equal vote for each Condominium owned by such Member. Only a single vote may be cast for each Condominium, regardless of how title is held. If a Condominium is owned by more than one person or by a legal entity, such persons and such entity shall designate a single voting delegate in writing, addressed to the Board.

4.7 Indemnification. Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or Officer of the Association, or any settlement thereof, whether or not he is a Director or Officer at the time such expenses are incurred, provided that the Board of the Association shall determine, in good faith, that such Officer or Director did not act, fail to act, or refuse to act willfully or with gross negligence, or fraudulently or with criminal intent in the performance of his duties. The foregoing rights of indemnification shall be in addition to and not exclusive of all other

rights to which such Directors or Officers may be entitled, but shall not apply to the extent such liability, damage or injury is covered by insurance of any type.

4.8 Association Grant of Easements. In addition to the blanket easements granted in Article 5 below, the Association is authorized and empowered to grant licenses and easements for sewer lines, water lines, underground conduits, storm drains and other public utility purposes as may be necessary and appropriate for the orderly maintenance, preservation, and enjoyment of the Common Elements or for the preservation of the health, safety, convenience and welfare of the Owners, provided that any damage to a Unit or Common Elements resulting from such grant shall be repaired by the Association as it expense.

ARTICLE 5

5. Blanket Easements and Use of Common Elements. There is hereby created a blanket easement upon, across, over and under the Property for ingress, egress, installation, replacing, repairing, and maintaining all utilities, including but not limited to water, sewers, gas, telephones, cable television and electricity. By virtue of the easement, it shall be expressly permissible for the providing utility company to erect and maintain the necessary facilities and equipment on the Property and to affix and maintain wires, circuits, conduits and related facilities and equipment on, above, across and under the roofs and exterior walls of the Building and Units. Notwithstanding anything to the contrary contained in this Section, no easements shall be created nor shall any sewers, electrical lines, water lines, or other facilities for utilities be installed or relocated on the Property except as initially created, programmed, or approved by the Board. This provision shall in no way affect any other recorded easements on the Property.

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Except as may be approved by the Board, no building or other structures shall be placed or erected on any easements nor interference made with the free use thereof for the purposes intended.

Each Owner shall have the right appurtenant to his Unit to use the Common Elements in common with all other Owners as may be required for the purposes of ingress and egress to and from, and use and occupancy and enjoyment of, the respective Unit owned by such Owner. Such right to use the Common Elements shall extend to each Owner, Occupants, agents, employees, Lessee, and Invitees of each Owner. Such right to use and possess the Common Elements shall be subject to and governed by the provisions of the Community Documents.

ARTICLE 6

6. Managing Agent. To the extent the powers, duties and rights of the Association or its Board, as provided by law and herein, shall be delegated to a managing agent under a management agreement, the term of any such management agreement may not exceed

one (1) year, subject to successive annual renewal by agreement of the parties, and any such agreement must provide for termination by either party without cause and without payment of a termination fee on ninety (90) days, or less, written notice. If at any time any of the Units are covered by mortgages or deeds of trust required in writing by the holder thereof to qualify for the further sale thereof to the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation (or any successors to such corporations which perform their present functions) the terms of any management agreement and any decision by the Association to self-manage the Property shall be in accordance with and subject to all requirements (including any required consents or waivers) of such corporations or their successors, which requirements shall control.

ARTICLE 7

7. Parking. Each studio, 1-bedroom and 2-bedroom Condominium shall have the right to the exclusive use of 1 parking space on the Property, and each 3-bedroom Condominium shall have the right to the exclusive use of 2 parking spaces on the Parcel, the location of which space(s) shall be determined and assigned by the Association. Such parking rights are appurtenant to each Owner's ownership of his Condominium and cannot be separated from such ownership. The Board shall have full authority to operate, manage and use for and on behalf of all Owners the unassigned parking spaces situated on the Parcel.

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7.1 Vehicle Maintenance. Emergency repairs such as flat tires, light bulb and fuse changes, coolant hoses, fan belts and battery jumps are permitted. Washing, engine tune-ups, oil changes, engine rebuilds, other repair work, including body work are prohibited.

7.2 Restricted Vehicles. No trailers, campers, mobile homes, commercial vehicles, trucks (other than pick-up trucks), boats or similar equipment shall be permitted to remain upon any area within the Property except for temporary purposes such as loading or unloading.

7.3 Inoperable Vehicles. No inoperable vehicles are permitted on the Property. A vehicle is considered inoperable if: (1) the vehicle is partially or wholly dismantled, discarded, wrecked, on blocks or similar devices, stripped, or scrapped; (2) a vehicle has a deflated tire(s) or is missing any wheel or tire; (3) any vehicle which is inoperable due to mechanical failure or mechanical disassembly; (4) any motor vehicle missing a windshield, hood, fenders, doors, bumpers, engine, transmission, interior seats or operating controls; (5) any car with a missing or torn roof; or (5) an unregistered vehicle, or a vehicle with expired tags.

7.4 Maintenance of Parking Area. Parking spaces assigned to Owners are not allocated to Units as Limited Common Elements but rather shall be part of the

Common Elements maintained by the Association. Each Unit Owner is responsible to maintain his parking spot free of all debris and trash. If an Owner, Occupant, Lessee, guest, or Invitee of the Owner causes damage to the parking area, the cost of the repair or replacement will be assessed to the Unit Owner.

ARTICLE 8

8. Common Expenses.

8.1 Each Owner shall pay in regular installments, as determined by the Board, his proportionate share of the expenses of the administration and operation of the Common Elements and of any other expenses incurred in conformance with the Declaration and the Condominium Documents (which expenses are herein sometimes referred to as "Common Expenses"), including specifically, but not by way of limitation, the maintenance and repair thereof and an adequate reserve fund for maintenance, repair and replacement of Common Elements that must be replaced on a periodic basis, as reasonably anticipated by prudent persons.

The Board shall prepare and adopt an annual budget from which Common Expenses shall be determined and assessed in accordance with generally recognized accounting principles. Such proportionate share of the Common Expenses for each Owner shall be in the same ratio as his percentage of interest in the Common Elements unless otherwise provided herein. If the Units have separate meters for certain utilities, the cost of the same shall be the personal responsibility of such Unit Owner.

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Payment of Common Expenses, including any prepayment thereof required by contract for sale of a Condominium, shall be in such amounts and at such times as determined by the Board. If any Owner shall fail or refuse to make any such payment of Common Expenses when due, each such payment shall be subject to a late payment charge of ten dollars ($10.00), and the amount of such delinquent payments shall bear interest at the rate of ten percent (10%) per annum until paid. Such delinquent sums, late charges, accrued interest, costs, and reasonable attorneys' fees shall be the personal obligation of the Owner at the time the assessment was made. Such personal obligation shall not pass to such Owner's successor in title unless specifically assumed by such successor. Such delinquent sums, late charges, accrued interest, costs and reasonable attorneys' fees shall also constitute a lien on such Owner's Condominium; such lien shall not be affected by any sale or transfer of such condominium, provided, however, that such lien shall be subordinate to the lien of a prior recorded first mortgage on the applicable Condominium, except for the amount of the proportionate share of Common Expenses which becomes due and payable from and after the date on which the holder of the mortgage (or any other purchaser at sheriff's sale or trustee's sale), comes into possession of or acquires legal title to such Condominium, whichever occurs first.

Nothing contained herein shall prohibit such Condominium's proportionate share of Common Expenses which became due prior to the foreclosure of a prior recorded first mortgage and were extinguished as a result of such foreclosure from being reallocated among and assessed against all Owners as a Common Expense. The lien provided for in this Declaration may be foreclosed by the Association in the same manner as provided for the foreclosure of realty mortgages in the State of Arizona and as provided in Article 18.

The Board may execute and record a written Notice of such lien at any time after the due date of such Common Expenses, but such lien shall exist regardless of whether such notice is recorded. The Board shall within ten (10) days of any written request from any interested person or mortgage holder certify in writing to such requesting party whether any delinquent assessments are due from any designated Condominium Owner. The recipient of any such certification shall have a right to rely upon its contents in connection with any purchase of or loan secured by the Condominium for which such certification was given.

8.2 Special Assessments, or Assessments other than those described in Section 8.1, may be made by the Board to meet other special needs of the Association and the Property, including, without limitation, assessments described in Articles 11 and 12. All Special Assessments other than those permitted in Article 11 and 12 below must be approved by the Owners of not less than 51% of the undivided interest in the Common Elements. Special Assessments shall be levied against all Owners in the same proportion as their percentage interest in the Common Elements and shall be secured by the lien provided for in Section 8.1.

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ARTICLE 9

9. Mortgages. Each Owner shall have the right, subject to the provisions hereof, to impose separate mortgages upon his Condominium. No Owner shall have the right or authority to make or create or cause to be made or created any mortgage, or other lien or security interest, on or affecting the Property or any part thereof, except only his Condominium.

ARTICLE 10

10. General Insurance Provision. The Board shall have the authority to and shall obtain a master policy of insurance insuring the entire Property, including each of the Units, against loss or damage by fire, hazards covered by a standard extended coverage endorsement, and such other hazards as are customarily insured against in similar projects in the Phoenix, Arizona area including all perils normally covered by the standard "all risk" endorsement, to the extent such coverage is available. Such insurance shall be in an amount sufficient to provide full replacement of any damage in an amount not less

than one hundred percent (100%) of the full insurable value of the Common Elements, all Association-controlled personal property and the Units, as determined at least once each year by the Board and covered by an "Agreed Amount" type or "Inflation Guard" Endorsement, if available. All insurance coverage shall be written in the name of, and the proceeds thereof shall be payable to the Association or to its authorized representative, including any designated Insurance Trustee, as Trustee for and for the use and benefit of the individual Owners in their respective percentages of ownership interest in the Common Elements and to the holders of mortgages covering each of the Units, as their interests may appear. Such policy of insurance shall contain a waiver of subrogation rights by the insurer against individual Owners, shall provide that the insurance is not prejudiced by any act or neglect of individual Owners which is not in the control of the Owners collectively and shall provide that the policy is primary in the event an individual Owner has other insurance covering the same loss.

10.1 Public Liability Insurance. The Board shall also obtain comprehensive public liability insurance covering all of the Property. Such insurance policies shall contain a "severability of interest" endorsement which shall preclude the insurer from denying the claim of an Owner because of negligent acts of the Association or of other Owners. The scope of coverage shall be in the kinds and amounts required by private institutional mortgage investors for similar projects in Phoenix, Arizona, but must include coverage for property damage, bodily injury, and death in connection with the operation, maintenance or use of the Property. Coverage shall be for not less than One Million Dollars ($1,000,000.00) per occurrence, for personal injury and/or property damage.

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10.2 Fidelity Bond Insurance. The Board shall carry fidelity bond or insurance coverage against dishonest acts of its directors, managers, managers' employees, trustees, employees, or volunteers responsible for handling association funds, regardless of whether such individuals serve with or without compensation. The fidelity bond or insurance shall name the Association as the named insured and shall be written in an amount sufficient to provide protection as determined by the Board, but in no event less than one and one-half (1-1/2) times the insured's estimated annual operating expenses and reserves.

10.3 Steam Boilers. If there are any steam boilers in operation in connection with the Property, the Board shall maintain boiler explosion insurance evidenced by the standard form of boiler and machinery insurance policy providing for a minimum of One Hundred Thousand Dollars ($100,000.00) per accident per location.

10.4 Workmen's Compensation. Workmen's Compensation coverage shall be carried by the Association for each of its employees.

10.5 Flood Insurance. If the Property is located within an area identified by any agency of the Federal Government as having special flood hazards, the Board shall maintain a blanket policy of flood insurance on the entire Property, including all Units,

in an amount aggregating the lesser of (i) the maximum limit of coverage available under the National Flood Insurance Program, or any successor thereto, or (ii) one hundred percent (100%) of the current replacement cost of all buildings and other property covered by such policy, provided however that *in no event* shall the amount of such policy be less than the outstanding principal balances of all mortgage loans on the Units.

10.6 Agent of the Association. Notwithstanding any of the foregoing provisions, the policies of insurance required herein may name as an insured, on behalf of the Association, an Insurance Trustee under an Insurance Trust Agreement entered into by the Association. The Association or Insurance Trustee, as the case may be, shall have the authority to collect and properly dispose of any insurance proceeds, to negotiate losses, to execute releases of liability and to execute all documents and perform all other acts necessary to purchase and maintain the insurance coverage required hereby.

10.7 Insurance Premiums. Premiums for all of the above-referenced insurance shall be Common Expenses.

10.8 Owner Required Insurance. Each Owner shall be responsible for his own insurance on the personal property contents of his Unit, any additions, decorating, or other improvements placed therein following purchase, and all furnishings and personal property therein or stored elsewhere on the Property. Each Owner shall further be responsible to provide his own person liability coverage to the extent not covered by the liability insurance to be provided by the Board as set forth above. No Association-acquired insurance coverage, as required under this Article 10, shall be brought into contribution with insurance purchased by individual Owners, or their Mortgagees.

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10.9 Mortgages held by FNMA or FHLMC. Notwithstanding any provision of this Article 10, if at any time any of the Condominiums are covered by mortgages which are held by the Federal National Mortgage Association ("FNMA") or the Federal Home Loan Mortgage Corporation ("FHLMC") (or any successor to such entities which performs their present functions), the Board shall at all times carry all casualty, flood and liability insurance and a fidelity bond in such amounts and containing all provisions as are required from time to time by such entities or such successors, unless such coverage is unavailable or waived by them in writing. If such entities require less coverage or other protection than is specifically required by this Article 10, the Board shall be free to provide such lesser coverage and such substitute protection. All insurance policies provided pursuant to this Article 10 must contain a provision requiring not less than ten (10) days' prior written notice of cancellation or material modification, such notice to be sent to the Association, each Mortgage Holder and all insureds, including all loan servicers on behalf of FNMA and FHLMC. Further, all Insurers and Guarantors that have filed with the Association a written request for notice shall be entitled to receive written notice from the Association of any lapse,

cancellation or material modification of any insurance policy or bond provided pursuant to this Article 10.

10.10 Insurance Deductible. All deductibles under the Association's insurance policy shall be a Common Expense and shall be paid by the Association; provided, however, the Association may assess to a Unit Owner any deductible amount expended as a result of the negligence, misuse, or neglect for which such Unit Owner is responsible under this Declaration and Arizona law.

ARTICLE 11

11. Damage and Destruction. In the event the Property is damaged or destroyed by fire or other hazards:

11.1 The Board shall contract with a licensed contractor or contractors to rebuild or repair such damaged or destroyed portions of the Property in conformance with the original plans and specifications, or, if the Board determines that adherence to such original plans and specifications is not in conformance with applicable laws, ordinances, building codes, or other governmental rules or regulations then in effect, then such repairs or rebuilding shall be of a kind and quality substantially equivalent to the original construction of such improvements. The contract with such licensed contractor or contractors shall provide for payment to the contractor or contractors of a specified sum for performance and execution of the work therein described and shall have provisions for periodic disbursement of funds which shall be consistent with procedures then followed by prudent lending institutions doing business in Maricopa County, Arizona. Disbursements to the contractor shall be made subject to the prior presentation of an architect's certificate containing such provisions as may be appropriate in the circumstances and deemed suitable by the Board. The Board may employ a licensed architect or other qualified professional to supervise the repair and rebuilding to ensure that all work, services, and supplies are in conformity with the requirements of the construction contract. The Board shall use insurance proceeds for the purposes set forth in this Article.

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11.2 If the insurance proceeds are insufficient to pay all costs of repair and rebuilding, the Board shall levy a special assessment to make up any deficiency, which assessment shall be levied against all Owners in the same proportion as their percentage interest in the Common Elements.

11.3 If the Association's insurance proceeds exceed the costs of repair and reconstruction, then following completion of such repair and rebuilding, those excess proceeds shall be placed in the Association's reserve account for future maintenance, repair, and replacement of the Common Elements.

11.4 In the event of damage to or destruction of any Unit or any material portion of the Common Elements, the Holder, Insurer or Guarantor of the first mortgage(s) on any such Unit(s) (and the Holders, Insurers or Guarantors of the first mortgages on all Units in the case of common element damage) will be entitled to timely written notice from the Association of such damage or destruction, provided such Holder, Insurer or Guarantor has filed with the Association a written request for such notice.

ARTICLE 12

12. Condemnation.

12.1 If a portion of the Property should be taken by exercise of the power of eminent domain, or should be transferred and conveyed to a condemning authority in anticipation of such exercise, the entire award made as compensation for such taking, including, but without limitation, any amount awarded as severance damages, or the entire amount received and paid in anticipation of such taking, after deducting therefrom, in each case, reasonable and necessary costs and expenses, including, but without limitation, attorneys' fees, appraiser's fees and court costs (which net amount is hereinafter in this Article 12 referred to as the "Award") shall be paid to the Association, as trustee for all Owners and the owners and holders of first mortgages then encumbering the Units. If the portion of the Property taken or conveyed shall not be comprised of, or include, all or any part of a Unit, or if an election to restore or replace a Unit is made in accordance with the provisions of Section 12.2 below, the Association shall, as soon as practicable, cause the Award to be utilized for the purpose of repairing, replacing and restoring the affected area, including, if the Association deems it necessary or desirable, the replacement of any Common Element improvements so taken or conveyed. Any such repair, replacement and restoration shall be performed, to the extent reasonably possible following such condemnation, substantially in accordance with the original plans and specifications.

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12.2 Except as hereinafter provided in this Article 12, if the portion of the Property taken or conveyed is comprised of or includes all or any part of a Unit, the Association shall call a special meeting of the Members of the Association to convene within thirty (30) cays after its receipt of the Award, to determine whether and, if so, in what manner, such Unit shall be restored, reconstituted, or replaced. If at least sixty-seven percent (67%) of the Owners of all Condominiums determines, at such special meeting, not to restore, reconstitute or replace such Unit and related improvements, and such decision is consented to by at least sixty-seven percent (67%) of the Mortgage Holders (based upon one vote for each first mortgage held), the Association shall distribute the portion of the Award relating to such Unit to first the holder of any mortgage or deed of trust upon such Unit and the remainder to the Owner thereof. At such time as such Award has been so distributed, any such Owner who has lost his Unit by such taking or conveyance shall no longer possess any interest in the project,

and the interest of the remaining Owners in the Common Elements shall automatically be adjusted accordingly. Notice of such adjustment may be executed and recorded by the Board. Any remaining Award shall then be subject to Section 12.1. Any remaining portion of the Award not used pursuant to Section 12.1 shall be divided into as many shares as there are remaining Units, such shares to be in the same proportion as the Owners' respective undivided percentage interest in the Common Elements after such taking or conveyance, and such shares shall be distributed to the Owners and the holders of any mortgage or deed of trust on the applicable Unit, as their interest appear.

12.3 If the cost of any repair and restoration shall exceed the amount of the Award, a special assessment shall be levied against the remaining Owners to the extent necessary to make up such deficiency. If relating to the Common Elements, such assessments shall be levied against the Owners in the same proportion as their percentage interests in the Common Elements after such taking or conveyance. If relating to a Unit, such assessment shall be levied against the Owner of such Unit. The special assessment provided for herein shall be secured by the lien provided for in Article 8 of this Declaration.

12.4 If any Unit or portion thereof or the Common Elements or any material portion thereof is made the subject matter of any condemnation or eminent domain proceedings or is otherwise sought to be acquired by a condemning authority, the Holder, Insurer or Guarantor of the first mortgage on the Unit which is the subject of the condemnation or eminent domain proceedings, if the subject of such proceedings is a Unit, or the Holders, Insurers or Guarantors of the first mortgages on all Units, if the subject of such proceedings is the Common Elements or any material portion thereof, will be entitled to timely written notice of such proceedings or proposed acquisition, provided such Holders, Insurers or Guarantors have filed with the Association a written request for such notice. No provision of any document establishing the project will entitle the Owner of a Unit or other party to priority over such mortgage with respect to the distribution of the proceeds of any award or settlement.

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ARTICLE 13

13. Maintenance, Repairs and Replacements of Owners. Each Owner shall furnish and be responsible for, at his own expense, all of the maintenance, repairs and replacements within his own Unit; and of all windows (including the glass, frame, sills, and any screen); appliances; equipment and components located within or serving one Unit; personal property; interior and exterior doors (including the door frame, locks, peep holes, doorbells, and doorknobs); interior partitioning; interior lighting fixtures and associated components; sewage and drainage pipes located within and serving one Unit; power/electrical wiring; utility lines located within and serving one Unit; air conditioning and heating units serving only one own Unit wherever located; cold and hot water units serving only one Unit; the drywall, wallboard, plasterboard, plaster, tiles, wallpaper or

other materials consisting of a finished surface of the walls, ceiling, and flooring of a Unit; cable lines; and satellite dishes. Unit Owner will be responsible for the maintenance, repair, and cost of any approved Improvement.

13.1 Limited Common Elements. The Association will maintain, repair, and replace the Limited Common Elements including but not limited to exterior light fixtures, Unit numbers, awnings, patios, balconies, entryways, or other fixtures designated to serve a single Unit but located outside the Unit's boundaries. The costs for the maintenance, repair, and replacement of the Limited Common Element will be assessed to the Unit(s) benefitting from such maintenance, repair, and replacement.

13.1(a) Patio and Balconies. Patio and balconies are Limited Common Elements. The Unit Owner will maintain the finished portion of the ceilings, walls, and flooring of their respective patio or balcony, including but not limited to cleaning, sealing, and maintaining other finishes. The original paint color(s) must be used unless the Association's Board of Directors, or the Architectural Committee, if one exists, approves in writing an Architectural Change Request by a Unit Owner prior to the commencement of any change. The Association will maintain, repair, and replace all other components of the patio or balcony. As a Limited Common Element, the Association will assess the costs of such maintenance, repair or replacement to the benefitting Unit Owner(s).

13.2 Common Element Maintenance. Except as otherwise provided herein to the contrary, maintenance, repairs and replacements of the Common Elements shall be furnished by the Association as part of the Common Expenses, subject to the Association's Community Documents. The Association's maintenance will include but is not limited to the exterior surface of buildings, structural building elements, roofs and foundations, columns, studding, joists, beams, structural components of ceilings, floors and walls, fences, landscaping, pest control (such as rodent or insect), sidewalks, parking and street surfaces, gates, pool, and pool related equipment, and dumpsters.

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13.3 Improper Use. If, due to the willful act, negligence or omission of an Owner, Occupant, Invitee, Lessee, guest or other authorized visitor of such Owner, damage shall be caused to the Common Elements or to a Unit owned by others, or maintenance, repairs or replacement shall be required which would otherwise be at the Common Expense, then such Owner shall pay for such damage and for such maintenance, repairs and replacements as may be determined by the Board, to the extent not covered by the Association's insurance. An authorized representative of the Board, or of the manager or managing agent, and all contractors and repairmen employed or engaged by the Board or such manager or managing agent, shall be entitled to reasonable access to each of the Units as may be required in connection with maintenance, repairs or replacements of or to the Common Elements or any equipment, facilities or fixtures affecting or serving other Units and the Common

Elements or in case of emergency necessitating access to such Units in order to preserve or protect the Property.

The Owner shall reimburse the Association in the amount expended for such repairs. Each Owner further agrees that if the costs for the repairs or replacement are not paid within ten (10) days after completion of the work such costs shall be secured by a lien against the Owner's Unit and shall bear interest at the rate of ten percent (10%) per annum. The costs owed by said Owner shall be a debt and shall be collectible, together with attorneys' fees and court costs, by any lawful procedure allowed by the laws of the State of Arizona including foreclosing the lien.

ARTICLE 14

14. Alterations, Additions, or Improvements. No alterations of any Common Elements, patios or balconies or any additions or Improvements thereto shall be made by any Owner without the prior written approval of the Board or the Architectural Committee. Except as otherwise prohibited herein, any Owner may make non-structural alterations within his Unit, or any non-structural additions or improvements within such Unit, without the prior written approval of the Board or Architectural Committee, but such Owner shall be responsible for any damage to other Units and the Common Elements as the result of such alteration, addition, or Improvement.

ARTICLE 15

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15. Decorating and Architectural Control.

15.1 Each Owner, at his own expense, shall furnish and be responsible for all the decorating within his own Unit from time to time including painting, wallpapering, washing, cleaning, paneling, floor covering, draperies, window shades, curtains, lamps and other furniture and interior decorating. Each Owner shall be entitled to the exclusive use of the interior surfaces of the perimeter walls, floors and ceilings within his Unit, and such Owner shall maintain such surfaces in good condition at his sole expense as may be required from time to time, which said maintenance and use shall be subject to the rules and regulations of the Association and each such Owner shall have the right to decorate such surfaces from time to time as he may see fit and at his sole expense. Decorating of the Common Elements (other than interior surfaces within the Unit as above provided), and any redecorating of Units to the extent made necessary by any damage to existing decorating of such Units caused by maintenance, repair, or replacement work on the Common Elements by the Association, shall be furnished by the Association as part of the Common Expenses. The surfaces of all windows and glass doors (if any) forming part of a perimeter wall of a Unit shall be cleaned and/or washed at the expense of such Owner.

15.2 The exterior side of all drapes, curtains, or other window coverings, shall be of off-white color.

15.3 Except for customary patio furniture on patios or balconies, and except for plants and sunscreens of a type and color approved by the Association, nothing shall be stored, placed, erected, hung or permitted on any patio, balcony, roof, the Common Elements, the exterior of the building, or upon or in the windows or outside doors of any Unit.

15.5 Cleaning of decorated finished interior walls, floors and ceilings of each patio and balcony and the landscaping of such areas shall be the responsibility of the Owner of the Unit of which said patio or balcony is a part. Painting, decorating and non-natural landscaping of such areas must have prior written approval of the Association as to the compatibility of color, design, and aesthetics with the entire Property.

15.6 Any construction, alteration, replacement, or repair of or upon the Common Elements, or within a Unit if of a structural nature, must be approved by the Association prior to commencement. The Association may require complete plans and specifications and may charge a reasonable fee for professional services connected with reviewing and approving such plans and specifications. The Owner will maintain, repair, replace any approved Improvement. If the Owner fails to maintain, repair, or replace the approved Improvement, the Owner shall restore the property to substantially the same condition existing prior to the installation of the Improvement.

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ARTICLE 16

16. Encroachments. If any portions of the Common Elements shall actually encroach upon any Unit, or if any Unit shall actually encroach upon any portions of the Common Elements, or if any Unit shall actually encroach upon another Unit, as the Common Elements and the Units are shown by the surveys comprising the Plat, there shall be deemed to be mutual easements in favor of the Owners of the Common Elements and the respective Owners involved to the extent of such encroachment so long as the same shall exist and for any repair or replacement of such encroaching items. However, no such easement shall exist for an encroachment created by the willful misconduct of the person seeking the benefit of such encroachment easement.

ARTICLE 17

17. Use and Occupancy Restrictions. No part of the Property shall be used for other than residential or other related purposes. Each Unit shall be used as permitted by this Declaration and for no other purpose.

17.1 Subject to the provisions of these restrictions, use of the Common Elements shall be in accordance with and subject to limitations and rules as established and determined by the Association.

17.2 Nothing shall be done or kept in any Unit or in any of the Common Elements which will increase the rate of insurance thereon without the approval of the Association. No Owner shall permit anything to be done or kept in his Unit or in or upon any Common Elements which will result in the cancellation of insurance thereon or which would be in violation of any law.

17.3 No sign of any kind shall be displayed to the public view from any Unit or any Common Elements without the approval of the Association, except signs as allowed by A.R.S. §33-1261, including political signs, which an Owner may display on his Unit up to seventy-one (**71**) days before an election and may continue to display up to fifteen (**15**) days after the general election. If the sign is for a candidate in a primary election who does not advance to the general election, then the Owner must remove the sign fifteen (**15**) days after the primary election.

17.4 No animals of any kind shall be raised, bred, or kept in any Unit or in or upon any Common Elements, except that dogs, cats, or other household pets may be kept in Units, subject to uniform rules and regulations of the Association, provided that no animal shall be kept, bred, or maintained for any commercial purpose.

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17.5 The Owner shall not permit or suffer anything to be done or kept about or within his Unit which will obstruct or interfere with the rights of other occupants, or annoy them by unreasonable noises or otherwise, nor will he commit or permit any nuisance about or within his Unit or commit or suffer any immoral or illegal act to be committed therein. The Owner shall comply with all of the requirements of the health authorities and of all other governmental authorities with respect to the Property.

17.6 No Owner, guest, Invitee or Lessee shall consume or use marijuana in any Common Area or open space. Any Owner, guest, Invitee or Lessee who consumes marijuana within the privacy of a Unit must ensure that no odor or second-hand smoke interferes with the quiet enjoyment of neighboring Units. Such odor or second-hand smoke will be considered a nuisance and such Owner will bear the costs to prevent and preclude any odor or second-hand smoke from entering neighboring Units.

17.7 All trash and garbage must be deposited in receptacles provided for such purpose and shall not be permitted to accumulate on or about a Unit.

17.8 If by reason of the occupancy or use of the Property by an Owner the rate of insurance on the building shall be increased, the Owner shall be liable for such additional insurance premiums.

17.9 No organized religious, professional, commercial, or industrial operations of any kind shall be conducted in or upon any Unit or the Common Elements except such temporary uses as shall be permitted by the Board.

17.10 No motorized vehicles shall be parked or kept within a Unit.

17.11 Subject to the limitations set forth in Section 4.1, all Owners shall be Members of the Association and shall comply with and be subject to the terms and conditions a set forth in the Articles of Incorporation and Bylaws and any Rule or Regulation of the Association. No Owner may transfer any membership or interest in the Association, except in connection with the sale or lease of his entire Condominium to which such membership is appurtenant. If an Owner leases his entire Condominium to another person, such Owner shall continue to possess all voting rights which he might then have in the Association with regard to such Condominium. An Owner may assign to a tenant of his Condominium such Owner's right to use and enjoy the Common Elements which would otherwise be enjoyed by such Owner.

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17.12 No Owner shall lease less than the entire Unit owned by such Owner. An Owner must provide to the Association the following prior to renting or lease a Unit: (1) the name and contact information for any adult occupying the Unit; (2) the time period for the rental or lease, including the beginning and ending dates of the tenancy; and (3) a description and the license plate numbers of the tenants' vehicles. If an Owner fails to enforce a default under such lease for violation of the provisions of the Community Documents or of this subsection, the Board, as agent for such Owner, shall have the right to enforce such default and any defaulting lessee and the Owner shall be subject to all remedies given to the Association under Article 18 below.

17.13 A Unit Owner remains responsible for the acts or omissions of his Occupants, guests, Invitees, family members, and Lessees while on the Property.

17.14 No Unit or any portion of the Common Elements may hereafter be further subdivided or otherwise partitioned, and any action taken in violation of this provision shall be void.

ARTICLE 18

18. General Remedies. In the event of any default by any Owner under the provisions of the Act, this Declaration, the Bylaws, or the Rules and Regulations of the Association, the Association, the Board, or its agents, shall have all the rights and remedies provided for in the Act, the Community Documents, or available by law. The Association may prosecute any action or other proceedings against such defaulting Owner and other for enforcement or foreclosure of the Association's lien and the appointment of a receiver for the defaulting Condominium without regard to the value of such Condominium or the solvency of such Owner, or for damages, injunction, or specific performance, or for judgment for payment of money and collection thereof, or the right to take possession of the Condominium and to rent it and apply the rents received to payment of unpaid assessments and interest accrued thereon, and to sell the same as hereinafter in this Article provided, or for any combination of remedies or for any other relief.

18.1 Judicial Sale. The proceeds of any such judicial sale shall first be paid to discharge court costs, other litigation costs, including but without limitation reasonable attorneys' fees, and all other expenses of the proceeding and sale, and all such items shall be taxed against the defaulting owner in a final judgment. Any balance of proceeds after satisfaction of such charges and any unpaid assessments hereunder or any liens shall be paid to the Owner. Upon the confirmation of the sale, the purchasers thereupon shall be entitled to a deed to the Condominium and to immediate possession of the Condominium and may apply to the court for a writ of restitution for the purpose of acquiring such possession, and it shall be a condition of any such sale, and the judgment shall so provide, that the purchaser shall take the interest in the property sold subject to this Declaration.

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18.2 Enforcement Costs. All expenses and Collection Costs incurred by the Association in connection with any enforcement action or legal proceeding, including court costs and reasonable attorneys' fees and other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the rate of ten percent (10%) per annum until paid, shall be charged to and assessed against such defaulting Owner and shall be added to and deemed part of his respective share of the Common Expenses, and the Association shall have a lien for all of the same, as well as for nonpayment of his respective share of the Common Expenses, upon the Condominium of such defaulting Owner and upon all of his additions and Improvements thereto.

18.3 Attorneys' Fees Regardless of Suit. Attorneys' fees and costs shall be charged to and assessed against a defaulting Owner whether or not a lawsuit is filed.

18.4 Right to Self Help. In the event of any such default by any Owner, the Association and the Board, and the manager or managing agent, if so authorized by the Board, shall have the authority to correct such default and to do whatever may be necessary for such purpose, and all expenses in connection therewith shall be

charged to and assessed against such defaulting Owner, and such assessment shall constitute a lien against the defaulting Owner's Condominium.

18.5 Any and all such rights and remedies may be exercised at any time and from time to time, cumulatively or otherwise, by the Association or the Board. The liens provided for in this Article 18 shall be junior to prior first mortgages to the same extent as provided in Article 8 of this Declaration and shall be foreclosed in the same manner as the lien provided for in Article 8.

18.6 Notice of Violation. If any Owner (either by his conduct or by the conduct of any other Occupant of his Condominium) shall violate any of the provisions of this Declaration, the Bylaws or the Rules and Regulations, as then in effect, and such violation shall continue for ten (10) days after notice in writing from the Board or shall occur repeatedly during any ten-day period after written notice or request to cure such violation, then the Board, or any aggrieved Owner, shall have the power to file an action against the defaulting Owner or Occupant requiring the defaulting Owner to comply with the provisions of this Declaration, the Bylaws or the Rules and Regulations, and granting other appropriate relief, including money damages and attorneys' fees and costs.

18.7 Owners' Right to Enforce. If the Association, its successors or assigns or the Board or its agents shall violate or fail to comply with any of the provisions of this Declaration, the Bylaws or the Rules and Regulations, as then in effect then any aggrieved Owner shall have the power to file an action against the Association or Board to comply with the Declaration, the Bylaws or the rules and regulations, and granting other appropriate relief, including money damages.

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18.8 Binding Effect. Anything to the contrary herein notwithstanding, any breach of any of the covenants, restrictions, reservations, conditions and servitudes provided for in this Declaration, or any right of re-entry by reason thereof, shall not defeat or adversely affect the lien of any mortgage or deed of trust made in good faith and for value upon any Condominium but, except as herein specifically provided, each and all of said covenants, restrictions, reservations, conditions and servitudes shall be binding upon and effective against any Owner whose title thereto is acquired by foreclosure, Trustee's Sale, sale, deed in lieu of foreclosure or otherwise.

18.9 Right to Enforce. Failure by the Association or by any Unit Owner to enforce any covenant or restriction contained in the Community Documents shall in no event be deemed a waiver of the right to do so thereafter.

ARTICLE 19

19. Duration and Amendment. The provisions of this Declaration shall continue in perpetuity, but may be changed, modified, or rescinded by an instrument in writing setting forth such change, modification, or rescission, executed as follows:

19.1 Such instrument shall bear the signatures of not less than sixty-seven percent (67%) of the Owners of all Condominiums; provided, however, that before any such change, modification or rescission shall be effective at least sixty-seven percent (67%) of the Mortgage Holders (based upon one vote for each mortgage owned) shall have previously consented in writing to each such change, modification, or rescission.

19.2 Notwithstanding the provisions of the foregoing Section, if the Act, this Declaration, or the Bylaws require the consent or agreement of a greater percentage of Owners and Mortgagees, for any action specified in the Act or this Declaration, then any instrument changing, modifying, or rescinding any provision of this Declaration with respect to such action shall be signed by such greater percentage of Owners and Mortgagees, as required by the Act or this Declaration.

19.3 The change, modification or rescission whether accomplished under any of the provisions of Article 19 shall be effective upon recording such instrument, provided, however, that no provisions in this Declaration may be changed modified or rescinded so as to conflict with the provisions of the Act.

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ARTICLE 20

20. Rights of Mortgage Holders. No breach of any of the covenants, conditions and restrictions herein contained, nor the enforcement of any lien provisions herein, shall render invalid the lien of any first mortgage (meaning a mortgage with first priority over any other mortgage) on any Condominium made in good faith and for value, but all of said covenants, conditions and restrictions shall be binding upon and effective against any owner whose title is derived through foreclosure or trustee's sale, or otherwise. Notwithstanding any provision in the Condominium Documents to the contrary, Mortgage Holders shall have the following rights:

A. All Holders of first mortgages that have filed with the Association a written request for notice of default shall be entitled to receive written notice from the Association of any default by the Mortgagor of any Mortgage on a Unit (the beneficial interest in which is held by said Holder) in the performance of such Mortgagor's obligations under the Condominium Documents, which is not cured within sixty (60) days. All Holders of first mortgages that have filed with the Association a written request therefor shall be entitled to receive written notice of any proposed action that would require the prior approval of a specified percentage of Mortgage Holders as set forth in subparagraph C of this Article 20. Insurers and

Guarantors shall also, upon written request therefor to the Association, be entitled to receive such written notices as provided for in this subparagraph A.

B. The Association shall discharge its obligation to notify Mortgage Holders, Insurers and Guarantors by sending written notices required herein to such parties requesting notice, at the address given on the current request for notice, in the manner prescribed by Article 22.

C. Unless at least sixty-seven percent (67%) of the Owners of all Condominiums, at least sixty-seven percent (67%) of the Mortgage Holders (based upon one vote for each first mortgage owned) have given their prior written approval, neither the Association nor the Owners shall be entitled to:

1. By act or omission, seek to abandon or terminate the Association.

2. By amendment to the Declaration or to the Bylaws or otherwise, change the pro rata interest or obligations of any individual Condominium for the purpose of (i) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards, or (ii) determining the pro rata share of ownership of each Unit in the Common Elements;

3. Make any material amendment to the Declaration, to the Bylaws or to any of the other Condominium Documents concerning any of the following: voting rights; assessments, assessment liens or subordination of such liens; reserves for maintenance, repair and replacement of the common elements; insurance or fidelity bond requirements; use of hazard insurance proceeds; boundaries of any Unit or of the common elements; percentage interest in the common elements; rights to use of the common elements; responsibility for maintenance and repair of the Units or common elements; leasing of Units; or any provision which is for the express benefit of Mortgage Holders;

4. By act or omission, seek to abandon, partition, subdivide, encumber, sell, or transfer the Common Elements; provided, however, that the granting of easements for public utility or other public purposes in accordance with the provisions of this Declaration shall not be considered a transfer for purposes of this subparagraph;

5. Impose any right of first refusal or similar restriction on the right of an Owner to sell, transfer or otherwise convey its Condominium;

6. Expand or contract the Project or annex to or withdraw property from the Project; or

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7. Effectuate any decision by the Association to terminate professional management and assume self-management.

D. Any Mortgage Holder, Insurer or Guarantor and any Owner will, upon request, be entitled to (a) inspect the Declaration, Bylaws, rules and regulations, books, and records of the Association during normal business hours, and (b) receive an annual audited financial statement of the Association within ninety (90) days following the end of the fiscal year of the Association.

E. Any provision of the Condominium Documents which give an Owner, or any other party, priority over any rights of first mortgagees of Condominiums pursuant to their mortgages in the case of a distribution to Owners of insurance proceeds or condemnation awards for losses to or taking of Units and/or Common Elements shall not be enforceable against such mortgagees.

F. Any Mortgage Holder who obtains title to a Condominium pursuant to a foreclosure of the mortgage on the Condominium will not be liable for such unpaid dues and assessments against the Condominiums which accrued prior to acquisition of the Condominium by the Mortgage Holder.

G. Partition or subdivision of any Unit or Common Elements is prohibited as provided in Section 17.14. In no event may a Unit be partitioned or subdivided (if otherwise permitted hereunder or by the Act), without the prior written consent of the Mortgagee of such Unit.

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ARTICLE 21

21. Compliance with FNMA And FHLMC Regulations. The Property shall comply with all requirements of the Federal National Mortgage Association ("FNMA") and of the Federal Home Loan Mortgage Corporation ("FHLMC") pertaining to the purchase by FNMA and FHLMC of mortgages on individual Condominium Units. Each Owner and each Mortgagee by acceptance of a deed or encumbrance consents to the incorporation in the Condominiums Documents of any such provisions and agrees to be bound by any such provisions as if they were originally contained in the Condominium Documents. The Board, each Owner and each Mortgagee shall take any action or shall adopt or consent to any resolutions required by FNMA or FHLMC to conform this Declaration, the other Community Documents to the requirements of FNMA or FHLMC.

ARTICLE 22

22. Notices to the Association. Notices provided for in this Declaration or the other Community Documents and addressed to the Association or the Board shall be in writing

and shall be addressed to the Association or the Board, at any address to be established by the Board from time to time. The Board may designate a different address for such notices by giving written notice of such change of address to all Owners.

22.1 Notices to Owners. All notices to Owners shall be to their respective Condominiums. Any Owner may also designate a different address for notices to him by giving written notice of his change of address to the Board. Notices addressed as above shall be deemed delivered seventy-two (72) hours after they have been mailed by United States mail postage prepaid, or when delivered in person.

Upon written request to the Board, the holder of any recorded mortgage encumbering any Condominium shall be given a copy of all notices permitted or required by this Declaration to be given to the Owner of Owners of the Condominium subject to such mortgage.

ARTICLE 23

23. General Provisions

23.1 Severability. If any provision of this Declaration or the Bylaws or the Rules, or any section, clause, sentence, phrase or word, or the application thereof in any circumstance, is held invalid, the validity of the remainder of this Declaration and Bylaws, or the Rules and Regulations, and of the application of any such provision, section, sentence, clause, phrase or word in any other circumstances, shall not be affected thereby, and the remainder of this Declaration or Bylaws, or the Rules shall be construed as if such invalid part were never included therein.

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23.2 Perpetuities and Restraints on Alienation. If any of the options, privileges, covenants or rights created by this Declaration shall be unlawful, void or voidable for violation of the rule against perpetuities, then such provision shall continue until twenty-one (21) years after the death of the survivor of the now living descendants of the President of the United States on the date hereof.

23.3 Rights and Obligations. Each Owner by the acceptance of a deed of conveyance, or each purchaser under any contract for such deed of conveyance, or each purchaser under any agreement of sale, accepts the same subject to all restrictions, conditions, covenants, reservations, liens and charges, and the jurisdiction, rights and powers created or reserved by this Declaration, and all rights, benefits and privileges of every character hereby granted, created, reserved or declared, and all impositions and obligations hereby imposed shall be deemed and taken to be covenants running with the land and equitable servitudes, and shall bind any person having at any time any interest or estate in said land, and shall inure to the benefit of such grantee or purchaser in like manner as though the provisions of this Declaration were recited and stipulated at length in each and every deed of conveyance or purchase contract.

23.4 Gender and Number. Whatever the context of this Declaration so requires, words used in the masculine gender shall include the feminine and neuter genders; words used in the neuter gender shall include the masculine and feminine genders; words used in the singular shall include the plural; and words of the plural shall include the singular.

23.5 Number of Days. In computing days for the purposes of any provision in the Community Documents all days shall be counted including Saturdays, Sundays, and holidays, except as other specified herein. If the final day falls on a Saturday, Sunday or a holiday, the next day shall be deemed the next day which is not a Saturday, Sunday or holiday.

IN WITNESS WHEREOF the undersigned, hereby certify that this Declaration was duly adopted by the Owners as of this 14 day of Feb. 2022.

By: Margaret E Haugen
President of Imperial Plaza Condominium Association

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State of Arizona)
)
County of Maricopa)

On this 14TH day of FEBRUARY, 2022, before me, the undersigned notary public, personally appeared MARGARET E HAUGEN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose therein contained.

Scott Brend
Notary Public
Notary Seal:

OFFICIAL SEAL
SCOTT BRENDEMUHL
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 545518
My Comm. Expires June 19, 2023

My Commission expires 6/19/2023

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

The proposed project will include (1) redevelop an underutilized parcel with luxury residential up to 56 feet with resort style amenities; (2) 194 unit mix of multifamily; (3) wrapped parking garage; (4) enhanced shaded landscape and pedestrian experience along streetscape with detached sidewalks.

THE ZOM LIVING DEVELOPMENT WILL:

Be a welcome addition to the 7TH Street corridor area.
Bring needed sales taxes and jobs for the City of Phoenix.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature 

Printed Name Aaron Core

Street Address 815 E Colter St

City Phoenix Zip Code 85014

Phone Number N/A

Email N/A

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Abigail Abraham

Street Address 5514 N. 10th St.

City Phoenix Zip Code 85014

Phone Number 949-606-4918

Email AAjones689@gmail.com

STATEMENT OF SUPPORT

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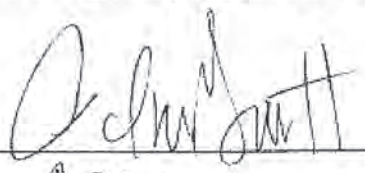
Signature 

Printed Name ADAM GARFIT

Street Address 5231 N 8TH PLACE

City PHX Zip Code 85014

Phone Number 818 821-7351

Email ADAMGAT@GMAIL.COM

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Adriana Figueroa

Street Address 6038 E Oregon Ave

City Phx Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Alfonso Guadarrama Brightsid Studios

Printed Name Alfonso Guadarrama

Street Address 839 E CAMELBACK RD.

City PHOENIX Zip Code 85014

Phone Number (480) 258 7184

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Ali Sheehan

Printed Name Ali Sheehan

Street Address Frances Dj #10w Candlestick Rd

City Phx Zip Code 85014

Phone Number 602-842-3776

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Allen Edwards Ace Hardware

Street Address 5555 N. 7th St #106

City Phx Zip Code 85014

Phone Number 602-241-4070

Email Store11388@msn.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom' [illegible]ned Unit Development zoning application

Signature Allison DeLancey Fashion Cleaners

Printed Name Allison Delancey

Street Address 736 E Missouri Ave

City Phoenix Zip Code 85014

Phone Number 480-239-6370

Email allisondelancey@yahoo.com

STATEMENT OF SUPPORT

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nektar Juice bar

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Allison Kenley

Street Address 100 E Camelback Rd

City Phoenix Zip Code 85012

Phone Number 520 385 5926

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Alvin R. Johnson

Street Address 331 East Medlock Dr

City Phoenix Zip Code 85012

Phone Number 602-279-5584

Email Johnsonalvin1975@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Alyssa Lockhart BLAZE PIZZA

Street Address 8120 N Central Ave

City Phoenix Zip Code 85012

Phone Number 602-332-9018

Email BlazePizza116@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Amy Moreno

Printed Name Amy Moreno

Street Address 1013 E Oregon Ave

City Phoenix Zip Code 85014

Phone Number (480) 298-2674

Email AmyJoMo1@Gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Andres Villarreal "JayRide" Restaurant

Street Address 5202 North central Avenue

City Phoenix Zip Code 85012

Phone Number 480-516-4321

Email a.villarreal@upwardprojects.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Andres Hernandez

Street Address 9436 S 11 Ave

City Phoenix Zip Code 85041

Phone Number 623-431-6481

Email Arturo.Hernandez@Gmail.com

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Signature _____

Printed Name Andrew Lester

Street Address 1116 E Fern Dr N

City Phoenix Zip Code 85014

Phone Number [redacted]

Email [redacted]

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Signature _____

Printed Name ANDREW RUHL

Street Address 1038 E DENTON

City PHX Zip Code 85034

Phone Number 602-908-1904

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Angela Lindsey

Printed Name Angela Lindsey (Walgreens)

Street Address 710 E. Camelback Rd

City Phx Zip Code 85014

Phone Number (602-240-3715

Email mgr.06527@store.walgreens.com

STATEMENT OF SUPPORT

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Signature Anthea Carms

Printed Name ANTHEA CARMS

Street Address 936 E Donlon Lane

City Phoenix Zip Code AZ 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Anthony Caldwell

Street Address 921 E Montebello Ave

City Phoenix Zip Code 85014

Phone Number 928-766-6089

Email tonycaldwell47@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Verbal Support

Signature _____

Printed Name Arturo Berto Camelback Boxing Gym

Street Address 524 E Camelback Rd

City Phx Zip Code 85014

Phone Number 480-242-6446

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Attila Gergely

Printed Name Attila Gergely

Street Address 9158 Medlock

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Ayna Lawson

Street Address 5145 N 7th Street

City Phoenix Zip Code 85014

Phone Number 602-654-7593

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Bailey Richter

Street Address 5144 N. Central Ave

City Phoenix Zip Code 85012

Phone Number 209-559-9749

Email brichter@upwardprojects.com

Posting Central

STATEMENT OF SUPPORT

Business LOS

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a ~~resident of~~ Business Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

— for auto business LOS west toget more

The proposed project will include (1) redevelop an underutilized parcel with luxury residential up to 60 feet with resort style amenities; (2) 194 unit mix of multifamily; (3) wrapped parking garage; (4) enhanced shaded landscape and pedestrian experience along streetscape with detached sidewalks.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Barbara H Loutos Interlingua Learn Spanish

Street Address 5107 N 7th St Ste 1

City Phoenix Zip Code 85014

Phone Number 602-241-66665

Email barbara.loutos@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a ~~resident~~ Business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Business Independent Contractor

By signing below, I give my support to Zom's Planned Unit Development zoning application .

Signature Barbara Montoya

Printed Name Barbara Montoya

Street Address 618 E. Oregon Ave

City PHX Zip Code 85012

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Ben Moss

Printed Name Ben Moss

Street Address 311 E Camelback

City Phoenix Zip Code 85012

Phone Number 616 633 5884

Email moss.ben2@gmail.com

STATEMENT OF SUPPORT

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Signature [signature]

Printed Name Bennett Nubert

Street Address 5205 N. 10th St

City PHX Zip Code 85014

Phone Number 520 341-9777

Email Bennettnubert401@gmail.com

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Signature Bernadette E. Hayes

Printed Name Bernadette E. Hayes

Street Address 1104 E. Oregon Ave

City Phx Zip Code 85014

Phone Number 602 2776984

Email

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Signature Beth Levin

Printed Name Beth Levin

Street Address 15 East [illegible]

City Phx Zip Code 85012

Phone Number 602 377-1597

Email _____

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Signature Brad Nunn

Printed Name BRAD NUNN

Street Address 935 E. Georgia Ave

City Phoenix Zip Code 85014

Phone Number 716 640 0550

Email NUNNBRAD@YAHOO.COM

STATEMENT OF SUPPORT

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Signature Brandon Welch

Printed Name Brandon Welch @ westcor

Street Address 100 e camelback rd #148

City Phoenix Zip Code 85018

Phone Number 443-623-0221

Email bwelch2@wsgc.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

Deb Wife Neighbor

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Brett Fleck

Street Address 1124 E Colter St

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Britney Westman

Printed Name Britney Westman

Street Address 825 E. Missouri Ave. Apt 7

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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Signature _____

Printed Name _____

Street Address _____

City Phoenix Zip Code 85012

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Carly Cecil

Printed Name Carly Cecil

Street Address 5204 N. 9th St

City Phoenix Zip Code 85014

Phone Number 740-475-7125

Email cc259208@ohio.edu

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name CAROLYN SECHLER

Street Address 921 E ORANGE DR

City PHX Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name CARSEN POWERS

Street Address 1107 E OREGON AV

City PHX Zip Code 85014

Phone Number 602 918 0303

Email RDX1010 @ AOL.COM

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____ Business Owner

Printed Name Carolyn Carter @ 24K Hair Spa

Street Address 513 E. Camelback rd

City Phx Zip Code 85012 Barber Shop

Phone Number 602-410-6868

Email 24k@gmail.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Casey N Osborne

Street Address 1049 E Colter

City Phx Zip Code AZ 85014

Phone Number 480 - 748 - 7272

Email caseyosborne@me.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____ CENTRAL EYEWORKS

Printed Name Thomas L. Lee

Street Address 24 W. Camelback

City PHX Zip Code 85012

Phone Number 602-579-0889

Email centraleyeworks@yahoo.com

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Charles Fisher

Street Address 1108 E Georgia Ave

City Phoenix Zip Code 85014

Phone Number _____

Email crfphx@gmail.com

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Signature _____

Printed Name Chris Claus

Street Address 815 E Colter

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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Signature _____

Printed Name Chris McCombs

Street Address 1104 E Fern Dr

City Phoenix Zip Code 85014

Phone Number 310-361-7617

Email MCcombsc33@yahoo.com

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____ Circle K

Printed Name Crystal G

Street Address 5141 N Central Ave

City Phx Zip Code 85012

Phone Number (602) 279-6341

Email Strul741@Circlek.com

STATEMENT OF SUPPORT

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Signature Ciana Duniram

Printed Name Ciana Duniram

Street Address 100 E. Camelback Rd

City Phoenix AZ Zip Code 85012

Phone Number 602-749-8880

Email topmuse@shopatmuse.com

Snell & Wilmer
ONE ARIZONA CENTER
400 E. VAN BUREN, SUITE 1900
PHOENIX, AZ 85004-2202
602.382.6000 P
602.382.6070 F

Noel J. Griemsmann
(602) 382-6824
ngriemsmann@swlaw.com

September 6, 2022

Re: Letters of Support for the Property Located at the Northeast Corner of 7th Street and Colter Street in Phoenix, Arizona

Dear Zoning Administrator:

The purpose of this cover letter is to supplement the most recent Citizen Participation Report (filed on August 23, 2022), on behalf of ZOM Living, for the rezoning request (Case No. Z-27-22-6) for an approximately 2.55-acre site located at the northeast corner of 7th Street and Colter Street in Phoenix, Arizona (Exhibit A) (the "Property").

Please find the enclosed 266 letters of support from neighbors surrounding the project.

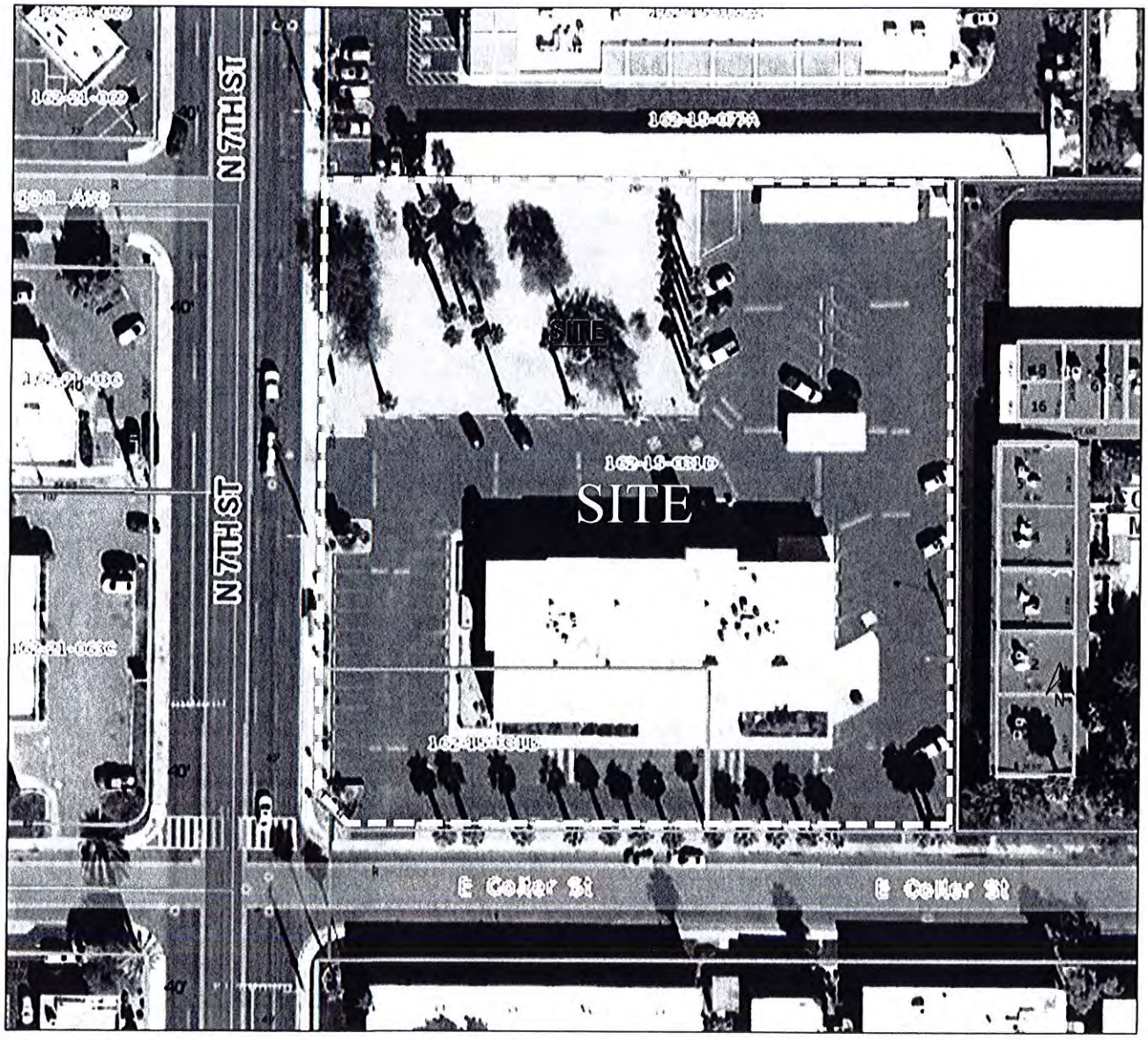
Sincerely,

Snell & Wilmer

Noel J. Griemsmann, AICP

CITY OF PHOENIX
SEP 06 2022
Planning & Development Department

Exhibit A – Site Aerial



Snell & Wilmer

Understanding what makes *you* unique.®





Zoning Group

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Ryan McCann, AICP
Urban Planner

Ty Utton
Assistant Urban Planner

CITY OF PHOENIX

SEP 06 2022

Planning & Development
Department

Zola North Central

(Case No. Z-27-22-6)

Letters of Support

STATEMENT OF SUPPORT

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Signature _____

Printed Name Zackary Newsome

Street Address 301 E Oregon Ave

City Phoenix Zip Code 85012

Phone Number 480-544-4041

Email Znewsome@gmail.com

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Signature _____

Printed Name Nhan Nguyen Vape Central

Street Address 914 E Camelback Rd

City Phoenix Zip Code 85014

Phone Number 602 644-1347

Email nnguyen12n@gmail.com

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Printed Name Bennett Nubert

Street Address 5203 N. 10th St

City PHX Zip Code 85014

Phone Number 520 341-9777

Email Bennett.Nubert@Gmail.com

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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature

Printed Name Taylor Nunez Joyride TACO's

Street Address 3202 n central Ave

City Phoenix Zip Code 85014

Phone Number (520) 440-5683

Email taylor6834@yahoo.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature Brad Nunn

Printed Name BRAD NUNN

Street Address 935 E. Georgia Ave

City Phoenix Zip Code 85014

Phone Number 760 420 8550

Email Nunnbrad@gmail.com

STATEMENT OF SUPPORT

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Signature Dontorian Oliver

Printed Name Dontorian Oliver

Street Address 1134 E Colter St

City Phoenix, AZ Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature

Printed Name Casey N Osborne

Street Address 1045 E Colter

City Phx Zip Code AZ 85014

Phone Number 480 - 948 - 7272

Email caseyosborne@me.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Daniel Poole

Street Address 5535 N 4th St

City Phoenix Zip Code 85012

Phone Number 602-945-3451

Email danielpoole1@icloud.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Leon Peay

Street Address 5136 N. 6th St

City Phoenix Zip Code 85012

Phone Number 480 600 3979

Email _____

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Revolution Uptown
Modern Taqueria + bar

Signature [signature]

Printed Name Gabriela Sales Perlas Manager at Restaurant
Modern Taqueria + bar 5538 N 7th Street Suite 100

Street Address 1819 W. Fairmount Ave. Phoenix 85014

City Phoenix Zip Code 85015

Phone Number 480 468 3360

Email gabrielasperlas@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kathleen K. Pieper

Printed Name Kathleen L. Pieper

Street Address 6215 N. 22nd Dr

City Phoenix Zip Code 85015

Phone Number _____

Email _____

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Signature _____

Printed Name Taylor Poston

Street Address 1316 E Vernon Ave

City Phoenix Zip Code 85014

Phone Number 420-692-1363

Email taylorposton94@gmail.com

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name James Powell Branch Manager

Street Address 100 E Camelback AmTrust Bank

City Phoenix Zip Code AZ

Phone Number 623-256-1200

Email JPowell1968@yahoo.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Carson Powers

Street Address 1107 E Oregon Ave

City PHX Zip Code 85014

Phone Number 602 918 0303

Email RDX1010@aol.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Connor McNeil

Street Address 5560 N 12th Street

City Phx Zip Code 85019

Phone Number (602) 535 7156

Email _____

STATEMENT OF SUPPORT

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Printed Name _____

Street Address _____

City _____ Zip Code _____

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Signature _____

Printed Name J. D. Purves / Relax The Puck

Street Address 100 E. Camelback Rd #176

City Phoenix Zip Code 85012

Phone Number 602-217-7484

Email JD@RTP1OENIX.COM

STATEMENT OF SUPPORT

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Signature _____

Printed Name Scott Putman

Street Address 1137 E Fern Dr S.

City Phoenix Zip Code 85014

Phone Number 602-284-9977

Email Scott_Putman@yahoo.com

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Signature _____ CoffeeZona

Printed Name _____ 5202 N. 7th St.

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

OWNER SIGN HERE.

STATEMENT OF SUPPORT

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Signature Bailey Richter

Printed Name Bailey Richter

Street Address 5144 N. Central Ave

City Phoenix Zip Code 85012

Phone Number 239-559-9749

Email brichter@upwardprojects.com Postino Central

STATEMENT OF SUPPORT

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Signature _____

Printed Name Ryan Riggins

Street Address 8516 N. 10th St

City Phoenix Zip Code 85020

Phone Number _____

Email ~~[illegible]~~.ryan.riggins23@gmail.

STATEMENT OF SUPPORT

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Signature Jonas Ress

Printed Name JONAS Ress

Street Address 918 E Orange

City Phoenix Zip Code 85014

Phone Number N/A

Email N/A

STATEMENT OF SUPPORT

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Signature EK Foster

Printed Name Elena Rodriguez-Foster

Street Address 1110 E. Missouri Ave Ste 580

City Phx Zip Code AZ

Phone Number 623-293-0307

Email elena@francisroses.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Jena Ross

Printed Name Jena Ross

Street Address 1127 S. Oregon Ave

City Phx Zip Code 85014

Phone Number 766-567-3391

Email Jenaross@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Elizabeth T

Printed Name Elizabeth Rowley The art of Learning

Street Address 1130 E. Missouri Ave Suite 206

City PHX Zip Code 85014

Phone Number 480 375 0123

Email elizabeth@theartoflearningaz.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name ANDREW RUHEL

Street Address 1038 E DENTON

City PHX Zip Code 85004

Phone Number 602-908-1904

Email

STATEMENT OF SUPPORT

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Signature Luz Rueda

Printed Name Luz Rueda

Street Address 1144 E Oregon Av, PHX

City PHX Zip Code 85014

Phone Number 602 334 3456

Email

STATEMENT OF SUPPORT

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Signature George E. Kyerson

Printed Name George E. Kyerson

Street Address 802 E Colter ST

City Phoenix Zip Code 80514

Phone Number

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Kat Sabine

Street Address 935 E. Oregon Ave.

City PHX Zip Code 85014

Phone Number 602 635 0009

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name John Sanchez BARBER-JALUM

Street Address 616 E Oregon Suite #3

City Phoenix Zip Code 85012

Phone Number 602-377-8818

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Jeanne Searle

Printed Name Jeanne Searle Beauty Bungalow

Street Address [illegible]

City Phx Zip Code 85023

Phone Number [illegible]

Email [illegible]

Subject: Zola North Central MF

Sarah

I am in support of this project for the following reasons:

1. Based on my research on the Developer, they have a proven track record of efficient and effective urban design, quality construction, and environmentally sensitive method for energy saving engineering.
2. I live and work in the neighbor. My home is in The Windsor Square Historic neighborhood.
3. There is a ever present need for a increasing more housing throughout the US, more importantly right here in Phoenix, AZ.
4. Since, we should encourage development on major arterial roads close to additional highway feeders(ie) The 51 Highway.
5. Phoenix and AZ has the opportunity to learn from many mistakes of other states and cities in major growth area in the Western part of the country.
6. I'm concerned for AZ based on some new legislation happening in other parts of the country which propose having more opportunities to build MF in neighbor's and not major traffic roads for business and business. Please take the time to read and review the introduced House Bill 2674. This is not good for us the neighbors. I encourage a positive Compromise.

Best regards.

Bill Saul

office: 602.382.6589
email: tmoran@swlaw.com

Snell & Wilmer
One Arizona Center | 400 East Van Buren Street | Suite 1900 | Phoenix, AZ 85004-2202

Snell & Wilmer
swlaw.com | disclaimer
LinkedIn | Twitter | Facebook | Instagram

From: Matthew Schaub <athomecareaz@gmail.com>
Sent: Monday, June 6, 2022 10:22 AM
To: [redacted]
Subject: 7th St and Colter

[EXTERNAL] athomecareaz@gmail.com

To whom it may concern:

I own two homes in Windsor Square with addresses of 5301 N 6th St and 5247 N 6th St. Both of my properties are on the east side of Windsor Square and back up to commercial properties on 7th St. I am fully in favor of the new development proposed on 7th St and Colter. I firmly believe new development is good for all of us, especially when it is replacing something older and under utilized. I assume a project like this might meet with some resistance from a close knit, traditional neighborhood like Windsor Square, so I thought it might be beneficial to weigh in with my opinion.

Thanks, and please let me know if you need any further information from me.

Matt

--
Matt Schaub
Constant Care In Home
602-647-4526

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Scott Schrowska

Printed Name Scott Schrowska

Street Address 5722 N 6th ST

City PHX Zip Code 85014

Phone Number 602-944-7202

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [illegible]

Printed Name Francesca Schalk Sonoma Counseling

Street Address 1130 E Missouri Suite 550

City Phoenix Zip Code 85014

Phone Number 602-451-2135

Email francesca.lpc@gmail.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name _____

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

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Signature _____

Printed Name Mark Sevilla Vape Central

Street Address 911 E Camelback Rd

City Phoenix Zip Code 85014

Phone Number vapecentralmark@gmail.com

Email (602) 291-3176

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Jennifer Settz

Printed Name JENNIFER SETTERBERG

Street Address 1135 E FERN DR N

City PHOENIX Zip Code 85014

Phone Number 602-363-2178

Email jenset3@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Ali Sheehan

Printed Name Ali Sheehan

Street Address Frances Dr #10w Carlsbad Ln

City Phx Zip Code 85014

Phone Number 602 842-3276

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Robert Schenberg

Street Address 24 W Camelback Rd #A

City Phoenix Zip Code 85013

Phone Number 602 248 9300

Email Store2460@theupsstore.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Virginia V. Short

Printed Name Virginia V. Short

Street Address 1117 E. Oregon Ave

City Phx Zip Code 85014

Phone Number (602) 277-7391

Email

STATEMENT OF SUPPORT

Resident Los

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a ~~Business owner/manager~~ Resident of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

-Accidental
Grabbed
Business
Las without
reading

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Elizabeth Short

Printed Name Elizabeth Short

Street Address 5[illegible] N 11th St

City Phx Zip Code 85014

Phone Number 602 307-3501

Email mama.luna.4@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Quin Silvernail Federal Pizza

Street Address 3210 N central AVE

City Phoenix Zip Code 85021

Phone Number 602-561-8714

Email qsilvernail@upwardprojects.com

STATEMENT OF SUPPORT

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Signature [signature]

Printed Name TIFFANY SKOYEN

"Desert" Refillery

Street Address 5016 N CENTRAL AVE

City PHOENIX Zip Code 85012

Phone Number 480 766 3248

Email CONTACT@DESERTREFILLERY.COM

STATEMENT OF SUPPORT

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Street Address _____

City _____ Zip Code _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature J Starr

Printed Name J Starr

Street Address 924 E OREGON

City Phoenix Zip Code 85014

Phone Number 602-435-1165

Email J.starr@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Lisa Stephens

Printed Name Lisa Stephens

Street Address 833 E Orange Dr

City Phx Zip Code 85014

Phone Number

Email stephenslisa@gmail.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Stephenson, Jenny

Street Address 5018 N Central Ave.

City Phoenix Zip Code 85012

Phone Number 602 277 5112

Email jenny@stephensonmc.com

The Art of Framing

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kayla Swierski

Printed Name Kayla Swierski

Street Address 934 E. Georgia Ave

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Kirk Templin Scotts Auto Motive service center

Street Address 5126 N 7th St

City Phoenix Zip Code 85014

Phone Number 602-232-5231

Email K.templine Teamscotts.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Sara Tobias

Printed Name Sara Tobias

Street Address 910 E Colter Kenzington

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Zach True

Street Address 920 E Colter Street

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Maureen N Tuskai

Printed Name Maureen N Tuskai

Street Address 251 E Medlock Dr

City Phoenix Zip Code 85012

Phone Number _____

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature

Printed Name Andreas Villarreal

"Joy Ride" Restaurant

Street Address 5202 North Central Avenue

City Phoenix Zip Code 85012

Phone Number 480-516-4321

Email A.Villarreal@upwardprojects.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name [illegible]

Street Address [illegible]

City [illegible] Zip Code 85019

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kyle Waldron

Printed Name Kyle Waldron

Street Address 320 Pasadena

"The Collins" Apts

units at Crazy Cajun

City Phoenix Zip Code 85013

Phone Number

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kyle Waldron

Printed Name Kyle Waldron

Street Address 24 W Camelback Krazy Cajun Restaurant

City Phoenix Zip Code 85013

Phone Number 602-274-7219 Business

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Sandy Walker

Printed Name SANDY WALKER

Street Address 21 E. COLTER

City PHOENIX Zip Code 85012

Phone Number —

Email —

STATEMENT OF SUPPORT

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Enhance streetscape and pedestrian experience with lush landscaping.

Desert Refinery

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kyle Walt

Printed Name Kyle Walters

Street Address 5016 N Central Ave

City Phoenix Zip Code 85012

Phone Number (602) 492 6587

Email Kyle1280w@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Rick Watmore

Street Address 5736 N. 6th St

City Phx Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Robert A Weber

Printed Name Robert Weber

Street Address 5612 N 92nd St

City Phx Zip Code 85015

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Brandon Welch

Printed Name Brandon welch @ westcor

Street Address 100 e camelback rd #148

City Phoenix Zip Code 85018

Phone Number 443-623-0221

Email bwelch2@wsgc.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Btg Wt

Printed Name Britney Westman

Street Address 825 E Missouri Ave. Apt 7

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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Signature _____

Printed Name _____

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Susan Wingfield

Printed Name SUSAN WINGFIELD

Street Address 1112 E Fern Dr. N

City Phx Zip Code 3504

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Kristin Zenk

Street Address 5520 N. 7th St

City Phoenix Zip Code 85014

Phone Number 480-862-[illegible]

Email kristinzenk@yahoo.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Michael S Zolno

Printed Name Michael S Zolno

Street Address 1051 E Oregon Ave

City Phoenix Zip Code 85014

Phone Number 602 795 5923

Email MZolno@aol.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Sharon K Zolno

Printed Name SHARON K. ZOLNO - STARR LAW FIRM

Street Address 1110 E Missouri Ave, Ste 160

City PHX Zip Code 85014

Phone Number 602 795-0100

Email

STATEMENT OF SUPPORT

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Signature _____

Printed Name _____

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature

Printed Name Joe Delgado

Street Address 1007 E. San Juan Ave.

City Phoenix Zip Code 85014

Phone Number (602) 790-0814

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature

Printed Name Stacy Bugg

Street Address 33 E Oregon Ave

City Phoenix Zip Code 85012

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Jaime Molina

Street Address [illegible] N 11th Ave

City Phoenix Zip Code 85013

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Zachary Newsome

Street Address 304 E. Oregon Ave

City Phoenix Zip Code 85012

Phone Number 480-541-4204

Email znewsome@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Daniel Cox Gonzalez

Printed Name Daniel Cox Gonzalez

Street Address 918 E San Juan Ave

City Phoenix, AZ Zip Code 85014

Phone Number (602) 465-2197

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Emily Carver

Printed Name Emily Carver

Street Address 575 West Pecos Rd 3041

City Chandler Zip Code 85225

Phone Number (928) 920-9923

Email emykay carver@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Phil Costa

Printed Name Phil Costa Unique Pools

Street Address 305 E Camelback Rd

City PHX Zip Code 85012

Phone Number 602-347-5988

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name DAN BLUE Blue Orthodontics

Street Address 5102 N 7th St.

City Phoenix, AZ Zip Code 85014

Phone Number 602 677 6339

Email dbluedbw@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Madison Webb

Printed Name Madison Webb Sauce Pizza Wine - Uptown

Street Address 25 E Camelback Rd Phoenix AZ 85012

City Phoenix Zip Code 85012

Phone Number 602 845 7007

Email Madison.webb@outlook.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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THE ZOM LIVING DEVELOPMENT WILL:

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature New City Baber Shop

Printed Name Joel Rodriguez

Street Address 321 E Camelback Rd #A

City PHX Zip Code 85012

Phone Number (602) 596 4703

Email [illegible]@[illegible].com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Daniel Mock

Street Address ~~350~~ 350 W't bethany homefoo

City Phoenix Zip Code 65013

Phone Number ~~602~~ 602-359-7974

Email Danielmock@outlook.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature

Printed Name Logan Jenkins & Jiffy Lube

Street Address 5040 N 7th St

City Phoenix Zip Code 85014

Phone Number 602 265 5023

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Gary Gomez

Printed Name Gary Gomez

Street Address 923 E Oregon

City Phoenix Zip Code 85014

Phone Number [redacted]

Email [redacted]

STATEMENT OF SUPPORT

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Manhattan Pizza & Subs

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Maya Goltsman

Street Address 5224 N 7 St

City Ph Az Zip Code 85014

Phone Number 602 524 4154

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature 

Printed Name KYLE GOSSEN & HULA'S MODERN TIKI

Street Address 5114 N. 7TH ST.

City PHOENIX Zip Code 85014

Phone Number 602-265-8454

Email KGOSSEN@MAC.COM

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Ruben Gareth

Printed Name Ruben Gareth

Street Address 303 E Medlock Dr

City Phoenix Zip Code 85012

Phone Number 602-300-3389

Email clgreth@aol.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Tyler Griffith

Street Address 1108 E Colter St

City Phoenix Zip Code 85014

Phone Number (602) 421-6367

Email tag.wm1234@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Tunny A Garcia

Street Address 5145 N 7th St.

City PHX Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Alfonso Guadarrama Brightbird Studios

Printed Name Alfonso Guadarrama

Street Address 839 E CAMELBACK RD.

City PHOENIX Zip Code 85014

Phone Number (480) 258 7184

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name John Cavagliano

Street Address 1006 E Pasadena

City Phoenix Zip Code 85014

Phone Number 602-695-6352

Email ZootAllures@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Josiah Guthrie

Street Address 1044 E Oregon Ave

City Phoenix Zip Code 85014

Phone Number 602.421.5633

Email josiah.guthrie@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Judy Hahn Psychiatric Nurse Practitioner

Street Address 1130 E Missouri Ave Suite 830

City Phx Zip Code 85014

Phone Number 602-910-1113

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Joshua Hahn

Printed Name Joshua Hahn (Phoenix General)

Street Address 5538 N. 7th St. Suite 120

City Phoenix Zip Code 85012

Phone Number (602) 237-6922

Email josh@phxgeneral.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Bernadette E Hayes

Printed Name Bernadette E. Hayes

Street Address 1104 E. Oregon Ave

City Phx Zip Code 85014

Phone Number 602 2776984

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Andres Heredia

Street Address 4436 S 11 Ave

City Phoenix Zip Code 85041

Phone Number 623-432-6481

Email Andres.Heredia@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Luis Hernandez Dominos Pizza [illegible]

Street Address 914 E Camelback

City Phoenix Zip Code 85014

Phone Number 602 340 7598

Email Danyh566@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Michael Hilbert

Street Address 1019 E Oriental

City PHX Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Karla Hines KC Seafood Market

Street Address 24 W Camelback RD suite H

City Phoenix Zip Code 85013

Phone Number 602-274-7219

Email KCseafoodmarket@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Sean Hommel

Street Address 905 E Colter

City PHX Zip Code 85014

Phone Number 6026257863

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Anthony's Cigars

Signature _____

Printed Name Jim Tucker

Street Address 5563 N. 7th Street

City Phoenix Zip Code 85014

Phone Number 602 265 1165

Email Anthonyscigars@Gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Montana Jada "CELLARS" fine wine & spirits

Street Address 914 E Camelback Rd

City Phoenix, AZ Zip Code 85014

Phone Number 337-546-5019

Email Hazemmz@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Jeffrey S. James

Street Address [redacted]

City [redacted] Zip Code 85014

Phone Number [redacted]

Email [redacted]

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Johnes-c James

Street Address 1123 E Fern Dr. S.

City Phoenix Zip Code 85014

Phone Number 602-350-9798

Email geojames@cox.net

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Todd A. Job

* 1008 E CAMEL BACK AV "ORGANO & PIZZA & BISTRO"

Street Address 5038 W. Camac 85014

City Glendale Zip Code 85301

Phone Number 480-209-6096

Email todajob@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nicole Johnson

Printed Name Nicole Johnson

Street Address 6216 S. 10th Street

City Phoenix Zip Code 85042

Phone Number 602 699-9247

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Alvin Tracy Johnson

Printed Name Alvin R Johnson

Street Address 3231 East Meadlock Dr

City Phoenix Zip Code 85032

Phone Number 602 279-5584

Email johnsonalvin1975@gmail.com

STATEMENT OF SUPPORT

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CAPSULE

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Steven Karlson

Street Address 100 E. Camelback Rd STE 112

City Phoenix Zip Code 85012

Phone Number 224-805-3450

Email skarlson@capsule.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Jeff Kaas

Street Address 946 E Denton Ln.

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Jonathan Kay

Street Address 5545 N 44th St

City Phx Zip Code 85012

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Allison Kenley

Street Address 100 E Camelback Rd

City Phoenix Zip Code 85012

Phone Number 520 385 5926

Email _____

STATEMENT OF SUPPORT

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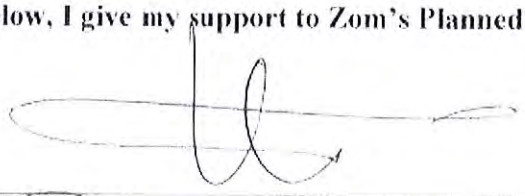
Signature 

Printed Name PAT KOFATH

Street Address 5555 N. 7th St. #122

City PHX Zip Code 85014

Phone Number 602-248-0780

Email KOFATH@GMAIL.COM

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nichole Kross

Printed Name Nichole Kross

Street Address 5145 N 7th St (apt 2)

City Phx Zip Code 85014

Phone Number 623-300-8319

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Jessica Joy Lanier

Printed Name Jessica Joy Lanier

Street Address 915 E. Medlock

City Phoenix Zip Code 85014

Phone Number 602 770 2137

Email jessecarl554@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Mallely Lara

Printed Name Mallely Lara

Street Address 1043 E Georgia Ave

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name JARED LAPACHES "WINDSOR"

Street Address 5210 N 7th CENTRAL AVE

City PHX Zip Code 85012

Phone Number 602-481-0924

Email WINDSOR@UPWARDPROJECTS

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

- Wants update if the development goes through to market their business

Signature [signature]

Printed Name Steven Cranfarano (Futons)

Street Address 505 E Camelback rd.

City Phoenix Zip Code 85016

Phone Number 602-329-5316

Email steven@trifitwellness.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature David J Tr

Printed Name David Tonner

Street Address 5515 N. 1st street

City Phoenix Zip Code 85013

Phone Number (602) 408-9838

Email tonnerdavej@gmail

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name SIMON ALGAR

Street Address 21 W. MEDLOCK DR

City PHOENIX Zip Code 85013

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Barbara H Loures

Street Address 5101 N 7th St Ste 1

City Phoenix Zip Code 85014

Phone Number 602-241-6665

Email barbara.loures@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Candy Christianser

Street Address 5605 N 4th St

City Phoenix Zip Code 85013

Phone Number 602-577-9486

Email 24jhatley@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Hosea Nancy

Street Address 5730 N 4th St

City Phoenix Zip Code 85012

Phone Number 520-891-9056

Email hosey94@yahoo.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [illegible]

Printed Name [illegible] (Walgreens)

Street Address [illegible] Camelback Rd

City Phx Zip Code 85014

Phone Number (602) 266 3715

Email mgr.06527@store.walgreens.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Walter E Doherty

Printed Name Walter E Doherty

Street Address 15 E Medlock Dr.

City Phoenix Zip Code 85012

Phone Number 602 234 2237

Email dohertysullivan@cox.net

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Rachel J Davis

Street Address 303 E. Orange

City Phoenix Zip Code 85012

Phone Number 510-313-8410

Email Rachel.thetown@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name GARY PEET

Street Address 326 E. MARIPOSA ST.

City PHOENIX Zip Code 85012

Phone Number 480-650-4437

Email GDPEET@COX.NET

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Ben Moss

Printed Name Ben Moss

Street Address 311 E Camelback

City Phoenix Zip Code 85012

Phone Number 616 633 5884

Email moss.ben2@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature _____

Printed Name Joe Segal

Street Address 2700 E Mariposa

City PHX Zip Code 85016

Phone Number 602 561 0167

Email _____

STATEMENT OF SUPPORT

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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature John Buchanan

Printed Name John Buchanan

Street Address 5725 N. 7th Pl

City Phx Zip Code 85012

Phone Number

Email forbucky@hotmail

STATEMENT OF SUPPORT

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Signature _____

Printed Name Jillian Tenn

Street Address 5303 N 7th Street

City Phoenix Zip Code 85014

Phone Number _____

Email Jtenn@gmail.com

STATEMENT OF SUPPORT

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Printed Name _____

Street Address _____

City _____ Zip Code _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nick Pan

Printed Name Nick Panagiotopoulos

Street Address 6028 North 10th St

City Phoenix Zip Code 85014

Phone Number 602-272-2161

Email nick112795@yahoo.com

STATEMENT OF SUPPORT

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Signature Steven R Barber

Printed Name steven R. Barber

Street Address 721 E. montebello #211

City Phoenix Zip Code ~~85014~~ 85014

Phone Number 602-460-8044

Email

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Signature _____

Printed Name Tim Mellon

Street Address 749 E. Montebello Ave 121

City Phx Zip Code 85014

Phone Number /

Email /

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Tom Brost

Street Address 749 E montabello ave

City PHX Zip Code 85014

Phone Number _____

Email _____

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Printed Name

Street Address

City PHX Zip Code

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature

Printed Name Jeremiah Weiss

Street Address 749 E Montebello Ave, #220

City Phoenix Zip Code 85014

Phone Number

Email

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Abigail Abrahem

Street Address 5514 N. 19th St

City Phoenix Zip Code 85014

Phone Number 949-606-4918

Email AAjones689@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Kelli Delaney

Street Address 210 E Colter St

City PHX Zip Code 85014

Phone Number _____

Email _____

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Signature _____

Printed Name Dalia Aguilar

Street Address 1008 E Denton Ln

City PHX Zip Code 85014

Phone Number _____

Email dd55aguilar@gmail.com

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Victoria Albino

Printed Name Victoria Albino

Street Address 721 E Monterello Ave #1006

City Phoenix Zip Code 85014

Phone Number 407-443-7419

Email homestylewithvictoria@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature K. Co

Printed Name Kay Alexis

Street Address 33 W. Medlock Dr

City Phoenix Zip Code 85013

Phone Number 602 309 23660

Email chipandkay@gmail.com

STATEMENT OF SUPPORT

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Signature K.A

Printed Name Noah Andersen

Street Address 565 N 7th Apt 29

City Phoenix Zip Code 85014

Phone Number 480-244-6304

Email noahdandersen@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature

Printed Name Mike Anderson Tailored Suite Boutique

Street Address 914 E Encanto RD Phoenix AZ

City Phoenix Zip Code 85014

Phone Number 614 240-3391

Email Mike@tailoredsuite.com

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Signature _____

Printed Name Gloria Anderson mgr SOMEDURIOS

Street Address Uptown 7th st 5115 N 7th Ct

City Phoenix Zip Code 85014

Phone Number 602-534-8224

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Jacqueline Arend

Printed Name Jacqueline Arend

Street Address 5558 N 10th Street

City Phoenix Zip Code 85016

Phone Number

Email

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Signature [signature]

Printed Name [illegible]

Street Address [illegible]

City Phoenix Zip Code [illegible]

Phone Number [illegible]

Email

STATEMENT OF SUPPORT

Shift lead

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nicole Barlow

Printed Name Nicole Barlow Marianna Doctor

Street Address 511 e camelback rd

City Phoenix Zip Code 85012

Phone Number 602-277-6537

Email Phoenix@azmmjdr.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Lucas Buxbaum

Street Address 100 E Camelback RD Suite 105

City Phoenix Zip Code 85012

Phone Number 602-351-3923

Email LBuxbaum@EdenInvestments.com

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Signature ZANE REX Zane Rex Beach

Printed Name ZANE REX BEACH

Street Address 1111 E. FERN DR SO

City PHX Zip Code 85014

Phone Number 602 277-9955

Email

STATEMENT OF SUPPORT

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Signature Virginia Beach

Printed Name VIRGINIA BEACH

Street Address 1111 E FERN DR SO PHX AZ 85014

City PHX AZ Zip Code 85014

Phone Number 602 217-9955

Email

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature John a Bradley

Printed Name John a Bradley

Street Address 929 E. Vermont

City PHX Zip Code 85014

Phone Number 602-277-8116

Email

STATEMENT OF SUPPORT

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Signature _____

Printed Name Jesus R. Rivera

Street Address 910 E Marlette

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Oscar Beltran

Printed Name OSCAR BELTRAN

Street Address 1007 E. VERMONT AVE

City PHX Zip Code 85014

Phone Number 602 339-3420

Email OSKIEBELTRAN100@GMAIL

STATEMENT OF SUPPORT

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Signature _____

Printed Name _____

Street Address _____

City Phoenix Zip Code 85012

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Verbal Support

Signature _____

Printed Name Arturo Berto Camelback Body Gym

Street Address 524 E Camelback Rd

City Phx Zip Code 85014

Phone Number 480-242-6446

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Conner Bs

Street Address 1130 E Missouri Ave Suite 850

City Phoenix Zip Code 85014

Phone Number 602-293-3436

Email NeuroActivelife@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Suzanne Bed

Printed Name Suzanne Bed

Street Address 1006 E Pasadena

City Phoenix Zip Code 85014

Phone Number

Email Sabed@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name DAVID E BLOUNT

Street Address 1113 EAST GEORGIA AVE

City PHOENIX Zip Code 85014

Phone Number 602-370-0764

Email FOUNDATIONFIXER@AOL.COM

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Steven Brown

Street Address 721 E Montebello

City PHOENIX Zip Code _____

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name DAVID BURTON

Street Address 1103 E OREGON AVE

City PHX Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Anthony Caldwell

Street Address 971 E Marbella Ave

City Phoenix Zip Code 85014

Phone Number 928-760-6089

Email tcaldwell47@gmail.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name _____

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Joey Carberry

Street Address 1012 E. Luke Ave.

City Phoenix Zip Code 85014

Phone Number 602.488.8417

Email Joey@cleantwhoiz.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Carly Cecil

Printed Name Carly Cecil

Street Address 5204 N. 9th St

City Phoenix Zip Code 85014

Phone Number 740-475-7125

Email cc259208@ohio.edu

STATEMENT OF SUPPORT

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Signature David M L

Printed Name David Cervantes

Street Address 924 E Missouri

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Emily Charles

Printed Name Emily Charles

Street Address 931 E. Oregon

City Phoenix Zip Code 85014

Phone Number 480 688 6799

Email Emilyeacharles@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Joseph Charles

Street Address 931 E. Oregon

City Phx Zip Code 85014

Phone Number 480-688-6799

Email JoeyCharles@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Walt Chrisman Bricks & Minifigs Store

Street Address 24 W. Camelback Rd. Ste. G

City Phx Zip Code 85013

Phone Number 602-675-1392

Email central.phoenix@bricksandminifigs.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kade Christensen

Printed Name Kade Christensen

Street Address 219 E Oregon Ave

City Phoenix Zip Code 85012

Phone Number (208) 201-9782

Email rasty420@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Chris Claus

Street Address 815 E Colter

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Evan Clayton

Street Address 1019 E Georgia

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Lynne Cook

Printed Name Lynne Cook

Street Address 1167 E Georgia Ave

City Phoenix Zip Code 85014

Phone Number 602-274-1233

Email lynne.cook@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Arwen Core

Street Address 815 E Colter St

City Phoenix Zip Code 85014

Phone Number N/A

Email N/A

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature 

Printed Name KHALID CORTES

Street Address 1126 E Fern

City PHOENIX Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Steven Taylor

Street Address [illegible]

City [illegible] Zip Code [illegible]

Phone Number [illegible]

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Elmer Cowan

Printed Name Elmer Cowan

Street Address 921 E Palm Ave, Phoenix, AZ 85014

City _____ Zip Code _____

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Richard Coulter

Printed Name Richard Coulter Sauna Studio

Street Address 5224 N. 7th St.

City Phx AZ. Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

OWNER/MANAGER

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a ~~resident~~ of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Rw Brawlings (the Life Store)

Street Address 24 W Camelback

City Phx Zip Code 85013

Phone Number 602-248-9200

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application LATHER

Signature Kathryn Cummiskey

Printed Name Kathryn CummisKey

Street Address 100 E. Camelback Rd. Suite 162

City Phoenix Zip Code 85012

Phone Number ~~(480)-229-8~~ (602)-396-1986

Email KCummisKey@lather.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Elizabeth Curtis

Printed Name Elizabeth Curtis

Street Address 912 E San Juan Ave

City Phx Zip Code

Phone Number

Email

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By signing below, I give my support to Zom's [illegible]ned Unit Development zoning application

Signature Allison DeLancey Fashion Cleaners

Printed Name Allison Delancey

Street Address 136 E Missouri Ave

City Phoenix Zip Code 85014

Phone Number 480-251-6370

Email allisondelancey@yahoo.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Mike Bennett

Printed Name MIKE Bennett

Street Address 1026 Georgia

City PHX Zip Code 85013

Phone Number —

Email —

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Signature Walter E Doherty

Printed Name Walter E Doherty

Street Address 16 E Medlock Dr.

City Phoenix Zip Code 85012

Phone Number 480 370 2352

Email doherty_sullivan@cox.net

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Kevin Drages

Street Address 825 E Missouri Ave

City Phoenix Zip Code 85286

Phone Number 602 617 4803

Email Kev.Drages@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Lauren Dunbar

Street Address 1008 E Oregon Ave

City Phoenix Zip Code 85014

Phone Number 770 295 8063

Email Woodardlauren23@gmail.com

STATEMENT OF SUPPORT

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Signature Ciana Duniram

Printed Name Ciana Duniram

Street Address 100 E. Camelback Rd

City Phoenix AZ Zip Code 85012

Phone Number 602-749-8880

Email topmuse@shopatmuse.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Dolores Duran

Street Address 928 GEORGIA

City PHX Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Real Estate Agent. Does Real Estate in the Uptown area.

Signature [signature] Sourpod

Printed Name Jeffrey Dwyer

Street Address 16250 W Sharp La Rd

City Surprise Zip Code 85379

Phone Number 623 261-7714

Email Jeffarea48@gmail.com

STATEMENT OF SUPPORT

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Printed Name _____

Street Address _____

City _____ Zip Code _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Allen Edwards Ace Hardware

Street Address 5555 W 7th St #106

City Phx Zip Code 85014

Phone Number (602) 241-4000

Email Store11388@msn.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Phil Eghin & German Auto Sales & Service

Street Address 5244 N 7th St

City PHX Zip Code 85011

Phone Number 602-274-3747

Email info@germanautoservice.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature

Printed Name KAYLA EMBERLIN CIRCLE K

Street Address [illegible] Missouri

City Phx Zip Code 85012

Phone Number 602-264-7980

Email kaylaket13@yahoo.com

STATEMENT OF SUPPORT

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Signature Kyle Ell

Printed Name KAYLA EMBERLIN

Street Address 3502 N 26th St #147

City Phx Zip Code 85016

Phone Number 480-490-2965

Email kaylakat13@yahoo.com

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Signature _____

Printed Name _____

Street Address 1014 E Devon Ln

City PHX Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name J. Fielder

Street Address 1031 E Denton Ln

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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Signature _____

Printed Name Adriana Figueroa

Street Address 1038 E Oregon Ave

City Phx Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Zachary Fish

Printed Name Zachary Fish

Street Address 1043 E Grove Ave

City Phoenix Zip Code 85014

Phone Number

Email

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Charles Fisher

Street Address 1105 E Georgia Ave

City Phoenix Zip Code 85014

Phone Number _____

Email crfphx@gmail.com

STATEMENT OF SUPPORT

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Signature William Fitschen

Printed Name William Fitschen

Street Address 1131 E. fern Dr. S.

City Phoenix Zip Code 85014

Phone Number

Email

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Deb WF

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Signature _____

Printed Name [illegible]

Street Address 1214 E Colter St

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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Printed Name _____

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City _____ Zip Code _____

Phone Number _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Lynsi Fredrickson

Printed Name Lynsi Fredrickson Chiropractic Business

Street Address 1130 E. Missouri # 402

City Phoenix Zip Code 85014

Phone Number 602.254.2454

Email Lynsi info@breathechiro.com

STATEMENT OF SUPPORT

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Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature] Circle K

Printed Name Chrystal G

Street Address 5141 N Central Ave

City Phx Zip Code 85010

Phone Number (602) 279-6341

Email strol741@circlek.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature A Garrett

Printed Name ADAM GARRETT

Street Address 6231 N 8TH PLACE

City PHX Zip Code 85014

Phone Number 818 821-7351

Email ADAMGIX@GMAIL.COM

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Attila Gergely

Printed Name Attila Gergely

Street Address [redacted] 915E Medlock

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kathy Kessler

Printed Name Kathy Kessler Floral Keepsakes

Street Address 5002 N. 7th St

City Phx Zip Code 85014

Phone Number 602 274-3074

Email Sweetpeaskathy@yahoo.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kathy Grasse

Printed Name Kathy Grasse

Street Address 3434 N. 11th St.

City Phx Zip Code 85014

Phone Number [illegible]

Email Sweetpeaskathy@yahoo.com

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kelly Cessler

Printed Name Kelly Cessler Sweetpeas Spa

Street Address 520 N. 7th St

City Phx Zip Code 85014

Phone Number 928-910-3225

Email Sweetpeaskelly@yahoo.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Rocio Guzman Tokyo Express

Street Address ~~[illegible]~~ 914 E Camelback St

City PHX Zip Code 85015

Phone Number 602 2774666

Email guzmanrocio8410@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Lynda Goings

Printed Name LYNDA GOINGS

Street Address 925 E OREGON

City PHX Zip Code 85014

Phone Number 602 265-3477

Email

STATEMENT OF SUPPORT

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Signature Helen Carroll

Printed Name HELEN CARROLL

Street Address 5035 N. 10th PLACE

City PHOENIX Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature] Business Cus

Printed Name Cardige Carter 24K Hair Spa

Street Address 513 E Camelback rd

City Phx Zip Code 85012

Phone Number 602-416-6868

Email 24h@gmail.com

Barber Shop

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nichole Cassidy

Printed Name Nichole L Cassidy

Street Address 1114 E Oregon Ave

City Phoenix Zip Code 85014

Phone Number 602-705-3865

Email nichole.lynn.cassidy@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Valeria Castaneda

Printed Name Valeria Castaneda

Street Address 410 West Medlock Drive

City Phoenix Zip Code 85013

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Ayna Lawson

Street Address 5745 N 7th Street

City Phoenix Zip Code 85014

Phone Number 602-654-7593

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Connie Lee

Street Address 5036 N central ave

City Phx Zip Code 85012

Phone Number 602-248-0160

Email donscigar@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature A L

Printed Name Andrew Lester

Street Address 1116 E Fern Dr N

City Phoenix Zip Code 85014

Phone Number [redacted]

Email [redacted]

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Jason Walker

Street Address 5145 N. 7th St. D139

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Beth Levin

Printed Name Beth Levin

Street Address 15 Lot

City Phx Zip Code 85012

Phone Number 602 377-1597

Email

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name James Hewb

Street Address 5548 N 10TH ST

City PHX Zip Code 85014

Phone Number (602) 585-198

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Thomas L. Lee CENTRAL EYEWORKS

Street Address 29 W. Camelback

City PHX Zip Code 85012

Phone Number 602-279-0889

Email centraleyeworks@yahoo.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Lon Licht

Printed Name Lon Licht & Owner CPA Business

Street Address 5225 N Central Ave #115

City Phoenix Zip Code 85012

Phone Number 602-241-6663

Email lichte@lhcpas.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a ~~Business owner/manager~~ Medical Staff of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature [signature]

Printed Name Jazmin Lizardi

Street Address 511 E Camelback Rd

City Phoenix Zip Code 85019

Phone Number 623 698 8805

Email jazminlizardi0328@gmail.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Alyssa Lockhart BLAZE PIZZA

Street Address 5120 N Central Ave

City Phoenix Zip Code 85012

Phone Number 602-332-9018

Email BlazePizza1161@gmail.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name _____

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Xavier Lopez

Street Address 303 E Orange Dr

City Phoenix Zip Code 85012

Phone Number _____

Email _____

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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Esperanza Lucatero

Printed Name Esperanza Lucatero

Street Address 1011 E Colter

City Phx Zip Code 85013

Phone Number

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

The proposed project will include (1) redevelop an underutilized parcel with luxury residential up to 60 feet with resort style amenities; (2) 194 unit mix of multifamily; (3) wrapped parking garage; (4) enhanced shaded landscape and pedestrian experience along streetscape with detached sidewalks.

THE ZOM LIVING DEVELOPMENT WILL:

Be a welcome addition to the 7TH Street corridor area.
Bring needed sales taxes and jobs for the City of Phoenix.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nestor D. Madrid

Printed Name Nestor D Madrid

Street Address 1038 E. Oregon Ave

City phx Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Kenneth A Maya

Street Address 1049 E Georgia Ave

City Pha Zip Code 85014

Phone Number (602) 241-0638

Email Ken@mya.dds.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Sebastian Magt.

Street Address 1044 E. Grayson

City Phoenix Zip Code 85014

Phone Number 602

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Elliott Magri

Street Address 1044 E Georgia

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Denica Marshall

Printed Name Denica Marshall

Street Address 1110 E Missouri Ave # 110

City Phx Zip Code 85014

Phone Number 602-749-8605

Email /

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kim Martinetti

Printed Name Kim MARTINETTI

Street Address 928 E. OREGON AVE

City PHX Zip Code 85014

Phone Number (602) 349-7126

Email KImartinetti928@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Thomas McAfee

Printed Name Thomas McAfee

Street Address 915 E Medlock Dr

City Phoenix Zip Code 85014

Phone Number 602-800-8323

Email turkytomtomisthebomb@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Chris McCombs

Street Address 1104 E Fern Dr

City Phoenix Zip Code 85014

Phone Number 310-367-7617

Email MCcombsc33@Yahoo.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Sally K. McCorkle

Printed Name Sally K. McCorkle

Street Address 927 East Oregon Ave

City Phoenix, Zip Code 85014-2839

Phone Number 602-274-8370

Email No Computer

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Patrick J. McVady

Printed Name Patrick McVady

Street Address 810 E. Colter St #38

City Phx Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature George Mecham

Printed Name George Mecham

Street Address 5745 N 7th

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Bring additional residents to the area to support local businesses in the area.
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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name KATE MELLOW

Street Address 5226 N 9th St

City PHOENIX Zip Code 85014

Phone Number 602 - 463 - 5488

Email Kathleentemplin@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that **I support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name NATE MELLOW

Street Address 5226 N. 9th St

City PHOENIX Zip Code 85014

Phone Number 602-463-5488

Email nathan.mellow@yahoo.com

STATEMENT OF SUPPORT

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Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Mike Mendoza

Printed Name [illegible]

Street Address 3927 Baseline Rd

City Mesa Zip Code 85202

Phone Number 928-817-2284

Email mikey216@yahoo.com

100 Camelback
Met @ Shack Shack
Works at bank on Central / Missouri

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Embry Development team; that I am a resident of Phoenix, Arizona; and that I **support** Embry's Planned Unit Development for the approximately 8.127-acre site located on 12th Street and Greenway Rd.

The proposed project will include (1) redevelop vacant underutilized parcel with luxury residential up to 4 stories with resort style amenities (2) 360 luxury unit mix of multifamily and residential townhomes units with private garages; (3) wrapped parking garage (4) enhanced shaded landscape and pedestrian experience along 12th St. and Greenway Rd. with detached sidewalks.

THE EMBRY DEVELOPMENT WILL:

Be a welcome addition to the Greenway Pkwy area.
Bring needed sales taxes and jobs for the City of Phoenix.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Offer housing options to support local large employers nearby.
Bring built-in customers to the commercial corner of Bell Rd. and 7th St.
Encourage additional use of the existing urban trail system located on Greenway Parkway.
Replace an undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Embry's Planned Unit Development zoning application

Signature Jose H Diego

Printed Name Jose H Diego

Street Address 8150 N 7 St Phoenix

City PHX Zip Code 85014

Phone Number 602 277 8880

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Emily M

Printed Name EMILY MILLER

Street Address 1146 E FERN DR N

City PHX Zip Code 85014

Phone Number 4803411313

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a ~~resident~~ of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Enhance streetscape and pedestrian experience with lush landscaping.

Business Independent Owner

By signing below, I give my support to Zom's Planned Unit Development zoning application .

Signature Barbara Montoya

Printed Name Barbara Montoya

Street Address 618 Borregan Ave

City PHX Zip Code 85012

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Quinton Moore

Street Address 1014 E Denton Ln

City Phx Zip Code 85014

Phone Number 480 433 7853

Email QMOORE@CDPI.NET

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Victor Marcles

Printed Name Victor Marcles Xclusive Homes Staffing

Street Address 24 W Camelback Rd

City Phx. Zip Code 85013

Phone Number 602-503-0698 303.430.1700

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Michael Moreno

Street Address 1019 E Oregon Ave.

City Phoenix Zip Code 85014

Phone Number 480 298-2591

Email michael.moreno198@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Amy Moreno

Printed Name Amy Moreno

Street Address 1013 E Oregon Ave

City Phoenix Zip Code 85014

Phone Number (480) 298-2674

Email AmyJoMo1@Gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Phil Mortimer

Printed Name Phil Mortimer Phil SPARKLING WINDOW WASH PM

Street Address 815 E Colter

City Phx Zip Code 85014

Phone Number 480 266-7522

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Tammi Neary

Printed Name Tammie Neary

Street Address 616 E Oregon #1

City Phx Zip Code 85012

Phone Number 602 274-0090

Email Tammieneary@aol.com

Beauty Bungalow Business LLC

Snell & Wilmer
ONE ARIZONA CENTER
400 E. VAN BUREN, SUITE 1900
PHOENIX, AZ 85004-2202
602.382.6000 P
602.382.6070 F

Noel J. Griemsmann
(602) 382-6824
ngriemsmann@swlaw.com

September 6, 2022

Re: Letters of Support for the Property Located at the Northeast Corner of 7th Street and Colter Street in Phoenix, Arizona

Dear Zoning Administrator:

The purpose of this cover letter is to supplement the most recent Citizen Participation Report (filed on August 23, 2022), on behalf of ZOM Living, for the rezoning request (Case No. Z-27-22-6) for an approximately 2.55-acre site located at the northeast corner of 7th Street and Colter Street in Phoenix, Arizona (Exhibit A) (the "Property").

Please find the enclosed 266 letters of support from neighbors surrounding the project.

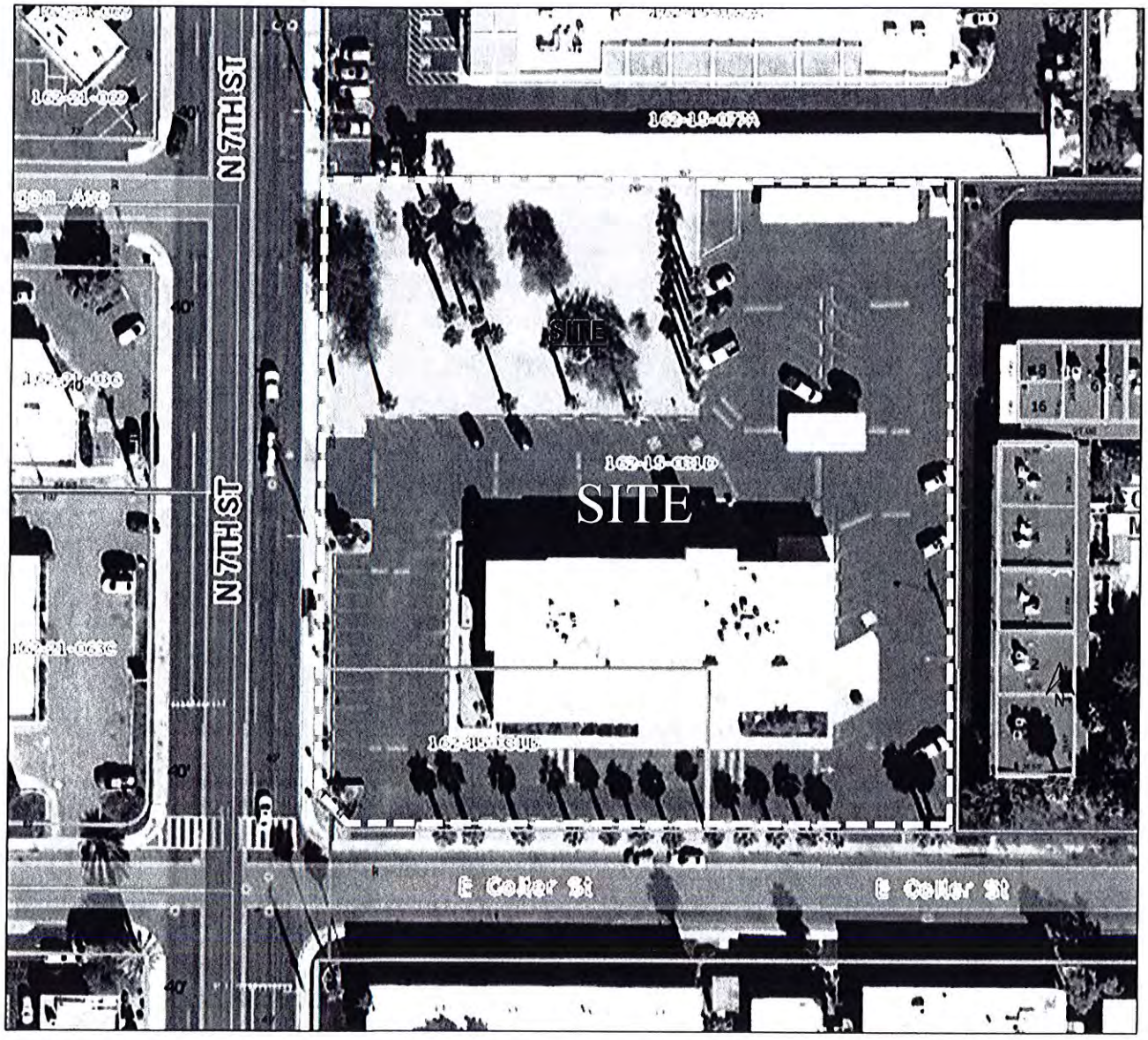
Sincerely,

Snell & Wilmer

Noel J. Griemsmann, AICP

CITY OF PHOENIX
SEP 06 2022
Planning & Development Department

Exhibit A – Site Aerial



Snell & Wilmer

Understanding what makes *you* unique.®





Zoning Group

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Ryan McCann, AICP
Urban Planner

Ty Utton
Assistant Urban Planner

CITY OF PHOENIX

SEP 06 2022

Planning & Development
Department

Zola North Central

(Case No. Z-27-22-6)

Letters of Support

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Zachary Newsome

Street Address 301 E Oregon Ave

City Phoenix Zip Code 85012

Phone Number 480-544-4041

Email Znewsome@gmail.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Nhan Nguyen Vape Central

Street Address 914 E Camelback Rd

City Phoenix Zip Code 85014

Phone Number 602 644-1347

Email nnguyen12n@gmail.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Bennett Nubert

Street Address 5203 N. 10th St

City PHX Zip Code 85014

Phone Number 520 341-9770

Email Bennett.Nubert@Gmail.com

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Signature

Printed Name Taylor Nunez Joyride TACO's

Street Address 3202 n central Ave

City Phoenix Zip Code 85014

Phone Number (520) 440-5683

Email taylor6834@yahoo.com

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Signature Brad Nunn

Printed Name BRAD NUNN

Street Address 935 E. Georgia Ave

City Phoenix Zip Code 85014

Phone Number 760 420 8550

Email Nunnbrad@gmail.com

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Signature Dontorian Oliver

Printed Name Dontorian Oliver

Street Address 1134 E Colter St

City Phoenix, AZ Zip Code 85014

Phone Number

Email

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature

Printed Name Casey N Osborne

Street Address 1045 E Colter

City Phx Zip Code AZ 85014

Phone Number 480 - 948 - 7272

Email caseyosborne@me.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Daniel Poole

Street Address 5535 N 4th St

City Phoenix Zip Code 85012

Phone Number 602-945-5451

Email danielpoole2@icloud.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Tom Peay

Street Address 5136 N. 6th St

City Phoenix Zip Code 85012

Phone Number 480 600 3979

Email _____

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Revolution Uptown
Modern Taqueria + bar

Signature _____

Printed Name Gabriela Sales Perlas Manager at Restaurant
Modern Taqueria + bar 5538 N 7th Street Suite 100

Street Address 1819 W. Fairmount Ave. Phoenix 85014

City Phoenix Zip Code 85015

Phone Number 480 468 3360

Email gabrielasperlas@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kathleen K. Pieper

Printed Name Kathleen L. Pieper

Street Address 6215 N. 22nd Dr

City Phoenix Zip Code 85015

Phone Number _____

Email _____

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Signature _____

Printed Name Taylor Poston

Street Address 1316 E Vernon Ave

City Phoenix Zip Code 85014

Phone Number 420-692-1363

Email taylorposton94@gmail.com

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name James Powell Branch Manager

Street Address 100 E Camelback AmTrust Bank

City Phoenix Zip Code AZ

Phone Number 623-256-1200

Email JPowell1968@yahoo.com

STATEMENT OF SUPPORT

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Signature [signature]

Printed Name Carson Powers

Street Address 1107 E Oregon Ave

City PHX Zip Code 85014

Phone Number 602 918 0303

Email RDX1010@aol.com

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Signature _____

Printed Name Connor Mitchell

Street Address 5560 N 12th Street

City Phx Zip Code 85019

Phone Number (602) 535 7156

Email _____

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Signature Leonid Pritykin

Printed Name ✓ [illegible]

Street Address 1117 E OREGON same address

City Phx Zip Code 8504

Phone Number

Email

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Signature _____

Printed Name J. D. Purves / Relax The Back

Street Address 100 E. Camelback Rd #176

City Phoenix Zip Code 85012

Phone Number 602-217-7484

Email JDoRTBPHOENIX.COM

STATEMENT OF SUPPORT

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Signature _____

Printed Name Scott Putman

Street Address 1137 E Fern Dr S.

City Phoenix Zip Code 85014

Phone Number 602-284-9977

Email Scott_Putman@yahoo.com

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Signature _____ CoffeeZona

Printed Name _____ 5202 N. 7th St.

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

OWNER SIGN HERE.

STATEMENT OF SUPPORT

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Signature Bailey Richter

Printed Name Bailey Richter

Street Address 5144 N. Central Ave

City Phoenix Zip Code 85012

Phone Number 239-559-9749

Email brichter@upwardprojects.com Postino Central

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Ryan Riggins

Street Address 5516 N. 10th St

City Phoenix Zip Code 85014

Phone Number _____

Email ~~[illegible]~~.ryan.riggins23@gmail.

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Jonas Ress

Printed Name JONAS Ress

Street Address 918 E Orange

City Phoenix Zip Code 85014

Phone Number N/A

Email N/A

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Signature EK Foster

Printed Name Elena Rodriguez-Foster

Street Address 1110 E. Missouri Ave Ste 580

City Phx Zip Code AZ

Phone Number 623-293-0307

Email elena@francisroses.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Jena Ross

Printed Name Jena Ross

Street Address 1127 S. Oregon Ave

City Phx Zip Code 85014

Phone Number 766-567-3391

Email Jenaross@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Elizabeth Rowley

Printed Name Elizabeth Rowley The art of Learning

Street Address 1130 E. Missouri Ave Suite 206

City PHX Zip Code 85014

Phone Number 480 375 0123

Email elizabeth@theartoflearningaz.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name ANDREW RUHEL

Street Address 1038 E DENTON

City PHX Zip Code 85004

Phone Number 602-908-1904

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature Luz Rueda

Printed Name Luz Rueda

Street Address 1144 E Oregon Av, PHX

City PHX Zip Code 85014

Phone Number 602 334 3456

Email

STATEMENT OF SUPPORT

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Signature George E. Kyerson

Printed Name George E. Kyerson

Street Address 802 E Colter ST

City Phoenix Zip Code 80514

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Kat Sabine

Street Address 935 E. Oregon Ave.

City PHX Zip Code 85014

Phone Number 602 635 0009

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name John Sanchez BARBER-JALUM

Street Address 616 E Oregon Suite #3

City Phoenix Zip Code 85012

Phone Number 602-377-8818

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Jeanne Searle

Printed Name Jeanne Searle Beauty Bungalow

Street Address [illegible] E. Oregon Ave Suite 1

City Phx Zip Code 85023

Phone Number [illegible]

Email [illegible]

Subject: Zola North Central MF

Sarah

I am in support of this project for the following reasons:

1. Based on my research on the Developer, they have a proven track record of efficient and effective urban design, quality construction, and environmentally sensitive method for energy saving engineering.
2. I live and work in the neighbor. My home is in The Windsor Square Historic neighborhood.
3. There is a ever present need for a increasing more housing throughout the US, more importantly right here in Phoenix, AZ.
4. Since, we should encourage development on major arterial roads close to additional highway feeders(ie) The 51 Highway.
5. Phoenix and AZ has the opportunity to learn from many mistakes of other states and cities in major growth area in the Western part of the country.
6. I'm concerned for AZ based on some new legislation happening in other parts of the country which propose having more opportunities to build MF in neighbor's and not major traffic roads for business and business. Please take the time to read and review the introduced House Bill 2674. This is not good for us the neighbors. I encourage a positive Compromise.

Best regards.

Bill Saul

office: 602.382.6589
email: tmoran@swlaw.com

Snell & Wilmer
One Arizona Center | 400 East Van Buren Street | Suite 1900 | Phoenix, AZ 85004-2202

Snell & Wilmer
swlaw.com | disclaimer
LinkedIn | Twitter | Facebook | Instagram

From: Matthew Schaub <athomecareaz@gmail.com>
Sent: Monday, June 6, 2022 10:22 AM
To: [redacted]
Subject: 7th St and Colter

[EXTERNAL] athomecareaz@gmail.com

To whom it may concern:

I own two homes in Windsor Square with addresses of 5301 N 6th St and 5247 N 6th St. Both of my properties are on the east side of Windsor Square and back up to commercial properties on 7th St. I am fully in favor of the new development proposed on 7th St and Colter. I firmly believe new development is good for all of us, especially when it is replacing something older and under utilized. I assume a project like this might meet with some resistance from a close knit, traditional neighborhood like Windsor Square, so I thought it might be beneficial to weigh in with my opinion.

Thanks, and please let me know if you need any further information from me.

Matt

--
Matt Schaub
Constant Care In Home
602-647-4526

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Scott Schrowska

Printed Name Scott Schrowska

Street Address 5722 N 6th ST

City PHX Zip Code 85014

Phone Number 602-944-7202

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [illegible]

Printed Name Francesca Schalk Sonoma Counseling

Street Address 1130 E Missouri Suite 550

City Phoenix Zip Code 85014

Phone Number 602-451-2135

Email francesca.lpc@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature _____

Printed Name _____

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Mark Sevilla Vape Central

Street Address 911 E Camelback Rd

City Phoenix Zip Code 85014

Phone Number vapecentralmark@gmail.com

Email (602) 291-3176

STATEMENT OF SUPPORT

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Signature Jennifer Settorberg

Printed Name JENNIFER SETTORBERG

Street Address 1135 E FERN DR N

City PHOENIX Zip Code 85014

Phone Number 602-363-2178

Email jenset3@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature] Ali Sheehan

Printed Name Ali Sheehan

Street Address Frances Dr #10w Carlsbad Ln

City Phx Zip Code 85014

Phone Number 602 842-3276

Email

STATEMENT OF SUPPORT

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Signature _____

Printed Name Robert Schenberg

Street Address 24 W Camelback Rd #A

City Phoenix Zip Code 85013

Phone Number 602 248 9300

Email Store2460@theupsstore.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Virginia V. Short

Printed Name Virginia V. Short

Street Address 1117 E. Oregon Ave

City Phx Zip Code 85014

Phone Number (602) 277-7391

Email

STATEMENT OF SUPPORT

Resident LOS

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a ~~Business owner/manager~~ Resident of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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- Accidentally grabbed business LOS without reading

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Elizabeth Short

Printed Name Elizabeth Short

Street Address 55-5 N 11th St

City Phx Zip Code 85014

Phone Number 602 327-3501

Email mama.luna.4@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Quin Silvernail Federal Pizza

Street Address 3210 N central AVE

City Phoenix Zip Code 85021

Phone Number 602-561-8714

Email qsilvernail@upwardprojects.com

STATEMENT OF SUPPORT

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Signature [signature]

Printed Name TIFFANY SKOYEN

"Desert" Refillery

Street Address 5016 N CENTRAL AVE

City PHOENIX Zip Code 85012

Phone Number 480 766 3248

Email CONTACT@DESERTREFILLERY.COM

STATEMENT OF SUPPORT

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Signature _____

Printed Name _____

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature J Starr

Printed Name J Starr

Street Address 924 E OREGON

City Phoenix Zip Code 85014

Phone Number 602-435-1165

Email J.starr@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Lisa Stephens

Printed Name Lisa Stephens

Street Address 833 E Orange Dr

City Phx Zip Code 85014

Phone Number

Email stephenslisa@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Stephenson, Jenny

Street Address 5018 N Central Ave.

City Phoenix Zip Code 85012

Phone Number 602 277 5112

Email jenny@stephensonmc.com

The Art of Framing

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kayla Swierski

Printed Name Kayla Swierski

Street Address 934 E. Georgia Ave

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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Bring needed sales taxes and jobs for the City of Phoenix.
Provide built in customers for local businesses in the area.
Bring additional employee's to support local business employment needs
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Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Kirk Templin Scotts Motive Auto Service center

Street Address 5126 N 7th St

City Phoenix Zip Code 85014

Phone Number 602-232-5231

Email K.templine Teamscotts.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Sara Tobias

Printed Name Sara Tobias

Street Address 210 E Colter Kenzington

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Zach True

Street Address 920 E Colter Street

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Maureen N Tuskai

Printed Name Maureen N Tuskai

Street Address 251 E Medlock Dr

City Phoenix Zip Code 85012

Phone Number _____

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature

Printed Name Andreas Villarreal

"Joy Ride" Restaurant

Street Address 5202 North Central Avenue

City Phoenix Zip Code 85012

Phone Number 480-516-4321

Email A.Villarreal@upwardprojects.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name [illegible]

Street Address [illegible]

City [illegible] Zip Code 85019

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kyle Waldron

Printed Name Kyle Waldron

Street Address 320 Pasadena "The Collins" Apts

City Phoenix Zip Code 85013

Phone Number

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kyle Walden

Printed Name Kyle Walbron

Street Address 24 W Camelback Krazy Cajun Restaurant

City Phoenix Zip Code 85013

Phone Number 602-274-7219 Business

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Sandy Walker

Printed Name SANDY WALKER

Street Address 21 E. COLTER

City PHOENIX Zip Code 85012

Phone Number —

Email —

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Desert Refinery

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kyle Walters

Printed Name Kyle Walters

Street Address 5016 N Central Ave

City Phoenix Zip Code 85012

Phone Number (602) 492 6587

Email Kyle1280w@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Rick Watmore

Street Address 5736 N. 6th St

City Phx Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Robert A Weber

Printed Name Robert Weber

Street Address 5612 N 9th St

City Phx Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Brandon Welch

Printed Name Brandon welch @ westcon

Street Address 100 e camelback rd #148

City Phoenix Zip Code 85018

Phone Number 443-623-0221

Email bwelch2@wsgc.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Btg Wt

Printed Name Britney Westman

Street Address 825 E Missouri Ave. Apt 7

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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Signature _____

Printed Name _____

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Susan Wingfield

Printed Name SUSAN WINGFIELD

Street Address 1112 E Fern Dr. N

City Phx Zip Code 3504

Phone Number

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Kristin Zenk

Street Address 5520 N. 7th St

City Phoenix Zip Code 85014

Phone Number 480-862-[illegible]

Email kristinzenk@yahoo.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Michael S Zolno

Printed Name Michael S Zolno

Street Address 1051 E Oregon Ave

City Phoenix Zip Code 85014

Phone Number 602 795 5923

Email MZolno@aol.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Sharon K Zolno

Printed Name SHARON K. ZOLNO - STARR LAW FIRM

Street Address 1110 E Missouri Ave, Ste 160

City PHX Zip Code 85014

Phone Number 602 795-0100

Email

STATEMENT OF SUPPORT

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Signature _____

Printed Name _____

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature

Printed Name Joe Delgado

Street Address 1007 E. San Juan Ave.

City Phoenix Zip Code 85014

Phone Number (602) 750-0814

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature

Printed Name Stacy Bugg

Street Address 33 E Oregon Ave

City Phoenix Zip Code 85012

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Jaime Molina

Street Address [illegible] N 11th Ave

City Phoenix Zip Code 85013

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Zachary Newsome

Street Address 304 E. Oregon Ave

City Phoenix Zip Code 85012

Phone Number 480-541-4204

Email znewsome@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Daniel Cox Gonzalez

Printed Name Daniel Cox Gonzalez

Street Address 918 E San Juan Ave

City Phoenix, AZ Zip Code 85014

Phone Number (602) 465-2197

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Emily Carver

Printed Name Emily Carver

Street Address 575 West Pecos Rd 3041

City Chandler Zip Code 85225

Phone Number (928) 920-9928

Email emykay carver@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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THE ZOM LIVING DEVELOPMENT WILL:

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Phil Costa

Printed Name Phil Costa Unique Pools

Street Address 325 E Camelback Rd

City PHX Zip Code 85012

Phone Number 602-347-5988

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name DAN BLUE Blue Orthodontics

Street Address 5102 N 7th St.

City Phoenix, AZ Zip Code 85014

Phone Number 602 677 6339

Email dblue@[illegible]

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Madison Webb

Printed Name Madison Webb Sauce Pizza Wine - Uptown

Street Address 25 E Camelback Rd Phoenix AZ 85012

City Phoenix Zip Code 85012

Phone Number 602 845 7007

Email Madison.webb@outlook.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature New City Baber Shop

Printed Name Joel Rodriguez

Street Address 321 E Camelback Rd #A

City PHX Zip Code 85012

Phone Number (602) 596 4763

Email [illegible]@[illegible].com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Daniel Mock

Street Address ~~350~~ 350 W 1st Bethany Homefront

City Phoenix Zip Code 65013

Phone Number ~~602~~ 602-359-7974

Email Danielmock@outlook.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature

Printed Name Logan Jenkins & Jiffy Lube

Street Address 5040 N 7th St

City Phoenix Zip Code 85014

Phone Number 602 265 5023

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Gary Gomez

Printed Name Gary Gomez

Street Address 923 E Oregon

City Phoenix Zip Code 85014

Phone Number [redacted]

Email [redacted]

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Manhattan Pizza & Subs

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Maya Goltsman

Street Address 5224 N 7 St

City Ph Az Zip Code 85014

Phone Number 602 524 4154

Email

STATEMENT OF SUPPORT

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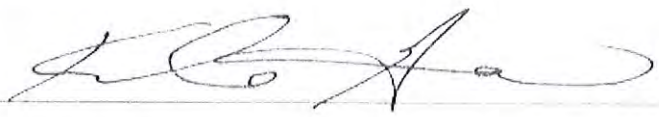
By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature 

Printed Name KYLE GOSSEN & HULA'S MODERN TIKI

Street Address 5114 N. 7TH ST.

City PHOENIX Zip Code 85014

Phone Number 602-265-8454

Email KGOSSEN@MAC.COM

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Ruben Gareth

Printed Name Ruben Gareth

Street Address 303 E Medlock Dr

City Phoenix Zip Code 85012

Phone Number 602-300-3389

Email clgreth@aol.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Tyler Griffith

Street Address 1108 E Colter St

City Phoenix Zip Code 85014

Phone Number (602) 421-6367

Email tag.wm1234@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Tunny A Garcia

Street Address 5145 N 7th St.

City PHX Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Alfonso Guadarrama Brightbird Studios

Printed Name Alfonso Guadarrama

Street Address 839 E CAMELBACK RD.

City PHOENIX Zip Code 85014

Phone Number (480) 258 7184

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Jorn Cavagliano

Street Address 1006 E Pasadena

City Phoenix Zip Code 85014

Phone Number 602-695-6352

Email ZootAllures@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Josiah Guthrie

Street Address 1044 E Oregon Ave

City Phoenix Zip Code 85014

Phone Number 602.421.5633

Email josiah.guthrie@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Judy Hahn — Psychiatric Nurse Practitioner

Street Address 1130 E Missouri Ave Suite 830

City Phx Zip Code 85014

Phone Number 602-910-1113

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Joshua Hahn

Printed Name Joshua Hahn (Phoenix General)

Street Address 5538 N. 7th St. Suite 120

City Phoenix Zip Code 85012

Phone Number (602) 237-6922

Email josh@phxgeneral.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Bernadette E Hayes

Printed Name Bernadette E. Hayes

Street Address 1104 E. Oregon Ave

City Phx Zip Code 85014

Phone Number 602 2776984

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Andres Hernandez

Street Address 9436 S 11 Ave

City Phoenix Zip Code 85041

Phone Number 623-432-6481

Email Andres.Hernandez@gmail.com

✓
NW

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Luis Hernandez Dominos Pizza [illegible]

Street Address 914 E Camelback

City Phoenix Zip Code 85014

Phone Number 602 340 7598

Email Danyh566@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name _____

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Karla Hines KC Seafood Market

Street Address 24 W Camelback RD suite H

City Phoenix Zip Code 85013

Phone Number 602-274-7219

Email KCseafoodmarket@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Sean Hommel

Street Address 905 E Colter

City PHX Zip Code 85014

Phone Number 6026257863

Email _____

STATEMENT OF SUPPORT

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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Anthony's Cigars

Signature [signature]

Printed Name Jim Jacobs

Street Address 5563 N. 7th street

City Phoenix Zip Code 85014

Phone Number 602 265 1165

Email Anthonyscigars@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature _____

Printed Name Montana Jada "CELLARS" fine wine & spirits

Street Address 914 E Camelback Rd

City Phoenix, AZ Zip Code 85014

Phone Number 337-546-5019

Email Hazemmz@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature _____

Printed Name Geoffrey S. James

Street Address [redacted] 7th Place

City [redacted] Zip Code 85014

Phone Number [redacted]

Email [redacted]

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Johnes-c James

Street Address 1123 E Fern Dr. S.

City Phoenix Zip Code 85014

Phone Number 602-350-9798

Email geojames@cox.net

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Todd A. Job

* 1008 E CAMEL BACK AV "ORGANO & PIZZA & BISTRO"

Street Address 5038 W. Camac 85014

City Glendale Zip Code 85301

Phone Number 480-209-6096

Email todajob@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nicole Johnson

Printed Name Nicole Johnson

Street Address 6216 S. 10th Street

City Phoenix Zip Code 85042

Phone Number 602 699-9247

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Alvin R Johnson

Street Address 331 East Meadlock Dr

City Phoenix Zip Code 85012

Phone Number 602 279-5584

Email Johnson alvin1975@gmail.com

STATEMENT OF SUPPORT

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CAPSULE

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Steven Karlson

Street Address 100 E. Camelback Rd STE 112

City Phoenix Zip Code 85012

Phone Number 224-805-3450

Email skarlson@capsule.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Jeff Kaas

Street Address 946 E Denton Ln.

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Jonathan Kay

Street Address 5545 N 44th St

City Phx Zip Code 85012

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Allison Kenley

Street Address 100 E Camelback Rd

City Phoenix Zip Code 85012

Phone Number 520 385 5926

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name PAT KOFATH

Street Address 5555 N. 7th St. #122

City PHX Zip Code 85014

Phone Number 602-248-0780

Email KOFATH@GMAIL.COM

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nichole Kross

Printed Name Nichole Kross

Street Address 5145 N 7th St (apt 2)

City Phx Zip Code 85014

Phone Number 623-300-8319

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Jessica Joy Lanier

Printed Name Jessica Joy Lanier

Street Address 915 E. Medlock

City Phoenix Zip Code 85014

Phone Number 602 770 2137

Email jessecarl554@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Mallely Lara

Printed Name Mallely Lara

Street Address 1043 E Georgia Ave

City Phoenix Zip Code 85014

Phone Number

Email

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Signature [signature]

Printed Name JARED LAPACHES "WINDSOR"

Street Address 5210 N 7th CENTRAL AVE

City PHX Zip Code 85012

Phone Number 602-481-0924

Email WINDSOR@UPWARDPROJECTS

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

- Wants update if the development goes through to market their business

Signature [signature]

Printed Name Steven Cranfarano (Futons)

Street Address 505 E Camelback rd.

City Phoenix Zip Code 85016

Phone Number 602-329-5316

Email steven@trifitwellness.com

STATEMENT OF SUPPORT

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Signature David J Tr

Printed Name David Tonner

Street Address 5515 N. 1st street

City Phoenix Zip Code 85013

Phone Number (602) 408-9838

Email tonnerdavej@gmail

STATEMENT OF SUPPORT

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Signature _____

Printed Name SIMON ALSAK

Street Address 21 W. MEDLOCK DR

City PHOENIX Zip Code 85013

Phone Number _____

Email _____

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Signature _____

Printed Name Barbara H Lewis

Street Address 5101 N 7th St Ste 1

City Phoenix Zip Code 85014

Phone Number 602-241-6665

Email barbara.lewis@gmail.com

STATEMENT OF SUPPORT

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Signature [signature]

Printed Name Candy Christianser

Street Address 5605 N 4th St

City Phoenix Zip Code 85013

Phone Number 602-577-9486

Email 24jhatley@gmail.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Hosea Nancy

Street Address 5730 N 4th St

City Phoenix Zip Code 85012

Phone Number 520-891-9056

Email hosay94@yahoo.com

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Angela Lindsey

Printed Name Angela Lindsey (Walgreens)

Street Address 102 E. Camelback Rd

City Phx Zip Code 85004

Phone Number (602) 240 3115

Email angela.lindsey@walgreens.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Walter E Doherty

Printed Name Walter E Doherty

Street Address 15 E Medlock Dr.

City Phoenix Zip Code 85012

Phone Number 602 234 2237

Email dohertysullivan@gmail.net

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Rachel J Davis

Street Address 303 E. Orange

City Phoenix Zip Code 85012

Phone Number 510-313-8410

Email Rachel.thetown@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature _____

Printed Name GARY PEET

Street Address 326 E. MARIPOSA ST.

City PHOENIX Zip Code 85012

Phone Number 480-650-4437

Email GDPEET@COX.NET

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Ben Moss

Printed Name Ben Moss

Street Address 311 E Camelback

City Phoenix Zip Code 85012

Phone Number 616 633 5884

Email moss.ben2@gmail.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Joe Segal

Street Address 2700 E Mariposa

City PHX Zip Code 85016

Phone Number 602 561 0167

Email _____

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Signature John Buchanan

Printed Name John Buchanan

Street Address 5725 N. 7th Pl

City Phx Zip Code 85012

Phone Number

Email forbucky@hotmail

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Signature _____

Printed Name Jillian Tenn

Street Address 5303 N 7th Street

City Phoenix Zip Code 85014

Phone Number _____

Email Jtenn@gmail.com

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Printed Name _____

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

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Signature Nick Pang

Printed Name Nick Panagiotoglou

Street Address 6028 North 10th Pl

City Phoenix Zip Code 85014

Phone Number 602-272-2161

Email nick12295@yahoo.com

STATEMENT OF SUPPORT

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Signature Steven R Barber

Printed Name steven R. Barber

Street Address 721 E. montebello #211

City Phoenix Zip Code ~~85014~~ 85014

Phone Number 602-460-8044

Email

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Signature _____

Printed Name Tim Mellon

Street Address 749 E. Montebello Ave 121

City Phx Zip Code 85014

Phone Number /

Email /

STATEMENT OF SUPPORT

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Signature _____

Printed Name Tom Brost

Street Address 749 E montabello ave

City PHX Zip Code 85014

Phone Number _____

Email _____

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Printed Name

Street Address

City

Zip Code

Phone Number

Email

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature

Printed Name Jeremiah Weiss

Street Address 749 E Montebello Ave, #220

City Phoenix Zip Code 85014

Phone Number

Email

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Abigail Abrahem

Street Address 5514 N. 19th St

City Phoenix Zip Code 85014

Phone Number 949-606-4918

Email AAjones1689@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Kelli Delaney

Street Address 210 E Colter St

City PHX Zip Code 85014

Phone Number _____

Email _____

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Signature _____

Printed Name Dalia Aguilar

Street Address 1008 E Denton Ln

City PHX Zip Code 85014

Phone Number _____

Email dd55aguilar@gmail.com

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Signature Victoria Albino

Printed Name Victoria Albino

Street Address 721 E Monterello Ave #1006

City Phoenix Zip Code 85014

Phone Number 407-443-7419

Email homestylewithvictoria@gmail.com

STATEMENT OF SUPPORT

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Signature K. Co

Printed Name Kay Alexis

Street Address 33 W. Medlock Dr

City Phoenix Zip Code 85013

Phone Number 602 309 23660

Email chipandkay@gmail.com

STATEMENT OF SUPPORT

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Signature [signature]

Printed Name Noah Andersen

Street Address 565 N 7th Apt 29

City Phoenix Zip Code 85014

Phone Number 480-244-6304

Email noahdandersen@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature [signature]

Printed Name Mike Anderson Tailored Suite Boutique

Street Address 914 E Camelback RD, Phoenix AZ

City Phoenix Zip Code 85014

Phone Number 614 240-3341

Email michael@tailoredsuite.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Gloria Anderson mgr SOMEDURLOS

Street Address Uptown 7th st 5115 N 7th Ct

City Phoenix Zip Code 85014

Phone Number 602-534-8224

Email _____

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Signature Jacqueline McCord

Printed Name Jacqueline Arend

Street Address 5558 N 10th Street

City Phoenix Zip Code 85016

Phone Number

Email

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Signature _____

Printed Name _____

Street Address _____

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STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nicole Barlow

Printed Name Nicole Barlow Manager Dodge

Street Address 511 e camelback rd

City Phoenix Zip Code 85012

Phone Number (602) 277-6537

Email Phoenix@azmmjdr.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature

Printed Name Lucas Buxton

Street Address 100 E Camelback RD Suite 105

City Phoenix Zip Code 85012

Phone Number 602-351-3925

Email LBuxton@EdenMH Homes.com

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Signature ZANE REX Zane Rex Beach

Printed Name ZANE REX BEACH

Street Address 1111 E. FERN DR SO

City PHX Zip Code 85014

Phone Number 602 277-9955

Email

STATEMENT OF SUPPORT

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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Virginia Beach

Printed Name VIRGINIA BEACH

Street Address 1111 E FERN DR SO PHX AZ 85014

City PHX AZ Zip Code 85014

Phone Number 602 217-9955

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature John a Bradley

Printed Name John a Bradley

Street Address 929 E. Vermont

City PHX Zip Code 85014

Phone Number 602-277-8116

Email

STATEMENT OF SUPPORT

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Signature _____

Printed Name Jesus R. Rivera

Street Address 910 E Marlette

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Oscar Beltran

Printed Name OSCAR BELTRAN

Street Address 1007 E. VERMONT AVE

City PHX Zip Code 85014

Phone Number 602 339-3420

Email OSKIEBELTRAN100@GMAIL

STATEMENT OF SUPPORT

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Signature _____

Printed Name _____

Street Address _____

City Phoenix Zip Code 85012

Phone Number _____

Email _____

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Verbal Support

Signature _____

Printed Name Arturo Berto Camelback Body Gym

Street Address 524 E Camelback Rd

City Phx Zip Code 85014

Phone Number 480-242-6946

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Conner Bs

Street Address 1130 E Missouri Ave Suite 850

City Phoenix Zip Code 85014

Phone Number 602-293-3436

Email NeuroActivelife@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Suzanne Bed

Printed Name Suzanne Bed

Street Address 1006 E Pasadena

City Phoenix Zip Code 85014

Phone Number

Email Sabed@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name DAVID E BLOOM

Street Address 1113 EAST GEORGIA AVE

City PHOENIX Zip Code 85014

Phone Number 602-370-0766

Email FOUNDATIONFIXER@AOL.COM

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Steven Brown

Street Address 721 E Montebello

City PHOENIX Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name DAVID BURROLA

Street Address 1113 E. OREGON AVE

City PHX Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Anthony Caldwell

Street Address 971 E Montebello Ave

City Phoenix Zip Code 85014

Phone Number 928-766-6089

Email tcaldwell47@gmail.com

STATEMENT OF SUPPORT

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Signature [signature]

Printed Name [illegible]

Street Address [illegible]

City [illegible] Zip Code [illegible]

Phone Number

Email

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Joey Carberry

Street Address 1012 E. Luke Ave.

City Phoenix Zip Code 85014

Phone Number 602.488.8417

Email Joey@clientwhoiz.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Carly Cecil

Printed Name Carly Cecil

Street Address 5204 N. 9th St

City Phoenix Zip Code 85014

Phone Number 740-475-7125

Email cc259208@ohio.edu

STATEMENT OF SUPPORT

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Signature David M L

Printed Name David Cervantes

Street Address 924 E Missouri

City Phoenix Zip Code 85014

Phone Number

Email

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Emily Charles

Printed Name Emily Charles

Street Address 931 E. Oregon

City Phoenix Zip Code 85014

Phone Number 480 688 6799

Email Emilyeacharles@gmail.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Joseph Charles

Street Address 931 E. Oregon

City Phx Zip Code 85014

Phone Number 480-688-6799

Email JoeyCharles@gmail.com

STATEMENT OF SUPPORT

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Signature [signature]

Printed Name Walt Chrisman Bricks & Minifigs Store

Street Address 24 W. Camelback Rd. Ste. G

City Phx Zip Code 85013

Phone Number 602-675-1392

Email central.phoenix@bricksandminifigs.com

STATEMENT OF SUPPORT

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Signature Kade Christensen

Printed Name Kade Christensen

Street Address 219 E Oregon Ave

City Phoenix Zip Code 85012

Phone Number (208) 201-9782

Email rasty4242@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Chris Claus

Street Address 815 E Colter

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Evan Clayton

Street Address 1019 E Georgia

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Lynne Coor

Printed Name Lynne Coor

Street Address 1167 E Georgia Ave

City Phoenix Zip Code 85014

Phone Number 602-274-1233

Email lynne.coor@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Arwen Core

Street Address 815 E Colter St

City Phoenix Zip Code 85014

Phone Number N/A

Email N/A

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature 

Printed Name KHALIO CORTES

Street Address 1126 E Fern

City PHOENIX Zip Code 85014

Phone Number

Email

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Bring needed sales taxes and jobs for the City of Phoenix.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Steven Taylor

Street Address [illegible]

City [illegible] Zip Code [illegible]

Phone Number [illegible]

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Elmer Corrigan

Printed Name Elmer Corrigan

Street Address 921 E Palm Ave, Phoenix, AZ 85014

City _____ Zip Code _____

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Richard Coulter

Printed Name Richard Coulter Sauna Studio

Street Address 5224 N. 7th St.

City Phx AZ. Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

OWNER/MANAGER

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a ~~resident~~ of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Rw Brawlins (the Life Store)

Street Address 24 W Camelback

City Phx Zip Code 85013

Phone Number 602-248-9300

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application LATHER

Signature Kathryn Cummiskey

Printed Name Kathryn CummisKey

Street Address 100 E. Camelback Rd. Suite 162

City Phoenix Zip Code 85012

Phone Number ~~(480)-229-~~ (602)-396-1986

Email KCummisKey@lather.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Elizabeth Curtis

Printed Name Elizabeth Curtis

Street Address 912 E San Juan Ave

City Phx Zip Code

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom' [illegible]nned Unit Development zoning application

Signature Allison DeLancey Fashion Cleaners

Printed Name Allison DeLancey

Street Address 736 E Missouri Ave

City Phoenix Zip Code 85014

Phone Number 480-239-6370

Email allisondelancey@yahoo.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Mike Bennett

Street Address 1026 Georgia

City PHX Zip Code 85013

Phone Number —

Email —

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Walter E Doherty

Printed Name Walter E Doherty

Street Address 16 E Medlock Dr.

City Phoenix Zip Code 85012

Phone Number 480 370 2352

Email doherty_sullivan@cox.net

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Kevin Drages

Street Address 825 E Missouri Ave

City Phoenix Zip Code 85286

Phone Number 602 617 4803

Email Kev.Drages@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Lauren Dunbar

Street Address 1008 E Oregon Ave

City Phoenix Zip Code 85014

Phone Number 770 295 8063

Email Woodardlauren23@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Ciana Duniram

Printed Name Ciana Duniram

Street Address 100 E. Camelback Rd

City Phoenix AZ Zip Code 85012

Phone Number 602-749-8880

Email topmuse@shopatmuse.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Dolores Duran

Street Address 928 GEORGIA

City PHX Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Real Estate Agent. Does Real Estate in the Uptown area.

Signature [signature] Sourpod

Printed Name Jeffrey Dwyer

Street Address 16250 W Sharp La Rd

City Surprise Zip Code 85379

Phone Number 623 261-7714

Email Jeffarea48@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature _____

Printed Name _____

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Allen Edwards Ace Hardware

Street Address 5555 N 7th St #106

City Phx Zip Code 85014

Phone Number (602) 241-4000

Email Store11388@msn.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature _____

Printed Name Phil Eghin & German Auto Sales & Service

Street Address 5244 N 7th St

City PHX Zip Code 85011

Phone Number 602-274-3747

Email info@germanautoservice.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name KAYLA EMBERLIN CIRCLE K

Street Address 7th St + Missouri

City Phx Zip Code 85012

Phone Number 602-264-7980

Email kaylakat13@yahoo.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kyle Ell

Printed Name KAYLA EMBERLIN

Street Address 3502 N 26th St #147

City Phx Zip Code 85016

Phone Number 480-490-2965

Email kaylakat13@yahoo.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name _____

Street Address 1014 E Devon Ln

City PHX Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name L Fielder

Street Address 1031 E Denton Ln

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Adriana Figueroa

Street Address 1038 E Oregon Ave

City Phx Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Zachary Fish

Printed Name Zachary Fish

Street Address 1043 E Grove Ave

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Charles Fisher

Street Address 1105 E Georgia Ave

City Phoenix Zip Code 85014

Phone Number _____

Email crfphx@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature William Fitschen

Printed Name William Fitschen

Street Address 1131 E. fern Dr. S.

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name _____

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name EDWIN A POSTER

Street Address 1030 E LUKE

City PHOENIX Zip Code 85014

Phone Number 602-339-1497

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Lynsi Freidlein Chiropractic Business

Street Address 1130 E. Missouri # 402

City Phoenix Zip Code 85014

Phone Number ~~97 20~~ 602.254.2454.

Email ~~Lynsi~~ info@breathechiro.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature] Circle K

Printed Name Chrystal G

Street Address 5141 N Central Ave

City Phx Zip Code 85010

Phone Number (602) 279-6341

Email strol741@circlek.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature A Smith

Printed Name ADAM GARRETT

Street Address 2231 N 8TH PLACE

City PHX Zip Code 85041

Phone Number 818 821-7351

Email ADAMGIX@GMAIL.COM

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Attila Gergely

Printed Name Attila Gergely

Street Address [redacted] 915E Medlock

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kathy Kessler

Printed Name Kathy Kessler Floral Keepsakes

Street Address 5002 N. 7th St

City Phx Zip Code 85014

Phone Number 602 274-3074

Email Sweetpeaskathy@yahoo.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kathy Grasse

Printed Name Kathy Grasse

Street Address 3434 N. 11th St.

City Phx Zip Code 85014

Phone Number [illegible]

Email Sweetpeaskathy@yahoo.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kelly Cessler

Printed Name Kelly Cessler Sweetpeas Spa

Street Address 5205 N. 7th St

City Phx Zip Code 85014

Phone Number 928-910-3225

Email Sweetpeaskelly@yahoo.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Rocio Guzman

Printed Name Rocio Guzman Tokyo Express

Street Address 1111 911 E Camelback St

City PHX Zip Code 85015

Phone Number (602) 277-4111

Email guzmanroc102410@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Lynda Goings

Printed Name LYNDA GOINGS

Street Address 925 E OREGON

City PHX Zip Code 85014

Phone Number 602 265-3477

Email

STATEMENT OF SUPPORT

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Signature Helen Carroll

Printed Name HELEN CARROLL

Street Address 5035 N. 10th PLACE

City PHOENIX Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature] Business Cus

Printed Name Cardige Carter 24K Hair Spa

Street Address 513 E Camelback rd

City Phx Zip Code 85012

Phone Number 602-416-6868

Email 24h@gmail.com

Barber Shop

STATEMENT OF SUPPORT

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Signature Nichole Cassidy

Printed Name Nichole L Cassidy

Street Address 1114 E Oregon Ave

City Phoenix Zip Code 85014

Phone Number 602-705-3865

Email nichole.lynn.cassidy@gmail.com

STATEMENT OF SUPPORT

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Signature Valeria Castaneda

Printed Name Valeria Castaneda

Street Address 410 West Medlock Drive

City Phoenix Zip Code 85013

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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Signature _____

Printed Name Ayna Lawson

Street Address 5745 N 7th Street

City Phoenix Zip Code 85014

Phone Number 602-654-7593

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Connie Lee

Street Address 503 N Central Ave

City Phx Zip Code 85012

Phone Number 602-248-0100

Email donscigar@gmail.com

STATEMENT OF SUPPORT

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Signature [signature]

Printed Name Andrew Lester

Street Address 1116 E Fern Dr N

City Phoenix Zip Code 85014

Phone Number [redacted]

Email [redacted]

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Jason Walker

Street Address 5145 N. 7th St. D139

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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Signature Beth Levin

Printed Name Beth Levin

Street Address 15 Lot 1

City Phx Zip Code 85012

Phone Number 602 377-1597

Email

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name James Hewb

Street Address 5548 N 10TH ST

City PHX Zip Code 85014

Phone Number (602) 585-198

Email _____

STATEMENT OF SUPPORT

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Signature _____

Printed Name Thomas L. Lee CENTRAL EYEWORKS

Street Address 29 W. Camelback

City PHX Zip Code 85012

Phone Number 602-279-0889

Email centraleyeworks@yahoo.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Lon Licht

Printed Name Lon Licht & Owner CPA Business

Street Address 5225 N Central Ave #115

City Phoenix Zip Code 85012

Phone Number 602-241-6663

Email lichtej@cpas.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a ~~Business owner/manager~~ Medical Staff of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature [signature]

Printed Name Jazmin Lizardi

Street Address 511 E Camelback Rd

City Phoenix Zip Code 85019

Phone Number 623 698 8805

Email jazminlizardi0328@gmail.com

STATEMENT OF SUPPORT

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Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Alyssa Lockhart BLAZE PIZZA

Street Address 5120 N Central Ave

City Phoenix Zip Code 85012

Phone Number 602-332-9018

Email BlazePizza1161@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

The proposed project will include (1) redevelop an underutilized parcel with luxury residential up to 60 feet with resort style amenities; (2) 194 unit mix of multifamily; (3) wrapped parking garage; (4) enhanced shaded landscape and pedestrian experience along streetscape with detached sidewalks.

THE ZOM LIVING DEVELOPMENT WILL:

Be a welcome addition to the 7TH Street corridor area.
Bring needed sales taxes and jobs for the City of Phoenix.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name _____

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that **I support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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THE ZOM LIVING DEVELOPMENT WILL:

Be a welcome addition to the 7th Street corridor area.
Bring needed sales taxes and jobs for the City of Phoenix.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Xavier Lopez

Street Address 303 E Orange Dr

City Phoenix Zip Code 85012

Phone Number _____

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Esperanza Lucatero

Printed Name Esperanza Lucatero

Street Address 1011 E Colter

City Phx Zip Code 85013

Phone Number

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nestor D. Madrid

Printed Name Nestor D Madrid

Street Address 1038 E. Oregon Ave

City phx Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Kenneth A Maya

Street Address 1049 E Georgia Ave

City Phx Zip Code 85014

Phone Number (602) 241-0638

Email Ken@mayadds.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Sebastian Magt.

Street Address 1044 E. Grayson

City Phoenix Zip Code 85014

Phone Number 602

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Elliott Magri

Street Address 1044 E Georgia

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Denica Marshall

Printed Name Denica Marshall

Street Address 1110 E Missouri Ave # 110

City Phx Zip Code 85014

Phone Number 602-749-8605

Email /

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kim Martinetti

Printed Name Kim MARTINETTI

Street Address 928 E. OREGON AVE

City PHX Zip Code 85014

Phone Number (602) 349-7126

Email KImartinetti928@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Thomas McAfee

Printed Name Thomas McAfee

Street Address 915 E Medlock Dr

City Phoenix Zip Code 85014

Phone Number 602-800-8323

Email turkytomtomisthebomb@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Chris McCombs

Street Address 1104 E Fern Dr

City Phoenix Zip Code 85014

Phone Number 310-367-7617

Email MCcombsc33@Yahoo.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Sally K. McCorkle

Printed Name Sally K. McCorkle

Street Address 927 East Oregon Ave

City Phoenix, Zip Code 85014-2839

Phone Number 602-274-8370

Email No Computer

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Diversify the availability of housing types in this area.
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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Patrick J. McVady

Printed Name Patrick McVady

Street Address 810 E. Colter St #38

City Phx Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature George Mecham

Printed Name George Mecham

Street Address 5745 N 7th

City Phoenix Zip Code 85014

Phone Number —

Email —

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature 

Printed Name KATE MELLOW

Street Address 5226 N 9th St

City PHOENIX Zip Code 85014

Phone Number 602 - 463 - 5488

Email Kathleentemplin@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that **I support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

The proposed project will include (1) redevelop an underutilized parcel with luxury residential up to 56 feet with resort style amenities; (2) 194 unit mix of multifamily; (3) wrapped parking garage; (4) enhanced shaded landscape and pedestrian experience along streetscape with detached sidewalks.

THE ZOM LIVING DEVELOPMENT WILL:

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Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name NATE MELLOW

Street Address 5226 N. 9th St

City PHOENIX Zip Code 85014

Phone Number 602-463-5488

Email nathan.mellow@yahoo.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Bring needed sales taxes and jobs for the City of Phoenix.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Mike Mendoza

Printed Name [illegible]

Street Address 3927 Baseline Rd

City Mesa Zip Code 85202

Phone Number 928-817-2284

Email mikey216@yahoo.com

100 Camelback
Met @ Shack Shack
Works at bank on Central / Missouri

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Embry Development team; that I am a resident of Phoenix, Arizona; and that I **support** Embry's Planned Unit Development for the approximately 8.127-acre site located on 12th Street and Greenway Rd.

The proposed project will include (1) redevelop vacant underutilized parcel with luxury residential up to 4 stories with resort style amenities (2) 360 luxury unit mix of multifamily and residential townhomes units with private garages; (3) wrapped parking garage (4) enhanced shaded landscape and pedestrian experience along 12th St. and Greenway Rd. with detached sidewalks.

THE EMBRY DEVELOPMENT WILL:

Be a welcome addition to the Greenway Pkwy area.
Bring needed sales taxes and jobs for the City of Phoenix.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Offer housing options to support local large employers nearby.
Bring built-in customers to the commercial corner of Bell Rd. and 7th St.
Encourage additional use of the existing urban trail system located on Greenway Parkway.
Replace an undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Embry's Planned Unit Development zoning application

Signature Jose H Diego

Printed Name Jose H Diego

Street Address 8150 N 7 St Phoenix

City PHX Zip Code 85014

Phone Number 602 277 8880

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

The proposed project will include (1) redevelop an underutilized parcel with luxury residential up to 60 feet with resort style amenities; (2) 194 unit mix of multifamily; (3) wrapped parking garage; (4) enhanced shaded landscape and pedestrian experience along streetscape with detached sidewalks.

THE ZOM LIVING DEVELOPMENT WILL:

Be a welcome addition to the 7TH Street corridor area.
Bring needed sales taxes and jobs for the City of Phoenix.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Emily M

Printed Name EMILY MILLER

Street Address 1146 E FERN DR N

City PHX Zip Code 85014

Phone Number 4803411313

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a ~~resident~~ business owner of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

The proposed project will include (1) redevelop an underutilized parcel with luxury residential up to 60 feet with resort style amenities; (2) 194 unit mix of multifamily; (3) wrapped parking garage; (4) enhanced shaded landscape and pedestrian experience along streetscape with detached sidewalks.

THE ZOM LIVING DEVELOPMENT WILL:

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Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

Business Independent Owner

By signing below, I give my support to Zom's Planned Unit Development zoning application .

Signature Barbara Montoya

Printed Name Barbara Montoya

Street Address 618 E Oregon Ave

City PHX Zip Code 85012

Phone Number _____

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Quinton Moore

Street Address 1014 E Denton Ln

City Phx Zip Code 85014

Phone Number 480 433 0983

Email QMOORE@CAPITALQ.COM

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Victor Marcles

Printed Name Victor Marcles Xclusive Homes Staffing

Street Address 24 W Camelback Rd

City Phx. Zip Code 85013

Phone Number 602-503-0698 303.430.1700

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Michael Moreno

Street Address 1019 E Oregon Ave.

City Phoenix Zip Code 85014

Phone Number 480 298-2591

Email michael.moreno198@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Amy Moreno

Printed Name Amy Moreno

Street Address 1013 E Oregon Ave

City Phoenix Zip Code 85014

Phone Number (480) 298-2674

Email AmyJoMo1@Gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Phil Mortimer

Printed Name Phil Mortimer Phil SPARKLING WINDOW WASH PM

Street Address 815 E Colter

City Phx Zip Code 85014

Phone Number 480 266-7522

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

The proposed project will include (1) redevelop an underutilized parcel with luxury residential up to 60 feet with resort style amenities; (2) 194 unit mix of multifamily; (3) wrapped parking garage; (4) enhanced shaded landscape and pedestrian experience along streetscape with detached sidewalks.

THE ZOM LIVING DEVELOPMENT WILL:

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Bring additional employee's to support local business employment needs
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Diversify the availability of housing types in this area.
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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Tammi Neary

Printed Name Tammie Neary

Street Address 616 E Oregon #1

City Phx Zip Code 85012

Phone Number 602 274-0090

Email Tammieneary@aol.com

Beauty Bungalow Business LLC

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Conner Bs

Street Address 1130 E Missouri Ave Suite 850

City Phoenix Zip Code 85014

Phone Number 602-293-3435

Email NeuroActivelife@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Connie Lee

Street Address 5036 N. central ave Free Cigars

City Phx Zip Code 85012

Phone Number 602 248-0160

Email donscigar@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Connor Pritchard

Street Address 5550 N 12th Street

City Phx Zip Code 85014

Phone Number 602 535 7156

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Dahlia Aguirre

Street Address 1008 E Denton Ln

City PHX Zip Code 85014

Phone Number _____

Email dd55aguirre@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name DAN BLUE Blue Orthodontics

Street Address 5102 N 7th St.

City Phoenix, AZ Zip Code 85014

Phone Number 602 677 5339

Email dblue4dds@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name _____

Street Address 1014 E Denton Ln

City PHX Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Daniel Cox-Gonzalez

Printed Name Daniel Cox-Gonzalez

Street Address 918 E San Juan Ave

City Phoenix AZ Zip Code 85014

Phone Number 602-463-2197

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Daniel Mock

Street Address ~~350~~ 350 West Bethany Homeroad

City Phoenix Zip Code 45013

Phone Number ~~602~~ 602-359-7979

Email Danielmock@outlook.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Daniel Pando

Printed Name Daniel Pando

Street Address 5535 N 4th St

City Phoenix Zip Code 85012

Phone Number 602-948-5451

Email danielpando21@icloud.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name DAVID E BLOWN

Street Address 1113 EAST GEORGIA AVE

City PHOENIX Zip Code 85014

Phone Number 602-370-0766

Email FOUNTAINFIXER@AOL.COM

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature D Burgla

Printed Name DAVID BURGOLA

Street Address 1113 E OREGON AVE

City PHX Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature David M L

Printed Name David Cervantes

Street Address 924 E. Missouri

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature David J Tr

Printed Name David Tonner

Street Address 5515 N. 1st street

City Phoenix Zip Code 85013

Phone Number (602) 908-9838

Email tonner davej @gmail

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Denica Marshall

Printed Name Denica Marshall

Street Address 1110 E Missouri Ave # 110

City Phx Zip Code 85014

Phone Number 602-749-8605

Email /

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Dolores Duran

Street Address 928 GEORGIA

City PHX Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Dontarian Oliver DO

Printed Name Dontarian Oliver

Street Address 1134 E Colter St

City Phoenix, AZ Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Edwin Foster

Printed Name EDWIN A FOSTER

Street Address 1030 E LUKE

City PHOENIX Zip Code 85014

Phone Number 602-339-1497

Email —

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature EK Foster

Printed Name Elena Rodriguez-Foster

Street Address 1110 E. Missouri Ave Ste 580

City Phx Zip Code AZ

Phone Number 623-793-0307

Email elena@francisroses.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Elizabeth Curtis

Printed Name Elizabeth Curtis

Street Address 912 E San Juan Ave

City Phx Zip Code _____

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Elizabeth T

Printed Name Elizabeth Rowley The art of Learning

Street Address 1130 E. Missouri Ave Suite 206

City Phx Zip Code 85014

Phone Number 480 375 0723

Email elizabeth@theartoflearningaz.com

STATEMENT OF SUPPORT

Resident LOS

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a ~~Business owner/manager~~ Resident of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

-Accidentally grabbed business LOS without reading

The proposed project will include (1) redevelop an underutilized parcel with luxury residential up to 60 feet with resort style amenities; (2) 194 unit mix of multifamily; (3) wrapped parking garage; (4) enhanced shaded landscape and pedestrian experience along streetscape with detached sidewalks.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Elizabeth Sharp

Printed Name Elizabeth Sharp

Street Address 5535 N 11th St

City Phx Zip Code 85014

Phone Number 602-327-3501

Email mama.luna.4@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Elliott Magri

Street Address 1044 E Georgia

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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THE ZOM LIVING DEVELOPMENT WILL:

Kelly's Brushing Lake

Be a welcome addition to the 7TH Street corridor area.
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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name [illegible]

Street Address 100 E CAMELBACK

City Phoenix Zip Code 60912

Phone Number 602-269-3600

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Emily Carver

Printed Name Emily Carver

Street Address 575 West Pecos Rd 3041

City Chandler Zip Code 85225

Phone Number (928) 920-9128

Email emykaycarver@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature Emily Charles

Printed Name Emily Charles

Street Address 931 E. Oregon

City Phoenix Zip Code 85014

Phone Number 480 688 6799

Email Emilyeacharles@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Emily M

Printed Name EMILY MILLER

Street Address 1146 E FERN DR N

City PHX Zip Code 85014

Phone Number 4803411313

Email

STATEMENT OF SUPPORT

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Signature Emma Covington

Printed Name Emma Covington

Street Address 731 E Denton Lane, Phoenix, AZ 85004

City _____ Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____ CoffeeZona

Printed Name _____ 5202 N. 7th St.

Street Address _____

City _____ Zip Code _____

Phone Number _____

Email _____

OWNER SIGN ABOVE:

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Esperanza Lucatorta

Printed Name ESPERANZA LUCATORTA

Street Address 1011 E COLTER

City Phx Zip Code 85013

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Evan Clayton

Street Address 1019 E Georgia

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Francesca Schulz Sonoran Counseling

Street Address 1130 E Missouri suite 550

City Phoenix Zip Code 85014

Phone Number 602-451-2735

Email francescaLPC@gmail.com

STATEMENT OF SUPPORT

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Revolution Uptown Modern Taqueria + bar

Signature _____ Manager at Restaurant

Printed Name Gabriela Sales Perlas

Street Address 1819 W. Fairmount Ave. Phoenix AZ 5014 Modern Taqueria + bar 5538 N 7th Street Suite 100

City Phoenix Zip Code 85015

Phone Number 480 468 3360

Email gabrielasperlas@gmail.com

STATEMENT OF SUPPORT

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Signature Gary Gwings

Printed Name Gary Gwings

Street Address 923 E Oregon

City Phoenix Zip Code 85014

Phone Number [redacted]

Email [redacted]

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name GARY PEET

Street Address 326 E. MARIPOSA ST.

City PHOENIX Zip Code 85012

Phone Number 480-650-4437

Email GDPEET@COX.NET

STATEMENT OF SUPPORT

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Signature George Mecham

Printed Name George Mecham

Street Address 5745 N 7th

City Phoenix Zip Code 85014

Phone Number —

Email —

STATEMENT OF SUPPORT

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Signature George E. Tyerson

Printed Name George E. Tyerson

Street Address 809 E Colter ST

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____ SOMEBODY LOS

Printed Name Gloria Anderson mgr

Street Address Uptown 7th st 5115 N 7th st

City Phoenix Zip Code 85014

Phone Number 602-534-8224

Email _____

STATEMENT OF SUPPORT

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Signature Helen Carroll

Printed Name HELEN CARROLL

Street Address 5035 N. 10th PLACE

City PHOENIX Zip Code 85014

Phone Number _____

Email _____

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Signature _____

Printed Name Hossein Namazy

Street Address 5730 N. 4th St

City Phoenix Zip Code 85012

Phone Number 520-891-9056

Email hosny94@yahoo.com

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Signature _____

Printed Name J. Fielder

Street Address 1031 E Denton Ln

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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Signature _____

Printed Name Jacqueline Arend

Street Address 5558 N 10th Street

City Phoenix Zip Code 85016

Phone Number _____

Email _____

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Signature [signature]

Printed Name Jeffrey S. James

Street Address MEDLOCK 7TH PLACE

City PHX Zip Code 85014

Phone Number —

Email —

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Signature _____

Printed Name Jaime Molina

Street Address 4040 N 11th Apt

City Phoenix Zip Code 85013

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name James Lewis

Street Address 5548 N 10TH ST

City PHX Zip Code 85014

Phone Number (602) 585-1958

Email _____

STATEMENT OF SUPPORT

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Signature _____

Printed Name James Powell Branch Manager

Street Address 100 E Camelback AmTrust Bank

City Phoenix Zip Code AZ

Phone Number 623-256-1200

Email jpowell1968@yahoo.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name JARED LAPAOURD "WINDSOR"

Street Address 5210 N 7TH CENTRAL AVE

City PHX Zip Code 85012

Phone Number 602-481-0924

Email WINDSOR@UPWARDPROJECTS

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Jason Lutzka

Street Address 5145 N. 7th St. D139

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a ~~Business owner/manager~~ Medical Staff of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature _____

Printed Name Jazmin Lizardi

Street Address 511 E camelback Rd

City phoenix Zip Code 85019

Phone Number 6236988808

Email Jazminlizardi0328@gmail.com

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Bring needed sales taxes and jobs for the City of Phoenix.
Provide built in customers for local businesses in the area.
Bring additional employee's to support local business employment needs
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name J. D. Purves / Relax The Back

Street Address 100 E. Camelback Rd #176

City Phoen'x Zip Code 85012

Phone Number 602-277-7989

Email JD@RTBPHOENIX.COM

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

The proposed project will include (1) redevelop an underutilized parcel with luxury residential up to 60 feet with resort style amenities; (2) 194 unit mix of multifamily; (3) wrapped parking garage; (4) enhanced shaded landscape and pedestrian experience along streetscape with detached sidewalks.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Jeanne Santo

Printed Name Jeanne Santo Beauty Bungalow

Street Address 6 Colle E. Oregon Ave Suite 1

City Phx Zip Code 85023

Phone Number Ø

Email bjsanto@cox.net

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature 

Printed Name Jeff Kars

Street Address 946 E Denton Ln.

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Real Estate Agent. Does Real Estate in the Uptown area.

Signature _____ SOUIPOD

Printed Name Jeffrey Dwyer

Street Address 16258 W. Sharon La Rd

City Surprise Zip Code 85379

Phone Number 623-261-7714

Email Jeffana48@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Jena Ross

Printed Name Jena Ross

Street Address 1127 E. Oregon Ave

City Phx Zip Code 85014

Phone Number 760-567-3391

Email jjenaross@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Jennifer Setterberg

Printed Name JENNIFER SETTERBERG

Street Address 1135 E FERN DR N.

City PHOENIX Zip Code 85014

Phone Number 602-363-2178

Email jenset3@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Stephenson, Jenny

Street Address 5018 N. Central Ave.

City Phoenix Zip Code 85012

Phone Number 602-277-3112

Email jennystephenson@me.com

The Art of Franny

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature 

Printed Name Jeremiah Weiner

Street Address 749 E Montebello Ave, #220

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Jessica Joy Lanier

Printed Name Jessica Joy Lanier

Street Address 915 E. Medlock

City Phoenix Zip Code 85014

Phone Number 602 770 2137

Email jessc2dss4@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

The proposed project will include (1) redevelop an underutilized parcel with luxury residential up to 56 feet with resort style amenities; (2) 194 unit mix of multifamily; (3) wrapped parking garage; (4) enhanced shaded landscape and pedestrian experience along streetscape with detached sidewalks.

THE ZOM LIVING DEVELOPMENT WILL:

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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature J Stauer

Printed Name J Stauer

Street Address 924 E. OREGON

City Phoenix Zip Code 85014

Phone Number (602-435-1165

Email J.stauer@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Jesus R. Becerra

Street Address 910 E Marlette

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Jillian Teran

Street Address 5303 N 7th Street

City Phoenix Zip Code 85014

Phone Number _____

Email Jteran@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Anthony's Cigars

Signature _____

Printed Name Jim Jacobs

Street Address 5563 N. 7th Street

City Phoenix Zip Code 85014

Phone Number 602 265 1165

Email AnthonysCigars@GMail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Joe Delgado

Street Address 1007 E. San Juan Ave.

City Phoenix Zip Code 85014

Phone Number (602) 790-0814

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Joe Segal

Street Address 2700 E Mariposa

City PHX Zip Code 85012

Phone Number 6025610167

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature New City Barber Shop

Printed Name Joel Rodriguez

Street Address 321 E Camelback Rd #A

City PHX Zip Code 85012

Phone Number (602) 596-4763

Email WEEnterprises1976@icloud.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature 

Printed Name Joey Carberry

Street Address 1012 E. Luke Ave

City Phoenix Zip Code 85014

Phone Number (602.488.8417

Email Joey@cleartechaz.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature John a Beadle

Printed Name John a Beadle

Street Address 929 E. Vermont

City PHX Zip Code 85014

Phone Number 602-277-8116

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature J. L Buchanan

Printed Name John Buchanan

Street Address 5725 N. 4PL

City PHX Zip Code 85012

Phone Number —

Email forbuchy@hotmail

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Jorn Gaggiano

Street Address 1006 E Pasadena

City Phoenix Zip Code 85014

Phone Number 602-695-6352

Email ZootAllures@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name John Sanchez BARBER-SALON

Street Address 616 E Oregon Suite #3

City Phoenix Zip Code 85012

Phone Number 602-377-2818

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that **I support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Johnese James

Street Address 1123 E Fern Dr. S.

City Phoenix Zip Code 85014

Phone Number 602-390-9798

Email geojames@cox.net

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Jonas Rios

Printed Name JONAS RIOS

Street Address 918 E Orange

City Phoenix Zip Code 85014

Phone Number N/A

Email N/A

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Jonathan Kyle

Street Address 5545 N. 44th St

City Phx Zip Code 85012

Phone Number _____

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Embry Development team; that I am a resident of Phoenix, Arizona; and that I **support** Embry's Planned Unit Development for the approximately 8.127-acre site located on 12th Street and Greenway Rd.

The proposed project will include (1) redevelop vacant underutilized parcel with luxury residential up to 4 stories with resort style amenities (2) 360 luxury unit mix of multifamily and residential townhomes units with private garages; (3) wrapped parking garage (4) enhanced shaded landscape and pedestrian experience along 12th St. and Greenway Rd. with detached sidewalks.

THE EMBRY DEVELOPMENT WILL:

Be a welcome addition to the Greenway Pkwy area.
Bring needed sales taxes and jobs for the City of Phoenix.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Offer housing options to support local large employers nearby.
Bring built-in customers to the commercial corner of Bell Rd. and 7th St.
Encourage additional use of the existing urban trail system located on Greenway Parkway.
Replace an undeveloped, and under-utilized parcel with a stunning architectural achievement.

By signing below, I give my support to Embry's Planned Unit Development zoning application

Signature Jose A Mejia

Printed Name Jose A Mejia

Street Address 5150 W 7 St Pizza Heaven

City PHX Zip Code 85014

Phone Number 602 277 8800

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Encourage walkability with detached sidewalks.
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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Joseph Charles

Street Address 931 E. Oregon

City Phx Zip Code 85014

Phone Number 480-688-6799

Email JoeyCharles@gmail.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Joseph Mahoney Lopez

Street Address 610 E Oregon Ave

City Phoenix Zip Code 85012

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Joshua Hahn

Printed Name Joshua Hahn (Phoenix General)

Street Address 5538 N. 7th St. Suite 120

City Phoenix Zip Code 85020

Phone Number (602) 237-6922

Email josh@phxgeneral.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Josiah Guthrie

Street Address 1044 E Bryan Ave

City Phoenix Zip Code 85014

Phone Number 602-421-5633

Email josiah.guthrie@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Judy Hahn ○ Psychiatric Nurse Practitioner

Street Address 1130 E Missouri Ave Suite 830

City Phx Zip Code 85014

Phone Number 602-710-1113

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kade Christensen

Printed Name Kade Christensen

Street Address 219 E Oregon Ave

City Phoenix Zip Code 85012

Phone Number (208) 201-9782

Email rasty242@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Karen Robelk

Street Address 1044 E Oregon

City Phoenix Zip Code 85014

Phone Number 602 549 6005

Email tashiggs@yahoo.com

STATEMENT OF SUPPORT

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Signature [signature]

Printed Name Karla Hines KC SEAFOOD Hibachi

Street Address 24 W. Camelback RD. suite H.

City Phoenix Zip Code 85013

Phone Number 602-274-7219

Email KCseafoodhibachi@gmail.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Kat Sandine

Street Address 935 E. Oregon Ave

City PHX Zip Code 85014

Phone Number 602 635 6009

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name KATE MELLOW

Street Address 5226 N 9th St

City PHOENIX Zip Code 85014

Phone Number 602 - 463 - 5488

Email kathleentemplin@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kathleen E. Pieper

Printed Name Kathleen E. Pieper

Street Address 6215 N. 22nd Dr

City Phoenix Zip Code 85015

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application LATHER

Signature Kathryn Cummiskey

Printed Name Kathryn CummisKey

Street Address 100 E. Camelback Rd. Suite 162

City Phoenix Zip Code 85012

Phone Number ~~(480)-229-~~ (602)-396-1986

Email KCummisKey@lasher.com

STATEMENT OF SUPPORT

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Signature Kathy Kessler

Printed Name Kathy Kessler Floral KeepSakes

Street Address 5202 N. 7th St

City Phoenix Zip Code 85014

Phone Number 602-274-3044

Email Sweetpeaskathy@yahoo.com

STATEMENT OF SUPPORT

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Signature Kathy Oessler

Printed Name Kathy Oessler Sweetpeas & Sage

Street Address 5202 N. 7th St

City Phx Zip Code 85014

Phone Number 928-412-3225

Email Sweetpeas Kathy @ yahoo.com.

STATEMENT OF SUPPORT

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Signature Kathy Gesse

Printed Name Kathy Gesse

Street Address 3434 N. 11th St.

City Phx Zip Code 85014

Phone Number @

Email SweetPeasKathy @ yahoo.com

STATEMENT OF SUPPORT

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Signature K. C

Printed Name Kay Alexson

Street Address 33 W. Medlock Dr

City Phoenix Zip Code 85013

Phone Number 602 309-2366

Email chipandkay@gmail.com

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Signature Kayla Ell

Printed Name KAYLA EMBERLIN CIRCLE K

Street Address 7th St + Missouri

City Phx Zip Code 85012

Phone Number 602-264-7980

Email kaylakat13@yahoo.com

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Signature Kayla Swierski

Printed Name Kayla Swierski

Street Address 934 E. Georgia Ave

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Kelman Willoughby

Street Address 931 E Denton Lane, 85004

City _____ Zip Code _____

Phone Number 480-773-1225

Email _____

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Signature _____

Printed Name Kenneth A Maya

Street Address 1049 E Georgia Ave

City Phx Zip Code 85014

Phone Number (602) 241-0638

Email Ken@mayaads.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Kevin Dragos

Street Address 825 E Missouri Ave

City Phoenix Zip Code 85286

Phone Number 602 817 4803

Email Kev.Dragos@gmail.com

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Signature 

Printed Name KHALID CORTES

Street Address 1126 E FERN

City PHOENIX Zip Code 85014

Phone Number

Email

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Signature Kim Martinetti

Printed Name Kim MARTINETTI

Street Address 928 E. OREGON AVE

City PHX Zip Code 85014

Phone Number (602) 349-7126

Email Klmartinetti928@gmail.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Kirk Templin Scotts Auto Motive service center

Street Address 5126 N 7th St

City Phoenix Zip Code 85014

Phone Number 602-237-5237

Email Ktemplin@TeamScotts.com

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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Kofi Adabra

Street Address 210 E Colter St

City PHX Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Kristin Zenk

Street Address 5320 N. 9th St

City Phoenix Zip Code 85014

Phone Number 480-862-[illegible]

Email Kristinzenk@yahoo.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature 

Printed Name KYCE GOSSEN @ HULA'S MODERN TIKI

Street Address 5114 N. 7TH ST.

City PHOENIX Zip Code 85014

Phone Number 602-265-8454

Email KGOSSEN@MAC.COM

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kyle Waldron

Printed Name Kyle Waldron

Street Address 320 Pasadena

"The Collins" Apts

Works at Crazy Cajun

City Phoenix Zip Code 85013

Phone Number

Email

STATEMENT OF SUPPORT

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Signature Kyle Waldron

Printed Name Kyle Waldron

Street Address 320 Pasadena

"The Collins" Apts

Works at Crazy Cajun

City Phoenix Zip Code 85013

Phone Number

Email

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Desert Refinery

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kyle Walters

Printed Name Kyle Walters

Street Address 5016 N Central Ave

City Phoenix Zip Code 85012

Phone Number (602) 492-6587

Email Kyle1280w@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Lauren Dunbar

Street Address 1008 E Oregon Ave

City Phoenix Zip Code 85014

Phone Number 770 295 8063

Email Woodardlauren23@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Leonid Prityk

Printed Name Leonid

Street Address 1117 E OREGON
same addres

City Phx Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Lisa Stephens

Printed Name Lisa Stephens

Street Address 833 E Oraibi Dr

City Phx Zip Code 85014

Phone Number

Email stephenslisa@mac.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Logan Jenkins & Jiffy Lube

Street Address 5040 N 7th St

City Phoenix Zip Code 85014

Phone Number 602 265 5023

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Timothy R. O'Neil CPF LPL Financial

Signature Lon Light

Printed Name Lon Light Owner LPA Business

Street Address 5225 N. Central Ave #115

City Phoenix Zip Code 85012

Phone Number 602-241-6663

Email lightej@lhcpas.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Lucas Buxbaum

Street Address 100 E camelback RD Suite 108

City Phoenix Zip Code 85012

Phone Number 602-351-3925

Email LBUXbaum@identityhormones.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Luis Hernandez Domino's Pizza Ste 10

Street Address 914 E. Camelback

City Phoenix Zip Code 85014

Phone Number 602-350-7598

Email Danyh566@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Luz Rueda

Street Address 1144 E Oregon Av, PHX

City PHX Zip Code 85014

Phone Number 602 334 3986

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Lynda Goings

Printed Name LYNDA GOINGS

Street Address 925 E OREGON

City Phx Zip Code 85014

Phone Number 602 265-3417

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Lynne Coor

Printed Name Lynne Coor

Street Address 1167 E Georgia Ave

City Phoenix Zip Code 85014

Phone Number 602-279-7233

Email lynnecoor@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Lyn Friedman

Printed Name Lynsi Friedman Chiropractic Business

Street Address 1130 E. Missouri # 402

City Phoenix Zip Code 85014

Phone Number 602.254.2454.

Email Lynsi info@dreamechiro.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Madison Webb

Printed Name Madison Webb Sauce Pizza + Wine - Uptown

Street Address 25 E. Camelback Rd Phoenix, AZ 85012

City Phoenix Zip Code 85012

Phone Number (602) 845-7007

Email Madison.webb@outlook.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Mark Serdenia Vape Central

Street Address 914 E. Camelback Rd

City Phoenix Zip Code 85014

Phone Number vapecentralmark@gmail.com

Email (602) 291-3476

office: 602.382.6589
email: tmoran@swlaw.com

Snell & Wilmer
One Arizona Center | 400 East Van Buren Street | Suite 1900 | Phoenix, AZ 85004-2202



Snell & Wilmer
swlaw.com | disclaimer
LinkedIn | Twitter | Facebook | Instagram

From: Matthew Schaub <athomecareaz@gmail.com>
Sent: Monday, June 6, 2022 10:22 AM
To: [redacted]
Subject: 7th St and Colter

[EXTERNAL] athomecareaz@gmail.com

To whom it may concern:

I own two homes in Windsor Square with addresses of 5301 N 6th St and 5247 N 6th St. Both of my properties are on the east side of Windsor Square and back up to commercial properties on 7th St. I am fully in favor of the new development proposed on 7th St and Colter. I firmly believe new development is good for all of us, especially when it is replacing something older and under utilized. I assume a project like this might meet with some resistance from a close knit, traditional neighborhood like Windsor Square, so I thought it might be beneficial to weigh in with my opinion.

Thanks, and please let me know if you need any further information from me.

Matt

--
Matt Schaub
Constant Care In Home
602-647-4526

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Maureen N Tuscai

Printed Name Maureen N Tuscai

Street Address 251 E Medlock Dr.

City Phoenix Zip Code 85012

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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Manhattan Pizza & Subs

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name MAYA Goldsman

Street Address 5224 N 7th

City PHX Zip Code 85014

Phone Number 602 524 4154

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Michael Hallett

Street Address 1019 E. Anston Ln

City PHX Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Michael Moreno

Street Address 1013 E. Orcgan Ave.

City Phoenix Zip Code 85014

Phone Number TBD - 298 - 2541

Email michaelmoreno198@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature Michael S Zolno

Printed Name Michael S Zolno

Street Address 1031 E Oregon Ave

City Phoenix Zip Code 85014

Phone Number 602 795 5923

Email MZolno@aol.com

9
Nay

STATEMENT OF SUPPORT

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Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Mike Anderson Tailored Suite Boutique

Street Address 914 E Camelback RD, [redacted]

City Phoenix Zip Code 85014

Phone Number 614-240-3361

Email Mr.shoe@tailoredsuite.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Mike Bency

Printed Name MIKE Bency

Street Address 1026 Georgia

City Phx Zip Code 85013

Phone Number —

Email —

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Mike Mendoza

Printed Name [illegible]

Street Address 3927 Baseline Rd

City Mesa Zip Code 85202

Phone Number 928-817-2284

Email mikey216@yahoo.com

100 Camelback
Met @ Shack Shack
Works at bank on Central / Missouri

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____ "CELLARS"

Printed Name Montana Jada Fine Wine & Spirits

Street Address 914 E Camelback Rd

City Phoenix, AZ Zip Code 85014

Phone Number 337-546-5014

Email Hazemmz@Gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nallely Lara

Printed Name Nallely Lara

Street Address 1043 E. Georgia Ave

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name NATE MELLOW

Street Address 5226 N. 9th St.

City PHOENIX Zip Code 85014

Phone Number 602-463-5488

Email nathan.mellow@yahoo.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nestor D. Madrid

Printed Name Nestor D Madrid

Street Address 1038 E. Oregon Ave

City phx Zip Code 85014

Phone Number _____

Email _____

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Signature _____

Printed Name Nham Nguyen Vape Central

Street Address 914 E. Camelback #4

City Phoenix Zip Code 85014

Phone Number 602 644-1347

Email nnguyen720@gmail.com

STATEMENT OF SUPPORT

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Signature Nichole Cassidy

Printed Name Nichole L Cassidy

Street Address 1114 E Oregon Ave

City Phoenix Zip Code 85014

Phone Number 602-705-3865

Email nichole-lynn-cassidy@gmail.com

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nichole Kross

Printed Name Nichole Kross

Street Address 5145 N 7th St (Apt 2)

City Phx Zip Code 85014

Phone Number 623-300-8319

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nick Parag

Printed Name Nick Panagiotopoulos

Street Address 6028 North 10th Pl

City Phoenix Zip Code 85014

Phone Number 602-272-2161

Email nick11295@yahoo.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nicole Barlow

Printed Name Nicole Barlow Marijuana Doctor

Street Address 511 e camelback rd

City Phoenix Zip Code 85012

Phone Number 602-277-6537

Email Phoenix@azmmjdr.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nicole Johnson

Printed Name Nicole Johnson

Street Address 6216 S. 10th Street

City Phoenix Zip Code 85042

Phone Number 602 699-9247

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Noah Andersen

Street Address 5615 N 7th Apt 29

City Phoenix Zip Code 85014

Phone Number 480-244-6204

Email noahdandersen@gmail.com

STATEMENT OF SUPPORT

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Signature Oscar Beltran

Printed Name OSCAR BELTRAN

Street Address 1007 E. VERMONT AVE

City PHX Zip Code 85014

Phone Number 602 339-3420

Email OSKIEBELTRAN10@GMAIL

STATEMENT OF SUPPORT

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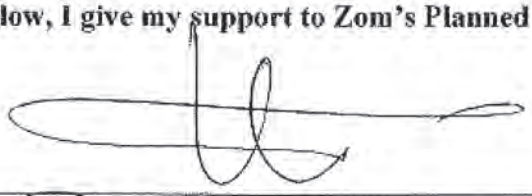
Signature 

Printed Name PAT KOFATH

Street Address 5555 N. 7th St. #122

City PHX Zip Code 85014

Phone Number 602-248-0700

Email KOFATH@GMAIL.COM

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Patrick J. McVady

Printed Name Patrick McVady

Street Address 810 E. Colter St #28

City Phx Zip Code 85012

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Phil Costa

Printed Name Phil Costa Unique Plans

Street Address 325 E Camelback Rd

City PHX Zip Code 85012

Phone Number 602-347-5988

Email _____

STATEMENT OF SUPPORT

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Signature _____

Printed Name Phil Eghin & German Auto Sales & Service

Street Address 5244 N 7th St

City PHX Zip Code 85041

Phone Number 602-274-3747

Email info@germanautoservice.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Phil Mortimer

Printed Name Phil Mortimer

Phil Sparkling Window Wash PM

Street Address 815 E Colter

City Phx Zip Code 85014

Phone Number 480 261-7522

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Qin Silvernail Federal Pizza

Street Address 5210 N central Ave

City Phoenix Zip Code 85021

Phone Number 602-561-8714

Email qsilvernail@upwardprojects.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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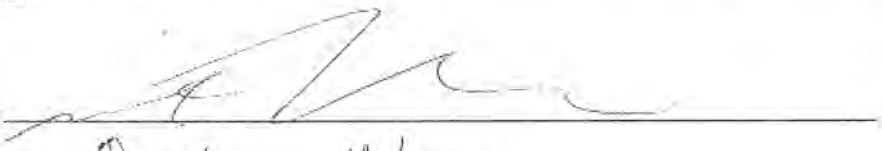
Signature 

Printed Name Quinton Moore

Street Address 1014 E Denton Ln

City Phx Zip Code 85014

Phone Number 480 433 0983

Email QMOORE@CAPITALQ.COM

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Rachel Davis

Street Address 303 E. Orange

City Phoenix Zip Code 85012

Phone Number 510-313-8410

Email Racheld.thetown@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Richard Cowles

Printed Name Richard Cowles Salon Studio

Street Address 5224 N. 7th St

City Phx AZ. Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

The proposed project will include (1) redevelop an underutilized parcel with luxury residential up to 60 feet with resort style amenities; (2) 194 unit mix of multifamily; (3) wrapped parking garage; (4) enhanced shaded landscape and pedestrian experience along streetscape with detached sidewalks.

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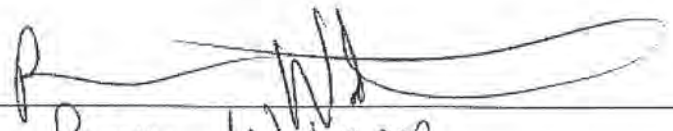
Signature 

Printed Name Rick Watmore

Street Address 5236 N. 9th St

City Phx Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Robert Scherban

Street Address 24 W. Camelback Rd #A

City Phoenix Zip Code 85013

Phone Number 602 248 9300

Email Store2460@theupsstore.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Robert Weber

Printed Name Robert Weber

Street Address 5612 N 9th St

City Phx Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Rocio Guzman Tokyo Express

Street Address 914 E Camelback St

City Phx Zip Code 85015

Phone Number 602 2774666

Email guzmanroc108410@gmail.com

STATEMENT OF SUPPORT

OWNER/MANAGER

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a ~~resident~~ of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Rw Crawford (the Uph Store)

Street Address 24 W CAMELBACK

City Phx Zip Code 85013

Phone Number 602-248-9300

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Ruben Gareth

Printed Name Ruben Gareth

Street Address 303 E Medlock Dr

City Phoenix Zip Code 85012

Phone Number 602-300-3889

Email rlgreth@aol.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that **I support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Ryan Riggins

Street Address 5546 N. 10th St

City Phoenix Zip Code 85014

Phone Number _____

Email ryan.riggins23@gmail.

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Sally K. McCorkle

Printed Name Sally K. McCorkle

Street Address 927 East Oregon Ave

City Phoenix, Zip Code 85014-2839

Phone Number 602-274-8370

Email No Computer

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Sandy Walker

Printed Name SANDY WALKER

Street Address 21 E. COLTER

City PHOENIX Zip Code 85012

Phone Number —

Email —

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Sara Tobias

Printed Name Sara Tobias

Street Address 910 E Colter "Kensington

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature S. R. Peavy

Printed Name Scott Peavy

Street Address 5136 N. 6TH ST

City Phoenix Zip Code 85012

Phone Number 480-600-3979

Email

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Scott Putman

Street Address 1137 E Fern Dr S.

City Phoenix Zip Code 85014

Phone Number 602-284-9477

Email Scott_Putman@yahoo.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Scott Schweska

Printed Name Scott Schweska

Street Address 5722 N 4ST

City PHX Zip Code 85014

Phone Number 602-944-7202

Email ~

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Sean Hommel

Street Address 905 E Colter

City Phx Zip Code 85014

Phone Number 6026257863

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature 

Printed Name SEAN WAGNER

Street Address 1121 E FERN DR N

City PHOENIX Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Sebastian Magi

Street Address 1044 E. Georgia

City Phoenix Zip Code 85014

Phone Number [redacted]

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Sharon K Zolno

Printed Name SHARON K. ZOLNO - STARR LAW FIRM

Street Address 1110 E. Missouri Ave, Ste 160

City PHX Zip Code 85014

Phone Number 602 795-0700

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name SIMON ALCAZ

Street Address 21 W. MEDLOCK DR

City PHOENIX Zip Code 85013

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Stacy Bigg

Street Address 33 E Oregon Ave

City Phoenix Zip Code 85012

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Steven R Barber

Printed Name steven R. Barber

Street Address 721 E. montebello #211

City Phoenix Zip Code ~~85014~~ 85014

Phone Number 602-460-8044

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Steven Brown

Street Address 721 E Montebello

City PHOENIX Zip Code _____

Phone Number _____

Email _____

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

- Wants update if the development goes through to market their business

Signature [signature]

Printed Name Steven Cranfarano (Futons)

Street Address 505 E Camelback rd.

City Phoenix Zip Code 85016

Phone Number 602-329-5316

Email steven@trifitwellness.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Steven J Coulter

Street Address 116 E Medlock

City Phx Zip Code 85

Phone Number 602 772 6405

Email _____

STATEMENT OF SUPPORT

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CAPSULE

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Steven Karlson

Street Address 100 E. Camelback Rd STE 112

City Phoenix Zip Code 85012

Phone Number 224-805-3450

Email SKarlson@capsule.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Susan Wingfield

Printed Name SUSAN WINGFIELD

Street Address 1112 E. Fern Dr. N

City Phx Zip Code 85014

Phone Number —

Email —

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

The proposed project will include (1) redevelop an underutilized parcel with luxury residential up to 60 feet with resort style amenities; (2) 194 unit mix of multifamily; (3) wrapped parking garage; (4) enhanced shaded landscape and pedestrian experience along streetscape with detached sidewalks.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Suzanne Bodi

Printed Name Suzanne Bodi

Street Address 1006 E Pasadena

City Phoenix Zip Code 85014

Phone Number _____

Email Subodi@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Tamie Neary

Printed Name Tammie Neary Beauty Bungalow Business Lds

Street Address 616 E Oregon #1

City Phx Zip Code 85012

Phone Number 602 274-0090

Email Tammieneary@aol.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Tunny L Garcia

Street Address 5145 N 7th St.

City PHX Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Taylor Nunez Joy Ride Taco's

Street Address 5202 n central Ave

City Phoenix Zip Code 85014

Phone Number (520) 440-5683

Email taylor6834@yahoo.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Taylor Poston

Street Address 1326 E Vernon Ave

City Phoenix Zip Code 85014

Phone Number 480-688-1868

Email taylorposton64@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Thomas McAfee

Printed Name Thomas McAfee

Street Address 915 E Medlock Dr

City Phoenix Zip Code 85014

Phone Number 602-800-8323

Email tuckytomtom isthebomb@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature _____

Printed Name TIFFANY SKAGEN "Desert Refillery"

Street Address 916 N CENTRAL AVE

City PHOENIX Zip Code 85012

Phone Number 480 766 3248

Email CONTACT@DESERTREFILLERY.COM

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Tim Mullen

Street Address 749 E. Montebello Ave 121

City Phx Zip Code 85014

Phone Number /

Email /

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Timothy A. Hinn

Printed Name Timothy A. Hinn

Street Address 2349 E. Monterosa Ave

City PHX Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Todd Job

Printed Name Todd A. Job

Street Address 5038 W. Lamar * 1008 E CAMELBACK PHX- OLIVE'S PIZZA & BISTRO 85014

City Glendale Zip Code 85301

Phone Number 480-209-6096

Email todajob@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Tom Brosa

Street Address 749 E Montebello Ave

City PHX Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Tyler Griffith

Street Address 1108 E Colter St

City Phoenix Zip Code 85014

Phone Number (602) 421-6367

Email tag.men1234@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Valeria Castaneda

Printed Name Valeria Castaneda

Street Address 410 West Medlock Drive

City Phoenix Zip Code 85013

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Espy Loya

Street Address 12635 W. Modesto Dr

City LLP Zip Code 85340

Phone Number 623 826-8846

Email Vanburen@gmail.com

Van Buren Optical
1 BOE Mission Ave

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Victor H Marles

Printed Name Victor Marles Xclusive Services Staffing

Street Address 24 W Camelback Rd

City Phx. Zip Code 85013

Phone Number 303-430-1700 602-503-0698

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature: Victoria Albino

Printed Name: Victoria Albino

Street Address: 721 E Montebello Ave #1006

City: Phoenix Zip Code: 85014

Phone Number: 407-443-7419

Email: homestylewithvictoria@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Virginia Beach

Printed Name VIRGINIA BEACH

Street Address 1111 E FERN DR SO PHX AZ 85014

City PHX AZ Zip Code 85014

Phone Number 602 277-9955

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Virginia V. Short

Printed Name Virginia V. Short

Street Address 1117 E. Oregon Ave

City Phx Zip Code 85014

Phone Number (602) 277-7391

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Walt Christman Bricks & Minifigs Store

Street Address 24 W. Camelback Rd. Ste. G

City Phx Zip Code 85013

Phone Number 602-675-1392

Email central.phoenix@bricksandminifigs.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Walter E Doherty

Printed Name Walter E. Doherty

Street Address 16 E Medlock Dr.

City Phoenix Zip Code 85012

Phone Number 602 234 2237

Email dohertysullivan@gmail.net

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature William Fitschen

Printed Name William Fitschen

Street Address 1131 E. Fern Dr. S.

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature 

Printed Name Xavier Lopez

Street Address 303 E Orange Dr

City Phoenix Zip Code 85012

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Zach True

Street Address 920 E Colter Street

City Phoenix Zip Code 85014

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Zachary Fish

Printed Name Zachary Fish

Street Address 1043 E. George Ave

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Zachary Newsome

Street Address 304 E. Oregon Ave

City Phoenix Zip Code 85012

Phone Number 480-544-4004

Email znewsome@gmail.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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Signature ZANE REX I am Rep Beach

Printed Name ZANE REX BEACH

Street Address 1111 E. FERN DR SO

City PHX Zip Code 85014

Phone Number 602 277-9955

Email

STATEMENT OF SUPPORT

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Signature [signature]

Printed Name Shami Smith

Street Address 1215 E Oregon

City Phx Zip Code 85014

Phone Number 512-366-6012

Email [illegible]2012@yahoo.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Joseph Romero California Fish Grill

Street Address 743 E Camelback Rd.

City PHOENIX Zip Code 85016

Phone Number 602-834-5225

Email Baneza-Assistant@CAFishGrill.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Addison Smith (Snooze)(GM)

Street Address 2045 E. Camelback Rd A17

City Phx Zip Code 85016

Phone Number (480)620-8041

Email Addison.Smith@snoozeeatery.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Denise Almond

Printed Name DENISE ALMOND AutoZone

Street Address 221 E CAMELBACK RD

City PHOENIX Zip Code 85014

Phone Number (602) 266-1912

Email

STATEMENT OF SUPPORT

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Signature _____

Printed Name John Lichtenberg

Street Address 501 E Camelback Rd

City Phoenix Zip Code 85012

Phone Number ~~780~~ 602-277-0399

Email John@thebeachhouseaz.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Joe Johnson Sun Cycles

Street Address 5833 N. 7ST

City PHX Zip Code 85014

Phone Number 602 279 1905

Email joe@sunbikes.com

STATEMENT OF SUPPORT

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Signature Michael Cremen

Printed Name Mike Cremen

Street Address 4749 N 7th St Unit 210

City Phx Zip Code 85014

Phone Number _____

Email _____

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Signature _____

Printed Name Kevin Molloy

Street Address 16 E Marshall Ave

City Phoenix Zip Code 85012

Phone Number 480-540-9186

Email KpMolloy52@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature 

Printed Name Mike Fasel "The Joykush Club"

Street Address 24 W Camelback Rd D/E

City Phoenix Zip Code 85013

Phone Number 602-314-5989

Email

STATEMENT OF SUPPORT

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Signature Dequantay Bell

Printed Name DeQuantay Bell

Street Address 727 W Colter St Apt 100

City Phoenix Zip Code 85013

Phone Number 623-533-9249

Email dqbell90@gmail.com

STATEMENT OF SUPPORT

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Signature William Coulombe

Printed Name William J Coulombe

Street Address 707 Colter

City PHX Zip Code 85013

Phone Number (480) 742-2614

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name BRAD VOLKERTS

Street Address 1502 W GLENDALE AVE

City PHOENIX Zip Code 85021

Phone Number (480)228-9773

Email Wicks3dstv@gmail.com

* Keep it Affordable for the Community.

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a Business owner/manager of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Kristy Kendall the Joint Smoke shop

Printed Name Kristy Kendall

Street Address 5501 N. 7th St # 102

City Phoenix Zip Code 85013

Phone Number 602-264-7516

Email TheJointon7th@gmail.com

STATEMENT OF SUPPORT

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Signature Kathy Blackwell "Corner on the Market" and "Hatch it"

Printed Name Kathy Blackwell

Street Address 5345 7th AVE.

City Phoenix AZ Zip Code 85013

Phone Number 602-907-5048

Email CornerontheMarket@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Robert Dotter

* Printed Name Robert Dotter Walk Bushes 5555 N 7th St Phx

Street Address 3725 W Diana Ave

City Phx Zip Code AC 8505

Phone Number 602-954-0412

Email

STATEMENT OF SUPPORT

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Signature Rene Ericson

Printed Name Rene Ericson

Street Address 707 Colter

City Phoenix Zip Code 85014

Phone Number

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature William J Coulombe

Printed Name HANA Japanese RESTAURANT AND CATERY

Street Address 5508 ~~X~~ 7th Ave

City PHX Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Nadia Starr

Printed Name Nadia Starr / Torchy's Tacos

Street Address 1935 E Camelback Rd #C136

City Phoenix - Zip Code 85016

Phone Number (602-855-9992

Email Camelback@torchystacos.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature James Miles

Printed Name James Miles

Street Address 810 E Bethany Home Road

City Phoenix Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name ROBERT HATCH

Street Address 1807 W MCKEEN

City PHX - Zip Code 85021

Phone Number 602 672 4940

Email ROBERT40.RH@GMAIL.COM

STATEMENT OF SUPPORT

Resident

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a ~~Business owner/manager~~ of a business of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Alejandra Rivera * work at 5501 7th Ave

Printed Name Alejandra Rivera

Street Address 2041 W. Garfield St. 85013

City Phoenix Zip Code 85009

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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Signature Nestor D. Madrid

Printed Name Nestor D Madrid

Street Address 1038 E. Oregon Ave

City Phx Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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Bring additional employee's to support local business employment needs
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Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Neese Nemes

Printed Name Neese Columbus

Street Address 1935 e camelback Rd

City Phoenix Zip Code 85016

Phone Number 602-461-2345

Email Queenneese11@gmail.com

(Cafe Zupas)

STATEMENT OF SUPPORT

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9/13/22

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Signature Colleen Charles

Printed Name Colleen Charles (GNC)

Street Address 1645 E. Camelback Rd ste 202

City Phoenix Zip Code 85016

Phone Number 602 728-0258

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name LAMONT ANDERSON

Street Address 1225 North 40th Street

City Phoenix Zip Code 85005

Phone Number (312) 257-0481

Email evanslamont1993@gmail.com

STATEMENT OF SUPPORT

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Signature Joel Tramel

Printed Name Joel Tramel

Street Address 5145 N 7th St

City Phoenix Zip Code 85014

Phone Number —

Email —

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Ana Martinez

Printed Name Ana Martinez

Street Address 8020 W. Whitton Ave *WORK @ 5501 N. 7th 85013

City Phoenix Zip Code 85033

Phone Number 602-410-4539

Email anita_martinez2000us@yahoo.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Brittani Powell

Street Address 37 W. Medlock Dr. #12

City Phoenix Zip Code 85013

Phone Number 480 925 4853

Email bbbr1774hi@gmail.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Alejandra Riveras

Printed Name Alejandra Rivera Regal Cleaners

Street Address 5501 N. 7th Ave

City Phoenix Zip Code 85013

Phone Number (602) 604-6198

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature T Simmons

Printed Name Tiana Simmons Edible Arrangements

Street Address [redacted]

City Phoenix Zip Code 85017

Phone Number 928 613-7207

Email N/A

STATEMENT OF SUPPORT

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Signature 

Printed Name Joe Delgado

Street Address 1007 E. San Juan Ave.

City Phoenix Zip Code 85014

Phone Number (602) 790-0914

Email

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Stacy Bugg

Street Address 53 E Oregon Ave

City Phoenix Zip Code 85012

Phone Number _____

Email _____

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Signature _____

Printed Name Jaime Mattus

Street Address 4646 N 11th Ave

City Phoenix Zip Code 85013

Phone Number _____

Email _____

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Signature _____

Printed Name Zaday Newsome

Street Address 304 E. Oregon Ave

City Phoenix Zip Code 85012

Phone Number 480-544-4204

Email znewsome@gmail.com

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Signature Daniel Cox-Gonzalez

Printed Name Daniel Cox-Gonzalez

Street Address 918 E. San Juan Ave

City Phoenix, AZ Zip Code 85014

Phone Number 602-463-2197

Email _____

STATEMENT OF SUPPORT

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Signature Emily Carver

Printed Name Emily Carver

Street Address 575 West Pecos Rd 3041

City Chandler Zip Code 85225

Phone Number (928) 920-9128

Email emykaycarver@gmail.com

STATEMENT OF SUPPORT

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Signature Phil Costa

Printed Name Phil Costa Unique Plans

Street Address 325 E Camelback Rd

City Phx Zip Code 85012

Phone Number 602-347-5988

Email _____

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Signature _____

Printed Name DAN BLUE Blue Orthodontics

Street Address 5102 N 7th ST.

City PHOENIX, AZ Zip Code 85014

Phone Number 602 677 5339

Email dblue1dds@gmail.com

STATEMENT OF SUPPORT

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Signature Madison

Printed Name Madison Webb Sauce Pizza + Wine - Uptown

Street Address 25 E. Camelback Rd. Phoenix, AZ 85012

City Phoenix Zip Code 85012

Phone Number 602 845-7007

Email Madison.webb@outlook.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature New City BaBer Shop

Printed Name Joel Rodriguez

Street Address 321 E Camelback Rd #A

City PHX Zip Code 85012

Phone Number (602) 596-4763

Email WLHEnterprises1976@icloud.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Daniel mock

Street Address ~~350~~ 350 west bethany home road

City Phoenix Zip Code 85013

Phone Number ~~602~~ 602-359-7974

Email Daniel.mock@outlook.com

STATEMENT OF SUPPORT

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Signature _____

Printed Name Logan Jenkins Jiffy Lube

Street Address 5040 N 7th St

City Phoenix Zip Code 85014

Phone Number 602 265 5023

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Beatris Gr.

Printed Name Beatris Guzman (Blaze Pizza)

Street Address 5120 N Central Ave

City Phoenix Zip Code 85012

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name EDDIE GARCIA (Just Blaze Smoke Shop)

Street Address 1001 E CAMELBACK RD

City Phoenix Zip Code 85014

Phone Number 602 252 4228

Email info@justblazephx.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Danny Ott / Jane McCann

Street Address 321 E. Camelback Rd

City PHX Zip Code 85012

Phone Number 602-616-6150

Email JaneMccann@gmail.com

STATEMENT OF SUPPORT

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Signature David Reimold

Printed Name DAVID REIMOLD

Street Address 1020 E SAN JUAN AV

City PHOENIX Zip Code AZ

Phone Number _____

Email DREIMOL@YAHOO.COM

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

The proposed project will include (1) redevelop an underutilized parcel with luxury residential up to 60 feet with resort style amenities; (2) 194 unit mix of multifamily; (3) wrapped parking garage; (4) enhanced shaded landscape and pedestrian experience along streetscape with detached sidewalks.

THE ZOM LIVING DEVELOPMENT WILL:

Be a welcome addition to the 7TH Street corridor area.
Bring needed sales taxes and jobs for the City of Phoenix.
Both enhance and maintain the high quality of living in the area.
Diversify the availability of housing types in this area.
Bring additional residents to the area to support local businesses in the area.
Encourage walkability with detached sidewalks.
Enhance streetscape and pedestrian experience with lush landscaping.

By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Cathie Vantsolos

Printed Name Catherine Vantsolos

Street Address 1037 E San Juan Ave

City PHX Zip Code 85014

Phone Number _____

Email _____

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____

Printed Name Maria Iquitican Red Square Hair Salon

Street Address 5048 N. 7th Street

City Phoenix Zip Code 85014

Phone Number 602-43567761

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature _____ Card/Apartment

Printed Name _____ The Palms

Street Address _____ #7 7 W Pasadena Ave

City _____ Zip Code _____

Phone Number _____

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Keuer G

Printed Name Keuer Gomez (Someburros)

Street Address 3030 N 7th St

City Phx Zip Code 85014

Phone Number 4803071579

Email Keuer2011@gmail.com

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Signature _____

Printed Name Jack Tubbs HomeSmart / 5225 N Central Ave Unit 104 Phx AZ 85012

Street Address 8388 E Hartford Dr. Suite 100

City Scottsdale Zip Code 85255

Phone Number 602-889-2115

Email _____

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature L. Scott

Printed Name Leon Scott CAVA

Street Address 1641 E. Camelback Rd suit 104

City Phoenix Zip Code 85016

Phone Number 602 649 6020

Email ~~Cava~~ Camelbackcava@cava.com

STATEMENT OF SUPPORT

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Evelyn Sanchez

Printed Name EVELYN Sanchez

Street Address 825 E MISSOURI AVE

City Phoenix Zip Code 85014

Phone Number

Email

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature [signature]

Printed Name Bailey Richter

Street Address 5144 N. Central Ave

City Phoenix Zip Code 85012

Phone Number 209-559-9749 Posting Central

Email brichter@upwardprojects.com

STATEMENT OF SUPPORT

By signing my name below, I acknowledge that I have met with representatives of the Zom Living development team; that I am a resident of Phoenix, Arizona; and that I **support** Zom's Planned Unit Development for the approximately 2.55-acre site located on 7th Street and Colter Street.

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Allison Brandonis

Printed Name Allison Brandonis

Street Address 5145 E COLTER ST

City PHOENIX Zip Code 85012

Phone Number

Email

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By signing below, I give my support to Zom's Planned Unit Development zoning application

Signature Cecilia Chavez

Printed Name Cecilia Chavez

Street Address 325 E Missouri

City Phx Zip Code 85014

Phone Number N/A

Email N/A

From:	Daniel Lawrence
To:	PDD Planning Commission
Subject:	Public comment for 10/06/22 Planning Commission meeting item 15, Z-27-22-6 (Zola North Central PUD)
Date:	Wednesday, October 5, 2022 3:08:51 PM

Hello,

I apologize for the late submission of my comment, I regret not being more engaged in this process earlier. I would like to submit the following comment for the Planning Commission meeting on October 6, 2022:

I would like to express my support for item 15, application # Z-27-22-6 (Zola North Central PUD). Phoenix urgently needs more housing, and this development is a far superior use of this centrally located parcel than a small commercial building with excessive surface parking.

The proposed project is not perfect. Luxury housing is not accessible to much of Phoenix's workforce, which is a regrettable shortcoming of Zola North Central. That said, additional housing units generally help reduce rents by increasing supply, and luxury housing is better than no housing in this regard.

The addition of parking spaces furthers the cycle of car dependency and car-centric infrastructure in our city, which produces negative outcomes too numerous to list here. Additionally, residents of the Kensington condominiums to the east deserve better than to have a parking garage directly adjacent to their homes.

Again, I support this PUD case despite its shortcomings. The improvements to walkability are fantastic. I am overjoyed by the proposed construction of a HAWK signal at 7th St and Colter, and would encourage consideration of a fully signalized intersection to alleviate some of the single vehicle traffic and speeding concerns in the surrounding neighborhood.

Opponents voice concerns about this project's failure to mitigate the urban heat island effect. Surely dense, efficient multifamily construction with shade trees and improved pedestrian infrastructure is no worse for this important consideration than the lot's current composition, more than half of which is black asphalt. I consider this opposing argument to be a bad faith talking point.

I love my Phoenix neighborhood and want more people to be able to move here and enjoy all it has to offer. Residents living in this centrally-located area in the fifth-largest city in the nation must recognize that while historic preservation is essential, development is both immanent and necessary. Those who can't imagine life without car-centric design and an endless expanse of single family houses ought to consider adopting a Gilbert address.

Thank you,
Daniel Lawrence

ATTACHMENT H

From: GREGORY S ANDERSON
To: Sarah Stockham; council.district6@phoenix.gov
Subject: Z-27-22-6 Zola North Central
Date: Friday, September 2, 2022 5:07:25 PM

Dear Chairman Swart and Camelback East VPC Members,

I am a resident of North Central Phoenix. One of the important reasons that I chose North Central is because of the strong zoning Laws that have been put inlace to protect our neighborhoods from high density development and important set backs on all of our properties which we have all had to abide. It seems every few months there is someone or some entity that wants special treatment, which has not been and shouldn't be allowed, that would only start the degradation of our neighborhood standards. This cannot be allowed to happen. First and foremost because it would be unfair to those of us who have lived by these same restrictions for many years. But as important, this will only be opening of the flood gates and soon our neighborhoods will be forever changed for the worse.

Please vote no to this project to protect our neighborhood and to be fair to the rest of us that have had to obey and live with the well placed zoning rules.

Thank you for your consideration,

Gregory S. Anderson
6030 N Central Avenue
Phoenix, AZ. 85012
602-524-6591

From:	Tod Dickey
To:	Sarah Stockham
Cc:	"council.district6@phoenix.gov"
Subject:	Z-27-22-6 Zola North Central
Date:	Friday, September 2, 2022 5:38:00 PM

Dear Chairman Swart and Camelback East VPC Members,

I live in the area of Central Avenue and Bethany Home Road. I am writing to express my opposition to the proposed Zola Building at

Coulter and 7th Street.

For some unknown reason the City has been allowing these types of buildings to be constructed at various locations in Central Phoenix.
Without exception they are all abominations and eyesores, conflicting with the traditional open spaces around buildings in Phoenix.
I have noticed that, since the City has approved too many of these monstrosities, that traffic in Central Phoenix has gotten much worse.
There is a reason that there are Density requirements. Please enforce them. Your decisions impact our lifestyle and property values.
The City adopted the current Building Code for good reason. Please honor and enforce the required setbacks, building heights and parking space requirements in the Building Code.
The only reason that I can think of why this project would be approved is Greed. Greed on the part of the developer, and greed on the part of the City to collect the building fees.
The neighbors, who elect our city representatives, are the ones that will be negatively impacted by this project.

Please vote NO on this project as it is proposed, and require the developer to re-submit a project that complies with the City's building standards.

Sincerely,

Tod V. Dickey
President
VMI Holdings Inc.
5050 N 40th Street *** NOTE – New Address and Phone extension ***
Suite 280
Phoenix Az 85018

602-954-8578 x1313
602-954-8648 Fax

From: PDD Long Range Planning
To: Sarah Stockham
Subject: FW: Comments in opposition to #3 on agenda Z-27-22-6
Date: Tuesday, September 6, 2022 7:43:05 AM

For you

Thank you,
Geno Koman
Secretary II
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-495-2076
geno.koman@phoenix.gov

-----Original Message-----
From: J.V.Rich <jvrich@cox.net>
Sent: Sunday, September 4, 2022 6:12 PM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: Comments in opposition to #3 on agenda Z-27-22-6

Members of the Camelback East Village Planning Committee and Phoenix staff,

I am writing to express our neighborhood association's concern about Z-27-22-6, the proposed PUD that would allow for a 5-story apartment at Colter and 7th Street. Ours is the neighborhood bordered by Bethany Home Road, Maryland Avenue, 7th Street, and Central Avenue, just down the street from the proposed zoning change.

We support new housing and recently supported a zoning change for townhomes just blocks from this proposed PUD which you approved at a recent meeting. We want quality in our backyards— and we support developments and land uses that make our neighborhoods better, that build upon and enhance their character, and encourage our neighbors to take care of their homes and to relish living in the neighborhood.

Our neighborhood has three primary concerns about this proposed zoning change:
(1) The proposed rezoning would increase density in a location that is not planned for it, either in area plans or in the General Plan. This would create additional strain on infrastructure (roads, water, sewer, etc.) and services (police, fire, etc.) and would adversely affect our neighborhood as well as other neighborhoods on either side of 7th Street.

(2) This would be the third of these massive luxury apartment fortresses approved north of Camelback and south of Maryland along 7th Street. There would be four of these huge complexes within a mile and a half stretch of 7th Street if you include the apartments just south of Camelback. This proposed PUD completely ignores the character and nature of the nearby neighborhoods and has a design, layout, and inadequate parking that would be better suited to a location next to rapid transit or in the midst of major employment centers. It has a mass, design, and landscaping requirements that in no way connect or support the character and quality of the surrounding neighborhoods. We understand and agree with the opposition of the neighbors closest to the project.

(3) The only reason this PUD is being requested is it would allow increased density beyond what is permitted under the current zoning. The purpose of PUDs is to encourage innovation and creativity— mixed use developments, world class designs. PUDs should not be approved solely to enable developers to profit by increasing the number of units per acre.

We believe that a better solution would be for the applicant to focus on producing a quality development through innovation and intelligent design that is within the guidelines of the current zoning. We ask you to vote against Z-27-22-6.

Thank you,

Jackie Rich
President
Murphy Trail Estates Neighborhood Association

From:	Birdie Matern
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Monday, September 5, 2022 11:13:47 AM

Dear Chairman Swart and Camelback East VPC Members

This parcel is currently zoned for multi-family development and why does the developer need egregious exceptions in height, density and setbacks vs. what is currently allowed

Ingress/Egress solely off of Colter will create traffic congestion, safety hazards especially in light of the future changes on Colter to be multi-modal.

If approved this will completely change the character of Uptown No. Central with the excessive height and density

The requested zero setbacks will negatively impact the property values of the condos to the east, as well as a enormous parking garage

Collaborative efforts to work with the developer and the developer's representative have been ignored

We are not against new development but this proposed PUD is in violation of the General Plan and is out of context with the surrounding neighborhood.

Thank you for your continued support in protecting the integrity of North Central.

Dr. Roberta Matern

~Birdie Matern~
602-741-2345 [lifeonourlittlecorner.blogspot.com]

From: Paisley Neon
To: Sarah Stockham
Subject: Opposition to the Zola North Central Project
Date: Monday, September 5, 2022 9:14:09 PM

Good morning Ms. Stockham,

I am writing you to address my wife and my opposition to the proposed Zola development on the northeast corner of Seventh Street and Colter Ave.
As a 40 year resident of Windsor Square, We think the complex as proposed would be detrimental to my neighborhood and the all the neighborhoods that would be adjacent or close to the development.

We do agree with all the issues that have been brought up by The Windsor Square board and with all the other neighborhood alliances opposing the Zola proposed plans.

The height of the Complex, the setback from Seventh Street, all traffic egress on Colter Street, the number of residences, the parking ratio to residences being at a minimum, just to address a few my grievances with this proposal.

We think it would be in the City of Phoenix Planning and Development Department's best interest to the neighborhoods, to not approve the plans as they are now proposed and have The Zola developers make adjustments to said plans to compromise with all parties involved to make this project more suited to the location of which they want to develop it upon.

It would be a great disappointment to see Planning and Development except the plans as they currently are.
By accepting the current plans submitted for this project would show that the City does not respect the opinion of the individuals who live in the area and who will be affected by this project.

If it is approved as planned, it would just show that the developers have you and all City staff in planning and development on their side.

Please make the right decision and go back to the drawing board on this project before it is approved.

A third generation Phoenician,

William Corey Paisley
50 East Oregon Ave

Jackson Olson

From: Sarah Stockham
Sent: Friday, September 23, 2022 10:34 AM
To: Jackson Olson
Subject: FW: Z-27-22-6 Zola North Central

Can you check that this one has been saved in the S drive? If not, please save it using the naming convention

Thank you,

Sarah Stockham
Planner III
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

From: Tom Meissner <tomwmeissner@gmail.com>
Sent: Tuesday, September 6, 2022 5:18 PM
To: Sarah Stockham <sarah.stockham@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>
Subject: Z-27-22-6 Zola North Central

As a resident of the North Central neighborhood I would like to express my opposition to the proposed development at the NEC of 7th Street and Coulter.

Although the use is generally consistent with many of the surrounding neighborhood's uses, the scale is not appropriate. When exceptions and changes are made that allow larger scale in a given area it causes no justification for denying other similar and slightly larger projects. It is the beginning of a creep that eventually changes the general character of that neighborhood.

To allow this project will set a precedent for other large scale projects that will eventually dominate the area with size.

North Central has tenaciously held on to its character and encroachments that begin to erode that are a threat to our neighborhoods.

Thank you,

Tom Meissner
303 W Berridge Lane

From: mgl825 mgl825
To: Sarah Stockham
Subject: Z-27-22-6
Date: Tuesday, September 6, 2022 8:39:33 AM

I am writing to respectfully request that you and your Committee deny the above listed proposal. Current zoning permits multi-family zoning but not at the height, density and setbacks which developer is proposing. This proposed change is wrong for many reasons but mostly because it is in violation of the General Plan and is out of context with surrounding neighborhood. Please protect our well-established neighborhoods and deny this request. Thank you for your consideration and service. Martha G. Lovett 6049 N 5th Place 85012

From: dawn valdivia
To: Sarah Stockham
Cc: Council District 6 PCC; wallackjonathan@gmail.com
Subject: Z-27-22-6 Zola North Central
Date: Monday, September 12, 2022 9:27:40 AM

Dear Chairman Swart and Camelback East VPC Members

We oppose this proposed development because this parcel is currently zoned for multi-family development with vast exceptions in height, density and setbacks. Additionally, the ingress/egress solely off of Colter will create traffic congestion and safety hazards. If approved this project will completely change the character of Uptown Central with the excessive height and density. The requested zero setbacks will negatively impact the property values of the condos to the east. The developer has ignored collaborative efforts to work with the community. We are not against new development, but this proposed PUD is in violation of the General Plan and is out of context with the surrounding neighborhood.

Thank you,

Dawn Valdivia and Jonathan Wallack

From:	Candy Christensen
To:	Sarah Stockham
Subject:	Fwd: Z-27-22-6 Zola North Central
Date:	Tuesday, September 13, 2022 6:57:49 PM

From: Candy Christensen <candy@christysigns.com>
Date: September 13, 2022 at 6:48:40 PM MST
To: sarah.stockham@phx.gov
Cc: council.district.6@phoenix.gov
Subject: RE: Z-27-22-6 Zola North Central

Hello Sarah,

I am writing to you to discuss the proposed potential development in my neighborhood @ 7th St. & Colter.

My name is Candise Christensen, my address is 5605 N. 4th St., Phoenix 85012. Toward the end of July 2022, A very nice young lady came to my door and explained that she was looking for signatures for a petition for a proposed development that would have beautiful amenities, bring more income into the area, etc. etc.

I was ill when she came to the door, I asked her if she could leave some literature so that I could read about it and follow up on it. She asked if she could check back with me after my review, and I told her that she could the following week.

She did not ever return to my home and I did not see or speak with her again.

I have now been informed that I, as well as many of my neighbors signatures "somehow" ended up on this petition giving approval to the proposed. My signature should NOT be on this petition.

I would like to make it very clear that I did not give my approval, nor my signature to this petition or any other, for this type of development in my neighborhood.

Can you please confirm receipt of my email as I would like to know that my signature is removed from this petition immediately.

I appreciate your help in this matter,

Thank you,

Regards,

Candise Christensen
Christy Signs, General Manager

1825 S. Black Canyon Hwy
Phoenix, AZ 85009-6516
602-242-4488
Cel 602-708-4480

From: PDD Long Range Planning
To: Sarah Stockham
Subject: FW: CEV Planning Committee
Date: Tuesday, September 6, 2022 5:32:28 PM

Thank you,
Sarah Stockham
Planner III
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

-----Original Message-----
From: Dr. Susan Simpson <drsusansimpson@yahoo.com>
Sent: Tuesday, September 6, 2022 5:13 PM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: CEV Planning Committee

Planning Committee,

I am a Windsor Square homeowner and resident who resides on E. Colter St. near 4th Street. My family strongly opposes the plan for the prospective 5-story low-income residential dwelling at N. 7th Street and E Colter St. for the following reasons;

1. CRIME: A low-income housing project does not belong 1-block away from our Historic Windsor Square neighborhood. We already have problems with theft, including vehicle break-ins, catalytic convertor theft and porch package theft. This is a neighborhood of seniors and young families with children who are concerned with the potential for crime and drug traffic.
2.TRAFFIC: Our neighborhood cannot sustain additional traffic on N. 7th Street. between E. Camelback and E. Bethany Home Road. We have reversible lanes at rush hour and see frequent accidents now, without the building.
3. PARKING ISSUES: Overflow parking from a multi-story building will extend up and down Colter St.
4. NOISE: Construction noise and traffic would pollute our quiet neighborhood for months, not to mention the ambient noise of a completed multi-story building and constant traffic in and out of the parking facility.
5. DECREASED PROPERTY VALUES: A large multi-story building will block mountain views, potentially increase noise and crime, and house a population of residents who may potentially have issues with drugs and mental health issues. This population does not belong in a quiet suburban family neighborhood, just steps from homes that retail from $400,000 - $1M.
6. AESTHETICS: The huge building is an eyesore, just across the street from an historic single-family home neighborhood founded in 1941.

Before the next meeting, I plan to research specific date on traffic problems and crime rates near similar housing projects. I know there have been several traffic studies on E. Colter Street since 2008, when we moved into the neighborhood.

Thank you for your attention.

Susan Simpson
Kenneth LaFave

To: Planning Commission

From: Sue Rhoads

RE: Opposition to Zola

Pictures attached demonstrate that the 60 feet Zola with 200++ residents on the corner of Colter and 7th Street is a **bad idea**.

1, The profile of the building as demonstrated by a picture taken at Mariposa and 5th Street of the monstrous apartment structure south of Camelback on 7th Street is clear that it will be an **eyesore** **from both east and west of Colter and 7th Street**.

2. In addition, **school bus pickup already challenging on colter and 8th Street** if curb side parking expands beyond the current issues of curbside parking on Colter it will cause an even bigger problem. Colter is not wide enough.

3. Traffic running east of 7th Street on Colter is already an issue as evident by the **sign posted to protect children**.

4. **Traffic backup on 7th Street will make it impossible to merge onto 7th Street**. Evident by the Gompers bus attempting to go south on 7th Street. In addition, I have a video of a SUV attempting to go north from west of 7th Street exiting Colter traveling in the reverse lane the wrong way to merge to go north. Balconies, shrubs and trees will further obstruct the view of traffic exiting the east side of Colter and 7th Street.

***This intersection is already a nightmare and dangerous.

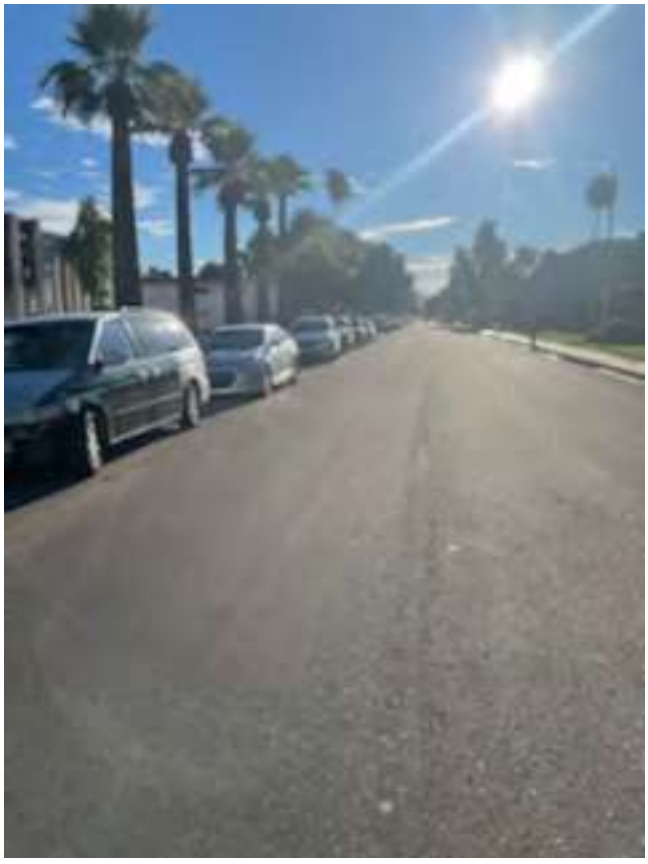
Please say no to Zola's massive 60 feet/ 200-unit structure.

Respectfully,

Sue Rhoads








SLOW
DOWN
KIDS AND PETS
AT PLAY







From:	Larry Whitesell
To:	PDD Planning Commission
Cc:	Mary Crozier; Sandy Grunow; Andy Rogers; Mike Freret; Andre DeMarco; Sue Rhoads; Jackie Rich; Anna Lee Speer
Subject:	Zola North Central PUD - Z-27-22-6
Date:	Monday, October 3, 2022 7:47:17 PM
Attachments:	Traffic Engineering Markup Cropped.pdf Traffic Engineer Review.pdf Area Developments.pdf Recent New Units.pdf Housing Initiative Channel 5.docx 2nd Submittal Luxury.pdf Pre-App Acres_DU.pdf

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Dear Planning Commissioners –

It was a pleasure meeting with those of you who were available. I appreciate your time and willingness to learn “the other side of the story” from neighborhood leaders and residents who cherish our neighborhoods and our City.

An important aspect of this case is that some of the most important details were identified as issues by various City departments but were ignored by the applicant. Despite documentation of the issues from the Pre-Application meeting on February 1st through the review of the 2nd Submission of the project on August 12th, the September 2nd staff report omits or “flips” on some of the issues. These include:

- How the project goes over and above existing ordinance standards to justify the entitlements
- Non-compliance with the General Plan Land Use Map
- Not consistent with other recently approved projects in the area
- Access on 7th St (an arterial) vs Colter St (a local street)
- Coordination with the multi-modal network

These remain the issues of concern for us.

Despite these concerns, neighborhood leaders and area residents are not opposed to multifamily housing at the subject site. However, the project should be scaled to benefit Project Zero, the Comprehensive Bicycle Master Plan, and the Housing Initiative, and not create unintended negative impacts. The developer's legal team is hired to downplay the negative impacts, but logical analysis of the details will refute several of the developer’s claims.

I. Safety – Project Zero
   A. Setback at least 25 feet
      1. Zola should follow the examples of other recently approved projects that we supported like Broadstone on 7th and Willowick at 16th St & Colter. These developments have height and density, but they are setback and stepped back from the arterial streets (7th St and 16th St) more than is Zola.
      2. The proximity of the patios to the curb is dangerous due to the speed of traffic on 7th St. Even the proposed bioswale will not prevent airborne cars from crashing into the patios.
   B. Wider sidewalks – Project Zero

1. Other projects have wider sidewalks, 8-10' instead of 5'. **Per Attachment**
2. Wider sidewalks are important to achieve Project Zero.

C. Access on 7th St, not Colter - Comprehensive Bike master Plan **Per Attachments**

1. Traffic Engineer states "There shall be no vehicular access on Colter Street."
2. Traffic Engineer states that "The Zoning Ordinance provides guidance to direct traffic onto arterial roadways when available. In this instance, 7th Street is the adjacent arterial road connection."
3. Colter is part of the Pedestrian and Bicycle Multi-modal network
4. Proposed traffic light at 7th St & Colter
   a. Mr. Wood states that the neighbors east of 7th Street are very happy with the addition of a traffic light at the intersection of 7th St & Colter.
   b. This is patently untrue based on the many residents who have given us input on this idea.
   c. A traffic light can only be added if the traffic volume on both 7th St and on Colter warrants it.
   d. An independent traffic study must be conducted prior to approval of this application to determine if the subject intersection meets the criteria specified by the Federal Department of Transportation.

II. Housing Initiative

A. The housing shortage right now is in workforce housing, not luxury housing. (The Phoenix Housing Department, Joseph MacEwan, August 25, 2022) **Per Attachment**

B. Wood falsely states that the surrounding area is lacking in new luxury apartment rentals. But he provides a chart of 5 projects that are on the market, being developed or approved within 1-mile of 7th St & Colter that will add 1,178 "luxury"/ "high end apartments" to the inventory. **Per Attachment**

C. Wood is apparently now saying that the Zola units aren't "luxury." The submittal date stamped July 26, 2022, clearly states, "This project provides an opportunity to redevelop this underutilized site into a neighborhood enhancing, luxury residential community. Development of the project will help to further diversify the availability of housing types and density ranges in the immediate surrounding area, as well as attract residents with disposable incomes…" (2nd Submittal, July 26 2022, pg. 6) **Per Attachment**

D. Having 20-30 fewer units at Zola won't make a difference in the overall housing shortage.

1. The original application for this project showed the parcels as 2.06 and asked for 186 units. **Per attachment**
2. The 1st submittal showed the parcels as 2.55 acres (gross) and 200 units. However, the 2.06 net acres did not change, so 186 units was enough for the developer originally. That should be the maximum number now.

E. Adding luxury apartments to the area will be detrimental to the Housing Initiative

1. Existing affordable rental properties in the area will increase the rents
2. Working class and fixed income residents will be forced to find more affordable housing that is already the City's greatest need.

Based on the information presented in this outline, I respectfully request that the Zola North Central PUD project be modified to require

1. A 25' setback on the west 7th Street frontage, a 15' setback on the south Colter Street frontage
2. A maximum height of 30' on the west 7th Street frontage, then 40' feet from curb, step back to a maximum height of 48'
3. Sidewalk on west 7th Street frontage a minimum of 8'
4. 30' Driveway on 7th Street frontage. There shall be no vehicular access on Colter Street per City of Phoenix Traffic Engineer.
5. Dense landscaping with 4" caliper trees on the east property setback to shield the abutting residential complex from the 60' garage or dwelling units

I also request that this case be continued until an independent traffic study is conducted to determine if the intersection of 7th Street & Colter meets the requirements for the installation of a traffic signal.

Again, thank you to those who made time for in-person and virtual meetings, and for each of you who dedicate your volunteer time to serve on the Planning Commission. We neighborhood leaders and residents who participate in the rezoning process also volunteer countless hours with the hope of preserving a sustainable city.

Larry Whitesell, Co-chair
the PEAK NA




Figure 2 (above): Street view photography of existing structure at the property in 2016 (left) and 2021 (right) looking east on 7th Street

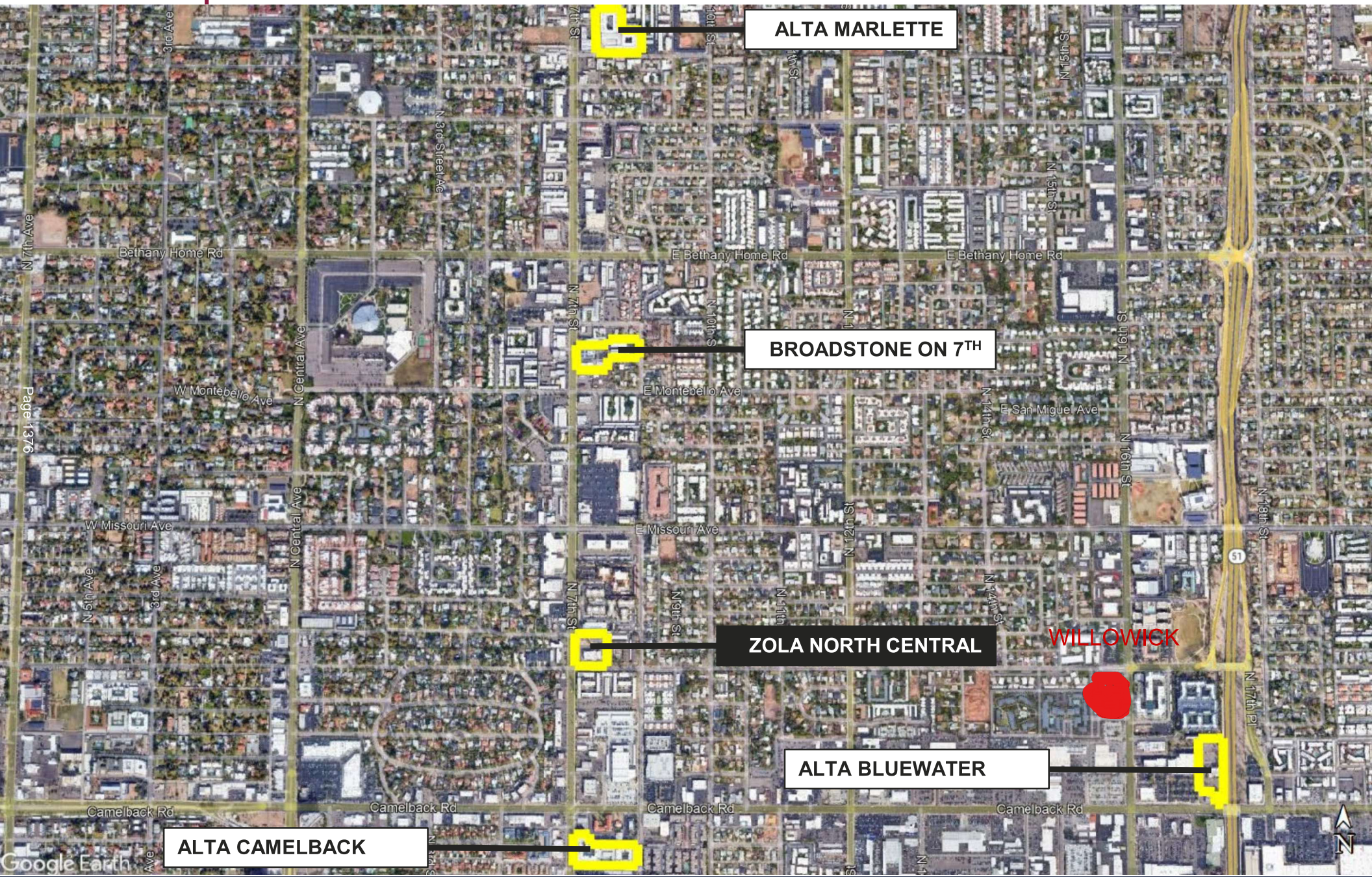
This project provides an opportunity to redevelop this underutilized site into a neighborhood enhancing, luxury residential community. Development of the project will help to further diversify the availability of housing types and density ranges in the immediate surrounding area, as well as attract residents with disposable incomes to spend at the local retail and restaurant businesses within the 7th Street corridor—furthering both the housing diversity goals[1] of the City of Phoenix General Plan, as well as the economic development goals[2] of the City of Phoenix Economic Development and Education Strategic Plan.[3]

The design concept for the project, which is described in more detail in Section A2 below, reinforces a strong pedestrian environment. This is achieved by (i) providing ground level residential units with private patios, (ii) eliminating unnecessary driveway entrances, and (iii) providing lush perimeter landscaping treatments that encourage pedestrian activity adjacent to the site, including at the existing stiped crosswalk at the southwest corner of the subject site.

In summary, the intent of the project is to (i) expand the availability of housing types and density ranges in the immediate surrounding area, (ii) further the success of the local retail and restaurant businesses within the 7th Street corridor by attracting additional residents into walkable proximity, and (iii) improve the pedestrian experience for the larger community by incorporating elements that enhance the streetscape and pedestrian realm around the subject site.

[1] Land Use and Design Principles for Opportunity Sites: "Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist" (General Plan, Page 6).
[2] Revitalize the urban areas of Phoenix: "Thriving urban cores are critical to the economic health and well being of the entire metropolitan area. Strong urban centers enhance Phoenix's image and should be reflective of the city's collective social and economic aspirations as a region."
[3] https://www.phoenix.gov/citymanager/strategicplan/study-areas/economic-development

Development Context



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By AZFamily Digital News Staff
Published: Aug. 25, 2022 at 9:21 AM PDT|Updated: Aug. 25, 2022 at 10:48 AM PDT
PHOENIX (3TV/CBS 5) -- Rent has skyrocketed across the Phoenix metro area and the City of Phoenix is trying to address it through the Phoenix Housing Initiative.

According to the most recent Phoenix Housing Department report, the city is almost at its halfway point of the goal to create or preserve around 50,000 units by 2030. The Phoenix Housing Initiative, originally launched in 2019, reviewed the 23,000 housing units to get an idea of the scope of what's now been made available to residents. According to the report, 22,683 units have been created or preserved since the initiative launched. 16,776 were market-price units. 960 affordable units were created, while 2,152 were preserved.

"Affordable housing has always had a funding challenge. There's never really been enough funding to help support affordable housing development. Add to that sort of housing shortage supply shortage, the gap that we have, you know, cost increases, delays to construction. All of that is not in the favor of affordable housing development," said Joseph MacEwan with the Phoenix Housing Department.

For those needing affordable housing options, fewer than 1,000 units were created or preserved by the department. The city says that it is aware of the disparity and that it is working to close the gap. When the city looked at the numbers pre-pandemic, he said there was a housing shortage of about 163,000 units. Of those, MacEwan said nearly 100,000 units needed to be affordable. "As we discussed, that's not really what we're seeing developed today," McEwan said.

"We've certainly seen more development now than we ever have in recent years. We have about 3,200 affordable units that are right now either in pre-development or under construction," said McEwan. "And over the next two years should be coming online, so that'll add a significant number of units to the market."

One unit near Van Buren Street and 20th called Harmony at the Park is set to be complete by the end of this year, but there is still a long way to go. To help spur development, MacEwan said the city council allocated $12 million in federal funding from the American Rescue Plan Act toward affordable housing.

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PLANNING & DEVELOPMENT DEPARTMENT

CITY OF PHOENIX PLANNING DIVISION PRE-APPLICATION NOTES

(to be included with rezoning application)

Pre-Application # 22-10 Date: February 1, 2022 Time: 2:00 PM	
Property Location	Northeast corner of 7th Street and Colter Street
Existing Zoning	C-2
Requested Zoning	PUD
Proposed Use	• Multifamily Residential • All Uses Permitted in C-2 Zoning District
General Plan Land Use Map Designation	Commercial
General Plan Amendment	Not Required
Village	Camelback East
Village Planner	Sarah Stockham
Area Plans, Overlays, Special Planning Districts	None
Prior Case History	None
Council District	District 6: Councilmember Sal DiCiccio
Gross Acreage	2.06 gross acres
Dwelling Units Per Gross Acre	90.29 du/ac (186 units)
Fee	$4,200 plus $70 per acre or portion thereof

Staff Comments:

- **PUD site must be posted for all public meetings including VPC informational**
- Not consistent with the General Plan Land Use Map designation
- Additional discussion needed regarding proposed height and density given the land use pattern and recent approvals in the surrounding area
- Additional discussion required regarding driveway configuration and circulation pattern.

RECENTLY APPROVED/OCCUPIED PROJECTS		Acres	# Units
7th St/Colter	Z-27-22 Zola North Central	2.55	200
7th St/Camelback	Z-39-15 Alta Camelback (Vela)	3.22	**237**
18th St/Camelback	Z-16-20 Alta Bluewater	2.79	**216**
7th St/Palo Verde	Z-65-20 Broadstone on 7th	3.22	**259**
7th St/Marlette_Rose Ln	Z-27-17 Alta Marlette (Alta North Central)	3.93	**229**
16th St/Colter	Z-9-20 Willowick	3.45	**237**
			1178

DU/AC	Height	Access
78.44	60'	Local Street
75	60'	7th St
64.5	56'	Camelback
80.5	37'/56'/27'	7th St
58.27	35'/48'	7th St
68.7	65'	16th St

TRAFFIC REVIEWER:	Lazaro Veitia, 602.534.7339, lazaro.veitia@phoenix.gov
Team Leader:	**Matthew Miles, 602.495.0464, matthew.miles@phoenix.gov**

The following comments are provided by the Traffic Reviewer listed above, based on an evaluation of the Pre-Application submittal documents in regard to compliance with the Zoning Ordinance (primarily Section 702); City Code Chapters 31, 32, and 36; and applicable policy documents adopted by City Council or individual City departments.

DEDICATIONS

Existing Dedications	• 30' of right-of-way north half of Colter Street. • 40' of right-of-way east half of 7th Street.
☒ **Required Dedications**	• Dedicate a 10' sidewalk easement for the east side of 7th Street.
☐ **Abandonment Required**	• None

REQUIRED IMPROVEMENTS

☐ **Street Improvements**	• None
☒ **Driveways**	• Provide a 30' P-1255-1 driveway on 7th Street. There shall be no permitted vehicular access to Colter Street. Note: The driveway location proposed on 7th Street from previous site plan appears to comply.
☐ **Streetlights**	• The existing streetlighting on 7th Street and Colter Street meets the current City of Phoenix standards. Thus, no additional streetlighting is required as part of this development within the city right of way. A letter to this effect has been issued to the developer, and a copy of the letter has been placed in the project folder on the department shared drive.
☒ **Unused Driveways**	Remove all unused driveways and replace any broken or out-of-grade curb, gutter, and sidewalk on all streets.

Jump to: Project Information Page

Kiva Project #:	**22-388**	**7th Street & Colter multifamily** **Northeast corner of 7th Street and Colter Street** **New multi-family residential community with 186 dwelling units**
SDEV #:	2200061	
PAPP #:	2200662	
Meeting Date:	3/10/2022	

TRAFFIC REVIEWER:	Lazaro Veitia, 602.534.7339, lazaro.veitia@phoenix.gov
Team Leader:	**Matthew Miles, 602.495.0464, matthew.miles@phoenix.gov**

Permission to restrict City streets, sidewalks and alleys (street closure permits) shall be requested as specified in Chapter 2 of the Traffic Barricade Manual, 9TH Edition and addendums thereof.
Improved management of public ROW enhances traffic safety and mobility by minimizing unautho¬rized and improper street and sidewalk restrictions, and when they occur, minimizing duration of restrictions. The goal is to achieve high levels of compliance with temporary traffic control rules to ensure impact upon the traveling public is minimized without delaying projects.

6. Colter Street is currently under pre-design by the City of Phoenix for a multi-modal corridor improvement project. There shall be no modifications to the existing curb line of Colter Street or parking to be counted towards the requirements of Sec. 702 of the City Ord.

7. The development shall work with the City's project manager Brian Fellows (brian.fellows@phoenix.gov) on necessary dedications, infrastructure improvements and other incidentals required to be coordinated with the Colter Street project.
8. Development to be in conformance with pending stipulations of the underlying PUD zoning case for the site.

9. Development will be responsible for depositing ¼ cost into escrow for the designated Bicycle HAWK crossing of Colter Street and 7th Street intersection. Contact Bruce Littleton at bruce.littleton@phoenix.gov to determine the cost and deposit of funds.

10. The development to provide an enhanced pedestrian and bicycle connection from the site to Colter Street in accordance with the adopted Complete Streets Ord.

11. The developer shall provide pedestrian access to and from the site.

12. All gates are to comply with City Gate Restricted Access requirements. Gated access to arterial streets require a turn-around in front of the gate. Gates are permitted through the Fire Department. The installation of a controlled access (manual or automatic) gate across a fire apparatus access road shall be approved by the Fire Code Official and meet the requirements of Section 511.

13. No structural component of the building, ramps, stairs, retaining walls, raised planters, may be located within public right-of-way. Door swings into right-of-way to comply with IBC.

Jump to: Project Information Page

Kiva Project #:	**22-388**	**7th Street & Colter multifamily** **Northeast corner of 7th Street and Colter Street** **New multi-family residential community with 186 dwelling units**
SDEV #:	2200061	
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Meeting Date:	3/10/2022	


PROPERTY LINE
77'-9"
N. 7TH STREET
Provide a 30' F-1255-1 driveway on 7th Street. There shall be no permitted vehicular access to Colter Street.
PARKING GARAGE 4-LEVELS
BIKE STORAGE
18'-0"
9'-0"
75'-6"
POOL COURTYARD
177'-5"
15'-6"
147'-8"
POOL CABANA
24'-0"
SOLID WASTE
1. Recycle bin needs to be shown and called out on site plan.
2. Show radius turn movements on site plan.
3. Routes shall be clear of all obstructions. No awning or buildings projections are allowed in collection vehicle route. Minimum overhead clearance of 14' is required for collection route and 24' over bin enclosure area from steel safety posts.
GARAGE SCREEN
ZONE:
AMENITY & FITNESS
24'-0"
LOADING (2) 10 X 30 SPACES
TRASH & SERVICES
15'-2"
77'-9"
Show/Label 33'x33' SVT
12'-5"
There shall be no permitted vehicular access to Colter Street.
All parking manuvering must be located entirely on private property. Per City ordinance 702.

From: Floral Keepsakes
To: PDD Planning Commission
Subject: Zola North Central #15
Date: Tuesday, October 4, 2022 3:48:35 PM

I own the building directly across the street (5202 North 7th street) from where they are planning on building Zola.

I am in opposition of the size of this apartment complex. It is way too large for the area. Parking will definitely be an issue. I have concerns of tenants using my parking lot, also my view will be extremely obstructed.

Thank you,

Lisa Conti

Sent from Mail [go.microsoft.com] for Windows

From:	Marlena Dominguez
To:	Sarah Stockham
Cc:	Council District 6 PCC
Subject:	Z-27-22-6 Zola North Central
Date:	Tuesday, October 4, 2022 5:24:46 PM

Dear Chairman Howard and Planning Commission Members,

This letter concerns a proposal to build Zola North Central, a 60 foot high, 200 unit apartment building on the north-east corner of 7th St and Colter—10 feet from the ***Imperial Plaza Condo*** property line. This matter is identified as Zola North Central, Zoning Case Z-27-22-6.

I'd like to express my concerns with the proposed standards and offer some changes.

Height: The proposed zoning of a planned unit development (PUD) will stand 60 feet in height. This will negatively impact my community standing at 21ft. I would support the proposed PUD zoning if the developer will reduce the height from 60 to 48 feet.

Set-backs: I believe the developer should increase the 15 ft. set backs at 7th Street, Colter St. and your west property line to better blend into the surrounding neighborhoods and to not overwhelm the area.

Ingress/Egress: A 250+ car garage will create a tremendous increase of residential traffic on Colter. The garage entrance would be better placed on 7th Street as has Alta Marlette, Vela on 7th Street and as planned at the Broadstone on 7th.

Thank you for taking the time to consider my concerns when making your decision.

Thank you,
Marlena Dominguez
Community Member of the Imperial Plaza

Opposition to Zola North Central is supported by:
Windsor Square Special Planning District – Mike Freret, mikefreret@gmail.com
North Central Phoenix Homeowners Association – Mary Crozier, info@ncpha.org
Murphy Trail Estates Neighborhood Association – Jackie Rich
Phoenix Mid-Century Modern Neighborhood Association – Sandy Grunow, phxmidcenturymodernna@gmail.com
602-819-1482
the PEAK Neighborhood Association – Larry Whitesell, thepeakna@gmail.com 602-370-8453

From: Sarah Stockham
To: Victoria C Murrillo
Cc: Racelle Escolar
Subject: FW: Z-27-22-6 Zola North Central
Date: Wednesday, October 5, 2022 8:25:30 AM

For PC. I will also have to pause my Legistar and add this.

Thank you,
Sarah Stockham
Planner III
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

From: Marlena Dominguez <mdomingu3069@gmail.com>
Sent: Tuesday, October 4, 2022 5:13 PM
To: Sarah Stockham <sarah.stockham@phoenix.gov>
Cc: Council District 6 PCC <District6@phoenix.gov>
Subject: Z-27-22-6 Zola North Central

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Community Member of the Imperial Plaza

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