City of Phoenix

Agenda
City Council Formal Meeting

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

Wednesday, October 12, 2022 **2:30 PM** **phoenix.gov**

*****REVISED Oct. 11, 2022*****
Item Revised: 2; Items Corrected: 75, 88; Item Requested to be Continued: 89; Item Added: 96

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=e62d98858ea31e4c1c1b6e11912544f1f

- 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 2550 231 1903# (for English) or 2554 097 0692# (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 2554 097 0692#. 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 2554 097 0692#). 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

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000 CITIZEN COMMENTS

ADJOURN

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 1

For Approval or Correction, the Minutes of the Formal Meeting on Sept. 16, 2020

Summary

This item transmits the minutes of the Formal Meeting of Sept. 16, 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: 10/12/2022, **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:** October 12, 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:

Alhambra Village Planning Committee

Councilwoman Betty Guardado recommends the following for appointment:

Crystal Carrillo
Ms. Carrillo is a Community Development Specialist with Southwest Human Development and a resident of District 1. She fills a vacancy for a term to expire November 19, 2023.

Estrella Village Planning Committee

Councilwoman Yassamin Ansari recommends the following for appointment:

Tino Hernandez
Mr. Hernandez is a Project Manager at Willmeng Construction and a resident of District 7. He fills a vacancy for a term to expire November 19, 2023.

***Paradise Valley Village Planning Committee**

Councilman Jim Waring recommends the following for appointment:

Karen DeMoss
Ms. DeMoss is a retired nurse and resident of District 2. She fills a vacancy for a term to expire November 19, 2023.

Parks and Preserve Initiative Oversight Committee

I recommend the following for appointment:

Gary Kaasa
Mr. Kaasa is a member of the Riester Foundation and a resident of District 3. He replaces Tom Chapman for a term to expire May 31, 2025.

Phoenix Arts and Culture Commission

I recommend the following for appointment:

Debra Larson
Ms. Larson is a Managing Client Partner at FranklinCovey and a resident of District 6. She fills a vacancy for a term to expire September 30, 2025.

Dante Mitchell
Mr. Mitchell is an assistant at the State of Arizona Senate and a resident of District 4. He fills a vacancy for a term to expire September 30, 2025.

Sophie O'Keefe-Zelman
Ms. O'Keefe-Zelman is the Director of OH Strategic Communications and a resident of District 4. She fills a vacancy for a term to expire September 30, 2025.

I recommend the following for reappointment:

Sarah Epperson
Ms. Epperson is serving her second term to expire September 30, 2025.

Phoenix Parks and Recreation Board

I recommend the following for appointment:

Emma Viera
Ms. Viera is the Executive Director at Unlimited Potential and a resident of District 3. She replaces Michael Lieb for a term to expire October 12, 2027.

Phoenix Youth and Education Commission

I recommend the following for appointment:

Ariel Baber
Ms. Baber is a Program Training Liaison at Boys & Girls Clubs of the Valley. She fills a vacancy for a term to expire August 30, 2025.

Eric Newberry
Mr. Newberry is a System Software Development Engineer at Intel Corporation. He fills a vacancy for a term to expire August 30, 2025.

Kimberly Hanes
Ms. Hanes is the Maricopa County Regional Manager at the University of Arizona. She fills a vacancy for a term to expire August 30, 2025.

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 3

Appointment of Municipal Court Judges

This item requests to appoint the following individuals as judges of the Phoenix Municipal Court: Alexander Benezra and Heidi Gilbert to terms expiring on Jan. 17, 2026.

Summary

On Sept. 2, 2022, the Judicial Selection Advisory Board recommended six candidates to be interviewed by the Public Safety and Justice Subcommittee.

On Sept. 14, 2022, after interviews and public comment, the Public Safety and Justice Subcommittee unanimously recommended Alexander Benezra and Heidi Gilbert each to be appointed as judges of the Phoenix Municipal Court.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 4

Liquor License - Infinity Nails & Spa

Request for a liquor license. Arizona State License Application 07070253.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 7 - Beer and Wine Bar

Location
830 E. Greenway Pkwy., Ste. 102
Zoning Classification: PSC
Council District: 3

This request is for an ownership and location transfer of a liquor license for a nail salon and beer and wine bar. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Variance to allow a beer and wine bar.

The 60-day limit for processing this application is Oct. 24, 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.

Dong Que (Series 7 and Series 12)
7420 W. Cactus Road, #B9 & B10, Peoria
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:
"I am currently an owner of a restaurant in Glendale that holds a license. I will continue to abide by Arizona liquor laws."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"I would like to offer my clients an adult beverage of their choice while relaxing and enjoying their time at my salon."

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 - Infinity Nails & Spa
Liquor License Map - Infinity Nails & Spa

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

Liquor License Data: INFINITY NAILS & SPA

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Beer and Wine Bar	7	4	1
Liquor Store	9	5	2
Beer and Wine Store	10	10	3
Restaurant	12	25	16

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	55.33	159.44	3.29
Violent Crimes	10.50	27.20	2.44

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

Property Violation Data

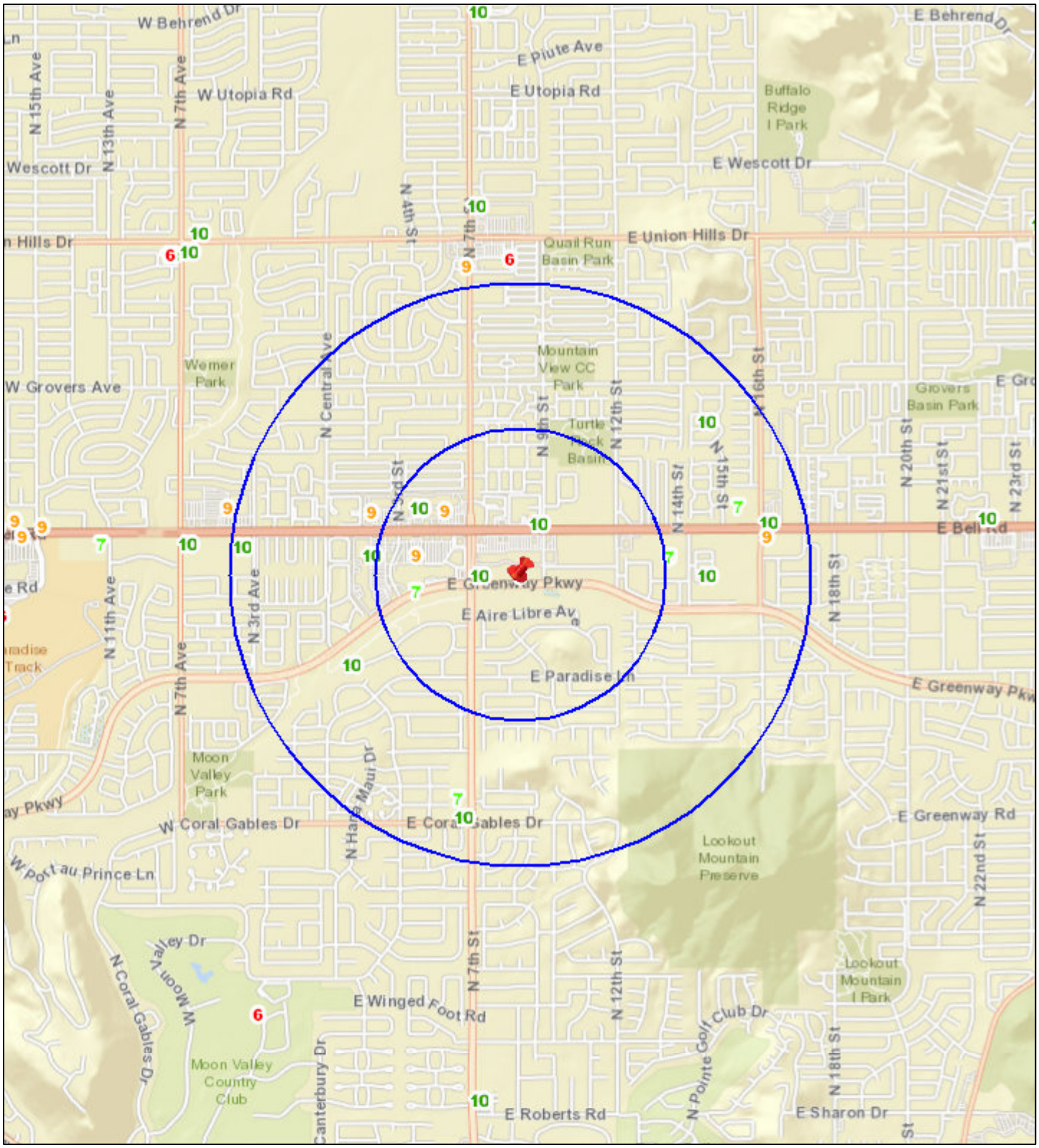
Description	Average	1/2 Mile Average
Parcels w/Violations	50	29
Total Violations	87	78

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1036043	1058	42 %	16 %	4 %
1036111	1396	66 %	14 %	3 %
1036112	1335	87 %	10 %	0 %
1036121	649	0 %	41 %	18 %
1036122	1023	87 %	8 %	12 %
1036124	1189	0 %	19 %	32 %
6189001	1603	54 %	10 %	6 %
6191001	2198	0 %	11 %	23 %
6191002	617	22 %	45 %	19 %
6192002	1223	0 %	15 %	29 %
6192003	2370	48 %	17 %	12 %
Average		61 %	13 %	19 %

Liquor License Map: INFINITY NAILS & SPA

830 E GREENWAY PKWY



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Date: 8/31/2022

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City Clerk Department

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 5

Liquor License - J's Drive Thru

Request for a liquor license. Arizona State License Application 204935.

Summary

Applicant
Mohamad Awad, Agent

License Type
Series 10 - Beer and Wine Store

Location
14875 N. Cave Creek Road
Zoning Classification: C-2
Council District: 3

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

The 60-day limit for processing this application is Oct. 16, 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 hold a certificate for 'The Basic Liquor Law Training'. This training provided me the opportunity of learning the importance and significance of obtaining a beer and wine license. I am assured to uphold the laws and regulations about beer and wine license. I have never been involved in any city criminal activity, no record of getting in trouble with law and authorities."

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

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - J's Drive Thru
Liquor License Map - J's Drive Thru

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

Liquor License Data: J'S DRIVE THRU

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	55.33	36.14	38.74
Violent Crimes	10.50	5.57	5.30

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

Property Violation Data

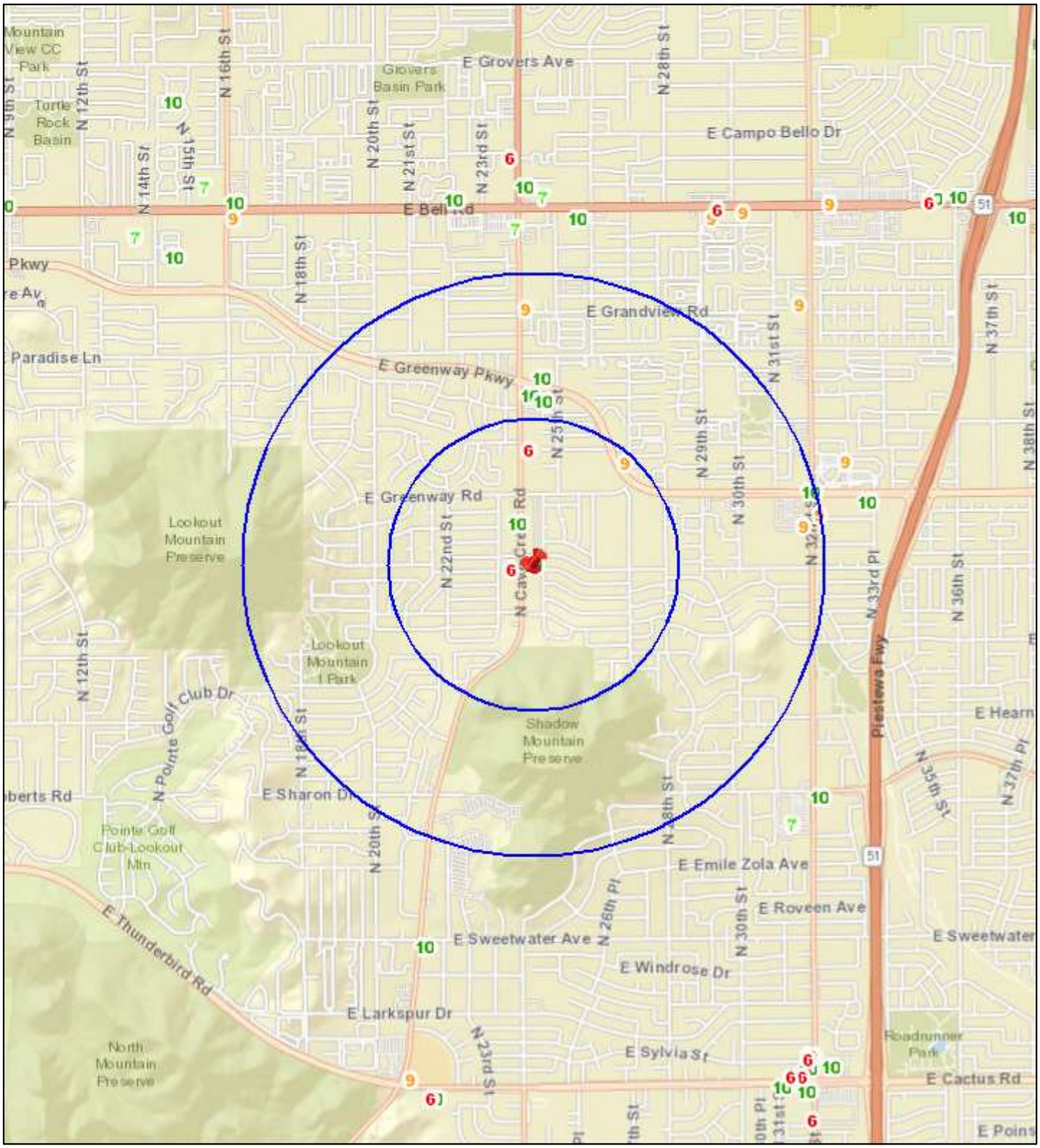
Description	Average	1/2 Mile Average
Parcels w/Violations	51	166
Total Violations	88	291

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1033061	921	18 %	28 %	32 %
1033062	2272	17 %	22 %	37 %
1035011	1381	67 %	5 %	23 %
1035012	999	80 %	8 %	26 %
1035024	884	66 %	13 %	5 %
1036061	1067	84 %	15 %	13 %
1036071	1285	83 %	3 %	18 %
1036072	1084	97 %	0 %	2 %
1036074	1299	89 %	0 %	3 %
Average		61 %	13 %	19 %

Liquor License Map: J'S DRIVE THRU

14875 N CAVE CREEK RD



N

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: 10/12/2022, **Item No.** 6

Liquor License - Level Up Spirits

Request for a liquor license. Arizona State License Application 201065.

Summary

Applicant
Lawrence Files, Agent

License Type
Series 18 - Craft Distiller

Location
15206 N. Cave Creek Road, Ste. 15258-60
Zoning Classification: C-2
Council District: 3

This request is for a new liquor license for a craft distiller. 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 Oct. 17, 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 founded and sold many businesses. I have always been insistant on both compliance with the laws, but also operating within the spirit of the laws. Our proposed operation is blending cocktails in 5 gal kegs for selling to Retail location - their is no consuption on site."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Once established & operating we will look to hire employers to help in blending and filling the kegs."

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 - Level Up Spirits
Liquor License Map - Level Up Spirits

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

Liquor License Data: LEVEL UP SPIRITS

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	2
Beer and Wine Bar	7	1	0
Liquor Store	9	2	1
Beer and Wine Store	10	5	5
Restaurant	12	5	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	54.70	68.31	113.90
Violent Crimes	10.36	14.25	21.65

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

Property Violation Data

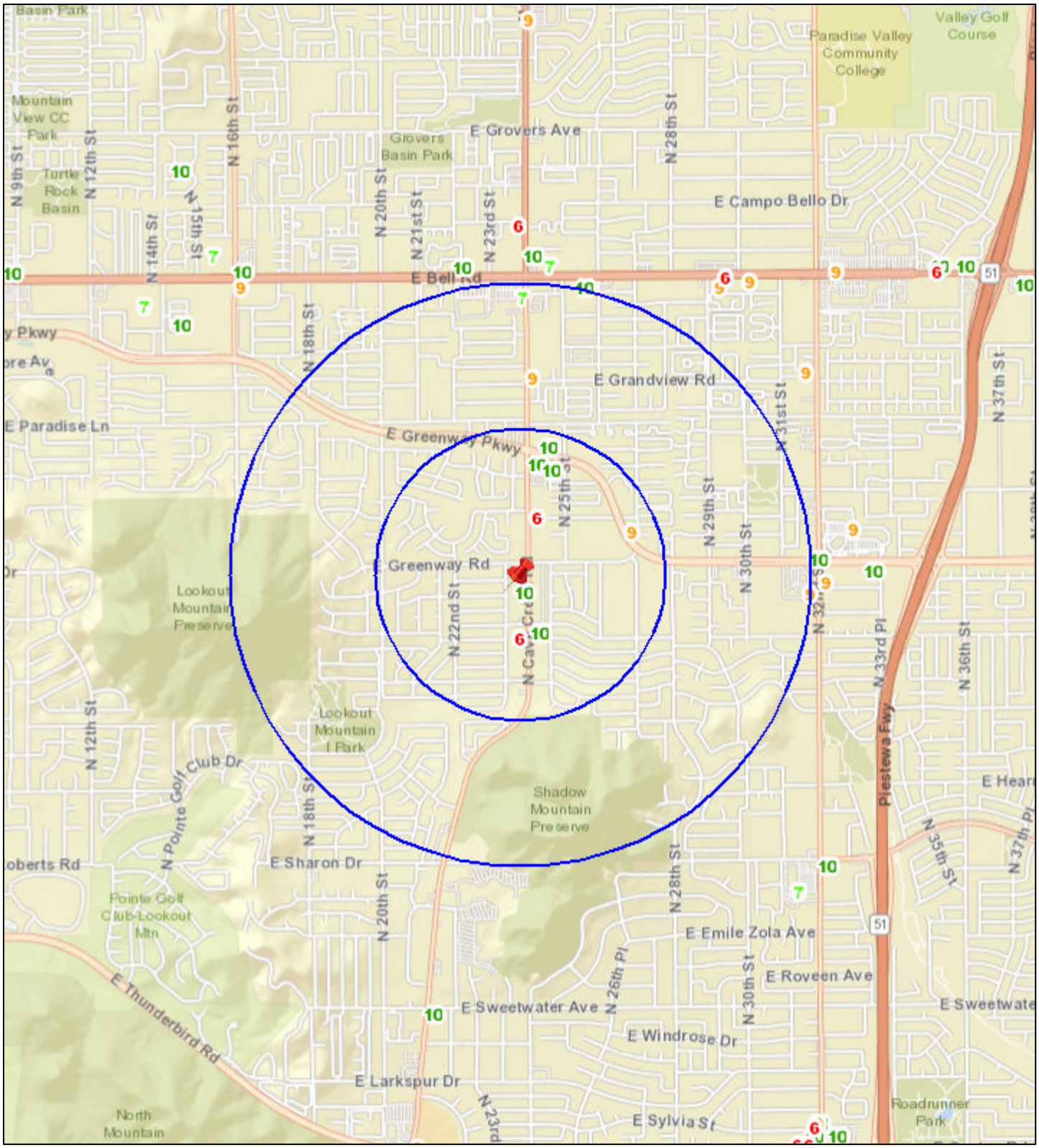
Description	Average	1/2 Mile Average
Parcels w/Violations	51	188
Total Violations	89	353

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1033061	921	18 %	28 %	32 %
1033062	2272	17 %	22 %	37 %
1035011	1381	67 %	5 %	23 %
1035012	999	80 %	8 %	26 %
1036061	1067	84 %	15 %	13 %
1036062	854	90 %	13 %	4 %
1036063	2174	78 %	13 %	25 %
1036071	1285	83 %	3 %	18 %
1036074	1299	89 %	0 %	3 %
Average		61 %	13 %	19 %

Liquor License Map: LEVEL UP SPIRITS

15206 N CAVE CREEK RD



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Date: 8/29/2022

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City Clerk Department

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 7

Liquor License - Special Event - Xavier College Preparatory Roman Catholic High School

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

Summary

Applicant
Maria Murphy-Fontes

Location
4710 N. 5th St.
Council District: 4

Function
Dinner

Date(s) - Time(s) / Expected Attendance
Nov. 5, 2022 - 5 p.m. to 11:55 p.m. / 500 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: 10/12/2022, **Item No.** 8

Liquor License - Special Event - SS. Simon & Jude Roman Catholic Cathedral Phoenix

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

Summary

Applicant
Phillip Lester

Location
6351 N. 27th Ave.
Council District: 5

Function
Fall Festival

Date(s) - Time(s) / Expected Attendance
Oct. 23, 2022 - Noon to 7 p.m. / 450 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: 10/12/2022, **Item No.** 9

Liquor License - Special Event - Keystone Montessori Charter School, Inc.

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

Summary

Applicant
Melissa Risinger-Sutton

Location
1025 E. Liberty Lane
Council District: 6

Function
Festival

Date(s) - Time(s) / Expected Attendance
Nov. 12, 2022 - 3 p.m. to 9 p.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: 10/12/2022, **Item No.** 10

Liquor License - Special Event - Madison Camelview Parent-Teacher Organization, Inc. (PTO)

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

Summary

Applicant
Shannon de Villiers

Location
5601 N. 16th St.
Council District: 6

Function
Theater Show

Date(s) - Time(s) / Expected Attendance
Nov. 18, 2022 - 6 p.m. to 10 p.m. / 450 attendees
Nov. 19, 2022 - Noon to 4 p.m. / 450 attendees
Nov. 20, 2022 - Noon to 4 p.m. / 450 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: 10/12/2022, **Item No.** 11

Liquor License - Special Event - Madison Camelview Parent - Teacher Organization, Inc. (PTO)

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

Summary

Applicant
Shannon de Villiers

Location
5601 N. 16th St.
Council District: 6

Function
Ballet Performance

Date(s) - Time(s) / Expected Attendance
Dec. 3, 2022 - Noon to 9:30 p.m. / 700 attendees
Dec. 4, 2022 - Noon to 3:30 p.m. / 350 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: 10/12/2022, **Item No.** 12

Liquor License - Special Event - Madison Camelview Parent-Teacher Organization, Inc. (PTO)

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

Summary

Applicant
Shannon de Villiers

Location
5601 N. 16th St.
Council District: 6

Function
Music Concert

Date(s) - Time(s) / Expected Attendance
Dec. 11, 2022 - 2 p.m. to 6 p.m. / 600 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: 10/12/2022, **Item No.** 13

Liquor License - Special Event - Madison Camelview Parent-Teacher Organization, Inc. (PTO)

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

Summary

Applicant
Shannon de Villiers

Location
5601 N. 16th St.
Council District: 6

Function
Ballet Performance

Date(s) - Time(s) / Expected Attendance
Dec. 17, 2022 - Noon to 9:30 p.m. / 350 attendees
Dec. 18, 2022 - Noon to 3:30 p.m. / 350 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: 10/12/2022, **Item No.** 14

Liquor License - Special Event - St. Benedict Roman Catholic Parish Phoenix

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

Summary

Applicant
Mary Jane Livens

Location
16035 S. 48th St.
Council District: 6

Function
Parish Dinner

Date(s) - Time(s) / Expected Attendance
Nov. 17, 2022 - 5 p.m. to 10:30 p.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: 10/12/2022, **Item No.** 15

Liquor License - Special Event - St. Thomas The Apostle Roman Catholic Parish - Phoenix

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

Summary

Applicant
Steven Kunkel

Location
2312 E. Campbell Ave.
Council District: 6

Function
Festival

Date(s) - Time(s) / Expected Attendance
Nov. 5, 2022 - 10 a.m. to 3 p.m. / 2,500 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: 10/12/2022, **Item No.** 16

Liquor License - Cocina Adamex

Request for a liquor license. Arizona State License Application 206098.

Summary

Applicant
Adriana Zapata, Agent

License Type
Series 12 - Restaurant

Location
416 N. 7th Ave.
Zoning Classification: DTC-Van Buren ABOD
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 alcohol consumption.

The 60-day limit for processing this application is Oct. 17, 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:
"My dedication to serve the community begins with working as purchasing agent for public schools for 14 years. I am also a qualified general contractor in good standing with the Registrar of Contractor. I understand the commitment to adhere to State and local laws and ordinances, to ensure compliance and safety."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Downtown Phoenix is trasforming and with the addition of multi- family housing in the area, the residents will benefit from a local place for socializing near their home. The restaurant is of a family-friendly atmosphere and would be condusive a healthy neighborhood establishment."

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 - Cocina Adamex
Liquor License Map - Cocina Adamex

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

Liquor License Data: COCINA ADAMEX

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	5	2
Government	5	6	0
Bar	6	43	8
Beer and Wine Bar	7	15	1
Liquor Store	9	4	0
Beer and Wine Store	10	10	5
Hotel	11	7	0
Restaurant	12	105	16
Club	14	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	54.70	183.30	210.93
Violent Crimes	10.36	56.68	56.47

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

Property Violation Data

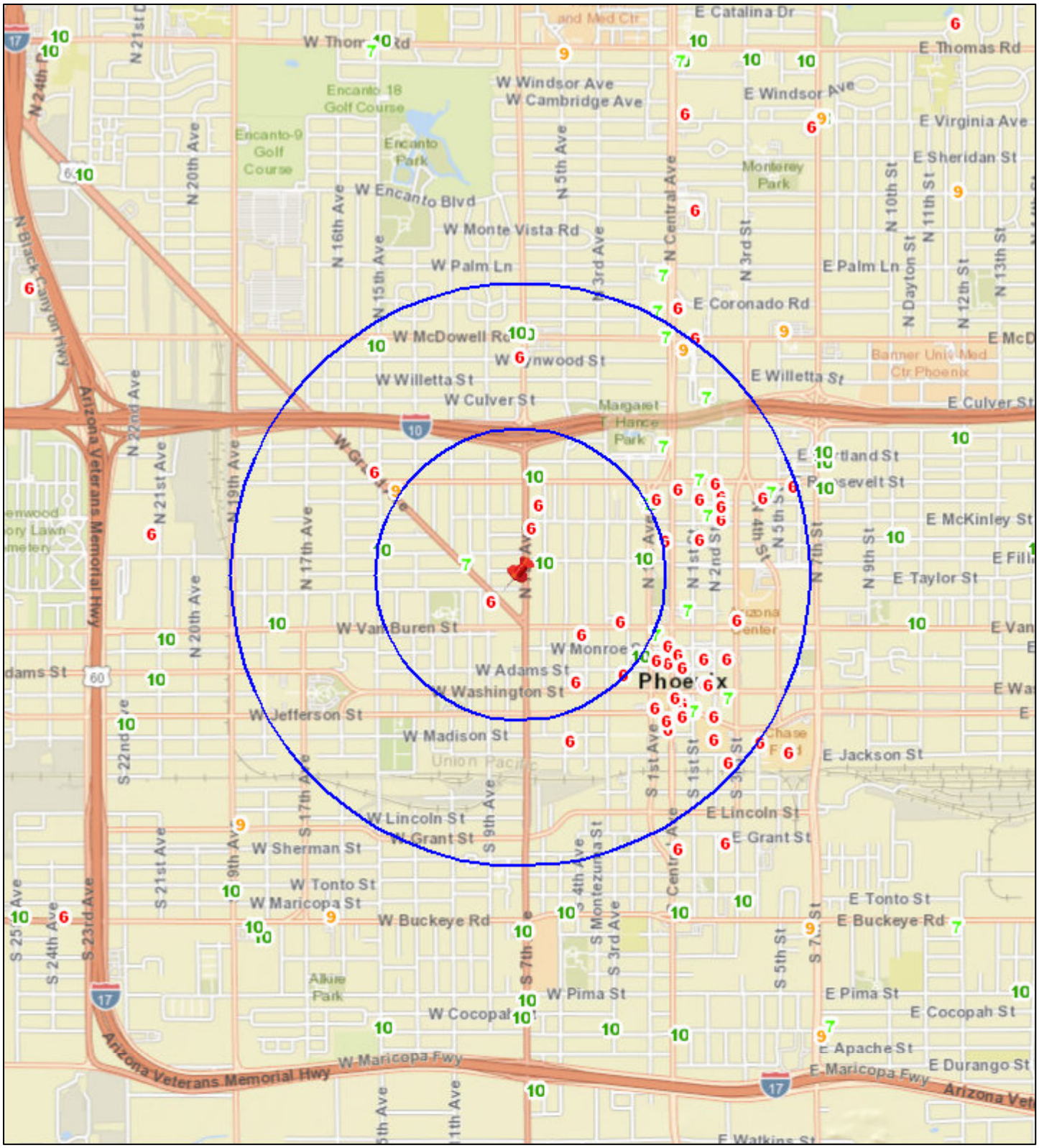
Description	Average	1/2 Mile Average
Parcels w/Violations	51	193
Total Violations	90	435

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 %
1129003	1372	4 %	18 %	40 %
1129004	1325	47 %	24 %	52 %
1130001	1218	23 %	16 %	11 %
1131001	1015	7 %	8 %	28 %
1131002	1242	3 %	7 %	33 %
1141001	2299	16 %	37 %	44 %
1143011	1389	22 %	15 %	57 %
Average		61 %	13 %	19 %

Liquor License Map: COCINA ADAMEX

416 N 7TH AVE



N

Date: 8/22/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 17

Liquor License - La Hefa Cerveceria Y Botanas

Request for a liquor license. Arizona State License Application 206674.

Summary

Applicant
Francisco Gaucin, Agent

License Type
Series 12 - Restaurant

Location
7710 W. Lower Buckeye Road, Ste. 107
Zoning Classification: A-1
Council District: 7

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Oct. 16, 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.

Cash Nightclub & Lounge (Series 6)
1730 E. McDowell Road, Phoenix
Calls for police service: 6
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:
"I have completed both the basic and management training required in addition to having the proper business management experience."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"As a local small business, the location will provide jobs."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Liquor License Data - La Hefa Cerveceria Y Botanas
Liquor License Map - La Hefa Cerveceria Y Botanas

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

Liquor License Data: LA HEFA CERVECERIA Y BOTANAS

Liquor License

Description	Series	1 Mile	1/2 Mile
Liquor Store	9	3	2
Beer and Wine Store	10	2	0
Restaurant	12	4	3

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	54.70	77.70	141.40
Violent Crimes	10.36	10.50	12.52

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

Property Violation Data

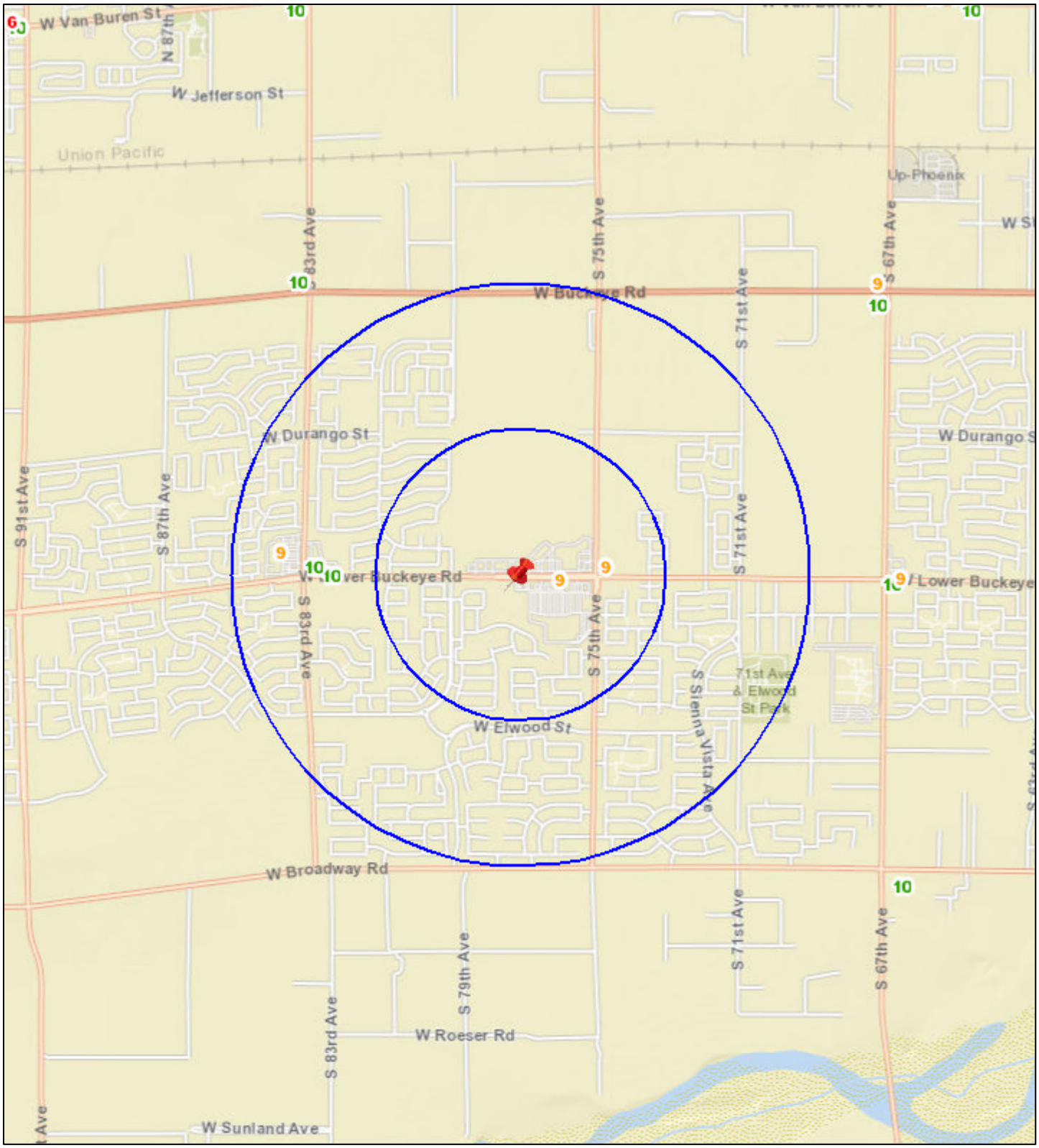
Description	Average	1/2 Mile Average
Parcels w/Violations	51	1
Total Violations	90	1

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1125101	3939	67 %	5 %	4 %
1125102	931	93 %	10 %	39 %
1125111	2081	76 %	7 %	11 %
1125112	3036	75 %	12 %	13 %
Average		61 %	13 %	19 %

Liquor License Map: LA HEFA CERVECERIA Y BOTANAS

7710 W LOWER BUCKEYE RD



N

Date: 8/22/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 18

Liquor License - Quartz Desert Tiki

Request for a liquor license. Arizona State License Application 06070061.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 6 - Bar

Location
345 W. Van Buren St., Ste. B
Zoning Classification: DTC-Van Buren HP
Council District: 7

This request is for an ownership transfer and location transfer of a liquor license for a bar. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in December 2022.

The 60-day limit for processing this application is Oct. 17, 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:
"Applicant is committed to upholding the highest standards for business and maintaining 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:
"Quartz Desert Tiki will offer a variety of specialty cocktails inspired by deserts of the world in a relaxed 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 - Quartz Desert Tiki
Liquor License Map - Quartz Desert Tiki

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

Liquor License Data: QUARTZ DESERT TIKI

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	4	1
Wholesaler	4	1	0
Government	5	9	3
Bar	6	47	26
Beer and Wine Bar	7	14	7
Liquor Store	9	3	2
Beer and Wine Store	10	8	4
Hotel	11	7	3
Restaurant	12	99	37
Club	14	3	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	54.70	186.14	254.98
Violent Crimes	10.36	58.46	77.70

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

Property Violation Data

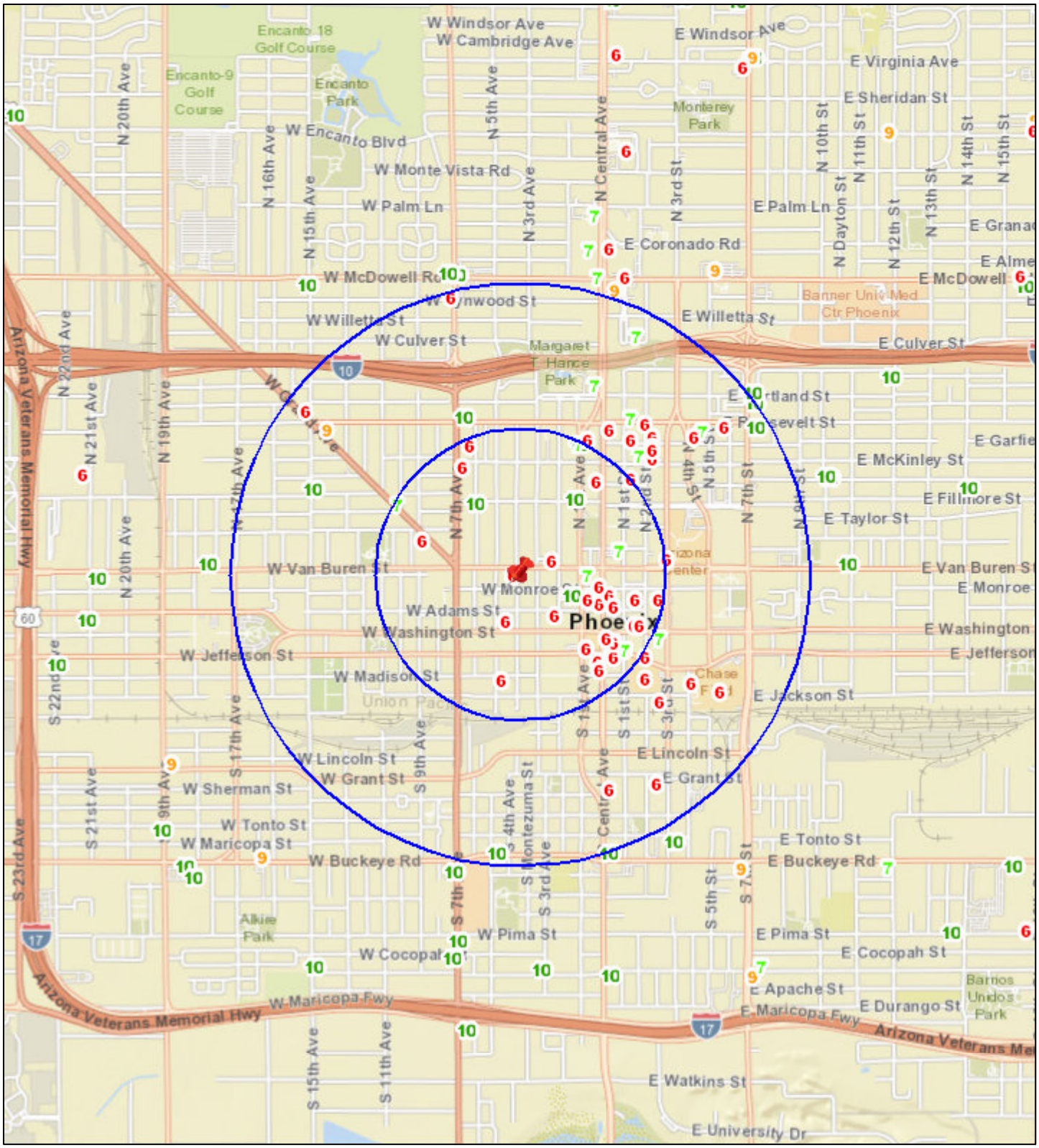
Description	Average	1/2 Mile Average
Parcels w/Violations	51	96
Total Violations	90	225

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1129002	815	37 %	22 %	24 %
1129003	1372	4 %	18 %	40 %
1131001	1015	7 %	8 %	28 %
1131002	1242	3 %	7 %	33 %
1141001	2299	16 %	37 %	44 %
1142001	1321	36 %	22 %	50 %
1143011	1389	22 %	15 %	57 %
Average		61 %	13 %	19 %

Liquor License Map: QUARTZ DESERT TIKI

345 W VAN BUREN ST



N

Date: 8/22/2022

0 0.2 0.4 0.8 1.2 1.6 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 19

Liquor License - Special Event - Alwun House Foundation

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

Summary

Applicant
Dana Johnson

Location
1204 E. Roosevelt St.
Council District: 8

Function
Halloween Ball

Date(s) - Time(s) / Expected Attendance
Oct. 29, 2022 - 7 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: 10/12/2022, **Item No.** 20

Liquor License - Special Event - Horses Help Foundation

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

Summary

Applicant
Gregg Goodman

Location
113 N. 16th St.
Council District: 8

Function
Wine Tasting

Date(s) - Time(s) / Expected Attendance
Jan. 27, 2023 - 6 p.m. to 9 p.m. / 150 attendees
Jan. 28, 2023 - 11 a.m. to 7:30 p.m. / 2,250 attendees
Jan. 29, 2023 - 11 a.m. to 5:30 p.m. / 1,350 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: 10/12/2022, **Item No.** 21

Liquor License - Special Event - Rosie's House: A Music Academy for Children, Inc.

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

Summary

Applicant
Kevin Gorman

Location
919 E. Jefferson St.
Council District: 8

Function
Dinner

Date(s) - Time(s) / Expected Attendance
Oct. 28, 2022 - 5 p.m. to 8 p.m. / 75 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: 10/12/2022, **Item No.** 22

Liquor License - Special Event - Valleywise Health Foundation

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

Summary

Applicant
Victoria Katz

Location
2601 E. Roosevelt St.
Council District: 8

Function
Reception

Date(s) - Time(s) / Expected Attendance
Nov. 1, 2022 - 5 p.m. to 8:30 p.m. / 100 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: 10/12/2022, **Item No.** 23

Bingo License - Knights of Columbus St Paul's Council 15001

Request for a Class B Bingo License.

Summary

State law requires City Council approval before a State Bingo License can be issued.

Bingo License Types
Class A - gross receipts shall not exceed $15,600 per year
Class B - gross receipts shall not exceed $300,000 per year
Class C - anticipated gross receipts may exceed $300,00 per year

Applicant
David La Plante

Location
330 W. Coral Gables Drive
Zoning Classification: S-1
Council District: 3

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.

PAYMENT ORDINANCE (Ordinance S-49036) (Items 24-31)

Ordinance S-49036 is a request to authorize the City Controller to disburse funds, up to amounts indicated below, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requests continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code section 42-13.

24 **Dibble & Associates Consulting Engineers, Inc doing business as Dibble**

For $14,111.76 in additional payment authority for Contract 153656 for Change Order 01, for the AV41000074 Phoenix-Goodyear Airport Drainage Improvements Project for the Aviation Department. Additional spending authority is due to the unforeseen conditions requiring field changes which extends the time to complete. As a result of the Contractor encountering these significant changed site conditions, the construction time will need to be extended which will also extend the Construction Administration and Inspection services we require on the part of the Engineer.

25 **Fiesta Events Inc.**

For $10,000.00 in payment authority for the Fiesta Bowl Sponsorship for the Aviation Department. The Aviation Department has been a sponsor and participant of the Fiesta Bowl Parade for more than two decades. The sponsorship promotes Sky Harbor in the community as well as workforce opportunities within the City of Phoenix system of airports.

26 **Various Vendors for Social Media and Digital Services**

For $50,000.00 in payment authority for various social media and digital services vendors, including Facebook and Instagram, for advertising and

promotional services for the Communications Office on behalf of other City departments, except the Phoenix Police Department. The Communications Office is responsible for monitoring, updating, and creating content to be placed on social media platforms for City departments. Social media platforms have proven to be an effective tool for City messaging, including advertising and promoting City programs and services.

27 **Heritage Strategies International doing business as PlaceEconomics**

For $45,000.00 in payment authority to purchase Phase II of the Preservation Phoenix Style Study for the Historic Preservation Office for the Planning and Development Department. Phase I of this study, which focused on the economic impact of historic preservation efforts in Phoenix, was completed in October 2021. The report findings were presented to and adopted by the Historic Preservation Commission (HPC) and City Council. With the recommendation for further study from the HPC on Feb. 14, 2022, Phase II of the Preservation Phoenix Style Study would build upon the research findings from Phase I and utilize local focus groups over the course of five months to analyze city-level historic preservation tools and incentives nationwide. This will result in a report of historic preservation policy and incentive recommendations specific to Phoenix. The purchase is budgeted in the Historic Preservation Office's operating budget for Fiscal Year 2022-23.

28 **Ravenii LLC**

For $80,000.00 in payment authority to purchase, deploy and maintain additional network sensors-security monitoring hardware for the Information Technology Services Department. The equipment is needed to support the City's security information and event management system. The hardware allows greater threat visibility, allowing the City to better identify internal and external threats, abnormal behavior, or potential cyber-attacks.

29 **Databank IMX LLC**

For $40,000.00 in payment authority to purchase OnBase annual maintenance, hardware, software and professional services for the Municipal Court. OnBase is the Arizona Supreme Court's electronic

document management system statewide standard. It is critical for the Court to continue to have OnBase maintenance, hardware, software and professional services from Databank IMX, LLC as not doing so would impact the Municipal Court's business operations.

30 **Settlement of Claim(s) Bercy v. City of Phoenix**

To make payment of up to $50,000.00 in settlement of claim(s) in *Bercy v. City of Phoenix,* 2:20-cv-01948-SRB, 19-0205-001, GL, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Housing Department.

31 **Settlement of Claim(s) TransDev v. City of Phoenix**

To make payment of up to $38,000.00 in settlement of claim(s) in *TransDev v. City of Phoenix,* 21-0362-002, GL, PD, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement for a property damage claim arising from an incident on Sept. 20, 2021, involving the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 32

Acceptance and Dedication of Easements for Multi-Use Trail, Public Utility and Sidewalk Purposes (Ordinance S-49062)

Request for the City Council to accept and dedicate easements for multi-use, public utility and sidewalk purposes; further ordering the ordinance recorded.

Summary

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

Easement (a)
Applicant: HH-35th & Baseline, LLC, its successor and assigns
Purpose: Multi-use Trail
Location: 7650 S. 35th Ave.
File: FN 220069
Council District: 7

Easement (b)
Applicant: HH-35th & Baseline, LLC, its successor and assigns
Purpose: Public Utility
Location: 7650 S. 35th Ave.
File: FN 220069
Council District: 7

Easement (c)
Applicant: HH-35th & Baseline, LLC, its successor and assigns
Purpose: Sidewalk
Location: 7650 S. 35th Ave.
File: FN 220069
Council District: 7

Responsible Department

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 33

Acceptance of an Easement for Drainage Purposes (Ordinance S-49061)

Request for the City Council to accept an easement for drainage 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: Pinnaclepeaksilverino LLC; Pinnaclepeak3350 LLC; Pinnaclepeak3300 LLC; its successor and assigns
Purpose: Drainage
Location: 23777 N. 3rd Ave.
File: FN 220051
Council District: 1

Responsible Department

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 34

Acquisition of Water and Sewer Easements Along the East Side of 91st Avenue and South of Broadway Road for Lift Station 61 (Ordinance S-49046)

Request to authorize the City Manager, or his designee, to acquire water and sewer easements along the east side of 91st Avenue and south of Broadway Road for the Lift Station 61 Redundant Force Main project. Further request to authorize the City Controller to disburse all funds related to this item.

Summary
Water and sewer easements are needed to upgrade outdated infrastructure at Lift Station 61. The lift station will undergo modernization, and a redundant force main will be added for flexibility of use and to serve as a back-up.

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

Financial Impact
Funding is available in the Water Services Department's Capital Improvement Program budget.

Location
East side of 91st Avenue, south of Broadway Road.
Council District: 7 and Out of City

Responsible Department
This item is submitted by City Manager Jeffrey Barton, Deputy City Manager Karen Peters, and the Water Services and Finance departments.

Attachment A
Property Identification

City of Phoenix Project: Acquisition of Water and Sewer Easements Along 91st Avenue and south of Broadway Road for Lift Station 61

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
101-35-001W	along 91st Avenue, south of W. Broadway Road
101-35-001X	along 91st Avenue, south of W. Broadway Road
101-35-005G	along 91st Avenue, south of W. Broadway Road
101-35-007B	along 91st Avenue, south of W. Broadway Road

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 35

Acquisition of Real Property for Roadway Improvements Along 35th Avenue from the Interstate 10 Freeway to Camelback Road (Ordinance S-49052)

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 roadway improvements along 35th Avenue from the Interstate 10 Freeway (I-10) to Camelback Road. 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. Additionally request to authorize the City Controller to disburse all funds related to this item.

Summary
Acquisition of real property is required to accommodate roadway improvements along 35th Avenue from the I-10 to Camelback Road. The project improvements include the installation and upgrading of traffic signals, pedestrian hybrid beacons, and street lighting. Improvements will be upgraded to meet current City standards and comply with the Americans with Disabilities Act.

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
Along 35th Avenue from I-10 to Camelback Road.
Council Districts: 4 and 5

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 Roadway Improvement Project - ST89340634-1
Acquisition of Real Property for Roadway Improvements Along 35th Ave. from the Interstate 10 Freeway to Camelback Road

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
106-07-120E	1426 N. 35th Ave.
106-07-120F	1402 N. 35th Ave.
107-06-001A	4812 N. 35th Ave.
107-06-003B	3501 W. Camelback Road
107-06-003E	4808 N. 35th Ave.
107-06-004	4836 N. 35th Ave.
107-06-013	3502 W. Mariposa St.
107-07-007A	4650 N. 35th Ave.
107-07-074A	4622 N. 35th Ave.
107-10-155	3514 W. Hazelwood St.
107-10-007D	4440 N. 35th Ave.
107-10-007E	4438 N. 35th Ave.
107-10-009C	4410 N. 35th Ave.
107-10-010A	4336 N. 35th Ave.
107-10-084	4326 N. 35th Ave.
107-11-014	4238 N. 35th Ave.
107-11-020C	3522 Grand Ave.
107-11-031	4220 N. 35th Ave.
107-11-036B	4170 N. 35th Ave.
107-11-036C	4150 N. 35th Ave.
107-11-039D	4246 N. 35th Ave.
107-11-040	4308 N. 35th Ave.
107-19-074	3030 N. 35th Ave.
107-19-075B	3532 W. Thomas Road
107-19-075C	2910 N. 35th Ave.
107-20-103	3302 N. 35th Ave.

APN	Address / Location
107-20-104	3320 N. 35th Ave.
107-20-105	3106 N. 35th Ave.
107-33-025A	4098 N. 35th Ave.
107-33-025B	3828 N. 35th Ave.
107-33-026E	3602 N. 35th Ave.
107-33-026F	3515 W. Clarendon Ave.
107-33-026G	3602 N. 35th Ave
107-33-026J	3550 N. 35th Ave
107-33-031G	3402 N. 35th Ave.
107-33-031M	3420 N. 35th Ave.
107-33-031R	3536 W. Osborn Road
108-02-012B	3839 N. 35th Ave.
108-02-013A	3441 N. 35th Ave.
108-02-026	3801 N. 35th Ave.
108-02-031A	3655 N. 35th Ave.
108-02-032A	3433 W. Clarendon Ave.
108-02-033	3637 N. 35th Ave.
108-02-046A	3621 N. 35th Ave.
108-02-047A	3805 N. 34th Ave.
108-02-054A	3401 N. 35th Ave.
108-03-004B	3440 W. Thomas Road
108-03-018A	3319 N. 35th Ave.
108-03-020A	3141 N. 35th Ave.
108-03-021	3127 N. 35th Ave.
108-03-023	3113 N. 35th Ave.
108-03-024	3464 W. Earll Drive
108-03-033	3005 N. 35th Ave.
108-03-034A	2915 W. 35th Ave.
108-03-036	3416 W. Thomas Road
108-03-099	3321 N. 35th Ave.
108-03-103	3033 N. 35th Ave.
108-09-043C	2502 N. 34th Drive
108-09-044	3442 W. Wilshire Drive
108-09-064A	2333 N. 35th Ave.
108-09-065	2305 N. 35th Ave.
108-10-130C	2601 N. 35th Ave.
108-10-130D	2609 N. 35th Ave.

APN	Address / Location
108-10-130G	2627 N. 35th Ave.
108-10-131	3443 W. Thomas Road
108-10-132H	2807 N. 35th Ave.
108-10-132J	2801 N. 35th Ave.
108-10-133	2831 N. 35th Ave.
108-11-001D	2522 N. 35th Ave.
108-11-002C	2518 N. 35th Ave.
108-11-002D	2516 N. 35th Ave.
108-11-005C	3505 W. Thomas Road
108-11-005K	2650 N. 35th Ave.
108-11-005M	2608 N. 35th Ave.
108-11-005W	2806 N. 35th Ave.
108-11-013	2650 N. 35th Ave.
108-11-014B	2814 N. 35th Ave.
108-11-018A	2804 N. 35th Ave.
108-11-018B	2802 N. 35th Ave.
108-11-050	2540 N. 35th Ave.
108-11-083	2806 N. 35th Ave.
108-11-084	2612 N. 35th Ave.
108-14-026	2348 N. 35th Ave.
108-14-028	2238 N. 35th Ave.
108-14-029	2336 N. 35th Ave.
108-14-030	2332 N. 35th Ave.
108-14-045	2318 N. 35th Ave.
108-14-074	2508 N. 35th Ave.
108-18-037	2243 N. 35th Ave.
108-18-038A	2235 N. 35th Ave.
108-18-039A	2243 N. 35th Ave.
108-18-057	2223 N. 35th Ave.
108-18-058B	2221 N. 35th Ave.
108-18-058C	2223 N. 35th Ave.
108-18-060	2215 N. 35th Ave.
108-18-061	2213 N. 35th Ave.
108-18-062	2219 N. 35th Ave.
108-18-121	2119 N. 35th Ave.
108-18-122	2119 N. 35th Ave.
108-18-123	3440 W. Holly St.

APN	Address / Location
108-18-124	2109 N. 35th Ave.
108-18-125	2119 N. 35th Ave.
108-18-142	2001 N. 35th Ave
108-18-144	2013 N. 35th Ave.
108-18-145	2001 N. 35th Ave.
108-19-001E	3501 W. Encanto Blvd.
108-19-001G	2120 N. 35th Ave.
108-19-001J	2212 N. 35th Ave.
108-19-001N	2060 N. 35th Ave.
108-19-001P	2042 N. 35th Ave.
108-19-002A	2002 N. 35th Ave.
108-19-002C	2014 N. 35th Ave.
108-24-001	1834 N. 35th Ave.
108-24-023	1824 N. 35th Ave.
108-24-025	1812 N. 35th Ave.
108-24-026	3503 W. Granada Road
108-24-045	1808 N. 35th Ave.
108-24-046	1812 N. 35th Ave.
108-24-047	3501 W. Coronado Road
108-24-067A	3502 W. Almeria Road
108-25-001	1701 N. 35th Ave.
108-25-026	3444 W. Mcdowell Road
108-25-027	1825 N. 35th Ave.
108-26-005A	1701 N. 35th Ave.
109-11-002	1517 N. 35th Ave.
109-11-004A	1507 N. 35th Ave.
145-15-107	3502 W. Camelback Road
153-17-005D	3446 W. Camelback Road
154-08-028	3433 W. Camelback Road
154-08-029	4837 N. 35th Ave.
154-08-030	4831 N. 35th Ave.
154-08-031	4825 N. 35th Ave.
154-08-032	4819 N. 35th Ave.
154-08-033	4813 N. 35th Ave.
154-08-034	4807 N. 35th Ave.
154-08-035	4801 N. 35th Ave.
154-08-122	4745 N. 35th Ave.

APN	Address / Location
154-08-123	4739 N. 35th Ave.
154-08-124	4735 N. 35th Ave.
154-08-125	4729 N. 35th Ave.
154-08-126	4723 N. 35th Ave.
154-08-127	4717 N. 35th Ave.
154-08-162	4707 N. 35th Ave.
154-08-163	4701 N. 35th Ave.
154-22-001	3441 W. Campbell Ave.
154-22-036	4431 N. 35th Ave.
154-22-037	4427 N. 35th Ave.
154-22-038	4421 N. 35th Ave.
154-22-039	4417 N. 35th Ave.
154-22-040	4411 N. 35th Ave.
154-22-041	4407 N. 35th Ave.
154-22-110	3442 W. Glenrosa Ave.
154-22-111	4311 N. 35th Ave.
154-22-112	4315 N. 35th Ave.
154-22-113	4321 N. 35th Ave.
154-22-114	4325 N. 35th Ave.
154-22-115	4331 N. 35th Ave.
154-22-116	4335 N. 35th Ave.
154-22-117	4341 N. 35th Ave.
154-23-070B	4135 N. 35th Ave.
154-23-073C	4117 N. 34th Ave.
154-23-073D	4235 N. 35th Ave.
154-23-076E	4133 N. 35th Ave.
154-23-078	4201 N. 35th Ave.
Unassessed	4416 N. 35th Ave.

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 36

Authorization to Execute Short-term Licenses on Vacant City-owned Property including Parking Lots for Downtown Special Events (Ordinance S-49038)

Request to authorize the City Manager, or his designee, to execute short-term licenses on vacant City-owned property including parking lots for downtown special events held between Nov. 1, 2022, and Nov. 1, 2024. Further request authorization for the City Treasurer to accept all necessary funds related to this item.

Summary
The Finance Department's Real Estate Division regularly receives requests from private entities to license City-owned property during special events held downtown. The Real Estate Division, in consultation and coordination with the event organizer and/or local host committee, will enter into licenses for use of vacant City-owned property in support of those special events.

The term of each license shall not exceed 30-days. The license fee will be based on market rent and/or other valuable consideration, as determined by the Real Estate Division. Each license may contain other terms and conditions acceptable to the City based on the use. Each licensee shall provide insurance and indemnification acceptable to the City’s Risk Management Division and the Law Department.

Financial Impact
The license fee will be based on market rent and/or other valuable consideration.

Location
Various locations within Downtown Phoenix.
Council District(s): 7 and 8

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 37

Sports Uniforms and Promotional Items - IFB 19-055 - Amendment (Ordinance S-49039)

Request to authorize the City Manager, or his designee, to execute amendments to contracts 150151 with Touchdown Sportswear & Promotions, LLC; 150152 with SP Designs & Manufacturing, Inc.; 150153 with Balzic Enterprises, LLC doing business as M&J Trophies and Apparel; and 150154 with Dumars Industries LLC, doing business as Explosion Sportswear and Image Sourcing, to allow Citywide use of the contracts for the purchase of promotional items. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $244,000.00.

Summary
These contracts will provide personalized promotional products such as volunteer t-shirts and employee awards in support of various department programs such as the Library Card Campaign and reading achievements, on an as needed basis.

Contract Term
The contract term remains unchanged, ending on June 14, 2024.

Financial Impact
Upon approval of $244,000.00 in additional funds, the revised aggregate value of the contract will not exceed $1,309,000.00. Funds are available in various departments' budgets.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
• Sports Uniforms and Promotional Items, Contracts 150151, 150152, 150153, 150154, S-45726, on June 5, 2019.

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 38

Fujitsu Maintenance and Service Level Agreement - Amendment (Ordinance S-49040)

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 145958 with Fujitsu Network Communications, Inc. for the purchase of maintenance and support of Fujitsu equipment, components, and hardware for the Information Technology Services Department and in support of the Regional Wireless Cooperative (RWC). Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $32,000.

Summary

This contract currently covers maintenance for 52 Fujitsu multiplexers throughout the radio communications network, which serves the RWC public safety radio communications partners. The equipment provides a fiber optic platform proven to perform for the wireless microwave network, integrating services for public safety agencies in the Phoenix region to ensure the delivery of communications in the form of voice and data traffic. Fujitsu Network Communication, Inc., is the manufacturer of this hardware, and is the only provider for maintenance and support. The support includes technical engineering, firmware updates, product support, and repair/return of faulty components. The additional funds requested will cover the annual subscription for the remaining term of the contract.

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

Contract Term

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

Financial Impact

Upon approval of $32,000 in additional funds, the revised aggregate value of the contract will not exceed $207,000. Funds are available in the Information Technology Services Department's budget.

Concurrence/Previous Council Action

The City Council previously approved the Fujitsu Maintenance and Service Level Agreement Contract 145958 (Ordinance S-43828) on Aug. 30, 2017.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Information Technology Services Department.

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 39

Fourier Transform Infrared (FTIR) Microscope and Annual Service Maintenance Agreement - IFB 18-031 - Amendment (Ordinance S-49047)

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 146534 with Thermo Electron North America, LLC to extend the contract term. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $9,000.

Summary
This contract provides an annual maintenance and service agreement for one Thermo Electron North America FTIR Microscope for the Police Department and includes factory trained and authorized service personnel. This extension will allow additional time to complete the new procurement.

Contract Term
Upon approval the contract will be extended through Nov. 30, 2023.

Financial Impact
Upon approval of $9,000 in additional funds, the revised aggregate value of the contract will not exceed $107,000. Funds are available in the Police Department's budget.

Concurrence/Previous Council Action
The City Council previously reviewed this request:

- Fourier Transform Infrared (FTIR) Microscope and Annual Service Maintenance Agreement - Contract 146534 (Ordinance S-44090) on Nov. 29, 2017.

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 40

Heavy Equipment Rental - CO-OP 20-097 - Amendment (Ordinance S-49053)

Request to authorize the City Manager, or his designee to allow additional expenditures under Contract 152656 with Herc Rentals Inc, for the purchase of Heavy Equipment Rental for Citywide use. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $2.5 million.

Summary
This contract currently provides both small and large equipment of various makes, models and sizes, on as needed basis. It also provides short term and long term rental access to a complete line of heavy equipment, road maintenance equipment and construction equipment. The primary users of the contract are Public Works, Water Services, Parks and Recreation, and Fire department. Approximately 65 percent of the contract spend is used by enterprise funds. Due to high volume of usage, it has become necessary to increase the funding to cover the remaining term of the contract.

Contract Term
The contract term remains unchanged, ending on June 30, 2025.

Financial Impact
Upon approval of $2.5 million in additional funds, the revised aggregate value of the contract will not exceed $4 million. Funds are available in the various departments' budgets.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
• Heavy Equipment Rental Contract 152656 (Ordinance S-46809) on June 24, 2020

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 41

Dry Well and Interceptor Pumping and Inspection - IFB 20-FMD-045 - Amendment (Ordinance S-49057)

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 152057 with MP Environmental Services, Inc. for the purchase of dry well interceptor and grease trap pumping and inspection services for various departments. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $220,000.

Summary
This contract provides regular cleaning, pumping, and maintenance of dry wells and interceptors, including grease traps, for proper collection, retention, and drainage of runoff, stormwater and other water sources. The contract also provides repairs to the systems on an as-needed basis. Additional funds are necessary to allow use of the contract by all Citywide departments that require grease trap cleaning services.

Contract Term
The contract terms remains unchanged, ending on May 31, 2023 with two option years to extend until May 31, 2025.

Financial Impact
Upon approval of $220,000 in additional funds, the revised aggregate value of the contract will not exceed $2,527,498. Funds are available in the various departments' budgets.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
• Dry Well and Interceptor Pumping and Inspection, Contract 152057 (Ordinance S-46576) on May 6, 2020.

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 42

Safety Data Sheet Database Management Services - RFP 17-019-Amendment (Ordinance S-49067)

Request to authorize the City Manager, or his designee, to execute amendment to Contract 146267 with Kelleher, Helmrich & Associates Inc. to extend the contract term and allow additional expenditures to provide Safety Data Sheet (SDS) database management services for the Office of Environmental Programs. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $8,000.

Summary

This contract will provide a web-based SDS database, updates, and maintenance services for the Office of Environmental Programs to manage safety data records of chemicals and products used citywide. The database is available to all City employees through the Inside Phoenix website and can easily be searched by a facility name, product name, manufacturer, or SDS number. In the event of workplace exposure to chemical products, City employees can give emergency and medical responders the correct SDS. The extension of this contract will provide continued services to comply with federal standards. This contract extension will allow for a new procurement to be completed without a lapse in services.

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

Contract Term

Upon approval the contract will be extended through April 30, 2023.

Financial Impact

Upon approval of $8,000 in additional funds, the revised aggregate value of the contract will not exceed $128,000. Funds are available in the Office of Environmental Program's budget.

Concurrence/Previous Council

The City Council previously reviewed this request:

• Safety Data Sheet Database Management Services Contract 146267 (Ordinance S-43984) on Oct. 18, 2017.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 43

Authorization to Execute Short-term Licenses and Agreements with the United States of America for Use and Access onto City-owned Property (Ordinance S-49071)

Request to authorize the City Manager, or his designee, to execute short-term licenses and agreements with the United States of America for use and access onto City-owned property to conduct various military training exercises and activities through Dec. 31, 2023. Further request to authorize the City Manager, or his designee, to grant an exception pursuant to Phoenix City Code 42-20 to include indemnification and assumption of liability provisions, if required, that would otherwise be prohibited by Phoenix City Code 42-18.

Summary

The United States of America (United States) through its military branches, in coordination with the Police and/or Fire departments, periodically conducts training on City-owned property to assist in responding to incidents that involve national security defense. The City will enter into a license or use agreement (Agreement) for each training exercise to be conducted on a City-owned property.

The term of each Agreement shall not exceed 14 days and may be terminated at any time upon mutual written consent of both parties. Each Agreement will contain insurance and indemnification acceptable to the City's Risk Management Division and the Law Department. Each Agreement may contain other terms and conditions deemed necessary by the City.

Financial Impact

There is no fee associated with each Agreement, as the United States is responsible for all costs related to its use.

Location

Citywide

Responsible Department

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 44

Intergovernmental Agreement Between Maricopa County and Phoenix Municipal Court for Use of Maricopa County Telecom Services (Ordinance S-49076)

Request to authorize the City Manager, or his designee, to allow the Phoenix Municipal Court to enter into an Intergovernmental Agreement (IGA) with Maricopa County's Office of Enterprise Technology Department for the use of telecom services at the Intake, Transfer, and Release (ITR) facility. Further request to authorize the City Controller to disburse all funds related to this item. The agreement will not exceed $25,000.

Summary

The IGA will establish responsibilities and costs for the parties regarding the use of telecom services at the ITR facility located at 2670 W. 28th Drive, Phoenix, Arizona 85009. The Maricopa County Sheriff's Office and Phoenix Municipal Court share operations and use of the ITR facility. Arizona Revised Statutes section 11-952 authorizes the County and City, as public agencies, to enter into IGAs for joint cooperative action and agreement for the operation and use of County telecom services.

Contract Term

This agreement will be effective upon approval of both parties' governing bodies and shall remain in effect until June 30, 2025. The agreement may be renewed for one additional two-year term upon mutual consent of the parties.

Financial Impact

The total aggregate value will not exceed $25,000 including option years. The estimated annual expenditure of the agreement is $5,000. Funding is available in the Phoenix Municipal Court's budget.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Municipal Court.

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 45

Authorization for the Phoenix Municipal Court to Apply for, Accept and Enter into an Agreement for Pilot Hybrid Hearings Program (Ordinance S-49077)

Request to retroactively authorize the Phoenix Municipal Court to apply for, accept and enter into an agreement with the National Center for State Courts (NCSC) for the Hybrid Hearings Improvement Initiative Pilot Program.

Summary

The National Center for State Courts (NCSC) awarded grants to state and local courts as part of its Hybrid Hearings Improvement Initiative Pilot Program. The Phoenix Municipal Court was made aware of the opportunity to apply for this program in late June and the application was due in mid-July. The Court was informed that it had been selected as a participant in August. The goal of this program is to assist courts in learning from, and improving upon, pandemic-era best practices to create permanent changes to the way courts conduct hybrid hearings, as well as overall improvement of remote and virtual offerings. As a participant, the Court will receive support from NCSC to implement technical and operational solutions which may include facilitating the purchase and installation of technical equipment in a minimum of one courtroom, integration with existing systems, and technical assistance to support the preliminary operation of the equipment and development of hybrid hearing procedures.

Contract Term

The term for this agreement is September 1, 2022, through June 30, 2023.

Financial Impact

There is no impact to the general fund.

Responsible Department

The item is recommended by Deputy City Manager Karen Peters and the Municipal Court.

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 46

Transfer of Retirement Funds to Arizona State Retirement System (Ordinance S-49055)

Request to authorize the City Manager, or his designee, to transfer retirement funds for Amy Corriveau in the amount of $96,627.52 to the Arizona State Retirement System. Further request to authorize the City Controller to disburse the funds.

Summary

Pursuant to Arizona Revised Statutes, sections 38-730 and 38-922, retirement service credits for former members of the City of Phoenix Employees' Retirement System (COPERS) may be transferred to the Arizona State Retirement System upon approval by the City Council. The following former City of Phoenix employee has requested transfer of the balance of their credited service:

Corriveau, Amy: $96,627.52

Concurrence/Previous Council Action

This item was approved by the COPERS Board at the Aug. 4, 2022 meeting.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Retirement Office.

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 47

ARPA Phoenix Resilient Food System Program - Enter into Agreements with Arizona State University and St. Mary's Food Bank (Ordinance S-49079)

Request to authorize the City Manager, or his designee, to enter into three agreements with: (1) Arizona State University ("ASU") to support a food waste education and composting project; (2) ASU to support an Agri-Food Tech Incubator project; and (3) St. Mary's Food Bank to support a farm to food banks project. Further request to authorize the City Controller to disburse all funds related to these items. Funding is available through the City's allocation of the American Rescue Plan Act ("ARPA") funding to the Phoenix Resilient Food System Program by the ARPA Strategic Plan approved by the Mayor and Council. There is no impact to the General Fund. The aggregate expenditures of these contracts will not exceed $1,260,000.

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 support agencies; (4) support for increased local food production; and (5) business and employment opportunities throughout the food system spectrum.

ARPA Phoenix Resilient Food System Program
Supporting the following project will provide inclusive economic and business opportunities and training, decrease food insecurity and hunger, and reduce food waste in Phoenix.

(1) ASU - Agri-Food Tech Incubator Project

ASU will establish an Agri-Food Tech Incubator, based on their proven Resource Innovation and Solutions Network experience across metro Phoenix and integrate the knowledge and best practices from other food systems and agricultural hubs. The Agri-Food Tech Incubator will connect food system entrepreneurs and ecosystem stakeholders to resources and services needed to support growth of new ventures, new products and/or services, and to support existing food-related businesses to expand the size and scope of the sustainable food and agriculture economy in the City

of Phoenix. It will include pathways for COVID-19-impacted Black, Indigenous, and People of Color (BIPOC) communities to realize economic development opportunities within the sustainable food systems and agricultural technology space.

(2) ASU - Food Waste and Composting Education Project
This one-year program will provide food waste and composting education, training, and access to a compost service for up to 400 residents living in COVID-19-impacted areas and food deserts in Phoenix. Participants will learn how to decrease food loss and waste through practical and usable tips, such as better food purchasing, storing food practices, meal planning tools, and composting. By learning about and adopting better practices, COVID-19-impacted households can save money and become more food-secure.

(3) St. Mary's Food Bank - Farm to Food Banks Project
This program will source produce primarily from farms within the City of Phoenix, including from small and BIPOC farms impacted by COVID-19. The produce will be delivered directly from the farm to St. Mary's and agency partners (food pantries) who will distribute produce to Phoenix clients. Funds will be used for food purchases with a small portion being allocated to increase St. Mary's ability to store and distribute produce while reducing food waste.

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 will be as follows:

- ASU - Agri-Food Tech Incubator Project from October 31, 2022, to May 31, 2024;
- ASU - Food Waste and Composting Education Project from October 31, 2022, to June 30, 2023;
- St. Mary's Food Bank - Farm to Food Banks Project from October 24, 2022, to October 31, 2023.

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 to the Phoenix Resilient Food System Program by the ARPA Strategic Plan approved by the Mayor and Council.

The funding breakdown is as follows:

- $750,000 for the ASU - Agri-Food Tech Incubator Project;
- $310,000 for the ASU - Food Waste and Composting Education Project;
- $200,000 for the St. Mary's Food Bank - Farm to Food Banks Project.

Concurrence/Previous Council Action
The City Council approved:
- ARPA Strategic Plan on June 8, 2021;
- ARPA Phoenix Resilient Food System allocation on June 7, 2022.

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 48

Request to Amend the U.S. Department of Housing and Urban Development Family Self-Sufficiency Service Coordinator Grant (Ordinance S-49066)

Request to authorize the City Manager, or his designee, to amend the not-to-exceed amount of Ordinance S-48611, from $325,000 to $600,000 due to increased allowable grant application annual terms and dollar amounts for the Family Self-Sufficiency (FSS) Service Coordinator grant from the U.S. Department of Housing and Urban Development (HUD). Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds for the life of the grant.

Summary

On May 11, 2022, the City Council approved applying for the FSS Service Coordinator grant from HUD. The Housing Department has received funding through this grant program for the past several years and requested City Council approval to apply prior to the issuance of the Notice of Funding Availability (NOFA). Upon release of the NOFA, it was noted that the grant terms allowed up to a two-year grant award, providing funding for calendar year 2023 and 2024, and increasing the potential award amount up to $600,000. The increased funding may allow additional staff to be hired.

This ongoing program helps caseworkers develop local strategies to connect participating Public Housing and Section 8 families to public and private resources to increase their earned income and financial empowerment, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency. Caseworkers coordinate support services offered by non-profit, governmental, and educational community partners; provide case planning and coordination, supportive counseling and referral and advocacy; assist with access to educational resources, vocational training and employment opportunities; and assist with budgeting, homeownership preparation, and transportation. Successful participants engage in training, improve employment outcomes, save money, and buy a home. In the past year, 17 residents graduated from the FSS program.

The grant application was due on Oct. 7, 2022. If authorization is denied, the grant

application will be rescinded or amended.

Financial Impact
There is no impact to the General Fund. This grant does not require matching funds.

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Housing Department.

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 49

Request to Enter into Contract with St. Joseph the Worker (Ordinance S-49060)

Request to authorize the City Manager, or his designee, to enter into an agreement with St. Joseph the Worker (SJW) for the Workforce Villages Program which provides housing and support services to employed individuals experiencing homelessness to help end their homelessness without housing voucher assistance. The total value of the contract will not exceed $2 million. Further request to authorize the City Controller to disburse all funds related to this item. Funding is available from the City's allocation of the American Rescue Plan Act (ARPA).

Summary

In 2020, SJW's Workforce Villages program was established in response to the COVID -19 pandemic and operates in various scattered sites in the Phoenix area. The program provides housing and support services to employed individuals experiencing homelessness to assist in ending their homelessness without housing voucher assistance. Individuals successfully complete the program by securing housing and being responsible for rent on their own. The City included this program in the ARPA Second Tranche Strategic Plan in an effort to provide a unique housing program focusing on individuals experiencing homelessness who are employed and able to end their homelessness with intense case management services, financial management planning, and life skills training. The program requires the participant to have a full-time job, earn at least $15 per hour, work a minimum of 35 hours per week, save 80 percent of their net income, live off the remaining 20 percent, meet weekly with their Workforce Villages Specialist, provide copies of their pay stubs and savings account balances, and complete assignments, a credit report, background check, and budget.

Contract Term

The term of the contract will begin on or about Oct. 1, 2022, and end on Dec. 29, 2024.

Financial Impact

The total value of the contract will not exceed $2 million. Funding is available from ARPA. There is no impact to the General Fund.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 50

Request to Amend 2021-22 Community Development Block Grant Public Facility Subrecipient Agreements (Ordinance S-49078)

Request to authorize the City Manager, or his designee, to amend the 2021-22 Community Development Block Grant Public Facility Contracts with VALLEYLIFE and ACCEL for an additional eight months through June 30, 2023, and increase the contract award for VALLEYLIFE from $83,241 to $150,000. Further request to authorize the City Controller to disburse all funds related to this item.

Summary

In September 2021, the City Council approved Community Development Block Grant (CDBG) Public Facility grant funding for local non-profits VALLEYLIFE and ACCEL. CDBG Public Facility funding assists non-profit organizations in expanding services to support the needs of low- to moderate-income Phoenix residents. Eligible activities include acquisition, construction, rehabilitation, or Americans with Disabilities Act (ADA) improvements to non-profit owned public facilities.

ACCEL provides services to children and adults who have developmental disabilities and was awarded funding to implement ADA enhancements at the 10251 N. 35th Ave., Phoenix, location. VALLEYLIFE provides services to individuals with disabilities to enhance their quality of life and was awarded funding to build a prep kitchen to prepare healthy meals at the 1142 W. Hatcher Rd., Phoenix location.

Construction costs have increased considerably since the original project budget for VALLEYLIFE was submitted in October 2021. To complete the project, VALLEYLIFE has requested a contract award increase from $83,241 to $150,000. Sufficient CDBG funding exists to accommodate the request.

The requested contract extensions are necessary to allow the non-profit agencies time to complete their FY 2021-22 CDBG funded projects. VALLEYLIFE and ACCEL requested additional time due to on-site operational interruptions as a result of the Coronavirus pandemic. The Public Facility projects require extensions due to delays at various points during their project schedule. The additional time will enable these agencies to continue to provide critical services to vulnerable residents.

Contract Term
The original contract terms were Sept. 8, 2021, through Oct. 31, 2022. If this item is approved, the term of each contract will be extended through June 30, 2023.

Financial Impact
There is no impact to the General Fund. Contract award for VALLEYLIFE will increase from $83,241 to $150,000. Contracts are funded by the U.S. Department of Housing and Urban Development (HUD) CDBG funds. Sufficient CDBG funding exists to accommodate the request.

Concurrence/Previous Council Action
The 2021-22 CDBG Public Facility Subrecipient contract awards was approved by the City Council on Sept. 8, 2021.

Location
Council Districts: 1 and 3

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Neighborhood Services Department.

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 51

Japanese Friendship Garden Pump and Filter Maintenance Contract - EXC 23-020 Request for Award (Ordinance S-49058)

Request to authorize the City Manager or his designee to enter into a contract with Intelligent Control Network, LLC, dba GMI Pump Systems to provide Japanese Friendship Garden Pump and Filter Maintenance for the Parks and Recreation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $500,000.

Summary

This contract will provide maintenance and ensure operations of the pump and filter systems at the Japanese Friendship Garden which contains a one-acre koi pond that is a replica of the Japanese Friendship Garden in Himeji, Japan, Phoenix's sister city. The previous system was approximately 15 years old and failing, causing loss of revenue to the non-profit operators and environmental concern for the health of the 1,200 koi that live in the pond. Both the pumps and the ozone need to work in tandem to keep the water aerated and clear and provide a healthy environment for the koi. It is necessary to have contracted maintenance by experts that can keep this system running efficiently for the enjoyment of the thousands of visitors to the Japanese Friendship Garden.

Procurement Information

In accordance with AR 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition. The computer system to coordinate the pumps, ozone, cooling systems and alarms is a proprietary system installed by GMI Pump Systems. It is critical that these complex, proprietary systems are maintained and operated by the same company that installed the overall system.

Contract Term

The contract will begin on or about Oct. 17, 2022, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed $500,000 for the five-year aggregate

term. Funding is available in the Parks and Recreation Department's budget.

Location
Japanese Friendship Garden, 1125 N. Third Ave., Phoenix, AZ 85003
Council District: 7

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 52

Authorization to Sell City-Owned Property Located at 4815 S. 67th Ave. to Arizona Department of Transportation for State Route 30 (Ordinance S-49063)

Request to authorize the City Manager or his designee to sell City-owned property located at 4815 S. 67th Ave. to the Arizona Department of Transportation for State Route 30. Further request to authorize the City Treasurer to accept all funds related to this item.

Summary
The Arizona Department of Transportation (ADOT) requires the property for construction of the proposed State Route 30 which will extend between Loop 202 and Loop 303 through southwest Phoenix, Avondale and Goodyear. The property is approximately 85.98 acres (net) of vacant land and was leased for sand and gravel operations from January 2006 through February 2021. Most of the site is a sand and gravel pit that cannot be developed without significant fill.

Financial Impact
Revenue of $1,505,220 is reflective of appraised value. Proceeds from the sale of this property will be used for Parks and Recreation projects in Council District 7.

Concurrence/Previous Council Action
On Sept. 7, 2022, a public hearing was held to amend the Zoning District Map of the City of Phoenix, pursuant to Section 601 of the Zoning Ordinance, by adopting Rezoning Application Z-31-22-7 and rezone the site from S-1 (Ranch or Farm Residential District) to C-2 (Intermediate Commercial District) to allow commercial uses. Rezoning stipulations included elements that will help activate the Rio Salado frontage and promote pedestrian activity, including recreation. The item was adopted by City Council (Ordinance G-7011).

Location
4815 S. 67th Ave., identified by Maricopa County Assessor parcel number 104-66-001.
Council District: 7

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 53

Amendment to the Intergovernmental Agreement between the City of Phoenix and Arizona State University for the Development of the Health Solutions Center at the Phoenix Biosciences Core (Ordinance S-49043)

Request to authorize the City Manager, or his designee, to amend the Intergovernmental Agreement with Arizona State University (ASU), to extend and modify certain business terms. There is no impact to the General Fund as a result of this action.

Summary

On May 10, 2016, City Council authorized an Intergovernmental Agreement (IGA) (City Contract No. 142599) with ASU for the development of approximately 1.5 million square feet of biomedical facilities at the Phoenix Biosciences Core (PBC). Subsequently, the City and ASU entered into a ground lease (City Contract No. 149060) for Phase 1 of the development of the Health Solutions Center, now called 850 PBC and which completed construction December 2020. Since the agreements were originally envisioned, the campus and development partnerships have grown. As a result of the growth and better understanding of changing market conditions, certain contract terms are no longer in the best interest of the parties or the PBC.

As it exists today, the IGA states that ASU shall, within 180 days of receiving the certificate of occupancy for the prior phase, issue a notification exercising their option to develop the next phase of the development and must complete the design and construction of the subsequent phase no later than thirty months following the prior phase completion. This amendment will replace the existing timeline requirements with updated timing as follows:

- No later than 180 days from prior phase completion, ASU and the City will meet to determine phasing schedule for completion of subsequent phase.
- ASU and the City shall use commercially reasonable efforts to enter into the subsequent phase lease within 24 months, but no later than 36 months from the prior phase completion.
- Completion of subsequent phase shall occur no later than 36 months from execution of subsequent phase lease.

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

Concurrence/Previous Council Action
The Economic Development and Equity Subcommittee recommended approval of this item on September 28, 2022. Ordinance S-41736 authorizing the IGA with ASU was passed by the City Council on May 19, 2015. Ordinance S-43332 authorizing the first amendment to the IGA was passed by the City Council on March 22, 2017.

Location
Approximately four blocks bounded by 4th and 6th streets and Garfield and Fillmore streets.
Council District: 8

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 54

Resolution to Declare 2023 NFL Super Bowl Activities in Downtown Phoenix as Special Promotional Events (Resolution 22073)

Request City Council to supersede Resolution 21987 by approving a new Resolution declaring that for the three-week period before the National Football League (NFL) Super Bowl LVII game on Sunday, February 12, 2023, and for one week after, all Official NFL Events and other NFL and Arizona Super Bowl Host Committee-sanctioned activities that are held in the Special Promotional and Civic Event Area (map attached) will be considered special promotional and civic events for the purposes of the Phoenix Zoning Ordinance. The new Resolution adjusts the Special Promotional and Civic Event Area to better align with the Super Bowl related activities.

Summary

It is anticipated that certain NFL game-related activities will take place in downtown Phoenix in the weeks prior to and after the game. These events and activities will bring significant revenue and media exposure to the City of Phoenix during the event period. Phoenix Zoning Ordinance, Section 705 specifies requirements for temporary signs. By declaring the NFL and Arizona Super Bowl Host Committee-sanctioned activities as special promotional and civic events, this Resolution allows the NFL, NFL-approved sponsors, and Arizona Super Bowl Host Committee to advertise official events in the Promotional and Civic Event Area by use of signs, banners, and similar devices. This action will not impact any existing permitted permanent signs in downtown. This declaration will restrict all temporary signage within the Special Promotional and Civic Event Area that has not been authorized by the NFL and/or Arizona Super Bowl Host Committee during the above-mentioned time period in order to support NFL event-related activities. The new Resolution supersedes the prior Special Promotional Events Resolution (Resolution 21987) by adopting a new Resolution with an adjusted Special Promotional and Civic Event Area that better aligns with the Super Bowl related activities.

Location

McDowell Road to Lincoln Street, 7th Avenue to 7th Street (includes properties adjacent to 7th Ave on the west and adjacent to 7th Street on the east)
Council Districts: 4, 7, 8

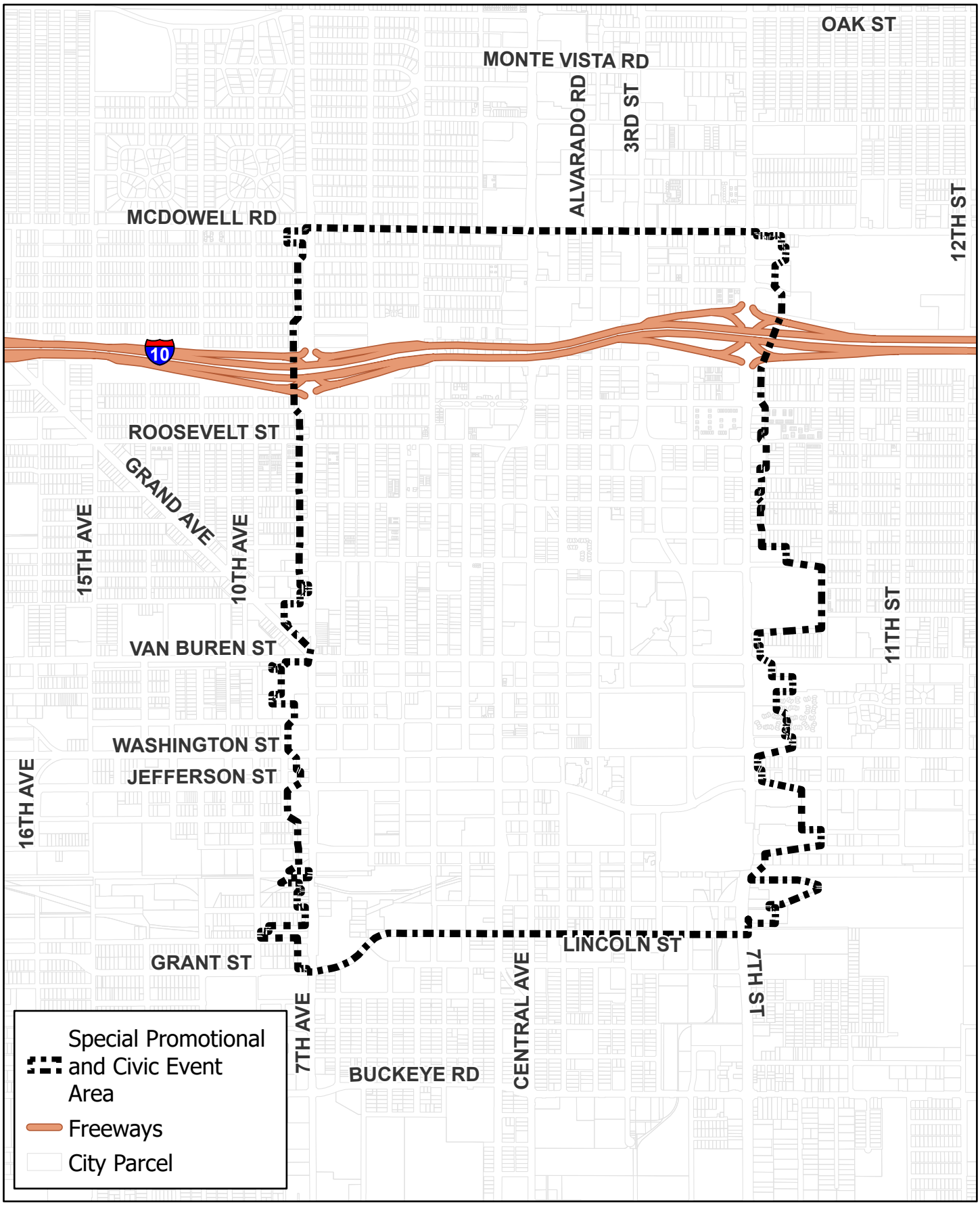
Concurrence/Previous Council Action

This resolution supersedes Resolution 21987 approved by the City Council on Jan. 26, 2022.

Responsible Department

This item is submitted by Deputy City Managers Inger Erickson and Alan Stephenson, the Phoenix Convention Center Department, and the Planning and Development Department.

Special Promotional and Civic Event Area



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

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City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 55

Donation from Phoenix Fire Foundation for Phoenix Fire Department Baby Shots Immunization Program (Ordinance S-49041)

Request to authorize the City Manager, or his designee, to accept a donation of $5,000 from the Phoenix Fire Foundation to support the Phoenix Fire Department's Baby Shots Immunization Program. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this donation. If not approved, the donation would be declined.

Summary

The Phoenix Fire Department Baby Shots Immunization Program provides free vaccinations to children who are eligible under the federally funded Vaccine for Children's Program, which provides vaccines at no cost to children who might not otherwise be vaccinated because of an inability to pay. The donation from the Phoenix Fire Foundation will help fund the costs of equipment, promotional materials, electronic equipment and associated two-year service plans, overtime event staffing, and related travel and training.

The Phoenix Fire Foundation is a 501(c)(3) charitable organization. The Foundation is committed to supporting the Phoenix Fire Department, and other public safety agencies in metro Phoenix, in their daily efforts to save lives and protect families and communities.

Contract Term

There is no contract term associated with this donation.

Financial Impact

This donation does not require any matching funds. The funds will be used in accordance with City policies.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 56

Agreement with Harvard Kennedy School for Further Assistance to the Community Assistance Program (Ordinance S-49074)

Request to authorize the City Manager, or his designee, to approve an agreement with Harvard Kennedy School to participate in the Government Performance Lab technical assistance program and provide continued support to the Community Assistance Program (CAP) for up to an additional two years. Further request an exemption from the indemnification prohibition set forth in the Phoenix City Code section 42-18 to allow for mutual indemnification.

Summary

On June 16, 2021, City Council approved $15 million to expand the City's Community Assistance Program. The CAP expansion focuses on utilizing alternative 9-1-1 emergency response teams to respond to 9-1-1 calls in lieu of traditional law enforcement. Over the past year, the Harvard Kennedy School has helped the City develop methods to reduce reliance on traditional law enforcement and connected residents with mental and behavioral health services, substance use treatment, and other forms of support.

With approval of this agreement, Harvard Kennedy School will be able to provide further input on topics including select program policies and procedures, training development, key performance metrics and training materials. Harvard Kennedy School is able to pass along knowledge and best practices to Phoenix for consideration and inclusion in Phoenix CAP operations as they benefit from similar information from other jurisdictions across the nation including: Durham, N.C.; Harris County, Texas; Long Beach, Calif.; and Philadelphia, Pa.

Staff requests a waiver of Phoenix City Code 42-18 to allow for mutual indemnification for both parties.

Contract Term

The term of this agreement is for up to two years based on the mutual agreement between the City of Phoenix and Harvard Kennedy School.

Financial Impact

The City shall have no responsibility for compensation or employee benefits for any individual from the Harvard Government Performance Lab with respect to any work done pursuant to this agreement. There is no cost to the City.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager Ginger Spencer, and the Fire Department.

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 57

Computer Aided Dispatch and Mobile Data Computer System - RFP 08-0603 - Amendment (Ordinance S-49049)

Request to authorize the City Manager, or his designee, to execute the amendment to Contract 125890 with Versaterm Public Safety, Inc. for the purchase of maintenance to the City's Computer Aided Dispatch (CAD) and Mobile Data Computer System, to extend the contract term. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $692,608.32.

Summary

The contract provides ongoing maintenance for the CAD/911 System and is proprietary to Versaterm. Maintenance support is crucial to resolving system issues in a timely manner with few or no interruptions. In addition to collecting calls for service and dispatching, the system is integrated with the Department of Public Safety for vehicle and suspect information, accessing various state and national criminal justice networks to provide suspect or vehicle information to officers. The continued maintenance of the department's CAD/911 System, is critical to ensure there are no interruptions to dispatchers that utilize the system to prioritize and record incident calls, identify the status and location of first responders, and effectively dispatch priority calls for service.

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

Contract Term

Upon approval, the contract will be extended through June 30, 2023.

Financial Impact

Upon approval of $692,608.32 in additional funds, the revised aggregate value of the contract will not exceed $13,431,231. Funds are available in the Police Department’s budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Computer Aided Dispatch and Mobile Data Computer System - Contract 125890

(Ordinance S-36018) on April 8, 2009;
- Computer Aided Dispatch and Mobile Data Computer System - Contract 125890 (Ordinance S-38805) on May 16, 2012;
- Computer Aided Dispatch and Mobile Data Computer System - Contract 125890 (Ordinance S-39735) on April 3, 2013;
- Computer Aided Dispatch and Mobile Data Computer System - Contract 125890 (Ordinance S-40717) on April 2, 2014;
- Computer Aided Dispatch and Mobile Data Computer System - Contract 125890 (Ordinance S-40837-AU) on May 28, 2014;
- Computer Aided Dispatch and Mobile Data Computer System - Contract 125890 (Ordinance S-41972-F) on Aug. 26, 2015;
- Computer Aided Dispatch and Mobile Data Computer System - Contract 125890 (Ordinance S-42565-F) on June 1, 2016;
- Computer Aided Dispatch and Mobile Data Computer System - Contract 125890 (Ordinance S-42892-J) on Oct. 5, 2016;
- Computer Aided Dispatch and Mobile Data Computer System - Contract 125890 (Ordinance S-43732) on June 28, 2017.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 58

Airport Bus Fleet Operations & Maintenance Award (Ordinance S-49037)

Request to authorize the City Manager, or his designee, to enter into a contract with Transdev Services, Inc. for bus contingency services to operate and maintain City-owned buses and to provide timely and reliable passenger transportation between the Phoenix Sky Harbor International Airport's Rental Car Center and Airport terminals on an as-needed basis. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $6,506,885.

Summary

Transdev Services, Inc. will operate and maintain six Phoenix Sky Harbor International Airport (Airport) passenger buses on a contingency basis following completion of the PHX Sky Train (Sky Train) Stage Two project. Transdev Services, Inc. will also operate and maintain six COBUS vehicles for routine airfield operations including remote aircraft parking, and airfield emergencies. The Sky Train is considered a must-ride system because it connects to the Rental Car Center, terminals, economy parking structures, and the City's Metro light rail system. Operation and regular maintenance are required for the City-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 outage.

Procurement Information

In accordance with A.R. 3.10, standard competition was waived after the issuance of a Request For Information (RFI) in March 2021 and a Request For Proposals (RFP) in November 2021. There was one respondent for each solicitation and the cost proposal exceeded scope and funding availability. A Determination Memo was authorized to enter into direct negotiations with incumbent Transdev Services, Inc. to provide bus-contingency services on an as-needed basis to meet the critical operational needs of the Airport.

Contract Term

The term of the contract will commence on the day following the expiration or termination of the extended Transdev Services, Inc. Airport Shuttle Bus Services Contract 125318 or the day following the expiration of the final extension period ending March 31, 2023. The new contract will be for an aggregate five-year term with no options to extend.

Financial Impact
The aggregate value will not exceed $6,506,885 for the five-year aggregate contract term. Funding is available in the Aviation Department's Operating budget.

Concurrence/Previous Council Action
The Phoenix Aviation Advisory Board recommended the RFI for approval on Feb. 18, 2021 by a vote of 6-0.
Transportation, Infrastructure and Planning Subcommittee recommended the RFI for approval on March 3, 2021 by a vote of 4-0.
City Council authorized the issuance of the RFI on March 17, 2021.
The Phoenix Aviation Advisory Board recommended award for approval on Sept. 15, 2022 by a vote of 6-0.

Location
Phoenix Sky Harbor International Airport, 2485 E Buckeye Road.
Council District: 8

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 59

Bus Contingency Contract - RFQu 22-023 - Request for Award (Ordinance S-49042)

Request to authorize the City Manager, or his designee, to enter into contracts with Via Adventures, Inc.; Jet Limousines & Transportation, LLC; Tour West America, Inc.; and Industrial Bus Lines, Inc. to provide bus contingency services to transport customers between Phoenix Sky Harbor International Airport (Airport) facilities and other events as needed for the Aviation 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 $172,000 for the five-year aggregate contract terms.

Summary

The contracts will provide qualified operators of medium and large shuttle buses, motorcoach buses, and driver resources to assist the Aviation Department in transporting customers between Airport facilities on an as-needed basis. The contracted bus and charter providers will deliver qualified bus drivers and bus resources on an as-needed basis to support the Aviation Department's PHX Sky Train contingency plans and other Airport events requiring these resources.

Procurement Information

A Request for Qualifications 22-023 - Bus Contingency procurement was processed in accordance with Administrative Regulation 3.10 to establish a Qualified Vendor List (QVL).

Four offerors submitted qualifications and were deemed to be responsive and responsible. The Procurement Officer evaluated all offers as pass-fail for the following minimum qualification criteria:

- Offerors must have a minimum of one year of experience within the last three years providing public and/or commercial transportation services that include driver resources.
- Offerors must have a branch office or operating facility located within Maricopa County, Arizona and the identified point of contact must be stationed in this local office.
- Offerors must operate buses with a minimum passenger seat capacity of 14 seats

for transportation not requiring a commercial driver's license (CDL) and/or;
- Offerors must operate buses with seat capacity greater than 14 requiring CDL credentials.

The following offerors met the minimum qualification criteria and are being recommended for placement on the QVL:

- Via Adventures, Inc.
- Jet Limousines & Transportation, LLC
- Tour West America, Inc.
- Industrial Bus Lines, Inc.

Contract Term
The terms of the contracts will begin on or about Nov. 1, 2022 for an initial three-year term, with two one-year options to extend for a five-year aggregate contract term if all options are exercised.

Financial Impact
The contract value will not exceed $172,000 for the five-year aggregate contract term. Funding is available in the Aviation Department's budget.

Concurrence/Previous Council Action
The Phoenix Aviation Advisory Board recommended approval of this item on Aug. 18, 2022 by a vote of 7-0.

Location
Phoenix Sky Harbor International Airport - 2485 E. Buckeye Road
Council District: 8

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 60

Aviation Department Construction Inspection Services (Ordinance S-49044)

Request to authorize the City Manager, or his designee, to enter into separate agreements with TRACE Consulting, LLC and Consultant Engineering, Inc., to provide construction inspection services for the Aviation Department. 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 $12.5 million.

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 construction inspection services for Phoenix Sky Harbor International Airport, Phoenix Goodyear Airport, and Phoenix Deer Valley Airport that include, but are not limited to: serve as a City representative on construction projects assigned to landside and/or airside on an as-needed basis; inspect and monitor for compliance; observe, record, and review performance tests; prepare daily reports, test results, and photo records; perform other inspection services as needed; and will work closely with and under the direction of the Aviation Construction Inspection Supervisor.

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. Four firms submitted proposals and are listed below.

Selected Firms
Rank 1: TRACE Consulting, LLC
Rank 2: Consultant Engineering, Inc.

Additional Proposers
Rank 3: Dibble CM, LLC
Rank 4: Ritoch-Powell & Associates, an Ardurra Company

Contract Term
The term of each agreement is up to three years from the issuance of the Notice to Proceed, with the option to extend for two additional years, or up to $6,250,000, whichever occurs first. 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 agreement value for each of the consultants will not exceed $6,250,000, including all sub consultant and reimbursable costs. The total fee for all services will not exceed $12.5 million.

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

Location
Phoenix Sky Harbor International Airport - 2485 E. Buckeye Road.
Phoenix Deer Valley Airport - 702 W. Deer Valley Road.
Phoenix Goodyear Airport - 1658 S. Litchfield Road., Goodyear, Ariz.
Council Districts: 2, 8, and Out of City

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 61

Aviation Deicing Trailer- Request for Award (Ordinance S-49064)

Request to authorize the City Manager, or his designee, to complete a one-time purchase with Wausau Equipment Company, Inc. (Wausau), for a TAD Series trailer mounted runway deicer to support Phoenix Sky Harbor International Airport's (PHX) Extreme Weather Program for the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of this request will not exceed $160,000.

Summary
PHX provides critical infrastructure for both domestic and international airlines and unpredictable weather incidents can significantly interrupt operations. Due to the effects of climate change and unpredictable climate patterns, PHX has developed the Extreme Weather Program in order to more efficiently respond to potential extreme winter weather conditions. The purchase price also includes staff training and a two-year equipment warranty.

Procurement Information
PHX recently issued a total of two Invitations for Bids, however the bids were cancelled due to the bidders' inability to meet the equipment specifications and delivery time frame respectively. Wausau is the only vendor that can manufacture and deliver the deicing trailer with manual booms within PHX requested timeline to support Super Bowl operations.

In accordance with AR 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition-One Time Contract-Due to Time Restrictions.

Contract Term
A one-time purchase order (PO) will be issued upon Council approval.

Financial Impact
The one-time PO value will not exceed $160,000.

Funding is available in the Aviation Department's budget.

Location
Phoenix Sky Harbor International Airport, 2485 E Buckeye Road, Phoenix, AZ 85034
Council District: 8

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 62

Amendment to Executive Hangar Lease 152807 with Salt River Project at Phoenix Sky Harbor International Airport (Ordinance S-49070)

Request to authorize the City Manager, or his designee, to amend Executive Hangar Lease152807 with Salt River Project Agricultural Improvement and Power District (SRP) to add executive hangar 10 to the premises at Phoenix Sky Harbor International Airport.

Summary
On March 1, 2020 SRP entered into Executive Hangar Lease 152807 for executive hangar 11. The term for Executive Hangar Lease 152807 terminates on Feb. 29, 2024. SRP has purchased a new aircraft and requires additional space and SRP is requesting to lease executive hangar 10 to store the additional aircraft by amending the premises.

Contract Term
This amendment will add executive hangar 10 to the premises of Executive Hangar Lease 152807, which is scheduled to expire on Feb. 29, 2024. All other terms and conditions of the lease will remain the same.

Financial Impact
Rent for this amendment will increase approximately $30,364.32 per year ($2,530.36 per month). Rent will be adjusted annually based on the Consumer Price Index (CPI) for Phoenix-Mesa-Scottsdale. Expected occupancy will be 15 months total. The total estimated revenue will be $37,955.40.

Concurrence/Previous Council Action
The City Council approved:

- Executive Hangar Lease 152807 (Ordinance S-46072) on October 2, 2019

The Phoenix Aviation Advisory Board recommended this item for approval on September 15, 2022, by a vote of 6-0.

Location
Phoenix Sky Harbor International Airport - 2527 E. Air Lane, Phoenix, Arizona 85034

Council District: 8

Responsible Department

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 63

Fairmount Corporation Real Estate and Investments Ground Lease (Ordinance S -49072)

Request to authorize the City Manager, or his designee, to enter into a ground lease with Fairmount Corp. Real Estate and Investments for Aviation Department owned parcel at 1520 East Apache St. Further request to authorize the City Treasurer to accept all funds related to the ground lease.

Summary
Fairmount Corp. Real Estate and Investments (Fairmount) owns land west of Phoenix Sky Harbor International Airport that envelops the Aviation Department owned parcel at 1520 East Apache St. on three sides. Fairmount wishes to lease approximately 6,893 square feet of land on this parcel to increase available automobile parking for their property.

Contract Term
The term of the lease will be three years from the date of execution. Provisions of the contract will include two one-year options to extend the term at the sole discretion of the Aviation Director.

Financial Impact
Annual rent for the first year of the term will be $7,238. Rent will be annually adjusted according to the Phoenix-Mesa-Scottsdale Consumer Price Index. Total anticipated revenue, if all options are exercised, is approximately $36,190.

Concurrence/Previous Council Action
This item was approved by the Phoenix Aviation Advisory Board on September 15, 2022 by a vote of 6-0.

Location
1520 East Apache St.
Council District: 8

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 64

Westwind School of Aeronautics, Phoenix, LLC Lease Amendment (Ordinance S-49073)

Request to authorize the City Manager, or his designee, to amend Westwind School of Aeronautics, Phoenix, LLC (Westwind) Lease 145025 to add additional land for two parking lots at Phoenix Goodyear Airport (GYR).

Summary
Westwind operates a pilot training facility at GYR. Westwind is increasing the number of students enrolled in their flight training program and requires additional automobile parking to accommodate more students. The additional parking consists of approximately 91,626 square feet and will be located on two vacant lots that are contiguous with the Westwind campus.

Contract Term
The amendment will add land for the parking lots to Westwind Lease 145025 for the remaining term of the lease which expires on Feb. 29, 2032. A provision of the lease includes one five-year option to extend the term to Feb. 28, 2037 at the sole discretion of the Aviation Director.

Financial Impact
Annual rent for the land for the parking lots for the first year will be $29,320, and will increase annually per the Phoenix-Mesa-Scottsdale Consumer Price Index. Total anticipated revenue, if the option is exercised, is approximately $439,800.

Concurrence/Previous Council Action
The City Council approved Lease 145025 (Ordinance S-43184) on Jan. 25, 2017. This item was approved by the Phoenix Aviation Advisory Board on Sept. 15, 2022 by a vote of 6-0.

Location
Phoenix Goodyear Airport, 1658 South Litchfield Road, Goodyear, Ariz.

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 65

Materials Recovery Facility Operations and Materials Marketing - Requirements Contract - RFP 23-SW-006 (Ordinance S-49059)

Request to authorize the City Manager, or his designee, to enter into an agreement with Balcones Resources, Inc. to provide the Public Works Department with operation and maintenance of the North Gateway and the 27th Avenue Material Recovery Facilities (MRFs) and marketing of recovered materials for a five-year period commencing on or about Feb. 1, 2023, for North Gateway and Sept. 1, 2023, for 27th Avenue. Further request to authorize the City Controller to disburse all funds and City Treasurer to accept all funds related to this agreement over the life of the contract.

Summary

The Contractor’s obligation will be to operate the City’s North Gateway and 27th Avenue MRFs. This includes processing single stream recycling to meet market specifications and creating economic value by marketing, selling, and shipping the recyclable material (commodities) to various markets. Currently, approximately 130,000 tons of recyclables are processed annually. The material processed at these sites are received from the City’s curbside recycling program, City facilities and other municipalities. The commodities include aluminum, steel cans, various plastics, mixed glass, cardboard, and paper. The contractor will also maintain the MRF equipment and provide all staffing, materials, supplies, and equipment required of MRF operations.

Procurement Information

Request for Proposal (RFP) 23-SW-006 was conducted in accordance with Administrative Regulation 3.10. Five proposals were received on July 13, 2022. The offers were evaluated by a panel that included representation from the Public Works Department, City of Tucson, and City of Glendale. The offers were evaluated based on criteria set forth in the RFP with 1,000 maximum points possible.

Allied Waste Systems, Inc., Republic Services: 736 points
Balcones Resources, Inc.: 873 points
CellMark, Inc.: 735 points
GFL Environmental/Transit Waste, LLC: 811 points
Recology, Inc.: 827 points

The evaluation panel recommends the offer from Balcones Resources, Inc. to be accepted as the responsive and responsible offer with the highest point value received.

Contract Term
The term of this contract is for five years and will commence on or about Feb. 1, 2023, for North Gateway and Sept. 1, 2023, for 27th Avenue. Provisions of the contract include an option to extend the term up to five years, to be taken in one-year increments, which may be exercised by the City Manager or designee.

Financial Impact
The estimated operating cost over the 10-year contract is approximately $158,903,000 based on historical trends and highest forecasted processing rate, and it also assumes tonnage growth and CPI adjustments. Revenue will be generated by the sale of commodities, which will fluctuate depending on market conditions. Actual usage, fees, and revenues from this contract may be higher or lower depending on recycling tonnage collected and commodities markets.

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

Location
North Gateway MRF - 30205 N. Black Canyon Highway
27th Avenue MRF - 3060 S. 27th Ave.
Council Districts: 2 and 7

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 66

Fire Alarm - Job Order Contracting Services Contracts (Ordinance S-49045)

Request to authorize the City Manager, or his designee, to enter into separate master agreements with four contractors to provide Fire Alarm Job Order Contracting Services for departments 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 $32 million.

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 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 State of Arizona (State) has completed a procurement process to select four Job Order Contractors (JOC) to provide Fire Alarm Services throughout the Phoenix Area. The City of Phoenix (City) would like to enter into a cooperative use agreement to utilize the solicitation. The four contractors are 1. Hiller Companies, Inc. dba American Fire Equipment Sales & Service Corporation, 2. CopperState Fire Protection, 3. Firetrol Protection Systems, Inc., and 4. Atlas Fire Company, LLC.

The Contractors’ services will be used on an as-needed basis and include, but are not limited to: assessment, design, procurement and installation of new intelligent/addressable fire alarm systems; and replacing or upgrading existing fire alarm systems in occupied buildings.

Procurement Information

These cooperative agreements will allow the City to utilize Fire Alarm JOC Services

and benefit from rates already negotiated with the contractors, thereby providing a better cost for construction services to the City.

Contract Term
The term of each master agreement is for up to five years, or up to $8 million, whichever occurs first. Work scope identified and incorporated into the master agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the master agreement. No additional changes may be executed after the end of the term.

Financial Impact
The master agreement value for each of the JOC contractors will not exceed $8 million, including all subcontractor and reimbursable costs. The total fee for services will not exceed $32 million.

Request to authorize the City Manager, or his designee, to execute job order agreements performed under these master agreements for up to $2 million each. In no event will any job order agreement exceed this limit without Council approval to increase the limit.

Funding is available in the citywide departments' Capital Improvement Program and Operating budgets. The Budget and Research Department will review and approve funding availability prior to issuance of any job order agreement. 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.

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 67

Public Transit Department Light Rail Extension Construction Administration and Inspection On-Call Services for Calendar Years 2023-27 (Ordinance S-49050)

Request to authorize the City Manager, or his designee, to enter into separate agreements with eight selected consultants, as identified in **Attachment A**, to provide Construction Administration and Inspection On-Call services for multiple light rail extension projects. 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.

Concurrent with these requests, the City is separately seeking authority under another agenda item to enter into consultant agreements to provide Materials Testing On-Call services for multiple light rail extension projects in Calendar Years 2023-27. The total fee for On-Call services from the combination of all these consultant agreements for Materials Testing and Construction Administration and Inspection will not exceed $55 million in aggregate.

Additionally, request to authorize the City Manager, or his designee, to take all action deemed 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, within 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 purpose of this project is to provide Construction Administration and Inspection services on an as-needed basis for the following light rail extensions: Light Rail South Central Extension/Downtown Hub; Light Rail Northwest Extension Phase II; and future location, Capitol Extension. Phoenix may include additional future light rail extensions for these services.

The On-Call consultants will be responsible for providing Construction Administration and Inspection services that include, but are not limited to: representation on behalf of the City of Phoenix for full range of civil and water inspection services during the construction phase to ensure compliance with City of Phoenix, Maricopa County and Valley Metro standards, policies and guidelines. Inspections will include roadway, alley, water, sewer, dry utilities, landscape and irrigation, irrigation facilities, storm drain, retentions, embankments, earthwork, trenching, grading, soil treatments, masonry, structural steel, bridge/structures, sidewalk, ADA ramps, curb and gutter, driveways, and temporary traffic control for compliance to applicable standards.

Current locations are:

- South Central Extension/Downtown Hub; approximately 5.5 miles of new guideway that will provide a mass transit option for residences, businesses and visitors to gain access to and from the South-Central community.
- Northwest Extension Phase II; approximately 1.5 miles of new guideway that will extend the light rail west, bridging the gap between the east and west valley.

Future locations are:

- Capitol Extension; approximately 1.4 miles of new guideway that will extend the light rail west to the Arizona State Capitol.
- Future light rail extensions may be identified and included in services.

This project may utilize federal funds and is subject to the requirements of 49 Code of Federal Regulations (CFR) Part 26, the U.S. Department of Transportation Disadvantaged Business Enterprise Program, and FTA Circular 4220.1F.

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. Twelve firms submitted proposals and are listed in **Attachment A**, which also identifies the eight selected firms.

Contract Term

The agreements will begin on or about Nov. 1, 2022 with each having a term of up to five years. 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 cost for all agreements of the Construction Administration and Inspection On-Call consultants, combined with the cost for all agreements of the Material Testing On-Call consultants that the City is concurrently seeking authority to enter by a separate agenda item, will not exceed $55 million in aggregate, including all subconsultant and reimbursable costs.

Funding is available in the Public Transit Department's Capital Improvement Program budget. 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.

Location

Council Districts: 1, 3, 5, 7 and 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua, the Public Transit Department, and the City Engineer.

ATTACHMENT A

Selected Firms
Rank 1: Consultant Engineering, Inc.
Rank 2: Tristar Engineering & Management, Inc.
Rank 3: Infenix, LLC
Rank 4: Consor Engineers, LLC
Rank 5: WSP USA Inc.
Rank 6: Wood, Patel & Associates, Inc.
Rank 7: Trace Consulting, LLC
Rank 8: Entellus, Inc.

Additional Proposers
Rank 9: PGH Wong Engineering, Inc.
Rank 10: Quality Testing, L.L.C.
Rank 11: Cass Cura, LLC
Rank 12: 4Leaf, Inc.

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 68

Public Transit Department Light Rail Extension Materials Testing On-Call Services for Calendar Years 2023-27 (Ordinance S-49051)

Request to authorize the City Manager, or his designee, to enter into separate agreements with eight selected consultants, as identified in **Attachment A**, to provide Materials Testing On-Call services for multiple light rail extension projects. 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.

Concurrent with these requests, the City is separately seeking authority under another agenda item to enter into consultant agreements to provide Construction Administration and Inspection On-Call services for multiple light rail extension projects in Calendar Years 2023-27. The total fee for On-Call services from the combination of all these consultant agreements for Materials Testing and Construction Administration and Inspection will not exceed $55 million in aggregate.

Additionally, request to authorize the City Manager, or his designee, to take all action deemed necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to then 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, within 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 purpose of this project is to provide Materials Testing services on an as-needed basis for the following light rail extensions: Light Rail South Central Extension/Downtown Hub; Light Rail Northwest Extension Phase II; and future location, Capitol Extension. Phoenix may include additional future light rail extensions for these services.

The On-Call consultants will be responsible for providing Materials Testing services that include, but are not limited to: geotechnical investigations, geotechnical and materials testing; laboratory and field testing of soil, concrete and asphalt; plant inspections; analyses and preparation of reports; and daily oversight to ensure compliance with City of Phoenix, Maricopa County and Valley Metro standards, policies and guidelines.

Materials field testing will include roadway, alley, water, sewer, dry utilities, landscape and irrigation, irrigation facilities, storm drain, retentions, embankments, earthwork, trenching, grading, soil treatments, masonry, structural steel, bridge/structures, sidewalk, ADA ramps, curb and gutter and driveways for compliance with standard details, specifications and approved plans.

Current locations are:

- South Central Extension/Downtown Hub; approximately 5.5 miles of new guideway that will provide a mass transit option for residences, businesses and visitors to gain access to and from the South-Central community.
- Northwest Extension Phase II; approximately 1.5 miles of new guideway that will extend the light rail west, bridging the gap between the east and west valley.

Future locations are:

- Capitol Extension; approximately 1.4 miles of new guideway that will extend the light rail west to the Arizona State Capitol.
- Future light rail extensions may be identified and included in services.

This project may utilize federal funds and is subject to the requirements of 49 Code of Federal Regulations (CFR) Part 26, the U.S. Department of Transportation Disadvantaged Business Enterprise Program, and FTA Circular 4220.1F.

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. Thirteen firms submitted proposals and are listed in **Attachment A.**

Contract Term
The term of each agreement will begin on or about Nov. 1, 2022 and will have a term of up to five years. 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 cost for all agreements of the Material Testing On-Call consultants, combined with the cost for all agreements of the Construction Administration and Inspection On-Call consultants that the City is concurrently seeking authority to enter by a separate agenda item, will not exceed $55 million in aggregate, including all subconsultant and reimbursable costs.

Funding is available in the Public Transit Department's Capital Improvement Program budget. 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.

Location
Council Districts: 1, 3, 5, 7 and 8

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

ATTACHMENT A

Selected Firms

Rank 1: Quality Testing, L.L.C.
Rank 2: Wood Environment & Infrastructure Solutions, Inc.
Rank 3: Ninyo & Moore Geotechnical and Environmental Sciences Consultants Inc.
Rank 4: Alta CMTI, LLC dba Alta Arizona
Rank 5: Speedie & Associates, LLC
Rank 6: Terracon Consultants, Inc.
Rank 7: Western Technologies, Inc.
Rank 8: Smith & Annala Engineering Co.

Additional Proposers

Rank 9: ACS Services L.L.C.
Rank 10: Hoque & Associates, Inc.
Rank 11: Olsson, Inc.
Rank 12: Professional Service Industries, Inc.
Rank 13: Fenagh LLC dba Fenagh Engineering and Testing

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 69

Citywide Engineering On-Call Services for Calendar Years 2023-24 (Ordinance S-49068)

Request to authorize the City Manager, or his designee, to enter into separate agreements with the 60 consultants on **Attachment A**, to provide Engineering 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 $72 million.

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 Engineering services that include, but are not limited to: studies, plan review, special inspections, programming, master plans, design, construction document development (plans, specifications and cost estimates), and construction administration and inspection services.

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. 112 firms submitted proposals and are listed in **Attachment A**.

Contract Term
The term of each agreement will begin on or about Nov. 1, 2022 with a term of up to two years or up to $1.2 million, whichever occurs first. 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 agreement values for each of the On-Call consultants will not exceed $1.2 million, including all subconsultant and reimbursable costs. The total fee for all services will not exceed $72 million.

Funding is available in the citywide departments' Capital Improvement Program and Operating budgets. 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

Complete Streets Three Firms Selected
Rank 1: Alta Planning + Design, Inc.
Rank 2: Toole Design Group, LLC
Rank 3: Nelson Nygaard Consulting Associates, Inc.

Construction Project Management Three Firms Selected
Rank 1: Consultant Engineering, Inc.
Rank 2: Tristar Engineering and Management, Inc.
Rank 3: Ardurra, Inc.

Data Science One Firm Selected
Rank 1: Stantec Consulting Services, Inc.

Electrical Two Firms Selected
Rank 1: Affiliated Engineers, Inc.
Rank 2: CR Engineers, Inc.

Energy Two Firms Selected
Rank 1: Wendel WD Architecture, Engineering, Surveying & Landscape Architecture, PC
Rank 2: WHPacific, Inc.

Fire/Life Safety One Firm Selected
Rank 1: Fisher Engineering, Inc.

General Civil Fifteen Firms Selected
Rank 1: Entellus, Inc.
Rank 2: Dibble & Associates Consulting Engineers, Inc. dba Dibble
Rank 3: AECOM Technical Services, Inc.
Rank 4: AZTEC Engineering Group, Inc.
Rank 5: Gannett Fleming, Inc.
Rank 6: Engineering Alliance, Inc.
Rank 7: Kimley-Horn and Associates, Inc.
Rank 8: Olsson, Inc.
Rank 9: Jacobs Engineering Group, Inc.
Rank 10: Kittelson & Associates, Inc.
Rank 11: Ethos Engineering, L.L.C.

Rank 12: TRACE Consulting, LLC
Rank 13: Michael Baker International, Inc.
Rank 14: Wilson & Company, Inc., Engineers & Architects
Rank 15: Sunrise Engineering, Inc.

Landscape Architect Three Firms Selected
Rank 1: J2 Engineering and Environmental Design, LLC
Rank 2: Gavan and Barker, Inc.
Rank 3: Thomas + Crowley, LLC

Mechanical Plumbing Two Firms Selected
Rank 1: LSW Engineers Arizona, Incorporated
Rank 2: GLHN Architects and Engineers, Inc.

Public Information Two Firms Selected
Rank 1: Your Project Marketing and Outreach, LLC
Rank 2: Gunn Communications, Inc.

Structural Four Firms Selected
Rank 1: Caruso Turley Scott, Inc.
Rank 2: Point Engineers, LLC
Rank 3: T.Y. Lin International, Inc.
Rank 4: Advanced Structural Engineering, Inc.

Survey Three Firms Selected
Rank 1: Wood, Patel & Associates, Inc.
Rank 2: CVL Consultants, Inc.
Rank 3: ALTA Survey, LLC dba Alta Arizona

Traffic Engineering Four Firms Selected
Rank 1: Lee Engineering, LLC
Rank 2: Y2K Engineering, LLC
Rank 3: WSP USA Inc.
Rank 4: Y.S. Mantri & Associates, LLC

Water/Wastewater Fifteen Firms Selected
Rank 1: Wilson Engineers, LLC
Rank 2: Carollo Engineers, Inc.
Rank 3: Black & Veatch Corporation

Rank 4: Brown and Caldwell, Inc.
Rank 5: EIC Engineers, LLC
Rank 6: Arcadis U.S., Inc.
Rank 7: GHD Inc.
Rank 8: Oz Engineering, LLC
Rank 9: Greeley and Hansen LLC
Rank 10: Project Engineering Consultants, LLC
Rank 11: HDR Engineering, Inc.
Rank 12: Wood Environment & Infrastructure Solutions, Inc.
Rank 13: Hazen and Sawyer, P.C.
Rank 14: Narasimhan Consulting Services Inc. dba NCS Engineers
Rank 15: Engineering and Environmental Consultants, Inc.

Additional Proposers

Rank 61: Avenue Consultants, Inc.
Rank 62: Bernhard TME, LLC
Rank 63: Buehler Engineering, Inc.
Rank 64: C&S Engineers, Inc.
Rank 65: CA Group Arizona, Inc.
Rank 66: Canfield Engineering and Integrations, LLC
Rank 67: CDM Smith, Inc.
Rank 68: CivTech Inc.
Rank 69: EEA Consulting Engineers, Inc.
Rank 70: Electric Energy Systems Engineering, LLC
Rank 71: Environmental Planning Group, Inc.
Rank 72: EPS Group, Inc.
Rank 73: FB3E Consulting Services, LLC
Rank 74: Fenagh, LLC dba Fenagh Engineering and Testing
Rank 75: Garver, LLC
Rank 76: Greenlight Traffic Engineering, LLC
Rank 77: GroTrans Engineering, LLC
Rank 78: Harrington Planning + Design, Inc.
Rank 79: Holistic Engineering and Land Management, Inc.
Rank 80: Horrocks Engineers, Inc.
Rank 81: Huitt-Zollars, Inc.
Rank 82: IMEG Corp.
Rank 83: Jensen Hughes, Inc.
Rank 84: Kennedy Jenks Consultants, Inc.
Rank 85: Kitchell Corporation
Rank 86: Lloyd Consulting Group, LLC dba Lloyd Sports and Engineering

Rank 87: Logan Simpson Design, Inc. dba Logan Simpson
Rank 88: Lokahi, LLC
Rank 89: Mark Taylor, Inc.
Rank 90: Martin White and Griffis Structural Engineers, Inc.
Rank 91: McKinstry Essention, LLC
Rank 92: Mead & Hunt, Inc.
Rank 93: Meyer Borgman & Johnson, Inc.
Rank 94: Parsons Transportation Group, Inc.
Rank 95: Pearson Engineering Associates, Incorporated
Rank 96: Primatech, LLC
Rank 97: Professional Service Industries, Inc.
Rank 98: Quantum Integrated Solutions, Inc.
Rank 99: Red Brick Consulting, Inc.
Rank 100: Rick Engineering Company, Inc.
Rank 101: Rider Levett Bucknall, LTD
Rank 102: RVI Planning + Landscape Architecture, Inc.
Rank 103: Sazan Group, Inc.
Rank 104: Spectrum Engineers, Inc.
Rank 105: Stanley Consultants, Inc.
Rank 106: Strand Associates, Inc.
Rank 107: Tetra Tech, Inc.
Rank 108: The RMH Group Inc.
Rank 109: Vanir Construction Management, Inc.
Rank 110: Water Works Engineers, LLC
Rank 111: Westland Resources, Inc.
Rank 112: Wright Engineering Corporation

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 70

Street Transportation Department Subsurface Utility Excavation - 2-Step Job Order Contracting Services - 4108JOC210 (Ordinance S-49075)

Request to authorize the City Manager, or his designee, to enter into separate master agreements with two contractors to provide Subsurface Utility Excavation 2-Step Job Order Contracting 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 $5 million.

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 Contractors' services will be used on an as-needed basis to provide Job Order Contracting (JOC) services for subsurface utility excavation. Additionally, the JOC contractors will be responsible for fulfilling Small Business Enterprise program requirements.

Procurement Information

The selections were made using a two-step qualifications and price-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. Four firms submitted proposals and are listed below.

Selected Firms
Rank 1: AZTEC Engineering Group, Inc.
Rank 2: T2 UES, Inc.

Additional Proposers
Rank 3: Cobb, Fendley & Associates, Inc.
Rank 4: Horrocks Engineers, Inc.

Contract Term

The term of each master agreement is for up to five years, or up to $2.5 million, whichever occurs first. Work scope identified and incorporated into the master agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the master agreement. No additional changes may be executed after the end of the term.

Financial Impact

The master agreement value for each of the JOC contractors will not exceed $2.5 million, including all subcontractor and reimbursable costs. The total fee for all services will not exceed $5 million. The value for each job order agreement performed under this master agreement will be up to $1 million each. In no event will any job order agreement exceed this limit without Council approval to increase the limit.

Funding is available in the citywide departments' Capital Improvement Program and Operating budgets. The Budget and Research Department will review and approve funding availability prior to issuance of any job order agreement. 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.

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 71

Hot Mix Asphalt Products - RFQu 18-206 - Amendment (Ordinance S-49048)

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 147410 with Vulcan Materials Company for the purchase of hot mix asphalt products for the Street Transportation and Aviation Departments. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $1,025,000.00.

Summary
This contract provides hot mix asphalt products for use by the Street Transportation and Aviation Departments. Additional funds are required due to a price increase in asphalt materials. The additional funds will enable the City to continue paving projects and critical maintenance and repair of paved surfaces.

Contract Term
The contract term remains unchanged, ending on April 30, 2023.

Financial Impact
Upon approval of $1,025,000.00 in additional funds, the revised aggregate value of the contract will not exceed $12,257,500.00. Funds are available in the Street Transportation and Aviation Departments' budgets.

Concurrence/Previous Council Action
The City Council previously reviewed this request:

- Hot Mix Asphalt Products - Contract 147410 (Ordinance S-44479) on April 18, 2018

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 72

State Fair Towing - RFQ 18-129 - Amendment (Ordinance S-49065)

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 148443 with Western Towing of Phoenix, Inc. dba Western Towing for Arizona State Fair towing services for the Police Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $30,000.

Summary
This contract will provide the Police Department towing services to relocate vehicles or property from illegal parking areas for the Arizona State Fair. The Arizona State Fair is held annually during the months of September and October. Additional funds are being requested, as the actual need for services has been greater than originally estimated and the length of the 2022 Arizona State Fair has been extended by one week. This service is essential to enforce the mandated Arizona Revised Statutes, Phoenix City Codes, and departmental policies to tow vehicles.

Contract Term
The contract term remains unchanged, ending on Sept. 30, 2023.

Financial Impact
Upon approval of $30,000 in additional funds, the revised aggregate value of the contract will not exceed $125,000. Funds are available in the Police Department's budget.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
• State Fair Towing - Contract 148443 (Ordinance S-44984) on Sept. 19, 2018;
• State Fair Towing - Contract 148443 (Ordinance S-48297) on Feb. 2, 2022.

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 73

Authorization to Enter into an Agreement with Salt River Valley Water Users' Association and Salt River Project Agricultural Improvement and Power District and Others for Accounting and Delivery of Water Made Available in the Modified Roosevelt Dam Flood Control Space (Ordinance S-49054)

Request to authorize the City Manager, or his designee, to enter into an agreement among Salt River Valley Water Users' Association; Salt River Project Agricultural Improvement and Power District; and the Arizona cities of Avondale, Chandler, Glendale, Mesa, Peoria, Scottsdale, and Tempe: Town of Gilbert; Roosevelt Water Conservation District; Buckeye Water Conservation and Drainage District; Roosevelt Irrigation District; the Salt River Pima-Maricopa Indian Community, a sovereign tribe located in the Phoenix metropolitan area; and Freeport Minerals Corporation for Accounting and Delivery of Water Made Available in the Modified Roosevelt Dam Flood Control Space under a temporary deviation to the Water Control Plan. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the agreement will not exceed $26,000.

Summary

The parties are entities that are entitled to use spill water from Roosevelt Dam on the Salt River. The parties are proposing a change to the Water Control Plan that governs operations of the flood control space at Roosevelt Dam. The proposed changes to the Water Control Plan contemplate planned instances to allow deviations from normal dam regulation in order to maximize reservoir and water use. Under provisions of section 7-14(c) or the Water Control Plan and section 7 of the Water Control Agreement, Salt River Project (SRP), Reclamation, and the Corps of Engineers developed a planned deviation wherein SRP, among other things, is authorized to extend the evacuation period for water entering the first five feet of the Flood Control Space on a five-year pilot basis. By extending the evacuation period, the participating entities will have greater access to use flood waters impounded behind Roosevelt Dam. Phoenix will have access to the largest volume of 18.41 percent.

Contract Term

The agreement will begin on or about Oct. 1, 2022 for the length of the pilot project, or five years and 120 days, whichever is shorter.

Financial Impact
The aggregate value of the agreement is not to exceed $26,000.

Funding for this contract is available in the Water Services Department's Operating budget.

Location
Outside of the City

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 74

Settlement Agreement with Connect 202 Partners, LLC, for Water Main Cathodic Protection Associated with the SR202 Construction (Ordinance S-49056)

Request to authorize the City Manager, or his designee, to enter into a Settlement Agreement with Connect 202 Partners, LLC, to resolve a water main cathodic protection issue associated with the State Route 202 South Mountain Freeway Project. Further request to authorize the City Treasurer to accept all funds related to this item. The City will be paid in the amount of $47,500.

Summary
The South Mountain Freeway Project installed a water main with cathodic protection along Liberty Lane from Desert Foothills Parkway to approximately 20th Way. The water main will require ongoing inspection and monitoring. Connect 202 Partners will pay the Water Services Department $47,500 to resolve issues related to the cathodic protection and otherwise discharge any potential claims.

Contract Term
The agreement will begin on or about Oct. 15, 2022, with the money to be paid to the City within five days of the effective date.

Financial Impact
The City will be paid in the amount of $47,500.

Location
Liberty Lane from Desert Foothills Parkway to 20th Way.
Council District: 6

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** *75

ITEM CORRECTED (SEE ATTACHED MEMO) Modification of Stipulation Request for Ratification of July 20, 2022 Planning Hearing Officer Action - PHO-1 -22--Z-58-04-1 - Approximately 550 Feet South of the Southwest Corner of 43rd Avenue and Cactus Road

Request to authorize the City Manager, or his designee, to approve Planning Commission recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on July 20, 2022 and the Planning Commission on Sept. 1, 2022. This ratification requires formal action only.

Summary

Application: PHO-1-22--Z-58-04-1
Existing Zoning: C-O (Approved C-1)
Acreage: 1.08

Owner: Benjamin and Corina Covaciu
Applicant: Daniel Istrate, Kontexture LLC
Representative: Daniel Istrate, Kontexture LLC

Proposal:
1. Modification of Stipulation 1 regarding general conformance with the site plan date stamped May 24, 2004, and elevations date stamped July 7, 2004.
2. Deletion of Stipulation 4 regarding parking lot landscaping.
3. Technical corrections for Stipulations 2 and 3.

Concurrence/Previous Council Action

VPC Action: The North Mountain Village Planning Committee heard this case on May 18, 2022, and recommended denial, by a vote of 13-2.
PHO Action: The Planning Hearing Officer heard this case on June 15, 2022, and continued the case. The Planning Hearing Officer heard this case again on July 20, 2022, and recommended approval with a modification and an additional stipulation.
Staff Recommendation: Approval, with a modification and an additional stipulation, as recommended by the Planning Hearing Officer.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and recommended approval, per the Planning Hearing Officer recommendation with an

additional stipulation, by a vote of 7-0. See **Attachment A (Stipulations)** for the list of Planning Commission recommended stipulations.

Location

Approximately 550 feet south of the southwest corner of 43rd Avenue and Cactus Road.
Council District: 1
Parcel Address: 11990 N. 43rd 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

Date: October 10, 2022

From: Joshua Bednarek
Planning and Development Deputy Director

Subject: CORRECTION TO ITEM 75 (PHO-1-22-Z-58-04-1) ON THE OCTOBER 12, 2022 FORMAL AGENDA – MODIFICATION OF STIPULATION REQUEST FOR RATIFICATION OF JULY 20, 2022 PLANNING HEARING OFFICER - APPROXIMATELY 550 FEET SOUTH OF THE SOUTHWEST CORNER OF 43RD AVENUE AND CACTUS ROAD

Item 75, is a request to modify stipulations from rezoning case Z-58-04-1 on a 1.08-acre site at approximately 550 feet south of the southwest corner of 43rd Avenue and Cactus Road in Council District 1, zoned C-O (Approved C-1).

This memo deletes pages 150 & 151 in Attachment A to remove an inadvertently attached legal description and ordinance location map.

Approved: _____
Alan Stephenson, Deputy City Manager

Attachment A

PHO-1-22—Z-58-04-1

Planning Commission Approved Stipulations:

1.	~~That~~ THE development shall be in general conformance with the site plan AND ELEVATIONS date stamped JULY 20, 2022, ~~May 24, 2004 and elevations date stamped July 7, 2004~~ as ~~approved or~~ modified by the FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND Development ~~Services~~ Department.
2.	~~That~~ Four sided architecturE~~al~~ shall be used on residential development. Examples of the types of details to consider are French windows, ornamentation in the gable area, garages setback to the rear of the house, garage door windows, porches, 18 ~~foot~~ inch eaves, shutters, decorative framing around the windows, windowsills, window fenestrations, balconies, lighting, and other enhancements as approved by THE PLANNING AND Development ~~Services~~ Department.
3.	~~That~~ Mature trees a minimum of 2-inch caliper spaced 20-feet on center or equivalent groupings as approved by the PLANNING AND Development ~~Services~~ Department SHALL be installed along the west side of Parcel B and the south side of Parcel A in order to buffer the proposed commercial development from proposed residential uses.
~~4.~~	~~That mature trees a minimum of 2 inch caliper be placed in the three parking islands and the two corners of the parking lot on the south side of Parcel B in order to buffer the proposed commercial development from existing residential uses.~~
4. ~~5.~~	~~That~~ Right-of-way totaling 50 feet shall be dedicated for the south half of Cactus Road.
5. ~~6.~~	~~That~~ The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
6. ~~7.~~	~~That~~ Construction vehicle access to the residential Parcel C shall be off of 43rd Avenue or Cactus Road during the construction phase.
7. ~~8.~~	~~That~~ Lot 1, and two of Lots 7, 8, 9 and 10, shall be limited to one story, for a total of three lots being limited to one story.
8.	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.
9.	ENHANCED LANDSCAPING SHALL BE PROVIDED TO INCLUDE COVERAGE ALONG THE SOUTH SIDE OF THE SITE TO ADDRESS PRIVACY.

EXHIBIT A

LEGAL DESCRIPTION FOR Z-43-A-98-2

THE LAND REFERRED TO HEREIN BELOW IS SITUATED CAVE CREEK, IN THE COUNTY OF MARICOPA,
STATE OF ARIZONA, IN A PORTION OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 4 EAST, AND IS DESCRIBED AS FOLLOWS:

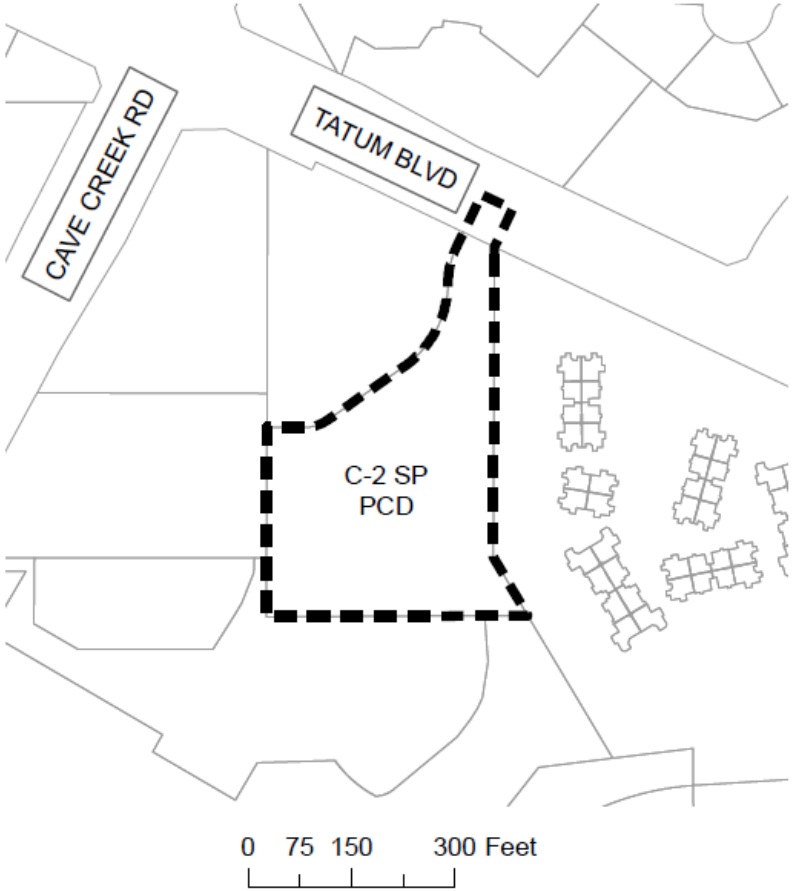
Lot 3, of TATUM PLAZA, according to Book 818 of Maps, page 16, records of Maricopa County, Arizona.

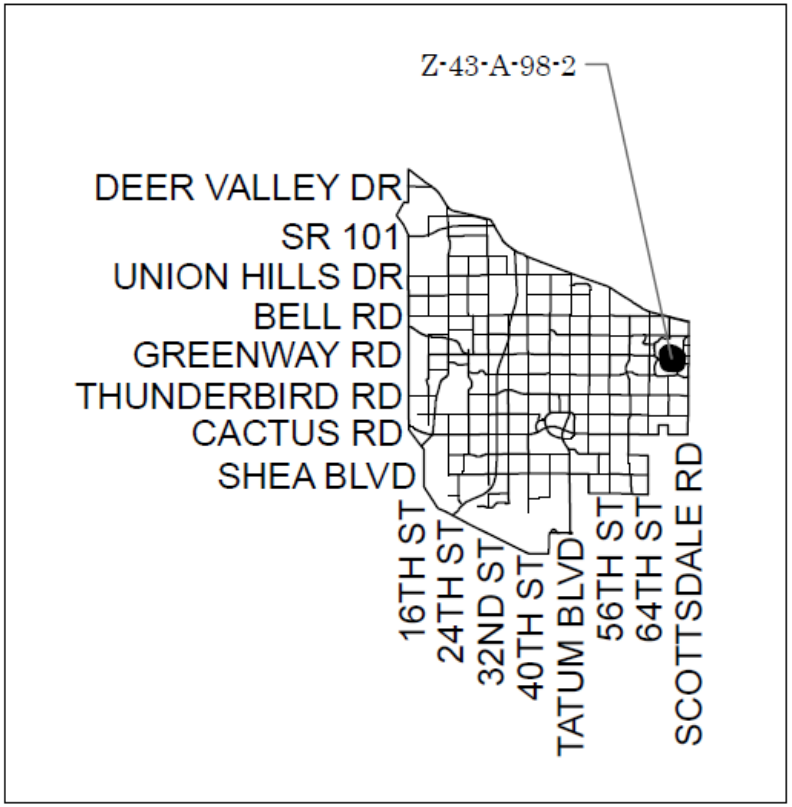
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-43-A-98-2
Zoning Overlay: N/A
Planning Village: Desert View





NOT TO SCALE

N

Drawn Date: 1/10/2019

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 76

Final Plat - Deer Valley Business Center Buildings 5-6-7 - PLAT 210087 - West of 7th Avenue and North of Rose Garden Lane

Plat: 210087
Project: 21-1411
Name of Plat: Deer Valley Business Center Building 5-6-7
Owner: Sunbelt Rose Garden, L.P.
Engineer: James A. Brucci, RLS
Request: A 1 Lot Commercial Plat
Reviewed by Staff: Sept. 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 west of 7th Avenue and north of Rose Garden Lane.
Council District: 1

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 77

Street Name Change from 38th Avenue to Sandomir Way (Ordinance S-49069)

Request to authorize the City Manager, or his designee, to rename the segment of 38th Avenue between Wier Avenue and Roeser Road to Sandomir Way, based on a request by the property owner, Laveen Elementary School District, whose property fronts the affected street segment.

Summary

The Laveen Elementary School District No. 59 is requesting that the Phoenix City Council change the street name from "38th Avenue" to "Sandomir Way" from Wier Avenue to Roeser Road.

The portion of street being requested to rename is a segment of 38th Avenue that lies between the south right-of-way line of Wier Avenue extending south to the north right-of-way line of Roeser Road. A portion of this street was dedicated on the MAURICE C. CASH ELEMENTARY SCHOOL subdivision plat on Feb. 24, 2011, in Book 1078 of Maps, Page 05 in the official records of Maricopa County, Arizona. Another portion of 38th Avenue was dedicated on the MARICOPA GARDEN FARMS subdivision plat on Jan. 4, 1924, in Book 011 of Maps, Page 38 in the official records of Maricopa County, Arizona. The remaining portion of 38th Avenue was accepted by the Phoenix City Council in Ordinance S-10264 on Jan. 24, 1978.

This street naming assignment is in accordance with the City of Phoenix Street Naming Process and the Maricopa County Association of Governments "Address and Street Name Assignment Policy" requirements. The requestor, the Laveen Elementary School District No. 59, owns the only property fronting the affected street segment, so there are no other interested property owners. Pursuant to the City policy the applicant presented for information only to the Laveen Village Planning Committee and there were no individual concerns expressed by the village members.

Location

38th Avenue from Wier Avenue to Roeser Road.
Council District: 7

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

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 78

Amend City Code - Ordinance Adoption - Rezoning Application Z-49-22-1-2 - Southwest Corner of 7th Street and Pinnacle Peak Road (Ordinance G-7029)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-49-22-1-2 and rezone the site from A-1 SP DVAO (Light Industrial District, Special Permit, Deer Valley Airport Overlay District) and A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay District) to A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay District) to remove the existing Special Permit on a portion of the site and allow light industrial uses.

Summary

Current Zoning: A-1 SP DVAO and A-1 DVAO
Proposed Zoning: A-1 DVAO
Acreage: 7.36 acres
Proposal: Removal of Special Permit to allow light industrial uses

Owner: William Cox, Park View Lane 5, LLC
Applicant: Hawkeye Development, LLC
Representative: Clark Diepholz

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Deer Valley Village Planning Committee heard this case on Aug. 11, 2022, and recommended approval, per the staff recommendation, by a vote of 11-0.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and recommended approval, per the Deer Valley Village Planning Committee recommendation, by a vote of 7-0.

Location

Southwest corner of 7th Street and Pinnacle Peak Road
Council District: 1 and 2
Parcel Address: 23100 and 23210 E. 7th St., and 675 E. Pinnacle Peak 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-49-22-1-2) FROM A-1 SP DVAO (LIGHT INDUSTRIAL DISTRICT, SPECIAL PERMIT, DEER VALLEY AIRPORT OVERLAY DISTRICT) AND A-1 DVAO (LIGHT INDUSTRIAL DISTRICT, DEER VALLEY AIRPORT OVERLAY DISTRICT) TO A-1 DVAO (LIGHT INDUSTRIAL DISTRICT, DEER VALLEY AIRPORT OVERLAY DISTRICT).

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

SECTION 1. The zoning of a 7.36-acre property located at the southwest corner of 7th Street and Pinnacle Peak Road in a portion of Sections 16 and 17, Township 4 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from 2.20 acres of “A-1 SP DVAO” (Light Industrial District, Special Permit, Deer Valley Airport Overlay District) and 5.16 acres of “A-1 DVAO” (Light Industrial District, Deer Valley Airport Overlay District), to “A-1 DVAO” (Light Industrial District, Deer Valley Airport Overlay District).

DRAFT

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. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Pinnacle Peak 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 alternative design through the technical appeal process.

2. The property owner shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Deer Valley Airport to future owners and tenants of the property. The form and contents of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

3. 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.

4. 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.

5. 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.

6. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the

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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 12th day of October, 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

LEGAL DESCRIPTION FOR Z-49-22-1-2

Lot 9, of Pinnacle Peak Industrial, recorded in the official records of Maricopa County, Arizona as book 1016 of maps, page 23. Located in the Northeast Quarter of Section 17, Township 04 North, Range 03 East of the Gila and Salt River Base Meridian, Maricopa County, Arizona.

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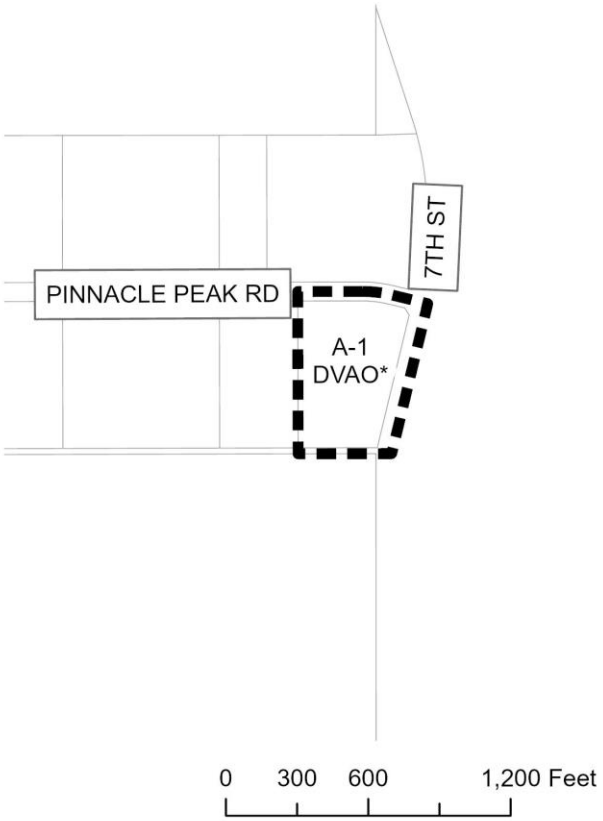
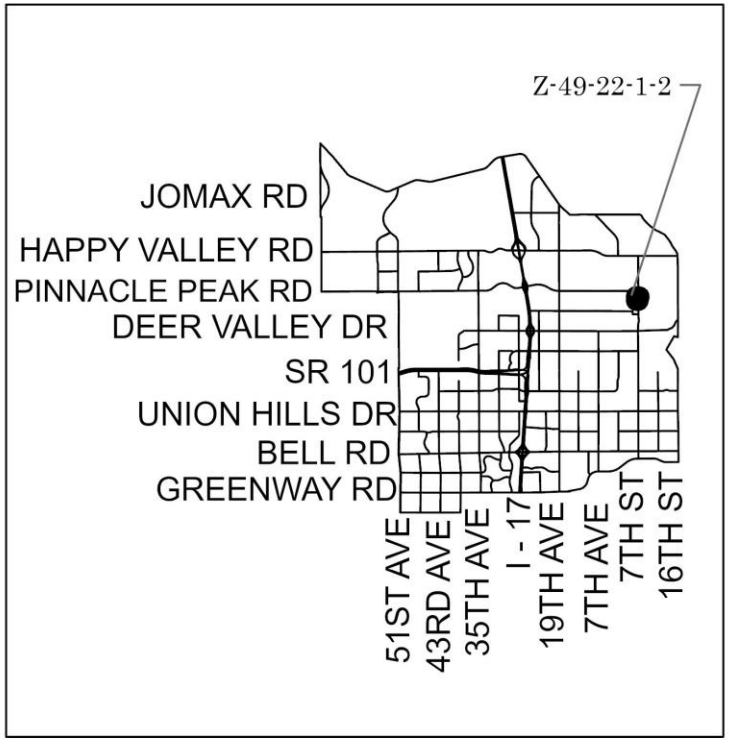
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-49-22-1-2
Zoning Overlay: Deer Valley Airport Overlay District (DVAO)
Planning Village: Deer Valley





NOT TO SCALE

N

Drawn Date: 9/13/2022

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2022 Ord\10-12-22\10-12-22.aprx

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 79

Amend City Code - Ordinance Adoption - Rezoning Application Z-33-22-2 - Southeast Corner of North Valley Parkway and Sonoran Desert Drive (Ordinance G-7037)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-33-22-2 and rezone the site from C-2 HGT/WVR NBCOD (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District) to C-2 HGT/WVR DNS/WVR NBCOD (Intermediate Commercial, Height Waiver, Density Waiver, North Black Canyon Overlay District) to allow multifamily residential.

Summary

Current Zoning: C-2 HGT/WVR NBCOD
Proposed Zoning: C-2 HGT/WVR DNS/WVR NBCOD
Acreage: 15.86 acres
Proposal: Multifamily Residential

Owner: Hedgegrow Land Holdings, LLC
Applicant: LGC
Representative: Jason Morris, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The North Gateway Village Planning Committee heard this case on Aug. 11, 2022, and recommended approval, per the staff recommendation, by a vote of 6-0.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and recommended approval, per the North Gateway Village Planning Committee recommendation, by a vote of 7-0.

Location

Southeast corner of North Valley Parkway and Sonoran Desert Drive
Council District: 2
Parcel Address: 2425 W. Sonoran Desert Drive

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-33-22-2) FROM C-2 HGT/WVR NBCOD (INTERMEDIATE COMMERCIAL, HEIGHT WAIVER, NORTH BLACK CANYON OVERLAY DISTRICT) TO C-2 HGT/WVR DNS/WVR NBCOD (INTERMEDIATE COMMERCIAL, HEIGHT WAIVER, DENSITY WAIVER, NORTH BLACK CANYON OVERLAY DISTRICT).

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

SECTION 1. The zoning of a 15.86 acre property located at the southeast corner of North Valley Parkway and Sonoran Desert Drive in a portion of Section 24, Township 5 North, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from “C-2 HGT/WVR NBCOD” (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District) to “C-2 HGT/WVR DNS/WVR NBCOD” (Intermediate Commercial, Height Waiver, Density Waiver, North Black Canyon Overlay District).

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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 site plan and elevations date stamped July 12, 2022, as modified by the following stipulations and approved by the Planning and Development Department.

2. The development shall utilize the R-5 Planned Residential Development option.

3. The maximum density for the project shall not exceed 22 dwelling units per acre.

4. A minimum of four amenities shall be provided, such as a pool, ramadas, a bicycle repair station, clubhouse, or similar element, as approved by the Planning and Development Department.

5. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.

6. The developer shall construct a minimum 5-foot-wide shared use path (SUP) within a sidewalk easement along the east side of North Valley Parkway, 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.

7. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the south side of Sonoran Desert Drive and construct a minimum 10-foot-wide multi-use trail (MUT) 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.

8. All uncovered surface parking lot areas shall be landscaped with minimum 2-

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inch caliper 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. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution.

9. The developer shall construct a minimum 5-foot-wide detached sidewalk along the east side of North Valley Parkway with a minimum 11-foot-wide landscaped strip located between the sidewalk and back of curb, planted to the following standards, as approved by the Planning and Development Department:

    a. Minimum 2-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.

    b. Drought tolerant shrubs and vegetative groundcovers maintained to a maximum height of 24 inches to provide a minimum of 50% live coverage at maturity.

    c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

10. The developer shall construct a minimum 5-foot-wide detached sidewalk along the south side of Sonoran Desert Drive with a minimum 11-foot-wide landscaped strip located between the sidewalk and back of curb, planted to the following standards, as approved by the Planning and Development Department:

    a. Minimum 2-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.

    b. Drought tolerant shrubs and vegetative groundcovers maintained to a maximum height of 24 inches to provide a minimum of 50% live coverage at maturity.

    c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

11. Pedestrian pathways shall be provided to connect building entrances, public sidewalks, bus stops, and community amenities, using the most direct route for pedestrians, as approved by the Planning and Development Department.

12. The developer shall provide direct pedestrian access (path and gate) from the northwest corner of the site to the signalized intersection at Sonoran Desert Drive and North Valley Parkway, as approved by the Planning and

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Development Department.

13. Sidewalk and pedestrian path crossings, constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, shall be provided across drive aisles, as approved by the Planning and Development Department.

14. The developer shall dedicate a minimum of 70-feet of right-of-way and construct the south side of Sonoran Desert Drive, as approved by the Planning and Development Department.

15. The developer shall dedicate a minimum of 70-feet of right-of-way and construct the east side of North Valley Parkway, as approved by the Planning and Development Department.

16. The developer shall construct a minimum 24-foot-wide landscaped median along Sonoran Desert Drive, as approved by the Street Transportation Department.

17. 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.

18. The developer shall provide secured bicycle parking per Section 1307 of the City of Phoenix Zoning Ordinance. Additionally, a minimum of 17 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.

19. The right-of-way shall be dedicated, and a bus stop pad constructed along the deceleration lane east of North Valley Parkway, as approved by the Planning and Development Department.

20. 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.

21. 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.

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22. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of the property the existence and operational characteristics of active mining operations and the North Gateway Solid Waste and Recycling Transfer Facility. 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.

23. Prior to occupancy, signage must be provided within the development's sales/leasing office (or equivalent signage) that is visible to prospective renters or purchasers which discloses the existence and operational characteristics of active mining operations and the North Gateway Solid Waste and Recycling Transfer Facility, 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 12th day of October, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____

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_____

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 2, a portion of North Valley Parkway and Sonoran Desert Drive as shown on the final plat of LIV North Valley, recorded in Book 335, page 47, Maricopa County Records (MCR), lying within the northwest quarter of Section 24, Township 5 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the southwest corner of said Lot 2;

Thence leaving said southwest corner, North 90°00'00" West, 70.00 feet, to the centerline of North Valley Parkway;

Thence along said centerline, North 00°21'15" West, 686.77 feet, to the centerline of Sonoran Desert Drive;

Thence along said Sonoran Desert Drive centerline, North 89°55'50" East, 1100.25 feet;

Thence leaving said centerline, South 00°15'34" East, 70.00 feet to the northeast corner of said Lot 2;

Thence along the easterly line of said Lot 2, South 00°15'34" East, 506.40 feet, to the southerly line of said Lot 2;

Thence along said southerly line, South 71°47'50" West, 142.87 feet;

Thence South 89°57'14" West, 746.40 feet;

Thence South 52°40'01" West, 109.61 feet;

Thence North 90°00'00" West, 59.34 feet to the Point of Beginning.

Containing 691,063 Square Feet or 15.86 Acres more or less.
Subject to easements, restrictions and rights of way of record.

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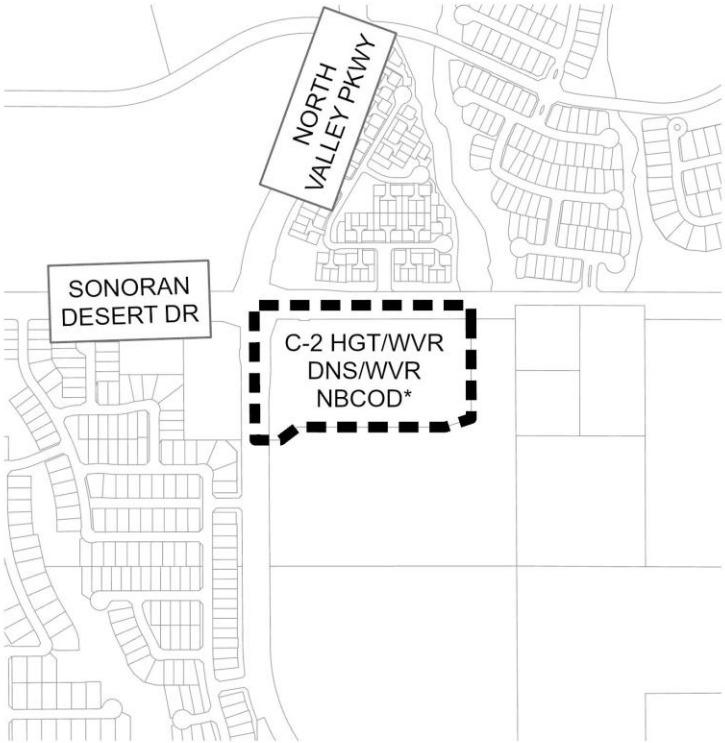
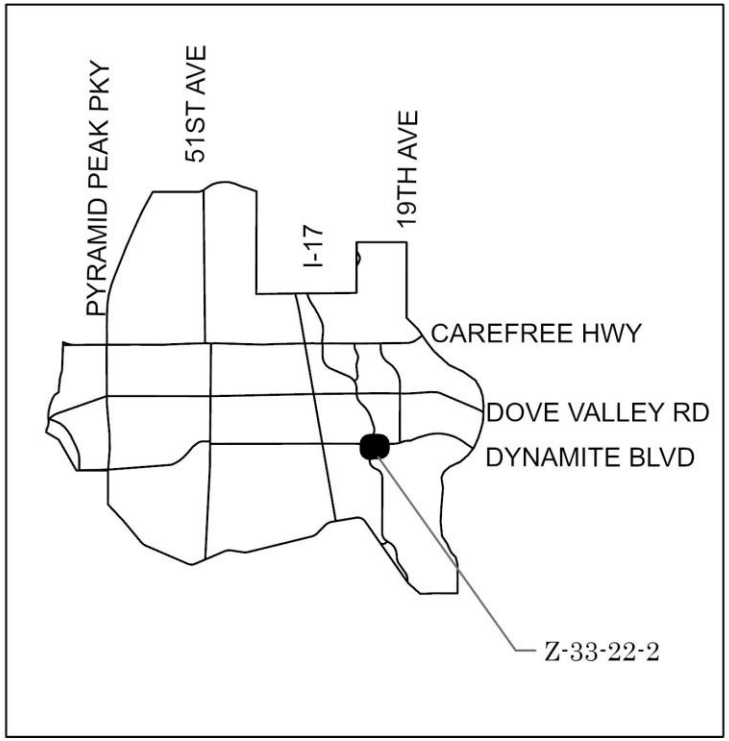
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-33-22-2
Zoning Overlay: North Black Canyon Overlay District
Planning Village: North Gateway





NOT TO SCALE

N

Drawn Date: 9/19/2022

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City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 80

Amend City Code - Ordinance Adoption - Rezoning Application Z-3-22-3 (12th & Greenway PUD) - Approximately 175 Feet North of the Northwest Corner of 12th Street and Greenway Parkway (Ordinance G-7035)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-3-22-3 and rezone the site from C-2 (Intermediate Commercial) and C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height and Density Waiver) to PUD (Planned Unit Development) to allow multifamily residential.

Summary

Current Zoning: C-2 (3.96 acres) and C-2 HGT/WVR DNS/WVR (5.54 acres)
Proposed Zoning: PUD
Acreage: 9.50 acres
Proposal: Multifamily residential

Owner: Donald Valk
Applicant & Representative: Nick Wood, Esq., Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Info Only: The Deer Valley Village Planning Committee heard this case on April 14, 2022, for information only .
VPC Action: The Deer Valley Village Planning Committee heard this case on Aug. 11, 2022, and recommended approval, per the staff recommendation with additional stipulations, by a vote of 11-0.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and recommended approval, per the staff memo dated Sept. 1, 2022, by a vote of 7-0.

Location

Approximately 175 feet north of the northwest corner of 12th Street and Greenway Parkway
Council District: 3
Parcel Address: 1000 and 1100 E. Greenway Parkway

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-3-22-3) FROM C-2 (INTERMEDIATE COMMERCIAL) AND C-2 HGT/WVR DNS/WVR (INTERMEDIATE COMMERCIAL, HEIGHT AND DENSITY WAIVER) TO PUD (PLANNED UNIT DEVELOPMENT).

_____

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

SECTION 1. The zoning of a 9.50-acre property located approximately 175 feet north of the northwest corner of 12th Street and Greenway Parkway in a portion of Section 4, Township 3 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from 3.96 acres of “C-2” (Intermediate Commercial) and 5.54 acres of “C-2 HGT/WVR DNS/WVR” (Intermediate Commercial, Height and Density Waiver) 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.”

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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. An updated Development Narrative for the 12th and Greenway 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 July 21, 2022, as modified by the following stipulations:

    a. Front Cover: Remove "Submittal" dates and revise to add the following: City Council adopted: [Add adoption date].

    b. Page 10, Development Standards, D1:Development Standards Table, Section D1.e Maximum Building Height: Update the header to, "Starting from the West Property Line".

2. The developer shall replenish the existing median island along Greenway Parkway with trees, as approved by the Street Transportation Department. The developer will be responsible for submitting median island landscape drawings separately to the Street Transportation Department for review and approval. Coordinate submission with Erik Wilson, Horticulturist, at 602-534-9898 or erik.wilson@phoenix.gov.

3. The developer shall dedicate a sidewalk easement for any streetscape area that falls outside of dedicated right-of-way, as approved by the Planning and Development Department.

4. The applicant shall submit a Traffic Impact Study to the City for this development. The TIS shall include signal warrant analysis for the intersection of 12th Street and Greenway Parkway. 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.

5. 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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6. 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.

7. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a “No Hazard Determination” from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a “No Hazard Determination” obtained prior to the construction start date.

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. Prior to final site plan approval, the developer shall complete an agreement/contract with the Street Transportation Department to facilitate clean-up of the wash corridor located in the area south of Greenway Parkway, from the 9th Street to the 12th Street alignments, at the developer’s expense for a minimum of five years, as modified and approved by the Street Transportation Department.

11. Prior to final site plan approval, the developer shall complete an agreement/contract with the Street Transportation Department to install physical features to deter unauthorized access to the existing culvert crossing(s) under 7th Street at Greenway Parkway up to a maximum of $50,000, as modified and approved by the Street Transportation 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.

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PASSED by the Council of the City of Phoenix this 12th day of October, 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 (3 Pages)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

PARCEL NO. 1:

LOCATED IN GLO LOT 3, SECTION 4, TOWNSHIP 3 NORTH, RANGE 3 EAST, GILA AND SALT RIVER MEDERIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4;

THENCE SOUTH 00’16’59” EAST, ALONG THE NORTH – SOUTH MID-SECTION LINE OF SAID SECTION 4, A DISTANCE OF 662.73 FEET TO THE CENTER LINE OF PHELPS RD.;

THENCE DEPARTING SAID MID-SECTION LINE, SOUTH 89’39’15” WEST, ALONG SAID CENTER LINE, A DISTANCE OF 466.84 FEET;

THENCE DEPARTING SAID CENTERLINE, SOUTH 00’00’43” EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00’00’43” EAST, A DISTANCE OF 233.20 FEET TO THE NORTH RIGHT OF WAY LINE OF GREEN WAY PARKWAY;

THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE, THE FOLLOWING 8 COURSES;

THENCE SOUTH 89’36’41” WEST, A DISTANCE OF 43.73 FEET;

THENCE NORTH 85’29’22” WEST, A DISTANCE OF 140.51 FEET;

THENCE SOUTH 89’36’41” WEST, A DISTANCE OF 120.00 FEET;

THENCE NORTH 45’23’19” WEST, A DISTANCE OF 16.97 FEET;

THENCE SOUTH 89’36’4L” WEST, A DISTANCE OF 46.00 FEET;

THENCE SOUTH 00’23’19” EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 44’36’41 WEST, A DISTANCE OF 16.97 FEET;

THENCE SOUTH 89’36’41” WEST, A DISTANCE OF 140.93 FEET, TO THE BEGINNING OF A 12.00 FEET RADIUS CURVE, CONCAVE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90’08’50”, AN ARC DISTANCE OF 18.88 FEET TO THE EAST RIGHT OF WAY LINE OF 9TH STREET;

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THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00’14’29” WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 209.58 FEET, TO THE BEGINNING OF A 12.00 FEET RADIUS CURVE, CONCAVE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89’53’44”, AN ARC DISTANCE OF 18.83 FEET TO THE SOUTH RIGHT OF WAY LINE OF PHELPS RD.;

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 89’39’15” EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 515.63 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

LOCATED IN GLO LOT 3, SECTION 4, TOWNSHIP 3 NORTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4;

THENCE SOUTH 00’16’59” EAST, ALONG THE NORTH – SOUTH MID-SECTION LINE OF SAID SECTION 4, A DISTANCE OF 662.73 FEET TO THE CENTER LINE OF PHELPS RD.;

THENCE DEPARING SAID MID-SECTION LINE, SOUTH 00’00’43” EAST, A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF PHELPS RD. AND THE POINT OF BEGINNING;

THENCE NORTH 89’39’15” EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 724.95 FEET, TO THE BEGINNING OF A 12.00 FEET RADIUS CURVE, CONCAVE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90’03’46”, AN ARC DISTANCE OF 18.86 FEET TO THE WEST RIGHT OF WAY LINE OF 12TH STREET;

THENCE DEPARING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00’16’59” EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 232.34 FEET;

THENCE DEPARING SAID WEST RIGHT OF WAY LINE, NORTH 86’18’31” WEST, A DISTANCE OF 47.33 FEET;

THENCE SOUTH 67’37’58” WEST, A DISTANCE OF 61.24 FEET;

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THENCE SOUTH 76’38’07” WEST, A DISTANCE OF 108.47 FEET, TO THE NORTH RIGHT OF WAY LINE OF GREENWAY PARKWAY AND THE BEGINNING OF A 1,490.29 FOOT RADIUS, NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 15’38’52” WEST;

THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15’42’11”, AN ARC DISTANCE OF DISTANCE OF 408.44 FEET;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 89’36’41” WEST, A DISTANCE OF 124.99 FEET;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00’00’43” WEST, A DISTANCE OF 233.20 FEET TO THE POINT OF BEGINNING.

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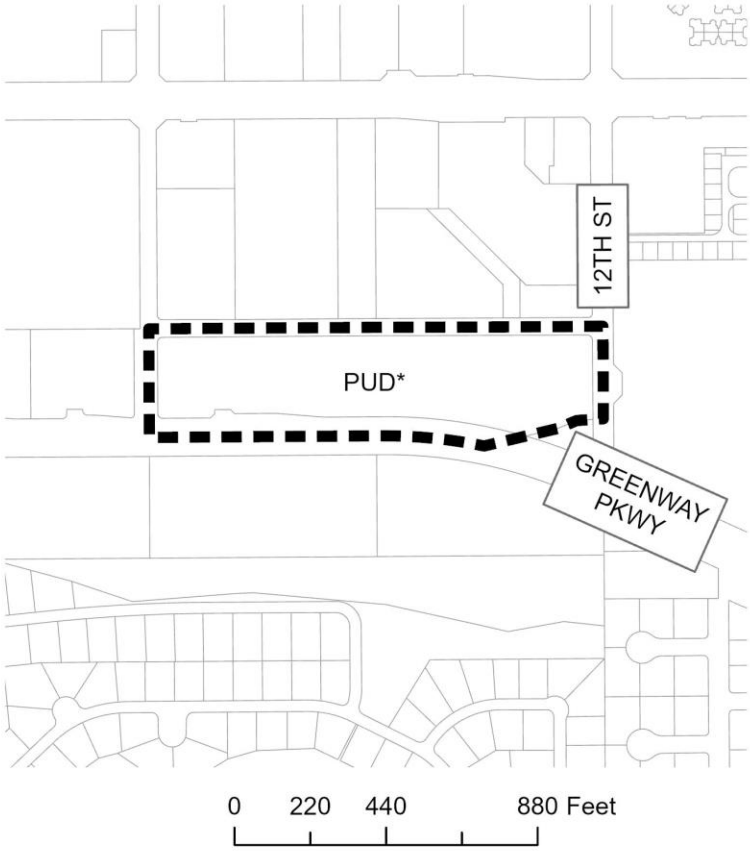
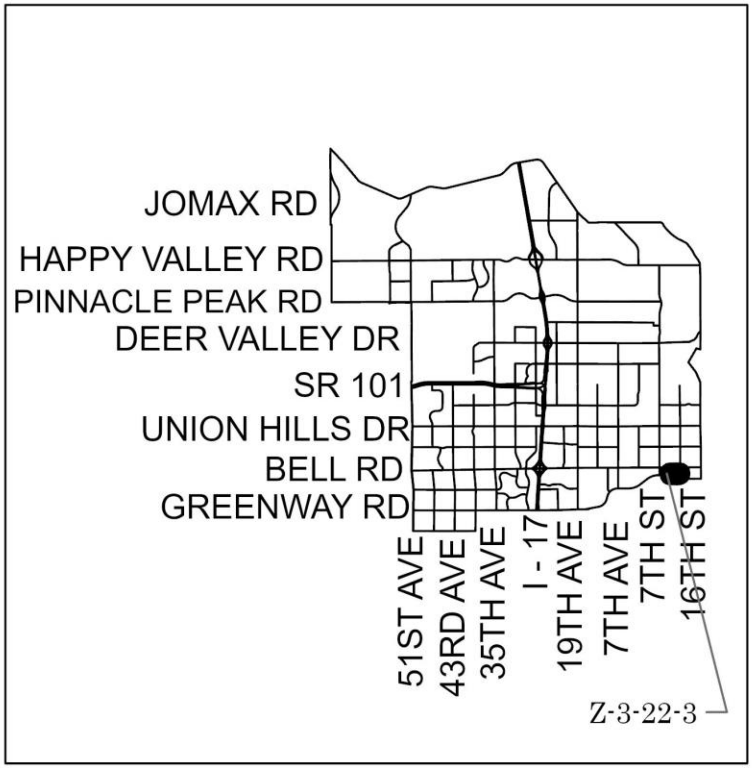
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-3-22-3
Zoning Overlay: N/A
Planning Village: Deer Valley





NOT TO SCALE

N

Drawn Date: 9/12/2022

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City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 81

Amend City Code - Ordinance Adoption - Rezoning Application Z-26-22-4 - Approximately 430 Feet East of the Northeast Corner of Central Avenue and Osborn Road (Ordinance G-7031)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-26-22-4 and rezone the site from C-2 H-R TOD-1 (Intermediate Commercial, High Rise Incentive District, Interim Transit-Oriented Zoning Overlay One) and P-2 H-R TOD-1 (Parking, High Rise Incentive District, Interim Transit-Oriented Zoning Overlay One) to WU Code T5:6 MT (Walkable Urban Code, Transect 5:6, Transit Midtown Character Area) to allow multifamily residential.

Summary

Current Zoning: C-2 H-R TOD-1 and P-2 H-R TOD-1
Proposed Zoning: WU Code T5:6 MT
Acreage: 4.10 acres
Proposed Use: Multifamily Residential

Owner: 3443 North Central, LLC
Applicant: Mill Creek Residential
Representative: Nick Wood, Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Encanto Village Planning Committee heard this case on Aug. 1, 2022, and recommended approval, per the staff recommendation, by a vote of 7-3.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and recommended approval, per the Encanto Village Planning Committee recommendation, by a vote of 7-0.

Location

Approximately 430 feet east of the northeast corner of Central Avenue and Osborn Road
Council District: 4
Parcel Address: 150 E. Osborn Road and 3443 N. Central 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 (Z-26-22-4) FROM C-2 H-R TOD-1 (INTERMEDIATE COMMERCIAL, HIGH RISE INCENTIVE DISTRICT, INTERIM TRANSIT-ORIENTED ZONING OVERLAY ONE) AND P-2 H-R TOD-1 (PARKING, HIGH RISE INCENTIVE DISTRICT, INTERIM TRANSIT-ORIENTED ZONING OVERLAY ONE) TO WU CODE T5:6 MT (WALKABLE URBAN CODE, TRANSECT 5:6, TRANSIT MIDTOWN CHARACTER AREA).

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

SECTION 1. The zoning of a 4.10-acre site located approximately 430 feet east of the northeast corner of Central Avenue and Osborn 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 0.53-acres of “C-2 H-R TOD-1” (Intermediate Commercial, High Rise Incentive District, Interim Transit-Oriented Zoning Overlay One) and 3.57 acres of “P-2 H-R TOD-1” (Parking, High Rise Incentive District, Interim Transit-Oriented Zoning Overlay One) to 4.10 acres of “WU Code T5:6 MT” (Walkable Urban Code, Transect 5:6, Transit Midtown Character Area).

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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 developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 10-foot-wide landscape area located between the back of curb and sidewalk along the north side of Osborn Road planted to the following standards. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.

    a. All trees shall be of a large canopy, shade, and single-trunk variety with a minimum 3-inch caliper.

    b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.

    c. Drought tolerant shrubs and vegetative groundcovers maintained to a maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.

2. The developer shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.

    a. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.

    b. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 required spaces near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.

    c. A bicycle repair station (“fix it station”) shall be provided and maintained by the developer near secure bicycle parking area.

3. The developer shall dedicate a sidewalk easement for any streetscape area that falls outside of dedicated right-of-way, as approved by the Planning and Development Department.

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4. 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.

5. Developer to record a Notice to Prospective Purchasers of Proximity to Airport, as required by the State, prior to final site plan approval.

6. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a “No Hazard Determination” from the FAA. If temporary equipment used during construction exceeds the height of the FAA and a “NO Hazard Determination” obtained prior to the construction start date.

7. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

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.

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 12th day of October, 2022.

_____
MAYOR

DRAFT

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-26-22-4

LOCATED IN THE NORTHEAST QUARTER 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:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, FROM WHICH THE EAST QUARTER CORNER BEARS SOUTH 89 DEGREES 23 MINUTES 59 SECONDS EAST, A DISTANCE OF 2663.82 FEET;

THENCE SOUTH 89 DEGREES 23 MINUTES 59 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 484.31 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 39 MINUTES 44 SECONDS EAST, A DISTANCE OF 434.20 FEET TO THE MONUMENT LINE OF EAST MITCHELL DRIVE;

THENCE SOUTH 89 DEGREES 24 MINUTES 33 SECONDS EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 411.36 FEET;

THENCE SOUTH 00 DEGREES 33 MINUTES 10 SECONDS WEST, ALONG THE PROLONGATION OF THE WEST LINE OF LOT 1, AS RECORDED IN BOOK 726, PAGE 48, A DISTANCE OF 434.27 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 89 DEGREES 23 MINUTES 59 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 412.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 178,804 SQUARE FEET OR 4.105 ACRES, MORE OR LESS.

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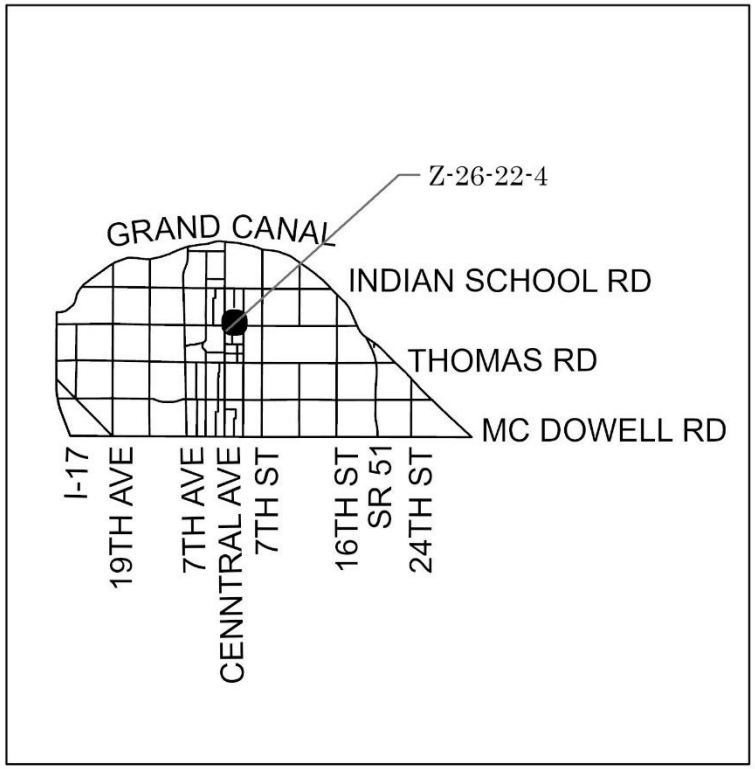
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-26-22-4
Zoning Overlay: N/A
Planning Village: Encanto



NOT TO SCALE

N

Drawn Date: 9/14/2022

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City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 82

Amend City Code - Ordinance Adoption - Rezoning Application Z-29-22-4 - Northwest Corner of 4th Avenue and Osborn Road (Ordinance G-7032)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-29-22-4 and rezone the site from P-1 (Passenger Automobile Parking, Limited District), C-2 (Intermediate Commercial District), and R-5 (Multifamily Residence District) to WU Code T5:6 MT (Walkable Urban Code, Transect 5:6, Transit Midtown Character Area) to allow multifamily residential.

Summary

Current Zoning: P-1 (0.92-acres), C-2 (1.37 acres), and R-5 (1.77 acres)
Proposed Zoning: WU Code T5:6 MT
Acreage: 4.06 acres
Proposed Use: Multifamily residential

Owner: Masyno Osborn, LLC
Applicant: Subtext Living
Representative: Nick Wood, Esq; Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Encanto Village Planning Committee heard this case on Aug. 1, 2022, and recommended approval, per the staff recommendation with an additional stipulation, by a vote of 8-2.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and recommended approval, per the Encanto Village Planning Committee recommendation, per the Encanto Village Planning Committee recommendation, by a vote of 7-0.

Location

Northwest corner of 4th Avenue and Osborn Road
Council District: 4
Parcel Address: 3404, 3410, and 3500 N. 4th Ave. and 402 W. Osborn 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-29-22-4) FROM P-1 (PASSENGER AUTOMOBILE PARKING, LIMITED DISTRICT), C-2 (INTERMEDIATE COMMERCIAL DISTRICT), AND R-5 (MULTIFAMILY RESIDENCE DISTRICT) TO WU CODE T5:6 MT (WALKABLE URBAN CODE, TRANSECT 5:6, TRANSIT MIDTOWN CHARACTER AREA).

_____

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

SECTION 1. The zoning of a 4.06-acre site located at the northwest corner of 4th Avenue and Osborn 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 0.92-acres of “P-1” (Passenger Automobile Parking, Limited District), 1.37 acres of “C-2” (Intermediate Commercial District), and 1.77 acres of “R-5” (Multifamily Residence District) to 4.06 acres of “WU Code T5:6 MT” (Walkable Urban Code, Transect 5:6, 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”.

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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. There shall be a minimum landscape area of 10 feet in width measured from the west property line (adjacent to alleyway) and beginning 215 feet north of the north right-of-way line of Osborn Road and extending to the northern edge of the subject site. The area shall be planted with minimum 3-inch caliper shade trees placed 20 feet on center or in equivalent groupings, except where utility conflicts and conflicts with building egress such as ramps exist. The conditions of this stipulation shall be approved by the Planning and Development Department.

2. The developer shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.

    a. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.

    b. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 required spaces near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.

    c. One bicycle repair station shall be provided and maintained by the developer in areas of high visibility and near secure bicycle parking areas.

3. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 10-foot-wide landscape strip located between the back of curb and sidewalk along the north side of Osborn Road, as approved by the Planning and Development Department.

4. The developer shall construct the west side of 4th Avenue for the length of the project, in general conformance with the 4th Avenue TOD Retrofit exhibit date stamped June 21, 2022, as approved or modified by the Street Transportation Department. The developer shall dedicate necessary sidewalk easement to accommodate the on-street parking and detached sidewalk design. The development project shall be responsible for all landscape and irrigation maintenance located in the right-of-way and sidewalk easement area.

5. The developer shall pave the 20-foot-wide alley per the City of Phoenix "local street" standards, as approved by the Planning and Development Department.

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6. The developer shall underground all existing electrical utilities within the public right-of-way that are impacted or require relocations as part of the project. Coordinate with the affected utility company for their review and approval prior to Final Site Plan approval.

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. 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. Developer to record a Notice to Prospective Purchasers of Proximity to Airport, as required by the State, prior to final site plan approval.

10. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a “No Hazard Determination” from the FAA. If temporary equipment used during construction exceeds the height of the FAA and a “NO Hazard Determination” obtained prior to the construction start date.

11. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

12. 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.

13. The developer shall incorporate solar panels with a kW range of not less than 100 kW.

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.

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PASSED by the Council of the City of Phoenix this 12th day of October, 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-29-22-4

PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1

UNITS 101 THROUGH 118, INCLUSIVE, 219 THROUGH 240, INCLUSIVE, AND ALL COMMON ELEMENTS OF 3500 N 4TH AVENUE CONDOMINIUM, A CONDOMINIUM AS CREATED BY THAT CERTAIN DECLARATION RECORDED OCTOBER 02, 2006 AS 2006-1298595 OF OFFICIAL RECORDS; AS SHOWN ON THE PLAT OF SAID CONDOMINIUM RECORDED AS BOOK 869 OF MAPS, PAGE 37 AND AFFIDAVIT OF CORRECTION RECORDED AS 2006-1614719 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORD OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2

LOT 9, OF LINGERLONGER PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 8 OF MAPS, PAGE 35;

EXCEPT THE EAST 10 FEET THEREOF DEEDED TO THE CITY OF PHOENIX, IN INSTRUMENT RECORDED IN DOCKET 15670, PAGE 532.

PARCEL NO. 3

LOT 10, OF LINGERLONGER PLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 8 OF MAPS, PAGE 35;

EXCEPT THEREFROM THE SOUTH 10 FEET, THE EAST 10 FEET, AND THAT PART OF SAID LOT 10, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10;

THENCE NORTH ALONG THE EAST LINE THEREOF A DISTANCE OF 31 FEET;

THENCE SOUTHWEST TO A POINT IN THE SOUTH LINE OF SAID LOT 10 WHICH IS 31 FEET WEST OF THE POINT OF BEGINNING;

THENCE TO THE POINT OF BEGINNING, AS QUITCLAIMED TO THE CITY OF PHOENIX, BUT INSTRUMENT RECORDED MAY 30, 1974 IN DOCKET 10675, PAGE 632.

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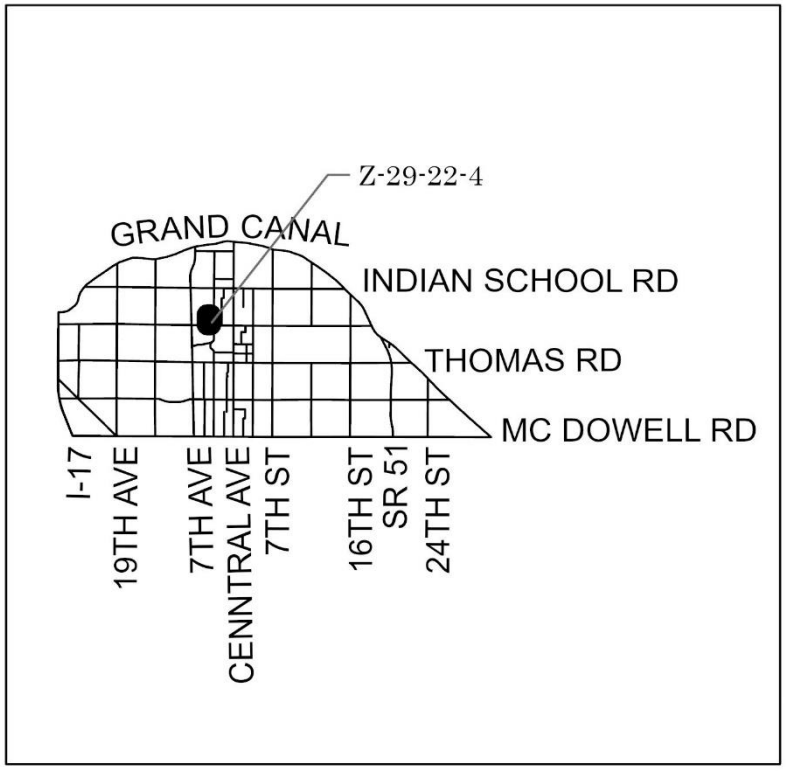
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-29-22-4
Zoning Overlay: N/A
Planning Village: Encanto



NOT TO SCALE

N

Drawn Date: 9/12/2022

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City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 83

Amend City Code - Ordinance Adoption - Rezoning Application Z-39-22-5 - Approximately 340 Feet East of the Southeast Corner of 29th Avenue and Northern Avenue (Ordinance G-7033)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-39-22-5 and rezone the site from R-5 SP (Multifamily Residence District, Special Permit) to R-5 (Multifamily Residence District), to remove the Special Permit and allow multifamily residential.

Summary

Current Zoning: R-5 SP
Proposed Zoning: R-5
Acreage: 0.65 acres
Proposed Use: Multifamily residential

Owner: New Freedom Housing, LLC
Applicant: Matt Waltz
Representative: Matt Waltz

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Alhambra Village Planning Committee heard this case on Aug. 23, 2022, and recommended approval, per the staff recommendation, by a vote of 14-1.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and recommended approval, per the Alhambra Village Planning Committee recommendation, by a vote of 7-0.

Location

Approximately 340 feet east of the southeast corner of 29th Avenue and Northern Avenue
Council District: 5
Parcel Address: 2821 and 2825 W. Northern 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 (Z-39-22-5) FROM R-5 SP (MULTIFAMILY RESIDENCE DISTRICT, SPECIAL PERMIT) to R-5 (MULTIFAMILY RESIDENCE DISTRICT).

_____

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

SECTION 1. The zoning of a 0.65 acre property located approximately 340 feet east of the southeast corner of 29th Avenue and Northern Avenue, in a portion of Section 2, Township 2 North, and Range 2 East, as described more specifically in Exhibit “A”, is hereby changed from “R-5 SP” (Multifamily Residence District, Special Permit) to “R-5” (Multifamily 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. 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 12th day of October, 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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN PHOENIX, IN A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 2 EAST, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1:
Lot 6, BEVERLY ACRES, according to Book 15 of Maps, Page 34, records of Maricopa County, Arizona;

EXCEPT the east 75.00 feet thereof; and

EXCEPT the North 7.00 feet.

Parcel No. 2:
The East 75.00 feet of Lot 6, BEVERLY ACRES, according to Book 15 of Maps, page 34, records of Maricopa County, Arizona;

EXCEPT the North 157.00 feet thereof.

Parcel No. 3;
The North 157.00 feet of the East 75.00 feet of Lot 6, BEVERLY ACRES, according to Book 15 of Maps, Page 34, records of Maricopa County, Arizona;

EXCEPT the North 7.00 feet.

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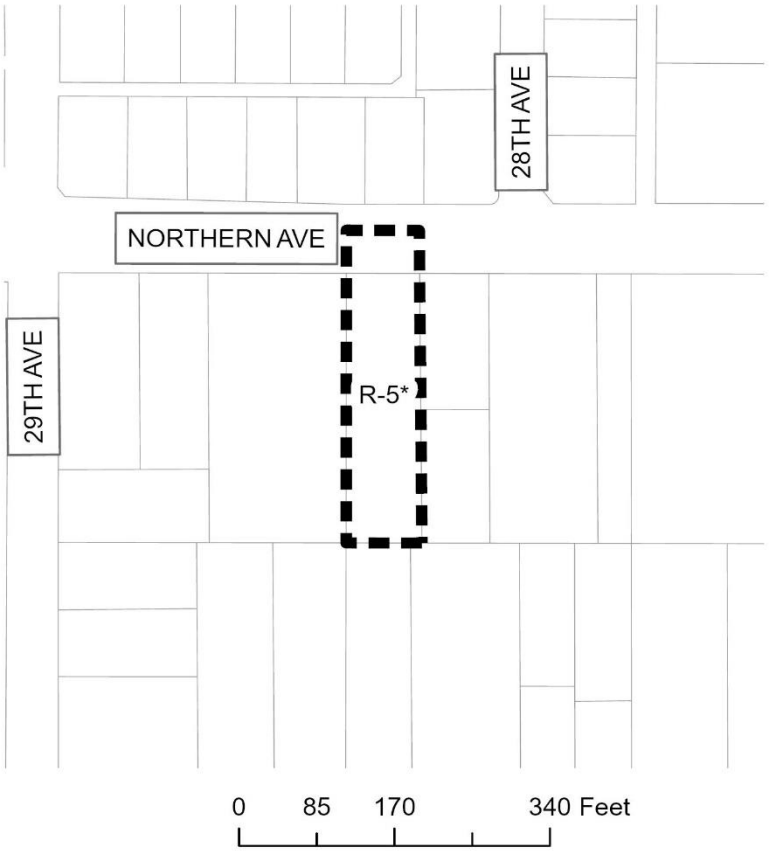
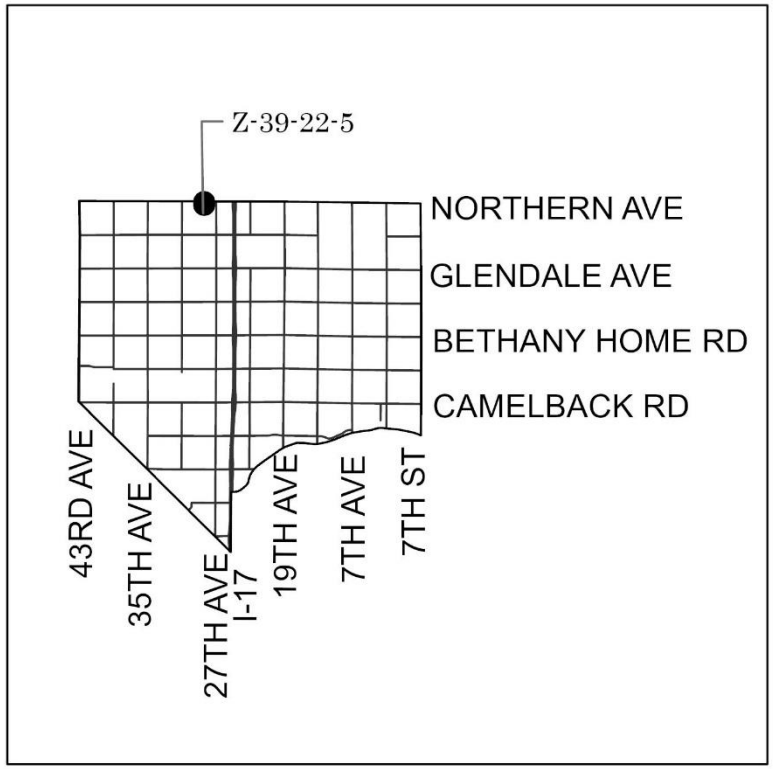
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-39-22-5
Zoning Overlay: N/A
Planning Village: Alhambra





NOT TO SCALE

N

Drawn Date: 9/13/2022

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City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 84

Amend City Code - Ordinance Adoption - Rezoning Application Z-38-22-6 - Southeast Corner of 10th Street and Pasadena Avenue (Ordinance G-7038)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-38-22-6 and rezone the site from P-1 (Passenger Automobile Parking, Limited District) to R-4 (Multifamily Residence District) to allow single-family attached residential.

Summary

Current Zoning: P-1
Proposed Zoning: R-4
Acreage: 0.72 acres
Proposal: Single-family attached residential

Owner: Brian R. Puziss
Applicant: Andrew Nametz, Pasadena 1 Zero, LLC
Representative: William F. Allison, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Camelback East Village Planning Committee heard this case on Aug. 2, 2022, and recommended approval, per the staff recommendation, by a vote of 13-0-1.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and recommended approval, per the Camelback East Village Planning Committee recommendation, by a vote of 7-0.

Location

Southeast corner of 10th St. and Pasadena Ave.
Council District: 6
Parcel Address: 5020 N. 10th Place and 1001 and 1003 E. Pasadena 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-38-22-6) FROM P-1 (PASSENGER AUTOMOBILE PARKING, LIMITED DISTRICT) TO R-4 (MULTIFAMILY RESIDENCE DISTRICT).

_____

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

SECTION 1. The zoning of a 0.72 acre site located at the southeast corner of 10th Street and Pasadena Avenue in a portion of Section 16, Township 2 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “P-1” (Passenger Automobile Parking, Limited District), to “R-4” (Multifamily 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 be in general conformance to the elevations date stamped May 6, 2022, as modified by the following stipulations and approved by the Planning and Development Department.

2. The maximum building height shall be 30 feet.

3. The maximum density for the project shall not exceed 12 dwelling units per acre.

4. The developer shall construct a minimum 5-foot-wide detached sidewalk along the south side of Pasadena Avenue with a minimum 8-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:

    a. Minimum 2-inch caliper, large canopy, single-trunk, shade trees placed to provide a minimum of 75% shade on adjacent sidewalks.

    b. Drought tolerant shrubs and vegetative maintained to a maximum height of 24 inches to provide a minimum of 75% live coverage at maturity.

    c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

5. The developer shall construct a minimum 5-foot-wide sidewalk along the east side of 10th Street and west side of 10th Place, as approved by the Planning and Development Department.

6. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances or open space areas 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.

7. Existing irrigation facilities along Pasadena Avenue 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 or land transfer require completion prior to obtaining plat and/or civil plan review approval.

8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands,

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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. 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 12th day of October, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____

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_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

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

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EXHIBIT A

THAT PORTION OF LOTS 1 AND 3, BLOCK 5, SMITH PLACE AND SURROUNDING 10TH STREET, PASADENA AVENUE AND 10TH PLACE, RECORDED IN BOOK 20 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 16, FROM WHICH A 3-INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 16 BEARS SOUTH 89 DEGREES 51 MINUTES 40 SECONDS EAST 2,667.40 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 89 DEGREES 51 MINUTES 40 SECONDS EAST 1,333.71 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH ON THE CENTERLINE OF SAID 10TH STREET;

THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS EAST 236.86 FEET ALONG SAID CENTERLINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 3 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CENTERLINE NORTH 00 DEGREES 06 MINUTES 56 SECONDS EAST 93.82 FEET TO A 3-INCH CITY OF PHOENIX BRASS CAP FLUSH ON THE CENTERLINE OF SAID PASADENA AVENUE;

THENCE SOUTH 89 DEGREES 47 MINUTES 29 SECONDS EAST 333.16 FEET ALONG SAID CENTERLINE TO A 1-INCH IRON PIPE IN HANDHOLE ON THE CENTERLINE OF SAID 10TH PLACE;

THENCE SOUTH 00 DEGREES 08 MINUTES 49 SECONDS WEST 93.52 FEET ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1;

THENCE NORTH 89 DEGREES 50 MINUTES 33 SECONDS WEST 333.25 FEET ALONG THE SOUTH LINES OF SAID LOTS 1 AND 3 TO THE POINT OF BEGINNING.

COMPROMISING 0.717 ACRES OR 31,218 SQUARE FEET MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

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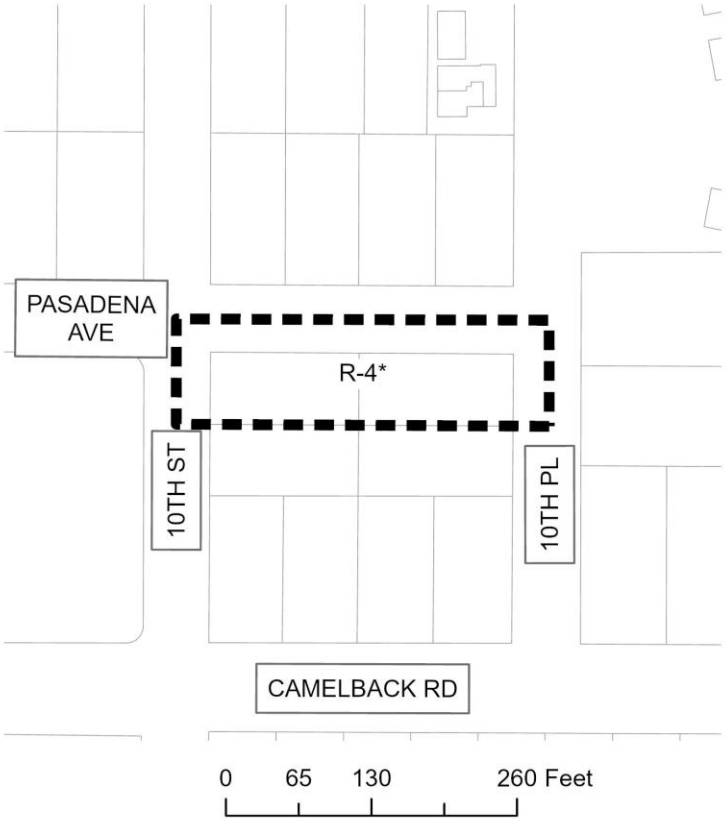
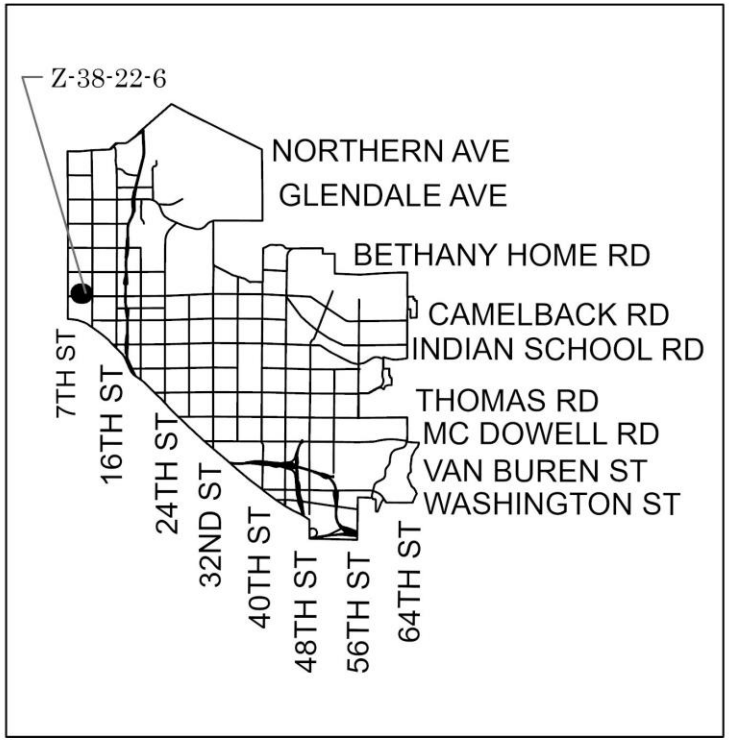
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-38-22-6
Zoning Overlay: N/A
Planning Village: Camelback East





NOT TO SCALE

N

Drawn Date: 9/13/2022

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City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 85

Amend City Code - Ordinance Adoption - Rezoning Application Z-13-22-8 - Approximately 150 Feet West of the Northwest Corner of 9th Street and Portland Street (Ordinance G-7030)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-13-22-8 and rezone the site from R-4 RI HP (Multifamily Residence District, Residential Infill District, Historic Preservation Overlay) to WU Code T4:2 EG HP (Walkable Urban Code, Transect 4:2 District, Transit Eastlake-Garfield Character Area, Historic Preservation Overlay) to allow multifamily residential.

Summary

Current Zoning: R-4 RI HP
Proposed Zoning: WU Code T4:2 EG HP
Acreage: 1.36 acres
Proposal: Multifamily residential

Owner: Robert Severino, RS4, LLC
Applicant: Rodney Sherrard, RS Architecture, LLC
Representative: Rodney Sherrard, RS Architecture, LLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Central City Village Planning Committee heard this case on Aug. 8, 2022, and recommended approval, per the staff recommendation, by a vote of 11-1.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and recommended approval, per the Central City Village Planning Committee recommendation, by a vote of 7-0.

Location

Approximately 150 feet west of the northwest corner of 9th Street and Portland Street
Council District: 8
Parcel Address: 740, 744, 748, and 756 E. Portland 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-13-22-8) FROM R-4 RI HP (MULTIFAMILY RESIDENCE DISTRICT, RESIDENTIAL INFILL DISTRICT, HISTORIC PRESERVATION OVERLAY) TO WU CODE T4:2 EG HP (WALKABLE URBAN CODE, TRANSECT 4:2 DISTRICT, TRANSIT EASTLAKE-GARFIELD CHARACTER AREA, HISTORIC PRESERVATION OVERLAY).

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

SECTION 1. The zoning of a 1.36-acre site located approximately 150 feet west of the northwest corner of 9th Street and Portland Street in a portion of Section 4, Township 1 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “R-4 RI HP” (Multifamily Residence District, Residential Infill District, Historic Preservation Overlay), to “WU Code T4:2 EG HP” (Walkable Urban Code, Transect 4:2 District, Transit Eastlake-Garfield Character Area, Historic Preservation Overlay).

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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. A minimum setback of 20 feet shall be required along the Portland Street frontage.

2. Existing trees located within the setback along the Portland Street frontage, shall be preserved in place, as approved or modified by the Planning and Development Department.

3. The maximum building height shall be 21 feet.

4. A minimum of 3 amenities shall be provided within the required common open space, such as, but not limited to swimming pools, tot lots, barbecue and picnic areas, game courts, jogging/parcours, or lawn/turf, as approved by the Planning and Development Department.

5. Bicycle parking pursuant to Section 1307.H.6 of the Zoning Ordinance shall be provided for the total units on the site. In addition, the development shall provide and maintain the following bicycle infrastructure as described below and as approved by the Planning and Development Department.

    a. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 spaces near entrances of buildings and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance.

    b. A bicycle repair station ("fix it station") shall be provided on the site. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike, as approved by the Planning and Development Department.

6. The developer shall maintain the existing width of the historic landscape area within the right-of-way and replenish the landscaping per the landscape standards of Section 1309 of the Zoning Ordinance, as approved by the Planning and Development Department. Where utility conflicts exist, the

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developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

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 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.

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. 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 12th day of October, 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 (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-13-22-8

LOTS 11 AND 13, AND THE WEST HALF OF LOT 15, BLOCK 2, BRILLS ADDITION AMENDED, RECORDS OF MARICOPA COUNTY, ALSO BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

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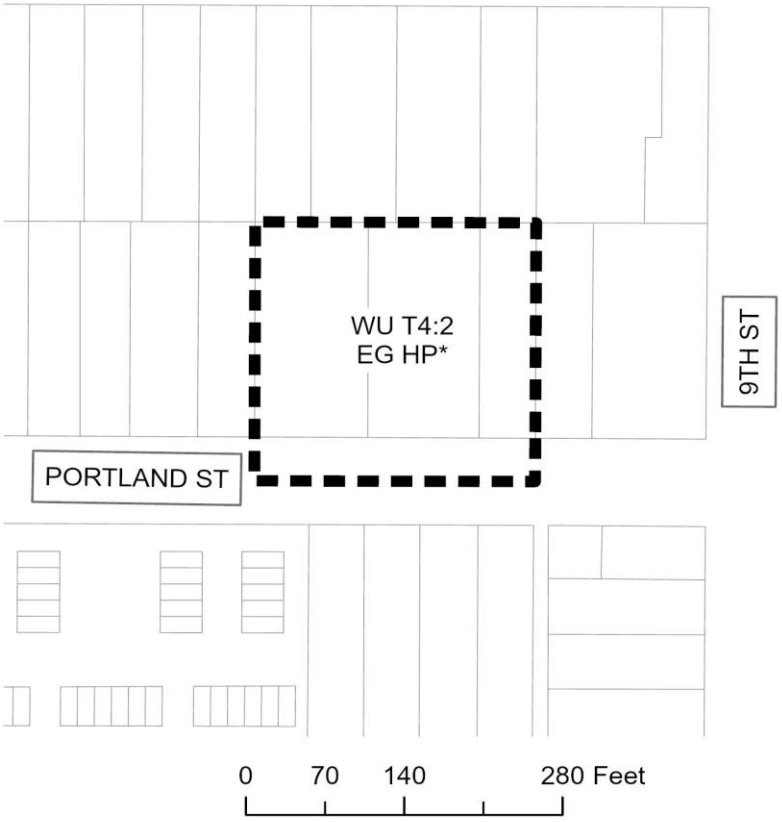
ORDINANCE LOCATION MAP

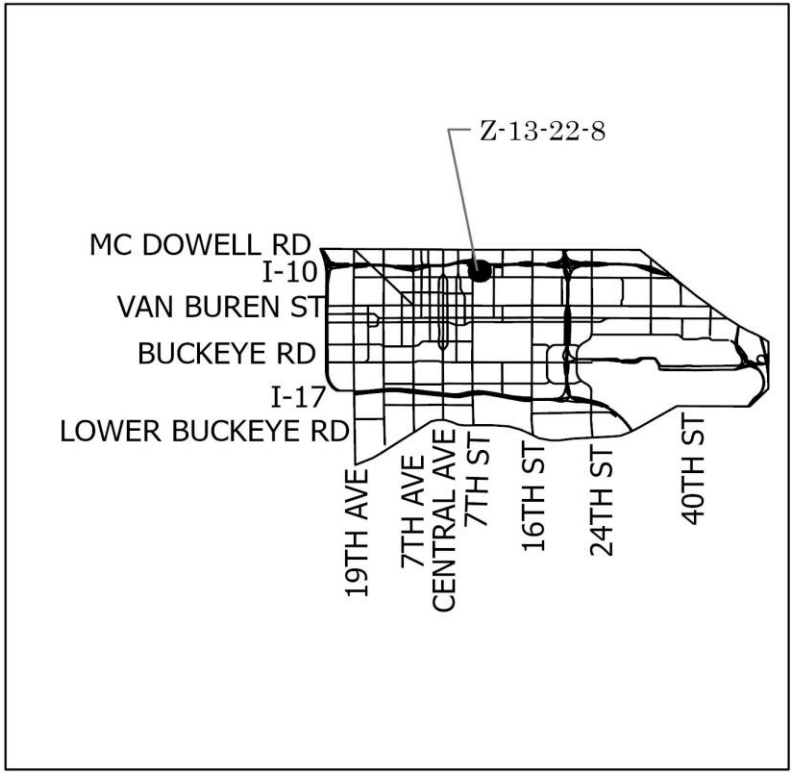
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA:

Zoning Case Number: Z-13-22-8
Zoning Overlay: N/A
Planning Village: Central City





NOT TO SCALE

N

Drawn Date: 9/12/2022

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City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 86

Amend City Code - Ordinance Adoption - Rezoning Application Z-24-22-8 - Approximately 370 Feet West of the Southwest Corner of 48th Street and McDowell Road (Ordinance G-7036)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-24-22-8 and rezone the site from C-2 (Intermediate Commercial District) and R-5 (Multifamily Residence District) to R-5 (Multifamily Residence District) to allow multifamily residential.

Summary

Current Zoning: C-2 (7.48 acres) and R-5 (0.64 acres)
Proposed Zoning: R-5
Acreage: 8.12 acres
Proposal: Multifamily residential

Owner: MV McDowell Partners, LLC
Applicant: Kairos Investments Management Company
Representative: Benjamin Graff, Quarles & Brady, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Camelback East Village Planning Committee heard this case on Aug. 2, 2022, and recommended approval, per the staff recommendation, by a vote of 15-0.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and recommended approval, per the Camelback East Village Planning Committee recommendation, by a vote of 7-0.

Location

Approximately 370 feet west of the southwest corner of 48th Street and McDowell Road
Council District: 8
Parcel Address: 4707, 4709, 4717 E. McDowell 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-24-22-8) FROM C-2 (INTERMEDIATE COMMERCIAL DISTRICT) AND R-5 (MULTIFAMILY RESIDENCE DISTRICT) TO R-5 (MULTIFAMILY RESIDENCE DISTRICT).

_____

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

SECTION 1. The zoning of an 8.12-acre site located approximately 370 feet west of the southwest corner of 48th Street and McDowell Road in a portion of Section 6, Township 1 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from 7.48 acres of "C-2" (Intermediate Commercial District) and 0.64 acres of "R-5" (Multifamily Residence District), to "R-5" (Multifamily 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."

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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 landscape setbacks along 48th Street and McDowell Road shall be landscaped with minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department. When possible, the developer shall use existing trees and landscaping to meet the landscaping requirements.

2. Upon complete redevelopment or development that increases the cumulative floor area by more than 15% from that depicted on the site plan date stamped March 29, 2022, a minimum of 10% open space shall be provided, as approved by the Planning and Development Department.

3. Upon complete redevelopment or development that increases the cumulative floor area by more than 15% from that depicted on the site plan date stamped March 29, 2022, bicycle parking spaces shall be provided 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.

4. Upon complete redevelopment or development that increases the cumulative floor area by more than 15% from that depicted on the site plan date stamped March 29, 2022, a minimum 5-foot wide sidewalk shall be provided along McDowell Road and be detached with a minimum 13-foot wide landscaped strip located between the sidewalk and back of curb, per Cross Section A, as identified on the Street Classification Map, as approved by the Planning and Development Department. Minimum 2-inch caliper trees shall be planted 20 feet on center or in equivalent groupings with five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

5. Upon complete redevelopment or development that increases the cumulative floor area by more than 15% from that depicted on the site plan date stamped March 29, 2022, the sidewalk along 48th Street shall be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb, as approved by the Planning and Development

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

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 provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.

8. 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.

9. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.

10. 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.

11. 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.

12. 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.

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.

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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 12th day of October, 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 (4 Pages)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

Real property in the City of Phoenix, County of Maricopa, State of Arizona, in a portion of Section 6, Township 1 North, Range 4 East described as follows:

PARCEL NO.1:

THAT PORTION OF LOTS 1 AND 2, OF SPARKS TRACT, ACCORDING TO BOOK 14 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER, SECTION 6, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 46 MINUTES 58 SECONDS WEST ALONG THE NORTH LINE OF THE SAID NORTHEAST QUARTER, A DISTANCE OF 294.85 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 40.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 7.00 FEET OF THE EAST 262.00 FEET OF THE SAID LOT 2, SPARKS TRACT;

THENCE SOUTH ALONG THE WEST LINE OF THE EAST 262.00 FEET OF THE SAID LOT 2, A DISTANCE OF 119.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH ALONG THE SAID WEST LINE A DISTANCE OF 136.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 262.00 FEET TO THE EAST 262.00 FEET OF THE SAID LOT 2,
SPARKS TRACT;

THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE SAID NORTH 262.00 FEET OF LOT 2, SPARKS TRACT, A DISTANCE OF 255.00 FEET;

THENCE SOUTH PARALLEL TO AND 7.00 FEET WEST FROM THE EAST LINE OF THE SAID LOT 2, SPARKS TRACT, A DISTANCE OF 243.30 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 29 SECONDS WEST PARALLEL TO THE SOUTH LINE OF THE SAID LOTS 1 AND 2, SPARKS TRACT, A DISTANCE OF 991.20 FEET;

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THENCE NORTH 32 DEGREES 21 MINUTES 37 SECONDS EAST 164.00 FEET;

THENCE NORTH 40 DEGREES 50 MINUTES 45 SECONDS EAST 215.00 FEET;

THENCE NORTH 47 DEGREES 45 MINUTES 49 SECONDS EAST 206.72 FEET;

THENCE NORTH 51 DEGREES 54 MINUTES 02 SECONDS EAST 78.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 7.00 FEET OF THE SAID LOTS 1 AND 2, SPARKS TRACT;

THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS EAST ALONG THE SAID SOUTH LINE A DISTANCE OF 183.74 FEET;

THENCE SOUTH 119.41 FEET;

THENCE EAST 109.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THEREFROM THAT PORTION THEREOF LYING WEST OF THE NORTH PROLONGATION OF LINE "A" DESCRIBED BELOW AND NORTH OF THE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 6;

THENCE NORTH 89 DEGREES 46 MINUTES 58 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 6 A DISTANCE OF 294.85 FEET;

THENCE SOUTH 00 DEGREES I 3 MINUTES 02 SECONDS WEST A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 7.00 FEET OF THE EAST 262.00 FEET OF SAID LOT 2;

THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 262.00 FEET A

DISTANCE OF I 19.00 FEET; THENCE WEST A DISTANCE OF 109.00 FEET;

THENCE NORTH ALONG A LINE DESIGNATED HEREIN AS LINE "A", TO THE SOUTH LINE OF THE NORTH 12.00 FEET OF SAID LOT 2 AND THE POINT OF BEGINNING;

THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST 449.33 FEET OF THE SAID SECTION 6, BEING THE POINT CURVATURE OF A

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CIRCULAR CURVE CONCAVE SOUTH, HAYING A RADIUS OF 8641.99 FEET;

THENCE WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 57 MINUTES 07 SECONDS A DISTANCE OF 143.58 FEET TO THE WEST LINE OF SAID LOT I AND THE TERMINUS OF THE LINE DESCRIBED HEREIN;

EXCEPT THE NORTH 7.00 FEET THEREOF.

PARCEL NO. 2:

AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES, OVER THE WEST 24.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

FROM THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER, SECTION 6, TOWNSHIP I NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 46 MINUTES 58 SECONDS WEST ALONG THE NORTH LINE OF THE SAID NORTHEAST QUARTER, SECTION 6 A DISTANCE OF 294.85 FEET;

THENCE SOUTH 00 DEGREES I 3 MINUTES 02 SECONDS WEST, 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE NORTH 7.00 FEET OF THE EAST 262.00 FEET OF THE SAID LOT 2, SPARKS TRACT;

THENCE SOUTH ALONG THE WEST LINE OF THE EAST 262.00 FEET OF LOT 2, SPARKS TRACT, A DISTANCE OF 119.00 FEET;

THENCE WEST 109.00 FEET;

THENCE NORTH 119.41 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 7.00 FEET OF THE SAID LOT 2, SPARKS TRACT;

THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS EAST ALONG THE SAID SOUTH LINE A DISTANCE OF 109.00 FEET TO THE POINT OF BEGINNING, AS CREATED IN DOCUMENT RECORDED AS DOCKET 16272 PAGE 110 AND AMENDED IN DOCUMENT RECORDED AS 83-081470 OF OFFICIAL RECORDS.

PARCEL NO. 3:

AN EASEMENT FOR PARKING OVER ALL PARKING AREAS CONSTRUCTED ON

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THE OFFICE PARCEL WHICH SAID OFFICE PARCEL IS DESIGNATED ON EXHIBIT "B" OF DOCUMENT RECORDED AS DOCKET 16272, PAGE 110, AS CREATED BY DOCUMENT RECORDED AS DOCKET 16272, PAGE 110

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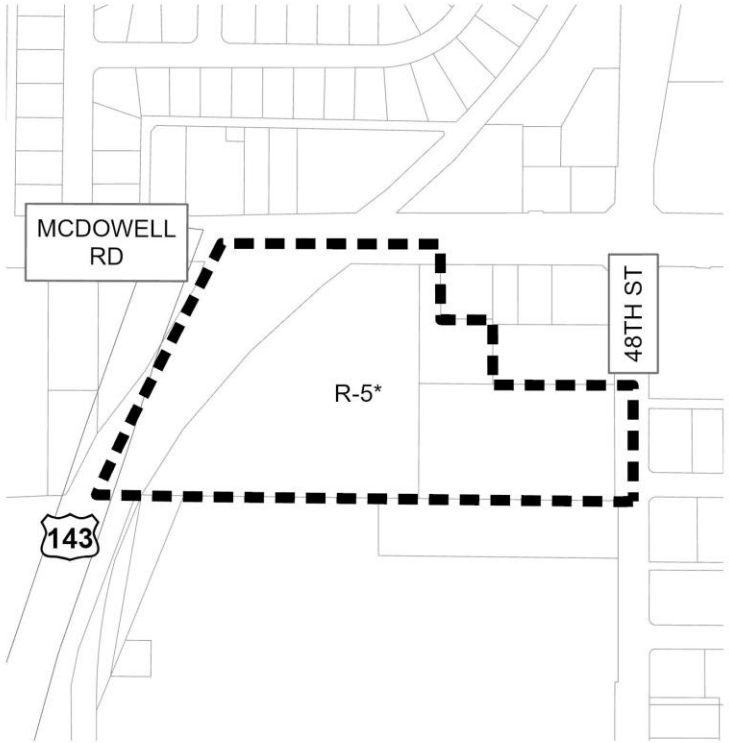
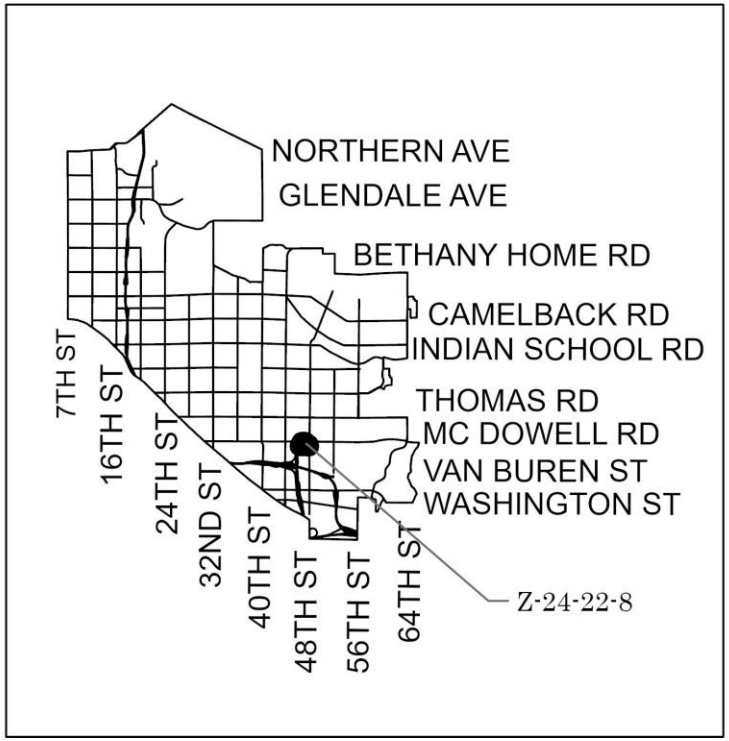
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-24-22-8
Zoning Overlay: N/A
Planning Village: Camelback East





NOT TO SCALE

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Drawn Date: 9/19/2022

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City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 87

Amend City Code - Ordinance Adoption - Rezoning Application Z-28-22-8 - Northwest Corner of 23rd Avenue and Baseline Road (Ordinance G-7034)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-28-22-8 and rezone the site from S-1 (Ranch or Farm Residence District) to R1-8 (Single-Family Residence District) to allow single-family residential.

Summary

Current Zoning: S-1
Proposed Zoning: R1-8
Acreage: 12.85 acres
Proposal: Single-family residential

Owner: Seibert Revocable Living Survivor's Trst
Applicant: Lou Turner, Hillstone Homes
Representative: David Maguire, Land Solutions, Inc.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The South Mountain Village Planning Committee heard this case on July 12, 2022, and continued the case to the Aug. 9, 2022 hearing, where they recommended approval, per the staff recommendation with additional stipulations, by a vote of 7-4.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and recommended approval, per the staff memo dated Sept. 1, 2022, by a vote of 6-1.

Location

Northwest corner of 23rd Avenue and Baseline Road
Council District: 8
Parcel Address: 2310 W. Baseline 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-28-22-8) FROM S-1 (RANCH OR FARM RESIDENCE DISTRICT) TO R1-8 (SINGLE-FAMILY RESIDENCE DISTRICT)

_____

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

SECTION 1. The zoning of a 12.85-acre site located at the northwest corner of 23rd Avenue and Baseline Road in a portion of Section 36, Township 1 North, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from “S-1” (Ranch or Farm Residence District) to “R1-8” (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 a maximum of 55 lots.

2. A minimum of 10% of the gross site area, exclusive of required landscape setbacks, shall be provided as open space, as approved by the Planning and Development Department.

3. A minimum landscape setback of 20 feet shall be provided along 23rd and 24th Avenues. The landscape setback may be reduced to 17 feet for up to 50% of this frontage for the purpose of staggering setbacks for the perimeter theme wall, as approved by the Planning and Development Department.

4. A minimum landscape setback of 50 feet shall be provided along Baseline Road. The landscape setback may be reduced to 47 feet for up to 50% of this frontage for the purpose of staggering the perimeter theme wall and screening utility boxes, as approved by the Planning and Development Department.

5. All required landscape setbacks shall be planted with minimum 75-percent 2-inch caliper and 25-percent 3-inch caliper large canopy drought-tolerant trees, planted 25 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.

6. A minimum of one milkweed shrub, or other native nectar species, shall be planted for every required tree in addition to the required shrubs, and shall be planted in groups of three or more, as approved by the Planning and Development Department.

7. A minimum of 75 percent of the standard building elevations provided shall include a covered front porch in the front yard with a minimum of 60 square feet in area and a minimum depth of 6 feet. No porch shall terminate within the plane of a door or window, as approved by the Planning and Development Department.

8. Fences and walls shall be in general conformance with the wall plan and wall details (wall elevations) date stamped April 1, 2022, as modified by the following stipulations, and approved by the Planning and Development Department:

    a. Partial view fencing, which may include solid columns up to 24 inches in width, shall be utilized where walls are proposed around open space areas, the partial view fencing shall be a maximum 3-foot solid wall and 3-foot view fencing.

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b. Perimeter walls bounding the rear or side yard property lines of residential lots along 23rd Avenue, 24th Avenue, and Baseline Road shall include minimum three-foot offsets, and material and textural differences, such as stucco, and/or split face or slump block or a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.

c. The wall layout depicted in the wall details (wall elevations) plan shall be modified where necessary to accommodate site layout changes that avoid conflicts with the Zoning Ordinance or City Code requirements.

9. Project entry/exit drives along 23rd and 24th Avenues shall incorporate decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.

10. Project entry/exit drives along 23rd and 24th Avenues shall incorporate enhanced landscaping on both sides planted with a variety of at least three plant materials, as approved by the Planning and Development Department. Each landscaped area shall be a minimum of 250-square feet.

11. A tot lot with shade equipment shall be provided in the central/primary open space amenity area, as approved by the Planning and Development Department.

12. The following shall be provided in each open space amenity area, as approved by the Planning and Development Department: Modify

a. One picnic area with a barbeque grill, shade ramada, and a picnic table;

b. Two benches or seating features; and

c. A minimum of 6 bicycle parking spaces shall be provided through inverted U, and/or artistic racks. The racks shall be shaded by a tree or structure and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department.

13. All sidewalks along 23rd Avenue and 24th Avenue shall be a minimum of 5 feet in width and detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

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

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b. Drought tolerant vegetation to achieve 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 for installing the required plants.

14. All sidewalks along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 11-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 75% 2-inch caliper single-trunk large canopy drought-tolerant shade trees, and minimum 25% 3-inch caliper single-trunk large canopy drought-tolerant shade trees.

    b. Drought tolerant vegetation to achieve 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 for installing the required plants.

15. All sidewalks within the development 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 single trunk shade trees planted at a rate of one tree per lot.

    a. Where adjacent to open space areas, trees shall be planted a minimum of 20 feet on center or in equivalent groupings.

    b. Drought tolerant vegetation to achieve 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 for installing the required plants.

16. The developer shall dedicate a multi-use trail easement (MUTE) along the north side of Baseline Road and construct a minimum 10-foot-wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail, as approved by the Planning and Development Department. The developer shall work with the Site Planning section on an alternate design for this requirement through the technical appeal process.

17. The developer shall dedicate a minimum of 30 feet of right-of-way and construct the west side of 23rd Avenue, as approved by the Planning and Development Department.

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18. The developer shall dedicate 25 feet of right-of-way for the east side of 24th Avenue, as approved by the Planning and Development Department.

19. The existing irrigation facilities along 23rd Avenue 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 or land transfer require completion prior to obtaining plat and or civil plan review approval.

20. The developer shall connect to 23rd Drive, or dedicate a 50-foot radius cul-de-sac and construct a 45-foot turning radius on site at the termination of 23rd Drive, as modified and approved by the Planning and Development Department.

21. 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.

22. 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.

23. 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.

24. 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

25. 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.

26. 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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27. Building elevations shall be presented for review and comment to the South Mountain Village Planning Committee prior to final site plan approval.

28. The developer shall work with the neighborhood and the Street Transportation Department to pursue traffic mitigation on 23rd Avenue, prior to final site plan approval, as modified and approved by the Street Transportation 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 12th day of October, 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

PARCEL 1:

THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 33 FEET THEREOF;

EXCEPT THAT PORTION AS SET FORTH IN FINAL ORDER OF CONDEMNATION BY MARICOPA COUNTY RECORDED JULY 15, 2002 AS DOCUMENT NO. 2002-716983; AND

EXCEPT THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA IN DEED RECORDED IN BOOK 297 OF DEEDS, PAGE 84.

PARCEL 2:

THE NORTH ONE THIRD (1/3) OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 239.50 FEET THEREOF.

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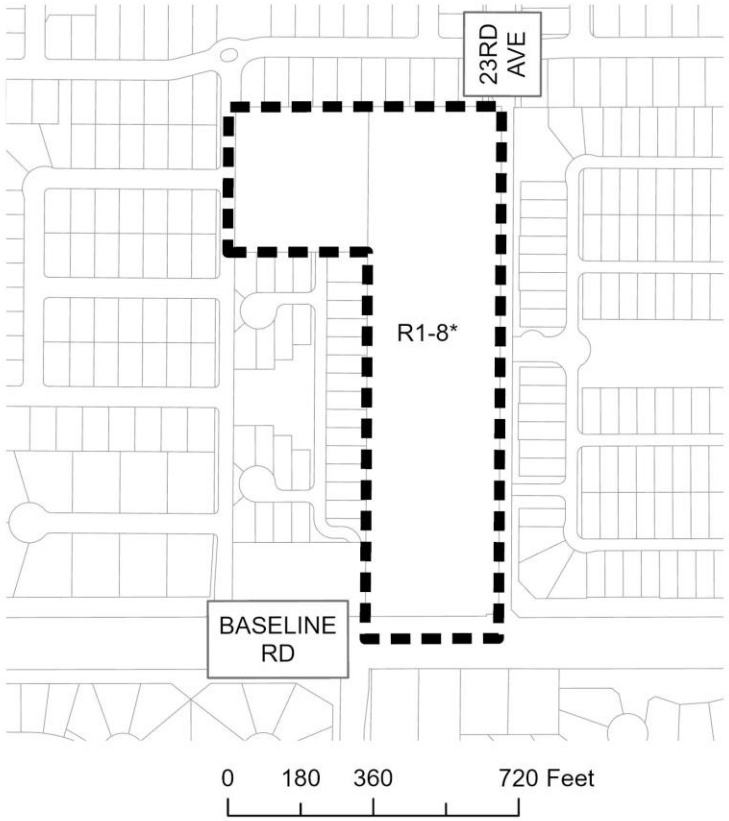
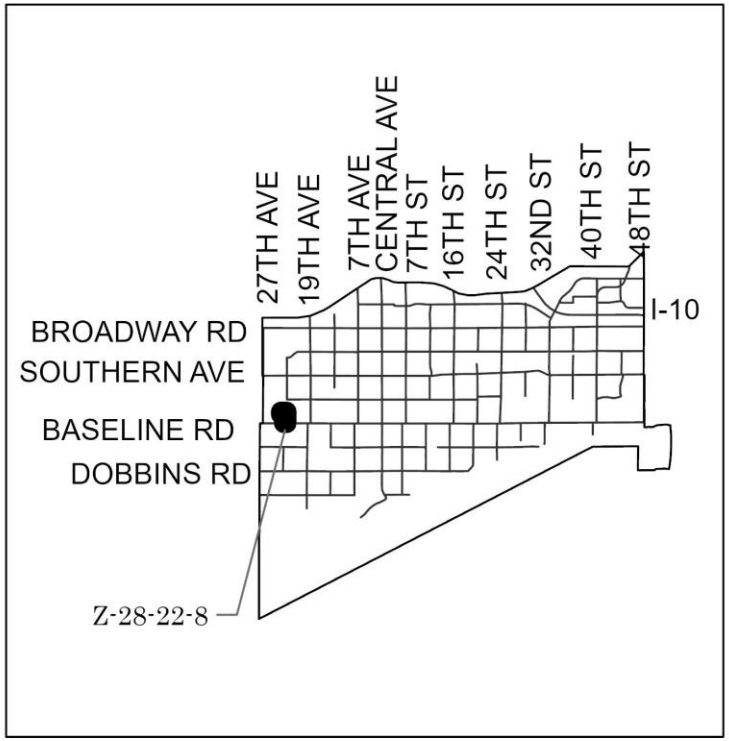
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-28-22-8
Zoning Overlay: N/A
Planning Village: South Mountain





NOT TO SCALE

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Drawn Date: 9/12/2022

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City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** *88

ITEM CORRECTED (SEE ATTACHED MEMO) Amend City Code - Ordinance Adoption - Rezoning Application Z-45-22-8 - Southeast Corner of 59th Avenue and Dobbins Road (Ordinance G-7039)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-45-22-8 and rezone the site from S-1 (Approved C-2 HGT/WVR PCD) (Ranch or Farm Residence District, Approved Intermediate Commercial, Height Waiver, Planned Community District) to C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) to allow mixed-use development.

Summary

Current Zoning: S-1 (Approved C-2 HGT/WVR PCD)
Proposed Zoning: C-2 HGT/WVR DNS/WVR
Acreage: 39.74 acres
Proposal: Mixed-use development

Owner: Tyson Family, LTD, et al.
Applicant: Matrix at Dobbins
Representative: Jason Morris, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Laveen Village Planning Committee heard this case on July 11, 2022, and continued the case, by a vote of 8-0. The Laveen Village Planning Committee heard this case on Aug. 8, 2022, and recommended approval, per the Addendum A Staff Report, with modifications and an additional stipulation, by a vote of 6-3.
PC Action: The Planning Commission heard this case on Aug. 4, 2022, and continued the case, by a vote of 9-0.The Planning Commission heard this case on Sept. 1, 2022, and recommended approval, per the Laveen Village Planning Committee recommendation, with a modification and an additional stipulation, by a vote of 7-0.

Location

Southeast corner of 59th Ave. and Dobbins Road.
Council District: 8
Parcel Address: 5703, 5775, 5875 W. Dobbins Road, 9250, 9365 S. 59th Ave.

Responsible Department

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

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager
Planning and Development Director

Date: October 6, 2022

From: Joshua Bednarek JB
Planning and Development Deputy Director

Subject: CORRECTION TO ITEM 88 ON THE OCTOBER 12, 2022 FORMAL AGENDA - ORDINANCE ADOPTION OF Z-45-22-8 - SOUTHEAST CORNER OF 59TH AVENUE AND DOBBINS ROAD (ORDINANCE G-)

Item 88, Rezoning Application Z-45-22-8, is a request to rezone 39.74 acres located at the southeast corner of 59th Avenue and Dobbins Road, from S-1 (Approved C-2 HGT/ WVR PCD) (Ranch or Farm Residence District, Approved Intermediate Commercial, Height Waiver, Planned Community District) to C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) to allow mixed-use development.

This memo corrects the legal description in the ordinance. The updated legal description aligns with the areas referenced in the staff stipulations and will assist in administration. The overall boundaries and acreage of the rezoning area is unchanged.

Approved:

Alan Stephenson
Deputy City Manager/Planning and Development Director

Enclosures:
Updated Draft Ordinance Z-45-22-8

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-45-22-8) FROM S-1 (APPROVED C-2 HGT/WVR PCD) (RANCH OR FARM RESIDENCE DISTRICT, APPROVED INTERMEDIATE COMMERCIAL, HEIGHT WAIVER, PLANNED COMMUNITY DISTRICT) TO C-2 HGT/WVR DNS/WVR (INTERMEDIATE COMMERCIAL, HEIGHT WAIVER, DENSITY WAIVER).

_____

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

SECTION 1. The zoning of a 39.74-acre property located at the southeast corner of 59th Avenue and Dobbins Road in a portion of Section 8, Township 1 South, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from “S-1 (Approved C-2 HGT/WVR PCD)” (Ranch or Farm Residence District, Approved Intermediate Commercial, Height Waiver, Planned Community District) to “C-2 HGT/WVR DNS/WVR” (Intermediate Commercial, Height Waiver, Density 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 site plan date stamped August 8, 2022 and elevations date stamped July 8, 2022, as modified by the following stipulations and approved by the Planning and Development Department.

2. Improvements for the Town Square, as identified on the site plan date stamped August 8, 2022, shall be completed prior to the issuance of any certificate of occupancy for the last phase of residential development (Lot 2 or Lot 3). Improvements shall include all streets and parking around the Town Square, all common landscape, walkway landscape furniture and common area features, and a minimum of three amenities (which may include, but is not limited to open seating, interactive water feature, and kids playground with shade structure), but excluding the two commercial buildings and their supporting features such as leased outdoor dining areas and their hardscape and landscape features, as approved by the Planning and Development Department.

3. The primary entryway to Dobbins Road shall include a minimum of 250 square feet of enhanced landscaping, planted and maintained with a variety of at least three plant materials including a series of annuals that will each maintain a constant bloom throughout the year.

4. A minimum of one milkweed shrub, or other native nectar species, shall be planted for every required tree in addition to the required shrubs, and shall be planted in groups of three or more, as approved by the Planning and Development Department.

5. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the east side of 59th Avenue and construct a minimum 10-foot-wide multi-use trail (MUT) 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

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the Site Planning section on an alternate design through the technical appeal process.

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

    a. Minimum 3-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.

    b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.

    c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

7. The developer shall construct a minimum 5-foot-wide detached sidewalk along the west side of 57th Avenue with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:

    a. Minimum 2-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.

    b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 50% live coverage at maturity.

    c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

8. The developer shall construct a minimum 5-foot-wide detached sidewalk along the east side of 59th Avenue with a minimum 11-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:

    a. Minimum 3-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.

    b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.

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c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

9. The developer shall dedicate a minimum of 55-feet of right-of-way and construct the south side of Dobbins Road, as approved by the Planning and Development Department.

10. The developer shall dedicate a minimum of 30-feet of right-of-way and construct the west side of 57th Avenue connecting at the 56th Glen alignment, as approved by the Street Transportation Department.

11. The developer shall dedicate a minimum of 55-feet of right-of-way and construct the east side of 59th Avenue, as approved by the Planning and Development Department.

12. The developer shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is approved. Signal warrant analysis shall be included for 59th Avenue and Dobbins as part of the Study. The developer shall be required to provide a minimum 25% contribution towards future traffic signal if not warranted for construction by the TIA.

13. Existing irrigation along Dobbins Road are to be undergrounded and relocated outside City of Phoenix right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

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. The right-of-way shall be dedicated, and a bus stop pad (City of Phoenix Standard Details P1258 and P1260) constructed along eastbound Dobbins Road, as approved by the Planning and Development Department.

16. The right-of-way shall be dedicated, and a bus stop pad (City of Phoenix Standard Details P1258 and P1260) constructed along northbound 59th Avenue, as approved by the Planning and Development Department.

17. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-

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foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

18. 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.

LOT 1 (TOWN CENTER AND RETAIL PLAZA)

19. The maximum building height shall be 30 feet.

20. A minimum of 28% of the gross area of Lot 1 shall be retained as open space, as approved by the Planning and Development Department.

21. 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.

22. 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.

23. Any future Planning Hearing Officer applications for Lot 1, as depicted on the site plan date stamped August 8, 2022, shall go to the Village Planning Committee for recommendation, and include enhanced notification to require notification of all property owners within 600 feet of the subject site and all neighborhood organizations registered with the City within one mile of the subject site.

LOT 2 (MULTIFAMILY APARTMENTS)

24. The development shall adhere to the R-3A zoning district standards, as modified by the following stipulations, and approved by the Planning and Development Department.

25. Lot 2 shall be limited to a maximum of 214 units.

26. A minimum of 10% of the gross area of Lot 2 shall be retained as open space, as approved by the Planning and Development Department.

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27. A minimum of 10 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances, amenities, and/or open space 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.

LOT 3 (HORIZONTAL MULTIFAMILY)

28. The development shall adhere to the R-3 zoning district standards, as modified by the following stipulations, and approved by the Planning and Development Department.

29. Lot 3 shall be limited to a maximum of 181 units.

30. A minimum of 11% of the gross area of Lot 3 shall be retained as open space, as approved by the Planning and Development Department.

31. A minimum of 10 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances, amenities, and/or open space 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.

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 12th day of October, 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

LOT 1:

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER OF SAID SECTION 8 BEARS NORTH 89 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 2,633.43 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 731.98 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 710.48 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 736.75 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 23 MINUTES 06 SECONDS EAST, A DISTANCE OF 710.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 521,714 SQUARE FEET OR 11.977 ACRES, MORE OR LESS.

LOT 2:

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER OF SAID SECTION 8 BEARS NORTH 89 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 2,633.43 FEET;
THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, NORTH 89 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 731.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 584.74 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 27 MINUTES 30 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 710.58 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 579.05 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 710.48 FEET TO
THE POINT OF BEGINNING.

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SAID PARCEL CONTAINS 413,445 SQUARE FEET OR 9.491 ACRES, MORE OR LESS.

LOT 3:

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER OF SAID SECTION 8 BEARS NORTH 89 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 2,633.43 FEET; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, SOUTH 00 DEGREES 23 MINUTES 06 SECONDS WEST, A DISTANCE OF 710.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, A DISTANCE OF 1,315.80 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 30 SECONDS WEST, A DISTANCE OF 609.05 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,315.03 FEET; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 23 MINUTES 06 SECONDS EAST, A DISTANCE OF 609.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 801,549 SQUARE FEET OR 18.401 ACRES, MORE OR LESS.

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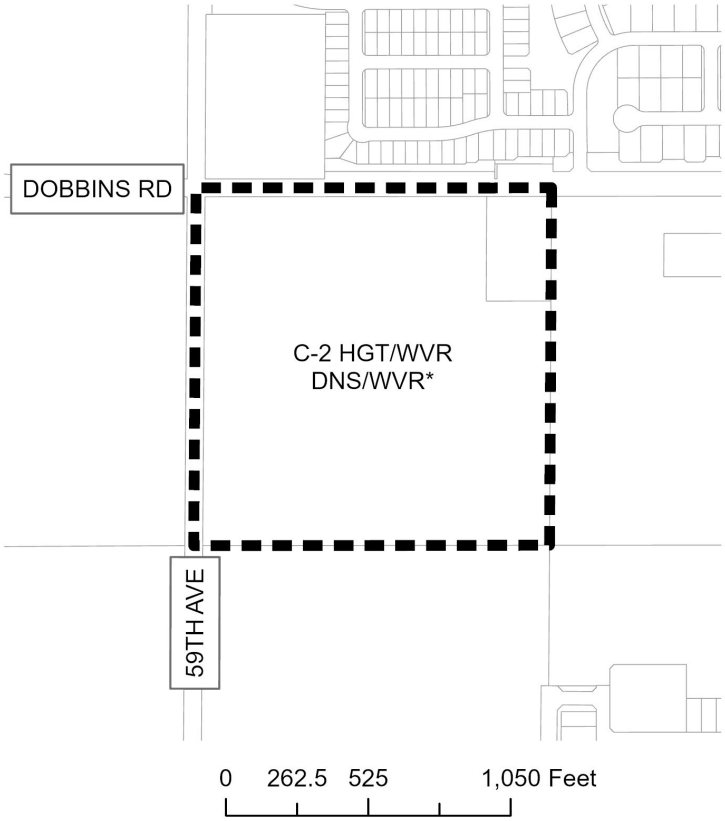
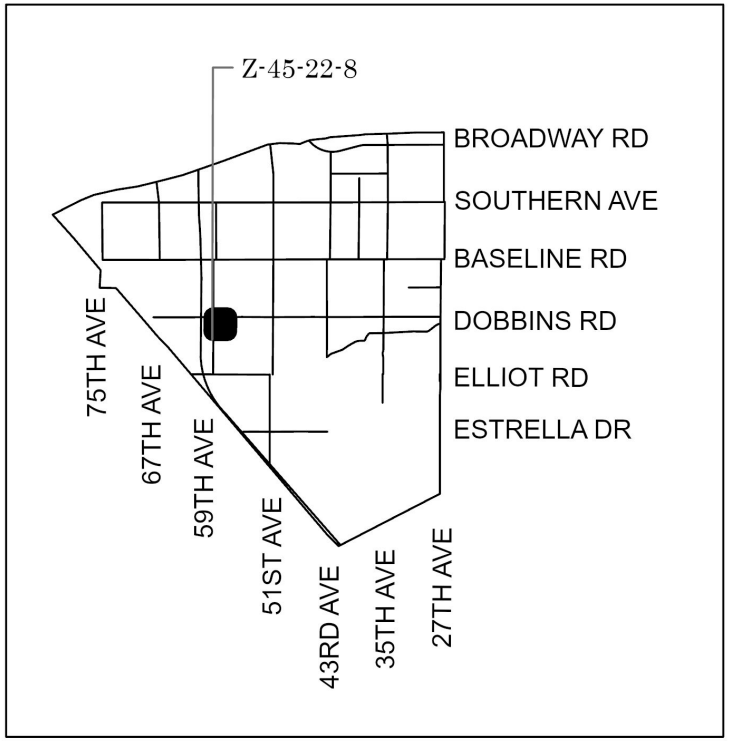
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-45-22-8
Zoning Overlay: N/A
Planning Village: Laveen





NOT TO SCALE

N

Drawn Date: 9/13/2022

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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-45-22-8) FROM S-1 (APPROVED C-2 HGT/WVR PCD) (RANCH OR FARM RESIDENCE DISTRICT, APPROVED INTERMEDIATE COMMERCIAL, HEIGHT WAIVER, PLANNED COMMUNITY DISTRICT) TO C-2 HGT/WVR DNS/WVR (INTERMEDIATE COMMERCIAL, HEIGHT WAIVER, DENSITY WAIVER).

_____

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

SECTION 1. The zoning of a 39.74-acre property located at the southeast corner of 59th Avenue and Dobbins Road in a portion of Section 8, Township 1 South, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from “S-1 (Approved C-2 HGT/WVR PCD)” (Ranch or Farm Residence District, Approved Intermediate Commercial, Height Waiver, Planned Community District) to “C-2 HGT/WVR DNS/WVR” (Intermediate Commercial, Height Waiver, Density 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 site plan date stamped August 8, 2022 and elevations date stamped July 8, 2022, as modified by the following stipulations and approved by the Planning and Development Department.

2. Improvements for the Town Square, as identified on the site plan date stamped August 8, 2022, shall be completed prior to the issuance of any certificate of occupancy for the last phase of residential development (Lot 2 or Lot 3). Improvements shall include all streets and parking around the Town Square, all common landscape, walkway landscape furniture and common area features, and a minimum of three amenities (which may include, but is not limited to open seating, interactive water feature, and kids playground with shade structure), but excluding the two commercial buildings and their supporting features such as leased outdoor dining areas and their hardscape and landscape features, as approved by the Planning and Development Department.

3. The primary entryway to Dobbins Road shall include a minimum of 250 square feet of enhanced landscaping, planted and maintained with a variety of at least three plant materials including a series of annuals that will each maintain a constant bloom throughout the year.

4. A minimum of one milkweed shrub, or other native nectar species, shall be planted for every required tree in addition to the required shrubs, and shall be planted in groups of three or more, as approved by the Planning and Development Department.

5. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the east side of 59th Avenue and construct a minimum 10-foot-wide multi-use trail (MUT) 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

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the Site Planning section on an alternate design through the technical appeal process.

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

    a. Minimum 3-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.

    b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.

    c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

7. The developer shall construct a minimum 5-foot-wide detached sidewalk along the west side of 57th Avenue with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:

    a. Minimum 2-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.

    b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 50% live coverage at maturity.

    c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

8. The developer shall construct a minimum 5-foot-wide detached sidewalk along the east side of 59th Avenue with a minimum 11-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:

    a. Minimum 3-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.

    b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.

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c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

9. The developer shall dedicate a minimum of 55-feet of right-of-way and construct the south side of Dobbins Road, as approved by the Planning and Development Department.

10. The developer shall dedicate a minimum of 30-feet of right-of-way and construct the west side of 57th Avenue connecting at the 56th Glen alignment, as approved by the Street Transportation Department.

11. The developer shall dedicate a minimum of 55-feet of right-of-way and construct the east side of 59th Avenue, as approved by the Planning and Development Department.

12. The developer shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is approved. Signal warrant analysis shall be included for 59th Avenue and Dobbins as part of the Study. The developer shall be required to provide a minimum 25% contribution towards future traffic signal if not warranted for construction by the TIA.

13. Existing irrigation along Dobbins Road are to be undergrounded and relocated outside City of Phoenix right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

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. The right-of-way shall be dedicated, and a bus stop pad (City of Phoenix Standard Details P1258 and P1260) constructed along eastbound Dobbins Road, as approved by the Planning and Development Department.

16. The right-of-way shall be dedicated, and a bus stop pad (City of Phoenix Standard Details P1258 and P1260) constructed along northbound 59th Avenue, as approved by the Planning and Development Department.

17. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-

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foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

18. 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.

LOT 1 (TOWN CENTER AND RETAIL PLAZA)

19. The maximum building height shall be 30 feet.

20. A minimum of 28% of the gross area of Lot 1 shall be retained as open space, as approved by the Planning and Development Department.

21. 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.

22. 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.

23. Any future Planning Hearing Officer applications for Lot 1, as depicted on the site plan date stamped August 8, 2022, shall go to the Village Planning Committee for recommendation, and include enhanced notification to require notification of all property owners within 600 feet of the subject site and all neighborhood organizations registered with the City within one mile of the subject site.

LOT 2 (MULTIFAMILY APARTMENTS)

24. The development shall adhere to the R-3A zoning district standards, as modified by the following stipulations, and approved by the Planning and Development Department.

25. Lot 2 shall be limited to a maximum of 214 units.

26. A minimum of 10% of the gross area of Lot 2 shall be retained as open space, as approved by the Planning and Development Department.

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27. A minimum of 10 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances, amenities, and/or open space 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.

LOT 3 (HORIZONTAL MULTIFAMILY)

28. The development shall adhere to the R-3 zoning district standards, as modified by the following stipulations, and approved by the Planning and Development Department.

29. Lot 3 shall be limited to a maximum of 181 units.

30. A minimum of 11% of the gross area of Lot 3 shall be retained as open space, as approved by the Planning and Development Department.

31. A minimum of 10 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances, amenities, and/or open space 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.

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 12th day of October, 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 – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 8, FROM WHICH THE NORTH QUARTER OF SAID SECTION 8 BEARS NORTH 89 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 2,633.43 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,316.72 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 27 MINUTES 30 SECONDS WEST, A DISTANCE OF 1,319.63 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,315.03 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 23 MINUTES 06 SECONDS EAST, A DISTANCE OF 1,320.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,736,708 SQUARE FEET OR 39.869 ACRES, MORE OR LESS.

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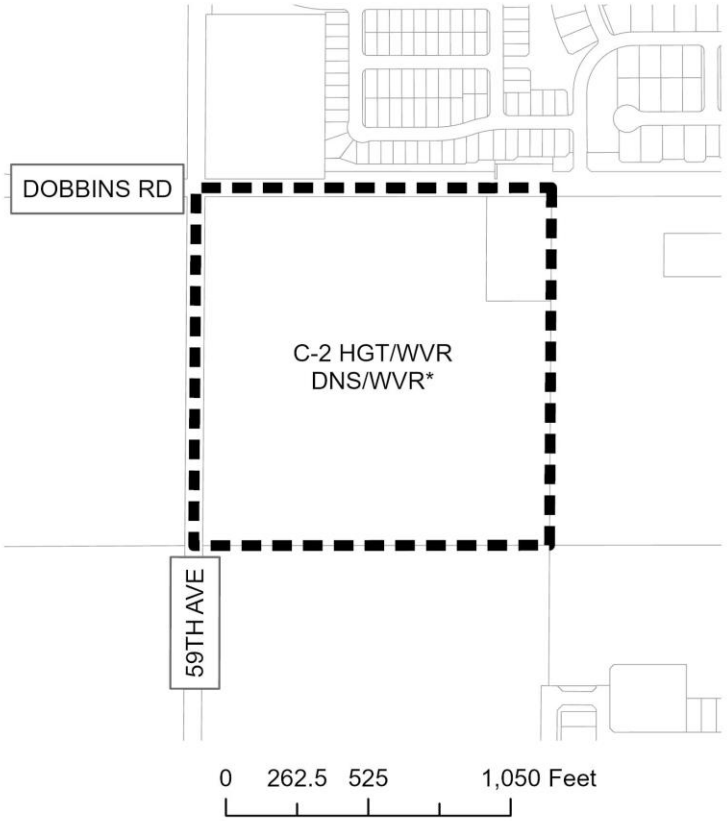
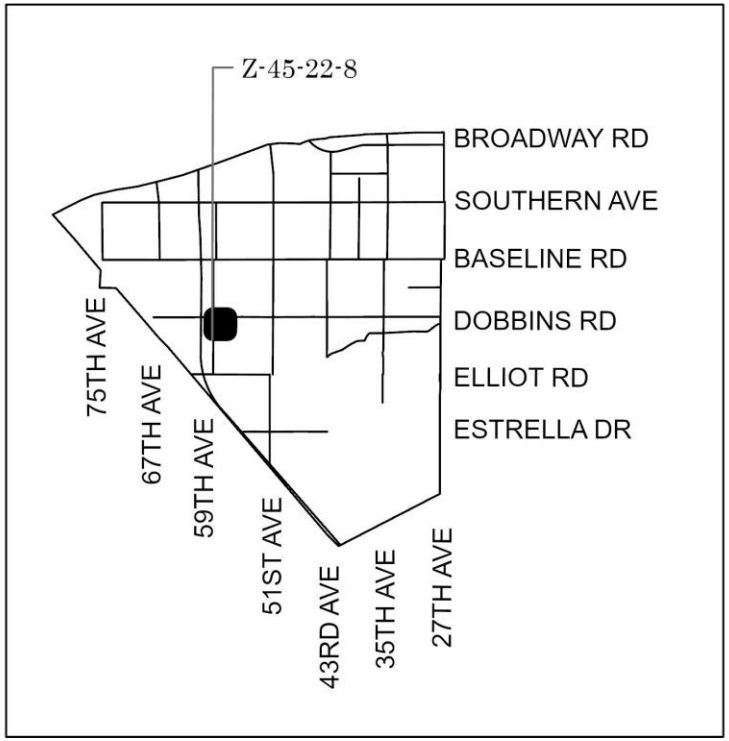
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-45-22-8
Zoning Overlay: N/A
Planning Village: Laveen





NOT TO SCALE

N

Drawn Date: 9/13/2022

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City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** *89

REQUEST TO CONTINUE (SEE ATTACHED MEMO) Public Hearing - Appeal of Hearing Officer Decision - Abandonment of Right-of-Way - ABND 220011 - 4640 East Camelback Heights Way

Abandonment: ABND 220011
Project: 99-3459
Abandonment Applicant: Lauren Proper Potter
Date of Abandonment Hearing Officer's Decision:
Appellant: Benjamin Graff, Quarles & Brady, LLP on Behalf of Kim Komando & Barry Young

Summary

Rationale: The subject of the abandonment is a portion of land at North Camelback Canyon Drive and East Camelback Heights Way, located directly across from the Appellant's home (the "Abandonment Area"). The abandonment was approved on April 14, 2022, despite opposition from the Appellant and a request to continue the case to allow for further discussions between the neighbors. The Applicant would not agree to a continuance and the Hearing Officer forwarded a recommendation of approval to the City Council. Since April 14, 2022, the entire neighborhood along Camelback Heights Way (six parcel owners in total), have expressed opposition. One hundred percent of the property owners located along Camelback Heights Way, with the exception of the Applicant, and an additional property owner on Camelback Canyon Drive (directly north of the Applicant's home) have joined in this appeal and respectfully request the Phoenix City Council overturn the Hearing Officer's approval and deny the requested abandonment.

Location

4640 East Camelback Heights Way
Council District: 6

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 5, 2022

From: Joshua Bednarek
Planning and Development Deputy Director

Subject: CONTINUANCE OF ITEM 89 ON THE OCTOBER 12, 2022 FORMAL AGENDA -PUBLIC HEARING - APPEAL OF HEARING OFFICER DECISION ABANDONMENT OF RIGHT-OF-WAY - ABND 220011 - 4640 EAST CAMELBACK HEIGHTS WAY

Item 89, is a request to hold a public hearing on an appeal of the Abandonment Hearing Officer's decision to approve the abandonment of right-of-way (ABND 220011) located at 4640 East Camelback Heights Way.

Staff request this continuance to ensure requirements for notification are fulfilled and to allow the applicant and appellant additional time to discuss the request.

Staff recommends continuing this item to the December 7, 2022 City Council Formal meeting.

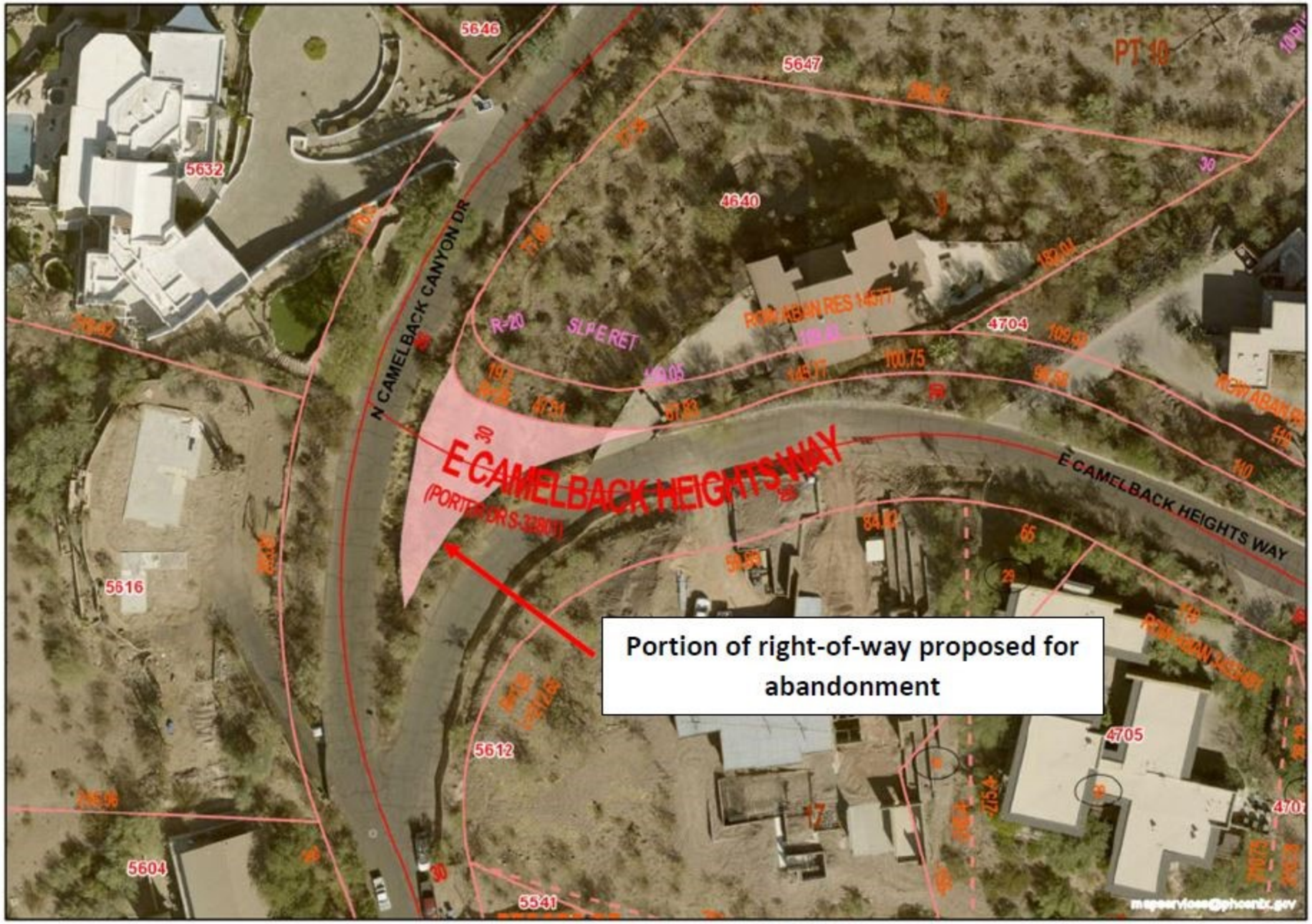
Approved:

Alan Stephenson
Deputy City Manager/Planning and Development Director

ATTACHMENT A

ABND 220011-Map

Planning and Development



Disclaimer : The information provided on this map is based on record drawings submitted by others.
Users of this information are cautioned that independent verification of actual conditions may be necessary. Printing Water Data is for Internal Staff Only

1 inch = 60 feet
0 25 50 100 Feet

N

Date: 4/11/2022

City of Phoenix

ATTACHMENT B

City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 220011

Your abandonment request was granted **CONDITIONAL APPROVAL** by **Christopher DePerro, Abandonment Hearing Officer**.

This request will NOT be completed until all the stipulations have been met and this request is formally adopted by City Council. It is the **APPLICANT'S RESPONSIBILITY** to ensure that all stipulations are satisfied. **Please contact the Abandonment Coordinator at (602) 256-3487** for questions and notification of your completion of the stipulations.

Upon completion of the stipulations your request will be scheduled for City Council action.

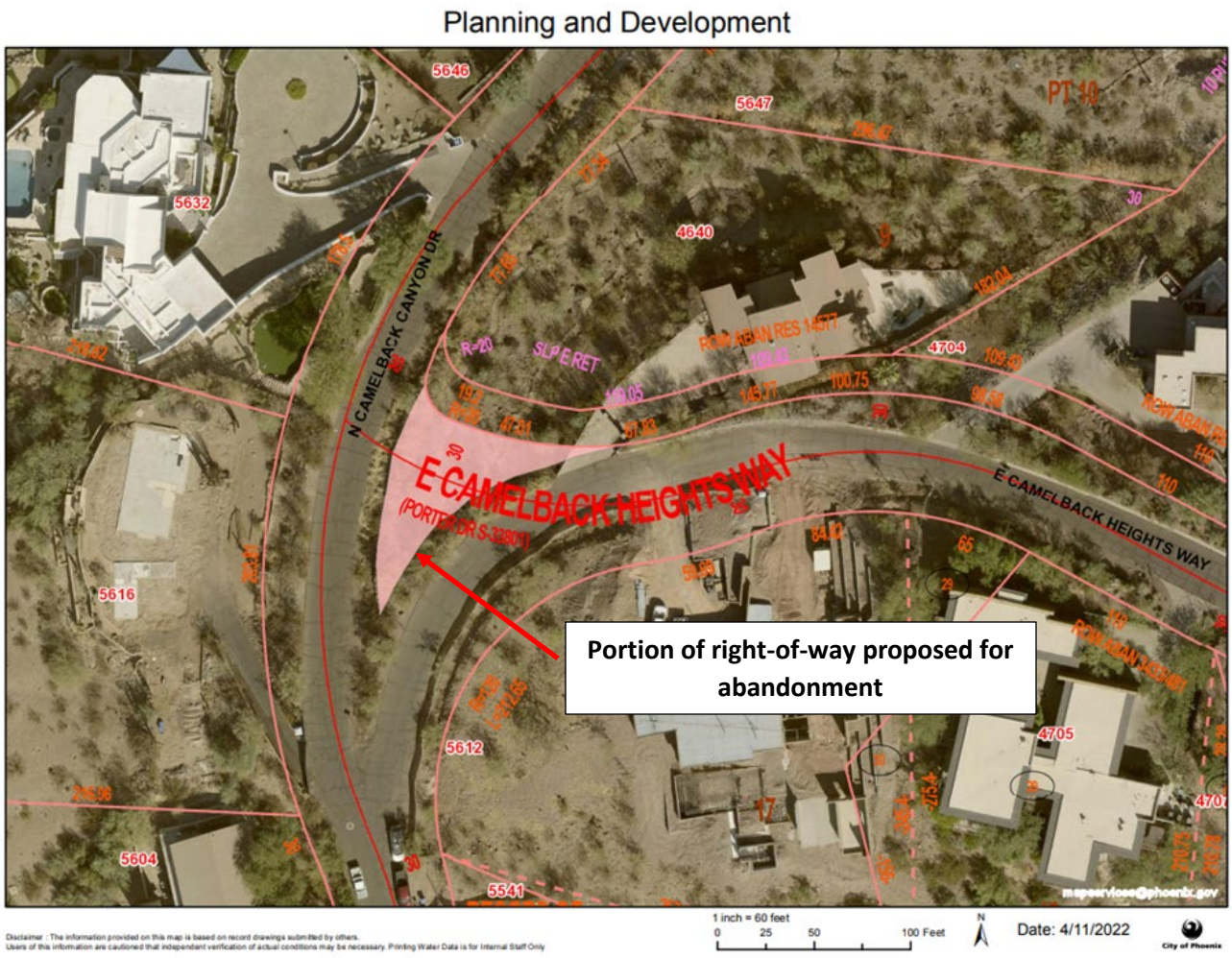
If the stipulations of abandonment are not completed within **two years** from the date of your conditional approval **(your expiration date is April 14, 2024),** this request will then expire. At that time a new submittal will be required along with the required payment for the abandonment process. A one-time, **one year** extension can be requested prior to the expiration date, with applicable extension fee due.

City of Phoenix

Planning and Development Department

April 14, 2022
Abandonment Staff Report: **ABND 220011**
Project# **99-3459**
Quarter Section: **20-38**
Council District: **6**

Location:	4640 East Camelback Heights Way
Applicant:	Lauren Proper Potter
Request to abandon:	The triangular portion of land where North Camelback Canyon Drive and East Camelback Heights Way meet as illustrated on the attached exhibit.
Purpose of request:	The applicant states to allow access to the private residence directly from the roadway right-of-way, to place responsibility to maintain vegetation upon the property owner instead of the City, and to allow the property owner to provide guest parking on their property instead of the street.
Hearing date:	**April 14, 2022**



Hearing Summary

Mr. Christopher DePerro, the Abandonment Hearing Officer, called the hearing to order at 9:32 am on April 14, 2022.

Ms. Maggie Dellow, the Abandonment Coordinator introduced the abandonment case ABND 220011 by reading the abandonment case into the record by stating the applicant, location, abandonment request, and purpose of the request, as well as City staff research.

Mr. DePerro then started the discussion by asking the applicant if they would like to add any additional comments regarding the abandonment request.

Mr.Charles Huellmantel, the applicant, explained that the proposed abandonment area is a tough piece of property that doesn't serve a purpose, nor is maintained, and his client would like the opportunity to landscape it and beautify it.

Mr. DePerro explained that because this property is hillside there would be a limitation to what can be done in terms of landscaping and disturbance.

Ms. Dellow reviewed the city staff and utility provider comments received during the review period. Mr. DePerro explained that per the Street Transportation Department's comments, if the abandonment received conditional approval, it would only by for a portion of the original requested area. Mr. Huellmantel confirmed he understood.

Mr. DePerro then invited Mr. Benjamin Graff to provide public comment. Mr. Graff explained that he represented Kim Commando and Barry Young who lived across the Camelback Heights Way to the south. Mr. Graff explained that his clients had some concerns about the reasons the applicant was applying for the abandonment as stated on the application materials, such as to provide additional access to the property when existing access appears adequate. Mr. Graff also explained that the application states the abandonment would provide additional guest parking area, which raised concerns over additional disturbance area and reasons as to why such an ample amount of guest parking was being sought.

Mr. Graff requested a 30-day continuance on the case so that his client could meet with the applicant and learn more about the reasons for the request. and reasons for the request.

Ms. Lauren Proper Potter, the applicant, explained that there were no plans for additional work within the area and there would not be guest parking within the abandonment area. Ms. Potter stated that the nature of the request was to harmonize vegetation with the redevelopment of the property.

Mr. DePerro explained that even with the abandonment, the natural vegetation could not be touched or maintained without being part of the disturbance area. It must remain native and natural.

Mr. DePerro stated that he did understand Mr. Graff's concerns, but that these concerns fell outside of the purview of the abandonment request.

Mr. Graff explained that the only reason those concerns have been brought to the hearing are due to the fact that they are stated within the applicant's narrative and rationale on the abandonment application. Because the applicant stated during the hearing that the reasons for abandonment as provided on the abandonment application are not accurate, Mr. Graff shared that he was still confused as to the purpose of the abandonment request and requested continuance.

Ms. Potter stated that the abandonment would not impact Mr.Graff's concerns. Mr. Huellmantel stated that he was not supportive of a continuance.

Mr. DePerro explained that he was having trouble justifying a continuance as the abandonment request would not result in an additional hillside permissions.

Ms. Dellow then reviewed the staff recommended stipulations of approval.

Mr. DePerro stated that the concerns voiced by the opposition have more to do with hillside and zoning regulations rather than the abandonment. He further explained that what needs to be done in an abandonment hearing is determine whether or nit the proposed right-of-way to be abandoned was need. Mr. DePerro felt that in this case the right-of-way was clearly not needed and that the proposed abandonment would not permit those things shared by the opposition as concerns.

Mr. Graff agreed that the concerns brought by the opposition were not generally proper for an abandonment hearing, however they were stated in the abandonment applicant narrative as reasons for the abandonment.

The Hearing Officer granted a conditional approval subject to stipulations in the staff report.

Stipulations of Conditional Approval

The request of abandonment is conditionally approved by the Abandonment Hearing Officer. The following stipulations will need to be met:

1. Either a or b shall be complied with:

    a. All utilities shall be relocated to locations approved by each affected utility company. All work is to be done by each affected utility company at no expense to the affected utility company. An appropriate performance agreement, in an approved form and cost amount, must be posted with the Planning and Development Department to guarantee the improvements.

    b. All right-of-way shall be retained as a public utilities easement with 24-hour vehicle maintenance access.

2. Consideration which provides a public benefit to the City is required in accordance with City Code Art. 5, Sec. 31-64 and Ordinance G-5332. Cost for abandoned Right-of-Way adjacent to property not zoned single family residential will be $500 OR Fair Market Value whichever is greater. Cost for property zoned single family residential is $1.00 a square foot for the first 500 square feet, $0.10 a square foot thereafter; OR Fair Market Value at the option of the Planning and Development Director or designee. The applicant shall submit calculation and fee to Planning and Development Department. The applicant shall request a selection of approved appraisers from the current list maintained by the Real Estate division of the Finance Department.

3. No right-of-way within 30-feet of the Camelback Canyon Drive monument line may be abandoned.

4. No right-of-way south of the existing monument line of Camelback Heights Way may be abandoned.

5. The right-of-way shall be retained as a slope easement.

6. All stipulations must be completed within two years from the Abandonment Hearing Officer's decision.

This conditional approval has been reviewed and approved by the Abandonment Hearing Officer.

Hearing Officer Signature: _____ **Date:** 9/15/22

REPORT SUBMITTED BY: Maggie Dellow, Abandonment Coordinator

cc: Lauren Proper Potter, Applicant/Representative
Christopher DePerro, Abandonment Hearing Officer

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Abandonment
Decision Appeal

In accordance with Section 31-70, Article V of the City Code, the decision of the Abandonment Hearing Officer regarding the abandonment of public rights-of way may be appealed. Any decision of the Abandonment Hearing Officer shall be considered final unless a person aggrieved thereby, files a written Notice of Abandonment Appeal with the Planning & Development Department within fifteen calendar days after the decision is made. The completed abandonment appeal form and filing fee* must be submitted to the Planning & Development Department, Check-In/Information Counter, located at 200 West Washington Street, 2nd floor, Phoenix, Arizona 85003.

***All fees are pursuant to the current Fee Schedule contained in Appendix A.2. of the Phoenix City Code.**

Appellant's Name: Benjamin Graff, Quarles & Brady, LLP on Behalf of Kim Komando & Barry Young

Address: 2 N. Central Avenue, 6th Floor City: Phoenix State: AZ Zip: 85004

Phone: (602) 229-5683 Email: Benjamin.Graff@Quarles.com

Affiliation: Attorney for Appellant

Appeal to City Council
Be specific as to what you are appealing. Include the rationale for your appeal. Attachments may be included.

Abandonment # **V-**ABND 220011 Date Heard: April 14, 2022

Located at approximately: 4640 E Camelback Heights Way, Phoenix AZ 85018

Abandonment Hearing Officer: ☒ Approved ☐ Denied

Appealing Decision: Request to Deny Abandonment. See attached Notice of Abandonment Appeal Narrative.

Appealing Stipulation:

Appealing Stipulation:

Appealing Stipulation:

---------- Staff Use Only ----------

Received By: MDE Receipt #: Date: 4/29/2022
Reviewed By: MDE Receipt #: Date: 4/29/2022

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7811 or visit our website at http://phoenix.gov/pdd/licensetimes.html. This publication can be made available in alternate formats (Braille, large print, or digital media) upon request. Contact Planning & Development at (602) 262-7811 voice or (602) 534-5500 TTY.

Quarles & Brady LLP

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Attorneys at Law in
Chicago
Indianapolis
Madison
Milwaukee
Minneapolis
Naples
Phoenix
Tampa
Tucson
Washington, D.C.

April 29, 2022

VIA EMAIL

Phoenix City Council
City of Phoenix
200 West Washington Street
Phoenix, AZ 85003
Mayor.Gallego@phoenix.gov
Council.District.6@phoenix.gov

RE: Formal Notice of Abandonment Appeal: ABND 220011

Honorable Mayor Gallego, Councilmember DiCiccio, and Councilmembers,

Our firm represents Ms. Kim Komando and Mr. Barry Young (EK Holdings Delaware, LLC) (the "Appellant"), the owners of the property located at 4655 E Camelback Heights Way, Phoenix, AZ 85018 within Phoenix Council District 6, in regard to this Notice of Abandonment Appeal of the April 14, 2022 Hearing Officer approval of Case No. ABND 220011 (the "Abandonment Application"). In accordance with Section 31-70, Article V of the City Code, the decision of the Abandonment Hearing Officer regarding the abandonment of public rights-of way may be appealed. Any decision of the Abandonment Hearing Officer shall be considered final unless a person aggrieved thereby, files a written Notice of Abandonment Appeal with the Planning & Development Department within fifteen calendar days after the decision is made. Here, the Appellant has submitted the requested appeal and requisite filing fee in a timely manner before the April 29, 2022 5:00 PM deadline.

The subject of the abandonment is a portion of land at North Camelback Canyon Drive and East Camelback Heights Way, located directly across from the Appellant's home (the "Abandonment Area"). See Aerial Maps Attached at **Tab A.** The abandonment was approved on April 14, 2022, despite opposition from the Appellant and a request to continue the case to allow for further discussions between the neighbors. The Applicant would not agree to a continuance and the Hearing Officer forwarded a recommendation of approval to the City Council. Since April 14, 2022, the entire neighborhood along Camelback Heights Way (six parcel owners in total), have expressed opposition. See Opposition Map Attached at **Tab B.** 100% of the property owners located along Camelback Heights Way, with the exception of the Applicant, and an additional

property owner on Camelback Canyon Drive (directly north of the Applicant's home) have joined in this appeal and respectfully request the Phoenix City Council overturn the Hearing Officer's approval and deny the requested abandonment. See Letters of Opposition from Six Parcel Owners Attached at **Tab C.**

Site History

City records show the subject right-of-way was dedicated through the Camelback Heights Plat, recorded on December 16, 1956 on docket 69, page 49 of the Maricopa County Recorder. If abandoned, the right-of-way will be conveyed back in ownership to the Applicant. This appeal does not question to whom the abandoned area should be conveyed to if approved, but instead, that the loss of naturally vegetated public right-of-way combined with the Applicant's intended use of the Abandonment Area, is detrimental to the surrounding neighborhood. As is further discussed, the proposed abandonment also conflicts with the goals of the neighborhood as a whole to privatize Camelback Heights Way and install a private access gate.

The Abandonment Should be Denied for Lack of Proper Notice, Petition Signatures, and Failure to Communicate with the Appellant Prior to the April 14, 2022 Abandonment Hearing.

The City of Phoenix Abandonment process does not include a robust notification procedure, which frequently results in concerned neighbors being informed of abandonments at the last minute by signage or through word-of-mouth. However, the City also requires an abandonment petition to be signed by "one hundred percent of the property owners in and/or abutting the affected area." See Abandonment, Right-of-Way Petition included within Applicant's Application Attached at **Tab D.** In this case, the Appellant's home (Parcel No. 171-16-017A), as well as Parcel Nos. 171-16-007 and 171-16-006, are located directly adjacent to the Abandonment Area. In fact, the Appellant's home and view looking directly Northwest includes the Abandonment Area. Despite these facts, the Abandonment Petition provided by the Applicant only includes a single signature – the Applicant's signature. The petition fails to include signatures from the other affected parcels and therefore the Applicant failed to provide proper notice.

Additionally, prior to the April 14, 2022 Abandonment Hearing, the Applicant informed the Appellant that their son would be contacting them prior to the hearing to discuss the abandonment. But as the hearing began on April 14th, the Appellant had not received any communication from the Applicant.

Finally, it should be noted that during the April 14, 2022 Abandonment Hearing, the Appellant requested a continuance to allow the parties time to discuss the request, before it was forwarded to the City Council for final approval. The Applicant refused to agree to a continuance and the Hearing Officer forwarded a recommendation of approval to the City Council, notwithstanding the strong opposition present the hearing. The refusal to allow for a continuance forced the hand of the Appellant, and the other six surrounding property owners, to file this appeal. Now, the only equitable measure is for the City Council to deny the requested abandonment before the resulting use and disturbance of the area creates irreparable harm to the neighborhood.

The Neighbors Are Opposed to the Proposed Use of the Right-of-Way, the Detrimental Impact on the Neighborhood, and the Interference With the Long-Term Goal of Privatizing Camelback Heights Way

The property owners along Camelback Heights Way have recently begun discussions to privatize this road and construct a private access gate near the convergence of Camelback Canyon Drive and Camelback Heights Way. See Map of Approximate Locations of the Access Gate Attached at **Tab A.** The Applicant was fully aware of this intent prior to submitting the abandonment application. The privatization of the road will require coordination between the neighbors and notably, coordination with the City of Phoenix on the use (via a revocable permit) and abandonment of any public right-of-way to allow for the privatization of the road and the construction of the access gate. Despite these ongoing discussions, the Applicant's request seeks to utilize the public right-of-way for the Applicant's sole benefit, while also moving the Applicant's driveway closer to the intersection of Camelback Canyon Drive and Camelback Heights Way in conflict with possible locations for the access gate. The requested abandonment should be denied thereby allowing all property owners along Camelback Heights Way to discuss and agree upon what is beneficial for the neighborhood, rather than this unilateral request which only benefits the Applicant.

The Abandonment Should be Denied Because Applicant's Abandonment Narrative and Submitted Site Plans Confirm the Applicant's Intent to Use the Abandonment Area for an Access Driveway, Guest Parking, and Disturbed/New Vegetation.

An Examination of the Applicant's Abandonment Application and Narrative

The proposed Abandonment Application No. ABND 220011 requested to abandon a portion of land where North Camelback Canyon Drive and East Camelback Heights Way meet, as shown on the attached Abandonment Aerial Map Exhibit at **Tab A**. The Applicant provided a narrative along with the abandonment application which provided justifications for the request. See Applicant's Narrative Dated February 14, 2022 Attached at **Tab D.** The City of Phoenix also issued a Staff Report. See Abandonment Staff Report Dated April 14, 2022 Attached at **Tab E.**

As is discussed in detail in this section, the Appellant was surprised by the discrepancies between the written narrative and the Applicant's statements made during the April 14th, 2022 Hearing. The Applicant's testimony also directly conflicts with the site plan submitted to the City by the Applicant, which is further discussed in this appeal. While the Applicant stated during the hearing that the Abandonment Area would be left undisturbed with its existing natural desert vegetation, the Applicant's own narrative and site plan tell the story of significant disturbance and an extended driveway within the Abandonment Area. After a review of the Abandonment Application, Staff Report, Hearing and prior submittals, the Appellant is able to clarify the Applicant's intent for the Abandonment Area.

First, the Applicant's Right-of-Way Petition states the Applicant supports the abandonment because it "allows access from the driveway to occur directly from the street right-of-way instead of across the additional City-owned land." In response to this and similar statements within the Applicant's narrative, the City's Staff Report also states, "[t]he applicant states [the purpose is] to

allow access to the private residence directly from the roadway right-of-way, to place responsibility to maintain vegetation upon the property owner instead of the City, and to allow the property owner to provide guest parking on their property instead of the street." See the Abandonment Application attached at **Tab D** and Staff Report attached at **Tab E**.

Regarding parking and the expansion of the driveway, Applicant's Abandonment Application states, "[i]ncorporating the City's right-of-way into the subject property will allow a longer driveway with room for a guest parking area that will increase safety for all residents in this area and their visitors." Contrary to the Applicant's own narrative, the Applicant stated during the Hearing that there would be no additional disturbance, driveway expansion, or parking in the proposed Abandonment Area. Based on the Applicant's testimony, the Hearing Officer forwarded his recommendation of approval to City Council. But it is the Appellant's position that if the Hearing Officer had been provided copies of the Applicant's site plan, the proposed driveway extension and disturbed land within the Abandonment Area shown on the plan may have resulted in a recommendation of denial.

An Examination of the Applicant's Site Plan Submittals to the City of Phoenix

In order to accurately compare the hearing testimony with the proposed construction of Applicant's home, the Appellant made two separate requests to the Applicant to provide copies of the most current proposed site plan for the Applicant's home and driveway configuration. Each time the Applicant stated the site plans would be provided. However, as of the date of this appeal, the Applicant has not provided any documents or site plans to the Appellant. After filing a public records request with the City and confirming with City Staff, the Appellant was able to locate the most recent site plan dated September 20, 2021. This site plan was reviewed during the Applicant's prior Hillside Waiver (DSAP 21252) Hearing on January 19, 2022. See Site Plan Dated September 20, 2021 Attached at **Tab F**. Three months have passed since the DSAP Hearing and based on available public records, the Applicant has not submitted a more recent site plan. We were also able to locate an identical site plan submitted by the Applicant as part of Zoning Adjustment Case No. ZA-570-21, which requested a setback variance along the eastern property line. The site plan for this variance case also shows the same expanded driveway and disturbed area. See Variance Site Plan Dated September 20, 2021 Attached at **Tab G.** All written statements in the Applicant's Abandonment Application Narrative regarding the expanding driveway, guest parking, and disturbed vegetation are consistent with the site plans submitted as part of Case Nos. DSAP 21252 and ZA-570-21. As mentioned above, the Applicant's testimony during the Abandonment Hearing stated there would be no additional disturbance, driveway, or parking in the proposed Abandonment Area. However, after examining the Desert Sky Residence Survey ROW diagram provided by City of Phoenix Abandonment Staff with the most recent site plan, it is clear the proposed driveway runs through the proposed abandonment area. See Survey ROW & Site Plan Comparison attached at **Tab H**. This comparison exhibit shows the Applicant intends to remove the natural vegetation within the abandonment area and install an elongated mass of pavement to serve as a driveway and additional parking. Thus, after a review of the facts, Applicant's purpose for the abandonment request within the Abandonment Hearing Application

and prior site plan submittals does not align with the statements made at the April 14th, 2022 Hearing.

The Applicant's proposed use of public right-of-way, which currently benefits all residents, also does not align with the goals of the united property owners along Camelback Heights Way. The Appellant and the six additional property owners joining in this appeal firmly believe the disturbance and replacement of this naturally vegetated area with the proposed driveway will only serve as a detriment which is incompatible with the goal to beautify and privatize Camelback heights Way.

Conclusion

This Notice of Abandonment Appeal serves to memorialize and provide evidence of the differences between the Applicant's verbal testimony which lead to the Hearing Officer's approval, and the documented intent of the Applicant to not only remove vegetation from the Abandonment Area, but also place an elongated driveway within the same area. After a review of the facts and confirmation of evidence showing the discrepancy between Applicant's testimony and the narrative/site plans submitted to the City, we respectfully request that the Phoenix City Council reverse the decision of the Abandonment Hearing Officer and deny the Abandonment Application. Our firm can provide additional information as requested by the City. Thank you for your time and consideration.

Very truly yours,

QUARLES & BRADY LLP

Benjamin W. Graff

TAB A

APPLICANT'S PROPOSED ABANDONMENT AREA AERIAL MAP

ABANDONMENT APPLICANT APN: 171-16-009

4640 E CAMELBACK HEIGHTS WAY PHOENIX ARIZONA 85018

Quarles & Brady LLP

APPLICANT'S APPROVED ABANDONMENT AREA AERIAL MAP

ABANDONMENT APPLICANT APN: 171-16-009

4640 E CAMELBACK HEIGHTS WAY PHOENIX ARIZONA 85018

Quarles & Brady LLP

APPLICANT'S PROPERTY VS APPELLANT'S PROPERTY

Quarles & Brady LLP

APPLICANT APN: 171-16-009

APPELLANT APN: 171-16-017A

OPTIONS FOR LOCATIONS OF NEW ACCESS GATE

ABANDONMENT APPLICANT APN: 171-16-009

4640 E CAMELBACK HEIGHTS WAY PHOENIX ARIZONA 85018

Quarles & Brady LLP

TAB B

OPPOSED NEIGHBORS AERIAL MAP

APN: 171-16-017A; 171-16-018E; 171-16-018J; 171-16-025G; 171-16-025E; 171-16-016A; 171-16-010

Quarles & Brady LLP

TAB C

April 19, 2022

Phoenix City Council
City of Phoenix
200 West Washington Street
Phoenix, AZ 85003
mayor.gallego@phoenix.gov
Council.district.6@phoenix.gov

RE: Formal Opposition and Appeal of Abandonment Application: ABND 220011

Dear Mayor Gallego and Councilmember DiCiccio:

As the owner of the property located at 5647 N Camelback Canyon Drive, Phoenix, AZ 85018, I formally oppose the Abandonment Application No. ABND 220011 for the abandonment of a triangular portion of land at North Camelback Canyon Drive and East Camelback Heights Way. The abandonment was approved on April 14, 2022 despite opposition from the neighborhood. The proposed abandonment will alter the existing hillside and natural vegetation in a detrimental manner. Therefore, we are joining our neighbors Kim Komando and Barry Young (owners of the home located at 4655 E Camelback Heights Way, Phoenix, AZ 85018) in filing a formal appeal of the abandonment approval and respectfully request that the Phoenix City Council reverse the decision of the Abandonment Hearing Officer and deny the abandonment application.

Thank you for your consideration of our request.

Sincerely,
Elaine Shay Revocable Deed of Trust

Heather Shay-Herzig, P/O/A Elaine Shay

Cc:
Alan Stephenson, Deputy City Manager and Planning Director
Maggie Dellow, Planner II, Abandonment Coordinator
Benjamin W. Graff, Quarles & Brady LLP

April 19, 2022

Phoenix City Council
City of Phoenix
200 West Washington Street
Phoenix, AZ 85003
mayor.gallego@phoenix.gov
Council.district.6@phoenix.gov

RE: Formal Opposition and Appeal of Abandonment Application: ABND 220011

Dear Mayor Gallego and Councilmember DiCiccio:

As the owner of the property located at 4704 E Camelback Heights Way, Phoenix, AZ 85018, I formally oppose the Abandonment Application No. ABND 220011 for the abandonment of a triangular portion of land at North Camelback Canyon Drive and East Camelback Heights Way. The abandonment was approved on April 14, 2022 despite opposition from the neighborhood. The proposed abandonment will alter the existing hillside and natural vegetation in a detrimental manner. Therefore, we are joining our neighbors Kim Komando and Barry Young (owners of the home located at 4655 E Camelback Heights Way, Phoenix, AZ 85018) in filing a formal appeal of the abandonment approval and respectfully request that the Phoenix City Council reverse the decision of the Abandonment Hearing Officer and deny the abandonment application.

Thank you for your consideration of our request.

Sincerely,
David Alan Oursland

Cc:
Alan Stephenson, Deputy City Manager and Planning Director
Maggie Dellow, Planner II, Abandonment Coordinator
Benjamin W. Graff, Quarles & Brady LLP

April 19, 2022

Phoenix City Council
City of Phoenix
200 West Washington Street
Phoenix, AZ 85003
mayor.gallego@phoenix.gov
Council.district.6@phoenix.gov

RE: Formal Opposition and Appeal of Abandonment Application: ABND 220011

Dear Mayor Gallego and Councilmember DiCiccio:

As the owner of the property located at 4705 E Camelback Heights Way, Phoenix, AZ 85018, I formally oppose the Abandonment Application No. ABND 220011 for the abandonment of a triangular portion of land at North Camelback Canyon Drive and East Camelback Heights Way. The abandonment was approved on April 14, 2022 despite opposition from the neighborhood. The proposed abandonment will alter the existing hillside and natural vegetation in a detrimental manner. Therefore, we are joining our neighbors Kim Komando and Barry Young (owners of the home located at 4655 E Camelback Heights Way, Phoenix, AZ 85018) in filing a formal appeal of the abandonment approval and respectfully request that the Phoenix City Council reverse the decision of the Abandonment Hearing Officer and deny the abandonment application.

Thank you for your consideration of our request.

Sincerely,
Martori Arthur J/Louis Sue Tr

Cc:
Alan Stephenson, Deputy City Manager and Planning Director
Maggie Dellow, Planner II, Abandonment Coordinator
Benjamin W. Graff, Quarles & Brady LLP

April 19, 2022

Phoenix City Council
City of Phoenix
200 West Washington Street
Phoenix, AZ 85003
mayor.gallego@phoenix.gov
Council.district.6@phoenix.gov

RE: Formal Opposition and Appeal of Abandonment Application: ABND 220011

Dear Mayor Gallego and Councilmember DiCiccio:

As the owner of the property located at 4707 E Camelback Heights Way, Phoenix, AZ 85018, I formally oppose the Abandonment Application No. ABND 220011 for the abandonment of a triangular portion of land at North Camelback Canyon Drive and East Camelback Heights Way. The abandonment was approved on April 14, 2022 despite opposition from the neighborhood. The proposed abandonment will alter the existing hillside and natural vegetation in a detrimental manner. Therefore, we are joining our neighbors Kim Komando and Barry Young (owners of the home located at 4655 E Camelback Heights Way, Phoenix, AZ 85018) in filing a formal appeal of the abandonment approval and respectfully request that the Phoenix City Council reverse the decision of the Abandonment Hearing Officer and deny the abandonment application.

Thank you for your consideration of our request.

Sincerely,
Martori Arthur J

Cc:
Alan Stephenson, Deputy City Manager and Planning Director
Maggie Dellow, Planner II, Abandonment Coordinator
Benjamin W. Graff, Quarles & Brady LLP

April 19, 2022

Phoenix City Council
City of Phoenix
200 West Washington Street
Phoenix, AZ 85003
mayor.gallego@phoenix.gov
Council.district.6@phoenix.gov

RE: Formal Opposition and Appeal of Abandonment Application: ABND 220011

Dear Mayor Gallego and Councilmember DiCiccio:

As the owner of the property located at 4720 E Camelback Heights Way, Phoenix, AZ 85018, I formally oppose the Abandonment Application No. ABND 220011 for the abandonment of a triangular portion of land at North Camelback Canyon Drive and East Camelback Heights Way. The abandonment was approved on April 14, 2022 despite opposition from the neighborhood. The proposed abandonment will alter the existing hillside and natural vegetation in a detrimental manner. Therefore, we are joining our neighbors Kim Komando and Barry Young (owners of the home located at 4655 E Camelback Heights Way, Phoenix, AZ 85018) in filing a formal appeal of the abandonment approval and respectfully request that the Phoenix City Council reverse the decision of the Abandonment Hearing Officer and deny the abandonment application.

Thank you for your consideration of our request.

Sincerely,
Robert Utterback & Jennifer Fried

Cc:
Alan Stephenson, Deputy City Manager and Planning Director
Maggie Dellow, Planner II, Abandonment Coordinator
Benjamin W. Graff, Quarles & Brady LLP

April 19, 2022

Phoenix City Council
City of Phoenix
200 West Washington Street
Phoenix, AZ 85003
mayor.gallego@phoenix.gov
Council.district.6@phoenix.gov

RE: Formal Opposition and Appeal of Abandonment Application: ABND 220011

Dear Mayor Gallego and Councilmember DiCiccio:

As the owner of the property located at 4713 E Camelback Heights Way, Phoenix, AZ 85018, I formally oppose the Abandonment Application No. ABND 220011 for the abandonment of a triangular portion of land at North Camelback Canyon Drive and East Camelback Heights Way. The abandonment was approved on April 14, 2022 despite opposition from the neighborhood. The proposed abandonment will alter the existing hillside and natural vegetation in a detrimental manner. Therefore, we are joining our neighbors Kim Komando and Barry Young (owners of the home located at 4655 E Camelback Heights Way, Phoenix, AZ 85018) in filing a formal appeal of the abandonment approval and respectfully request that the Phoenix City Council reverse the decision of the Abandonment Hearing Officer and deny the abandonment application.

Thank you for your consideration of our request.

Sincerely,
Ivy Catherine E Tr

Cc:
Alan Stephenson, Deputy City Manager and Planning Director
Maggie Dellow, Planner II, Abandonment Coordinator
Benjamin W. Graff, Quarles & Brady LLP

TAB D

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Abandonment
Application

This application must be submitted to start the process to abandon any public rights-of-way and/or easements controlled by the city of Phoenix. A completed application must be submitted, together with a sketch of the area to be abandoned and the appropriate fee to the Planning & Development Department, 200 West Washington Street (2nd floor), Phoenix, Arizona 85003. For additional information, call (602) 256-3487.

Applicant: Lauren Proper Potter - Huellmantel & Affiliates

Address: P.O. Box 1833

City: Tempe State: Arizona Zip: 85280-1833

Phone: (480) 921-2800 Email: lauren.proper@huellmantel.com

Contact (If other than Applicant): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

APN# of Parcel(s) Adjacent to Requested Abandonment: 171-16-009

Name of Street(s) to be abandoned: N/A

Location/Description of Alley(s) or Easement(s) to be Abandoned (please be specific):
Triangular portion of land where N. Camelback Canyon Drive and E. Camelback Heights Way meet. Please see the attached exhibit.

Quarter Section #: Q20-38 Zoning District: RE-35 Village: Camelback East

Reason to Abandon (additional pages may be attached): Please see the attached justification

---------- **Staff Use Only** ----------

Abandonment #: _____ Folder #: _____ Total Abandonment Application Fee: $ 1075

Submittal Date: 2/14/2022

Reviewed By: MDE

Annexation Date: November 2, 1961

City Council District #: 6

Site Plan # (if applicable): 99-34593 | SDEV 9902634

☐ Informal Abandonment (w/o hearing): $ _____

☐ Abandonment, Non-Single Family: $ _____

☒ Abandonment, Single Family: 1075

☐ Complexity Fee $ _____

☐ Appraisal Section Notified: ☐ Yes ☐ No ☐ N/A

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7811 or visit our website at http://phoenix.gov/pdd/licensetimes.html. This publication can be made available in alternate formats (Braille, large print, or digital media) upon request. Contact Planning & Development at (602) 262-7811 voice or (602) 534-5500 TTY.

4640 E. Camelback Heights Way

Abandonment

Huellmantel Affiliates

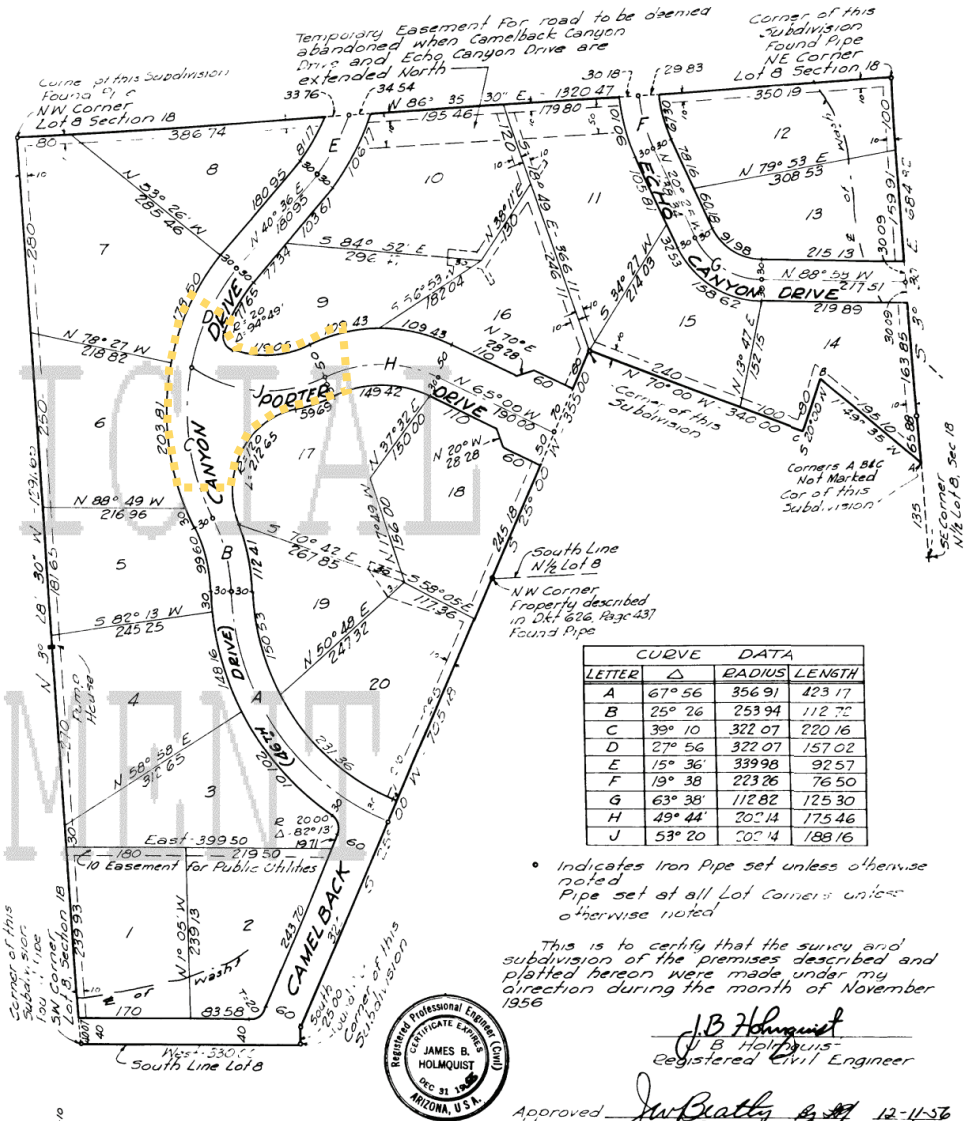
P.O. Box 1833, Tempe, Arizona 85280-1833 ✦ T: (480) 921-2800 ✦ E: lauren.proper@huellmantel.com

REASON TO ABANDON

The property owner at 4640 E. Camelback Heights Way seeks the abandonment of the City right-of-way between Camelback Canyon Drive and Camelback Heights Way to allow access to the private residence directly from the roadway right-of-way.

The right-of-way the property owner seeks to abandon appears to be a remnant leftover from a previous 1973 abandonment (V-66-73) to accommodate the realignment of Camelback Heights Way – previously Porter Drive – into its current configuration. The image below depicts the subject property outlined in teal and the right-of-way the property owner seeks to have abandoned outlined with a yellow dashed line.

The subject property is located along Camelback Heights Way and currently has a portion of its driveway located in the adjacent right-of-way due to the extreme grade of Camelback Heights Way, which increases nearly 40’ along the frontage of the property, particularly as the street continues up the mountain. This area appears to be a portion of the originally-planned alignment of Camelback Heights Way based on the 1956 plat shown below:



This roadway alignment was modified in 1973 with a partial abandonment but the sliver the property owner seeks to abandon now was left as City-owned right-of-way.

Camelback Heights Way as it exists today includes curbing that was installed at the expense of the previous property owner at the subject property as well as the neighboring property to increase the safety of the existing street. It does not appear there are future plans to modify the alignment of Camelback Heights Way and accordingly seems most appropriate to allow the property owner adjacent to the right-of-way to incorporate it into their property to allow direct access for their driveway from the roadway instead of crossing onto City-owned right-of-way.

Furthermore, this places the responsibility to maintain the vegetation in this area upon the property owner instead of the City, which will allow it to be more properly and cohesively maintained.

Lastly, the abandonment would allow the property owner to provide guest parking on their property instead of the street. Although it is permitted that guests of all properties may park on the public street, the extreme slope and narrow configuration of Camelback Heights Way leads to unsafe conditions as the street is not wide enough to accommodate two-way traffic when there are vehicles parked on the street. The curvature of the roadway and elevation negatively impacts visibility when vehicles are located on the street. Incorporating the City's right-of-way into the subject property will allow a longer driveway with room for a guest parking area that will increase safety for all residents in this area and their visitors.

For the reasons set forth, we believe this request for an abandonment is appropriate. Thank you for your consideration.

Abandonment, Right-of-Way
Petition

A signed right-of-way abandonment petition must be submitted when filing your abandonment application. Please read the entire form before signing. For additional information, contact the Planning and Development Department at (602) 256-3487.

We, as property owners, support the proposed abandonment for the following reasons:

- ☒ It will help to increase security,
- ☐ It will increase the buildable area of the lot(s),
- ☒ It will remove unnecessary right-of-way or easements to permit development of the property, or
- ☒ Other: allows access from the driveway to occur directly from the street right-of-way instead of across additional City-owned land

We, as property owners, understand that if there are public utilities located within the area to be abandoned, all right-of-way within the proposed abandonment area shall be retained as a public utilities easement (PUE) or as may be modified by the affected utility companies with 24-hour vehicle maintenance access. We further understand that no structure of any kind shall be constructed or placed within the easement except removable-type fencing and/or paving. Removable type fencing must not require the installation of footers within the PUE. No planting within the PUE unless approved by the City of Phoenix. **The affected utility company shall not be required to replace any obstructions, paving or planting that must be removed during the course of required maintenance, reconstruction and/or construction.**

Or

We, as property owners, understand that we may choose to relocate all utilities affected by the abandonment. If we choose this alternative, we understand that we, as the property owners, would be responsible for the cost of relocating any affected utilities to locations approved by that utility company.

To ensure continued maintenance and repairs of the street, the public rights-of-way would be abandoned to the adjacent individual property owner(s) or a Homeowners Association where one exists. The Homeowners Association or adjacent individual property owners would assume all liability and maintenance cost of the abandoned public right-of-way and any improvements.

We, as the property owners, understand that if the abandonment of the public right-of-way is approved, the Homeowners Association (or individual property owners) shall purchase all streetlights from the City of Phoenix in the proposed abandonment area, or the Homeowners Association (or individual property owners) will be responsible for replacing them with private lighting. This will be done at no expense to the City of Phoenix. We also understand that the Homeowners Association (or individual property owners) will be responsible for and set up their own electric account with the proper electric company in order to assume the responsibility of payment of the electric costs.

We, as the property owners, understand that there may be additional costs incurred due to required improvements to provide code compliant entrances/gating, etc. Requirements may include, but are not limited to, gates, provisions for fire apparatus, dedicated right-of-way for required turnarounds, etc.

Any and all requirements and costs will be the responsibility of the Homeowners Association (or individual property owners). All required improvements within the proposed abandonment area, as required by the stipulations of the approved abandonment, will be completed at no expense to the City of Phoenix.

Per Phoenix City Code, Section 31-64 (e), **if** the request of abandonment is approved there will be a consideration fee due and payable after the Abandonment Hearing Officer's decision. Consideration fees are the costs associated with purchasing land within the abandoned right-of-way from the City of Phoenix and are calculated as follows:

Non-single family zoned right-of-way the greater of $500 or Fair Market Value (FMV)[1] of abandoned right-of-way
Single family residential zoned right-of-way $1 per square foot for first 500 square feet, $0.10 per square foot thereafter; or FMV of abandoned right-of-way, as determined by City[2]

Notes:

[1] If the area to be abandoned is within or adjacent to an established redevelopment area, consideration may be given in determining the FMV.

[2] For the area to be abandoned, consideration may be given to the transfer of ongoing property maintenance responsibilities in determining the Abandonment Consideration Fee.

This publication can be made available in alternate formats (Braille, large print, computer diskette, or audiotape) upon request. Contact the Planning & Development Department at (602) 262-7811 voice or (602) 534-5500 TTY.

Neighborhood Notification Petition Requirement (required prior to filing for abandonment)
One hundred percent of the property owners in and/or abutting the affected area, as determined by the Street Transportation Department, must be notified.

Street Abandonment Petition Requirement (signatures verified upon application for abandonment)

- One hundred percent of property owners abutting the proposed abandonment must sign the petition in support if four or fewer properties are immediately impacted.
- Two-thirds of the residential property owners or a majority of the commercial property owners abutting the proposed right-of-way abandonment must sign the petition in support if more than four properties are immediately impacted.

Compliance with the above petition requirement does not guarantee approval of the request. It only allows for the submittal of the Abandonment Application.

We, as the adjacent property owners, do hereby support the abandonment of: _____

the right-of-way between Camelback Heights Way and Camelback Canyon Drive

as shown in the attached map dated _____

ADDRESS	LOT NO.	PRINT NAME	SIGNATURE
4640 E. Camelback Heights Way	9	Brenda van der Hout	

Does not include signatures from other adjacent property owners

By abandoning the public right-of-way after all stipulations have been met, the City of Phoenix relinquishes its ownership and future obligations.

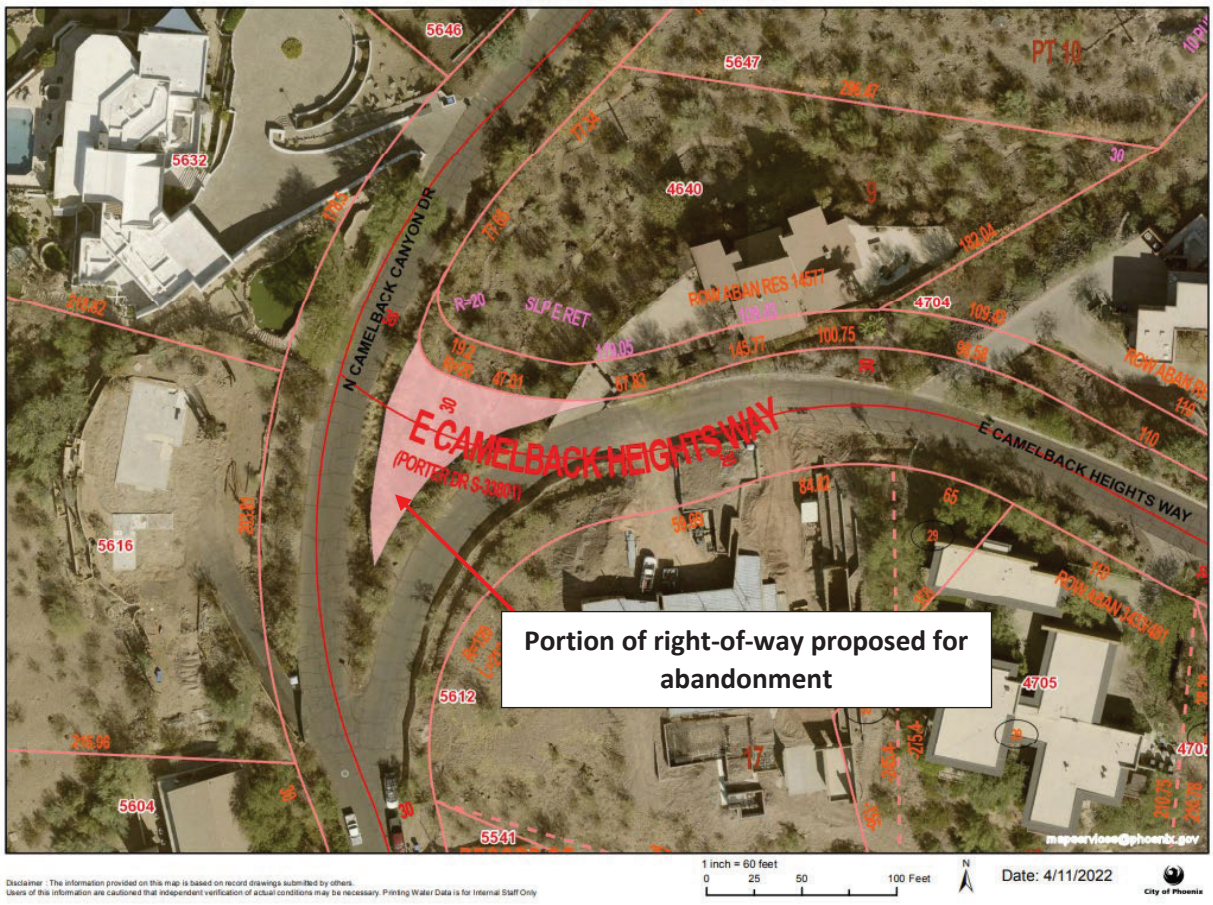
TAB E

City of Phoenix

Planning and Development Department

April 14, 2022
Preliminary Abandonment Staff Report: **ABND 220011**
Project# **99-3459**
Quarter Section: **20-38**
Council District: **6**

Location:	4640 East Camelback Heights Way
Applicant:	Lauren Proper Potter
Request to abandon:	The triangular portion of land where North Camelback Canyon Drive and East Camelback Heights Way meet as illustrated on the attached exhibit.
Purpose of request:	The applicant states to allow access to the private residence directly from the roadway right-of-way, to place responsibility to maintain vegetation upon the property owner instead of the City, and to allow the property owner to provide guest parking on their property instead of the street.
Hearing date:	**April 14, 2022**



City Staff Research

Staff research shows that the subject right-of-way was dedicated through the Camelback Heights Plat, recorded on December 16, 1956 on docket 69, page 49 of the Maricopa County Recorder. If abandoned, the right-of-way will be conveyed back in ownership to the abutting property owner.

City Staff Comments

This request was routed to various City departments for their recommendations. Listed below are the responses from each department.

Street Transportation Department – Maja Brkovic

1. No right-of-way within 25-feet of the Camelback Canyon Drive monument line may be abandoned.

2. No right-of-way with 25-feet of the Camelback Heights Way monument lines may be abandoned.

PDD Traffic Department – Derek Fancon

"Recommend approval."

PDD Site Planning – Maggie Dellow

"PDD Site Planning would like to ensure the customer understands the abandonment will not grant any additional disturbance. The Hillside Waiver (DSAP 21252) for this site approved a total disturbance of 16,680 sf. The abandonment will not increase this allowance. If the customer wants more disturbance, the City would require a new hillside waiver submittal."

Street Lights – Jason Fernandez
"Recommend approval."

Water Services – Don Reynolds
"A 25' ft. portion of the right of way shall be retained as water easement for the existing water main with 24-hour maintenance access subject to the following standard stipulation:

No structure of any kind and/or block wall shall be constructed or placed within the easement except wood or wire fencing and/or paving. No planting except grass and/or approved ground cover shall be placed within the easement. It shall be further understood that the City of Phoenix shall not be required to replace any obstructions, paving or planting that must be removed during the course of required maintenance, reconstruction and/or construction."

PDD Village Planner – Sarah Stockham
No comments received.

Public Transit Department – Michael Dwyer
"The abandonment will not affect solid waste service."

PDD Civil Department – Todd Coy
"Recommend approval."

Neighborhood Services – Lynda Lee
No comments received.

Utility Comments

The request was also routed to outside utility companies for their input. Listed below are the responses from each utility.

Cox – Zach Lawson
"I have reviewed the abandonment request at **ABND 220011 4640 E CAMELBACK HEIGHTS WAY** in Phoenix, {Maricopa County}, AZ. Based upon the supplied drawings/exhibits that you've submitted it has been determined that COX has no facilities within the easements and therefore we approve your request to abandon.

Please note that although Cox Communications approves this abandonment, we do so with the understanding that we will not assume any construction, relocation and/or repairs costs associated or in result of this abandonment."

Southwest Gas – Tami Garcia
"After reviewing the plans for the above-referenced project, it has been determined that a gas line lies within the area in question. We require that a clearance of at least two feet be maintained between the gas line and other underground facilities. The procedure requires calling Blue Stake at 602-263-1100 and following their excavation instructions to determine the

exact location of the gas line. Permission is granted to abandon a portion of the right-of-way on the area located at the above-referenced location under those conditions."

Arizona Public Service – James Generoso
"APS has no objection to the abandonment proposed in ABND220011."

CenturyLink – Mary Hutton
"Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation/abandonment and has determined that it has no objections with respect to the areas proposed at this project site.

It is the intent and understanding of CenturyLink that this notice shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found within the vacated area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by CenturyLink and all regulating entities. All relocations will be done under the supervision of a CenturyLink Inspector."

Salt River Project – Sherry Wagner
"Salt River Project has no objection the abandonment of the triangular portion of land where Camelback Canyon Drive and Camelback Heights Way meet as shown in your application ABND220011. This is in the Arizona Public Service serving area"

Staff Recommended Stipulations of Approval

The request of abandonment, if approved by the Abandonment Hearing Officer, will be subject to the following stipulations:

1. Either a or b shall be complied with:

    a. All utilities shall be relocated to locations approved by each affected utility company. All work is to be done by each affected utility company at no expense to the affected utility company. An appropriate performance agreement, in an approved form and cost amount, must be posted with the Planning and Development Department to guarantee the improvements.

    b. All right-of-way shall be retained as a public utilities easement with 24-hour vehicle maintenance access.

2. Consideration which provides a public benefit to the City is required in accordance with City Code Art. 5, Sec. 31-64 and Ordinance G-5332. Cost for abandoned Right-of-Way adjacent to property not zoned single family residential will be $500 OR Fair Market Value whichever is greater. Cost for property zoned single family residential is $1.00 a square foot for the first 500 square feet, $0.10 a square foot thereafter; OR Fair Market Value at the option of the Planning and Development Director or designee. The applicant shall submit calculation and fee to Planning and Development Department. The applicant shall request a selection of approved appraisers from the current list maintained by the Real Estate division of the Finance Department.

3. No right-of-way within 30-feet of the Camelback Canyon Drive monument line may be abandoned.

4. No right-of-way south of the existing monument line of Camelback Heights Way may be abandoned.

5. The right-of-way shall be retained as a slope easement.

6. All stipulations must be completed within two years from the Abandonment Hearing Officer's decision.

For assistance regarding the above stipulations, please contact the Abandonment Coordinator at 602-256-3487.

REPORT SUBMITTED BY: Maggie Dellow, Abandonment Coordinator

cc: Lauren Proper Potter, Applicant/Representative
Christopher DePerro, Abandonment Hearing Officer

If the area to be abandoned is within or adjacent to a redevelopment area established pursuant to A.R.S.§36-1471 ET.SEQ., Consideration may be given to the restrictions upon the property and the covenants, conditions and obligations assumed by the redeveloper in the determination of fair market value.

TAB F

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Hillside Grading Waiver Appeal
Application

Phoenix City Code Section 32-32

Please be advised if there is a rezoning case in process on the subject property a Technical Appeal cannot be filed until the case has been acted on by City Council.

Note that an appeal meeting with staff will be arranged in approximately 1 week. Please indicate your preference in attending this meeting: ☐ **Yes** ☐ **No**

		DATE
		DSAP #
PROJECT NAME	PROJECT ADDRESS OR LOCATION	PROJECT #
OWNERS NAME	ADDRESS ZIP CODE	PHONE
APPLICANT'S NAME (NOT COMPANY NAME)	APPLICANT'S ADDRESS SUITE NUMBER	PHONE
APPLICANT'S E-MAIL ADDRESS	P&D STAFF FAMILIAR WITH PROJECT	
RELATIONSHIP TO PROJECT AND COMPANY NAME		

A request is hereby made for an appeal, to Section(s) _____
of the Ordinance and/or Code, which require(s) that: (**use attachment if necessary):**

_____

_____

State the factual and/or legal basis for the appeal. Include the alternate design and design parameters based on a recognized standard and the reason(s) why the proposed appeal meets the intent of the Phoenix City Code Section 32-32 C (5)(d)(1):
(**use attachment if necessary):** _____

_____

_____

_____

_____ _____ _____

If applicant is not the owner or the owner's architect or engineer, owner's signature must appear on line above — Applicant's Signature — Title

FOR CITY USE ONLY

Technical Lead Print Name _____ Fee Code _____

☐ **APPROVED** ☐ **APPROVED WITH STIPULATIONS** ☐ **DENIED**

Attendees: _____

_____

_____

_____ _____

DATE — CITY MANAGER'S REPRESENTATIVE OR DELEGATE

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7811 or visit our website at http://phoenix.gov/pdd/licensetimes.html. This publication can be made available in alternate formats upon request. Contact Planning & Development at (602) 262-7811 voice or (602) 534-5500 TTY.

Pre-log Checklist:

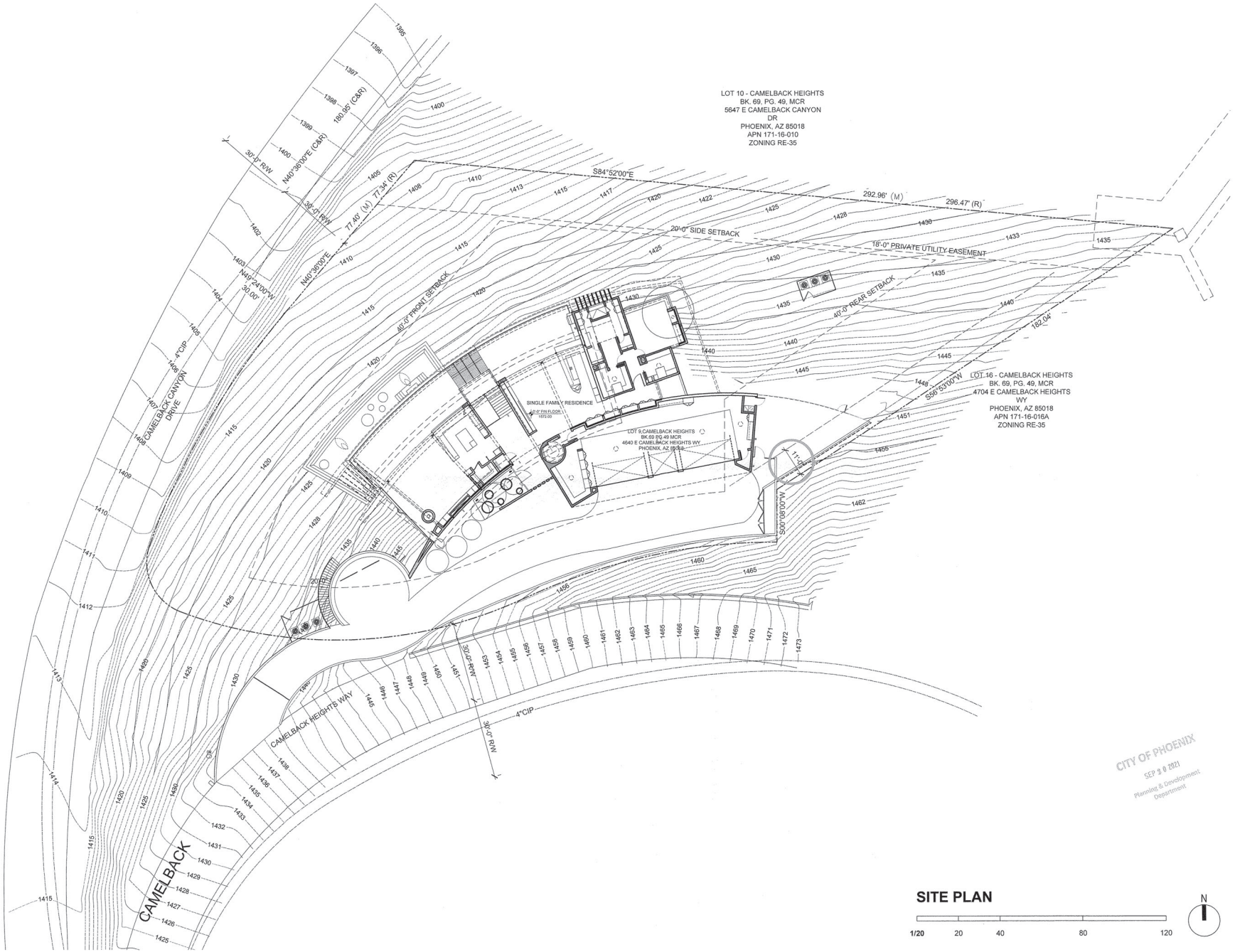
Hillside Grading Waiver
Phoenix City Code Section 32-32.

☐ **Initial Appeal to City Manager's Representative**

- 3 copies of narrative and graphic exhibit describing applicant proposal and basis for appeal.
- Photographs: On-site, adjacent to site within 300.'
- ~~List of property owners within 300' of site. Please contact Maricopa County Assessors website at http://www.maricopa.gov/Assessor/GIS/Map.html.~~
- ~~Install Autodesk MapGuide (R) Viewer Active X Control) to obtain a list of property owners.~~
- Verification must be provided that owners have been notified by certified letter at least 15 days prior to the hearing.
- Dimensioned single-family plot plan or site plan/subdivision.
- Hillside calculations (See Hillside Grading Waiver Submittal Requirements).
  Total Lot Area: _____ SF Total Hillside Area: _____ SF
  Total Area under Roof: _____ SF (From total lot) _____ %
  Proposed Under Roof: _____ SF
  Total Area Disturbed Beyond Roof: _____ SF
  Total % of Hillside Disturbed: _____ %
- If administrative approval to be done by City Manager Representative, the property must be posted for a period of 15 days prior to the administrative approval date. It shall be the responsibility of the applicant to ensure that the posting remains in place for the entire 15 day period.
- Fee(s) per Chapter 9, Appendix A.2 of Phoenix City Code are:
  - $600.00 first appeal item plus **- SPAPPCM**
  - $300.00 each additional appeal item

☐ **Subsequent Appeal to Development Advisory Board**

- Must submit appeal request within 10 days of the CMR decision.
- 1 copy of City Manager's Representative decision.
- Fee(s) per Chapter 9, Appendix A.2 of Phoenix City Code are:
  - $600.00 first appeal item plus **- SPAPPDAB**
  - $300.00 each additional appeal item



SITE PLAN

1/20 20 40 80 120

N

CITY OF PHOENIX
SEP 9 0 2021
Planning & Development Department

KENDLE DESIGN COLLABORATIVE
6115 NORTH CATTLETRACK
SCOTTSDALE, ARIZONA 85250
PH 480.951.8558
BRENT@KENDLEDESIGN.COM
KENDLEDESIGN.COM

Desert Sky Residence

4640 E Camelback Heights Way
Phoenix, AZ 85018

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MARK	DATE	DESCRIPTION
5		
4		
3		
2		
1		

VARIANCE SUBMITTAL 9-10-21

PROJECT NO:

CAD DWG FILE:

DRAWN BY: CK

CHECKED BY: BK

SHEET TITLE:

ARCHITECTURAL SITE PLAN

A-1.0

TAB G

City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING ADJUSTMENT

APPLICATION NO: ZA-570-21

CASE TYPE: Variance **COUNCIL DISTRICT:** 6 **EXISTING ZONING:** RE-35
DATE FILED: 9/20/2021 **CASE STATUS:** Pending **FILING STAFF:** jbraswell

Fee	Fee Waived	Fee Date	Receipt	Purpose
$490.00	$0.00	09/20/2021		Original Filing Fee

HEARING DATES

ZA: 12/23/2021 9:00 AM **LOCATION:** Meeting will be held virtually.

BOA:

PROPERTY LOCATION: 4640 East Camelback Heights Way
LEGAL DESCRIPTION: See attached

CONTACT INFORMATION

NAME	ADDRESS	PHONE	FAX	EMAIL
4640 East Camelback Heights LLC (Owner)	4640 E Camelback Heights Way Phoenix AZ 85018			
4640 East Camelback Heights LLC (Applicant)	10679 N Frank Lloyd Wright Boulevard, 103 Scottsdale AZ 85259			bzanx5@gmail.com
Brent Kendle Kendle Design Collaborative (Representative)	6115 N Cattletrack Drive Scottsdale AZ 85250	(480) 951-8558		brent@kendledesign.com brent@kendledesign.com

If, during the course of review of a pending application, the applicant submits one or more additional applications that are related to the pending application, then and in such event, the substantive review time frame shall be reset on all related applications. In this event there shall be one applicable substantive review time for all of the related applications and the time frame shall be revised to be the longest substantive review time frame that was applicable to any one of the related applications. As a result, the entire substantive review time frame for the related applications shall start over, and a fee may be charged.

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at http://phoenix.gov/pdd/licensetimes.html.

In making this application, I understand that the filing of this application and payment of fees does not entitle me to the relief requested. (See Sec. 307 of City of Phoenix Zoning Ordinance for standards by which the hearing officer will review the application.) I understand the approval of this request does not replace the need for acquiring the appropriate building permits, site plan approval, liquor license or any other licenses required by governmental agencies. I also understand that in the case of liquor request approval of a use permit does not guarantee the CITY OF PHOENIX will recommend approval of the liquor license.

APPLICANT'S SIGNATURE: _____ DATE: 9.30.2021

NOTE TO APPLICANT: SUCH USE PERMITS AND VARIANCES AS ARE GRANTED BY THE ZONING ADMINISTRATOR SHALL BE VOID IF THE USE IS NOT COMMENCED OR IF A BUILDING PERMIT IS NOT OBTAINED **60 DAYS** OF SUCH GRANTING OR WITHIN THE TIME STIPULATED BY THE ADMINISTRATOR.

APPEALS OF DECISIONS OF THE ZONING ADMINISTRATOR MAY BE MADE BY ANY PERSON TO THE BOARD OF ADJUSTMENT WITHIN **15 DAYS** AFTER THE DATE OF ACTIONS.

REQUEST	ZONING ORD. SECTIONS
1. Variance to reduce the required side yard (east) setback to 11 feet. Minimum 20 feet required.	609.B.Table

GEOGRAPHIC INFORMATION

APN: 171-16-009
Qtr Section(Map Index): 20-38(I11)

ZA CASE NO: ZA-570-21 Date: 12/23/21 9AM

Zoning Administrator Action **Appeal Date:**

☒ Approved ☐ Denied ☐ Denied, as filed ☒ Stipulations ☐ Under Advisement ☐ Withdrawn ☐ Other
☐ Cont: _____

STIPULATIONS:

1) 2 years to apply and pay for building permits.

2) Per the setback reduction as shown on the site plan dated September 20, 2021.

Must appeal by January 7, 2022.

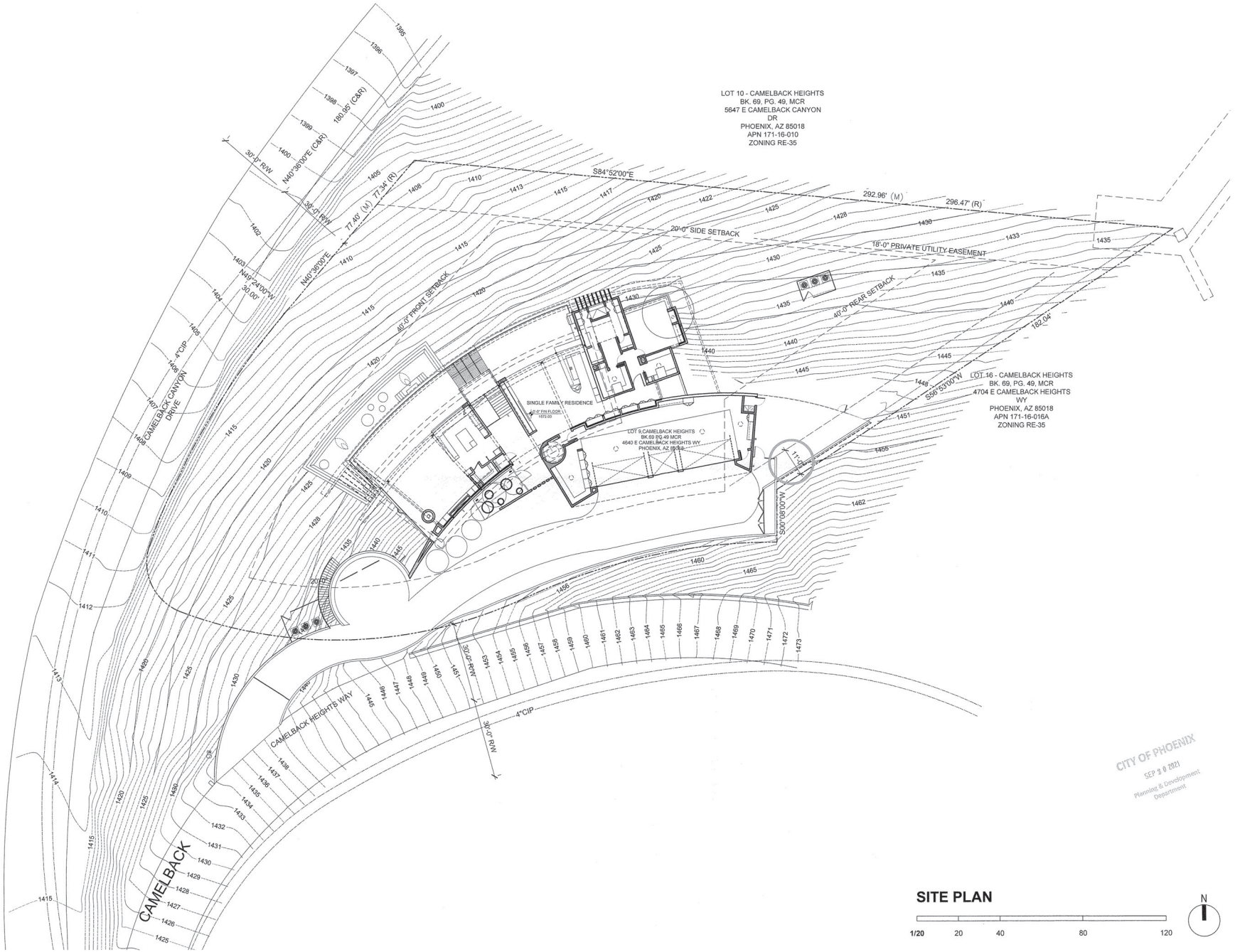
ZONING ADMINISTRATOR

12-23-21 Frank Dolanski

DATE BY

☐ Support Present ☐ Opposition Present

STIPULATIONS MET:
YES/NO



SITE PLAN

1/20 20 40 80 120

N

CITY OF PHOENIX
SEP 9 0 2021
Planning & Development Department

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MARK	DATE	DESCRIPTION
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4		
3		
2		
1		

VARIANCE SUBMITTAL 9-10-21

PROJECT NO:

CAD DWG FILE:

DRAWN BY: CK

CHECKED BY: BK

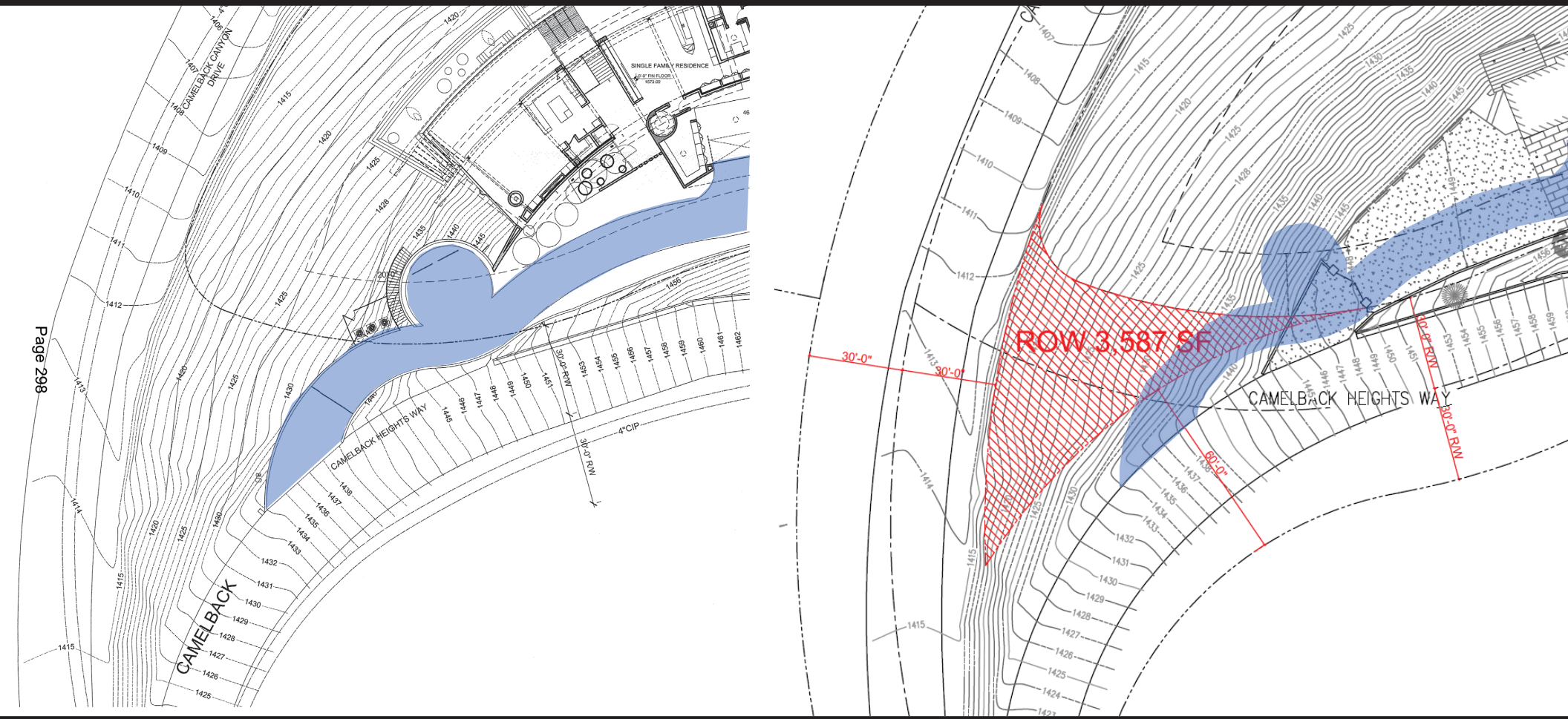
SHEET TITLE:

ARCHITECTURAL SITE PLAN

A-1.0

TAB H

SITE PLAN VS ROW EXHIBIT
APPROXIMATE LOCATION OF DRIVEWAY



Quarles & Brady LLP

APN: 171-16-009

4640 E CAMELBACK HEIGHTS WAY PHOENIX AZ 85018

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 90

Public Hearing and Resolution Adoption - General Plan Amendment GPA-EST-2-22-7 - Southeast corner of 107th Avenue and Buckeye Road (Resolution 22072)

Request to hold a public hearing on a General Plan Amendment for the following item to consider the Planning Commission's recommendation and the related resolution if approved. This is a companion case to Z-42-22-7 and must be heard first, followed by Z-42-22-7.

Summary

Application: GPA-EST-2-22-7
Current Designation: Residential 3.5 to 5 dwelling units per acre (0.93 acres) and Commerce/Business Park (12.58 acres)
Proposed Designation: Residential 15+ dwelling units per acre
Acreage: 13.51
Proposed Use: Multifamily residential

Owner: Kelly Mahoney, Hillpointe, LLC
Applicant: Jonathan Schwerd, RK Design & Professional Services, LLC
Representative: Jonathan Schwerd, RK Design & Professional Services, LLC

Staff Recommendation: Approval.
VPC Action: The Estrella Village Planning Committee heard this case on Aug. 16, 2022, and recommended approval, by a vote of 6-1.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and recommended approval, per the Estrella Village Planning Committee recommendation, by a vote of 7-0.

Location

Southeast corner of 107th Avenue and Buckeye Road
Council District: 7
Parcel Addresses: 10645 W. 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 RESOLUTION

RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2015 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-EST-2-22-7, CHANGING THE LAND USE CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN.

_____

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

SECTION 1. The 2015 Phoenix General Plan, which was adopted by Resolution 21307, is hereby amended by adopting GPA-EST-2-22-7. The 13.51 acres located at the southeast corner of 107th Avenue and Buckeye Road is designated as Residential 15+ dwelling units per acre.

SECTON 2. The Planning and Development Director is instructed to modify the 2015 Phoenix General Plan to reflect this land use classification change as shown below:

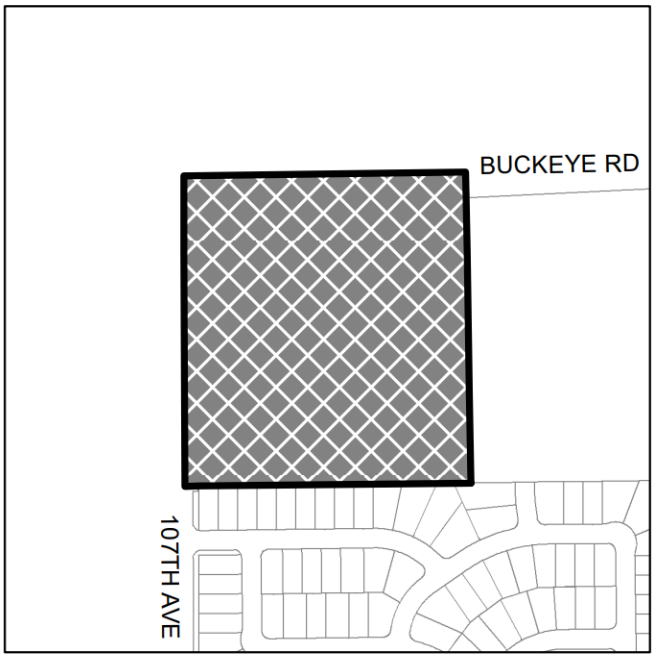
DRAFT

PROPOSED CHANGE:

Residential 15+ du/ acre (13.51 +/- Acres)

Proposed Change Area

Residential 15+ du/acre



PASSED by the Council of the City of Phoenix this 12th day of October 2022.

_____

M A Y O R

ATTEST:

_____

Denise Archibald, City Clerk

DRAFT

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

PL:tml:LF22-1285:9-7-22:21307

DRAFT

Attachment B

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT
STAFF ANALYSIS
August 15, 2022

Application:	GPA-EST-2-22-7
Applicant/Representative:	Jonathan Schwerd, RK Design & Professional Services, LLC
Owner:	Kelly Mahoney, Hillpointe, LLC
Location:	Southeast corner of 107th Avenue and Buckeye Road
Acreage:	13.51 acres
Current Plan Designation:	Commerce/Business Park (12.58 acres) Residential 3.5 to 5 dwelling units per acre (0.93 acres)
Requested Plan Designation:	Residential 15+ dwelling units per acre
Reason for Requested Change:	Amend the General Plan Land Use Map to allow multifamily residential
Estrella Village Planning Committee Meeting Date:	August 16, 2022
Staff Recommendation:	Approval

FINDINGS:

1) The subject site is appropriate for residential uses at the proposed densities and provides new housing opportunities in this part of the city. Furthermore, the development has adequate street access and provides various opportunities for recreation to future residents.

2) As stipulated, the companion rezoning case Z-42-22-7 requires the site to incorporate enhanced standards for open space, bicycle parking and landscaping to be compatible with the adjacent residential uses.

3) The proposed land use designation is appropriate for the site as it proposes access to an arterial street, Buckeye Road.

BACKGROUND

The subject site is 13.51 gross acres and is located on the southeast corner of 107th Avenue and Buckeye Road. The subject site currently contains a single-family residence and agricultural uses. The companion rezoning case Z-42-22-7 is requesting to rezone the site from S-1 (Ranch or Farm Residence), RE-43 (One-Family Residence), and C-3 (General Commercial) to R-3A (Multifamily Residence District) to allow multifamily residential. The General Plan Land Use Map on 12.58 acres of the subject site is designated as Commerce/Business Park and the remaining 0.93 acres is designated Residential 3.5 to 5 dwelling units per acre. The proposed General Plan Amendment is to designate the site as Residential 15+ dwelling units per acre.

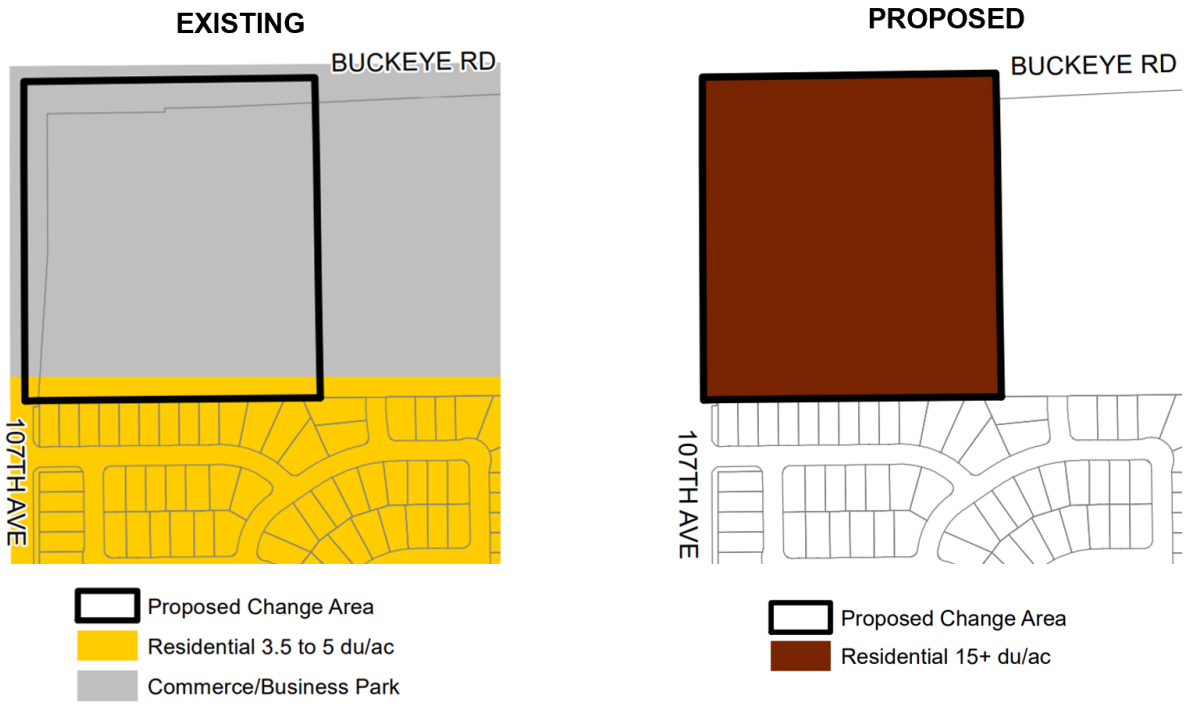
SURROUNDING LAND USES

NORTH
North of the subject site, across Buckeye Road, are numerous warehouse and distribution centers within the City of Tolleson. The City of Tolleson General Plan Land Use Map designation is El Districto (Business District).

SOUTH
South of the subject site is a single-family residential subdivision zoned R1-8 (Single-Family Residence District). This area is designated as Residential 3.5 to 5 dwelling units per acre.

EAST
East of the subject site is the Academy of Math & Science zoned S-1 (Ranch or Farm Residence). This is designated as Commerce/Business Park.

WEST
West of the subject site, across 107th Avenue, is vacant land and a single-family residential subdivision in the City of Avondale. The City of Avondale General Plan Land Use Map designates the site as Medium Density Residential.



Existing and Proposed General Land Use Designation Maps
Source: City of Phoenix Planning and Development Department

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

- **CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

  The proposal provides a reasonable level of intensity that is respectful to local conditions. The companion rezoning case, Z-42-22-7, includes stipulations for enhanced landscaping, to ensure future development will be compatible with the area's character and buffered from the single-family residential subdivision to the south.

- **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.**

  The request facilitates additional residential options along an arterial street and allows additional housing opportunities in the Village that will help alleviate the

housing crisis.

- **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 proposal, as stipulated in the companion rezoning case Z-42-22-7, will provide enhanced shade and landscape setback standards. The shade trees will help provide a thermally comfortable environment for site users.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-EST-2-22-7. The proposed land use map designation allows for future multifamily residential development of this site, appropriately located along an arterial street (Buckeye Road). The companion rezoning case, Z-42-22-7, as stipulated, will require enhanced standards for open space, bicycle parking, and pedestrian connections.

Writer
Nayeli Sanchez Luna
August 15, 2022

Team Leader
Racelle Escolar

Exhibits
Sketch Maps (2 pages)

GENERAL PLAN AMENDMENT

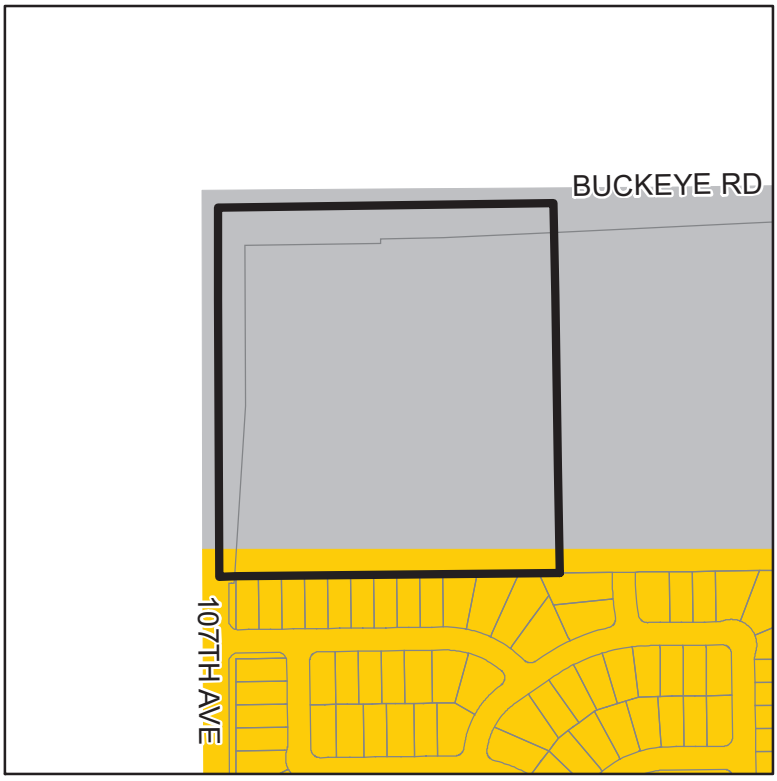
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-EST-2-22-7	ACRES: 13.51 +/-	REVISION DATE:
VILLAGE: Estrella	COUNCIL DISTRICT: 7	
APPLICANT: Jonathan Schwerd		

EXISTING:

Commerce / Business Park (12.58 +/- Acres)
Residential 3.5 to 5 du/ acre (0.93 +/- Acres)

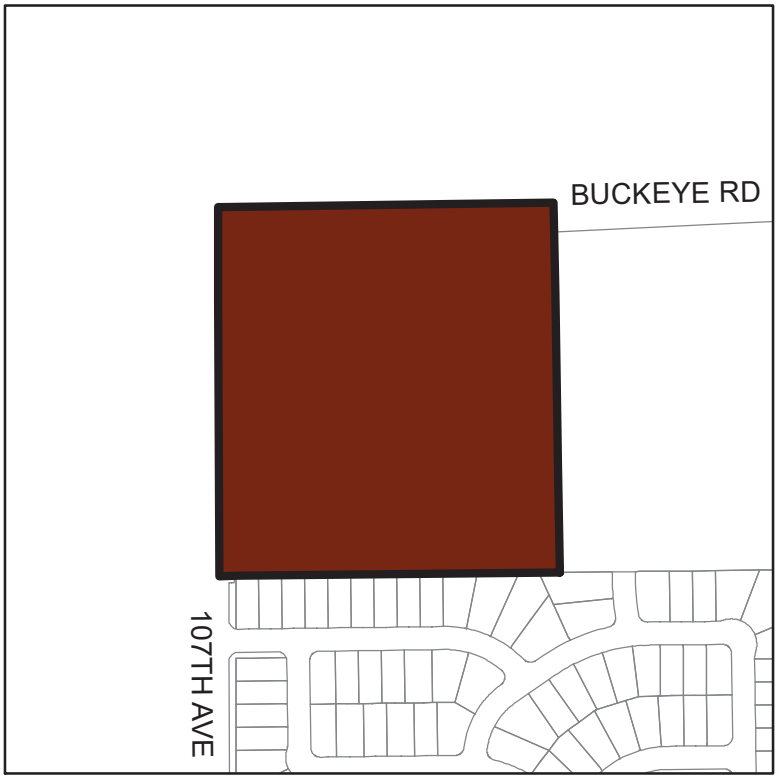
Proposed Change Area
Residential 3.5 to 5 du/ac
Commerce/Business Park



PROPOSED CHANGE:

Residential 15+ du/ acre (13.51 +/- Acres)

Proposed Change Area
Residential 15+ du/ac



GENERAL PLAN AMENDMENT

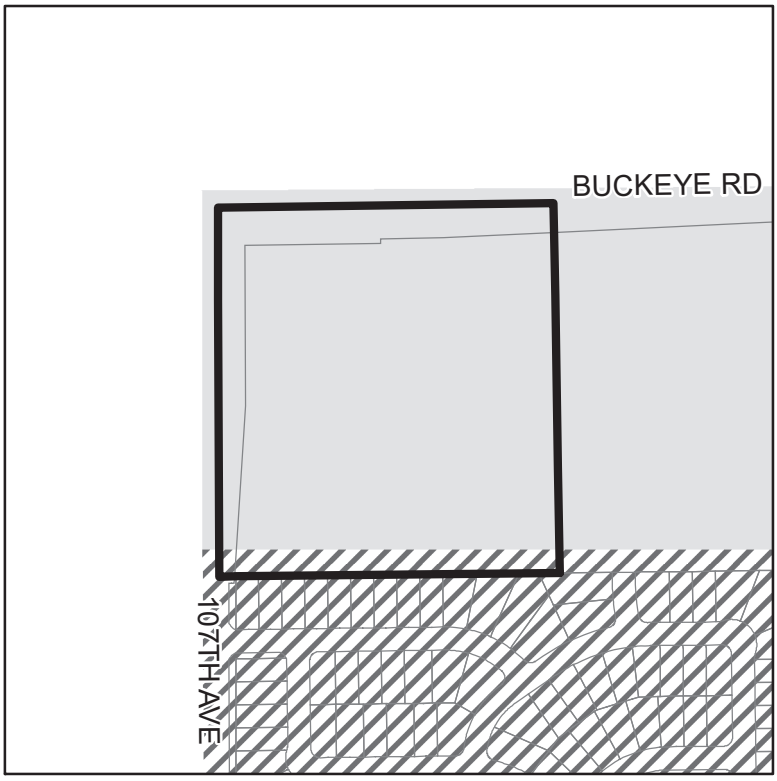
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-EST-2-22-7_BW	ACRES: 13.51 +/-	REVISION DATE:
VILLAGE: Estrella	COUNCIL DISTRICT: 7	
APPLICANT: Jonathan Schwerd		

EXISTING:

Commerce / Business Park (12.58 +/- Acres)
Residential 3.5 to 5 du/ acre (0.93 +/- Acres)

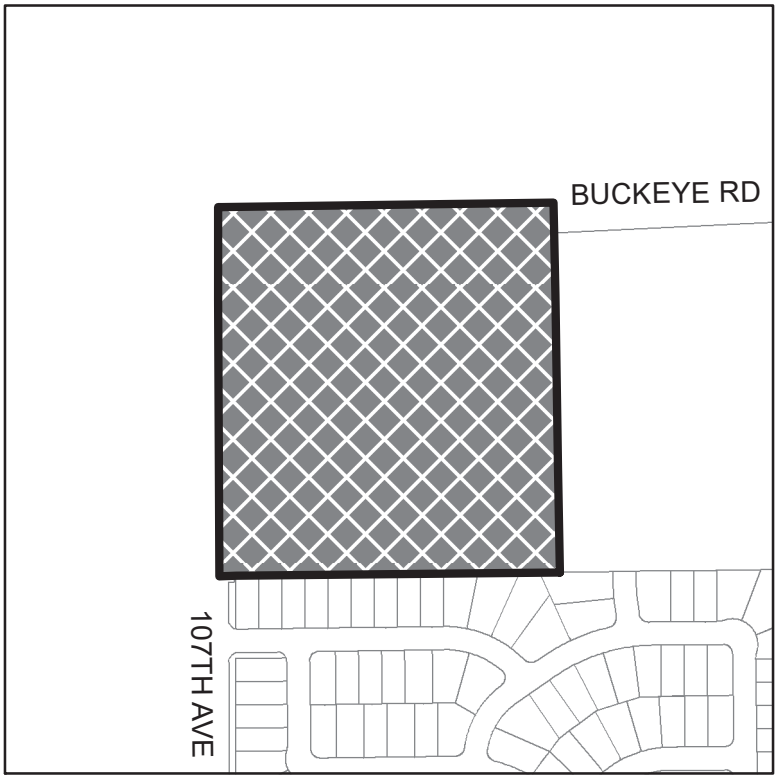
Proposed Change Area
Residential 3.5 to 5 du/acre
Commerce/Business Park



PROPOSED CHANGE:

Residential 15+ du/ acre (13.51 +/- Acres)

Proposed Change Area
Residential 15+ du/acre



Estrella
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-EST-2-22-7

Date of VPC Meeting	August 16, 2022
Request From:	Commerce/Business Park (12.58 acres) Residential 3.5 to 5 dwelling units per acre (0.93 acres)
Request To:	Residential 15+ dwelling units per acre
Proposed Use:	Amend the General Plan Land Use Map to allow multifamily residential
Location	Southeast corner of 107th Avenue and Buckeye Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	6-1

VPC DISCUSSION:

Cases EST-2-22-7 and Z-42-22-7 are companion cases and were heard together.

One member of the public registered to speak on this item, in opposition.

Nayeli Sanchez Luna, staff, presented an overview of the general plan amendment and rezoning requests. Ms. Sanchez Luna discussed the location of the site, the requested zoning designation, the surrounding land uses, and the proposed General Plan Land Use Map designation. Ms. Sanchez Luna displayed the site plan and elevations and described the proposed number of units, access into the development, number of amenities, and the variations in color and texture. Ms. Sanchez Luna concluded the presentation by providing the staff findings, the recommendation, and describing the proposed stipulations

Jonathan Schwerd, representing the applicant with RK Design & Professional Services, LLC, provided an overview of the proposed general plan amendment, rezoning request, and surrounding land uses. Mr. Schwerd displayed the site plan and described the number of units, the height, enhanced landscaping, and detached sidewalks. Mr. Schwerd added that the proposed development would have access to Buckeye Road and 107th Avenue. Mr. Schwerd noted that they have worked with the adjacent school district to address south access into 107th Avenue. Mr. Schwerd concluded his presentation by stating that a building setback of 120 feet would help act as a buffer to the single-family residential subdivision to the south.

Questions from the committee:

Committee member Beth Cartwright stated that she lived in the vicinity of the proposed development and that this area would benefit from a multifamily development.

Vice Chair Parris Wallace asked if this proposal was going to be accessible to all income ranges and asked what the income was in this area. **Ms. Cartwright** stated that the surrounding houses were all new subdivisions with average incomes.

Committee member Lisa Perez asked if the proposed development would be gated and thanked the applicant for working on the south access. Ms. Perez then asked if there were any concerns with the bar across the school. **Mr. Schwerd** stated that they do not anticipate any issues with the established bar. **Ms. Perez** asked how the development would handle access to the school from the south. **Mr. Schwerd** stated that the school has access to the south easement but that the applicant was the owner. **Ms. Perez** asked if the proposed development would have any bicycle parking, electric vehicle charging stations and amenities. **Vice Chair Wallace** stated that there had to be a minimum of eight amenities and asked for confirmation if it was a stipulation. **Ms. Sanchez Luna** confirmed that the development was stipulated to have a minimum of eight amenities. **Ms. Perez** asked if the applicant could explain the relationship between the open space and the proposed amenities. **Mr. Schwerd** stated that the development would have ramadas, barbeque areas, other amenities, and bicycle parking located throughout the entire development.

Committee member Dan Rush asked if the development would have electric vehicle charging stations. **Mr. Schwerd** stated that they were willing to install electric vehicle charging stations. **Ms. Perez** noted that the City of Phoenix has passed an electric transportation plan and wanted the applicant to address electric vehicle charging stations. **Mr. Schwerd** stated that they were willing to install electric vehicle charging stations. **Mr. Rush** asked how many charging stations would be installed. **Ms. Cartwright** stated that one percent of 288 units would be three parking stations. **Mr. Rush** stated that two charging stations would be sufficient.

Ms. Perez stated that she didn't have the opportunity to discuss the project with the superintendent and that there weren't any comments from the City of Avondale or the City of Tolleson. Ms. Perez added that the Committee was not given enough time to review the staff reports and make a reasonable decision. **Mr. Rush** stated that the proposed development and density is compatible with the surrounding land uses. **Vice Chair Wallace** stated that this project could also be continued. **Mr. Rush** asked if there was a list of questions that need to be answered and that he did not agree with continuing the cases. Mr. Rush noted that that the developer did reach out to the community. **Ms. Perez** stated she wanted to know the number of bicycle parking spaces, the amenities, street improvements, and other items. **Mr. Schwerd** stated that they had reached out to the two adjacent cities, but they did not provide comments. Mr. Schwerd added that they were willing to add as many charging stations as the Village Planning Committee requested. **Ms. Perez** asked where the gates would be located along the south accessway. **Mr. Schwerd** explained that the south accessway would have two gated exits along the south accessway. **Ms. Perez** asked for clarification if the south accessway would be exit right-turn-only and if ingress would be located on Buckeye Road. **Mr. Schwerd** confirmed that the south accessway would be exit-only

and that ingress would occur on Buckeye Road. **Ms. Perez** stated she would prefer to have more time to analyze the proposed development to ensure that it doesn't have any adverse effects on the Estrella Village.

Public Comment:

Ms. Tracy Hornketh stated that her property is located on the south side of the proposed development and noted that she agreed with Committee member Perez's concerns. Ms. Hornketh stated that there is a lot of traffic congestion located along 107th Avenue and Buckeye Road and that she was opposed to the proposed height. Ms. Hornketh noted that 107th avenue also has a lot of safety issues regarding speed and road damage. Ms. Hornketh concluded her public comment by requesting that the Committee recommend denial to the proposed development.

Applicant Response:

Mr. Schwerd thanked Tracy Hornketh for her comment and stated that they would work towards further addressing the concerns that the community has presented.

Committee Discussion:

Committee member Dafra Joel Sanou stated that he lived in the area and if the applicant could address traffic congestion it would help the proposed development. **Mr. Schwerd** stated in the year 2026 the Maricopa Department of Transportation (MCDOT) would start to widen Buckeye Road and 107th Avenue.

Motion:
Beth Cartwright motioned to recommend approval of GPA-EST-2-22-7 per the staff recommendation. **Dan Rush** seconded the motion.

Vote:
6-1, Motion to recommend approval passed, with Committee Members Barquin, Cartwright, Burd, Rush, Sanou, and Wallace, in favor and Perez in opposition.

Staff comments regarding VPC Recommendation:
None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
September 1, 2022

ITEM NO: 8	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	GPA-EST-2-22-7 (Companion Case Z-42-22-7)
Location:	Southeast corner of 107th Avenue and Buckeye Road
From:	Commerce / Business Park and Residential 3.5 to 5 dwelling units per acre
To:	Residential 15+ dwelling units per acre
Acreage:	13.51
Proposal:	Minor General Plan Amendment to allow multifamily residential
Applicant:	Jonathan Schwerd, RK Design & Professional Services, LLC
Owner:	Kelly Mahoney, Hillpointe, LLC
Representative:	Jonathan Schwerd, RK Design & Professional Services, LLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Estrella 8/16/2022 Approval, per the staff recommendation. Vote: 6-1.

Planning Commission Recommendation: Approval, per the Estrella Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Perez made a MOTION to approve GPA-EST-2-22-7, per the Estrella Village Planning Committee recommendation.

Maker: Perez
Second: Gaynor
Vote: 7-0
Absent: Busching and Simon
Opposition Present: No

Findings:

1. The subject site is appropriate for residential uses at the proposed densities and provides new housing opportunities in this part of the city. Furthermore, the development has adequate street access and provides various opportunities for recreation to future residents.

2. As stipulated, the companion rezoning case Z-42-22-7 requires the site to incorporate enhanced standards for open space, bicycle parking and landscaping to be compatible with the adjacent residential uses.

3. The proposed land use designation is appropriate for the site as it proposes access to an arterial street, Buckeye Road.

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: 10/12/2022, **Item No.** 91

Public Hearing and Ordinance Adoption - Rezoning Application Z-42-22-7 - Southeast corner of 107th Avenue and Buckeye Road (Ordinance G-7040)

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-42-22-7 and rezone the site from S-1 (Ranch or Farm Residence District), RE-43 (One-Family Residence District), and C-3 (General Commercial District) to R-3A (Multifamily Residence District) to allow multifamily residential. This is a companion case to GPA-EST-2-22-7 and must be heard following GPA-EST-2-22-7.

Summary

Current Zoning: S-1 (9.70 acres), RE-43 (0.46 acres), and C-3 (3.35 acres)
Proposed Zoning: R-3A
Acreage: 13.51
Proposed Use: Multifamily residential

Owner: Kelly Mahoney, Hillpointe, LLC
Applicant: Jonathan Schwerd, RK Design & Professional Services, LLC
Representative: Jonathan Schwerd, RK Design & Professional Services, LLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Estrella Village Planning Committee heard this case on Aug. 16, 2022, and recommended approval, per the staff recommendation, by a vote of 6-1.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and recommended approval, per the Estrella Village Planning Committee recommendation, by a vote of 7-0.

Location

Southeast corner of 107th Avenue and Buckeye Road
Council District: 7
Parcel Address: 10645 W. 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-42-22-7) FROM S-1 (RANCH OR FARM RESIDENCE DISTRICT), RE-43 (ONE-FAMILY RESIDENCE DISTRICT), AND C-3 (GENERAL COMMERCIAL DISTRICT) TO R-3A (MULTIFAMILY RESIDENCE DISTRICT).

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

SECTION 1. The zoning of a 13.51-acre property located at the southeast corner of 107th Avenue and Buckeye Road in a portion of Section 17, Township 1 North, Range 1 East, as described more specifically in Exhibit “A,” is hereby changed from 9.70 acres of “S-1” (Ranch or Farm Residence District), 0.46-acres of “RE-43” (One-Family Residence District), and 3.35 acres of “C-3” (General Commercial District), to “R-3A” (Multifamily 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.”

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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 limited to a maximum of 288 dwelling units.

2. The maximum building height shall not exceed 3 stories and 40 feet.

3. A minimum building setback of 100 feet for structures exceeding 2 stories and 30 feet shall be provided along the southern portion of the site.

4. The development shall be in general conformance with the elevations date stamped July 22, 2022 with specific regard to the following, and as approved by or modified by the Planning and Development Department.

    a. Building elevations adjacent and oriented to public streets shall contain a minimum of 25% brick, masonry, stone, or another exterior accent material that exhibits quality and durability.

    b. All ground floor units adjacent to 107th Avenue and Buckeye Road shall have individual porches or patios oriented to the street.

5. All required landscape setbacks shall be planted with minimum 25% 2-inch caliper and minimum 75% 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 along the southern portion of the site, as approved by the Planning and Development Department.

7. 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.

8 A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.

9. A landscaped gateway entry feature shall be provided on the southeast corner of 107th Avenue and Buckeye Road, as described below and as approved by the Planning and Development Department:

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a. An average 75-foot by 75-foot landscape entryway that adheres to the landscape palette for gateway entry features in the Estrella Village Arterial Street Landscaping Program.

b. A minimum 300-square foot landscaped accent area shall be provided. The landscaped accent area shall provide a visually unique character with drought-tolerant plant materials providing seasonal interest and 75% live cover.

c. The gateway entry feature shall utilize accents, colors and materials consistent with the theme of the commercial uses on the same site, as approved by the Planning and Development Department.

10. A pedestrian walkway shall be provided from the development to/near the southeast corner of 107th Avenue and Buckeye Road, as approved by the Planning and Development Department.

11. Perimeter fencing or walls within 50 feet of a public street shall be a minimum of 50% open view fencing, as approved by the Planning and Development Department.

12. A minimum of 10% of the gross site area shall be retained as open space, excluding landscape setbacks, as approved by the Planning and Development Department.

13 An open space area of a minimum of 25,175 square feet in size shall be centrally located within the development.

14. A minimum of eight amenities shall be provided, which may include but is not limited to barbeques, ramadas, and pools, and the amenities shall be distributed throughout the site, as approved by the Planning and Development Department.

15. 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 contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.

16. 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.

17. A minimum of 40 bicycle parking spaces shall be provided through Inverted U and/or artistic racks dispersed throughout the site or in a secured room and

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installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

18. The sidewalk along 107th Avenue shall be a minimum of 5 feet in width and 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 or modified by the MCDOT and Planning and Development Department.

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

    b. Drought tolerant vegetation to achieve 50 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.

19. The sidewalk along Buckeye Road shall be a minimum of 5 feet in width and 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 or modified by the MCDOT and Planning and Development Department.

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

    b. Drought tolerant vegetation to achieve 50 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.

20. The developer shall underground existing electrical utilities within the public right-of-way as part of this project. The developer shall coordinate with the affected utilities company for their review and permitting, as approved or modified by the MCDOT and Planning and Development Department.

21. Existing irrigation facilities along Buckeye Road are to be undergrounded and relocated outside of MCDOT and/or City of Phoenix right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval, as approved or modified by the MCDOT and Planning and Development

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Department.

22. The developer shall submit a Traffic Impact Analysis for this development to the City of Phoenix and MCDOT. The developer shall be responsible for all cost of mitigation as required by the approved TIS. No preliminary approval of plans may be granted until the study has been approved.

23. 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 MCDOT and/or Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

24. The developer shall dedicate right-of-way and construct a bus bay with an attached pad along eastbound Buckeye Road. The bus bay shall be compliant with City of Phoenix Standard Detail P1256. The attached bus pad shall be compliant with City of Phoenix Standard Detail P1261 with a minimum depth of 10 feet and spaced from the intersection of 107th Avenue according to City of Phoenix Standard Detail P1258, as approved or modified by the MCDOT and Planning and Development Department.

25. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Goodyear 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.

26. 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.

27. 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.

28. 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.

29. 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.

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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 12th day of October, 2022.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:

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

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-42-22-7

THAT PORTION OF THE WEST HALF OF THE WEST HALF OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89 DEGREES 32 MINUTES 42 SECONDS EAST, 2628.77 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 89 DEGREES 32 MINUTES 42 SECONDS EAST, 763.18 FEET; THENCE SOUTH O DEGREES 27 MINUTES 18 SECONDS EAST, 89.16 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS DESCRIBED IN INSTRUMENT 2017-0495237, MARICOPA COUNTY RECORDS, ARIZONA AND THE POINT OF BEGINNING;
THENCE SOUTH O DEGREES 37 MINUTES 27 SECONDS EAST, 748.59 FEET TO A POINT ON THE NORTH LINE OF ESTRELLA.SC.Z RECORDED IN BOOK 576, PAGE 10, MARICOPA COUNTY RECORDS;
THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 22 MINUTES 33 SECONDS WEST, 699.21 FEET;
THENCE NORTH O DEGREES 11 MINUTES 40 SECONDS WEST, 42.51 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 107TH AVENUE AS DESCRIBED IN INSTRUMENT 2017-0495237, MARICOPA COUNTY RECORDS, ARIZONA;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 3 DEGREES 41 MINUTES 24 SECONDS EAST, 227.05 FEET;
THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 3 DEGREES 41 MINUTES 38 SECONDS EAST, 112.32 FEET;
THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH O DEGREES 11 MINUTES 40 SECONDS WEST, 348.41 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89 DEGREES 48 Ml NUTES 25 SECONDS EAST, 23.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE,CONCAVE NORTHERLY, FROM WHICH THE RADIUS POINT BEARS NORTH O DEGREES 02 MINUTES 17 SECONDS EAST A DISTANCE OF 12073.00 FEET;
THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 271.84 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1 DEGREES 17 MINUTES 24 SECONDS;

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THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, ON A NON-TANGENT LINE NORTH 1 DEGREES 15 MINUTES 07 SECONDS WEST, 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, FROM WHICH THE RADIUS POINT BEARS NORTH 1 DEGREES 15 MINUTES O7 SECONDS WEST A DISTANCE OF 12063.00 FEET;
THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY 270.58 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1 DEGREES 17 Ml NUTES 07 SECONDS;
THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 87 DEGREES 27 MINUTES 46 SECONDS EAST, 105.57 FEET TO THE POINT OF BEGINNING.

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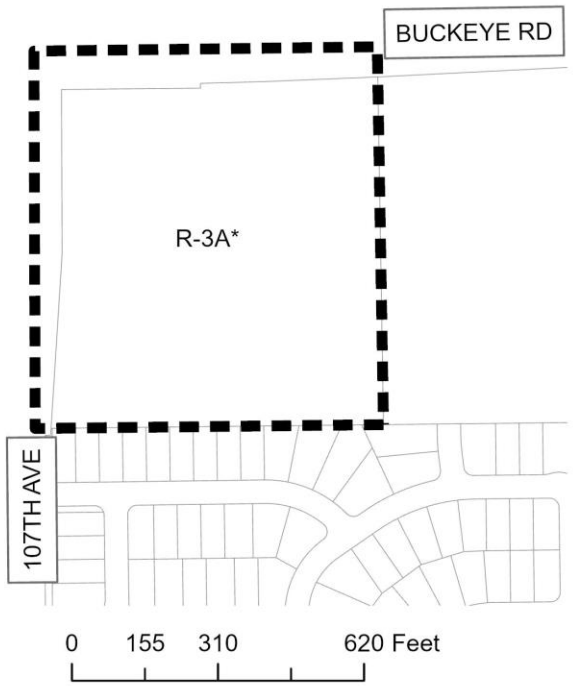
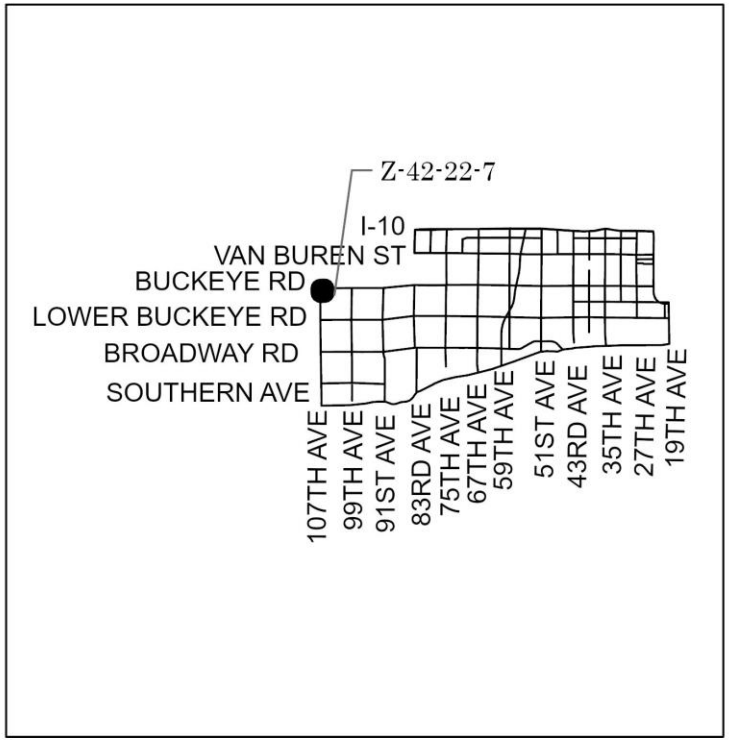
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-42-22-7
Zoning Overlay: N/A
Planning Village: Estrella





NOT TO SCALE

N

Drawn Date: 9/13/2022

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Attachment B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-42-22-7
August 15, 2022

Estrella Village Planning Committee Meeting Date:	August 16, 2022
Planning Commission Hearing Date:	September 1, 2022
Request From:	S-1 (Ranch or Farm Residence) (9.70 acres), RE-43 (One-Family Residence) (0.46), and C-3 (General Commercial) (3.35 acres)
Request To:	R-3A (Multifamily Residence District) (13.51 acres)
Proposed Use:	Multifamily residential
Location:	Southeast corner of 107th Avenue and Buckeye Road
Owner:	Kelly Mahoney, Hillpointe, LLC
Applicant/Representative:	Jonathan Schwerd, RK Design & Professional Services, LLC
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commerce/Business Park and Residential 3.5 and 5 dwelling units per acre Pending Residential 15+ dwelling units per acre (GPA-EST-2-22-7)	
Street Map Classification	Buckeye Road	Arterial	Outside of City limits, within Tolleson jurisdiction
	107th Avenue	Outside of City limits	Outside of City limits, within Avondale jurisdiction

CELEBRATE OUR DIVERSE COMMUNITY AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.

The subject site is currently vacant and the requested R-3A zoning district will support a new housing type on a site that is appropriately located along an arterial and adjacent to an educational institution.

CONNECT PEOPLE AND PLACES CORE VALUES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal, as stipulated, will allow development of a new residential community that is respectful of local conditions by providing enhanced landscaping standards and open space.

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.

As stipulated, the proposal will provide detached sidewalks with 75 percent shade at maturity and enhanced landscaping for any required setbacks. This will help to provide shade for pedestrians and mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives

Estrella Village Plan: Background Item No. 7.

Estrella Village Arterial Street Landscaping Program: Background Item No. 8.

Monarch Butterfly Pledge: Background Item No. 9.

Tree and Shade Master Plan: Background Item No. 10.

Complete Streets Guidelines: Background Item No. 11.

Zero Waste PHX: Background Item No. 12.

Housing Phoenix: Background Item No. 13.

Surrounding Land Uses and Zoning		
	Land Use	**Zoning**
On Site	Single-family residence with agricultural uses	S-1, RE-43, and C-3
North (across Buckeye Road)	Warehouses and distribution centers	City of Tolleson, I-2
South	Single-family residential	R1-8
East	School	S-1, C-3
West (across 107th Avenue)	Vacant and single-family residential	City of Avondale, PAD

R-3A (Multifamily Residence District) (Planned Residential Development)		
Standards	**Requirements**	**Proposed Site Plan**
Gross Acreage	-	13.51
Maximum Density (dwelling units per acre)	23.1, 26.4 with bonus	21.32 dwelling units per acre (met)
Maximum Units	312, 356 with bonus	288 (met)
Maximum Lot Coverage	45 percent	20 percent (met)
Maximum Building Height	3 stories or 40 feet for first 150 feet; then 1 foot in 5-foot increase to 48 feet high or 4 stories.	3 stories and 40 feet (met)
Minimum Building Setbacks		
Adjacent to Streets: (North – Buckeye Road)	20-feet	20 feet (met)
Adjacent to Streets: (West – 107th Avenue)	20-feet	20 feet (met)
Not Adjacent to Streets: (South – Adjacent to R1-8)	15-feet	20 feet (met)
Not Adjacent to Streets: (East – Adjacent to S-1 and C-3)	15-feet	20 feet (met)
Minimum Landscape and Open Space Standards		
Adjacent to Streets: (North – Buckeye Road)	20-feet	15 feet (met)

Adjacent to Streets: (West – 107th Avenue)	20-feet	15 feet (met)
Not Adjacent to Streets: (South – Adjacent to R1-8)	5-feet	15 feet (met)
Not Adjacent to Streets: (East – Adjacent to S-1 and C-3)	5-feet	15 feet (met)
Minimum Open Space	5 percent	24 percent (met)
Minimum Amenities Provided	2	8 (met)
Minimum Parking Resident: 2 spaces per dwelling unit; Guest: When resident parking is reserved, 1 space required per 3 bedroom unit.	424 required	441 spaces (met)

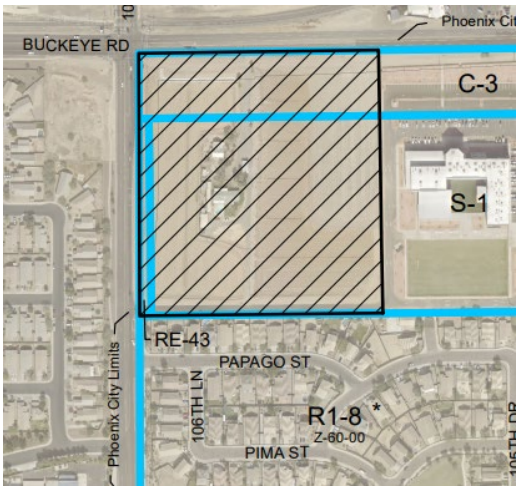
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 13.51 acres located on the southeast corner of 107th Avenue and Buckeye Road from S-1 (Ranch or Farm Residence), RE-43 (One-Family Residence), and C-3 (General Commercial) to R-3A (Multifamily Residence District) to allow a multifamily residential development. The subject site is currently used as a single-family residence with agricultural uses.

SURROUNDING LAND USES AND ZONING

2. The requested R-3A (Multifamily Residence District) will support a new housing type that is compatible with the surrounding area since it is located along an arterial street and adjacent to an educational institution. The area to the east is zoned S-1 (Ranch or Farm Residence) and C-3 (General Commercial) and developed with a school. The area to the south is zoned R1-8 (Single-Family Residence District) and developed with a single-family subdivision.
   The City of Tolleson is located to the north of the subject site, across

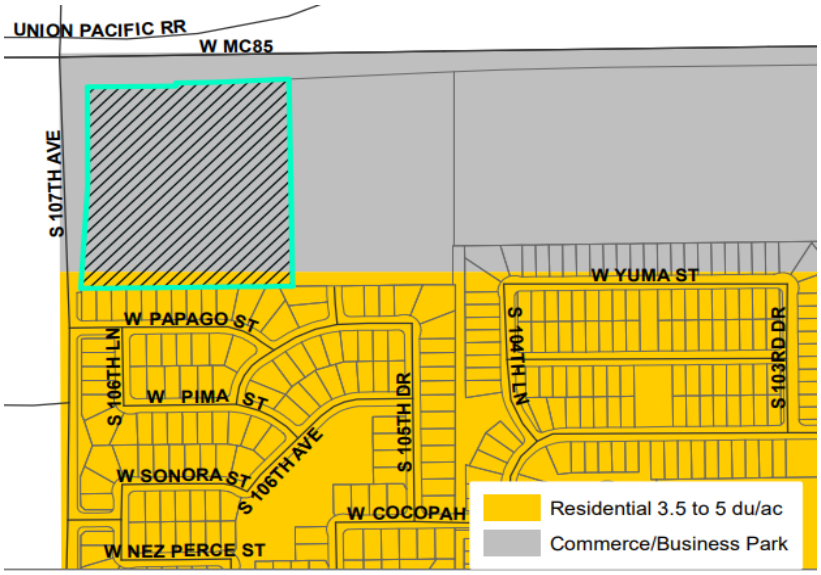


Existing Zoning Aerial Map
Source: Planning and Development Depatment

Buckeye Road with numerous warehouses and distribution centers zoned I-2 (General Industrial). The City of Avondale is located to the east side of the subject site, across 107th Avenue. There is a vacant lot at the immediate corner and a single-family residential development zoned PAD (Planned Area Development) south and west of the vacant lot.

GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designation for this subject site is Residential 3.5 to 5 dwelling units per acre and Commerce/Business Park. A concurrent minor General Plan Land Use Map amendment case, GPA-EST-2-22-7, is proposed to change the land use map designation to Residential 15+ dwelling units per acre. The requested R-3A zoning is consistent with the proposed General Plan Land Use Map designation of Residential 15+ dwelling units per acre. Properties surrounding the site are designated as Residential 3.5 to 5 dwelling units per acre to the south, and Commerce/Business Park to the east. To the west, within the City of Avondale, the designation is Medium Density Residential. To the north, in the City of Tolleson, the designation is El Districto (Business District).

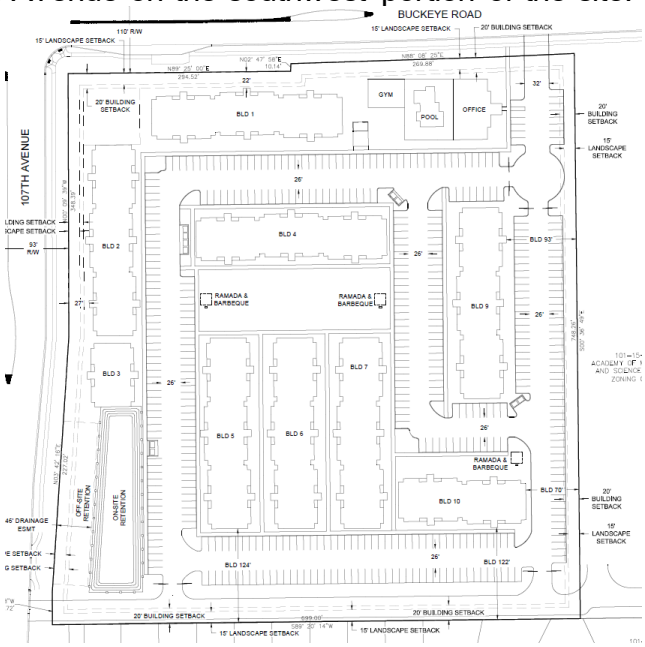


General Plan Land Use Map
Source: City of Phoenix Planning and Development Department

PROPOSAL

4. **Site Plan**

The proposal is for 288 multifamily residences. The conceptual site plan, attached as an exhibit, depicts various residential buildings and amenity areas distributed throughout the site. The proposed multifamily residential development depicts access to the subject site off Buckeye Road on the northeast portion of the site.



Conceptual Site Plan
Source: RK Design & Professional Services, LLC

Staff recommends Stipulation No. 1 which would limit the maximum number of dwelling units to 288 and Stipulation No. 3 which would require a minimum building setback of 100 feet for structures exceeding 2 stories and 30 feet. This will ensure that the proposed multifamily residential development is compatible with the surrounding land uses including the Academy of Math & Science to the east and the single-family residential development to the south.

5. **Elevations**

The conceptual building elevations depict architectural features that include variations in textures and building heights. In addition, staff is requiring that 25 percent of elevations oriented to a public street shall contain brick, masonry, stone or another exterior accent material and all units adjacent to 107th Avenue and Buckeye Road shall have individual porches or patios oriented to the nearest public street. This is addressed in Stipulation No. 4.

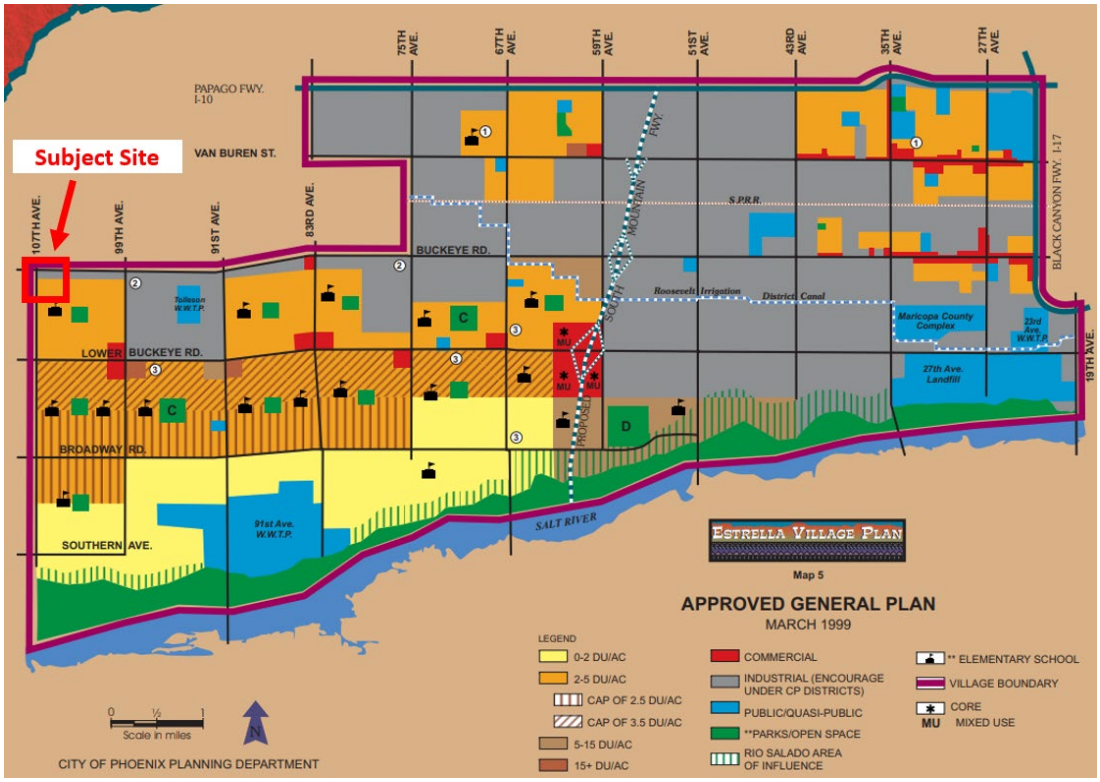
To ensure the height is compatible in the area, staff is recommending Stipulation No. 2 for a maximum building height of 3 stories and 40 feet.

Conceptual Building Elevations
Source: RK Design & Professional Services, LLC

6. **Open Space**
A centralized open space is depicted in the conceptual site plan along with other open space areas. Staff recommends Stipulation Nos. 12, 13, and 14 to ensure a wide range of open space within the proposed multifamily development and a centralized open space with numerous amenities. An increase in the minimum required open space percentage and number of amenities is appropriate given the proposed number of dwelling units on the site.

STUDIES AND POLICIES

7. **Estrella Village Plan**
The Estrella Village Plan adopted in 1999, outlines a vision for developing the Estrella Village through five main goals that include:
1. Orderly growth;
2. Identifiable village core;
3. Strong residential neighborhoods;
4. Variety of homes and jobs; and
5. Consistent streetscapes and trail linkages.



Estrella Land Use Map
Source: Planning and Development Department

Goal 3 of the Estrella Village Plan, "Protection of residential neighborhoods", Objective A, "New Residential Development", recommends that new residential developments and retail centers be supported by street circulation systems and surrounding character. Bounded by a major arterial street, the proposed R-3A zoning district allows multifamily residential uses that are supported by the existing street which will be improved to meet MCDOT standards.

Goal 4, "Housing and Employment", Objective B, "Variety of housing densities and types", recommends a diversity of housing products in the Estrella Village. The proposed R-3A zoning allows for a multifamily residential use on the site. This zoning district will introduce a new land use in the immediate area, allowing for new housing opportunities within the surrounding land area.

Goal 5, "Urban Design", recommends for streetscape and trail systems to be uniform and consistent to provide identity and linkage between neighborhoods and with activity centers. Several stipulations as recommended by staff and would promote enhanced urban design along the streetscapes. Stipulation Nos. 5, 7, 9, 18, and 19 recommend enhanced landscaping along 107th Avenue and Buckeye Road to promote a positive character of the village. Lastly, Stipulation No. 11 requires perimeter fencing or walls within 50 feet of a public street to be open at a 50 percent minimum. This will increase the visibility from the subject site to promote safety.

8. **Estrella Village Arterial Street Landscaping Program**

The Estrella Village Arterial Street Landscaping Program adopted in 1999, provides a landscape palette for arterial streets within the Estrella Village to help establish the community's character. In addition to providing planning guidelines, the plan also indicates the locations to establish entry gateways that welcome individuals entering the village with an entry sign and an enhanced landscape area of 75 feet by 75 feet in size.

The subject site is adjacent to Buckeye Road, an arterial street, and thus staff recommends Stipulation No. 7 to require adherence with the Estrella Village Arterial Street Landscaping Program requirements along the street frontage to promote the community's character. Furthermore, the southeast corner of 107th Avenue and Buckeye Road is a designated Village gateway. Thus, staff recommends Stipulation No. 9 to require a landscaped gateway entry feature at this intersection.

9. **Monarch Butterfly**

In April 2021, Mayor Kate Gallego signed the National Wildlife Federation's Mayor's Monarch Pledge. This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 8 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

10. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending stipulations designed to provide trees and enhance shade within the development.

Staff is recommending the following stipulations for parking lot and sidewalk shading:

- All landscape setbacks shall contain 25 percent two-inch caliper trees, and 75 percent three-inch caliper trees (Stipulation No. 5)

- Evergreen trees shall be planted within the landscape setback along the south perimeter of the site (Stipulation No. 6);

- Uncovered surface parking lot areas shall be landscaped with minimum two-inch caliper drought-tolerant shade trees to achieve a minimum of 25 percent shade (Stipulation No. 16);

- Detached sidewalks along all streets with minimum two-inch caliper single trunk shade trees (Stipulation Nos. 18 and 19).

11. **Complete Streets Guidelines**
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. To provide a safe pedestrian environment staff is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles and to provide pedestrian walkways to the street intersection. This is addressed in Stipulation Nos. 10 and 15. This development will help pedestrianize the immediate street frontage by providing a detached sidewalk along 107th Avenue and Buckeye Road. Furthermore, bicycle parking will be required on the site encourage alternative transportation. This is addressed in Stipulation No. 17. In addition, any street improvements be done to City of Phoenix and ADA standards. These are addressed in Stipulations No. 23.

12. **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 Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The provision of recycling containers was not addressed in the applicant's submittals.

13. **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 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 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

COMMUNITY INPUT SUMMARY

14. As of the writing of this report, staff did not receive any letters in opposition from the public on this rezoning case.

INTERDEPARTMENTAL COMMENTS

15. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the International Fire Code with Phoenix Amendments. Further, the Department commented that they do not know the water supply at this site and noted that fire flow requirements may present a challenge for this site.

16. The Street Transportation Department has indicated that the developer will be required to underground existing electrical utilities within the public right-of-way and underground existing irrigation facilities along Buckeye Road in addition to require all street improvements be made to City, MCDOT, and ADA standards. Furthermore, the Street Transportation Department is requiring that the developer submit a Traffic Impact Analysis for the proposed development. These requirements are addressed in Stipulation Nos. 20 through 23.

17. The Public Transit Department has indicated that the developer shall dedicate right-of-way and construct a bus bay with an attached bus pad along Buckeye Road. This is addressed in Stipulation No. 24.

18. The City of Phoenix Aviation Department has indicated that due to the proximity of the Goodyear Airport and potential for noise from airport related activity, an additional stipulation has been added that would require documents to disclose the existence and operational characteristics of the Phoenix Goodyear Airport to future owners or tenants of the property. This is addressed in Stipulation No. 25.

OTHER

19. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and

allowed time to properly assess the materials. These are addressed in Stipulation Nos. 26 through 28.

20. 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. 29.

21. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed zoning is consistent with the proposed General Plan Amendment designation of Residential 15+ dwelling units per acre.

2. The proposal will develop a vacant property and as stipulated, will be compatible with surrounding land uses.

3. The development, as stipulated, will incorporate design and landscaping features that enhance the location, consistent with the Estrella Village Plan.

Stipulations

1. The development shall be limited to a maximum of 288 dwelling units.

2. The maximum building height shall not exceed 3 stories and 40 feet.

3. A minimum building setback of 100 feet for structures exceeding 2 stories and 30 feet shall be provided along the southern portion of the site.

4. The development shall be in general conformance with the elevations date stamped July 22, 2022 with specific regard to the following, and as approved by or modified by the Planning and Development Department.

    a. Building elevations adjacent and oriented to public streets shall contain a minimum of 25% brick, masonry, stone, or another exterior accent material that exhibits quality and durability.

    b. All ground floor units adjacent to 107th Avenue and Buckeye Road

shall have individual porches or patios oriented to the street.

5. All required landscape setbacks shall be planted with minimum 25% 2-inch caliper and minimum 75% 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 along the southern portion of the site, as approved by the Planning and Development Department.

7. 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.

8 A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.

9. A landscaped gateway entry feature shall be provided on the southeast corner of 107th Avenue and Buckeye Road, as described below and as approved by the Planning and Development Department:

    a. An average 75-foot by 75-foot landscape entryway that adheres to the landscape palette for gateway entry features in the Estrella Village Arterial Street Landscaping Program.

    b. A minimum 300-square foot landscaped accent area shall be provided. The landscaped accent area shall provide a visually unique character with drought-tolerant plant materials providing seasonal interest and 75% live cover.

    c. The gateway entry feature shall utilize accents, colors and materials consistent with the theme of the commercial uses on the same site, as approved by the Planning and Development Department.

10. A pedestrian walkway shall be provided from the development to/near the southeast corner of 107th Avenue and Buckeye Road, as approved by the Planning and Development Department.

11. Perimeter fencing or walls within 50 feet of a public street shall be a minimum of 50% open view fencing, as approved by the Planning and Development Department.

12. A minimum of 10% of the gross site area shall be retained as open space,

excluding landscape setbacks, as approved by the Planning and Development Department.

13 An open space area of a minimum of 25,175 square feet in size shall be centrally located within the development.

14. A minimum of eight amenities shall be provided, which may include but is not limited to barbeques, ramadas, and pools, and the amenities shall be distributed throughout the site, as approved by the Planning and Development Department.

15. 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 contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.

16. 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.

17. A minimum of 40 bicycle parking spaces shall be provided through Inverted U and/or artistic racks dispersed throughout the site or in a secured room and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

18. The sidewalk along 107th Avenue shall be a minimum of 5 feet in width and 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 or modified by the MCDOT and Planning and Development Department.

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

    b. Drought tolerant vegetation to achieve 50 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.

19. The sidewalk along Buckeye Road shall be a minimum of 5 feet in width and 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 or modified by the MCDOT and

Planning and Development Department.

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

b. Drought tolerant vegetation to achieve 50 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.

20. The developer shall underground existing electrical utilities within the public right-of-way as part of this project. The developer shall coordinate with the affected utilities company for their review and permitting, as approved or modified by the MCDOT and Planning and Development Department.

21. Existing irrigation facilities along Buckeye Road are to be undergrounded and relocated outside of MCDOT and/or City of Phoenix right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval, as approved or modified by the MCDOT and Planning and Development Department.

22. The developer shall submit a Traffic Impact Analysis for this development to the City of Phoenix and MCDOT. The developer shall be responsible for all cost of mitigation as required by the approved TIS. No preliminary approval of plans may be granted until the study has been approved.

23. 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 MCDOT and/or Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

24. The developer shall dedicate right-of-way and construct a bus bay with an attached pad along eastbound Buckeye Road. The bus bay shall be compliant with City of Phoenix Standard Detail P1256. The attached bus pad shall be compliant with City of Phoenix Standard Detail P1261 with a minimum depth of 10 feet and spaced from the intersection of 107th Avenue according to City of Phoenix Standard Detail P1258, as approved or modified by the MCDOT and Planning and Development Department.

25. The property owner shall record documents that disclose the existence, and

operational characteristics of Phoenix Goodyear 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.

26. 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.

27. 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.

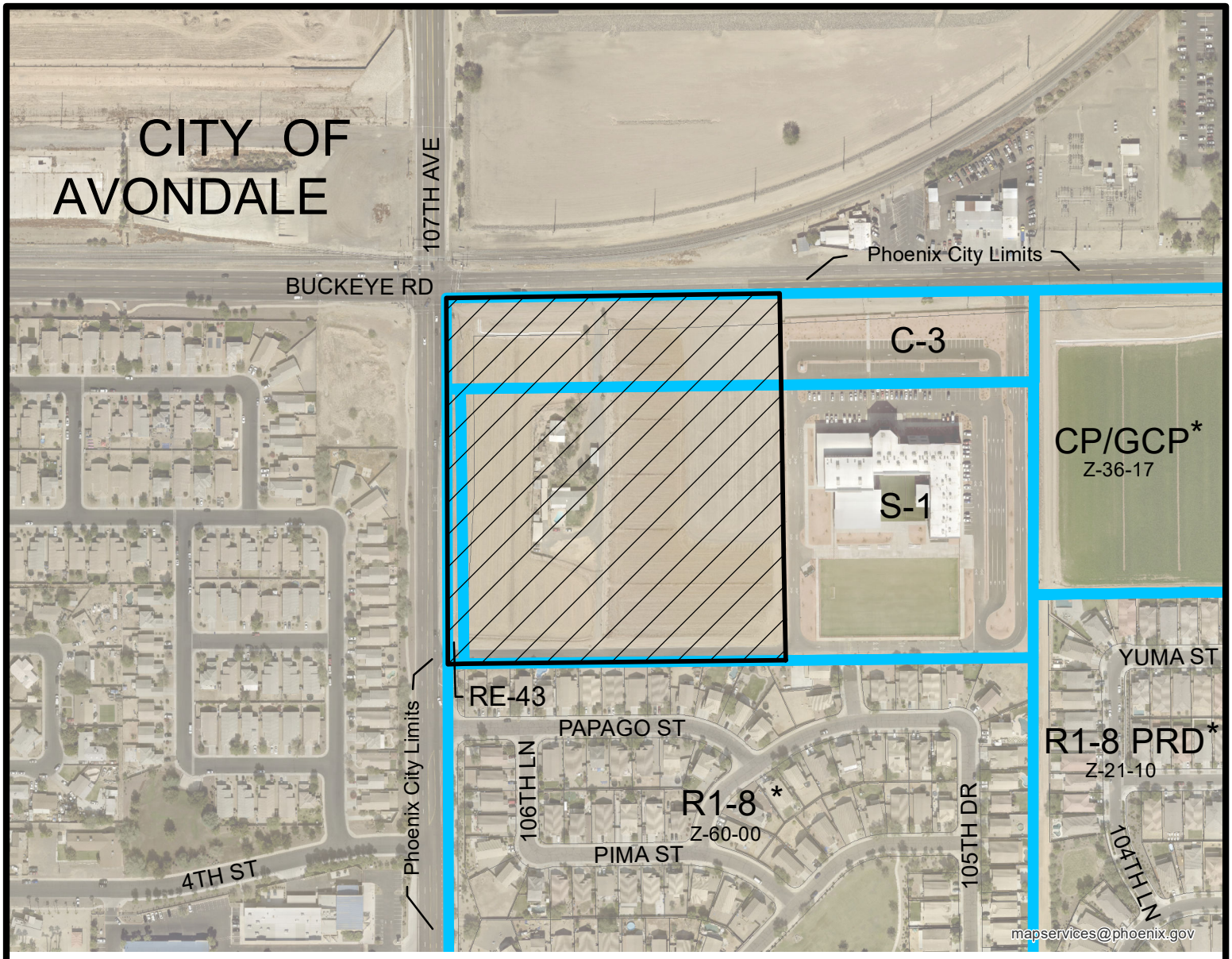
28. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

29. 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
Nayeli Sanchez Luna
August 15, 2022

Team Leader
Racelle Escolar

Exhibits
Zoning sketch map
Aerial sketch map
Conceptual Site Plan date stamped July 22, 2022 (1 page)
Conceptual Elevations date stamped July 22, 2022 (3 pages)



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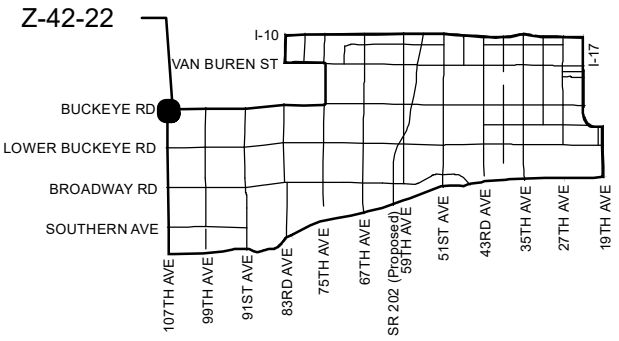
ESTRELLA VILLAGE

CITY COUNCIL DISTRICT: 7



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	RK Design & Professional Services LLC
APPLICATION NO.	Z-42-22
DATE:	6/3/2022
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	13.51 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 8-3
ZONING MAP	F-2

REQUESTED CHANGE:

FROM: S-1 (9.70 a.c.)
C-3 (3.35 a.c.)
RE-43 (0.46 a.c.)

TO: R-3A (13.51 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1, C-3, RE-43	9, 48, N/A	N/A, 58, N/A
R-3A	297	356

* **Maximum Units Allowed with P.R.D. Bonus**

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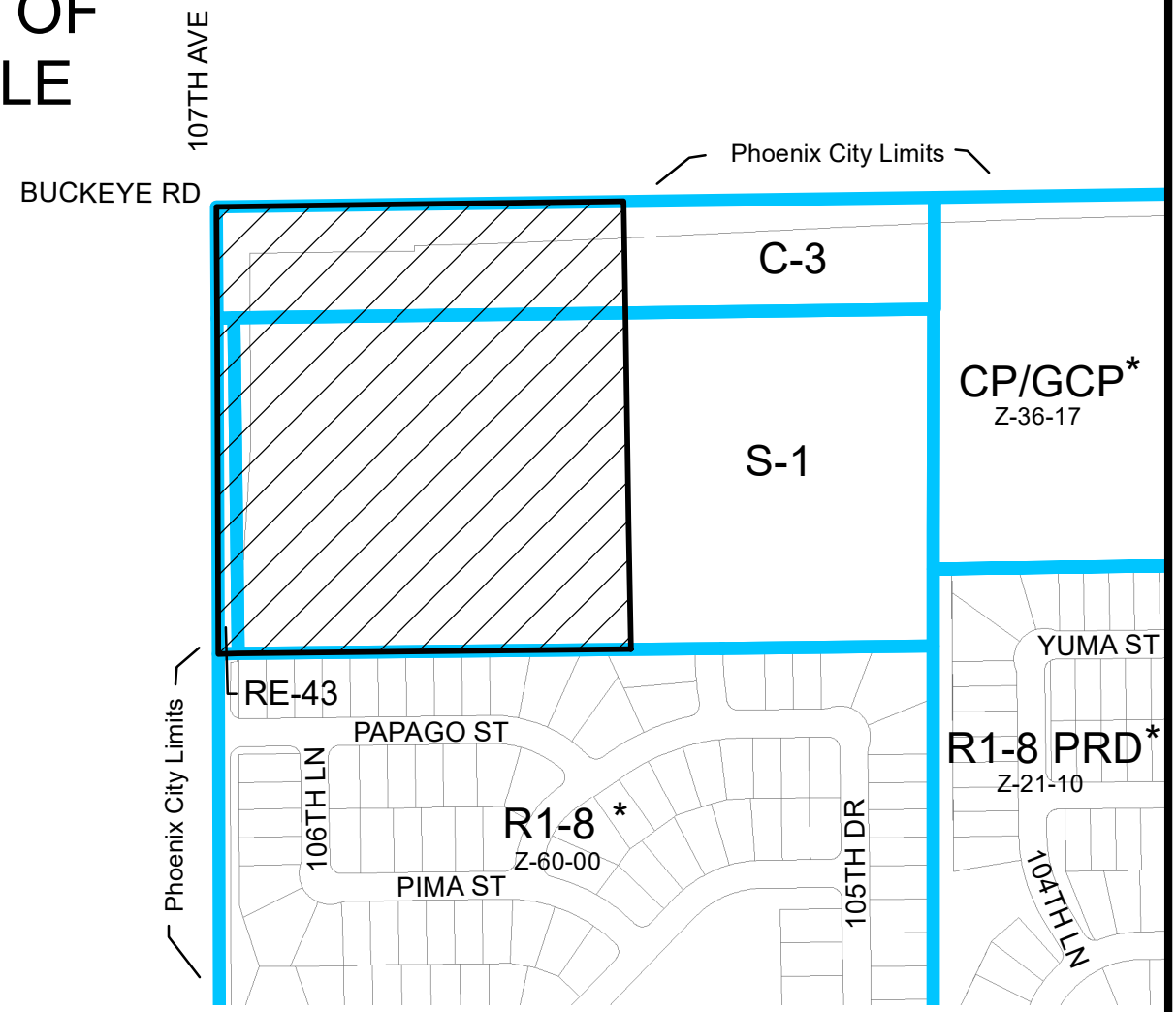
CITY OF AVONDALE



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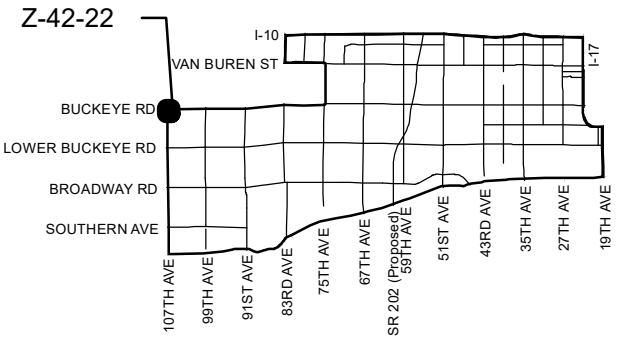
ESTRELLA VILLAGE

CITY COUNCIL DISTRICT: 7



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: RK Design & Professional Services LLC	**REQUESTED CHANGE:** FROM: S-1 (9.70 a.c.), C-3 (3.35 a.c.), RE-43 (0.46 a.c.) TO: R-3A (13.51 a.c.)
APPLICATION NO. Z-42-22	DATE: 6/3/2022 REVISION DATES:
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 13.51 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 8-3 / ZONING MAP F-2

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
S-1, C-3, RE-43	9, 48, N/A	N/A, 58, N/A
R-3A	297	356

* **Maximum Units Allowed with P.R.D. Bonus**

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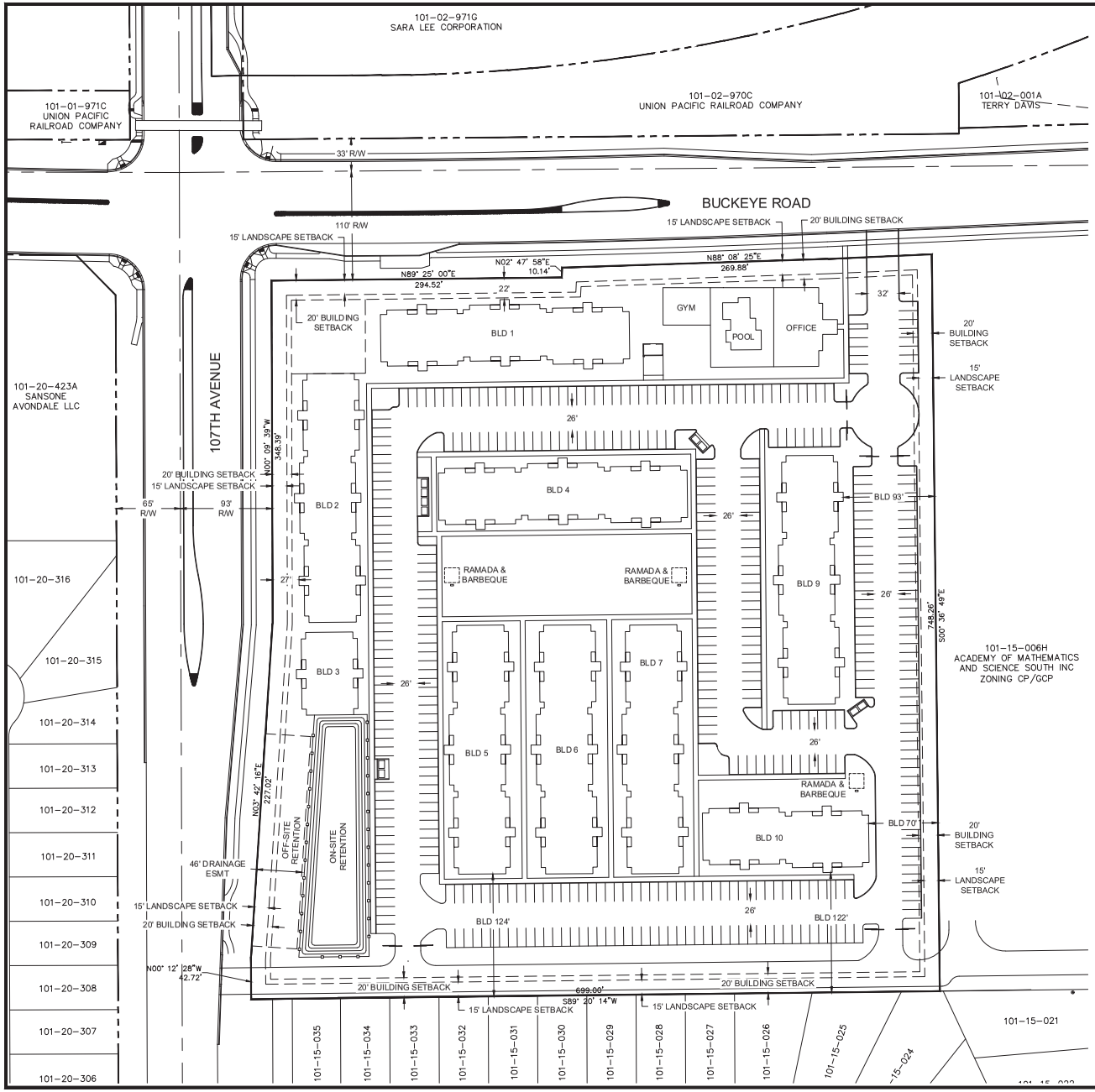

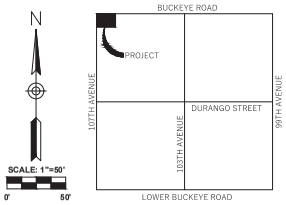

VICINITY MAP
SEC 17, T1N, R1E
NOT TO SCALE

OWNER
HILLPOINTE, LLC
8830 MACON HIGHWAY
BUILDING 300
ATHENS, GA 30606
CONTACT: KELLY MAHONEY
678.628.34678
KMAHONEY@HILLPOINTE.COM

ENGINEER
RK DESIGN & PROFESSIONAL SERVICES, LLC
7000 N COTTON LANE
SUITE 883
WADDELL, AZ 85355
CONTACT: ROBERT KNIGHTEN
602.845.9990
RKNIGHTEN@RKDESIGNAZ.US

PROJECT DESCRIPTION

300 UNIT MULTI-FAMILY DEVELOPMENT WITH PARK, LANDSCAPE, COMMUNITIES CLUB HOUSE / LEASING OFFICE, GYM, AND POOL.

SITE INFORMATION

ADDRESS:	10649 W BUCKEYE ROAD PHOENIX, AZ 85353
GROSS SITE ACREAGE:	13.6 ACRES
NET SITE ACREAGE:	10.0 ACRES
EXISTING ZONING:	C-3, RE-43, S-1
PROPOSED ZONING:	R-3A (PRD)
KNOWN CASE #:	KIVA 22-930 SDEV 2200118 PAPP 2201564
DENSITY ALLOWED:	26.1 UNITS/ACRE WITH BONUS
DENSITY PROPOSED:	22.0 UNITS/ACRE
LOT COVERAGE ALLOWED:	45%
LOT COVERAGE PROVIDED:	20%
OPEN SPACE:	24%
BUILDING HEIGHT MAX:	3 STORIES OR 40' FOR FIRST 150'; 1' IN 1' INCREASE TO 48' HEIGHT, 4-STORY MAX.
BUILDING HEIGHT PROVIDED:	39'-8"

BUILDING SETBACKS

BUCKEYE ROAD:	20' MIN.
107TH AVENUE:	20' MIN.
SOUTH PROPERTY LINE:	20' MIN.
EAST PROPERTY LINE:	20' MIN.

UNIT COUNT

7 X 36 UNITS = 288
1 X 24 UNITS = 24
1 X 12 UNITS = 12
TOTAL UNITS = 288

REQUIRED PARKING 1.5 SPACES PER UNIT:	432
PARKING PROVIDED ACCESSIBLE PARKING:	17
PARKING SPACES:	424
TOTAL PROVIDED:	441 (1.5/UNIT)

AMENITIES	
BARBEQUES:	3
RAMAD'S:	3
POOLS:	1
GYM:	1
TOTAL:	8

CITY OF PHOENIX
JUL 22 2022
Planning & Development Department

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SUITE 883
WADDELL, ARIZONA 85355
PHONE: 602.845.9990
EMAIL: RKNIGHTEN@RKDESIGNAZ.US

HILLPOINTE
HILLPOINTE, LLC
8830 MACON HIGHWAY
BUILDING 300
ATHENS, GA 30606

BUCKEYE @ 107 PLANNED DEVELOPMENT

SITE PLAN

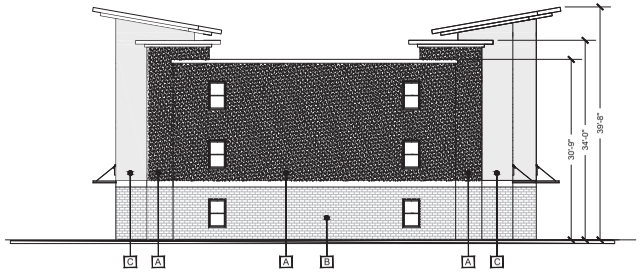
10649 W BUCKEYE ROAD, PHOENIX, AZ
S17,T1N,R1E(SW 14-W10) APN 101-15-006J

NOT FOR CONSTRUCTION

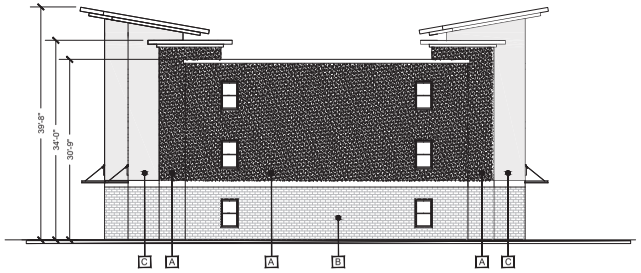
DATE	07-18-2022
SCALE	1"=50'
PROJECT	22-0050
FILE	22-0050 CSP.dwg
SHEET	SP1
	1 OF 1

BLD TYPE 1
CONCEPTUAL ELEVATIONS
BUCKEYE @ 107 PLANNED DEVELOPMENT
10649 W BUCKEYE ROAD, PHOENIX, AZ
DATE 07-18-2022
SCALE 1"=50'
PROJECT 22-0050
FILE 22-0050 CSP.dwg
SHEET A100
HILLPOINTE
8830 MACON HIGHWAY
BUILDING 300
ATHENS, GA 30606
RK DESIGN & PROFESSIONAL SERVICES, LLC.
7000 N COTTON LANE
SUITE 863
WADDELL, ARIZONA 85355
PHONE: 602.845.9990
EMAIL: RKNIGHTLEN@RKDESIGNAZ.US
CONCEPT EXTERIOR FINISH
A SMOOTH STUCCO FASCIA
B THIN BRICK VENEER
C COMPOSITE SIDING MATERIAL
D METAL RAILING AND METAL MESH
CITY OF PHOENIX
JUL 22 2022
Planning & Development Department
FRONT ELEVATION
1/16" = 1'-0"
RIGHT ELEVATION
1/16" = 1'-0"
LEFT ELEVATION
1/16" = 1'-0"
REAR ELEVATION
1/16" = 1'-0"

FRONT ELEVATION
1/16" = 1'-0"



LEFT ELEVATION
1/16" = 1'-0"



RIGHT ELEVATION
1/16" = 1'-0"

REAR ELEVATION
1/16" = 1'-0"

CONCEPT EXTERIOR FINISH

- A SMOOTH STUCCO FASCIA
- B THIN BRICK VENEER
- C COMPOSITE SIDING MATERIAL
- D METAL RAILING AND METAL MESH

CITY OF PHOENIX
JUL 22 2022
Planning & Development Department

RK DESIGN & PROFESSIONAL SERVICES, LLC.
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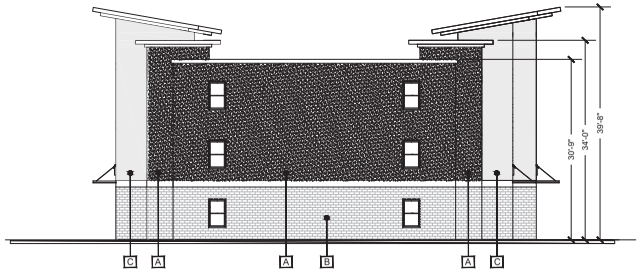
PHONE: (602) 434-6060
EMAIL: RKNIGHTEN@RKDESIGNAZ.US

HILLPOINTE
HILLPOINTE, LLC
8830 MACON HIGHWAY
BUILDING 300
ATHENS, GA 30606

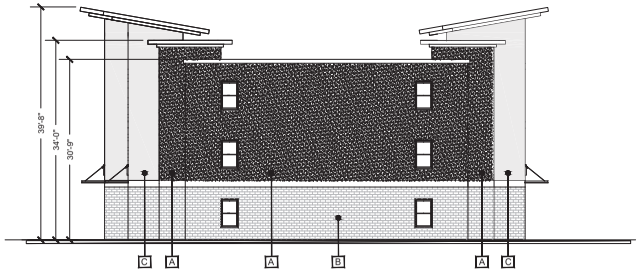
BLD TYPE 2
CONCEPTUAL ELEVATIONS
BUCKEYE @ 107 PLANNED DEVELOPMENT
10649 W BUCKEYE ROAD, PHOENIX, AZ

DATE	07-18-2022
SCALE	1"=50'
PROJECT	22-0050
FILE	22-0050 CSP.dwg
SHEET	A100

FRONT ELEVATION
1/16" = 1'-0"



LEFT ELEVATION
1/16" = 1'-0"



RIGHT ELEVATION
1/16" = 1'-0"

REAR ELEVATION
1/16" = 1'-0"

CONCEPT EXTERIOR FINISH

- A SMOOTH STUCCO FASCIA
- B THIN BRICK VENEER
- C COMPOSITE SIDING MATERIAL
- D METAL RAILING AND METAL MESH

CITY OF PHOENIX
JUL 22 2022
Planning & Development Department

RK DESIGN & PROFESSIONAL SERVICES, LLC.
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HILLPOINTE
HILLPOINTE, LLC
8830 MACON HIGHWAY
BUILDING 300
ATHENS, GA 30606

BLD TYPE 3
CONCEPTUAL ELEVATIONS
BUCKEYE @ 107 PLANNED DEVELOPMENT
10649 W BUCKEYE ROAD, PHOENIX, AZ

DATE	07-18-2022
SCALE	1"=50'
PROJECT	22-0050
FILE	22-0050 CSP.dwg
SHEET	A100

Estrella
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-42-22-7

Date of VPC Meeting	August 16, 2022
Request From:	S-1 (Ranch or Farm Residence) (9.70 acres), RE-43 (One-Family Residence) (0.46 acres), and C-3 (General Commercial) (3.35 acres)
Request To:	R-3A (Multifamily Residence District) (13.51 acres)
Proposed Use:	Multifamily residential
Location	Southeast corner of 107th Avenue and Buckeye Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	6-1

VPC DISCUSSION:

Cases EST-2-22-7 and Z-42-22-7 are companion cases and were heard together.

One member of the public registered to speak on this item, in opposition.

Nayeli Sanchez Luna, staff, presented an overview of the general plan amendment and rezoning requests. Ms. Sanchez Luna discussed the location of the site, the requested zoning designation, the surrounding land uses, and the proposed General Plan Land Use Map designation. Ms. Sanchez Luna displayed the site plan and elevations and described the proposed number of units, access into the development, number of amenities, and the variations in color and texture. Ms. Sanchez Luna concluded the presentation by providing the staff findings, the recommendation, and describing the proposed stipulations

Jonathan Schwerd, representing the applicant with RK Design & Professional Services, LLC, provided an overview of the proposed general plan amendment, rezoning request, and surrounding land uses. Mr. Schwerd displayed the site plan and described the number of units, the height, enhanced landscaping, and detached sidewalks. Mr. Schwerd added that the proposed development would have access to Buckeye Road and 107th Avenue. Mr. Schwerd noted that they have worked with the adjacent school district to address south access into 107th Avenue. Mr. Schwerd concluded his presentation by stating that a building setback of 120 feet would help act as a buffer to the single-family residential subdivision to the south.

Questions from the committee:

Committee member Beth Cartwright stated that she lived in the vicinity of the proposed development and that this area would benefit from a multifamily development.

Vice Chair Parris Wallace asked if this proposal was going to be accessible to all income ranges and asked what the income was in this area. **Ms. Cartwright** stated that the surrounding houses were all new subdivisions with average incomes.

Committee member Lisa Perez asked if the proposed development would be gated and thanked the applicant for working on the south access. Ms. Perez then asked if there were any concerns with the bar across the school. **Mr. Schwerd** stated that they do not anticipate any issues with the established bar. **Ms. Perez** asked how the development would handle access to the school from the south. **Mr. Schwerd** stated that the school has access to the south easement but that the applicant was the owner. **Ms. Perez** asked if the proposed development would have any bicycle parking, electric vehicle charging stations and amenities. **Vice Chair Wallace** stated that there had to be a minimum of eight amenities and asked for confirmation if it was a stipulation. **Ms. Sanchez Luna** confirmed that the development was stipulated to have a minimum of eight amenities. **Ms. Perez** asked if the applicant could explain the relationship between the open space and the proposed amenities. **Mr. Schwerd** stated that the development would have ramadas, barbeque areas, other amenities, and bicycle parking located throughout the entire development.

Committee member Dan Rush asked if the development would have electric vehicle charging stations. **Mr. Schwerd** stated that they were willing to install electric vehicle charging stations. **Ms. Perez** noted that the City of Phoenix has passed an electric transportation plan and wanted the applicant to address electric vehicle charging stations. **Mr. Schwerd** stated that they were willing to install electric vehicle charging stations. **Mr. Rush** asked how many charging stations would be installed. **Ms. Cartwright** stated that one percent of 288 units would be three parking stations. **Mr. Rush** stated that two charging stations would be sufficient.

Ms. Perez stated that she didn't have the opportunity to discuss the project with the superintendent and that there weren't any comments from the City of Avondale or the City of Tolleson. Ms. Perez added that the Committee was not given enough time to review the staff reports and make a reasonable decision. **Mr. Rush** stated that the proposed development and density is compatible with the surrounding land uses. **Vice Chair Wallace** stated that this project could also be continued. **Mr. Rush** asked if there was a list of questions that need to be answered and that he did not agree with continuing the cases. Mr. Rush noted that that the developer did reach out to the community. **Ms. Perez** stated she wanted to know the number of bicycle parking spaces, the amenities, street improvements, and other items. **Mr. Schwerd** stated that they had reached out to the two adjacent cities, but they did not provide comments. Mr. Schwerd added that they were willing to add as many charging stations as the Village Planning Committee requested. **Ms. Perez** asked where the gates would be located along the south accessway. **Mr. Schwerd** explained that the south accessway would have two gated exits along the south accessway. **Ms. Perez** asked for clarification if the south accessway would be exit right-turn-only and if ingress would be located on Buckeye Road. **Mr. Schwerd** confirmed that the south accessway would be exit-only

and that ingress would occur on Buckeye Road. **Ms. Perez** stated she would prefer to have more time to analyze the proposed development to ensure that it doesn't have any adverse effects on the Estrella Village.

Public Comment:

Ms. Tracy Hornketh stated that her property is located on the south side of the proposed development and noted that she agreed with Committee member Perez's concerns. Ms. Hornketh stated that there is a lot of traffic congestion located along 107th Avenue and Buckeye Road and that she was opposed to the proposed height. Ms. Hornketh noted that 107th avenue also has a lot of safety issues regarding speed and road damage. Ms. Hornketh concluded her public comment by requesting that the Committee recommend denial to the proposed development.

Applicant Response:

Mr. Schwerd thanked Tracy Hornketh for her comment and stated that they would work towards further addressing the concerns that the community has presented.

Committee Discussion:

Committee member Dafra Joel Sanou stated that he lived in the area and if the applicant could address traffic congestion it would help the proposed development. **Mr. Schwerd** stated in the year 2026 the Maricopa Department of Transportation (MCDOT) would start to widen Buckeye Road and 107th Avenue.

Motion:
Beth Cartwright motioned to recommend approval of Z-42-22-7 per the staff recommendation. **Dan Rush** seconded the motion.

Vote:
6-1, Motion to recommend approval passed, with Committee Members Barquin, Cartwright, Burd, Rush, Sanou, and Wallace, in favor and Perez in opposition.

Staff Comments Regarding the VPC Recommendation:
The Village Planning Committee encouraged the applicant to install electric vehicle charging stations, which the applicant agreed to; however, the committee did not recommend any additional stipulations in the motion.

Further, committee member Perez requested that the south accessway have a right-only exit, but a stipulation was not added during the motion.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
September 1, 2022

ITEM NO: 9	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-42-22-7 (Companion Case GPA-EST-2-22-7)
Location:	Southeast corner of 107th Avenue and Buckeye Road
From:	S-1, RE-43, and C-3
To:	R-3A
Acreage:	13.51
Proposal:	Multifamily residential
Applicant:	Jonathan Schwerd,RK Design & Professional Services, LLC
Owner:	Kelly Mahoney, Hillpointe, LLC
Representative:	Jonathan Schwerd, RK Design & Professional Services, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Estrella 8/16/2022 Approval, per the staff recommendation. Vote: 6-1.

Planning Commission Recommendation: Approval, per the Estrella Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Perez made a MOTION to approve Z-42-22-7, per the Estrella Village Planning Committee recommendation.

Maker: Perez
Second: Gaynor
Vote: 7-0
Absent: Busching and Simon
Opposition Present: No

Findings:

1. The proposed zoning is consistent with the proposed General Plan Amendment designation of Residential 15+ dwelling units per acre.

2. The proposal will develop a vacant property and as stipulated, will be compatible with surrounding land uses.

3. The development, as stipulated, will incorporate design and landscaping features that enhance the location, consistent with the Estrella Village Plan.

Stipulations:

1. The development shall be limited to a maximum of 288 dwelling units.

2. The maximum building height shall not exceed 3 stories and 40 feet.

3. A minimum building setback of 100 feet for structures exceeding 2 stories and 30 feet shall be provided along the southern portion of the site.

4. The development shall be in general conformance with the elevations date stamped July 22, 2022 with specific regard to the following, and as approved by or modified by the Planning and Development Department.

    a. Building elevations adjacent and oriented to public streets shall contain a minimum of 25% brick, masonry, stone, or another exterior accent material that exhibits quality and durability.

    b. All ground floor units adjacent to 107th Avenue and Buckeye Road shall have individual porches or patios oriented to the street.

5. All required landscape setbacks shall be planted with minimum 25% 2-inch caliper and minimum 75% 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 along the southern portion of the site, as approved by the Planning and Development Department.

7. 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.

8 A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.

9. A landscaped gateway entry feature shall be provided on the southeast corner of 107th Avenue and Buckeye Road, as described below and as approved by the Planning and Development Department:

    a. An average 75-foot by 75-foot landscape entryway that adheres to the landscape palette for gateway entry features in the Estrella Village Arterial Street Landscaping Program.

    b. A minimum 300-square foot landscaped accent area shall be provided. The landscaped accent area shall provide a visually unique character with drought-tolerant plant materials providing seasonal interest and 75% live cover.

c. The gateway entry feature shall utilize accents, colors and materials consistent with the theme of the commercial uses on the same site, as approved by the Planning and Development Department.

10. A pedestrian walkway shall be provided from the development to/near the southeast corner of 107th Avenue and Buckeye Road, as approved by the Planning and Development Department.

11. Perimeter fencing or walls within 50 feet of a public street shall be a minimum of 50% open view fencing, as approved by the Planning and Development Department.

12. A minimum of 10% of the gross site area shall be retained as open space, excluding landscape setbacks, as approved by the Planning and Development Department.

13 An open space area of a minimum of 25,175 square feet in size shall be centrally located within the development.

14. A minimum of eight amenities shall be provided, which may include but is not limited to barbeques, ramadas, and pools, and the amenities shall be distributed throughout the site, as approved by the Planning and Development Department.

15. 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 contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.

16. 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.

17. A minimum of 40 bicycle parking spaces shall be provided through Inverted U and/or artistic racks dispersed throughout the site or in a secured room and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

18. The sidewalk along 107th Avenue shall be a minimum of 5 feet in width and 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, or modified by the MCDOT and Planning and Development Department.

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

    b. Drought tolerant vegetation to achieve 50 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.

19. The sidewalk along Buckeye Road shall be a minimum of 5 feet in width and 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, or modified by the MCDOT and Planning and Development Department.

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

    b. Drought tolerant vegetation to achieve 50 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.

20. The developer shall underground existing electrical utilities within the public right-of-way as part of this project. The developer shall coordinate with the affected utilities company for their review and permitting, as approved, or modified by the MCDOT and Planning and Development Department.

21. Existing irrigation facilities along Buckeye Road are to be undergrounded and relocated outside of MCDOT and/or City of Phoenix right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval, as approved or modified by the MCDOT and Planning and Development Department.

22. The developer shall submit a Traffic Impact Analysis for this development to the City of Phoenix and MCDOT. The developer shall be responsible for all cost of mitigation as required by the approved TIS. No preliminary approval of plans may be granted until the study has been approved.

23. 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 MCDOT and/or Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

24. The developer shall dedicate right-of-way and construct a bus bay with an attached pad along eastbound Buckeye Road. The bus bay shall be compliant with City of Phoenix Standard Detail P1256. The attached bus pad shall be compliant with City of Phoenix Standard Detail P1261 with a minimum depth of 10 feet and spaced from the intersection of 107th Avenue according to City of Phoenix Standard Detail P1258, as approved or modified by the MCDOT and Planning and Development Department.

25. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Goodyear 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.

26. 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.

27. 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.

28. 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.

29. 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.

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 92

Public Hearing and Resolution Adoption - General Plan Amendment GPA-DV-2-22-1 - Approximately 600 Feet South of the Southwest Corner of 19th Avenue and Rose Garden Lane (Resolution 22071)

Request to hold a public hearing on a General Plan Amendment for the following item to consider the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designation to allow multifamily residential. This is a companion case to Z-34-22-1 and must be heard first, followed by Z-34-22-1.

Summary

Application: GPA-DV-2-22-1
Current Designation: Industrial
Proposed Designation: Residential 15+ dwelling units per acre
Acreage: 22.46 acres
Proposed Use: Multifamily residential

Owner: TCA Plaza I, LLC and TCA Plaza II, LLC
Applicant: Jason Morris/Benjamin Tate, Withey Morris, PLC
Representative: Jason Morris/Benjamin Tate, Withey Morris, PLC

Staff Recommendation: Approval.
VPC Action: The Deer Valley Village Planning Committee heard this case on Aug. 11, 2022, and recommended approval, by a vote of 10-1.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and recommended approval, per the Deer Valley Village Planning Committee recommendation, by a vote of 7-0.

Location

Approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane.
Council District: 1
Parcel Addresses: 20620 and 20750 N. 19th 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 RESOLUTION

RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2015 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-DV-2-22-1, CHANGING THE LAND USE CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN.

_____

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

SECTION 1. The 2015 Phoenix General Plan, which was adopted by Resolution 21307, is hereby amended by adopting GPA-DV-2-22-1. The 22.46 acres of property located approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane is designated as Residential 15+ dwelling units per acre.

SECTON 2. The Planning and Development Director is instructed to modify the 2015 Phoenix General Plan to reflect this land use classification change as shown below:

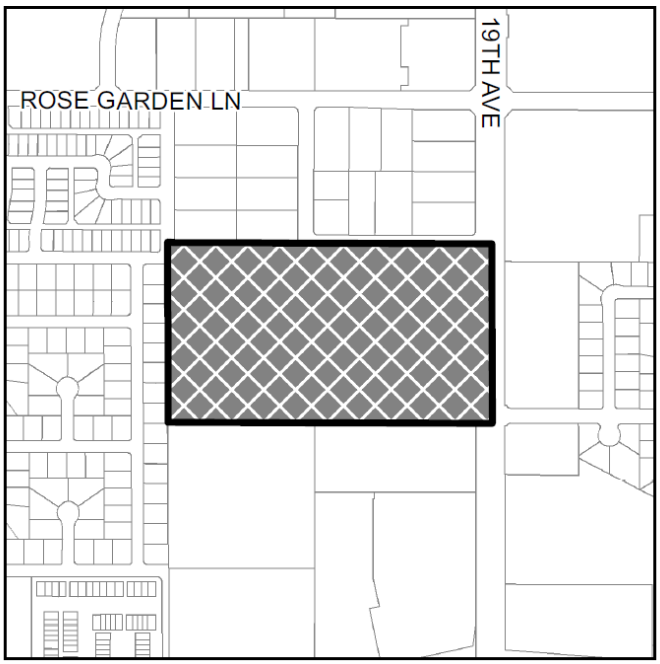
DRAFT

PROPOSED CHANGE:

Residential 15+ du/ac (22.46 +/- Acres)

Residential 15+ du/acre (1)

Proposed Change Area (1)



PASSED by the Council of the City of Phoenix this 12th day of October 2022.

_____

M A Y O R

ATTEST:

_____

Denise Archibald, City Clerk

DRAFT

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

PL:tml:LF22-3300:2-20-22:2231057v1

DRAFT

Attachment B

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT
STAFF ANALYSIS
August 9, 2022

Application:	GPA-DV-2-22-1
Owner:	TCA Plaza I, LLC and TCA Plaza II, LLC
Applicant/Representative:	Jason Morris / Benjamin Tate, Withey Morris, PLC
Location:	Approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane
Acreage:	22.46 acres
Current Plan Designation:	Industrial
Requested Plan Designation:	Residential 15+ dwelling units per acre
Reason for Requested Change:	A minor General Plan Amendment to allow multifamily residential
Deer Valley Village Planning Committee Meeting Date:	August 11, 2022
Staff Recommendation:	Approval

FINDINGS:

1) The proposed General Plan Land Use Map designation of Residential 15+ dwelling units per acre would allow higher density attached townhouses, condominiums, or apartments, which are consistent with land uses in the surrounding area.

2) The companion rezoning case, Z-34-22-1, proposes a multifamily residential development, which, as stipulated, protects the character of the surrounding area by providing additional landscape setback and limiting height adjacent to single-family residential properties and concentrating density along 19th Avenue, an arterial street.

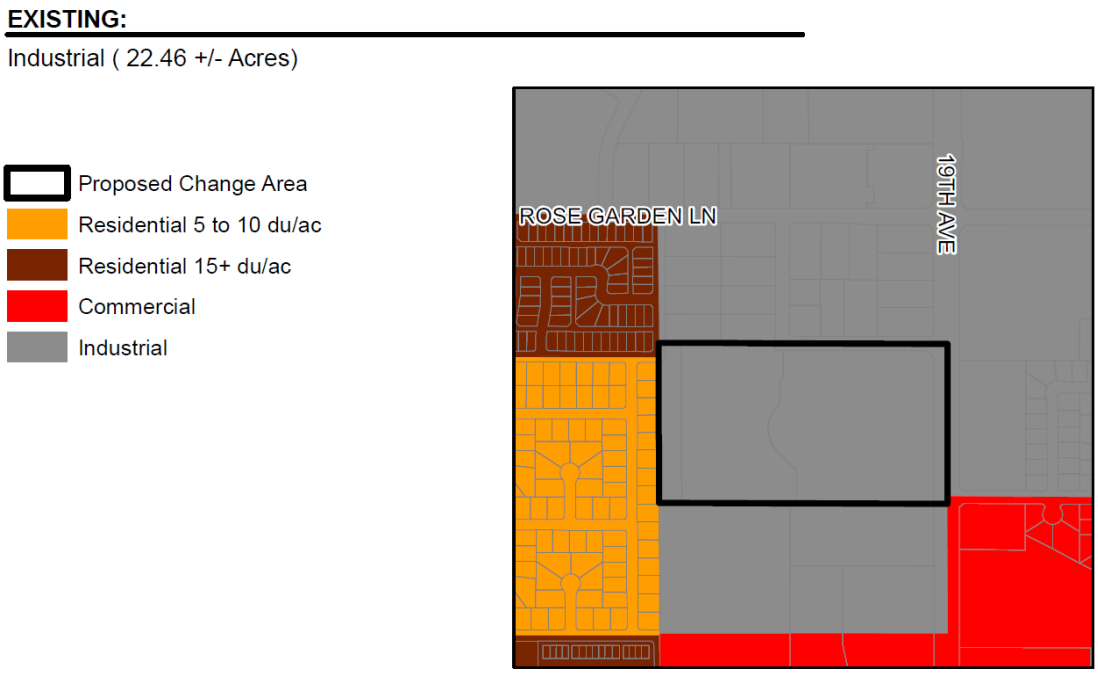
3) The subject site is appropriate for residential uses at the proposed densities and provides new housing opportunities in this part of the city. Furthermore, the development has adequate street access and provides streetscape improvements that benefit the surrounding area.

BACKGROUND

The subject site is 22.46 acres of land, located approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane. The subject site contains an office building, accessory parking, and vacant land. The current General Plan Land Use Map designation on the site is Industrial and the zoning is Ind. Pk. (Industrial Park). The proposal is to change the land use designation from Industrial to Residential 15+ dwelling units per acre. The companion Rezoning Case No. Z-34-22-1 is to rezone the site to R-3A (Multifamily Residence District) to allow multifamily residential.

SURROUNDING LAND USES

The current General Plan Land Use Map designation for the site is Industrial.



Existing General Plan Land Use Map designation, Source: Planning and Development Department

North, south, and east of the subject site is also designated as Industrial, which have commerce park and commercial land uses. To the west of the subject site, the General Plan Land Use Map designation is Residential 5 to 10 dwelling units per acre and Residential 15+ dwelling units per acre and the existing land use is single-family residential.

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

CONNECT PEOPLE AND PLACES

- ***OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.***

  The proposed minor General Plan Amendment, along with the companion rezoning case, Z-34-22-1, would allow redevelopment of an underused site into a multifamily residential community that is compatible with the surrounding area and respectful of local conditions. The proposed development is located along a mixed-use corridor and as stipulated, incorporates setbacks and enhanced landscaping around the perimeter to enhance compatibility with the surrounding area.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS

- ***CERTAINTY & CHARACTER: DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.***

  As stipulated in the companion rezoning case, Z-34-22-1, the proposed development will be sensitive to the scale and character of the surrounding area. This section of 19th Avenue contains a mix of higher-intensity commercial uses and multifamily development. As stipulated, the development would incorporate standards to avoid negative impacts on the adjacent single-family residences to the west, including a height limit, increased setbacks, and enhanced landscaping.

BUILD THE SUSTAINABLE DESERT CITY

- ***TREES AND SHADE: DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

  As stipulated in the companion rezoning case, Z-34-22-1, the proposal will be required to shade the sidewalk on 19th Avenue and Monona Drive, provide enhanced landscaping standards within the perimeter of the development, and provide additional shading within the surface parking lots. This will help to provide shade for pedestrians in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-DV-2-22-1. The proposed land use map designation allows for development that is consistent with the surrounding developments and provides additional multifamily housing opportunities for the area. The companion rezoning case, Z-34-22-1, as stipulated, will require design features that promote compatibility with the surrounding area.

Writer
Anthony Grande
August 9, 2022

Team Leader
Racelle Escolar

Exhibits
Sketch Maps (2 pages)
Community Correspondence (3 pages)

GENERAL PLAN AMENDMENT

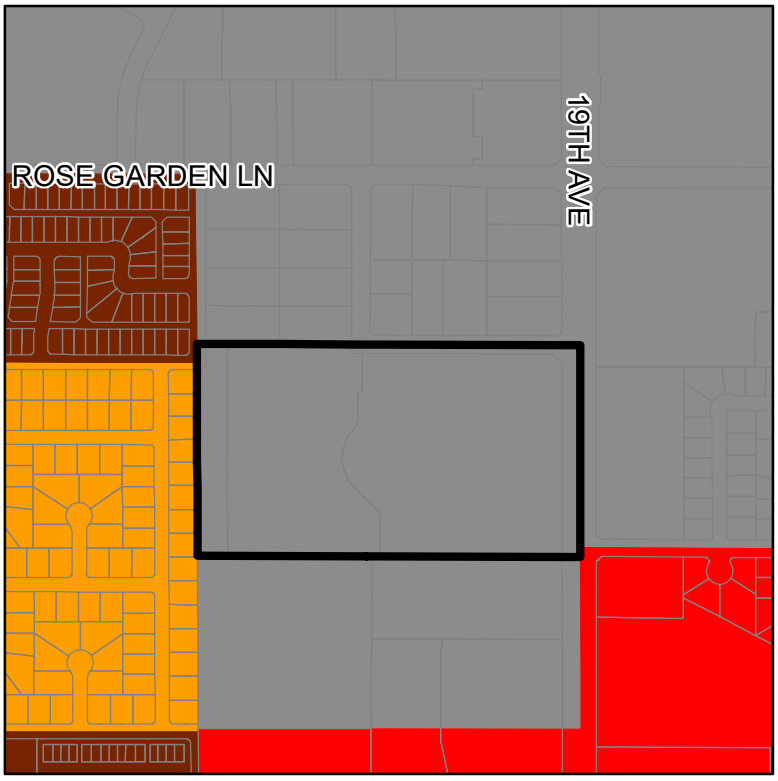
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DV-2-22-1	ACRES: +/- 22.46	REVISION DATE:
VILLAGE: Deer Valley	COUNCIL DISTRICT: 1	
APPLICANT: Jason Morris/Benjamin Tate		

EXISTING:

Industrial (22.46 +/- Acres)

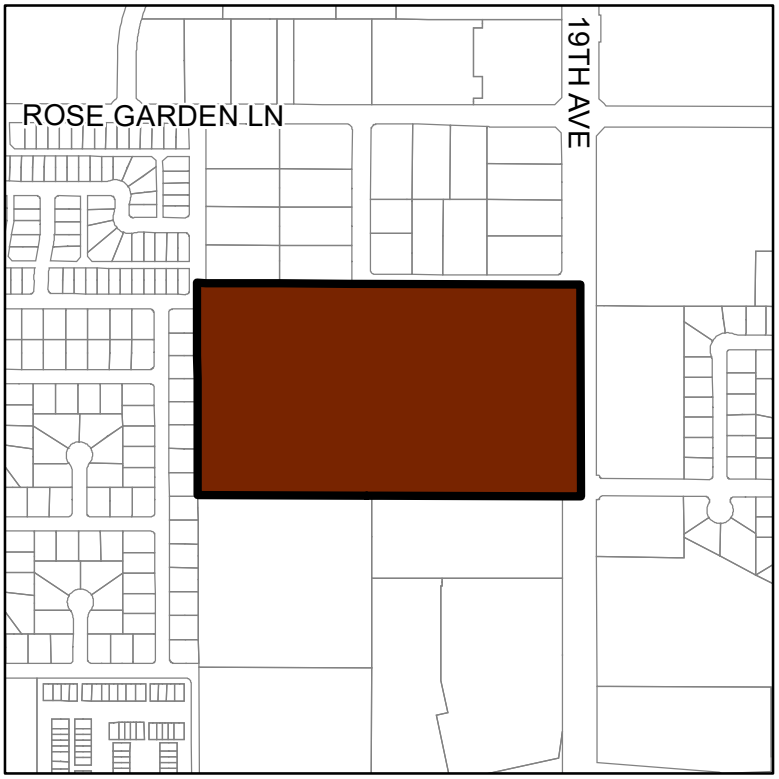
Proposed Change Area
Residential 5 to 10 du/ac
Residential 15+ du/ac
Commercial
Industrial



PROPOSED CHANGE:

Residential 15+ du/ac (22.46 +/- Acres)

Residential 15+ du/ac (1)
Proposed Change Area (1)



GENERAL PLAN AMENDMENT

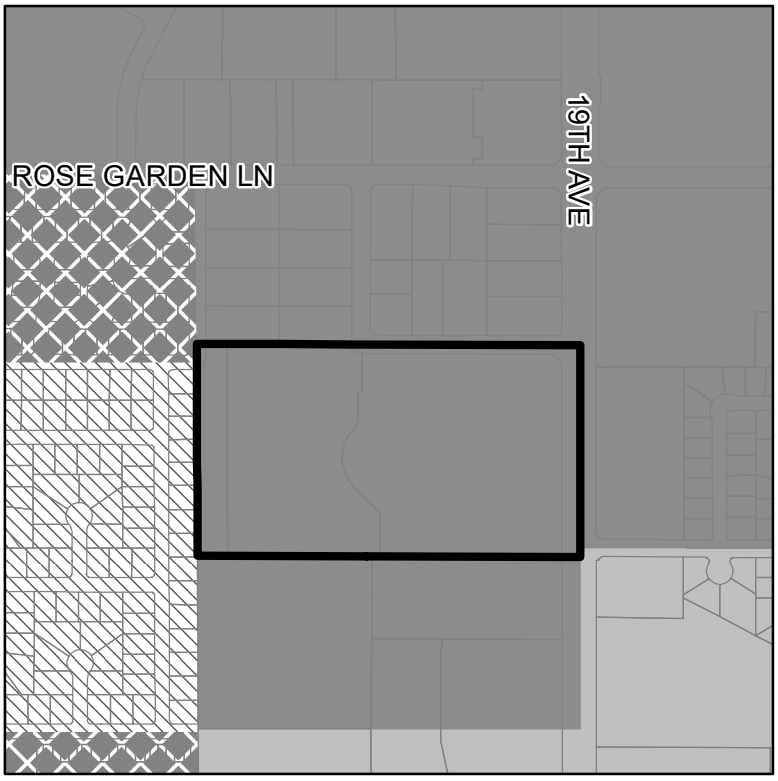
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DV-2-22-1_BW	ACRES: +/- 22.46	REVISION DATE:
VILLAGE: Deer Valley	COUNCIL DISTRICT: 1	
APPLICANT: Jason Morris/Benjamin Tate		

EXISTING:

Industrial (22.46 +/- Acres)

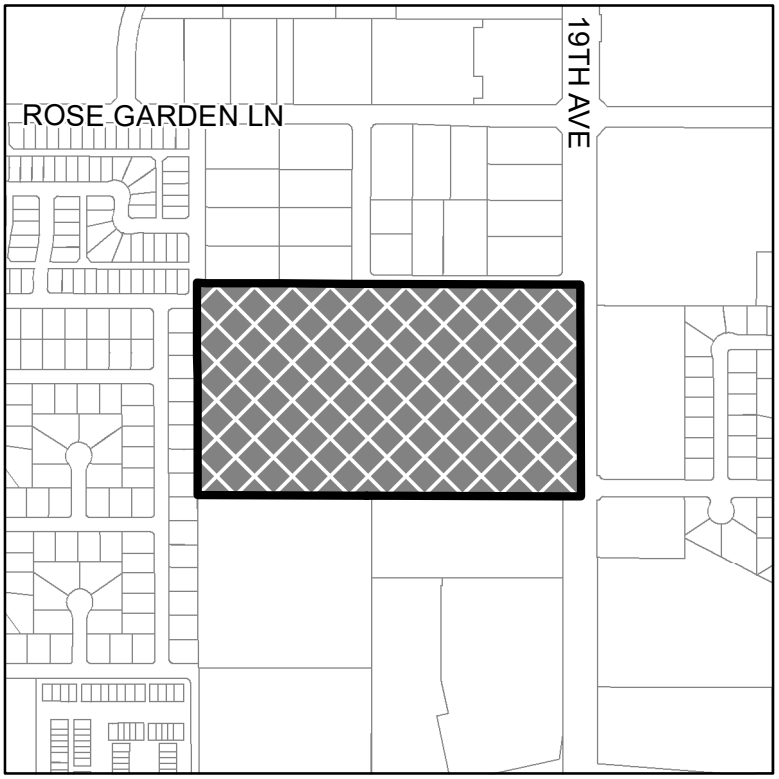
Proposed Change Area
Residential 5 to 10 du/acre
Residential 15+ du/acre
Commercial
Industrial



PROPOSED CHANGE:

Residential 15+ du/ac (22.46 +/- Acres)

Residential 15+ du/acre (1)
Proposed Change Area (1)



From:	Anthony M Grande
To:	Anthony M Grande
Subject:	FW: Neighborhood Flyer re - Rezoning Application (Z-34-22-1) and Amendment Application (GPA-DV-2-22-1)
Date:	Thursday, May 19, 2022 4:07:45 PM

From: Katy Wills <katylwills@gmail.com>
Sent: Thursday, May 19, 2022 3:42 PM
To: Sarah Stockham <sarah.stockham@phoenix.gov>
Subject: Neighborhood Flyer re - Rezoning Application (Z-34-22-1) and Amendment Application (GPA-DV-2-22-1)

Hi Sarah,

I reside at 20635 N. 21st Avenue, Phoenix, AZ 85027 and received your flyer relating to the Rezoning Application (Z-34-22-1) and Amendment Application (GPA-DV-2-22-1) of Mack Real Estate Group. I oppose these rezoning applications, as the land behind my house has been vacant since 1982 when my house was built, and I would prefer for an apartment complex not to block my backyard view and potentially affect my real estate property value.

Please let me know if you have any questions relating to my opposition of the application.

Thank you.

Sincerely,
Ann and Katy Wills

From:	Anthony M Grande
To:	Anthony M Grande
Subject:	FW: regarding rezoning request
Date:	Monday, May 23, 2022 11:50:30 AM

From: Mary Dyas <mas061000@aol.com>
Sent: Monday, May 23, 2022 10:58 AM
To: Sarah Stockham <sarah.stockham@phoenix.gov>
Subject: regarding rezoning request

Sarah

This is in regards to a rezoning request case #Z-34-22 from a Industrial Plan to a Residential Plan. I definitely oppose this plan. I am a homeowner to three houses in this area. Too many factors play into this changing of plans in our quiet community such as: property values going down, traffic congestion, crime going up and the trash it would bring in. So I am requesting you to deny this request of rezoning this application.

Sincerely yours,

Mary Dyas

Village Planner
Sarah Stockham
Phoenix City Government

Application: GPA-DV-2-22-1
Address: 20620 N 19th Avenue

We are owners of the property located at 20817 N 20th Avenue. We have been in the area for 20 years, running our business. We bought in this area because it was and is zoned for industrial use.

It has come to our attention that the property down the street is requesting a zoning change from industrial to residential. We have some concerns and objections to that zoning.

1. We have been told that there will be an ingress at the corner of Monona and 20th Avenue. This will allow for the residence to access this property either by going down Monona or coming down 20th Avenue. This is also going to allow the fire department or any emergency vehicle to have access to the property.
2. Current traffic allows for semi's and delivery trucks to come and go. At times they are stacked in the street waiting to drop off their deliveries or load. There are times when they unload in the street. The access of any emergency vehicle would be limited by the congestion in the area.
3. Our employees and other businesses employees have access to street parking. This is utilized on a daily basis. It is not something we can afford to lose. This also adds to the congestion on the streets. The elimination of this parking would devalue our property.

Having additional traffic accessing these roads will only contribute to the congestion that we experience on a daily basis. As for access for emergency vehicles, it would be limited by the current traffic and street parking. These streets cannot support additional any traffic.

I would like to request that the transportation department do a traffic count and an observation of the current area before allowing this project to proceed with this ingress at this corner.

C**ounty Transportation needs to prove 20th street can handle the additional traffic before approving the increased density. We do not believe it can and are against the access onto 20th street**

Until this is resolved we do not support the rezoning.

Michaelene and Steuart Barlow
20817 N 20th Avenue "B"
Phoenix, Az. 85027
623-580-5200

Cc: Anne O'Brian

Deer Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-DV-2-22-1

Date of VPC Meeting	August 11, 2022
Request From	Industrial
Request To	Residential 15+ dwelling units per acre
Proposed Use	Multifamily residential
Location	Approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane
VPC Recommendation	Approval
VPC Vote	10-1

This item was heard concurrently with Z-34-22-1.

There was one speaker that spoke in opposition.

VPC DISCUSSION

STAFF PRESENTATION
Racelle Escolar, staff, provided an overview of the subject site and surrounding area, the requested General Plan Amendment, and the staff recommendation for GPA-DV-2-22-1. **Ms. Escolar** further described the rezoning request, the proposed site plan and elevations, and the staff recommendation for Z-34-22-1, including the recommended stipulations.

Ozzie Virgil asked if the subject site is within the DVAO. **Ms. Escolar** replied that it is not within the overlay.

Benjamin Tate, representing the applicant with Withey Morris, PLC, provided a summary of the subject site and surrounding area, the outreach conducted by the applicant, and the proposed development, noting that the development will contain mostly one-story buildings in the western portion. **Mr. Tate** further described the proposed amenities throughout the site, the proposed vehicular access, and the traffic analysis conducted by the applicant.

QUESTIONS FROM THE COMMITTEE
Ricardo Romero asked about the estimated rents. **Mr. Tate** replied with estimated rents based on current market data, noting that the market may change by the time the development is completed.

James Sutphen asked about access for emergency services and the traffic generated by the project, noting that there is significant traffic in the area already. **Mr. Tate** replied that the City did not require a detailed traffic impact analysis because the initial review determined that the amount of traffic generated by this proposal would be less than existing conditions. He further stated that the two access points is what would be required for emergency access based on the reviews that the City has conducted to date.

Mr. Virgil asked about the distance between the single-family homes and the parking. **Mr. Tate** replied that the building code requires an eight-foot separation between buildings and the development will meet that standard. He further stated that the development would provide the required parking and would provide adequate guest parking.

Trilese DiLeo asked if there were members of the public signed up to speak on the item. **Ms. Escolar** stated that there was one speaker registered for this item.

James Sutphen stated that there was an opposition letter that stated a concern about traffic and that he shared a concern about traffic.

PUBLIC COMMENTS

Jane Koval introduced herself, stating that she lived just south of the proposed development, and stated a concern about the traffic impact of the proposed development, noting the existing issues with traffic in the area. She stated a concern about the environmental impacts of this project combined with another project related to the airport.

APPLICANT RESPONSE

Mr. Tate stated that there will not be an issue with traffic going north on 21st Avenue because the driveway to Monona Drive is an ingress only driveway. He further stated that the project will create additional street parking space due to the elimination of one curb cut and that the proposal generates a more appropriate amount of traffic compared with what could be developed by-right on the site.

COMMITTEE DISCUSSION

Ms. DiLeo stated that the traffic generated by the proposal would be less impactful than the existing conditions due to the scattered entry and exit times expected of a residential use, compared with an office use.

Chair Grossman agreed with Ms. DiLeo's comment, adding that an office development wouldn't need to come through a zoning process and that there is a need for housing due to the overall growth of the area.

MOTION

Trilese DiLeo made a motion to recommend approval of GPA-DV-2-22-1. **Vice Chair Kenney** seconded the motion for approval.

VOTE

10-1, the motion to recommend approval of GPA-DV-2-22-1 passes; Members Davenport, DiLeo, Field, Herber, Lewis, Novak, Romero, Virgil, Kenney, and Grossman in favor; and committee member Sutphen opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:
None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
September 1, 2022

ITEM NO: 6	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	GPA-DV-2-22-1 (Companion Case Z-34-22-1)
Location:	Approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane
From:	Industrial
To:	Residential 15+ dwelling units per acre
Acreage:	22.46
Proposal:	Minor General Plan Amendment to allow multifamily residential
Applicant:	Jason Morris/Benjamin Tate, Withey Morris, PLC
Owner:	TCA Plaza I, LLC and TCA Plaza II, LLC
Representative:	Jason Morris/Benjamin Tate, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Deer Valley 8/11/2022 Approval. Vote: 10-1.

Planning Commission Recommendation: Approval, per the Deer Valley Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Vice Chair Mangum made a MOTION to approve GPA-DV-2-22-1, per the Deer Valley Village Planning Committee recommendation.

Maker: Vice Chair Mangum
Second: McCabe
Vote: 7-0
Absent: Busching and Simon
Opposition Present: No

Findings:

1. The proposed General Plan Land Use Map designation of Residential 15+ dwelling units per acre would allow higher density attached townhouses, condominiums, or apartments, which are consistent with land uses in the surrounding area.

2. The companion rezoning case, Z-34-22-1, proposes a multifamily residential development, which, as stipulated, protects the character of the surrounding area by providing additional landscape setback and limiting height adjacent to single-family residential properties and concentrating density along 19th Avenue, an arterial street.

3. The subject site is appropriate for residential uses at the proposed densities and provides new housing opportunities in this part of the city. Furthermore, the development has adequate street access and provides streetscape improvements that benefit the surrounding area.

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.

Rcvd 8/11/2022

Anthony Grande
Deer Valley Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

* Fairway Homes West *

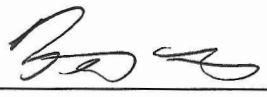
Re: Deer Valley Residences / Z-34-22-1 & GPA-DV-2-22-1

I am a business ~~owner~~ manager in North Phoenix and I am in support of the proposed rezoning of Deer Valley Residences for the development of the 438 market rate multi-family residential units.

Deer Valley Residences is a smart development and a well-designed project that will help cultivate the vibrant environment we are trying to build in North Phoenix and support the job growth in this area. This area is in need of more high-quality residential development with residents that will work, live and play in the same area as well as walk and bike to local restaurants and shops, supporting the local economy and small business owners in the community. Our local businesses need quality local housing options to help retain employees and encourage talented labor to stay in the area.

This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature 

Printed Name Billy Stanford

Address 2172S 20th Ave

City Phoenix

State AZ

Zip 85027

Phone Number or E-mail n/a

Anthony Grande
Deer Valley Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Deer Valley Residences / Z-34-22-1 & GPA-DV-2-22-1

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Sincerely,

Signature [signature]

Printed Name Michael Chamberlain

Address 19001 N. 27TH Ave Costco

City Phoenix

State AZ

Zip 85027

Phone Number or E-mail michamberlain77@gmail.com

Anthony Grande
Deer Valley Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

* Airpark
park
ship
*

Re: Deer Valley Residences / Z-34-22-1 & GPA-DV-2-22-1

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Sincerely,

Signature

Printed Name Gary Arnold

Address 21725 N 20th Ave

City PHX

State AZ

Zip 85027

Phone Number or E-mail Airparkdv@gmail.com

*

Anthony Grande
Deer Valley Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

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Sincerely,

Signature Seth Singleton

Printed Name Seth Singleton

Address 401 W. Kristal Way

City Phoenix

State Arizona

Zip 85027

Phone Number or E-mail 623-698-9239

Burger King
Shift Manager
20039 N. 19th Ave
Phoenix, AZ 85027

Deer Valley Village Planner- Anthony Grande
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003
Re: Deer Valley Residences / Z-34-22-1 & GPA-DV-2-22-1

Mayor and City Council and City Planners,

I am a Phoenix resident in close proximity to this proposed project and I am in support of the proposed rezoning of Deer Valley Residences.

This new development will be a welcome change to the underutilized land and Arizona is in a housing crisis. Office buildings are transitioning to being more remote and this development will fill a need in our community for new high-quality housing. The buildings are well thought out and the one-story residences and enhanced landscape setback provide a buffer between the proposed community and the single-family homes to the west.

Please join me in supporting thoughtful development in the city of Phoenix.

Thank you,

Signature _____

Printed Name ALEX MEARS

Address 24101 N 19th Ave

City PHOENIX

State ARIZONA

Zip 85027

Phone Number or E-mail n/a

Deer Valley Village Planner- Anthony Grande
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003
Re: Deer Valley Residences / Z-34-22-1 & GPA-DV-2-22-1

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Please join me in supporting thoughtful development in the city of Phoenix.

Thank you,

Signature Stephanie Murphy

Printed Name Stephanie Murphy

Address 1656 W. Cavedale Dr.

City Phoenix

State AZ

Zip 85085

Phone Number or E-mail 602-405-0412

Anthony Grande
Deer Valley Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

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This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature Dakota Lucas

Printed Name Dakota Lucas

Address 20055 N 19th ave

City Phoenix

State AZ

Zip 85027

Phone Number or E-mail 218-414-0404

on be half of Aleesha The Human Bean

08/08/2022

CITY OF PHOENIX

AUG 10 2022

Planning & Development Department

REZONING CASE # Z-34-22-1

CITY OF PHOENIX PLANNING AND DEVELOPMENT

TO WHOM IT MAY CONCERN-

I BOUGHT MY HOUSE OVER 20 YEARS AGO BASED ON THE LUXURY OF HAVING NO RESIDENCE BEHIND ME. I AM IN FEAR OF LOSING MY PRIVACY AND HAVING TO WORRY ABOUT SECURITY ISSUES. I HAVE BEEN BATTLING CANCER FOR THE LAST 2 YEARS AND AM ALREADY IN A STRESSFUL SITUATION.

IF IT HAS COME TO WHERE I DON'T HAVE A CHOICE IN THE MATTER, I WOULD LIKE THE DEVELOPMENT COMPANY TO APPLY 3 MORE BLOCKS LAYERS TO MY BACK WALL AT THEIR COST TO ENSURE MY PRIVACY.

THANK YOU FOR HEARING MY CONCERNS.

SINCERELY,

DONNA STATEMA (602) 376-9261

20655 N. 21ST AVE

PHOENIX AZ 85027

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 93

Public Hearing and Ordinance Adoption - Rezoning Application Z-34-22-1 - Approximately 600 Feet South of the Southwest Corner of 19th Avenue and Rose Garden Lane (Ordinance G-7041)

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-34-22-1 and rezone the site from Ind. Pk. (Industrial Park District) to R-3A (Multifamily Residence District) to allow multifamily residential. This is a companion case to GPA-DV-2-22-1 and must be heard following GPA-DV-2-22-1.

Summary

Current Zoning: Ind. Pk.
Proposed Zoning: R-3A
Acreage: 22.46 acres
Proposed Use: Multifamily residential.

Owner: TCA Plaza 1, LLC and TCA Plaza II, LLC
Applicant: Mack Real Estate Group
Representative: Jason Morris/Benjamin Tate, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Deer Valley Village Planning Committee heard this case on Aug. 11, 2022, and recommended approval, per the staff recommendation, by a 10-1 vote.
PC Action: The Planning Commission heard this case on Sept. 1, 2022, and recommended approval, per the Deer Valley Village Planning Committee recommendation, by a 7-0 vote.

Location

Approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane.
Council District: 1
Parcel Address: 20620 and 20750 N. 19th 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-34-22-1) FROM IND. PK. (INDUSTRIAL PARK DISTRICT) TO R-3A (MULTIFAMILY RESIDENCE DISTRICT).

_____

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

SECTION 1. The zoning of a 22.46-acre property located approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane in a portion of Section 24, Township 4 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "Ind. Pk." (Industrial Park District), to "R-3A" (Multifamily 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,

DRAFT

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 conceptual site plan date stamped July 21, 2022, as modified by the following stipulations and approved by the Planning and Development Department.

2. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.

3. The development shall be limited to 1 story and 20 feet in height within 100 feet of the west property line.

4. The common open space areas shall provide a minimum of 5 active or passive recreational elements, located throughout the property, as generally shown on the site plan date stamped July 21, 2022. Recreational elements meeting this requirement shall include, but are not limited to, swimming pools, playground sets, ramadas, dog parks, fire pits, and barbeque areas; and shall not include lawn or turf areas, as approved by the Planning and Development Department.

5. The perimeter setbacks on all sides of the site shall be landscaped and 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 uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.

7. 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.

8. The developer shall provide secured bicycle parking per Section 1307 of the Zoning Ordinance. In addition, inverted U- and/or artistic bicycle racks shall be provided for guests, with a minimum of 0.05 spaces per unit, located near the clubhouse or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

9. A 20-foot-wide shared use path easement (SUPE) shall be provided along 19th

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Avenue and a minimum 10-foot-wide shared use path (SUP) 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.

10. The sidewalks along 19th Avenue and Monona Drive shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75 percent shade, as approved or modified by the Planning and Development Department.

11. The developer shall construct a knuckle design at the corner of 20th Avenue and Monona Drive connecting the roadway and sidewalk, as approved by the Planning and Development Department.

12. No vehicular access shall be provided to 21st Avenue along Monona Drive.

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. 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.

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 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

DRAFT

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 12th day of October, 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-34-22-1

A portion of the Southeast quarter of Section 24, Township 4 North, Range 2 East of the Gila and Salt River Base and Meridian, being more particularly described as follows:

BEGINNING atthe Northwest Subdivision corner of the FINAL PLAT FOR TCA PLAZA, recorded in Book 1064 of Maps, Page 42, records of Maricopa County, Arizona, said point being monumented with a brass cap flush with the pavement of 21st Avenue said point also being North 89 degrees 49 minutes 07 seconds West 1330.21 feet from the Northeast corner of said FINAL PLAT FOR TCA PLAZA, being monumented with a brass cap flush with the pavement of the centerline intersection of 19th Avenue and Monona Drive;

Thence along the North line of said FINAL PLAT FOR TCA PLAZA, South 89 degrees 49 minutes 07 seconds East 1330.21 feet to the Northeast corner of said FINAL PLAT FOR TCA PLAZA;

Thence along the East line of said FINAL PLAT FOR TCA PLAZA, South 00 degrees 04 minutes 16 seconds East 733.61 feet to the Southeast corner of said FINAL PLAT FOR TCA PLAZA;

Thence along the South line of said FINAL PLAT FOR TCA PLAZA, North 89 degrees 52 minutes 42 seconds West 1328.57 feet to the Southwest corner of said FINAL PLAT FOR TCA PLAZA;

Thence along the West line of said FINAL PLAT FOR TCA PLAZA, North 00 degrees 11 minutes 54 seconds West 735.00 feet to the POINT OF BEGINNING,

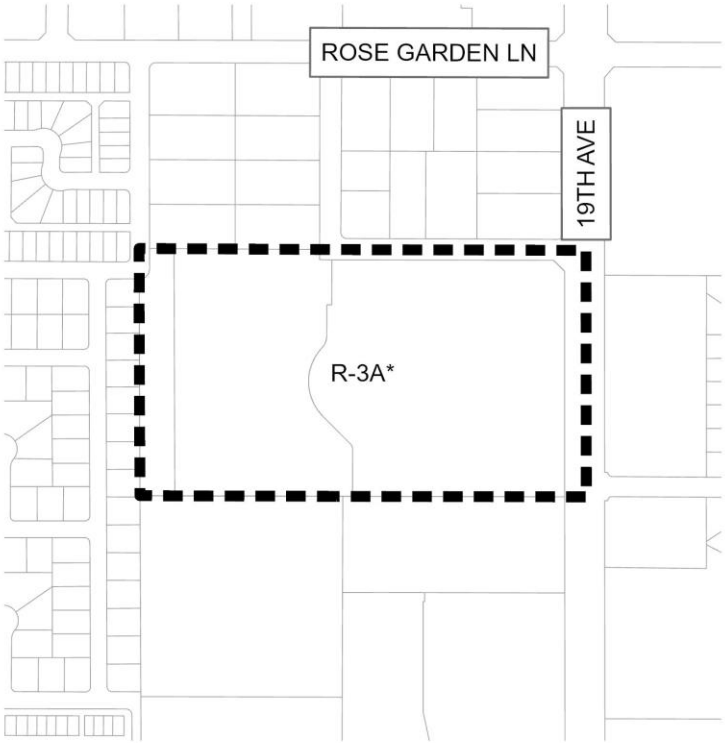
DRAFT

ORDINANCE LOCATION MAP

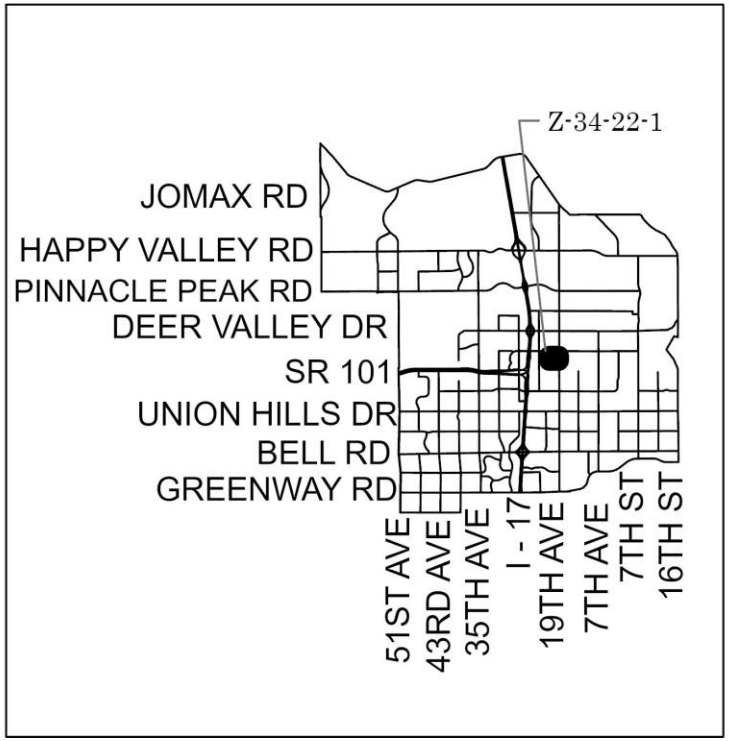
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-34-22-1
Zoning Overlay: N/A
Planning Village: Deer Valley



0 220 440 880 Feet



NOT TO SCALE

N

Drawn Date: 9/13/2022

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2022 Ord\10-12-22\10-12-22.aprx

Attachment B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-34-22-1
August 9, 2022

Deer Valley Village Planning Committee Meeting Date:	August 11, 2022
Planning Commission Hearing Date:	September 1, 2022
Request From:	Ind. Pk. (Industrial Park District) (22.46 acres)
Request To:	R-3A (Multifamily Residence District) (22.46 acres)
Proposed Use:	Multifamily residential
Location:	Approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane
Owner:	TCA Plaza 1, LLC and TCA Plaza II, LLC
Applicant:	Mack Real Estate Group
Representative:	Jason Morris/Benjamin Tate, Withey Morris, PLC
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Current Industrial Proposed (GPA-DV-2-22-1) Residential 15+ dwelling units per acre	
Street Map Classification	19th Avenue	Major Arterial	65-foot west half street
	Monona Drive	Local Street	30-foot south half street
	21st Avenue	Local Street	33-foot east half street
CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent			

General Plan Conformity

negative impact(s) on the residential properties.

The requested R-3A zoning district will result in development that is sensitive to the scale and character of the surrounding area. This section of 19th Avenue contains a mix of higher-intensity commercial and commerce park uses, and multifamily development. As stipulated, the development would incorporate standards to avoid negative impacts on the adjacent single-family residences to the west, including a height limit, increased setbacks, and enhanced landscaping.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The requested R-3A zoning district would allow redevelopment of an underused site into a multifamily residential community that is compatible with the surrounding area and respectful of local conditions. The proposed development is located along a mixed-use corridor and as stipulated, incorporates setbacks and enhanced landscaping around the perimeter to enhance compatibility with the surrounding area.

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.

As stipulated, the proposal will shade the sidewalk on 19th Avenue and Monona Drive, provide enhanced landscaping standards within the perimeter of the development, and provide additional shading within the surface parking lots. This will help to provide shade for pedestrians in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives

Tree and Shade Master Plan: See Background Item No. 6.

Complete Streets Guiding Principles: See Background Item No. 7.

Comprehensive Bicycle Master Plan: See Background Item No. 8.

Zero Waste PHX: See Background Item No. 9.

Housing Phoenix: See Background Item No. 10.

Surrounding Land Uses and Zoning		
	Land Use	**Zoning**
On Site	Vacant office building	Ind. Pk.
North	Commerce park uses	CP/GCP
South	Vacant and self-service storage facility	Ind. Pk. and C-2
East (across 19th Avenue)	Commercial uses	Ind. Pk. and C-O
West	Single-family residential	R1-8 and R-2

R-3A - Multifamily Residence District (Planned Residential Development Option)		
Standards	**Requirements**	**Provisions on the Proposed site Plan**
Gross Acreage	-	22.46 acres
Total Maximum Number of Units	519 units, up to 593 with bonus	438 units (Met)
Maximum Density	23.1 dwelling units per acre, up to 26.4 with bonus	19.50 dwelling units per acre (Met)
Maximum Lot Coverage	45 percent	Not specified
Maximum Building Height	3 stories or 40 feet for 150 feet; 1 foot increase in height for 5 feet of additional building setback, up to 48 feet and 4 stories	3 stories and 33 feet (Met)

R-3A - Multifamily Residence District (Planned Residential Development Option)		
Standards	**Requirements**	**Provisions on the Proposed site Plan**
Minimum Perimeter Setbacks		
Adjacent to public street	20 feet	19th Avenue: 20 feet (Met) Monona Drive: 20 feet (Met) 21st Avenue: 20 feet (Met)
Adjacent to property line	15 feet	North: 20 feet (Met) West: 30 feet (Met) South: 15 feet (Met)
Minimum Perimeter Landscape Setbacks		
Adjacent to public street	20 feet	19th Avenue: 20 feet (Met) Monona Drive: 20 feet (Met) 21st Avenue: 20 feet (Met)
Adjacent to property line	5 feet	North: 20 feet (Met) West: 30 feet (Met) South: 15 feet (Met)
Minimum Open space	5 percent	7.7 percent (Met)
Minimum Parking	680 spaces required 1.3 spaces per efficiency unit; 1.5 spaces per 1 or 2 bedroom unit; 2 spaces per 3 or more bedroom unit; 1.0 spaces per unit	682 spaces (Met)

	of less than 600 square feet 392 1-, 2-bedroom units 46 3-bedroom units	

Background/Issues/Analysis

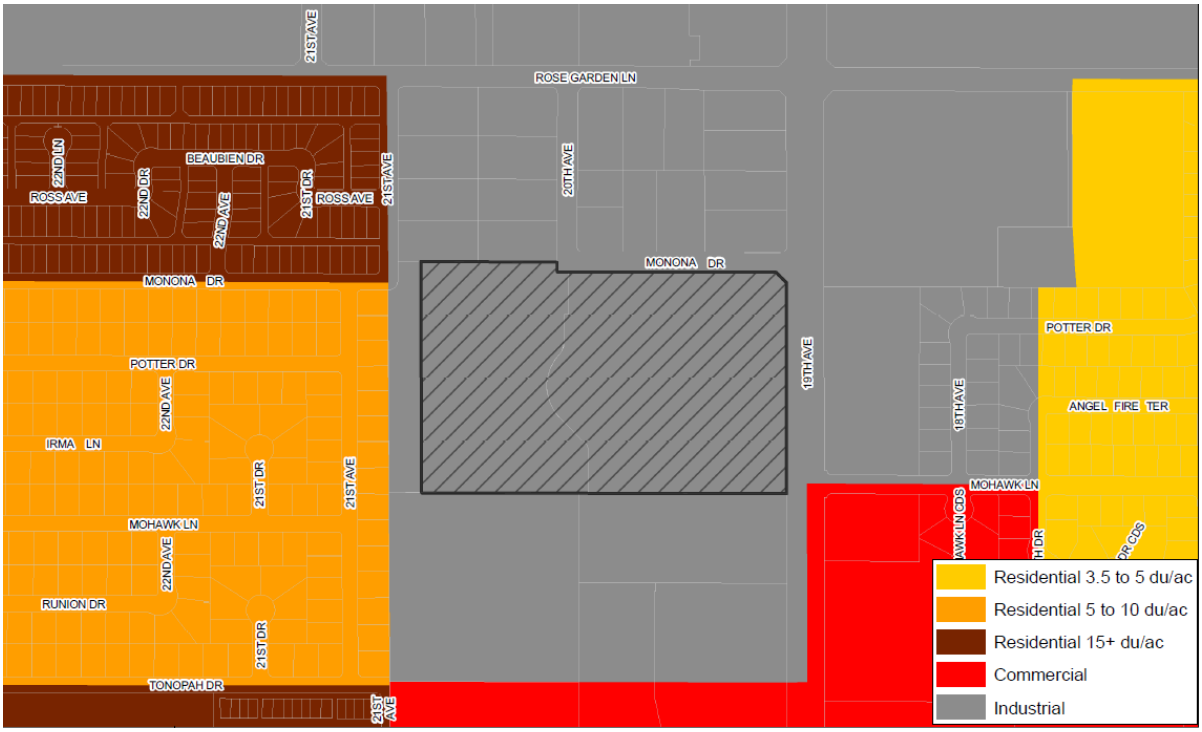
SUBJECT SITE

1. This request is to rezone 22.46 acres located approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane from Ind. Pk. (Industrial Park District) to R-3A (Multifamily Residence District) for a multifamily residential development. The site currently contains an office building, built in 2002, accessory parking, and vacant land.

GENERAL PLAN LAND USE MAP DESIGNATIONS

2. The subject site is designated as Industrial on the General Plan Land Use Map. The properties to the north, east, and south are also designated as Industrial. To the west, the General Plan Land Use Map designation is Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre.

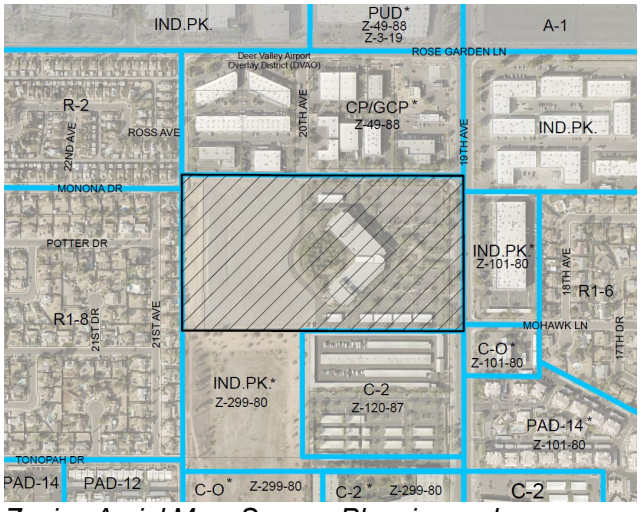
   The applicant is proposing a minor General Plan Amendment (GPA-DV-2-22-1), which would change the designation of the subject site from Industrial to Residential 15+ dwelling units per acre. The proposed zoning district is consistent with the proposed General Plan Land Use Map designation.



General Plan Land Use Map, Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. Properties to the north, east and south all contain commercial zoning, including CP/GCP, C-2, Ind. Pk., and C-O with commercial uses. To the west of the subject site are two single-family residential neighborhoods within R1-8 and R-2 districts.



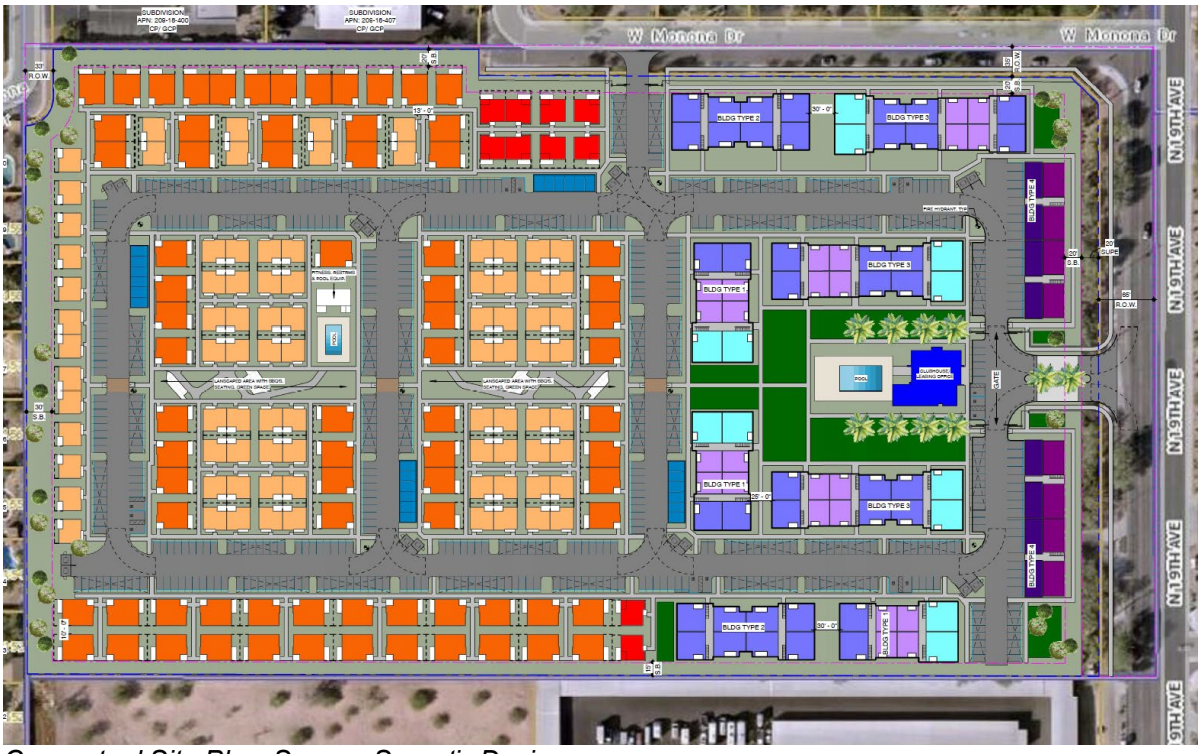
Zoning Aerial Map, Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The proposal is to develop a multifamily residential community, containing 438

dwelling units. The site plan, attached as an exhibit, depicts a variety of building types, including one- and two-story detached and semi-detached homes primarily in the western portion and three-story apartment buildings in the eastern portion, closer to 19th Avenue. Vehicular access is shown from a driveway on 19th Avenue and a secondary driveway on Monona Drive. The common open spaces on the site total approximately 7.7 percent of the gross area and include a central lawn with active amenities in the eastern half of the site and a linear open space with passive recreation elements running through the western portion of the site. The existing detached sidewalk along 19th Avenue will be retained as part of this proposal and a shared-use path will be built within an easement dedicated by the developer along 19th Avenue, as required by Stipulation No. 9.



Conceptual Site Plan, Source: Synectic Design

Staff recommends general conformance to this site plan (Stipulation No. 1) to ensure that the site develops as proposed. The site plan depicts appropriate street access, additional landscape setbacks adjacent to the existing residential uses, appropriate orientation of buildings and drive aisles. Development intensity is focused on the eastern portion of the site, closer to the major arterial of 19th Avenue.

In order to minimize impacts to the single-family residential neighborhood to the west, the proposal will be a maximum of one story and 20 feet in height within 100

feet of the west property line, as required by Stipulation No. 3. To provide additional landscape buffering between the surrounding uses and increase tree coverage around the site, Stipulation No. 5 requires enhanced landscaping, including 50 percent two-inch caliper and 50 percent three-inch caliper trees planted 20 feet on center, in the perimeter setbacks. Additionally, the landscape setback on the west property edge is 30 feet, providing an additional buffer between the neighborhood to the west. In order to enhance the open space component of the proposal, there will be a minimum of five active and passive recreational elements in the common open space area, as required in Stipulation No. 4.

5. **Elevations**

The conceptual building elevations depict several one- and two-story detached and semi-detached homes, along with three-story apartment buildings. Staff recommends Stipulation No. 2, requiring all buildings to contain architectural embellishments and detailing, to promote visual interest of the development.

Conceptual Building Elevations, Source: Synectic Design

STUDIES AND POLICIES

6. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is

recommending the following stipulations designed to provide enhanced shade on the site.

- Fifty percent two-inch caliper and 50 percent three-inch caliper trees within the required landscape setbacks (Stipulation No. 5);
- Landscaping in surface parking areas to achieve 25 percent shade at maturity (Stipulation No. 6);
- The sidewalks along 19th Avenue and Monona Drive shall be shaded to provide a minimum of 75 percent shade (Stipulation No. 10).

7. **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 proposed project will maintain the existing detached sidewalk on 19th Avenue, which will be shaded to a minimum of 75 percent (Stipulation No. 10), creating a high-quality pedestrian environment. Additionally, staff recommends the following stipulations to advance the Complete Streets Guiding Principles:

- Visually contrasted pedestrian walkways within the development where they cross drive aisles (Stipulation No. 7);
- Bicycle parking, consistent with the Walkable Urban (WU) Code standards, to be provided in a secure location, in addition to guest bicycle parking at a minimum rate of 0.05 spaces per unit to be located near the clubhouse or distributed throughout the site (Stipulation No. 8);
- A shared use path, constructed within an easement to be dedicated by the developer, along 19th Avenue, constructed according to MAG standards (Stipulation No. 9).

8. **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. As stipulated, the project will provide bicycle parking spaces, consistent with the requirements of the Walkable Urban (WU) Code, and provide guest bicycle parking at a minimum rate of 0.05 spaces per unit to be located near the clubhouse or distributed throughout the site. This is addressed in Stipulation No. 8.

9. **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. The application did not address recycling services.

10. **Housing Phoenix**
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 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

COMMUNITY INPUT SUMMARY

11. As of the writing of this report, staff has received three letters in opposition to this case. Concerns include traffic, property values, preserving views, and crime.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department commented that the developer shall construct a knuckle design at the corner of 20th Avenue and Monona Drive, no vehicular access shall be provided to 21st Avenue, and that the developer shall construct the adjacent streets, including meeting ADA accessibility standards. These are addressed in Stipulation Nos. 11 through 13.

13. 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.

14. The Aviation Department commented that the property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Deer Valley Airport (DVT) to future owners or tenants of the property. This is addressed in Stipulation No. 14.

15. The Parks and Recreation Department commented that a shared use path easement and a shared use path constructed within the easement is required along 19th Avenue. This is addressed in Stipulation No. 9.

16. The Fire Department commented that there were no anticipated problems with the referenced case and that the fire code will require water supply to meet fire flow

standards and marking the fire apparatus access road.

OTHER

17. The site has not been identified as being archeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 No. 15.

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. 16.

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 requested R-3A zoning district is consistent with the proposed General Plan Land Use Map designation of Residential 15+ dwelling units per acre.

2. As stipulated, the proposed development will include development standards including height limits, increased setbacks adjacent to existing residential properties, enhanced landscaping and shade, and open space requirements, that mitigate impacts to surrounding properties.

3. As stipulated, the proposed development enhances connectivity in the immediate vicinity by improving adjacent roadways, creating a public shared use path, and providing shaded detached sidewalks.

Stipulations

1. The development shall be in general conformance with the conceptual site plan date stamped July 21, 2022, as modified by the following stipulations and approved by the Planning and Development Department.

2. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or

overhang canopies, as approved by the Planning and Development Department.

3. The development shall be limited to 1 story and 20 feet in height within 100 feet of the west property line.

4. The common open space areas shall provide a minimum of 5 active or passive recreational elements, located throughout the property, as generally shown on the site plan date stamped July 21, 2022. Recreational elements meeting this requirement shall include, but are not limited to, swimming pools, playground sets, ramadas, dog parks, fire pits, and barbeque areas; and shall not include lawn or turf areas, as approved by the Planning and Development Department.

5. The perimeter setbacks on all sides of the site shall be landscaped and 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 uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.

7. 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.

8. The developer shall provide secured bicycle parking per Section 1307 of the Zoning Ordinance. In addition, inverted U- and/or artistic bicycle racks shall be provided for guests, with a minimum of 0.05 spaces per unit, located near the clubhouse or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

9. A 20-foot-wide shared use path easement (SUPE) shall be provided along 19th Avenue and a minimum 10-foot-wide shared use path (SUP) 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.

10. The sidewalks along 19th Avenue and Monona Drive shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75 percent

shade, as approved or modified by the Planning and Development Department.

11. The developer shall construct a knuckle design at the corner of 20th Avenue and Monona Drive connecting the roadway and sidewalk, as approved by the Planning and Development Department.

12. No vehicular access shall be provided to 21st Avenue along Monona Drive.

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. 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.

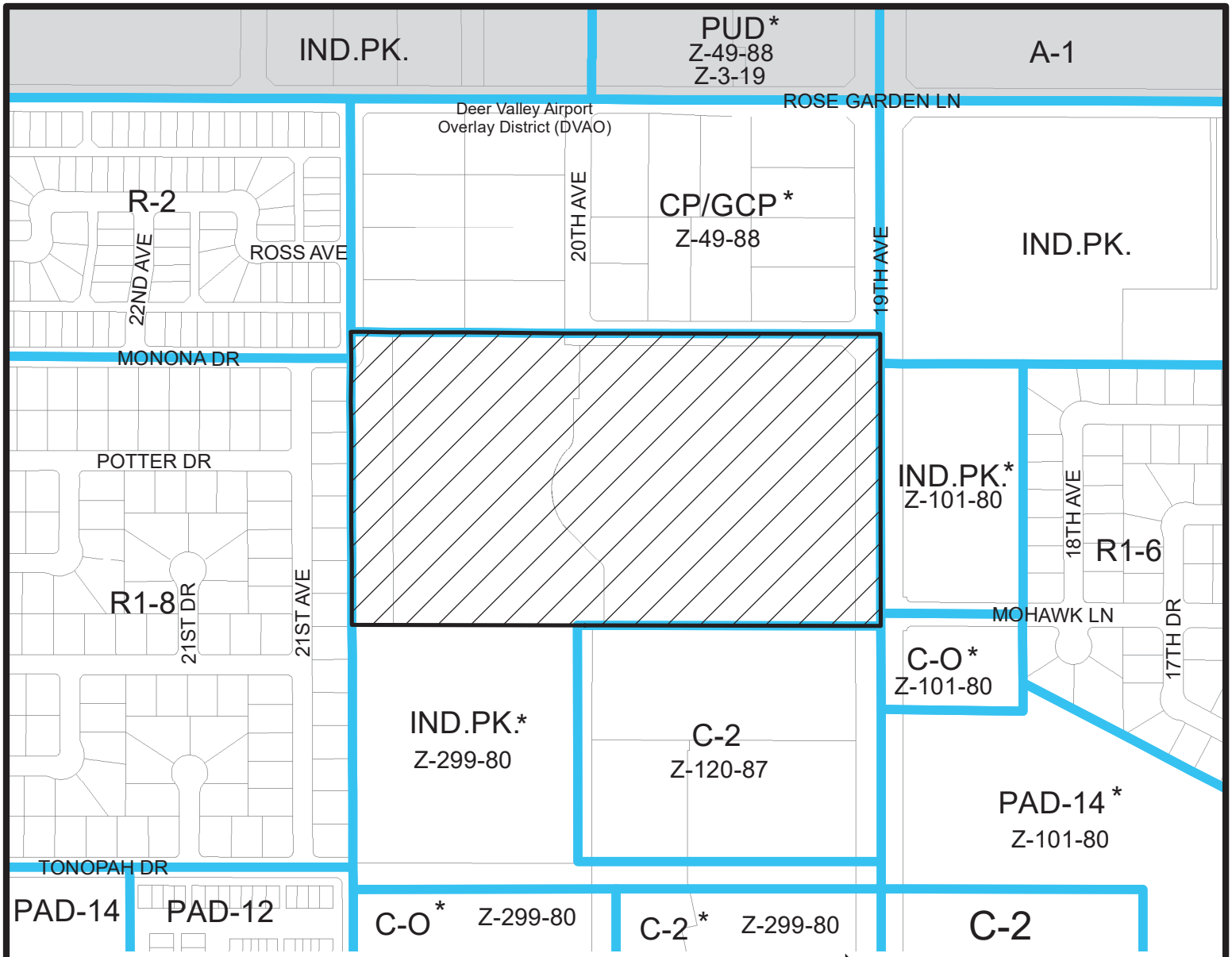
15. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

16. Prior to preliminary site plan approval, the landowner shall execute a 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
Anthony Grande
August 9, 2022

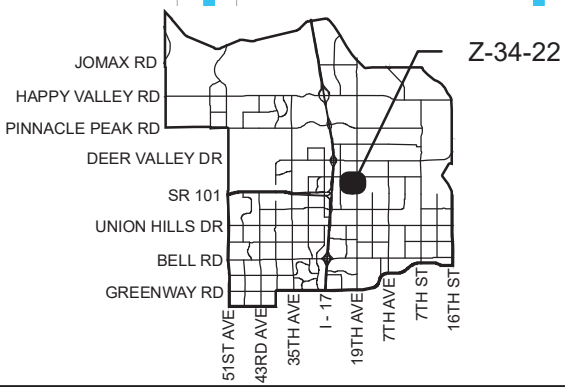
Team Leader
Racelle Escolar

Exhibits
Zoning sketch map
Aerial sketch map
Conceptual Site Plan date stamped July 21, 2022
Conceptual Building Elevations date stamped April 27, 2022 (10 pages)
Community Correspondence (3 pages)



DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 1



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Mack Real Estate Group
APPLICATION NO.	Z-34-22
DATE:	5/16/2022
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	22.46 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 41-24
ZONING MAP	N-7

REQUESTED CHANGE:

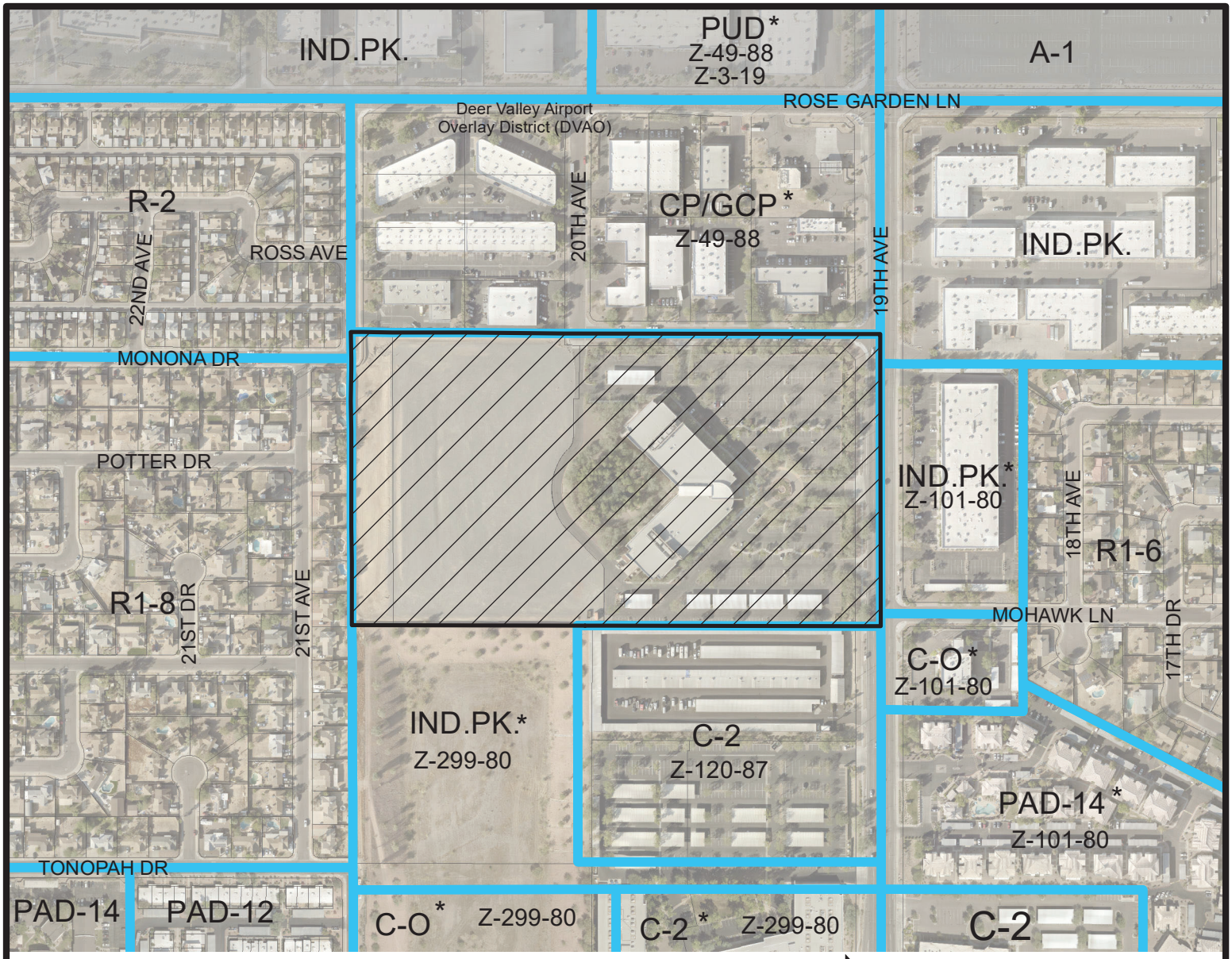
FROM: IND. PK (22.46 a.c.)

TO: R-3A (22.46 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
IND. PK	N/A	N/A
R-3A	494	593

* **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-34-22.mxd



Miles

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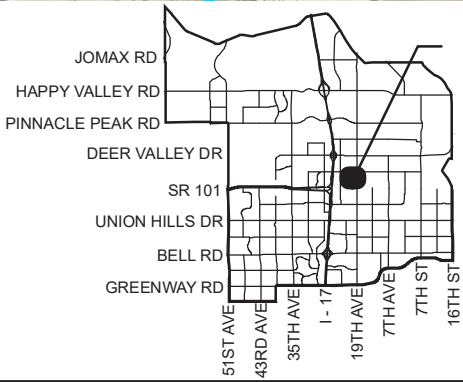
DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 1

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:	Mack Real Estate Group
APPLICATION NO.	Z-34-22
DATE:	5/16/2022
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	22.46 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 41-24
ZONING MAP	N-7

REQUESTED CHANGE:

FROM: IND. PK (22.46 a.c.)

TO: R-3A (22.46 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
IND. PK	N/A	N/A
R-3A	494	593

* **Maximum Units Allowed with P.R.D. Bonus**

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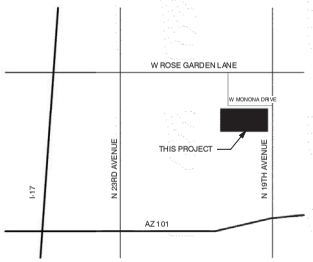
1 Site Plan - Concept
1" = 60'-0"

PROJECT DATA

BUILDING AND SITE BASICS:

PROJECT ADDRESS:	20620 N 19TH AVENUE PHOENIX, ARIZONA 85027
ASSESSORS PARCEL #:	209-18-421 209-18-422 209-18-423
LOT AREA:	490,234 S.F., 11.25 ACRES 340,492 S.F., 7.82 ACRES 72,719 S.F., 1.69 ACRES
TOTAL:	**903,445 S.F., 20.71 ACRES (NET)** **984,804 S.F., 22.61 ACRES (GROSS)**
PROPOSED USE:	PLANNED RESIDENTIAL DEVELOPMENT
EXISTING ZONING:	IND. PK.
PROPOSED ZONING:	R3A
DEVELOPMENT OPTIONS:	PLANNED RESIDENTIAL DEVELOPMENT
LOT SALES:	NO, FOR RENT ONLY
BUILDING SETBACKS *S.B.*:	40'-0" ADJACENT TO 19TH AVE 15'-0" NORTH & SOUTH PROP. LINE 25'-0" WEST PROP. LINE
# OF UNITS:	SEE SCHEDULE
PROVIDED COMMON SPACE:	69,668 S.F. / 7.7%
PARKING REQUIRED:	1 BEDROOM = 1.5 SPACES (1.5 x 197 = 296) 2 BEDROOM = 1.5 SPACES (1.5 x 195 = 293) 3 BEDROOM = 2 SPACES (2 x 46 = 92) **TOTAL PARKING REQUIRED = (332 +275 +92) 681 SPACES**
PARKING PROVIDED:	SEE SCHEDULE
DENSITY:	438/20.71 ACRES = 21.15 DU/AC
PROPOSED BUILDING HEIGHT:	40' MAX HEIGHT, 3 STORIES
BUILDING OCCUPANCY(S):	R-3 SINGLE FAMILY, TWC-FAMILY R-2 MULTIFAMILY A-3 CLUBHOUSE BUILDING U-1 CARPORTS AND GARAGES
CONSTRUCTION TYPE:	V-B
STORIES:	1 AND 3
FIRE SPRINKLERS REQUIRED:	PER UNIT BASIS
FIRE SPRINKLERS PROVIDED:	YES @ UNITS REQUIRED

NOTE: NO EXISTING FIRE HYDRANTS ON SITE



VICINITY MAP

PRELIMINARY UNIT MIX SCHEDULE							
UNIT	DESIGN	NRSF	QTY	TOTAL UNIT GSF	TOTAL NRSF	UNIT MIX %	MIX %
A	1 BDRM/ 1 BATH	692	85	58,844 SF	58,820 SF	85	19%
D	1 BDRM/ 1 BATH	752.5	72	54,180 SF	50,184 SF	72	16%
P1.2	1 BDRM/ 1 BATH	910.22	16	14,564 SF	13,556 SF	16	4%
P1.3	1 BDRM/ 1 BATH	1,041.64	24	24,999 SF	23,433 SF	24	5%
1 BDRM/ 1 BATH: 197			197	152,587 SF	145,993 SF	197	45%
B	2 BDRM/ 2 BATH	1,088.44	75	81,633 SF	81,633 SF	75	17%
E	2 BDRM/ 2 BATH	1,006.25	120	120,750 SF	113,460 SF	120	27%
2 BDRM/ 2 BATH: 195			195	202,383 SF	195,093 SF	195	45%
C	3 BDRM/ 2 BATH	1,391.33	10	13,913 SF	13,913 SF	10	2%
F	3 BDRM/ 2 BATH	1,303.75	36	46,935 SF	45,675 SF	36	8%
3 BDRM/ 2 BATH: 46			46	60,848 SF	59,588 SF	46	11%
PROJECT TOTALS: 438			438	415,818 SF	400,674 SF	438	100%

PARKING PROVIDED	
TYPE OF SPACE	# OF SPACES
Accessible Space (w/ 5ft Aisle)	14
Covered Spaces	395
Garage Space	24
Surface Spaces	185
Tandom Spaces	32
Tuck Under Spaces	32
TOTAL	682

UNIT TYPE LEGEND

1 BEDROOM, A SINGLE FAMILY UNIT
2 BEDROOM, B SINGLE FAMILY UNIT
3 BEDROOM, C SINGLE FAMILY UNIT
7 CAR GARAGE
= COMMON SPACE
1 BEDROOM, D GARDEN UNIT
2 BEDROOM, E GARDEN UNIT
3 BEDROOM, F GARDEN UNIT
1 BEDROOM, P1.2
1 BEDROOM, P1.3

CITY OF PHOENIX
JUL 21 2022
Planning & Development Department

SYNECTIC DESIGN
1111 West University Drive, Suite 104, Tempe, AZ 85281
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19th AVENUE AND MONONA DRIVE SFR
PRE-APP
20620 N 19TH AVE
PHOENIX, ARIZONA 85027

REVISIONS

Phase:	PRE-APP
Drawn By:	AS
Reviewed By:	LDB
SDI Project No:	4226
Date:	12/08/2021
Sheet:	**PA0.1**

PRE-APP CONCEPTUAL SITE PLAN

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3 East Elevation
1/8" = 1'-0"

4 West Elevation
1/8" = 1'-0"

2 South Elevation
1/8" = 1'-0"

1 North Elevation
1/8" = 1'-0"

SHEET KEYED NOTES

EXTERIOR ELEVATION GENERAL NOTES

A. GENERAL NOTE
B. GENERAL NOTE
C. GENERAL NOTE

EXTERIOR FINISH LEGEND

A	DESCRIPTION	STUCCO MAIN COLOR	
	MFR	TBD	
	COLOR	SW7636 ORIGAMI WHITE	
	FINISH	SMOOTH FINISH	
B	DESCRIPTION	STUCCO ACCENT COLOR	
	MFR	TBD	
	COLOR	SW6163 GRASSLAND	
	FINISH	SMOOTH FINISH	
C	DESCRIPTION	TILE CLADDING	
	MFR	TBD	
	COLOR	SW6201 THUNDEROUS	
		SMOOTH	
D	DESCRIPTION	METAL WORK	
	MFR	TBD	
	COLOR	SW7069 IRON ORE	
E	DESCRIPTION	GLASS	
	MFR	TBD	
	COLOR	CLEAR	
	FINISH		

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19TH AND MONONA MULTI FAMILY
BUILDING 1

20620 N 19TH AVE
PHOENIX, ARIZONA 85027

NOT FOR CONSTRUCTION

N.F.C.

NOT FOR CONSTRUCTION

REVISIONS

CITY OF PHOENIX
APR 8 T 2022
Planning & Development Department

Phase: SD
Drawn By:
Reviewd By: LDB
SDI Project No: 4226
Date: 01/03/2021
Sheet:

A3.1
EXTERIOR ELEVATIONS

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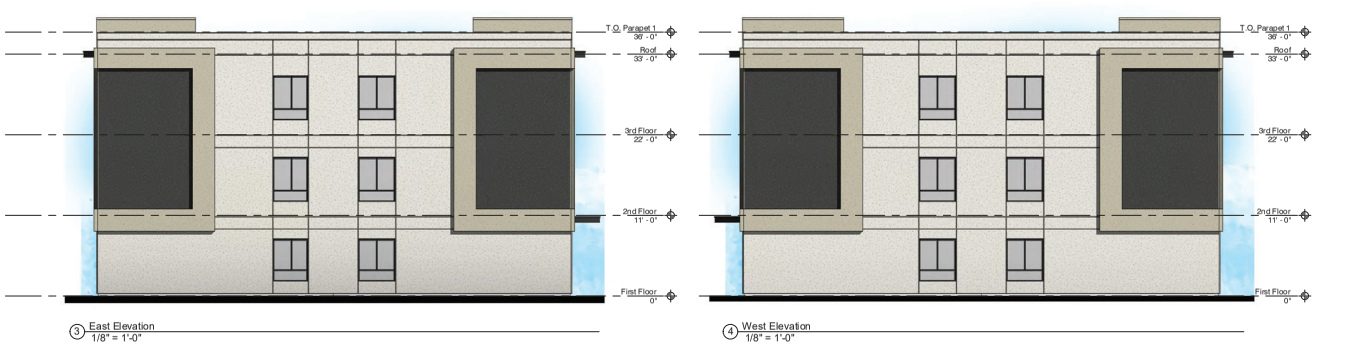

3 East Elevation
1/8" = 1'-0"

4 West Elevation
1/8" = 1'-0"

2 South Elevation
1/8" = 1'-0"

1 North Elevation
1/8" = 1'-0"

SHEET KEYED NOTES

EXTERIOR ELEVATION GENERAL NOTES

A. GENERAL NOTE
B. GENERAL NOTE
C. GENERAL NOTE

EXTERIOR FINISH LEGEND

A	DESCRIPTION	STUCCO MAIN COLOR
	MFR	TBD
	COLOR	SW7636 ORIGAMI WHITE
	FINISH	SMOOTH FINISH
B	DESCRIPTION	STUCCO ACCENT COLOR
	MFR	TBD
	COLOR	SW6163 GRASSLAND
	FINISH	SMOOTH FINISH
C	DESCRIPTION	TILE CLADDING
	MFR	TBD
	COLOR	SW6201 THUNDEROUS
		SMOOTH
D	DESCRIPTION	METAL WORK
	MFR	TBD
	COLOR	SW7069 IRON ORE
E	DESCRIPTION	GLASS
	MFR	TBD
	COLOR	CLEAR
	FINISH	

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19TH AND MONONA MULTI FAMILY
BUILDING 2

20620 N 19TH AVE
PHOENIX, ARIZONA 85027

NOT FOR CONSTRUCTION

N.F.C.

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REVISIONS

Phase:	SD
Drawn By:	ANS
Reviewd By:	LDB
SDI Project No:	4226
Date:	01/03/2021

Sheet:

A3.2

EXTERIOR ELEVATIONS

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EXTERIOR FINISH LEGEND

A	DESCRIPTION: STUCCO MAIN COLOR MFR: TBD COLOR: SW7636 ORIGAMI WHITE FINISH: SMOOTH FINISH	
B	DESCRIPTION: STUCCO ACCENT COLOR MFR: TBD COLOR: SW6163 GRASSLAND FINISH: SMOOTH FINISH	
C	DESCRIPTION: TILE CLADDING MFR: TBD COLOR: SW6201 THUNDEROUS SMOOTH	
D	DESCRIPTION: METAL WORK MFR: TBD COLOR: SW7069 IRON ORE	
E	DESCRIPTION: GLASS MFR: TBD COLOR: CLEAR FINISH:	

SHEET KEYED NOTES

EXTERIOR ELEVATION GENERAL NOTES

A. GENERAL NOTE
B. GENERAL NOTE
C. GENERAL NOTE

3 East Elevation
1/8" = 1'-0"

4 West Elevation
1/8" = 1'-0"

2 South Elevation
1/8" = 1'-0"

1 North Elevation
1/8" = 1'-0"

SYNECTIC DESIGN
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19TH & MONONA MULTI FAMILY
BUILDING 3
20620 N 19TH AVE
PHOENIX, ARIZONA 85027

NOT FOR CONSTRUCTION

N.F.C.

NOT FOR CONSTRUCTION

REVISIONS

Phase: SD
Drawn By:
Reviewd By: LDB
SDI Project No: 4226
Date: 12/01/2021
Sheet:

A3.3
EXTERIOR ELEVATIONS

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3 East Elevation
1/8" = 1'-0"

4 West Elevation
1/8" = 1'-0"

2 South Elevation
1/8" = 1'-0"

1 North Elevation
1/8" = 1'-0"

SHEET KEYED NOTES

EXTERIOR ELEVATION GENERAL NOTES

A. GENERAL NOTE
B. GENERAL NOTE
C. GENERAL NOTE

EXTERIOR FINISH LEGEND

A	DESCRIPTION MFR COLOR FINISH	STUCCO MAIN COLOR TBD SW7636 ORIGAMI WHITE SMOOTH FINISH
B	DESCRIPTION MFR COLOR FINISH	STUCCO ACCENT COLOR TBD SW6163 GRASSLAND SMOOTH FINISH
C	DESCRIPTION MFR COLOR	TILE CLADDING TBD SW6201 THUNDEROUS SMOOTH
D	DESCRIPTION MFR COLOR	METAL WORK TBD SW7069 IRON ORE
E	DESCRIPTION MFR COLOR FINISH	GLASS TBD CLEAR

SYNECTIC DESIGN
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19TH AND MONONA MULTI FAMILY
BUILDING 4

20620 N 19TH AVE
PHOENIX, ARIZONA 85027

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N.F.C.

NOT FOR CONSTRUCTION

REVISIONS

Phase:	SD
Drawn By:	ANS
Reviewed By:	LDB
SDI Project No:	4226
Date:	01/03/2021
Sheet:	A3.4

EXTERIOR ELEVATIONS

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SHEET KEYED NOTES

N201 DOWNSPOUT. COORDINATE LOCATION WITH GRADING AND DRAINAGE PLAN. PROVIDE RIP/RAP OR SPLASH BLOCK
N202 GUTTER (TYP)
N203 ELECTRIC METER/PANEL LOCATION
N204 HEAT PUMP SPLIT SYSTEM (TYP)
N221 CONCRETE TILE ROOFING SYSTEM OVER HIGH TEMPERATURE UNDERLAYMENT (TYP)
N302 WALL MOUNTED EXTERIOR PORCH OR PATIO LIGHT FIXTURE IRON ORE COMPLIANT (TYP)
N303 SHUTTERS (TYP)
N304 STUCCO FINISH SYSTEM (TYP)
N306 DECORATIVE BRACKET (TYP)
N307 FOAM POP OUT TRIM (TYP)
N308 FIRE SPRINKLER EQUIPMENT ACCESS PANEL. PAINT TO MATCH WALL OCCURS ONLY AT BUILDINGS DESIGNATED TO HAVE SPRINKLERS INSTALLED. SEE FIRE RATINGS PLAN. FIRE SPRINKLER ARE DEFERRED SUBMITTAL
N309 HORIZONTAL SIDING SYSTEM (TYP)
N310 GABLE VENT (TYP)

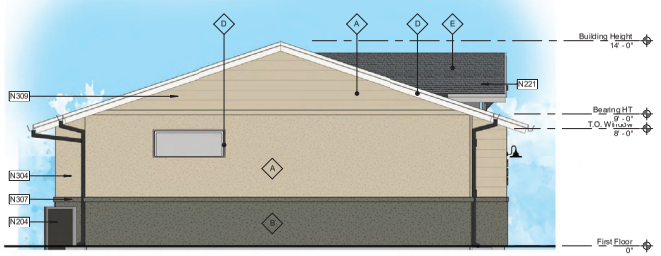
EXTERIOR ELEVATION GENERAL NOTES

1. SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND/OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY.
2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION. FFE=FIRST FLOOR 0'
3. SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
4. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
5. WHERE "ID" IS CONTAINED IN A NOTE, REFER TO INTERIOR DESIGN DRAWINGS.
6. IN GENERAL, SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES AND EQUIPMENT.
7. REFER TO DETAIL SHEETS FOR ALL WINDOW, DOOR, WALL, ROOF AND FOUNDATION DETAILS.

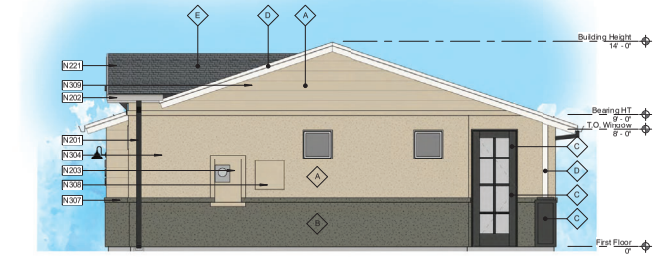
EXTERIOR FINISH LEGEND

A	DESCRIPTION	STUCCO, FINE SAND FINISH	
	MFR	SIDING, PAINTED	
	FINISH	SHERWIN WILLIAMS SW6149 RELAXED KHAKI	
B	DESCRIPTION	STUCCO, COURSE SAND FINISH	
	MFR	SHERWIN-WILLIAMS	
	FINISH	SW6201 THUNDEROUS	
C	DESCRIPTION	DOORS, SHUTTERS, & ACCENTS	
	MFR	SHERWIN-WILLIAMS	
	FINISH	SW7069 IRON ORE	
D	DESCRIPTION	WINDOWS, COLUMNS, & EAVES	
	MFR	SHERWIN WILLIAMS	
	FINISH	SW7004 SNOW BOUND	
E	DESCRIPTION	FLAT CONCRETE ROOF TILE	
	MFR	BASIS OF DESIGN: EAGLE ROOFING	
	FINISH	PRODUCTS: PROFILE - GOLDEN EAGLE, WEIGHT - LIGHTWEIGHT, COLOR - DARK CHARCOAL*	

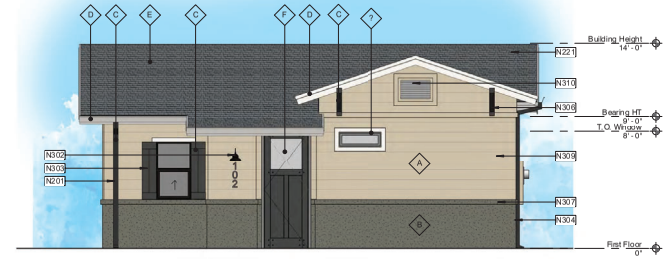
4 Finish Option 2 - Rear Elevation
1/4" = 1'-0"



3 Finish Option 2 - Left Side Elevation
1/4" = 1'-0"



2 Finish Option 2 -Right Side Elevation
1/4" = 1'-0"



1 Finish Option 2 - Front Elevation
1/4" = 1'-0"

SYNECTIC DESIGN
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19TH AVENUE AND MONONA DRIVE SFR
BUILDING TYPE A (1 BR DUPLEX)

20620 N 19TH AVENUE
PHOENIX, AZ 85027

NOT FOR CONSTRUCTION

EXP. 12/31/2024

NOT FOR CONSTRUCTION

REVISIONS

CITY OF PHOENIX
APR 8 T 2022
Planning & Development Department

Phase: CD
Drawn By: ANS, BP, CS
Reviewd By: LDB
SDI Project No: 4226
Date: 04/08/2022

Sheet:
A3.2A
EXTERIOR ELEVATIONS -

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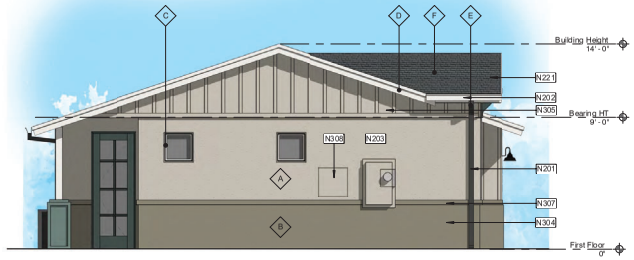
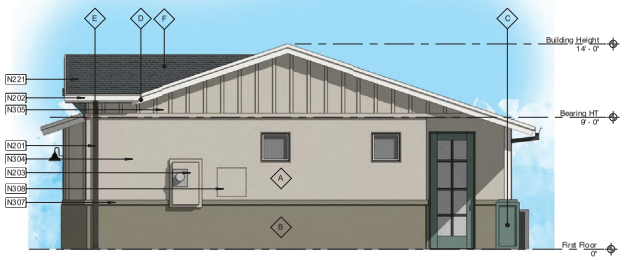
3/28/2022 8:16:21 AM

4 Finish Option 2 - Back Elevation
1/4" = 1'-0"



3 Finish Option 2 -Left Side Elevation
1/4" = 1'-0"



2 Finish Option 2 -Right Side Elevation
1/4" = 1'-0"

1 Finish Option 2 -Front Elevation
1/4" = 1'-0"

SHEET KEYED NOTES

N201 DOWNSPOUT. COORDINATE LOCATION WITH GRADING AND DRAINAGE PLAN. PROVIDE RIP/RAP OR SPLASH BLOCK
N202 GUTTER (TYP)
N203 ELECTRIC METER/PANEL LOCATION
N221 CONCRETE TILE ROOFING SYSTEM OVER HIGH TEMPERATURE UNDERLAYMENT (TYP)
N302 WALL MOUNTED EXTERIOR PORCH OR PATIO LIGHT FIXTURE IRON ORE COMPLIANT (TYP)
N303 SHUTTERS (TYP)
N304 STUCCO FINISH SYSTEM (TYP)
N305 BOARD AND BATTEN SIDING SYSTEM (TYP)
N306 DECORATIVE BRACKET (TYP)
N307 FOAM POP OUT TRIM (TYP)
N308 FIRE SPRINKLER EQUIPMENT ACCESS PANEL. PAINT TO MATCH WALL. OCCURS ONLY AT BUILDINGS DESIGNATED TO HAVE SPRINKLERS INSTALLED. SEE FIRE RATINGS PLAN. FIRE SPRINKLER ARE DEFERRED SUBMITTAL
N310 GABLE VENT (TYP)

EXTERIOR ELEVATION GENERAL NOTES

1. SEE SITE PLANS FOR ADDITIONAL INFORMATION, BUILDING ORIENTATION AND/ OR MIRRORING. ORIENTATION SHOWN IS FOR REFERENCE ONLY.
2. SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION. FFE=FIRST FLOOR 0'
3. SEE FIRE RATING PLANS FOR LOCATIONS OF FIRE RATED EXTERIOR WALLS, EAVES AND OPENING PROTECTION. MODIFY STANDARD UNIT CONSTRUCTION AS REQUIRED.
4. REFER TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
5. WHERE "ID" IS CONTAINED IN A NOTE, REFER TO INTERIOR DESIGN DRAWINGS.
6. IN GENERAL SEE ID DRAWING SHEETS FOR FINISH PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS, FINISHES, FIXTURES AND EQUIPMENT.

EXTERIOR FINISH LEGEND

A	DESCRIPTION	STUCCO, FINE SAND FINISH
	MFR	BOARD & BATTEN, PAINTED
	FINISH	SHERWIN-WILLIAMS SW1015 SKYLINE STEEL
B	DESCRIPTION	STUCCO, COURSE SAND FINISH
	MFR	SHERWIN-WILLIAMS
	FINISH	SW6185 CONNECTED GRAY
C	DESCRIPTION	DOORS & SHUTTERS
	MFR	SHERWIN-WILLIAMS
	FINISH	SW0047 STUDIO BLUE GREEN
D	DESCRIPTION	WINDOWS, COLUMNS, & EAVES
	MFR	SHERWIN-WILLIAMS
	FINISH	SW7004 SNOW BOUND
E	DESCRIPTION	ACCENTS
	MFR	SHERWIN-WILLIAMS
	FINISH	SW7069 IRON ORE
F	DESCRIPTION	FLAT CONCRETE ROOF TILE
	MFR	BASIS OF DESIGN: EAGLE ROOFING PRODUCTS: PROFILE - GOLDEN EAGLE, WEIGHT - LIGHTWEIGHT, COLOR - "DARK CHARCOAL"
	FINISH	

SYNECTIC DESIGN
1111 West University Drive, Suite 104, Tempe, AZ 85281
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19TH AVENUE AND MONONA DRIVE SFR
BUILDING TYPE A-D (1 BR DUPLEX)

20620 N 19TH AVENUE
PHOENIX, AZ 85027

REVISIONS

Phase:	CD
Drawn By:	Author
Reviewd By:	Checker
SDI Project No:	4226
Date:	04/08/2022
Sheet:	A3.2AD

EXTERIOR ELEVATIONS -

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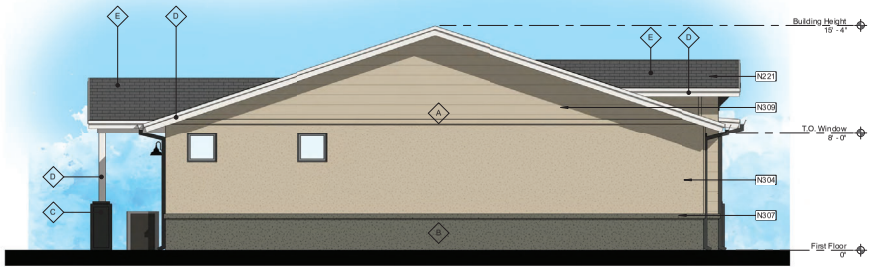
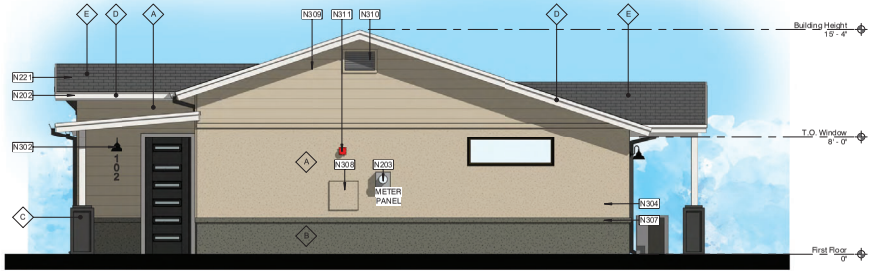
4 Finish Option 2 - Back Elevation
1/4" = 1'-0"



3 Finish Option 2 - Left Side Elevation
1/4" = 1'-0"



2 Finish Option 2 - Right Side Elevation
1/4" = 1'-0"

1 Finish Option 2 - Front Elevation
1/4" = 1'-0"

SHEET KEYED NOTES

N201 DOWNSPOUT. COORDINATE LOCATION WITH GRADING AND DRAINAGE PLAN. PROVIDE RIP/RAP OR SPLASH BLOCK
N202 GUTTER (TYP)
N203 ELECTRIC METER/PANEL LOCATION
N221 CONCRETE TILE ROOFING SYSTEM OVER HIGH TEMPERATURE UNDERLAYMENT (TYP)
N302 WALL MOUNTED EXTERIOR PORCH OR PATIO LIGHT FIXTURE IRON ORE COMPLIANT (TYP)
N303 SHUTTERS (TYP)
N304 STUCCO FINISH SYSTEM (TYP)
N306 DECORATIVE BRACKET (TYP)
N307 FOAM POP OUT TRIM (TYP)
N308 FIRE SPRINKLER EQUIPMENT ACCESS PANEL. PAINT TO MATCH WALL OCCURS ONLY AT BUILDINGS DESIGNATED TO HAVE SPRINKLERS INSTALLED. SEE FIRE RATINGS PLAN. FIRE SPRINKLER ARE DEFERRED SUBMITTAL
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N310 GABLE VENT (TYP)
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	MFR	BASIS OF DESIGN: EAGLE ROOFING
	FINISH	PRODUCTS: PROFILE - GOLDEN EAGLE, WEIGHT - LIGHTWEIGHT, COLOR -"DARK CHARCOAL"

SYNECTIC DESIGN
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t:480.948.9766
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19TH AVE & MONONA DRIVE SFR
BUILDING TYPE B (2 BR)
20620 N 19TH AVENUE
PHOENIX, AZ 85027

NOT FOR CONSTRUCTION

EDP: 12/31/2024

NOT FOR CONSTRUCTION

REVISIONS

Phase: CD
Drawn By: ANS, BP, CS
Reviewd By: LDB
SDI Project No: 4226
Date: 04/08/2022
Sheet:

A3.2B
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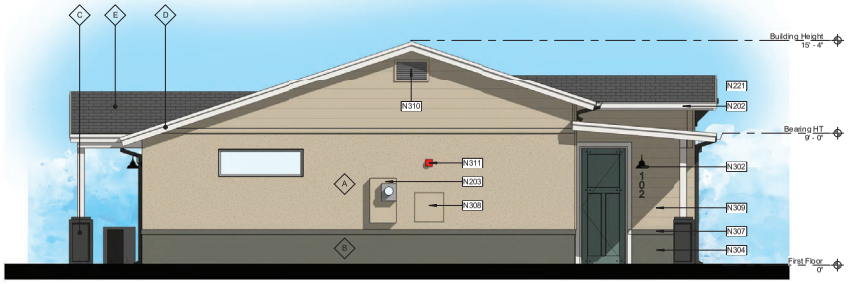
4 Finish Option 2 - Back Elevation
1/4" = 1'-0"



3 Finish Option 2 - Left Side Elevation
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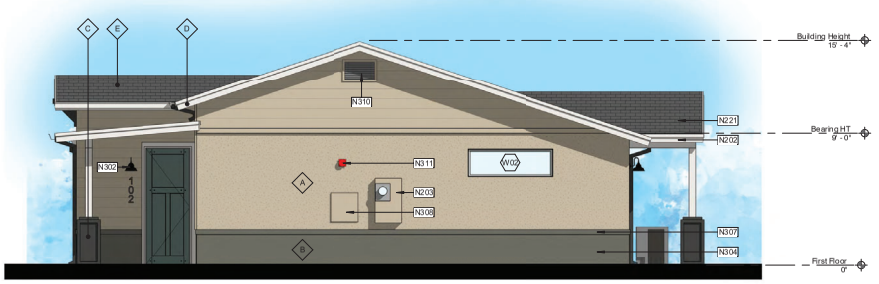

2 Finish Option 2 - Right Side Elevation
1/4" = 1'-0"

1 Finish Option 2 - Front Elevation
1/4" = 1'-0"

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N204 HEAT PUMP SPLIT SYSTEM (TYP)
N205 PET DOOR. SEE TYPICAL PET DOOR INSTALLATION DETAIL
N221 CONCRETE TILE ROOFING SYSTEM OVER HIGH TEMPERATURE UNDERLAYMENT (TYP)
N302 WALL MOUNTED EXTERIOR PORCH OR PATIO LIGHT FIXTURE IRON ORE COMPLIANT (TYP)
N303 SHUTTERS (TYP)
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N305 BOARD AND BATTEN SIDING SYSTEM (TYP)
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SYNECTIC DESIGN
1111 West University Drive, Suite 104, Tempe, AZ 85281
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19TH AVE & MONONA DRIVE SFR
BUILDING TYPE B-D (2 BR DUPLEX)

20620 N 19TH AVENUE
PHOENIX, AZ 85027

REGISTERED ARCHITECT 35529 LANCE D. BAKER — EXP. 12/31/2024

REVISIONS

Phase: CD
Drawn By:
Reviewd By:
SDI Project No: 4226
Date: 04/08/2022
Sheet:

A3.2BD
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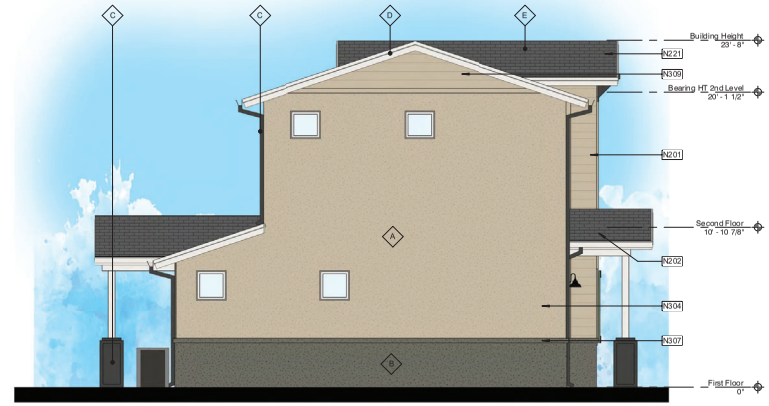

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19TH AVENUE & MONONA DRIVE SFR
BLDG TYPE B (2 BR)

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PHOENIX, AZ 85027

NOT FOR CONSTRUCTION

EOR, 12/01/2024

NOT FOR CONSTRUCTION

REVISIONS

Phase: CD
Drawn By: ANS, BP, CS
Reviewd By: LDB
SDI Project No: 4226
Date: 04/08/2022
Sheet:

A3.2C
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19TH AVENUE & MONONA DRIVE SFR
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PHOENIX, AZ 85027

REVISIONS

Phase:	CD
Drawn By:	ANS, BP, CSJ
Reviewd By:	LDB
SDI Project No:	4226
Date:	04/08/2022
Sheet:	A3.9CD

EXTERIOR ELEVATION -

From:	Anthony M Grande
To:	Anthony M Grande
Subject:	FW: Neighborhood Flyer re - Rezoning Application (Z-34-22-1) and Amendment Application (GPA-DV-2-22-1)
Date:	Thursday, May 19, 2022 4:07:45 PM

From: Katy Wills <katylwills@gmail.com>
Sent: Thursday, May 19, 2022 3:42 PM
To: Sarah Stockham <sarah.stockham@phoenix.gov>
Subject: Neighborhood Flyer re - Rezoning Application (Z-34-22-1) and Amendment Application (GPA-DV-2-22-1)

Hi Sarah,

I reside at 20635 N. 21st Avenue, Phoenix, AZ 85027 and received your flyer relating to the Rezoning Application (Z-34-22-1) and Amendment Application (GPA-DV-2-22-1) of Mack Real Estate Group. I oppose these rezoning applications, as the land behind my house has been vacant since 1982 when my house was built, and I would prefer for an apartment complex not to block my backyard view and potentially affect my real estate property value.

Please let me know if you have any questions relating to my opposition of the application.

Thank you.

Sincerely,
Ann and Katy Wills

From:	Anthony M Grande
To:	Anthony M Grande
Subject:	FW: regarding rezoning request
Date:	Monday, May 23, 2022 11:50:30 AM

From: Mary Dyas <mas061000@aol.com>
Sent: Monday, May 23, 2022 10:58 AM
To: Sarah Stockham <sarah.stockham@phoenix.gov>
Subject: regarding rezoning request

Sarah

This is in regards to a rezoning request case #Z-34-22 from a Industrial Plan to a Residential Plan. I definitely oppose this plan. I am a homeowner to three houses in this area. Too many factors play into this changing of plans in our quiet community such as: property values going down, traffic congestion, crime going up and the trash it would bring in. So I am requesting you to deny this request of rezoning this application.

Sincerely yours,

Mary Dyas

Village Planner
Sarah Stockham
Phoenix City Government

Application: GPA-DV-2-22-1
Address: 20620 N 19th Avenue

We are owners of the property located at 20817 N 20th Avenue. We have been in the area for 20 years, running our business. We bought in this area because it was and is zoned for industrial use.

It has come to our attention that the property down the street is requesting a zoning change from industrial to residential. We have some concerns and objections to that zoning.

1. We have been told that there will be an ingress at the corner of Monona and 20th Avenue. This will allow for the residence to access this property either by going down Monona or coming down 20th Avenue. This is also going to allow the fire department or any emergency vehicle to have access to the property.
2. Current traffic allows for semi's and delivery trucks to come and go. At times they are stacked in the street waiting to drop off their deliveries or load. There are times when they unload in the street. The access of any emergency vehicle would be limited by the congestion in the area.
3. Our employees and other businesses employees have access to street parking. This is utilized on a daily basis. It is not something we can afford to lose. This also adds to the congestion on the streets. The elimination of this parking would devalue our property.

Having additional traffic accessing these roads will only contribute to the congestion that we experience on a daily basis. As for access for emergency vehicles, it would be limited by the current traffic and street parking. These streets cannot support additional any traffic.

I would like to request that the transportation department do a traffic count and an observation of the current area before allowing this project to proceed with this ingress at this corner.

C**ounty Transportation needs to prove 20th street can handle the additional traffic before approving the increased density. We do not believe it can and are against the access onto 20th street**

Until this is resolved we do not support the rezoning.

Michaelene and Steuart Barlow
20817 N 20th Avenue "B"
Phoenix, Az. 85027
623-580-5200

Cc: Anne O'Brian

Deer Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-34-22-1

Date of VPC Meeting	August 11, 2022
Request From	Ind. Pk.
Request To	R-3A
Proposed Use	Multifamily residential
Location	Approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	10-1

This item was heard concurrently with GPA-DV-2-22-1.

There was one speaker that spoke in opposition.

VPC DISCUSSION

STAFF PRESENTATION
Racelle Escolar, staff, provided an overview of the subject site and surrounding area, the requested General Plan Amendment, and the staff recommendation for GPA-DV-2-22-1. **Ms. Escolar** further described the rezoning request, the proposed site plan and elevations, and the staff recommendation for Z-34-22-1, including the recommended stipulations.

Ozzie Virgil asked if the subject site is within the DVAO. **Ms. Escolar** replied that it is not within the overlay.

Benjamin Tate, representing the applicant with Withey Morris, PLC, provided a summary of the subject site and surrounding area, the outreach conducted by the applicant, and the proposed development, noting that the development will contain mostly one-story buildings in the western portion. **Mr. Tate** further described the proposed amenities throughout the site, the proposed vehicular access, and the traffic analysis conducted by the applicant.

QUESTIONS FROM THE COMMITTEE
Ricardo Romero asked about the estimated rents. **Mr. Tate** replied with estimated rents based on current market data, noting that the market may change by the time the development is completed.

James Sutphen asked about access for emergency services and the traffic generated by the project, noting that there is significant traffic in the area already. **Mr. Tate** replied that the City did not require a detailed traffic impact analysis because the initial review determined that the amount of traffic generated by this proposal would be less than existing conditions. He further stated that the two access points is what would be required for emergency access based on the reviews that the City has conducted to date.

Mr. Virgil asked about the distance between the single-family homes and the parking. **Mr. Tate** replied that the building code requires an eight-foot separation between buildings and the development will meet that standard. He further stated that the development would provide the required parking and would provide adequate guest parking.

Trilese DiLeo asked if there were members of the public signed up to speak on the item. **Ms. Escolar** stated that there was one speaker registered for this item.

James Sutphen stated that there was an opposition letter that stated a concern about traffic and that he shared a concern about traffic.

PUBLIC COMMENTS

Jane Koval introduced herself, stating that she lived just south of the proposed development, and stated a concern about the traffic impact of the proposed development, noting the existing issues with traffic in the area. She stated a concern about the environmental impacts of this project combined with another project related to the airport.

APPLICANT RESPONSE

Mr. Tate stated that there will not be an issue with traffic going north on 21st Avenue because the driveway to Monona Drive is an ingress only driveway. He further stated that the project will create additional street parking space due to the elimination of one curb cut and that the proposal generates a more appropriate amount of traffic compared with what could be developed by-right on the site.

COMMITTEE DISCUSSION

Ms. DiLeo stated that the traffic generated by the proposal would be less impactful than the existing conditions due to the scattered entry and exit times expected of a residential use, compared with an office use.

Chair Grossman agreed with Ms. DiLeo's comment, adding that an office development wouldn't need to come through a zoning process and that there is a need for housing due to the overall growth of the area.

MOTION

Susan Herber made a motion to recommend approval of Z-34-22-1, per the staff recommendation. **Vice Chair Kenney** seconded the motion for approval.

VOTE

10-1, the motion to recommend approval of Z-34-22-1 passes; Members Davenport, DiLeo, Field, Herber, Lewis, Novak, Romero, Virgil, Kenney, and Grossman in favor; and committee member Sutphen opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:
None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
September 1, 2022

ITEM NO: 7	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-34-22 -1 (Companion Case GPA-DV-2-22-1)
Location:	Approximately 600 feet south of the southwest corner of 19th Avenue and Rose Garden Lane
From:	IND. PK
To:	R-3A
Acreage:	22.46
Proposal:	Multifamily Residential
Applicant:	Mack Real Estate Group
Owner:	TCA Plaza 1, LLC & TCA Plaza II, LLC
Representative:	Jason Morris/Benjamin Tate, Withey Morris, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Deer Valley 8/11/2022 Approval, per the staff recommendation. Vote: 10-1.

Planning Commission Recommendation: Approval, per the Deer Valley Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Vice Chair Mangum made a MOTION to approve Z-34-22-1, per the Deer Valley Village Planning Committee recommendation.

Maker: Vice Chair Mangum
Second: McCabe
Vote: 7-0
Absent: Busching and Simon
Opposition Present: No

Findings:

1. The requested R-3A zoning district is consistent with the proposed General Plan Land Use Map designation of Residential 15+ dwelling units per acre.

2. As stipulated, the proposed development will include development standards including height limits, increased setbacks adjacent to existing residential properties, enhanced landscaping and shade, and open space requirements, that mitigate impacts to surrounding properties.

3. As stipulated, the proposed development enhances connectivity in the immediate vicinity by improving adjacent roadways, creating a public shared use path, and providing shaded detached sidewalks.

Stipulations:

1. The development shall be in general conformance with the conceptual site plan date stamped July 21, 2022, as modified by the following stipulations and approved by the Planning and Development Department.

2. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.

3. The development shall be limited to 1 story and 20 feet in height within 100 feet of the west property line.

4. The common open space areas shall provide a minimum of 5 active or passive recreational elements, located throughout the property, as generally shown on the site plan date stamped July 21, 2022. Recreational elements meeting this requirement shall include, but are not limited to, swimming pools, playground sets, ramadas, dog parks, fire pits, and barbeque areas; and shall not include lawn or turf areas, as approved by the Planning and Development Department.

5. The perimeter setbacks on all sides of the site shall be landscaped and 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 uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.

7. 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.

8. The developer shall provide secured bicycle parking per Section 1307 of the Zoning Ordinance. In addition, inverted U- and/or artistic bicycle racks shall be provided for guests, with a minimum of 0.05 spaces per unit, located near the clubhouse or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.

9. A 20-foot-wide shared use path easement (SUPE) shall be provided along 19th Avenue and a minimum 10-foot-wide shared use path (SUP) 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.

10. The sidewalks along 19th Avenue and Monona Drive shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75 percent shade, as approved or modified by the Planning and Development Department.

11. The developer shall construct a knuckle design at the corner of 20th Avenue and Monona Drive connecting the roadway and sidewalk, as approved by the Planning and Development Department.

12. No vehicular access shall be provided to 21st Avenue along Monona Drive.

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. 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.

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 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.

Rcvd 8/11/2022

Anthony Grande
Deer Valley Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

* Fairway Homes West *

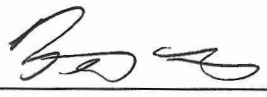
Re: Deer Valley Residences / Z-34-22-1 & GPA-DV-2-22-1

I am a business ~~owner~~ manager in North Phoenix and I am in support of the proposed rezoning of Deer Valley Residences for the development of the 438 market rate multi-family residential units.

Deer Valley Residences is a smart development and a well-designed project that will help cultivate the vibrant environment we are trying to build in North Phoenix and support the job growth in this area. This area is in need of more high-quality residential development with residents that will work, live and play in the same area as well as walk and bike to local restaurants and shops, supporting the local economy and small business owners in the community. Our local businesses need quality local housing options to help retain employees and encourage talented labor to stay in the area.

This is precisely the kind of thoughtful and appropriate development that the City needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature 

Printed Name Billy Stanford

Address 2172S 20th Ave

City Phoenix

State AZ

Zip 85027

Phone Number or E-mail n/a

Anthony Grande
Deer Valley Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

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Sincerely,

Signature [signature]

Printed Name Michael Chamberlain

Address 19001 N. 27TH Ave Costco

City Phoenix

State AZ

Zip 85027

Phone Number or E-mail michamberlain77@gmail.com

Anthony Grande
Deer Valley Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

* Airpark partnership *

Re: Deer Valley Residences / Z-34-22-1 & GPA-DV-2-22-1

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Sincerely,

Signature

Printed Name Gary Arnold

Address 21725 N 20th Ave

City PHX

State AZ

Zip 85027

Phone Number or E-mail Airparkdv@gmail.com

Anthony Grande
Deer Valley Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

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Sincerely,

Signature Seth Singleton

Printed Name Seth Singleton

Address 401 W. Kristal Way

City Phoenix

State Arizona

Zip 85027

Phone Number or E-mail 623-698-9239

Burger King
Shift Manager
20039 N. 19th Ave
Phoenix, AZ 85027

Deer Valley Village Planner- Anthony Grande
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003
Re: Deer Valley Residences / Z-34-22-1 & GPA-DV-2-22-1

Mayor and City Council and City Planners,

I am a Phoenix resident in close proximity to this proposed project and I am in support of the proposed rezoning of Deer Valley Residences.

This new development will be a welcome change to the underutilized land and Arizona is in a housing crisis. Office buildings are transitioning to being more remote and this development will fill a need in our community for new high-quality housing. The buildings are well thought out and the one-story residences and enhanced landscape setback provide a buffer between the proposed community and the single-family homes to the west.

Please join me in supporting thoughtful development in the city of Phoenix.

Thank you,

Signature _____

Printed Name ALEX MEARS

Address 24101 N 19th Ave

City Phoenix

State Arizona

Zip 85027

Phone Number or E-mail n/a

Deer Valley Village Planner- Anthony Grande
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003
Re: Deer Valley Residences / Z-34-22-1 & GPA-DV-2-22-1

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Please join me in supporting thoughtful development in the city of Phoenix.

Thank you,

Signature Stephanie Murphy

Printed Name Stephanie Murphy

Address 1656 W. Cavedale Dr.

City Phoenix

State AZ

Zip 85085

Phone Number or E-mail 602-405-0412

Anthony Grande
Deer Valley Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

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Sincerely,

Signature Dakota Lucas

Printed Name Dakota Lucas

Address 20055 N 19th ave

City Phoenix

State AZ

Zip 85027

Phone Number or E-mail 218-414-0404

on be half of Aleesha The Human Bean

08/08/2022

CITY OF PHOENIX

AUG 10 2022

Planning & Development Department

REZONING CASE # Z-34-22-1

CITY OF PHOENIX PLANNING AND DEVELOPMENT

TO WHOM IT MAY CONCERN-

I BOUGHT MY HOUSE OVER 20 YEARS AGO BASED ON THE LUXURY OF HAVING NO RESIDENCE BEHIND ME. I AM IN FEAR OF LOSING MY PRIVACY AND HAVING TO WORRY ABOUT SECURITY ISSUES. I HAVE BEEN BATTLING CANCER FOR THE LAST 2 YEARS AND AM ALREADY IN A STRESSFUL SITUATION.

IF IT HAS COME TO WHERE I DON'T HAVE A CHOICE IN THE MATTER, I WOULD LIKE THE DEVELOPMENT COMPANY TO APPLY 3 MORE BLOCKS LAYERS TO MY BACK WALL AT THEIR COST TO ENSURE MY PRIVACY.

THANK YOU FOR HEARING MY CONCERNS.

SINCERELY,

DONNA STATEMA (602) 376-9261

20655 N. 21ST AVE

PHOENIX AZ 85027

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 94

Public Hearing and Resolution Adoption - General Plan Amendment GPA-AF-1-22-6 - Chandler Boulevard Approximately between the 19th and 27th Avenue Alignments, and 27th Avenue between Chandler Boulevard and the Loop 202 Freeway (Resolution 22070)

Request to hold a public hearing on a General Plan Amendment for the following item to consider the Planning Commission's recommendation and the related resolution if approved. Request to amend the Street Classification Map designation to reclassify Chandler Boulevard from Arterial Street to Collector Street and 27th Avenue from Arterial Street to Local Street.

Summary

Application: GPA-AF-1-22-6
Current Designation: Arterial (Chandler Boulevard and 27th Avenue)
Proposed Designation: Collector (Chandler Boulevard) and Local (27th Avenue)

Owner: Tom Lemon, Reserve 100, LLC
Applicant: Alan Beaudoin, Norris Design
Representative: Alan Beaudoin, Norris Design

Staff Recommendation: Approval.
VPC Action: The Ahwatukee Foothills Village Planning Committee heard this case on June 27, 2022, and recommended approval, by a vote of 5-3.
PC Action: The Planning Commission heard this case on Aug. 4, 2022, and continued the item to the Sept. 1, 2022, Planning Commission hearing. The Planning Commission heard this case on Sept. 1, 2022, and recommended denial as filed, and approval of amending the classification for 27th Avenue to a Local Street.

Location

Chandler Boulevard approximately between the 19th and 27th Avenue alignments, and 27th Avenue between Chandler Boulevard and the Loop 202 Freeway
Council District: 6
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 RESOLUTION

RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2015 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-AF-1-22-6, CHANGING THE STREET CLASSIFICATION DESCRIBED HEREIN.

_____

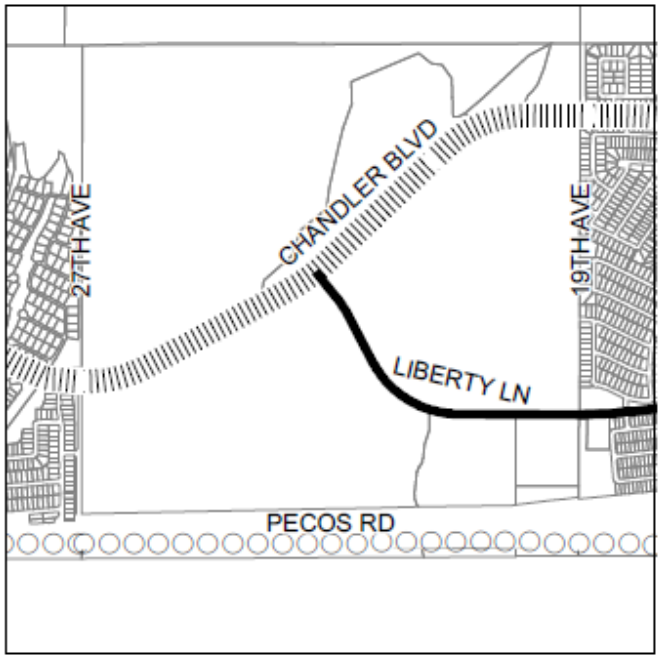
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The 2015 Phoenix General Plan, which was adopted by Resolution 21307, is hereby amended by adopting GPA-AF-1-22-6 to reclassify 27th Avenue from Arterial Street to Local Street.

SECTON 2. The Planning and Development Director is instructed to modify the 2015 Phoenix General Plan to reflect this street classification map change as shown below:

DRAFT

Local



ARTERIAL
COLLECTOR
MAJOR ARTERIAL

PASSED by the Council of the City of Phoenix this 7th day of September 2022.

_____
M A Y O R

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Cris Meyer, City Attorney

DRAFT

By:_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DRAFT

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT
STAFF ANALYSIS

Application:	GPA-AF-1-22-6
Applicant/Representative:	Alan Beaudoin, Norris Design
Location:	Chandler Boulevard approximately between the 19th and 27th Avenue alignments, and 27th Avenue between Chandler Boulevard and the Loop 202 Freeway
Request:	Minor General Plan Amendment to change the General Plan Street Classification Map designation on Chandler Boulevard from Arterial Street to Collector Street; and 27th Avenue from Arterial Street to Local Street
Reason for Requested Change:	To allow the development south of Chandler Boulevard.
Village Planning Committee Date:	Ahwatukee Foothills – June 27, 2022
Staff Recommendation:	Approval

Findings:

1) The proposed designation of Chandler Boulevard as a collector and 27th Avenue as a local street is compatible with the local/residential streets and planned uses in the area.

2) The request will update the Street Classification Map to allow connectivity on Chandler Boulevard and 27th Avenue while allowing for the development of a proposed residential subdivision.

BACKGROUND

The Street Classification Map was first adopted in 1961. The Map was last updated in 2018 with additions and deletions of new platted roadways. The Street Classification Map provides information on the City's street network, identifying the alignment and minimum right-of-way standards for existing and planned streets.

The applicant has developed master plans for approximately 1,050 single-family units, 150 semi-detached units, and 329 multifamily residential units to be constructed within the 373.48 acres south of Chandler Boulevard. The proposed Street Classification Map amendment is to reclassify 27th Avenue from a collector to a local roadway.

Additionally, modifications to a portion of Chandler Boulevard are being requested to change the roadway classification from an arterial to a collector. The applicant is proposing to construct bicycle lanes along Chandler Boulevard and detached sidewalks on the south side of Chandler Boulevard.

Proposed Residential Development
Source: Norris Design

RELATIONSHIP TO GENERAL PLAN GOALS AND POLICIES

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS- TRAFFIC; DESIGN PRINCIPLE: Provide access by major streets, with internal circulation handled by a local street system that discourages through-traffic and provides safe pedestrian travel. Use local and collector streets, plus feeder bus lines, to bring people into the cores, centers or corridors.

This modification will maintain the connectivity to and through Chandler Boulevard from and would allow for the proposed development.

COMMUNITY INPUT SUMMARY

As of the writing of this report, staff has received 11 letters in opposition to this General Plan Amendment application. The stated concerns include the increase in traffic, the concerns of police and fire response, and street safety.

CONCLUSION AND RECOMMENDATION

Staff recommends that the request be approved.

Approval of this Street Classification Map Amendment will further the goals of the General Plan and approval is consistent with the recent residential development patterns in the area.

Writer:
Nayeli Sanchez Luna
June 27, 2022

Exhibits:
Sketch Map
Community Correspondence (24 pages)

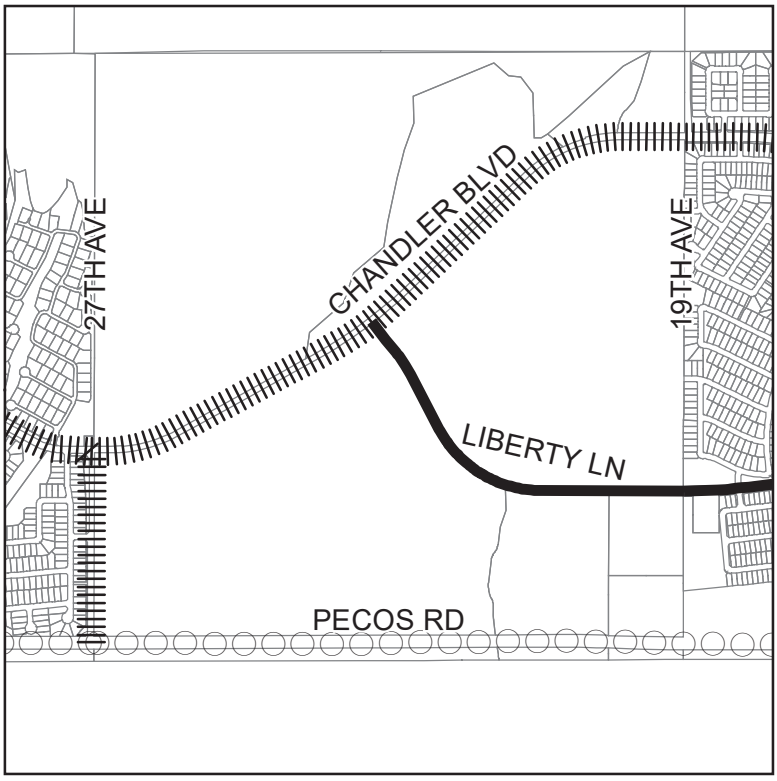
GENERAL PLAN AMENDMENT

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-AF-1-22-6	ACRES: N/A	REVISION DATE:
VILLAGE: Ahwatukee Foothills	COUNCIL DISTRICT: 6	
APPLICANT: Alan Beaudoin		

EXISTING:

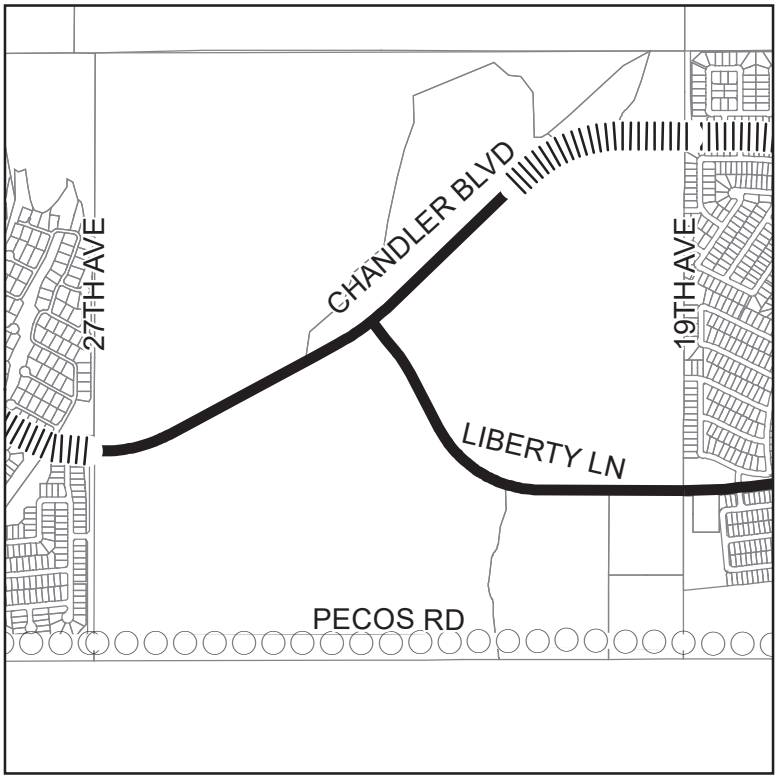
Arterial



ARTERIAL
COLLECTOR
MAJOR ARTERIAL

PROPOSED CHANGE:

Local, Collector and Arterial



ARTERIAL
COLLECTOR
MAJOR ARTERIAL

From:	jon samuelson
To:	PDD Ahwatukee Foothills VPC
Subject:	Blandford Homes planned neighborhood
Date:	Friday, May 6, 2022 11:22:34 PM

Hi. I just read the AFN article about the planned renaming of the new Blandford Homes community to “Canyon Reserve” and I respectfully request that a different name be selected. We already have a Canyon Reserve neighborhood in our Village. It’s in MPR on Ray Road at about 31st St. Less than 5 miles from the new Blandford Homes community currently in the planning stages. Having 2 communities with the same name will certainly be confusing for Village residents and delivery drivers. It will also dilute the exclusivity of the high-end mountainside community on Ray Road.

Thanks for your thoughtful consideration.

Jon Samuelson
Cell: 602.793.3896

From: jaslowleeother@gmail.com
To: Nayeli Sanchez Luna
Cc: PDD Ahwatukee Foothills VPC
Subject: Blandford Development
Date: Saturday, May 7, 2022 3:38:18 PM

Real simple: Blandford plans to build 1,500 homes for 5,000 people with 3,000 autos. We need another Loop 202 on / off ramp to avoid significant congestion. Please consider this necessity before it's too late.

Lee Jaslow
3468 W Morgan Ivy Ln
Phoenix, AZ 85045
479-248-1110

From: Jenni Harris
To: Nayeli Sanchez Luna
Subject: Chandler Blvd Expansion
Date: Thursday, May 12, 2022 9:12:19 PM

Good Evening Ms Sanchez Luna,

Would you please forward my email to the members of the Ahwatukee Foothills village planning committee? Thank you.

Dear Members of the planning committee,

I am writing to you to express my concerns about the recent traffic study determination that found that Chandler Blvd will not require an expansion to manage the new homes/townhomes/apartments which will be built by Blandford Homes in the upcoming year. I am a current resident of the Promontory Foothills West community and am obliged to use this route daily as the only access to our community. Even with current residential volume, the single lane of traffic in each direction already causes issues. Particularly with construction/waste/recycle/delivery trucks hindering traffic flow. The addition of another 1000+ single family homes in addition to the planned townhomes and apartments will leave this single access point oversaturated. Especially when considering the increase in the amount of construction and delivery trucks that will be utilizing this solitary access road throughout the time the community is being built. Aside from the significant traffic back up issues that will certainly arise, the request to leave Chandler Blvd as-is poses a significant risk for our communities. As the only access point to thousands of homes, the street will act as a funnel for all traffic flow. This will become painfully obvious in the event of an emergency situation. If there was a fire involving a home in one of our communities or South Mountain/the Preserve, the limited access road will hinder families from being able to safely evacuate the area in a reasonable amount of time. The extension of Liberty Lane will NOT be sufficient to manage the current and additional traffic.

It is questionable at best that the company providing the traffic impact analysis (Kimley-Horn) is a subsidiary of Blandford Homes. It is difficult to accept that the results of their analysis are not biased. But more importantly, it is not Kimley-Horn or even Blandford Homes that will be put on the spot if there were devastating outcomes in the future because of the decision to permit Chandler Blvd to be reclassified and maintained at the current 3 lanes. The consequences of any inability to safely evacuate the communities will be turned back to the City Council and the decision to grant Blandford Homes their request, which quite clearly is based solely on their desire to avoid spending money on the street expansion even though this requirement has been well documented for the past several years while the build out of this state land has been a topic of discussion.

Additionally, the traffic analysis states that the majority of the traffic coming from the west end of Chandler Blvd will be traveling to access the 202 freeway. While many commuters are traveling to access the freeway, a significant number of parents and buses use this route to take children to school in the morning. Because we are all traveling to the same destinations (schools) at the same time, there are in fact many drivers who will be attempting to use this single lane stretch of Chandler Blvd at the same time. This will impede traffic flow and adversely affect attempts to get children to school on time. The Kyrene school district has

experienced numerous issues with bus driver shortages this year. Many days we received automated calls with short notice that the buse would be 30-60 minutes late picking students up to take them to school. As a result, many parents (including myself) have subsequently altered plans and now take our children to the school ourselves in the morning. The bus driver shortages have also resulted in combining more bus routes. And in 2020 when we moved into Promontory Foothills, we added an additional stop to the route having the bus pick up my children (there are now at least 15 other students in our community who use the bus). The result of the additional bus stop and combining routes is that the school bus pick up time for our community is now 6:42 (for a 7:25 school start time). The planned housing for Canyon Reserve will undoubtedly result in an increase in the number of students enrolling in the local schools. Which will mean even more buses/bus stops and more parents trying to access the single lane road at the same time of day to get our children to school on time.

I urge you to consider the significant level of concern from myself and every community member I have spoken to about this issue in the past week, when we first became aware of Blandford's request for reclassification. The response of EVERY homeowner I have spoken to in my community as well as those in the adjacent communities along the west end of Chandler Blvd is one of disbelief. Disbelief that after years of the expansion requirement being listed as part of the plan for whoever purchases and develops the land, that there is suddenly a possibility that the builder will renegotiate and alter those plans leaving us bottlenecked in our communities that have only a single access road. I have not encountered a single resident of any community in west Ahwatukee who supports the idea to leave Chandler Blvd as 3 lanes. Chandler Blvd already has 4 lanes (2 lanes each direction) east of 17th avenue and the traffic flows much more smoothly once the lanes open up at that point. I encourage you to come out to our communities and speak with the constituents to hear how overwhelmingly unanimously everyone answers that Chandler Blvd must proceed with the planned expansion in order to accommodate the new community at Canyon Reserve.

Furthermore, I request that the planning committee also takes into serious consideration the need for additional emergency response access for the west end of Ahwatukee with this large expansion. The current response time to our community is already unpredictable and inadequate. In November 2020 another bystander and myself performed CPR on my neighbor for over 14 minutes AFTER calling 911 while we waited for the emergency response team to arrive. The firefighters arrived first, but an almost 15 minute response time (1.5 years ago) for a cardiac arrest call is inadequate. With the building of our community in Promontory Foothills West, continued building occurring in Calabrea, the Blandford Homes new builds on Foothills Parkway and now the massive building of Canyon Reserve, we need to reassess the population based needs for emergency services such as police and fire stations.

I am eager and willing to speak directly with any committee members who would like to discuss this topic further or have any questions. You can contact me via email or call me on my cell phone at (520) 609-2438. Thank you for your time and consideration.

A concerned Ahwatukee homeowner, physician, mom and HOA Board member,
Jenni Harris

From: Saskia Almasan
To: Nayeli Sanchez Luna; PDD Ahwatukee Foothills VPC
Cc: Cory Almasan
Subject: Canyon Reserve Concerns
Date: Thursday, May 12, 2022 1:49:50 PM

Good Afternoon,

We are residents of Promontory in the Ahwatukee Foothills and while excited to see our community grow, we are concerned about not having sufficient police, ambulance and fire accessibility.

It takes a good 10 mins to get to us from our local fire station and a good 20 from our police station.
With the increase of crime due to the opening of the 202, I have personally called 911 to report suspicious activity about 10-15 times in the last two years.

It would be helpful if we did have a police sub station and for sure another fire department with all the new development.

Thank you,
Saskia Almasan
Sent from my iPhone

From: JENNIFER AOSSEY
To: Nayeli Sanchez Luna
Subject: Canyon Reserve
Date: Friday, May 13, 2022 1:00:24 PM

Hello, I am a resident of Promontory at Foothills West and wanted to contact you with regards to the information coming out about the proposed planned community of Canyon Reserve.

I, along with many of my neighbors, have concerns regarding the plan to not widen Chandler Blvd from 19th Avenue to the western edge of the development where Chandler Blvd turns south. It seems very obvious that the increase in vehicular traffic is going to create some major issues for those of us west of the development.

My bigger concern is the lack of planning for a police/fire substation. There is already a dangerously long response time for our neighborhood; adding more residents to the immediate area without increasing the presence of safety officials sounds like poor planning. As the Blandford group had originally intended to donate land for construction of a school (which offer was declined) it seems like the land is available for the asking.

Thank you for your attention.

Sincerely,
Jennifer S Aossey
480-695-2126
3459 W Morgan Ivy Ln
Phoenix 85045

From: Leslie Dunlop
To: Nayeli Sanchez Luna; PDD Ahwatukee Foothills VPC
Subject: Canyon Reserve Concerns
Date: Monday, May 16, 2022 11:54:02 AM

Hello,

As a resident at the Promontory Foothills community, I have concerns after reviewing some of the proposed plans where Branford Homes plans on building. With leaving Chandler Blvd as is and not expanding to the initial 5 lanes, there will be a lot of congested traffic in the area. Also, without a fire station near our community, it poses a safety concern on how quickly a fire truck can reach us with congested traffic.
Additionally, with the amount of homes that will be entering the community, another south 202 freeway exit is highly recommended. We are seeing a lot of traffic on the 17th Ave exit and are proposing another exit as well near Shaughnessy or 25th Ave.

Thank you for listening to our concerns.

Thank you,
Leslie Dunlop

Nayeli Sanchez Luna

From: Jeff Johnson <jeffpromontory@gmail.com>
Sent: Tuesday, May 17, 2022 11:28 AM
To: Angie Holdsworth; Nayeli Sanchez Luna
Cc: Jeff Johnson
Subject: Canyon Reserve Development

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning

My name is Jeff Johnson and I'm president of the Promontory @ Foothills West community which is west of the Canyon Reserve Development. Our community has 109 homes and we are at the very west end of Shaughnessy.

We drive Shaughnessy/Chandler Blvd every day and don't agree with some of the items in the Traffic Impact Study.

Chandler Blvd needs to be widened to handle the increased traffic from Canyon Reserve homeowners. This should include two lanes each way with a center turn lane. Failure to widen this road would mean increase congestion and safety issues for all residents in this area.

Also there is a need for a fire/police substation to handle the increased residents in the area. When there is an emergency call from our neighborhood there is a concern regarding the response time by emergency vehicles. With the increased homes from Canyon Reserve this response time will be longer.

Thanks for your time

Jeff Johnson

Sent from my iPad

From:	Stephen Whalley
To:	Nayeli Sanchez Luna; PDD Ahwatukee Foothills VPC; Angie Holdsworth
Subject:	Canyon Reserve new development for Blandford Homes
Date:	Tuesday, May 17, 2022 1:40:11 PM

To whom it may concern,

I would like you to seriously consider including a fire and police substation in the new Canyon Reserve development in Ahwatukee. This is actually needed now even before the planned addition of 1500 new dwellings by Blandford Homes. I live in Promontory at Foothills West (85045) and it already takes >15 minutes to get a firetruck, ambulance or police vehicle out here in an emergency. Home Insurance companies have even turned us down due to the fire station being too far away. With the 1500 new dwellings and associated vehicles, people and visitors in this area things will only get worse. A fire and police substation is absolutely essential and a top priority.

I would also say another priority of the developer is to widen Chandler Blvd to two lanes on both sides from 19th Ave to Shaughnessey Rd. With the increase in residents (>3000) it will also be essential to have smooth and safe traffic flow though this area for emergency vehicles and commuters. This road widening should also include additional parking at the 19th Ave trail head for hikers. There is already too much traffic parked on Chandler Blvd at the weekend and will only significantly increase with the Blandford Homes.

Please keep me updated on answers to my comments and the ongoing planning for Canyon Reserve.

Thanks, Steve Whalley
3482 W Mountain Vista DR, Phoenix 85045
480-282-1162

Nayeli Sanchez Luna

From: Doug & Patti McBane <dpmcbane@yahoo.com>
Sent: Wednesday, May 18, 2022 8:51 AM
To: Nayeli Sanchez Luna
Subject: Canyon Reserve Development Concerns
Attachments: Canyon Reserve Proposed Development Impact - Final 051822.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Nayeli,

I had planned on attending the Ahwatukee Foothills meeting this Monday but understand it has been cancelled. I spoke with Enrique and he suggested that I reach out to you with the concerns that I have about the Canyon Reserve proposed development in Ahwatukee south of Chandler Blvd. I have attached a attached PowerPoint presentation that I wanted to share at the next VPC Meeting. Enrique shared that a letter may be desired over a presentation and I am happy to translate this content into a letter if desired. I would like to address the VPC during the June 27th meeting with my concerns and let me know if you need anything else from me

Doug McBane
dpmcbane@yahoo.com

Canyon Reserve
Proposed Project Concerns

Doug McBane
5/18/22
dpmcbane@yahoo.com
Ahwatukee Foothills Resident

Why I am here

- Outline my concerns with the Canyon Reserve project as proposed
  - Context
  - Top Level Analysis
  - Specific Concerns
- Request to the Planning Committee

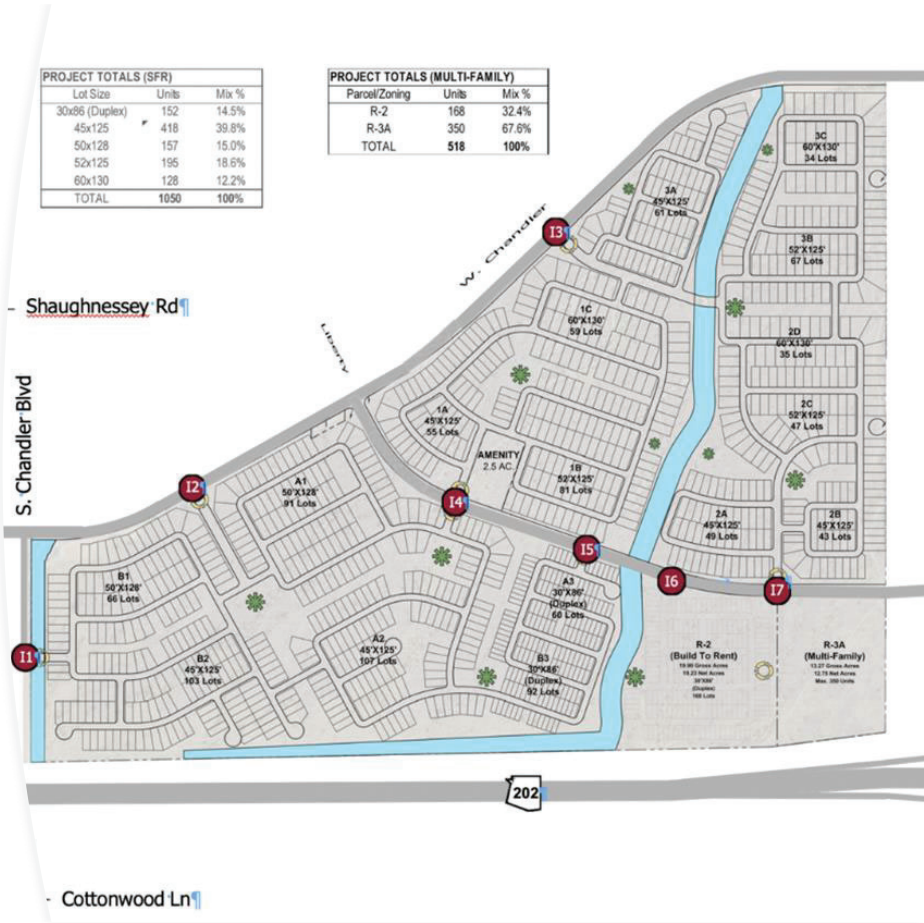
Context: Canyon Reserve & surrounding communities

Top Level Analysis

- 44% increase in traffic using Chandler Blvd to access services[1]
- 86% increase in traffic accessing SR-202 from 17th street[2]
- Canyon Reserve has 86% as many homes as area 1-4 combined
- 44% of all homes east of Desert Foothills will in Canyon Reserve

PROJECT TOTALS (SFR)		
Lot Size	Units	Mix %
30x86 (Duplex)	152	14.5%
45x125	418	39.8%
50x128	157	15.0%
52x125	195	18.6%
60x130	128	12.2%
TOTAL	1050	100%

PROJECT TOTALS (MULTI-FAMILY)		
Parcel/Zoning	Units	Mix %
R-2	168	32.4%
R-3A	350	67.6%
TOTAL	518	100%



1. Assumes traffic from all 5 zones and Canyon Reserve use the Chandler Blvd/Desert Foothills Pkwy intersection to access services.
2. Assumes areas 1, 2, 3 and 50% of area 4 use the 17th street 202 access

Specific Concerns

- Access to emergency services
- Both Chandler Blvd and Liberty Lane would be built out much smaller than planned[3]
  - Chandler Blvd planned width reduced from 100ft to 60ft
  - Liberty Lane planned "to be a much larger road" would be constructed as a "local road"
- Housing density is inconsistent with existing developments in the area
- Lack of local shopping options (nearest shopping more than 3 miles away on Chandler Blvd)
  - Basic service such grocery store, gas station, other retail & services
- Chandler Blvd traffic (shopping access) – Specifically Chandler Blvd and Desert Foothills Parkway intersection
- Overall impact to existing communities
  - Increased noise, traffic and reduced quality of life for existing communities

3. Ahwatukee Foothills News, May 11th 2022 Edition

Request to the Planning Committee

- Evaluate individual concerns and address appropriately
- Community outreach and involvement
  - Engage with HOA's for developments impacted
- Decision making process
  - Transparency
  - Rationale and policy references for decisions

From:	Lawrence Koenen
To:	Angie Holdsworth; Nayeli Sanchez Luna
Cc:	Council District 6 PCC; Mayor Gallego; Sean Bowie; Mitzi Epstein; Paul Maryniak
Subject:	A: Safety Question for new Subdivision as you "plan it out"
Date:	Thursday, June 9, 2022 9:18:26 AM
Attachments:	image001.png

I apologize for not sending sooner, but sadly I am not really sure my city cares about me.

That said, if you scroll to the end of my note, there are some items I think truly need to be addressed, and as the city planners, I would have expected you to deal with it for the upcoming grand subdivision to be built the remaining open land in Ahwatukee. I would ask that you please consider these for a number of reasons.

1. We badly need a fire station in this area. For any city to have an ISO rating (Insurance Standards Organization – that rates insurability of land) inside of a city proper at the worst possible value due to distance of a fire station is nearly inexcusable. We are rated as such. Either take land from south mountain park or from the new subdivision to correct that issue. PLEASE! It should be a badge of shame to ALL our city officials that insurers will not cover this section. We love our police, we love our fire department, but this is simply inexcusable by the city officials especially if you plan to add over 1000 new homes.
2. You often shut down Chandler Blvd. due to rescues. This completely shuts down egress to and from a number of subdivisions also a safety hazard since you are using it to park emergency equipment (totally understand them doing it) or land air rescue (also completely understand). You need to have a landing pad where this can be addressed. It is after all a mountain range and you have access points for that park where you land the helicopters.
3. You are already becoming known as the place of death on the 17th exit and add to that Liberty and the road races on Chandler (and if you honestly think a speed monitoring device will do much…. Probably need to reconsider. There needs to be lights on both Liberty and 17th and on 17th and Chandler.
4. From a pure livability perspective, no commercial property in the new subdivisions seems like just a bad plan.

I apologize for all my notes, but wanted to be on the record and say, if my council person and my mayor didn't share this with you folks, well, that is there sin of omission.

Please consider my requests. I only want what is best for the folks in this area not to mention for the city and its responsibility to those we a entrusted you to protect honor and serve!

Sincerely,
Larry Koenen

From: Council District 6 PCC <District6@phoenix.gov>
Date: Wednesday, March 23, 2022 at 11:24 AM

To: 'Lawrence Koenen' <lawrence.koenen@gmail.com>
Subject: RE: Safety Question for Edge of Ahwatukee

Good Afternoon,

I apologize for not getting back to you sooner, but here are the answers to your questions:

1. The reason there is not already another station is partly because there is not funding for it, so I would attend the Budget meeting in April voicing that you want there to be another station in Ahwatukee and for there to be funding dedicated to it, here is the link to speak https://www.phoenix.gov/budget/hearings. We encourage you to have other constituents call in as well.
2. Chandler and 17th has had traffic studies done by the Streets Department in the past couple years due to requests similar to yours. These studies came back saying that traffic is not at a high enough level to warrant adding stop signs or a HAWK signal. However, it is in the queue to be evaluated for having a full traffic signal there, I can ask what the timeline would be for it, but they told be that there is a backlog of cases like this one that are backlogged due to COVID-19 stopping their ability to evaluate back in 2020.
3. Regarding the lack of police, we completely understand. The unfortunate situation is that due to the lack of personnel there are less than 1,000 Officers patrolling 517 square miles. Because of this lack of resources, response times are longer and communities like yours are underserved. The only way to fix this issue is to allow more funding for police and to have more people applying to become officers. What we recommend you do is to attend the upcoming Budget Meeting (a kind of council meeting) and speak during the Public Comment portion and ask for more funding towards the things that you care about. We encourage you to invite others to attend as well Via WebEx, here is the link that will lead you to being able to speak at the City Wide meeting on April 2nd and the District 6 Budget hearing on April 5th, https://www.phoenix.gov/budget/hearings.

Office of Councilman Sal DiCiccio
City of Phoenix
200 W. Washington St., 11th Floor
Phoenix, AZ 85003

Office: 602-262-7491
Council Email: District6@phoenix.gov
Facebook: @DiCiccioSal [facebook.com]
Twitter: @Sal_DiCiccio [twitter.com]

From: Lawrence Koenen <lawrence.koenen@gmail.com>
Sent: Monday, March 21, 2022 10:20 AM
To: Paul Maryniak <pmaryniak@timespublications.com>
Cc: Council District 8 PCC <council.district.8@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>
Subject: FW: Safety Question for Edge of Ahwatukee

Hi Paul,

Hey I was wondering if maybe you might be able to take the following topic below and see if you could find anything out. I have tried using the approved addresses above based on the city website for council representatives and the mayor, but I don't seem to get a response.

I really don't think my questions below are unfair, and I was hoping maybe with the help of an investigative reporter you might be able see what you can find. Would you be willing to see what you might be able to find for me? Hopefully you can see below that I have been super patient, but I still have not received any reply. Maybe I have the wrong city I am trying to get someone to respond from? But very much hoping you might be able to help.

Please and Thank you!
Larry

P.S. – They really just don't seem to respond. Maybe there are bigger items on the list, but I would have thought public safety would have ranked higher. – Thanks!

From: Lawrence Koenen <lawrence.koenen@gmail.com>
Date: Sunday, February 20, 2022 at 10:09 AM
To: <council.district.6@phoenix.gov>, <council.district.8@phoenix.gov>
Cc: <mayor.gallego@phoenix.gov>
Subject: Re: Safety Question for Edge of Ahwatukee

Just curious if anyone will be responding to the below email?

Please and thank you!
Larry Koenen

On Feb 8, 2022, at 11:59 AM, Lawrence Koenen <lawrence.koenen@gmail.com> wrote:

Dear Councilmen,

I live on the very edge of Ahwatukee (very SW corner of Phoenix in Promontory @ Foothills West) and I was wondering if one of you folks might be able to help me with a couple of questions. I am sending this to both of you since I have tried on other occasions to request help, but I am guessing maybe I either asked the wrong council person or I don't fit in district 6 (actually sadly the city doesn't always recognize us even being a part of it except for taxes, so maybe the Mayor doesn't really view us as valued either).

However that isn't where I need help. Mr. Garcia or Mr. DiCiccio, we have one road in and out of our subdivision for 5 miles (perfect when things are going well, but not so much when they are not).

1. We need for an additional Fire Station and bypass when the bridge on Chandler is being used for South Mountain Park rescues.
    a. Chandler BLVD is frequently blocked in the summer due to rescues (seems like after 17th (connecting to S. Mountain 202) creating traffic backups both directions. There appears to be only one place to drop a chopper down for rescues from the South Mountain park and this blocks all access to and from and to the west (with well over 300 homes).
    b. There is no fire station on our side beyond that of Foothills Parkway and when Chandler is blocked west of 17th, it creates a serious concern for safety.
    c. With the city adding a number of subdivisions south of the park, the number of homes in that area will significantly increase (guessing by 1000) creating more congestion and even greater safety concerns.
2. Need for traffic control or a stop sign on 17th and Chandler
    a. As we all know there tends to be significant traffic with all the homes off of Chandler west of Foothills Village. Many folks are getting off and on to the 202 by using 17th and honestly through traffic is fast. This leaves folks entering and exiting from 17th little chance to get on chandler without placing their lives at risk.
    b. In order to provide appropriate safety for some of us getting older, it would really be good for that intersection to have a light if possible or a stop sign if not or even a roundabout if that is what it would take.
    c. Any chance of getting this completed before some of us will not be able

cross onto Chandler with the new subdivisions going in??

3. Finally, city awareness of the area!
    a. I am a firm supporter of our folks in blue. I would love to see them more frequently. But above all, I have lived out here for nearly five years (and sadly still really don't know if the dispatchers for the city realize we are a part of it). And really that latter part is more disturbing in that while I understand the city continues to grow quickly, is there anything we can do to have things updated to ensure safety is able to be rendered when it is needed most. And our local constabulary is great, so please do not read it any other way!

If there is anything that can be done on these? It would be greatly appreciated. Again, not sure which of you are on point for us, but if either or both of you might be able to assist I would be greatly appreciative.

Thanks,
Larry Koenen

3610 W Hidden View Dr.
Phoenix AZ, 85045

****

06/18/22

Ahwatukee Foothills Village Planning Committee
Attn: Nayeli Sanchez Luna (nayeli.sanchez.luna@phoenix.gov)
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Sir/Madam,

I wish to bring to the attention of the Ahwatukee Foothills Village Planning Committee (AFVPC) several concerns that I have with the proposed "Canyon Reserve" development south of Chandler Blvd, west of 17th Ave and east of S Chandler Blvd (see Figure 1). While I respect the right of Blandford Homes to develop the land they purchased, I have multiple concerns with the development as it has been proposed. My specific concerns will be outlined below but in general I am concerned that the impact to the communities east and west along the Chandler Blvd corridor has not been assessed or understood to facilitate mitigation. With 1500+ housing units being proposed, the development will increase the number of homes west of 17th Ave nearly 86% and west of Desert Foothills Pkwy nearly 44% while accounting for 15-20% of the developed land in this area. Chandler Blvd is the primary access to shopping and services at Chandler Blvd and Desert Foothills Pkwy for homes west and north of Desert Foothills Pkwy and to a lesser extent services east on Chandler Blvd and Ray Road all the way to Interstate 10. The increased traffic, noise and CO^2 emissions will negatively impact the natural environment and quality of life along the Chandler Blvd corridor.

Concerns

While the Canyon Reserve development which consists of 1050 single family units zoned R1-8 (as well as 150 build to rent and 329 multi-family units), there are no new amenities to support this "small city" sized development. Specific concerns include:

- Amending the General Plan (GPA-AF-1-22-6) benefits the developer, but this change does not benefit the city or the existing community and likely harms the community in the long run.
- City Emergency Service coverage will be significantly reduced with 1500+ new housing units in the area without increased resources or locations. The nearest Fire Department location is near the Chandler Blvd and Desert Foothills Pkwy intersection more than 3 miles away from the proposed development and has a single engine and single ambulance.
- Housing density of the proposed development is much higher than most of the current development in Ahwatukee Foothills Village Planning Committee (AFVPC) area of responsibility. This is inconsistent with the current mix of smaller lot, traditional lot and large lot homes in the area.
- An increase of 13704 daily trips, 2200 of which are morning and evening commuters likely using SR-202 resulting in over 11000 local trips daily that rely almost exclusively on Chandler Blvd to access shopping and services at Chandler Blvd and Desert Foothills Pkwy. Additionally, Chandler Blvd is heavily relied upon to access shopping and services on Chandler Blvd and Ray Rd. (There is no access to Chandler Blvd from the SR-202 or vice versa at I-10). This 44% increase in traffic noise and CO^2 emissions will negatively impact all residents living along the Chandler Blvd and Ray Road corridors.

- This 44% increase in traffic, noise and CO_2 emissions resulting from lack of local shopping or services options in this "small city" is inconsistent with the City of Phoenix General Plan's commitment to Sustainability which "includes the creation of safe, clean, sustainable neighborhoods free of pollution"[1] , as well as the City Plan's commitment to Livability and Efficiency.

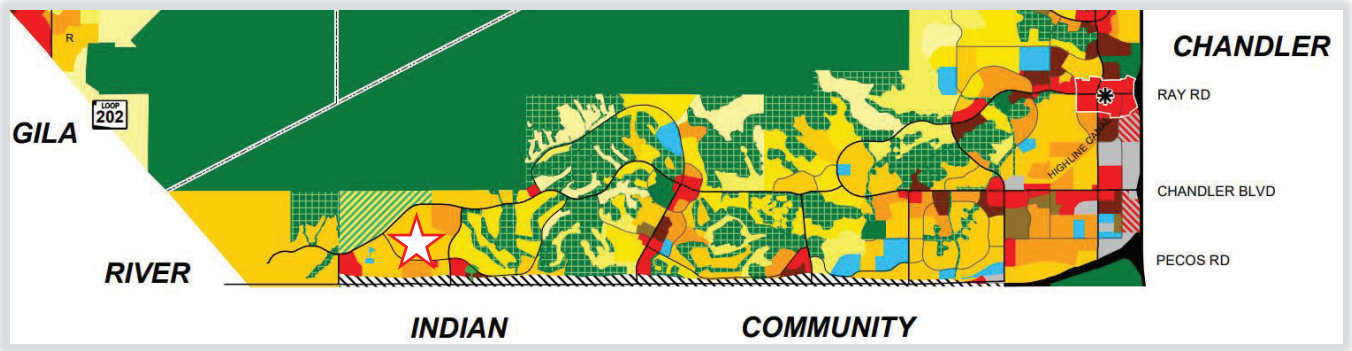


Figure 1: City of Phoenix General Plan Land Use Map

Recommendations

I believe a more balanced approach to the Canyon Reserve development would be more in line with the current City Plan's guidance and intentions. Recommendations below would mitigate the impact of the Canyon Reserve development to existing communities, maintain the intrinsic value of the Ahwatukee Foothills Community, improve safety while meeting the business objectives of Blandford Homes. Specific recommendations include:

- Reject the application to amend the general plan (GPA-AF-1-22-6) pending a review of the current zoning of the proposed development. The current zoning decisions were made 30 years ago and should be reviewed for relevance and consistency with today's City Planning objectives and goals.
- The R1-8 zoning decision resulting in 1050 new single-family units is now 30 years old and should be re-evaluated considering the current context and circumstances that could not have been anticipated 30 years ago. Building homes with a mix more consistent with existing developments in the Foothills to include a mix of R1-8, R1-10 and R1-18 zoning to reduce the number of single-family units to approximately 500 single family units would significantly reduce noise, traffic and CO_2 emissions while mitigating the impact on existing developments along Chandler Blvd.
- Rezone some land to support commercial retail to support this "small city" and make it more self-contained. This would reduce noise, traffic and CO_2 mitigating the impact on existing developments along Chandler Blvd.
- Accelerate the plans and increase funding (above the .14 stations currently planned) for a new emergency service at 19th and Chandler.

Request

I request that the AFVPC and review and individually address each of the concerns discussed in this letter. I also request that the developer revisit the proposed development and the elements that are discussed in this letter and propose alternatives that consider the impact this development will have to the surrounding community.

[1] Phoenix General Plan 2015 (https://www.phoenix.gov/pdd/planning-zoning/phoenix-general-plan)

In conclusion, I appreciate the Ahwatukee Foothills Village Planning Community's consideration of my concerns, recommendations, and request to address these concerns.

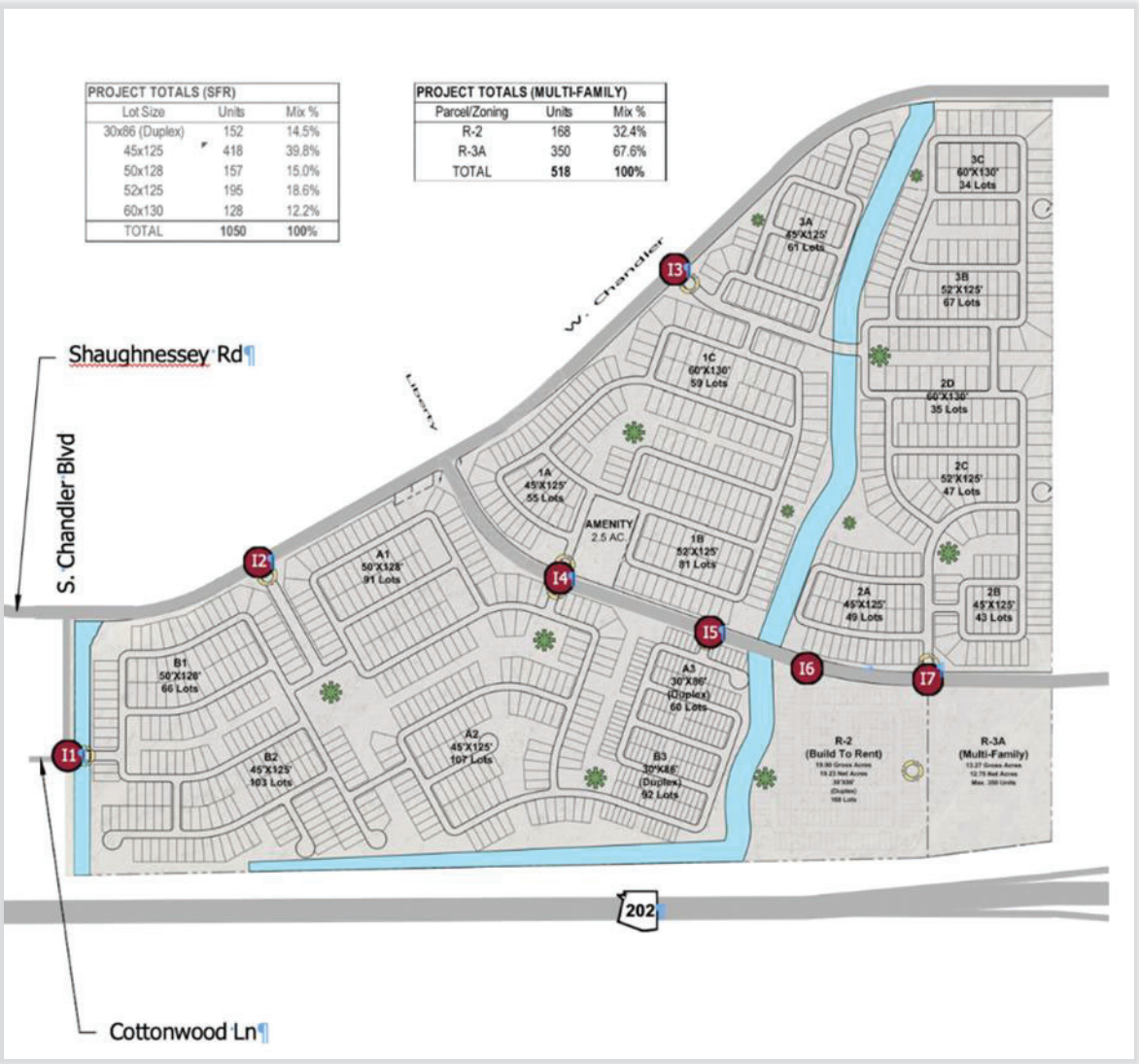


Figure 2: Canyon Reserve Proposed Development

Regards,

Doug McBane
dpmcbane@yahoo.com
Desert Foothills Resident

Ahwatukee Foothills
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-AF-1-22-6

Date of VPC Meeting	June 27, 2022
Request From	Arterial
Request To	Arterial, Collector, and Local
Location	Chandler Boulevard approximately between the 19th and 27th Avenue alignments, and 27th Avenue between Chandler Boulevard and the Loop 202 Freeway
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	5-3

VPC DISCUSSION:

Nayeli Sanchez Luna, staff, presented an overview of the general plan amendment GPA-AF-1-22-6. Ms. Sanchez Luna discussed the location of the site, the requested street classification for Chandler Boulevard and 27th Avenue and provided some background information on the Street Classification Map. Ms. Sanchez Luna summarized the proposed development south of Chandler Boulevard noting the different types of residential units and the improvements along Chandler Boulevard. Ms. Sanchez Luna informed the committee that eleven letters of opposition had been received from the community and that major concerns included the increase in traffic within the village, street safety, and emergency vehicle response times. Ms. Sanchez Luna concluded the presentation by providing the staff findings and the recommendation for approval for the general plan amendment GPA-AF-1-22-6.

Jennifer Meyers, representing the applicant with Norris Design, provided an overview for the proposed general plan amendment GPA-AF-1-22-6. Ms. Meyers informed the committee that the name for the proposed development had been changed to Upper Canyon and provided the history of the site including the purchase of the site, the changes to the Street Classification Map, and the filing for the General Plan Amendment for Chandler Boulevard. Ms. Meyers displayed the Loop 202 selected alternative that removed 25th Avenue from design and planned the intersection on 17th Avenue instead. Ms. Meyers summarized the existing street classifications and street conditions for Chandler Boulevard and 27th Avenue and noted that an interchange is not planned for 27th Avenue. Ms. Meyers displayed the proposed street classification and the street conditions for Chandler Boulevard and 27th Avenue which would include parallel parking for adjacent trails and bicycle lanes with detached sidewalks. Ms. Meyers summarized their neighborhood outreach and the concerns that they have

received from the public including parallel parking along Chandler Boulevard, speeding concerns, and the reduction of lanes in both directions of Chandler Boulevard. Ms. Meyers concluded the presentation by displaying the proposed timeline for GPA-AF-1-22-6 and summarizing the reasons why the general plan amendment was needed for the proposed development.

Questions from the committee:

Darin Fisher stated that he had concerns with the proposed parallel parking along Chandler Boulevard and asked the applicant to explain how vehicles would avoid opening their car doors into oncoming traffic. **Ms. Meyers** stated that the bicycle lane would act as a buffer on the north side of the road. **Mr. Fisher** stated that his concern was for the other side of the parallel parking spot, the driver would have to open their car door on incoming traffic and that it would create a hazardous condition along Chandler Boulevard. **Ms. Meyers** stated that Norris Design had been working with the Street Transportation Department and that the parallel parking was requested by the Street Transportation Department as an improvement for Chandler Boulevard. **Mr. Fisher** stated that even if the Street Transportation Department requested the parallel parking, it would still create a hazard along Chandler Boulevard. Mr. Fisher stated that when vehicles leave a parking space, the only direction that drivers would be able to go would be west, which would result in a dead-end street. Mr. Fisher asked how U-turns would be prevented along Chandler Boulevard. **Ms. Meyers** stated that she was unable to answer that question at this time. **Mr. Fisher** stated that he wasn't opposed to the additional parking for the adjacent trails, but that the proposed parking design would create numerous hazards. Mr. Fisher asked how the community west of the proposed development would be better served with the reduction of traffic lanes along Chandler Boulevard. **Tom Lemon,** with the applicant's team, stated that his team has been working with the City of Phoenix for approximately a year and stated that they were aware of the proposed street classification designation before purchasing the land and stated that they planned to reduce the number of lanes if they had the opportunity to purchase the land south of Chandler Boulevard. Mr. Lemon stated that Liberty Lane would act as a reliever from Chandler Boulevard and added that Shaughnessy Road, located west of Chandler Boulevard, was also built with one lane in each direction and one turning lane so Chandler Boulevard as a collector would be compatible with the existing road to the west. Mr. Lemon added that Liberty Lane would act as a traffic reliever for Chandler Boulevard and stated that the Streets Transportation Department requested the 28 parking spaces adjacent to the trail. Mr. Lemon noted that the bicycle lane, detached sidewalks, and parallel parking spaces would all benefit the community. **Jose Castillo**, with the applicant's team, stated that if the road was built with 5 traffic lanes rather than the proposed 3, it would cause an increase in vehicle speed and stated that the reduction of lanes would reduce the urban heat island effect in the Ahwatukee Foothills Village. **Mr. Fisher** stated that over 300 acres will be used to develop housing in the Ahwatukee Foothills Village and as a result, the urban heat island effect would still be created. Mr. Fisher stated that traffic will be forced to go through Liberty Lane and that traffic will lead into the intersection of 17th Avenue and Liberty Lane which is one of the most dangerous traffic intersections within the village. Mr. Fisher stated that the reduction of traffic lanes would add to the traffic on 17th

Avenue and Liberty Lane which would create hazardous street conditions.

Chair Spencer Elliott asked if there had been any traffic studies that indicated which time of day would Chandler Boulevard have the most traffic congestion. **Chuck Wright**, with the applicant's team, displayed the proposed street composition in relation to the proposed development and stated that a traffic signalization of 17th Avenue and Liberty Lane was part of the development and stated that the people would still take the shortest route and added that traffic through Chandler Boulevard and Liberty Lane would be the same since one is not shorter than the other. Mr. Wright also stated that people coming out of the freeway would most likely use Liberty Lane rather than Chandler Boulevard. Mr. Wright stated that there are still two different methods to go west within Ahwatukee Foothills which would be on Chandler Boulevard and Liberty Lane.

Mr. Fisher asked what the proposed time frame would be from the full development of the proposed residential development south of Chandler Boulevard. **Mr. Lemon** stated that it would depend on the housing market conditions and stated that the developer would like to break ground either at the end of 2022 or and the beginning of 2023 and stated that it would take about four years for the completion of the proposed residential development. **Mr. Fisher** stated that there would be an active construction zone and stated that this would also add to the traffic on the west portion of the village. **Mr. Lemon** stated that the construction traffic will utilize the same street as the rest of the community and added that the first phase of improvements would be on Liberty Lane and 27th Avenue. Mr. Lemon stated that a traffic control plan will be used to ensure that traffic moves smoothly along Chandler Boulevard. **Mr. Fisher** asked if there will be a safety issue with construction equipment having to drive along Chandler Boulevard in addition to the parallel parking. **Mr. Lemon** stated that there is a potential hazard but added that the trails are primarily used during the weekends rather than during typical work hours and stated that the existing parking condition is not suitable for Chandler Boulevard and that the parallel parking spots reduce unsafe parking along the road.

Public Comments:

Doug McBane stated that he would like the committee to recommend denial of the proposed GPA-AF-1-22-6 and stated that the PCD has not been updated accordingly over the passage of time. Mr. McBane stated that there are no local services that would serve the community and stated that the proposed development would result in over 11,000 additional daily trips that are not commute related and as a result, it would increase traffic from Upper Canyon to Desert Foothills. In addition, Mr. McBane added that the proposed development would increase the surrounding noise pollution, traffic, and carbon emissions. Mr. McBane stated that he would like to hear about the impact on the neighborhoods east of the proposed development and noted that the proposed housing density is not consistent with the surrounding area and requests that the proposed development have a less density. Mr. McBane concluded his public comment by stating that he is not opposed to development but would appreciate a lower density designation and for the development to be built at a reasonable rate. **Ms. Meyers** stated that they understood the lack of services and stated that the PCD originally planned

over 300 additional homes north of Chandler Boulevard and stated that this would no longer be built. Ms. Meyers added that the impact fees will assist the situation with the fire station, water, sewer, and streets as part of the developer's responsibility. **Mr. Lemon** stated that the concerns have been taken into consideration and noted that this is an infill site and that the proposed development is ensuring numerous improvements and that he understands that services would be needed. **Mr. McBane** asked for clarification on what discussions the applicant has had with the City of Phoenix. **Mr. Lemon** stated that the applicant's team has been in contact with the fire department and that the development proposal gets routed to the Police Department as well as all the departments within the City. Mr. Lemon noted that through numerous discussions with the City they have been able to modify the proposed development to have numerous benefits to the Ahwatukee Foothills Village. **Mr. McBane** stated that the nearest grocery store was Safeway and added that even with the proposed residential units, the citizens of Ahwatukee Foothills will still utilize Chandler Boulevard rather than Liberty Lane. Mr. McBane added that the proposed development is not supportive of the current community conditions and that this would negatively impact the residents east of the development.

Michael Buzinski stated that there were contradictions with what was proposed by the City in 2016. Mr. Buzinski stated that in 2016, the City of Phoenix stated that 27th Avenue was no longer an option for an intersection to Loop 202 and stated that whoever purchased the land south of Chandler Boulevard would be required to build the road as an arterial. Mr. Buzinski stated that the residential development west of 19th Avenue had a single entry point along Chandler Boulevard and added that this has become a concern due to the lack of emergency vehicle response within that neighborhood. Mr. Buzinski concluded his public comment by stating that the proposed residential development would add to the traffic congestion and would significantly reduce street safety at the proposed intersections and that any high-density development would increase traffic congestion even more than single-family residential homes. **Mr. Wright** stated that there are significant improvements on Liberty Lane and Chandler Boulevard and that both would act as different channels for traffic. **Mr. Buzinski** stated the proposed improvements would not benefit the residents that have lived in the area since Pecos Road was removed as an alternative access point. **Mr. Wright** stated that the current street capacity was at 50 percent and that having Chandler Boulevard built as an arterial would not benefit the community since the street capacity and the demand should match one another. **Mr. Buzinski** asked if the applicant had any comment on the reduction of the speed limit on Chandler Boulevard. **Mr. Wright** stated that he would let City staff answer the question. **Ms. Sanchez Luna** stated that the applicant has been working with the Street Transportation Department and stated that she would reach out to their department to get clarification on the proposed speed limit for Chandler Boulevard and contact Mr. Buzinski at a later date.

Committee Discussion:

Max Masel stated that the Committee has been discussing this proposal for over two hours and that he appreciated that the applicant has been working with the City of Phoenix regarding the proposed development and that this has been a vision of

Ahwatukee Foothills since approximately 1982. Mr. Masel stated that he would like to make a motion to approve the general plan amendment request.

Motion:
Max Masel motioned to recommend approval of GPA-AF-1-22-6 per the staff recommendation. **Jerry Youhanaie** seconded the motion.

Chair Elliott stated that he would like additional parking to be provided at the trails in addition to the ones that will be provided along Chandler Boulevard.

Mr. Fisher stated that he understood that there had been a lot of discussion between the applicant and the City of Phoenix and stated that this at first glance should be a simple request but with the addition of neighborhood meetings, letters of opposition, and today's public comments it had been clear that this was not a simple request. Mr. Fisher stated that he would like Committee Member Masel to amend his motion.

Mike Maloney asked for clarification on the motion language. **Mr. Masel** stated that the motion language could be found in the request within the agenda that was presented to the committee prior to the meeting. **Mr. Maloney** stated that the language would be in Agenda Item No. 4.

Chair Elliott stated that the motion could be amended to include other information
Mr. Fisher stated that Committee Member Masel has not amended his motion.
Chair Elliot stated that he appreciated the transparency between the applicant and the Committee and that he would like the Planning Commission to consider additional parking for the trail heads other than what is proposed with the general plan amendment. **Mr. Fisher** stated that a motion was already presented, and that the Committee had to vote on it. **Mr. Masel** stated that stipulations could not be added to general plan amendments. **Chair Elliot** added that the committee could add comments or recommendations. **Ms. Sanchez Luna** stated that general plan amendments do not have any stipulations but stated that the Village Planning Committee Recommendation Forms had a section for staff comments where certain comments could be given to the Planning Commission. **Chair Elliot** asked the committee if there were any comments that they would like to add in addition to the parking comment that he had proposed. Chair Elliott stated that he would like additional parking to be provided at the trails in addition to the ones that will be provided along Chandler Boulevard.

Martha Neese requested that the motion be read again. **Mr. Maloney** stated that the motion was to recommend approval to amend the General Plan Street Classification Map on Chandler Boulevard approximately between the 19th Avenue and 27th Avenue alignments, and 27th Avenue between Chandler Boulevard and the Loop 202 Freeway from an Arterial to Local, Collector, and Arterial.

Vote:
5-3, Motion to approve passed, with Committee Members, Masel, Meier, Youhanaie Gasparro, and Elliott, in favor and Committee Members Fisher, Neese, and Maloney in

opposition.

Vice Chair Andrew Gasparro asked staff if they had received any additional speaker cards or any more registrations to speak besides the two citizens that provided their public comments. **Ms. Sanchez Luna** stated that staff had received numerous letters of opposition, but that those were provided in the staff report and that there were only two people who had registered to speak which were the two individuals that provided their public comment.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
September 1, 2022

ITEM NO: 10	
	DISTRICT NO.: 6
SUBJECT:	
Application #:	GPA-AF-1-22-6 (Continued from August 4, 2022)
Location:	Chandler Boulevard approximately between the 19th and 27th Avenue alignments, and 27th Avenue between Chandler Boulevard and the Loop 202 Freeway
Proposal:	Minor General Plan Amendment to change the General Plan Street Classification Map designation on Chandler Boulevard from Arterial Street to Collector Street; and 27th Avenue from Arterial Street to Local Street
Applicant:	Alan Beaudoin, Norris Design
Owner:	Tom Lemon, Reserve 100, LLC
Representative:	Alan Beaudoin, Norris Design

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Ahwatukee Foothills 6/27/2022 Approval. Vote: 5-3.

Planning Commission Recommendation: Denial as filed, approval of amending the classification of 27th Avenue to a local street.

Motion Discussion: N/A

Motion details: Commissioner Perez made a MOTION to deny GPA-AF-1-22-6 as filed, and approve amending the classification of 27th Avenue to a local street.

Maker: Perez
Second: Gaynor
Vote: 7-0
Absent: Busching and Simon
Opposition Present: Yes

Findings:

1. The proposed designation of 27th Avenue as a local street is compatible with the local/residential streets and planned uses in the area.

2. The request will update the Street Classification Map to allow connectivity on Chandler Boulevard and 27th Avenue while allowing for the development of a proposed residential subdivision.

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 E

From: David Winter
To: Nayeli Sanchez Luna
Subject: Hwy 202 Exit 63 at Chandler Blvd
Date: Monday, June 27, 2022 10:21:08 PM

Please strongly work to have this exit put in. It is where Hwy 202 and Chandler Blvd meet. There are hundreds of homes in Foothills Reserve and Promontory who can make great use of this exit and avoid creating the congestion and thoroughfare speeding associated along Chandler Blvd. and S 17th Ave.

Add to this the 373 acre development of "Canyon Reserve" that will put enormous pressure on W Liberty Ln and S 17th Ave. Estimated over 13000 vehicles per day.

Installing this exit solves a number of future problems, and will save lives.

Please give this exit addition your most serious consideration and help our district to be the peaceful community it is into the future.

Sincerely,

David Winter

07/02/22

City of Phoenix Planning Commission
Attn: racelle.escolar@phoenix.gov
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003
Agenda Item: GPA-AF-1-22-6

Dear Sir/Madam,

I wish to bring to the attention of the City of Phoenix Planning Commission several concerns that I have with the proposed "Upper Canyon" (formerly Canyon Reserve) development south of Chandler Blvd, west of 17th Ave and east of S Chandler Blvd (see Figure 1). While I respect the right of Blandford Homes to develop the land they purchased, I have multiple concerns with the development as it has been proposed. My specific concerns will be outlined below but in general I am concerned that the impact to the communities east and west along the Chandler Blvd corridor has not been assessed or understood to facilitate mitigation. With 1500+ housing units being proposed, the development will increase the number of homes west of 17th Ave nearly 86% and west of Desert Foothills Pkwy nearly 44% while accounting for 15-20% of the developed land in this area. Chandler Blvd is the primary access to shopping and services at Chandler Blvd and Desert Foothills Pkwy for homes west and north of Desert Foothills Pkwy and to a lesser extent services east on Chandler Blvd and Ray Road all the way to Interstate 10. The increased traffic, noise and CO^2 emissions will negatively impact the natural environment and quality of life along the Chandler Blvd corridor.

Concerns

While the Canyon Reserve development which consists of 1050 single family units zoned R1-8 (as well as 150 build to rent and 329 multi-family units), there are no new amenities to support this "small city" sized development. Specific concerns include:

- Amending the General Plan (GPA-AF-1-22-6) benefits the developer, but this change does not benefit the city or the existing community and likely harms the community in the long run.
- City Emergency Service coverage will be significantly reduced with 1500+ new housing units in the area without increased resources or locations. The nearest Fire Department location is near the Chandler Blvd and Desert Foothills Pkwy intersection more than 3 miles away from the proposed development and has a single engine and single ambulance. The City Plans for emergency services is this area are severely underfunded and expose the City to increased risk.
- Housing density of the proposed development is much higher than most of the current development in Ahwatukee Foothills area and the proposed mix of new housing is inconsistent with the current mix of home and lot sizes in the area.
- An increase of 13704 daily trips, 2200 of which are morning and evening commuters likely using SR-202 resulting in over 11000 local trips daily that rely almost exclusively on Chandler Blvd to access shopping and services at Chandler Blvd and Desert Foothills Pkwy. Additionally, Chandler Blvd is heavily relied upon to access shopping and services on Chandler Blvd and Ray Rd. (There is no access to Chandler Blvd from the SR-202 or vice versa at I-10). This 44% increase in traffic noise and CO^2 emissions will negatively impact all residents living along the Chandler Blvd and Ray Road corridors.

- This 44% increase in traffic, noise and CO_2 emissions resulting from lack of local shopping or services options in this "small city" is inconsistent with the City of Phoenix General Plan's commitment to Sustainability which "includes the creation of safe, clean, sustainable neighborhoods free of pollution"[1] , as well as the City Plan's commitment to Livability and Efficiency resulting in something as simple as getting a gallon of milk will be a 6 mile round trip.

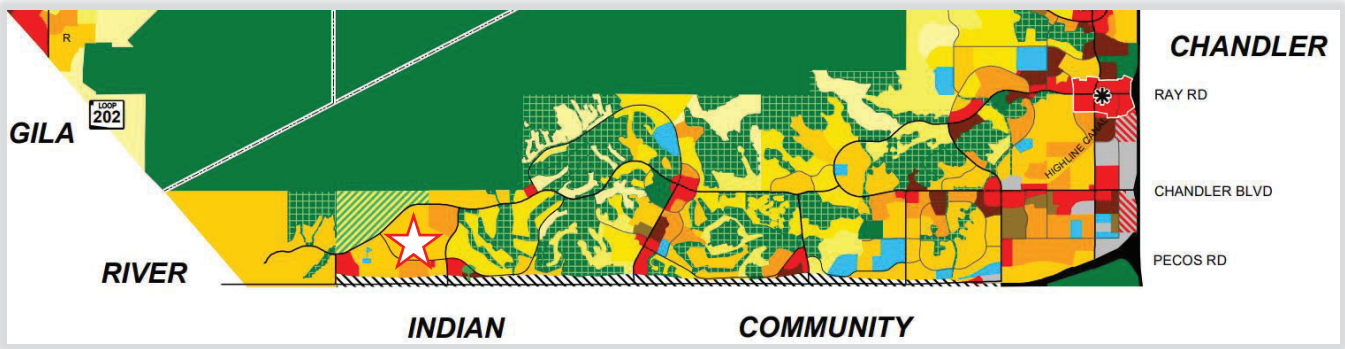


Figure 1: City of Phoenix General Plan Land Use Map

Recommendations

I believe a more balanced approach to the Canyon Reserve development would be more in line with the current City Plan's guidance and intentions. Recommendations below would mitigate the impact of the Canyon Reserve development to existing communities, maintain the intrinsic value of the Ahwatukee Foothills Community, improve safety while meeting the business objectives of Blandford Homes. Specific recommendations include:

- Reject the application to amend the general plan (GPA-AF-1-22-6) pending a review of the current zoning of the proposed development. The current zoning decisions were made 30 years ago and should be reviewed for relevance and consistency with today's City Planning objectives and goals.
- The R1-8 zoning decision resulting in 1050 new single-family units is now 30 years old and should be re-evaluated considering the current context and circumstances that could not have been anticipated 30 years ago. Building homes with a mix more consistent with existing developments in the Foothills to include a mix of R1-8, R1-10 and R1-18 zoning to reduce the number of single-family units to approximately 500 single family units would significantly reduce noise, traffic and CO_2 emissions while mitigating the impact on existing developments along Chandler Blvd.
- Rezone some land to support commercial retail to support this "small city" and make it more self-contained. This would reduce noise, traffic and CO_2 mitigating the impact on existing developments along Chandler Blvd.
- Accelerate the plans and increase funding (above the .14 stations currently planned) for a new emergency service at 19th and Chandler.
- Use impact fees from this development to address the concerns above and mitigate the impact of this "small city" sized development on the surrounding community.

Request

I request that the Planning Commission review and address each of the concerns discussed in this letter. I also request that the developer revisit the proposed development and the elements that are discussed

[1] Phoenix General Plan 2015 (https://www.phoenix.gov/pdd/planning-zoning/phoenix-general-plan)

in this letter and propose alternatives that consider the impact this development will have to the surrounding community.

In conclusion, I appreciate the City of Phoenix Planning Commission's consideration of my concerns, recommendations, and request to address these concerns.

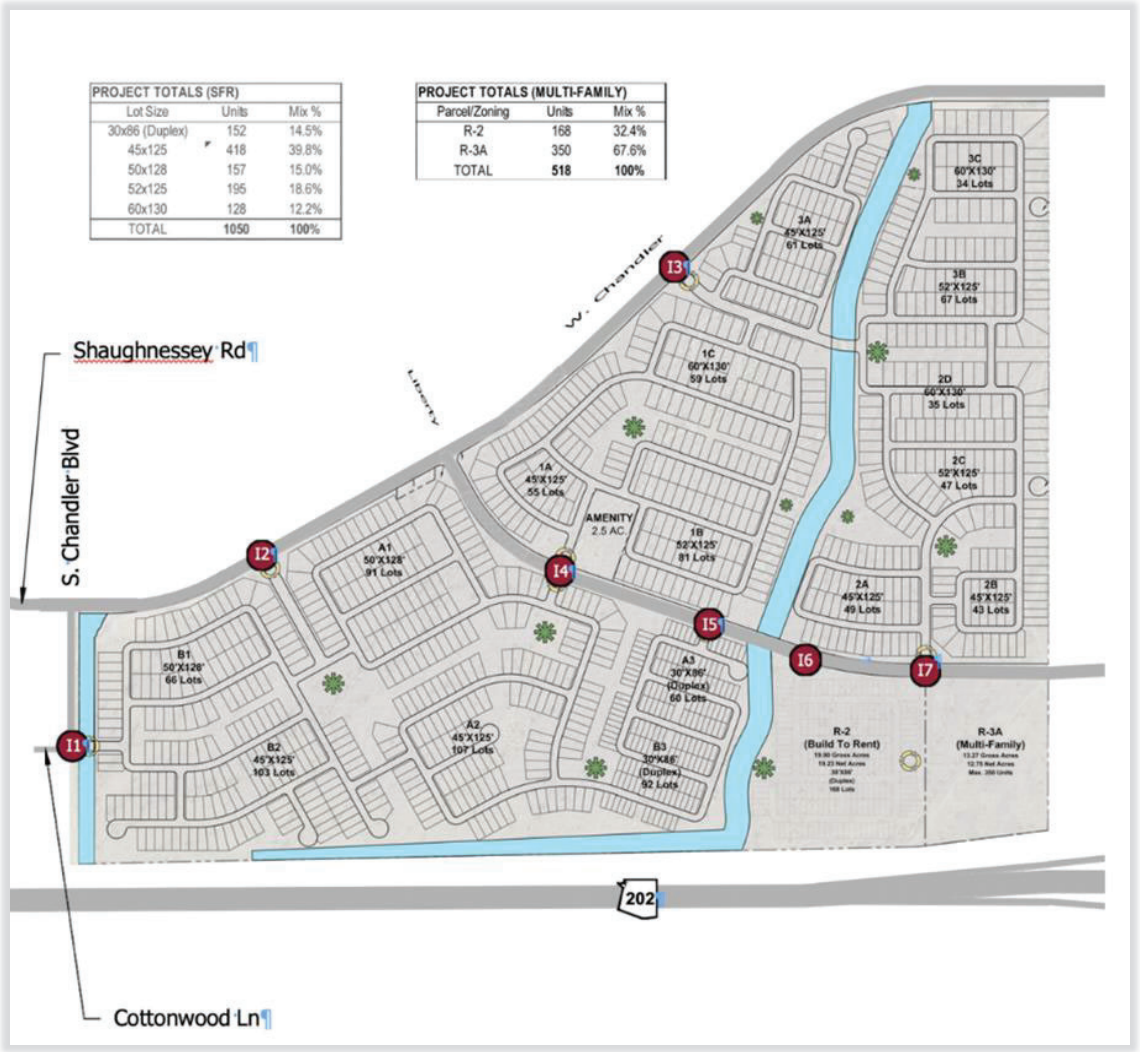


Figure 2: Upper Canyon Proposed Development

Regards,

Doug McBane
dpmcbane@yahoo.com
C: (408) 804-3831
Desert Foothills Resident

Racelle Escolar

From: TIMOTHY GOODING <tgooding@cox.net>
Sent: Monday, August 1, 2022 11:41 AM
To: Nayeli Sanchez Luna
Cc: Council District 6 PCC
Subject: Ahwatukee Foothills Village Planning Committee
Attachments: city counsel letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Sanchez-Luna,

Attached please find our comments and concerns regarding the decision to recommend downgrading the Chandler Blvd extension.

Please acknowledge receiving this email and that the letter will be considered at the City Planning Commission meeting on August 4, 2022.

Thank you

Dr. Timothy Gooding

TO: Ms. Nayeli Sanchez Luna
Planner II Village
City of Phoenix Planning and Development Department
200 W Washington Street Phoenix, AZ 85003

FROM: Dr. & Mrs. Timothy Gooding
Phoenix, Arizona 85045

DATE: July 28, 2022

RE: Concerns about the recommended changes to the General Plan Street Classification Map for West Chandler Blvd.

Dear Ms. Sanchez Luna,

My wife and I have enjoyed living in this community since 2014 and we are very concerned with its expansion. Our concern is three-fold:

1. The change in plans for W. Chandler Blvd proposed by the developer and recommended by the Ahwatukee Foothills Village Planning Committee on June 27, 2022
2. The additional homes, vehicles and persons that will further lengthen emergency service response times.
3. Transparency of the decision process for the reclassification proposal

For several years residents west of 17th Drive have been assured that the future developer of the land south of Chandler Blvd would be contractually responsible for building the extra lanes (for a total of 4 lanes) and associated infrastructure on Chandler Blvd. These assurances were made even after the 27th Avenue exit was eliminated from the 202-freeway plan. In recent weeks we have been informed that Blandford is attempting to renege on this responsibility by claiming that, since the 27th Ave exit is off the table, their development of Liberty Lane would provide enough traffic flow relief to render the 4-lane expansion of Chandler Blvd unnecessary. Their plan is to "right-size" Chandler Blvd: leaving the street with its' current 2-lane status.

A Blandford homes representative stated that people heading east from subdivisions west of the new development as well as those living in the new homes would drive along Shaughnessy Road, head to Liberty Lane over to 17th Avenue, eventually connecting with the freeway. It is our understanding that this *assumption* is based on a privately funded traffic study which has not been made available to community members.

The illogical route suggested adds more than a mile, 2-5 minutes (depending on time of day) and at least 3 additional traffic light stops to get to the nearest grocery store, pharmacies, banks, gas stations, gyms, postal stations, restaurants, day care center/school, hardware store and medical and dental offices located at Desert Foothills Parkway.

A much more likely scenario is that traffic from Shaughnessy will continue onto W. Chandler Blvd. heading east to the nearest amenities, and will be joined by (at minimum) residents living in the new homes that are southwest of Liberty Lane.

"Right-sizing" as proposed will negatively impact the quality of life for residents west of 17th Drive by complicating and increasing the traffic flow, delaying our commute times and adding the hazard of traffic turning onto and off of Liberty Lane, which will both slow and often stop traffic on both sides.

Emergency service responses to the Foothills Reserve are currently already well outside of the City of Phoenix 4-minute response time standard. We feel that the addition of over 1500 households coupled with the limited capacity of a 2-lane Chandler Blvd increases the likelihood of accidents and will further increase response times to communities west of the Blandford development. **This leaves us vulnerable to unjustifiable bodily harm and property damage.**

The traffic flow is also a concern for bikers (despite the "enhanced bike lane"), skaters and walkers/runners with their pets. The addition of parallel parking at the trailhead also belies the existence of a comprehensive and neutral traffic study: **parallel parking with only one westbound lane will require traffic stoppage** both to enter and exit the spot. Also, drivers opening car doors will interfere with westbound traffic flow, passengers opening car doors will interfere with bikers.

We believe these are unacceptable risks for residents with the only reward being million-dollar revenue received by Blandford.

Given these economic incentives, we are also concerned with the transparency of the Ahwatukee Foothills Village Planning Committee meetings.

The June 27th meeting was delayed at least 15 minutes due to the inability to reach a quorum. Once the proceedings were opened, presentations were given by several speakers immediately followed by a motion to recommend the Blandford reclassification.

Although questions were allowed following each presenter there was no further discussion by the board despite the repeated request to do so by a board member. The board chair insisted on proceeding with the vote in which the recommendation was passed. It is our understanding that Roberts Rules of Order allow for discussion following a motion.

- Why was Robert's Rules ignored?
- It was unclear when (if) additional board members joined the meeting before the vote…did they hear and consider the information from the presenters?
- There were many unanswered questions asked about safety, logistics and costs regarding which presenters promised follow-up; why was the vote rushed through without the benefit of this information?

- Why are Ahwatukee Foothills Village Planning Committee meetings held virtually when Phoenix City Council has been meeting in person for months?
- Why are meeting minutes and/or recordings not readily available to the public on the City of Phoenix and Blandford websites?

As City of Phoenix residents and members of the Foothills Reserve community we respectfully request the following actions BEFORE approval of the Chandler Blvd reclassification:

- Develop a comprehensive safety plan for the Foothills Reserve which includes both EMS and PD. The plan should evaluate and address the impact of construction phase issues, the proposed street reclassification, and the future additional housing.
- Review minutes of Ahwatukee Foothills Village Planning Committee meeting, June 27th, 2022. All meeting minutes to be posted online.
- Reinstate in person meetings or provide rationale for continuing to meet virtually.
- Make existing traffic study available online to impacted residents and the public.
- Conduct independent traffic study which includes evaluation of new speed limit changes on Chandler Blvd., traffic control issues at 17th Ave and Liberty Ln. and the impact on local roads due to construction.

Sincerely,

Dr. & Mrs. Timothy Gooding

Phoenix, AZ 85045

CC: Councilman Sal DiCiccio

From:	Dawn Paschke
To:	PDD Planning Commission
Subject:	Planning Commission Meeting - August 4th, 6pm - Item #17, Case #GPA-AF-1-22-6
Date:	Tuesday, August 2, 2022 3:56:12 PM

ITEM # 17 CASE # GPA-AF-1-22-6

STREET CLASSIFICATION - MAP AMENDMENT

My husband and I live in Promontory at Foothills West.

I do not see the change; making Chandler Blvd between 19th and 27th Ave a Collector Street (2 lane) instead of an Arterial Street (4 lane), a "Minor General Plan Amendment". I see this change as a MAJOR SAFETY ISSUE.

- Currently our residence and the area affected by the changes on West Chandler Blvd are OUTSIDE THE ACCEPTABLE RESPONSE TIME OF THE PHOENIX FIRE DEPARTMENT per Executive Assistant Chief Scott Walker at the Ahwatukee Foothills Village Planning Committee Meeting held on June 27, 2022.

- According to Executive Assistant Chief Scott Walker, IF the money can be raised, the new fire station close to the Bursera Trailhead might be built in 4-6 YEARS.

- The insurance company we have had for years would not cover our new home, because it is OUTSIDE THE ACCEPTABLE RESPONSE TIME FOR THE FIRE DEPARTMENT.

- The Upper Canyon developer is ADDING OVER 1000 HOMES.

- There is ONE WAY IN and ONE WAY OUT of all the homes to the west of the new Upper Canyon development.

- With the additional traffic on Chandler Blvd RESPONSE TIME FOR EMERGENCY SERVICES WILL BE EVEN LONGER.

- If there is a wildfire emergency (the homes in Promontory at Foothills West and the homes on the north side of Chandler are surrounded by South Mountain) you will be trying to evacuate all those homes on a two lane road.

- The developer is adding parallel parking on the north side of Chandler at the trailhead. Those cars will be pointing toward, pulling out onto a single lane, and moving toward a DEAD END. My bet is they will make illegal u-turns either at the parallel parking or at the Chandler/Shaughnessey intersection. And accidents on that stretch are going to go up.

- If there is an accident on a two lane road; how do other vehicles get around it and how do emergency services get around it if needed further down that road.

- With the heavy construction slated for the Upper Canyon development and the heavy equipment that will be using Chandler Blvd. traffic is going to be a nightmare and again...a SAFETY ISSUE.

- The Upper Canyon developer says Liberty Lane will be a relief for Chandler Blvd, BUT the closest services (grocery, gas, drug store, restaurants) are at Chandler and Desert Foothills Pkwy. The majority of traffic will continue to use Chandler Blvd.

Please consider all the ways this can add to the stress already on the communities to the west and the safety issues that can be potentially caused by leaving Chandler a two lane road.

Thank you for your time and consideration of this SAFETY ISSUE.
Dawn Paschke
15914 S. 34th Dr
Phoenix, AZ 85045

From:	mary balsie
To:	PDD Planning Commission
Subject:	Item number 17 and Case number GPA-AF-1-22-6
Date:	Tuesday, August 2, 2022 2:48:47 PM

Good afternoon,
I have concerns with the Amendment to change Chandler Blvd from an Arterial (4 lane) to a Collector (2 lane) road. Upper Canyon development.

1. The increase in traffic with 1000 + new homes will be a danger to the community with a 2 lane collector road.
2. The lack of a fire station will make response times even longer than they are now and unacceptable.
3. The lack of a police station will make safety an issue.
4. The lack of a traffic signal at 17th and Liberty will increase the number of traffic accidents.
5. The lack of a traffic signal at 17th and Chandler will cause accidents with the increase of traffic.

Please reconsider the amendment for the safety of our nearby communities.

Mary Balsie
Promontory at Foothills West

From:	JN Bailey
To:	PDD Planning Commission
Subject:	Please do NOT reclassify Chandler Blvd. Item #: 17, Case #: GPA-AF-1-22-6
Date:	Tuesday, August 2, 2022 4:44:07 PM

Hi,

My husband and I are native Arizonans, and have called Ahwatukee home for the past 7 years. We currently live out in the Promontory @ Foothills West community at the end of Chandler Blvd with our 2-year-old son, and are expecting a second boy this October. We love this community and this area.

As someone who has driven this stretch of Chandler Blvd almost daily since 2019, I am writing to implore you to please **NOT** narrow Chandler Blvd. Please do **NOT** reclassify it from an Arterial to a Collector road.

- Earlier this year, our toddler had an emergency and it took paramedics 18 minutes to arrive at our house. From speaking with neighbors, I know that they have experienced longer waits and in more serious situations. Narrowing the road, adding in many new homes, and not expanding emergency services in the area is going to exacerbate the situation.
- There are already lines of traffic on Chandler Blvd during rush hour times. Narrowing the road and forcing cars to block the traffic lanes is going to be a disaster.

I am very frustrated at the notion that the decision to reclassify the road is being made by people who ultimately will not be impacted by the outcome of their decision.

Please seriously take into consideration the impact on people who currently call this area home, and the people who these homes are being built for.

Reference: Item number 17
Case Number: GPA-AF-1-22-6

Kind Regards,

Nancy and Jason Bailey
3406 W Brookwood Ct
Phoenix AZ, 85045

From:	ROBYN BOITZ/MASKELL
To:	PDD Planning Commission
Cc:	boitzie@cox.net
Subject:	Item #17, Case #GPA-AF-1-22-6
Date:	Tuesday, August 2, 2022 4:29:03 PM

Good Afternoon,

I would just like to take a moment to express my concerns if the street on Chandler is not widened.

If this is not done it will create many safety issues/concerns for me as a resident of Promontory at Foothills West.

During the lengthy construction process I fear access in and out of our area will be substantially slowed or stopped. What happens if unfortunately, there is an emergency or fire and the first responders can not get to us?

I have the same issues with adding so many new drivers to a single lane street. Again, what happens if there is an emergency, and there is an accident on that street..... No way in or out. Response times to us are already frighteningly long.

Most of us were told a fire station was absolutely going into the new development. Now that appears to be put off for a later date. I fear this situation coupled with the discussion to NOT widen the road is a recipe for a future disaster.

Thank you for your time and consideration on this matter.

Robyn Boitz-Maskell

From:	Bonnie Nied
To:	PDD Planning Commission
Subject:	Item # 17 / Case # GPA-AF-1-22-6
Date:	Tuesday, August 2, 2022 2:45:38 PM

SUBJECT:
Phoenix City Planning Commission for the meeting Thursday, August 4th at 6 pm on the Amendment to change Chandler Blvd from an Arterial (4 lane) to a Collector (2 lane) road, from 17th to Shaughnessey (the new Upper Canyon development)

Re: Item number 17 and Case number GPA-AF-1-22

We are residents at the "Promontory at Foothills West"
3461 W. Mountain Vista Drive
Phoenix, AZ 85045

With the 1000+ additional homes due to the new Upper Canyon development- it is imperative that the road from 17th to Shaughnessey be expanded to 4 lanes, and a police & fire station be included in the plans if this developer gets approved.

We currently have delays in response times now for emergency services and this planned development will just make the issue worse.
Safety is the issue and the developers of the new area should be held accountable for the road expansion the additional traffic it will bring.

Accountability and safety should outweigh profits.

PLEASE expand the road in/out of this area!

Regards,
Homeowners: Terry & Bonnie Nied

From: jaslowleeother@gmail.com
To: PDD Planning Commission
Subject: Item number 17 and Case number GPA-AF-1-22-6
Date: Wednesday, August 3, 2022 9:57:36 AM

Please consider requiring Chandler to be 4 lanes adjacent to the new Blandford development. We cannot add 3,000 autos and not expect additional traffic and congestion.

In addition, we need an additional Loop 202 freeway on-ramp / off ramp.

Let's continue to design our neighborhood correctly the first time, versus figuring it out at a later date or when someone is killed in avoidable accident.

Thanks,
Lee Jaslow
3468 W Morgan Ivy Ln
Phoenix, AZ 85045
49-248-1110

Racelle Escolar

From: Leslie Dunlop <leslie.dunlop@hotmail.com>
Sent: Thursday, August 11, 2022 3:55 PM
To: PDD Planning Commission
Subject: Item number 17, Case number GPA-AF-1-22-6

Hello Phoenix City Planning Commission,

My family and I live in the Promontory Community in Ahwatukee Foothills. We're very concerned about the inconvenience and more importantly, safety concerns without an expansion of Chandler Blvd. The nearest fire station is well over 6+ miles away, and there are no future plans for a build out of one. The response time for emergency vehicles will be much longer if the road widening and freeway exit are not considered.

With adding over 1500+ households built by Blanford Homes, it will introduce a ton of new traffic and impact the neighboring communities. Also, with the return of being onsite at the offices, I'm concerned that any previous studies were also done with that not being a consideration.

Thank you for taking our concerns into consideration,

Leslie Dunlop

Racelle Escolar

From: David DiMassa <ddimassa57@gmail.com>
Sent: Friday, August 12, 2022 1:24 PM
To: PDD Planning Commission
Subject: Fwd: Item number 17 Case GPA-AF1-22-6

Hello

I have been an Ahwatukee resident since 1992 and now my wife and I live in a home in the Promontory division in West Ahwatukee, I would like the Phoenix City Council to know my opinion of the conference call that I attended virtually on June 27. No one was allowed to speak during this meeting except for council members, speakers and two residents that had pre approved questions submitted in advance, of which I was one, however, I was not allowed to speak for some reason. I heard only one Ahwatukee resident that spoke on this call, other members did not seem to be familiar with West Ahwatukee at all. I am very disappointed that the Council voted on June 27 to proceed with a developer plan that impacts all West Ahwatukee residents. The representative from Blanford homes repeatedly referred to a traffic study his company has completed and in conclusion he and subsequently some board members decided to move ahead with a City plan to ;

Classify Chandler Blvd to 27th ave from a "arterial" to a "collector" street. What? The new Blanford massive project will add 1040 single family homes, 150 rental units and 329 apartments adding over 3000 new residents and a whopping 13000+ new car trips/ daily by their own study, which I am sure is consevative.
Narrowing Chandler Blvd and increasing bike lanes and parallel parking . What? Bikers and hikers are primarily non Ahwatukee residents that are not even calculated in the increased traffic
One Council person said increasing the amount of lanes would only increase speeding on Chandler Blvd. What? If that logic were true, the SMF 202 should only be 2 lanes, not 4!
The nearest fire/ emergency/police station is currently 6 miles from Promontory. My neighbors have experienced up to 20 min wait times for emergency vehicles. Narrowing Chandler Blvd will only increase this time. The Fire Dept official stated that no new stations are planned in our area for at least 3-10 years.
Ahwatukee population is 80,000 + before the new residents that have been added in the last 5 years. Our residents pay a large amount of property taxes and receive a very small amount of City services, Police and FIre , especially vs. other Phoenix areas. Ahwatukee should have just as much political power as Arcadia and North Phoenix. My old classmate at ASU and friend Sal DeCiccio and I certainly did not agree politically; however, Sal always represented the residents of Ahwatukee well, in my opinion.
Please do not "rubber stamp" this cursory plan from developer Blanford and allow our beautiful neighborhoods to become less safe and less quiet. This is not the 90's when Phoenix City planning was influenced by builders who only care about selling more houses. When they leave it is us, the residents that have to go back years from now and correct their mistakes.

Thank you for your time

David and Loretta DiMassa
3410 West Brookwood Court
Phoenix, Az 85045

Racelle Escolar

From: Val DeMik <Valerie@360-it.com>
Sent: Monday, August 15, 2022 10:33 AM
To: PDD Planning Commission
Cc: Kyle Wellik; Stephen Whalley
Subject: Blandford Homes Upper Canyon Development, Case number GPA-AF-1-22-6

Phoenix Planning Commission,

My husband and I only considered moving into our home in Promontory at Foothills West because of the new 202 that opened shortly after our move 3 years ago. The move from a home that we loved in Chandler was to be closer to our granddaughter (lives in Goodyear) and greatly increase the convenience of helping raise her. It truly takes a village, especially these days, and we are a big part of that village. We always thought Ahwatukee was beautiful but never considered living there because of the inconvenience of living in a funnel of traffic, until the new 202 connected far West Ahwatukee to the rest of the valley.

We are extremely distraught over the new Upper Canyon development planned between our home and 17th Ave., our first exit out of the neighborhood. It's concerning enough that months and years of construction traffic will significantly hinder our commute, but the fact that the builder may be approved to not widen the road is disheartening and unreasonable. Many communities suffered in the fight for/against the new 202 to make Ahwatukee more accessible and that fight will be for naught for all the homes West of 17th Ave., if the builder is not held accountable to increase the lanes to at least 5 lanes, per original plan. In addition, other considerations for construction traffic during construction phases should also be considered as there are legitimate health and safety concerns.

Had the entrance/exit to the new 202 been at Chandler Blvd instead of 17th Ave., which is West of the new development, this would be less of a concern and much less of a safety issue. Maybe the builder would prefer funding a new exit there, though I believe that would be significantly more costly than adding lanes. The only reason I mention it is for perspective and the severity of consequences the builder is carelessly proposing to impose on all communities West of 17th Ave. in the name of profit optimization. Their profit optimization significantly threatens our safety, health and livability.

Some of the health and safety concerns referenced above include fire, police and medical response times. Our gated community that's literally at the end of the Ahwatukee road has had many concerning characters and events during our time here. We've had nefarious people caught on camera stealing packages, breaking into vehicles, racing at high speeds through the winding neighborhood, trying to light fires near homes, and drug paraphernalia found in the surrounding desert areas, to name a few. Due to the already long response times, no one has been held accountable. We are thankful no one has been physically hurt.

Additionally, Promontory at Foothills West is currently considered a high-risk fire zone by most home insurers. Many homeowner's insurance companies refuse to insure our homes based on the expected response time of the closest fire stations. The companies that do insure us charge a significant premium, which creates a financial hardship in addition to safety concerns. If the insurance companies have done their risk assessment and consider this a high-risk fire neighborhood due to extended response times as it currently stands, how can anyone in good conscience consider

increasing that risk to the people of the communities West of 17th Ave.? Then there's medical response times. We have had several medical emergencies in the neighborhood. There's been a couple very serious life-threatening emergencies that may have turned out very poorly if response times for emergency response were lengthened.

I don't know what the builder's experts assessed or the reasoning behind their report ($$) but I can assure you that they did not reasonably assess traffic flows, response times, insurability, risk, and livability for all residents West of the 17th Ave. exit. I am willing to speak publicly as a homeowner, gather petitions, or do anything else that will legally curtail this unreasonable, harmful, shameful plan. Please consider the people that live here before allowing corporate profit to overrule our community by making it significantly less safe and less livable.

Sincere Regards,

Valerie DeMik

Promontory Foothills West Resident

Racelle Escolar

From: Michael Buzinski <mbuzinski@yahoo.com>
Sent: Tuesday, August 23, 2022 1:31 AM
To: Racelle Escolar
Cc: Council District 6 PCC; John Cochran
Subject: Public Comment - Request for review of GPA-AF-1-22-6 (Chandler Blvd Reclassification to Collector St)
Attachments: MIN171068-Ahwatukee Planning-22AUG16.pdf; Chandler Blvd Lane Reduction - Calabrea 19AUG2022.pdf

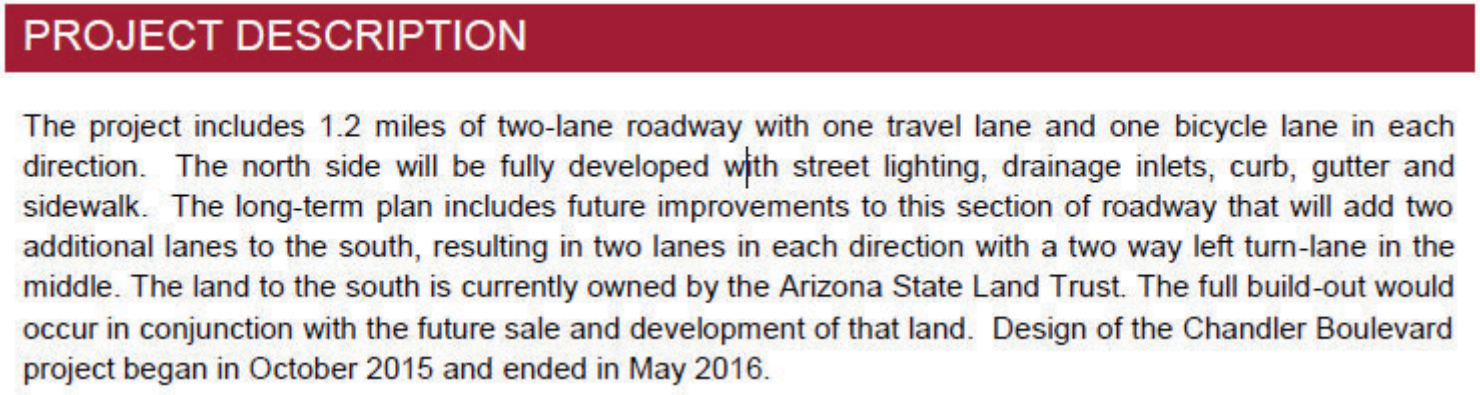
Hello Ms. Escolar,

I'm reaching out as the HOA president of one of the communities impacted by the General Plan Amendment request submitted by Blandford homes, GPA-AF-1-22-6.
This summary of this amendment is:

> *Minor General Plan Amendment to change the General Plan Street Classification Map designation on Chandler Boulevard from Arterial Street to Collector Street; and 27th Avenue from Arterial Street to Local Street*

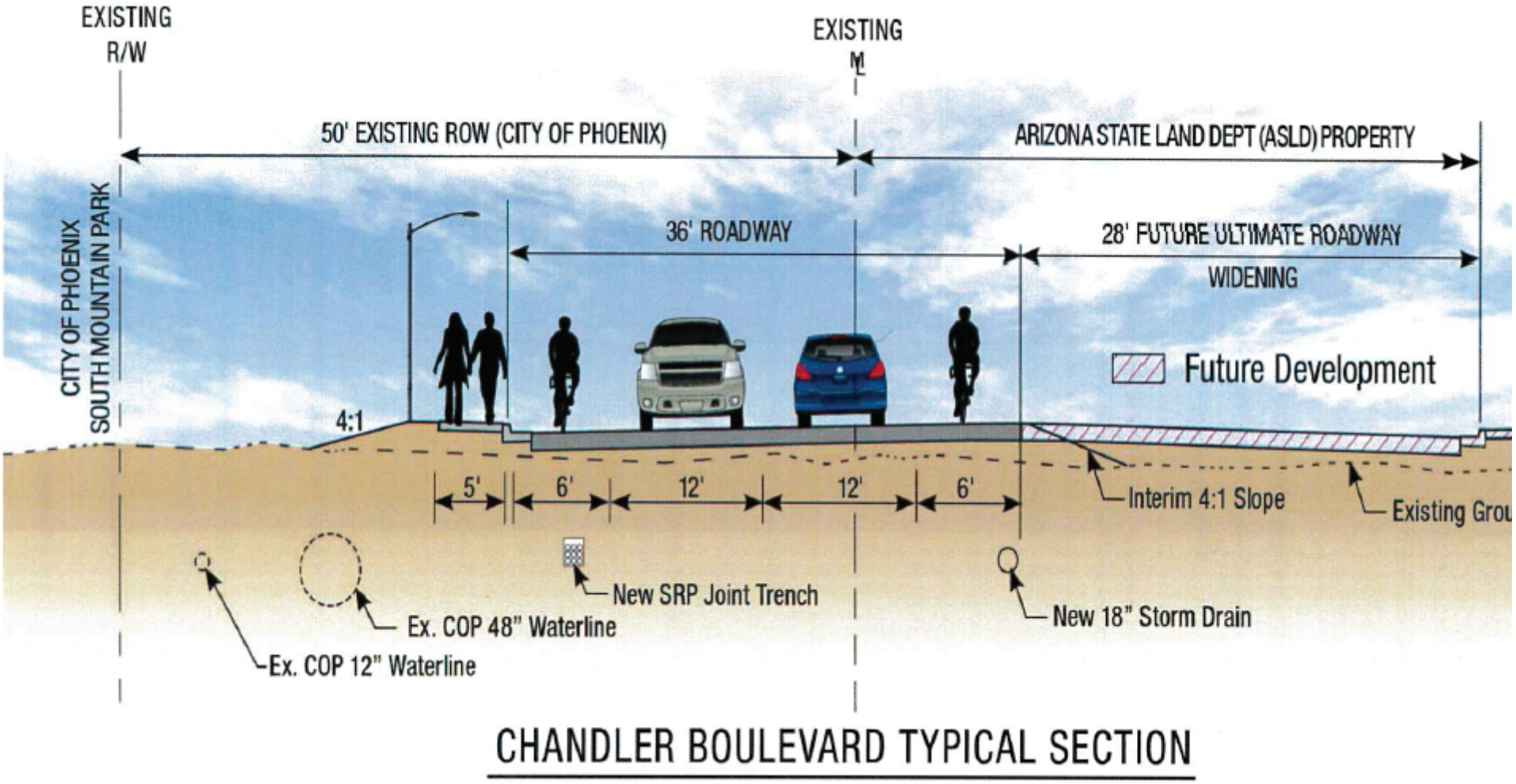
Our community would like to request an opportunity to meet with the planning committee members who will be reviewing this request to express our concerns with this request and the negative repercussions it will create for residents west of 17th Ave. We can be available in person or remote. We have no issue with Blandford developing the former state land parcel but have concerns with their request and how it changes the previous commitments given to us by Phoenix and ADOT in 2015/2016.

The original Chandler extension plan is documented in the "South Mountain Freeway FEIS/ROD Reevaluation #3 for Chandler Boulevard: 27th Avenue to 19th Avenue" document found at (https://apps.azdot.gov/files/projects/south-mtn/Post-ROD/SMF-Reevaluation-3-080316.pdf [apps.azdot.gov])
This document details the city's commitment to building the road to 4 lanes plus a center turn lane, sidewalks and bike paths. From the document:



PROJECT DESCRIPTION

The project includes 1.2 miles of two-lane roadway with one travel lane and one bicycle lane in each direction. The north side will be fully developed with street lighting, drainage inlets, curb, gutter and sidewalk. The long-term plan includes future improvements to this section of roadway that will add two additional lanes to the south, resulting in two lanes in each direction with a two way left turn-lane in the middle. The land to the south is currently owned by the Arizona State Land Trust. The full build-out would occur in conjunction with the future sale and development of that land. Design of the Chandler Boulevard project began in October 2015 and ended in May 2016.



CHANDLER BOULEVARD TYPICAL SECTION

In addition, during the August 2016 Ahwatukee Village Planning Committee meeting (see attached) the City of Phoenix Streets Transportation Department and Kimberly-Horn representatives spoke to the committee. Specific quotes related to the development of the Chandler extension:

"Ms. Kim Carroll, from Kimberley-Horn, provided an overview of the traffic technical memorandum regarding the project. She explained that the purpose of the memorandum was to address community concerns and evaluate before and after traffic conditions. She explained the "Level of Service" (LOS) criteria used for evaluating traffic and indicated that both the existing Pecos Road and the proposed Chandler Road extension would have an LOS of "B" or better. She noted that the proposal would result in improved response time for first responders in some conditions and that it had been evaluated by both the City of Phoenix Police and Fire departments."

"Ms. Noteware commented that the proposed extension would be built to a condition designed to handle the traffic flow of an arterial roadway and that the LOS rating would not change."

"(Ms. Noteware) clarified that the City of Phoenix owns only the north side of the roadway and that the south side would be developed when the Arizona State Land Department sold this property. She noted that this is a typical process for road development."

"Mr. Chad Blostone asked for examples of two-lane roadways in the City of Phoenix that serve a similar amount of homes. He noted that the proposed roadway would result in varying widths along Chandler Road. Ms. Noteware responded that staff would need to research similar roadway configurations." (NOTE: no similar roadway was identified)

We would like to understand how this change can be supported when extensive review was performed in 2015/2016 justifying maintaining an arterial designation to meet the original Pecos Rd Level of Service (LOS). Pecos was built as 4 lanes from 17th to 27th Ave in 2000-2001 as an arterial roadway. We also don't understand why the 'typical process for road development' would not be followed for this development.

Finally, the supporting argument from Blandford indicates the additional lanes are not needed since the freeway interchange was moved from 27th Ave to 17th Ave appears invalid when all ADOT documentation since at least 2006 only shows the 17th Ave interchange and the re-evaluation document detailing the design and build for the Chandler Extension was clearly performed with the interchange at 17th Ave. It should also be noted that during the community presentations in 2016, Liberty Lane was included in the discussion (see p. 92 of Reevaluation #3 for Chandler Boulevard: 27th Avenue to 19th Avenue). However, no details on Liberty were included because it was outside of the scope of the project and its exact alignment and connection to Chandler was undetermined. While we fully support reclassifying 27th Ave to a local street, we have not seen sufficient justification to invalidate the extensive analysis performed in 2015/2016 or the benefit it will provide the residents living in West Ahwatukee.
The only benefit we currently see is for Blandford to save the cost of building the additional roadway and gaining added land for development.

Thanks for your help and support,
Mike Buzinski
President - Calabrea HOA

AHWATUKEE FOOTHILLS VILLAGE PLANNING COMMITTEE
MINUTES
August 22, 2016
Pecos Park Community Center
17010 S. 48th Street, Phoenix, AZ 85048

MEMBERS PRESENT	***MEMBERS EXCUSED***	***STAFF PRESENT***
Chad Blostone – Chair	Andrew Gasparro	Adam Stranieri
Spencer Elliott – Vice Chair	Christopher Gentis	Marc Thornton
Melanie Beauchamp	Michael Hinz	Eileen Yazzie
Alexander Benezra	Benjamin Holt	Thomas Remes
Mike Maloney	Max Masel	Chris Turner-Noteware
Pete Meier	Vanessa Ryan	Tony Humphrey
Blanche Prokes		Mike Jauch
Michael Schiller	***MEMBERS ABSENT***	
Darin Sender	Scott Crouch	
Brian Symes	TJ Nile Rachford	
	Jerry Youhanaie	

1. Call to order.

Mr. Chad Blostone called the meeting to order at 6:06 PM with a quorum of 10 members present.

Mr. Adam Stranieri introduced himself as the Village Planner and provided an overview of the role and responsibilities of the Village Planning Committee.

2. Presentation and discussion regarding progress updates on a street improvement project along Chandler Boulevard from 27th Avenue to 19th Avenue. Presentation by the Street Transportation Department.

This item was taken out of order and heard after Item 7

3 speaker cards were submitted expressing no position, wishing to speak
1 speaker card was submitted in opposition, wishing to speak

Ms. Chris Turner-Noteware, with the Street Transportation Department, provided an overview of the project including the proposed roadway alignment and the locations of bridges and culverts. She noted that the bridges and culverts were designed to provide wildlife crossings. She provided an overview of public outreach, meetings, and completed project documentation.

Ms. Kim Carroll, from Kimley-Horn, provided an overview of the traffic technical memorandum regarding the project. She explained that the purpose of the memorandum was to address community concerns and evaluate before and after traffic conditions. She explained the "Level of Service" (LOS) criteria used for evaluating traffic and indicated that both the existing Pecos Road and the proposed Chandler Road extension would have an LOS of "B" or better. She noted that the proposal would result in improved response time for first-responders in some conditions and that it had been evaluated by both the City of Phoenix Police and Fire departments.

A member of the public asked whether the traffic counts were for cars moving in both directions on the affected roadways. **Ms. Carroll** responded that they were.

A member of the public asked whether traffic counts were recorded while schools were in session. **Ms. Carroll** responded that they were. **Ms. Noteware** commented that traffic conditions along Chandler Road will continue to be monitored both during the implementation of the project and in the future.

A member of the public expressed concern that the memorandum did not address a large enough area surrounding the project site. The speaker asked that a study be conducted that encompassed all of Chandler Road and more directly addressed road conditions. **Ms. Noteware** commented that the proposed extension would be built to a condition designed to handle the traffic flow of an arterial roadway and that the LOS rating would not change.

A member of the public expressed concerns regarding the relocation of trenches and utilities, salvage of existing mature vegetation, and construction contracts.

Mr. Chad Blostone asked for examples of two-lane roadways in the City of Phoenix that serve a similar amount of homes. He noted that the proposed roadway would result in varying widths along Chandler Road. **Ms. Noteware** responded that staff would need to research similar roadway configurations.

Ms. Darin Sender asked for a clarification of the anticipated traffic counts along the proposed extension. **Ms. Carroll** responded that the traffic count would be similar to the current count on Pecos Road and that the roadway would have an LOS rating of "B". She commented that in order to reduce the LOS rating to "C", the traffic count would have to nearly double above expectations.

Mr. Alexander Benezra asked whether there were any similar roadway configurations in the City, disregarding the adjacent development. **Ms. Noteware** responded that there were many. She clarified that the City of Phoenix owns only the north side of the roadway and that the south side would be developed when the Arizona State Land Department sold this property. She noted that this is a typical process for road development.

A member of the public asked if the entire roadway could be constructed entirely on City of Phoenix land. **Ms. Noteware** stated that the City of Phoenix did not own an adequate quantity of land to construct both halves of the road.

Ms. Robin Salthorre, a member of the public, noted that land west of 27th Avenue may be owned by Maricopa County. She asked whether the Arizona Game and Fish Department were consulted regarding the proposed bridges and culverts. **Ms. Noteware** responded that they were consulted.

Ms. Kellie Huston, a member of the public, commented that developers of the adjacent subdivisions had allocated funds for purchasing right-of-way in the

surrounding area. She stated that these developers had not intended for there to be single-access points in and out of their communities.

A member of the public expressed concern that the intersection of Chandler Road and 17th Avenue had not been adequately evaluated. The speaker noted that there was a need for traffic signals and further review by the Police and Fire departments in this area. **Ms. Noteware** responded that this intersection was included in the Traffic Technical Memorandum. **Ms. Carroll** stated that traffic lights are typically installed based on traffic counts which are reviewed on an annual basis. She commented that recent traffic counts did not warrant traffic signals at this location.

A member of the public expressed concern regarding the proposed road width. **Ms. Noteware** responded that expanding the right-of-way was not warranted at this time and that the LOS would not change. She noted that this concern was addressed in the planning stages of the project.

3. Presentation and discussion regarding the proposed Loop 202 – South Mountain Freeway including project status, accessing project information, and upcoming public meetings. Presentation by the Street Transportation Department and Arizona Department of Transportation.

This item was taken out of order and heard after Item 2

6 speaker cards were submitted expressing no position, wishing to speak
3 speaker cards were submitted in opposition, not wishing to speak

Ms. Eileen Yazzie, with the Street Transportation Department, introduced herself as the Special Projects Administrator with the City of Phoenix for the Loop 202 South Mountain Freeway project. She also introduced **Mr. Thomas Remes**, with the Street Transportation Department, and indicated that he would take over this position soon. **Ms. Yazzie** stated that for all freeway projects, particularly those that change alignments, the City of Phoenix participates in coordinating between agencies and acting to protect the interests of city residents and property owners. She noted that coordination efforts may include enforcement of City programs, policies, or fees, and coordination of departments and contractors.

Mr. Brock Barnhart, with ADOT, provided a timeline of the Loop 202 project from the Record of Decision issued in March, 2015 to the planned opening of the freeway. He noted that the project is conceived as comprising four segments, each with an individual construction schedule, but planned to open simultaneously. He provided an overview of how to access project information, timelines, design graphics, notifications, and public meeting data from the ADOT website.

Mr. Chad Blostone stated that the City Manager had recently expressed concerns regarding design changes. He noted that ADOT has considerable latitude in determining the final design. **Mr. Barnhart** stated that ADOT

appreciates the City's input on the design and will work to integrate these comments into the plans. He noted that he did not yet have information on the specific outcome of these comments. **Ms. Yazzie** stated that the City of Phoenix and ADOT had already begun meetings to address these concerns.

Mr. Michael Schiller noted that there were many successful freeway projects in the Valley that had integrated sound walls, noise walls, landscaping, and other mitigation features. He asked whether these were considered in the project. **Mr. Barnhart** responded that many of these features were included in preliminary designs. He noted that final details would rely on the finalizing the design and that noise levels would meet or exceed federal standards. He stated that final designs would be presented to the Committee at a future meeting.

Mr. Alexander Benezra noted that ADOT has constructed numerous below-grade freeways and asked whether there any feasible design features from this experience that could mitigate community concerns. **Mr. Barnhart** responded that the developer would be looking for any cost-effective mitigation strategies that could address specific concerns.

A member of the public asked whether the freeway would be constructed in phases. **Mr. Barnhart** responded that the four segments would be constructed simultaneously.

A member of the public asked what how truck traffic in the surrounding area would be affected. **Ms. Yazzie** responded that the freeway is planned to be opened only when completely constructed and trucks would utilize surrounding freeways until this point.

A member of the public asked if Pecos Road would be closed during construction. **Mr. Barnhart** responded that this was yet to be determined.

A member of the public noted that the freeway would bisect a portion of South Mountain Park. She stated that South Mountain has important historic and religious significance to the O'odham. She commented that the O'odham perspective on the proposal should be considered. She expressed concern that outreach had not been conducted in the O'odham language. She provided an overview of an ongoing court case regarding the proposal.

Mr. Philip Morales, speaking in opposition, provided an overview of the historic and religious significance of South Mountain to the O'odham. He performed a song that illustrated this significance.

Mr. Galen Schliem, a member of the public, stated that Pecos road is in the ADOT right-of-way. He asked whether the roadway would be closed in its entirety. **Mr. Barnhart** responded that project phasing and traffic maintenance plans were not completed at this time.

A member of the public asked whether a regional study was conducted for the area surrounding Ray and Chandler Roads and the existing I-10. **Mr. Barnhart** stated that traffic studies were conducted at a regional level.

Mr. William Ramsay, speaking in opposition, asked for clarification of ways to get involved in the design process. **Mr. Barnhart** indicated that ADOT's website provides a sign-up option to receive project updates and public meeting information.

Mr. Blostone asked for clarification regarding the City Manager's recent comments. **Ms. Yazzie** stated that the comments were precipitated by the recent design changes. She noted that the Pecos segment in particular introduced a new intersection configuration known as a "divergent diamond". She explained that the City of Phoenix had recently adopted a Complete Streets program and many other policies and plans regarding walkability, connectivity, and transit issues. She indicated that the City is concerned that the proposed changes do not reflect the goals of these myriad plans and policies.

A member of the public expressed concern about elevated portions of the freeway. The speaker expressed their desire for a fully below-grade freeway with soundproofing and a truck bypass route.

Mr. Pat Lawlis, speaking in opposition, asked whether a hazmat evacuation plan had been completed. **Mr. Barnhart** answered that this type of plan is in progress.

A member of the public expressed concern that recent changes to the preliminary design would necessitate changes to the Environmental Impact Statement (EIS).

4. **Z-289-P-84:** Presentation, discussion, and possible recommendation regarding a request to rezone 2.77 acres located approximately 342 feet north of the northeast corner of Desert Foothills Parkway and Marketplace Way from PCD (Approved C-2 PCD) to C-2 SP PCD to allow a major amendment to the Foothills PCD to allow a Special Permit for a Self-Service Storage Warehouse and all underlying C-2 uses.

This item was taken out of order and heard after Item 3

1 speaker card was submitted in favor, wishing to speak
1 speaker card was submitted expressing no position, wishing to speak
2 speaker cards were submitted in opposition, wishing to speak
3 speaker cards were submitted in opposition, not wishing to speak

Mr. Adam Stranieri provided an overview of the request, PCD amendment processes, special permit regulations, and the permitted uses in commercial zoning districts. He provided graphics of the subject site including the General Plan Land Use Map, zoning map, and aerial photographs. He displayed the site

plan and elevations and indicated the location of drive aisles, mature landscaping, proposed buildings, and grading. He explained how the grade on the site is depressed by 9 feet at certain points and explained how to interpret the building elevations from different vantage points around the property. He provided an overview of staff stipulations and findings in the case. He noted the staff recommendation for approval subject to stipulations.

Mr. Adam Baugh, of Withey Morris PLC, representing the applicant, provided a history of the property, including the approval of the Foothills PCD and zoning on surrounding properties. He noted that the development pattern in the area was marked by fewer rooftops and vehicular traffic than other areas of the Village and discussed changes in the retail sector. He commented that these factors may have contributed to the site remaining vacant. He displayed graphics indicating that homes in the Rosewood Village subdivision to the east of the site were elevated above natural grade. He explained C-2 development standards and indicated the type of building that could be constructed under the current zoning. He stated that initial plans and elevations presented to the community were of a poor quality and were not sensitive to the surrounding properties. He explained that initial opposition was helpful in making major plan revisions. He provided an overview of public outreach efforts, including numerous meetings, events, and a "balloon-study" to evaluate proposed height for adjacent residents. He explained that public comments led to revising the building materials, elevations, site plan, architectural features, and the decision to split the building into two above-ground structures with a 56-foot view corridor through the center of the site. He also noted that the developer intends to salvage and maintain existing, mature landscaping on the site. He stated that the proposal would allow for a development with lower impact, lighting, noise, activity, and intensity than what is possible in the C-2 zoning district.

Mr. Spencer Elliott asked whether the proposed building could be constructed under the C-2 zoning standards. **Mr. Stranieri** responded that the proposal met the C-2 zoning standards and explained that the Special Permit designation is more restrictive than the current C-2 designation.

Ms. Darin Sender asked whether the proposal would meet the regulations listed in Section 647 of the Zoning Ordinance related to the proposed land use and why this was not addressed in the staff report. **Mr. Stranieri** responded that the proposal met seven of the eight regulations in this section. He explained that the regulation they may not meet requires an employee to be present on-site 24-hours per day. He stated that the applicant would need a variance from this regulation. He explained that this was not addressed in the staff report because these regulations were required and would not be affected by the request. He explained that many regulations, such as Building Code requirements, are not addressed in staff reports but must be complied with.
Ms. Sender noted that some staff stipulations contained the language "as approved by the Planning and Development Department" and asked why this language was included. **Mr. Stranieri** explained that this language granted Planning and Development Department staff the authority to determine how an

applicant should implement a stipulation. He explained that some stipulations require interpretation and that this allows staff to evaluate whether a proposal meets the intent of the stipulation.

Mr. Chad Blostone noted that the Village Planning Committee could ask the applicant to continue the case to a future agenda to allow further discussion with the community. He also noted that the applicant did not have to comply with this request. He asked what impact this would have on the request. **Mr. Stranieri** stated that the request was scheduled to appear on specific Planning Commission and City Council agendas. He noted that if the Village did not provide a recommendation on the request and the request was not continued, it would move forward to the Planning Commission without input from the Village Planning Committee.

Mr. Brian Symes stated that he had previously lived south of the subject site. He commented that the intersection of Desert Foothills Parkway and Marketplace Way has safety and congestion problems and asked if the proposal would necessitate a traffic study for this location. **Mr. Baugh** responded that the project may necessitate a traffic study at a future point in the development process.

A member of the public asked whether a future owner of the property could develop the site with a C-2 land use if the request was approved. **Mr. Stranieri** explained that the request language included both the Special Permit use and all underlying C-2 uses. He also noted that the stipulations of approval would remain in effect unless modified by the Planning Hearing Officer.

A member of the public noted that he lives east of the subject site and had concerns regarding visible outdoor storage uses on adjacent commercial sites. He expressed concern that if the proposal was not approved, a land use with a greater intensity could be developed on the site.

Mr. Chris Luera, speaking in opposition to the request, stated that the proposed land use would not benefit the community. He commented that there is a sufficient number of self-storage facilities in the surrounding area. He stated that implying the possibility of a more intense land use does not constitute a strong argument to support a different, but still undesirable land use on the property.

Ms. Vicky Glover, speaking in opposition to the request, stated that she had talked with the staff of other self-storage facilities in the area and was informed that these facilities were not at capacity. She expressed concern that there is insufficient demand for this service and that the owners would be at risk.

Mr. Louis Flamm, a member of the public, asked where ground-mounted air conditioning units would be located on the site. **Mr. Baugh** displayed the site plan and noted possible locations on the north and west of the site. He explained that these units would be comparable to standard residential air conditioners and would not cause negative impacts on adjacent properties.

A member of the public asked whether there were designs for ground-mounted equipment and the associated screening. **Mr. Baugh** noted that final designs were not yet completed. **Mr. Blostone** commented that the HOA may have a design review process by which they could evaluate and approve these architectural details.

A member of the public asked what the lot coverage of the site would be if the driveway leading to the site from Marketplace Way was removed. **Mr. Baugh** stated that he did not have this figure. He stated that the driveway is a part of the parcel owned by the applicant and therefore would be considered by staff as part of the site's gross acreage for calculating lot coverage.

MOTION
Ms. Darin Sender motioned, with a second from **Mr. Spencer Elliott**, to recommend approval of the request per the staff recommendation and three additional stipulations.

ADDITIONAL STIPULATIONS
1) There shall be no roll-up doors or access to individual storage units from the exterior of the buildings, as approved by the Planning and Development Department.
2) The location of ground-mounted air conditioning units shall be limited to the north, south, and west sides of the buildings, as approved by the Planning and Development Department.
3) The elevations shall incorporate a variety of building materials of a quality and type consistent with commercial development in the surrounding area, as approved by the Planning and Development Department.

VOTE
9-1 (Beauchamp dissenting) Motion to recommend approval per the staff recommendation and three additional stipulations passes.

5. Review and approval of the April 25, 2016 meeting minutes.

This item was taken out of order and heard after Item 1

MOTION
Mr. Michael Schiller motioned, with a second from **Mr. Alexander Benezra**, to approve the minutes as written.

VOTE
10-0 The Committee voted to approve the minutes as written unanimously.

6. Public comments concerning items not on the agenda.

This item was taken out of order and heard after Item 5

2 speaker cards were submitted expressing no position, wishing to speak

Ms. Margaret Ramsay noted that Southwest Gas had recently placed new gas lines in her neighborhood. She noted that the work had damaged local streets and requested information on this issue.

Mr. Keith Schott requested that ADOT provide clarification on issues regarding the Golden Ranch Well. He noted that the cost of supplying water to local golf courses was extremely high.

7. City Council District 6 Update.

This item was taken out of order and heard after Item 6

Ms. Rana Lashgari introduced herself as the new Chief of Staff for Council District 6. She stated that the Councilman feels the preliminary designs for the Loop 202 South Mountain Freeway do not meet the goals of the community and that he would work to address these concerns. She noted that the Councilman is currently working on addressing concerns regarding the preservation of open space and the development of multi-use paths in the Village.

8. Presentation and discussion on General Plan Next Steps with specific regard to the Ahwatukee Foothills Village Character Plan.

This item was taken out of order and heard after Item 4

Mr. Stranieri provided a timeline for future activities related to the Character Plan. He identified portions of the draft Character Plan that require further input from Committee members and provided a timeline for the submittal of revisions and comments.

9. Staff update on cases recently heard by the Committee.

None.

10. Committee member requests for information, follow-up or future agenda items. Not for committee discussion or action.

None.

11. Adjournment.

Mr. Michael Schiller motioned, with a second from **Mr. Alexander Benezra**, to adjourn the meeting.

The meeting adjourned at 8:55 PM.

Chandler Blvd Lane Reduction

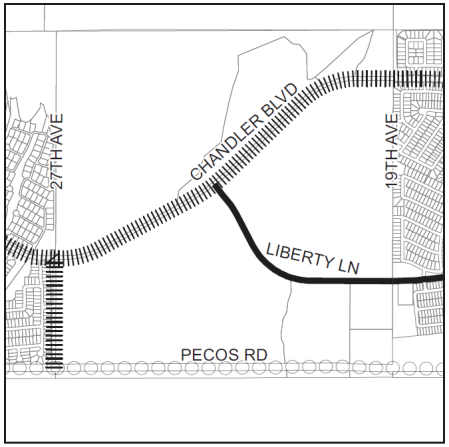
Calabrea Residents

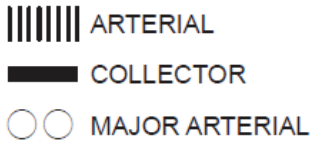
Agenda

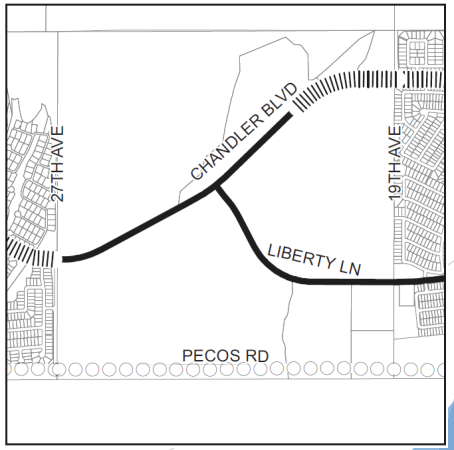
- Overview
- Historical Timeline Review
- Proposal Concerns
  - Concerns with change process
  - Concerns with Safety and Access
  - Concerns with Emergency Response
  - Concerns with ‘Quality of Life’
  - Disappointment with ‘Broken promises’
- Summary
- Recommendations

Overview

- Local Residents Disagree with Local Roadway Change Proposal
- Blandford Request to Reclassify Chandler Blvd
  - Request:
    Minor General Plan Amendment to change the General Plan Street Classification Map designation on Chandler Boulevard from Arterial Street to Collector Street; and 27th Avenue from Arterial Street to Local Street
  - Reason for Requested Change:
    To allow the development south of Chandler Boulevard.







Area Timeline - Historical

- 2001 Pecos Blvd – 17th Ave to Chandler Blvd (27th Ave)
  - Pecos built as 4-lane divided roadway
- 2006 ADOT Freeway Draft – HDR SM EIS Memo
  - 4 interchanges planned along East/West section: 40th St, 24th St, Desert Foothills, 17th Ave
  - No plan for 27th Ave interchange since at least 2006
- 2016 Public meetings on Chandler Blvd extension
  - Jan 16, Mar 28, Aug 22 (Chris Turner-Noteware: Phoenix Street Transportation spokesperson)
- 2016 FEIS/ROD Reevaluation #3 for Chandler Boulevard published
  - 'Final' Plan of record was Chandler extension would be 4 travel lanes, center turn lane, with bike lanes and sidewalks on both sides
  - Phoenix will build bridges, 2 lanes of travel, bike lanes and north sidewalks
  - Developer of State Trust Land will build remaining roadway
- 2016 Aug Foothills Village Planning Committee Meeting (Updates on Chandler Blvd Improvement)
  - Kimberly-Horn spokesman reported Chandler design would retain Pecos LOS rating of "B" or better
  - Ms. Noteware commented extension would "handle the traffic flow of arterial roadway and that the LOS would not change"

Area Timeline - Current

- 2021 Jun – Blandford wins land auction
- 2022 May – Blandford Holds Public Meeting
  - Outlines plan to request Chandler be reclassified from Arterial to Collector
  - Reduce number of lanes from 4 + center turn to 2 + center turn
- 2022 Jun – Ahwatukee Foothills Village Planning Committee Review
  - Reclassification request was reviewed and approved 5-3 with min quorum (NOTE: all local board representatives voted against)
  - 11 residents protested change. No residents spoke to support proposal
- 2022 Aug – City of Phoenix Planning Commission
  - Reclassification request reviewed
  - Multiple residents protested change (~50) with multiple speaking against during the meeting
  - Final decision postponed until September meeting

Proposal Review Concerns

- Accelerated Timeline
  - First public notification was May. Initial approval granted in June before public provided detailed traffic study
- No ‘in person’ public meetings
  - No open public debate – All discussions were held in Zoom and no public concerns were addressed
- Insufficient Analysis Used for Justification
  - Blandford is using simple traffic volume study
    - No independent analysis / review (impacted residents not provided opportunity for expert analysis)
  - No analysis on why studies in 2015/2016 supporting arterial street are invalid
  - Insufficient safety concern review: single entry access, emergency response, etc.
  - Insufficient ‘quality of life’ review:
    - Inability to maintain continuous flow during maintenance, etc.

Concerns with Reclassification

- Permanent Change
  - Once Upper Canyon built, Chandler can never be widened
- Emergency Response Time
  - Current response times exceed city goals
  - City has future plan to build station in impact area, but no timeline exists
- Single Entry / Exit
  - A single 2-vehicle accident will eliminate ALL access to >1000 homes (wider roadway would reduce the chance of full blockage)
  - City of Phoenix failed to identify similar roadway in 2016
- Bridges built to accommodate arterial classification

Summary

- Chandler was designated currently designated as arterial roadway
  - Designation maintained without 27th Ave freeway interchange
- City of Phoenix commitments for Chandler Blvd:
  - 4-lane, center turn, w/ bike lanes and improved sidewalks on each side in 2016
  - Bridges were built to accommodate planned lanes
- Blandford is requesting change to plan of record with insufficient analysis
  - Traffic study only – did not allow independent analysis / review
  - Did not adequately address: single access concerns, emergency response, etc.
- No resident concerns directly addressed by Blandford, Village Planning Committee or Planning Commission

Recommendations

- Delay approval to allow additional review
  - NOTE: 27th Ave can be reclassified. It is agreed this roadway is low volume
- Independent Traffic Study Review
  - Provide previous traffic study from 2015 period
  - Allow us to perform professional review of updated traffic study and compare to previous study
- Require Street Transportation Department to provide analysis and justification of why 2016 analysis is no longer valid
- Provide example of single lane access over 1 mile serving >1000 homes

Thank you for you Time!

Racelle Escolar

From: John L. <jloslc@yahoo.com>
Sent: Thursday, August 25, 2022 5:51 PM
To: PDD Planning Commission
Subject: Chandler blvd reclassification

To whom it may concern:

Chandler blvd is the only access in and out of our community. Adding more traffic along with cyclists and not widening the road creates a safety hazard.
It will also increase first responder response time in case of emergency.

Brandford homes knew the need for widening Chandler before they purchased the land. The only reason they do not want to widen the roads is to increase their profit margin.
Money over safety is not acceptable.

Please stick to the original plan of widening Chandler Boulevard. It's the RIGHT thing to do. PLEASE DO NOT LET US DOWN. Make Blandford stick to the original plan.

Thank you,
John Lopez
(Promontory at Foothills West resident)

Sent from my iPhone

Racelle Escolar

From: Connie Schneider <cjschnei@yahoo.com>
Sent: Friday, August 26, 2022 10:16 AM
To: PDD Planning Commission
Subject: Opposition to Case GPA-AF-1-22-6 (Chandler Blvd Reclassification to Collector St)

I'm reaching out as a an HOA Board member of the Calabrea Community, one of the communities impacted by the General Plan Amendment request submitted by Blandford homes, GPA-AF-1-22-6.

I am deeply opposed to this change for the following reasons:

- **Emergency response time**
  - The closest fire station is too far to meet response time goals with the current conditions as reported by the fire department. Once the new Blanford homes are built and the traffic on Chandler Blvd increases, it will cause more delays and hinder the emergency response time further. I am very concerned about the safety of our community as a result of delayed emergency response time.
- **Safety of single road access in/out**
  - One accident can completely block the roadway. This section of Chandler Blvd. is the only way to get in and out of our community. An accident could block our ability to get in or out of our community for hours. This is a safety issue.
  - There will be construction from the Blandford homes for at least 5 years as stated by the representative from Blandford homes. This will cause a hazard for our community for many years as lanes will be blocked due to construction equipment, delivery trucks, etc.
- **Broken commitments from the City of Phoenix in 2015/16**
  - We were promised the additional lanes by the City of Phoenix in 2015/16. Nothing has changed in the plan from the time of that commitment that would justify breaking this commitment. I am concerned that Blandford homes is paying/enticing someone from the City of Phoenix to make this change so that they can benefit from the additional land they will acquire.
- **No community benefit from change**
  - The requested change does not benefit the community and negatively impacts the community with more traffic with fewer lanes to handle the traffic. The only benefit of this change is to Blandford homes as they will be granted more land to build more homes. It doesn't make sense to me to benefit a developer over an established community of tax payers.

Please consider my concerns and deny the requested change to reclassify Chandler Blvd to Collector Street.

Thanks,
Connie Schneider

Address: 3110 W. Glenhaven Dr., Phoenix, AZ

Racelle Escolar

From: Leslie Dunlop <leslie.dunlop@hotmail.com>
Sent: Friday, August 26, 2022 9:32 PM
To: PDD Planning Commission
Subject: W Chandler Blvd and Upper Canyon Community - GPA-AF1-22-6

Hello Phoenix City Planning Commission,

As long-term residents of Ahwatukee and current members of the Promontory Foothills Community, we would respectfully request that the planning commission take no further action on reclassifying Chandler Blvd and leave street classification as approved. Requesting reclassification does not benefit any of the existing and future community members in that area.

With Blanford's plan to build over 1500+ homes/apartments/townhouses, that will greatly impact the neighboring communities. Chandler Blvd is the single access road I take every day and in the event there is a road hazard or accident, it will greatly obstruct the traffic because there is no other access point besides 17th Ave. Having the additional lanes will provide an opportunity for emergency vehicles to pass. I'm concerned about the distance of the current fire station as well as nearby hospitals. The only road we have access to is Chandler Blvd, a single access road with only two lanes. Increasing the number of homes and population without the additional lanes will further delay emergency response times as well as our ability to commute to nearby hospitals in case of an emergency. Additionally, with living on a mountain, we are more susceptible to possible fires and limits everyone in the community, including future Blanford residents, to evacuate the community. The proposed Blanford solution is adding additional parallel parking and bike paths, will only add to the future issues we have if there is not a road expansion. It will create even further congestion to an already congested space.

Please honor the commitment that was made in 2016 to build out Chandler Blvd with four lanes + center lane with bike lanes and improved sidewalks on both sides. We love our community and want to further enjoy Ahwatukee for many years to come.

I appreciate the time to further consider my request.

Thank you
Leslie Dunlop

Racelle Escolar

From: Charissa Mccarron <sicchicmccarron@gmail.com>
Sent: Saturday, August 27, 2022 7:48 AM
To: PDD Planning Commission
Cc: Darrell McCarron
Subject: Against the Current Width of Chandler Blvd in the Foothills

Hi,
I am writing you to express my concern with the council planning meeting and their plans not to widen Chandler Boulevard into the foothills from 17th Ave. once Blandford homes build 1500 new residents.

I have lived in the foothills reserves since **2002**. Originally building in Woodside homes and now living in Calabrea tucked in the back. We have watched the growth and the increase of traffic as families have grown.

With this new addition of basically an entirely new community equaling the Foothills Reserve it is appalling that everyone is glossing over the fact that we will need a wider road.

Blandford homes, like many builders, want to squeeze in as many homes as humanly possible with total disregard of how the traffic will flow during our busiest times of life.

Clearly no one on the council lives in the Foothills Reserve. If anyone lived back here they would know what it is like trying to leave between 7:00am and 8:30 in the morning. We have hikers, joggers, dog walkers, bicyclers, and kids at every corner while many school buses (multiple), adults and teens are leaving for high school, errands, and work. Residents are in and out throughout the entire day. And then it gets extremely busy between 3:30 and 6:30 in the afternoon with school buses, professionals, and exercising folks, dog walkers, and kids come out to play. THEN plan on **doubling** all of those people and their activities if you added 1500 residents with the new subdivision built by Blandford homes!!

To not widen this road is illogical.

There will be **three entrances** to Blandford which means the middle lane would be taken up by those turning to go home. To only have **one** lane on the going west and **one** lane going east now that middle lane is a turning lane into the Blandford subdivisions is **dangerous** and **unsafe** —-not to mention it's busiest times will be when the **sun is rising in the east and the sun is setting** in the west and you are blinded by the sunlight. And imagine the bicyclers and runners and joggers on each side!

We have to grow and evolve with our growing population, our new highway infrastructure around South Mountain, and these new build outs. To not widen this road would be a grave mistake.

As a resident of the Foothills Reserve for 20 years I am appalled that we're even having this discussion and having to build a case regarding it. If anyone knows it's the residents who have lived back here during the quieter days of the cul-de-sac.

Please listen to the residents who have seen the growth and seen the change and know that it will be completely dangerous if you do not widen Chandler Boulevard.
--
Have a great day,
Charissa

Racelle Escolar

From: Jenni Harris <jennipromontory@gmail.com>
Sent: Saturday, August 27, 2022 11:45 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Request to Recommend AGAINST GPA-AF-1-22-6

To the City of Phoenix Planning Commission,

This correspondence is to convey my significant concerns regarding the request from Blandford Homes to reclassify Chandler Blvd (GPA-AF-1-22-6).

I am a homeowner and a current member of the Board of Directors for the Homeowners Association at Promontory Foothills West in Ahwatukee. I respectfully request that the Planning Commission recommend AGAINST the request for the Street Classification Amendment for Chandler Blvd.

When Blandford Homes purchased the land parcel in June 2021, they were aware of the classification of Chandler Blvd as an Arterial Street and that the land purchase included the requirement to expand Chandler Blvd to 4 travel lanes, a center turn lane, bike lanes and sidewalks which were detailed in the published 2016 FEIS/ROD Reevaluation #3 for Chandler Boulevard.
(https://apps.azdot.gov/files/projects/south-mtn/Post-ROD/SMF-Reevaluation-3-080316.pdf [apps.azdot.gov])

The reclassification does NOT benefit the community members. There has been significant opposition to this proposal from the community members. The community members' concerns have NOT been addressed. Blandford Homes is the only beneficiary if Chandler Blvd is reclassified to a Collector Street.

Blandford Home references a Traffic Flow study which they sponsored when citing data that Chandler Blvd does not require an Arterial Street status. This is NOT an independent analysis and should NOT supersede the previous analysis that was performed in 2015/2016 which determined it appropriate to maintain Chandler Blvd as an arterial designation in order to meet the original Pecos Rd Level of Service (Pecos was built as 4 lanes from 17th to 27th Ave in 2000-2001 as an arterial roadway but was removed during the construction of the 202 South Mountain freeway). I ask that the Planning Commission honor the commitment to the residents in South Ahwatukee to maintain Arterial Street access by preserving Chandler Bloulevard's current Street Classification.

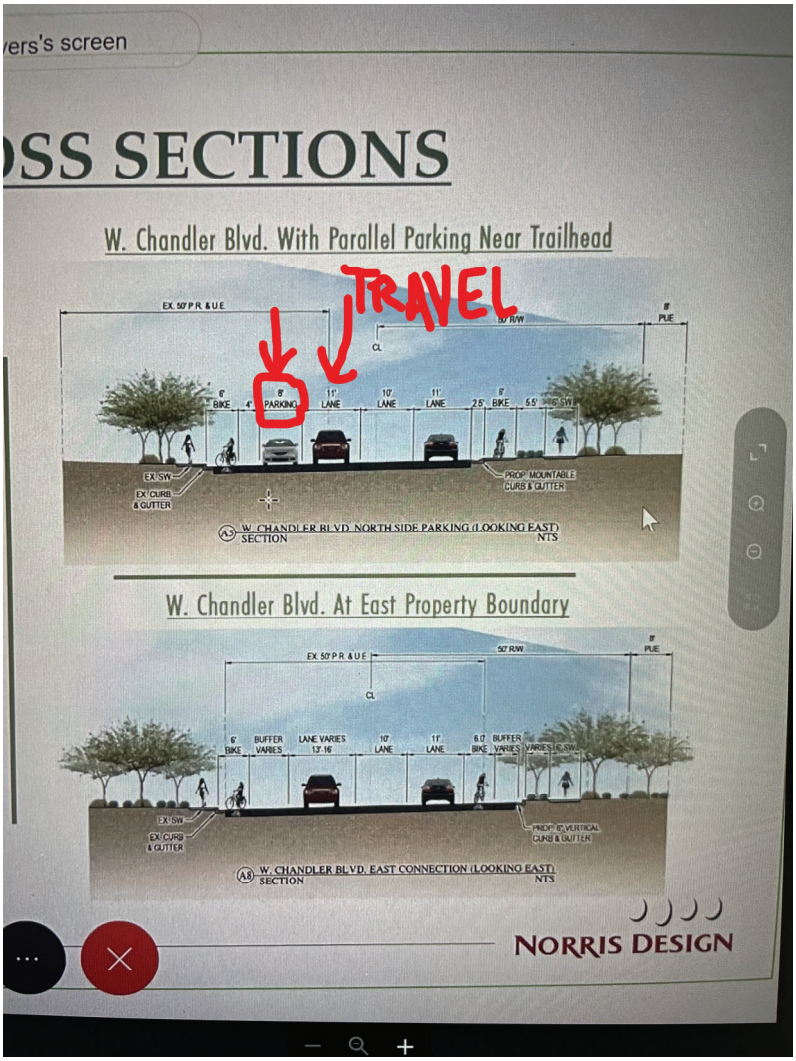
Chandler Blvd is the single access roadway to approximately 600 existing homes that are located west of the Blandford development site. In the event of a car accident or other event that obstructs the roadway, there is no other access point. The additional lanes would provide a wider access point and decrease the probability of an issue resulting in complete obstruction of the roadway. This is particularly important in our current situation in which emergency response times to our communities are above the set standards. Any obstruction of the roadway will hinder emergency services access and exacerbate the delayed response times. Furthermore, in the event of a required evacuation (such as a fire on South Mountain), the current single access roadway with 3 total lanes (2 travel and 1 center turn lane) will not accommodate the increased number of people/vehicles that will have to utilize the roadway as an exit.

It is also important to consider that some of the most significant times of traffic utilization will occur in the mornings when parents are transporting their children to the local schools. Currently the school districts are experiencing a significant shortage of bus drivers. As a result, the bus routes are quite lengthy. My children who attend Cerritos Elementary have a bus pick up time of 6:38 AM for a school start time of 7:30. They are the THIRD stop on the route, meaning there are two stops ahead of us where the children board the bus even earlier. Because of the extremely lengthy route, we have altered our plans and I now drive my children to school each morning. With the additional 1,050 homes, 150 townhouses and 329 apartments that Blanford will be developing, there will be an increase in the number of students enrolled in these schools. If the school district continues to experience shortages of bus drivers, there will be numerous additional families accessing Chandler Boulevard at the same time each morning in order to transport their children to the schools. The current set up with 1 travel lane in each direction will be particularly inadequate during this time.

Also, during the Ahwatukee Village Planning Committee meeting on June 27, 2022, one of the committee members queried Blandford Homes regarding their expected build out timeline and if a 4 year timeframe would be anticipated. The representative confirmed construction would likely not begin until early 2023 and that a 4 year build out time frame is a reasonable estimate. Based on this information, residents can expect to deal with construction vehicles for approximately 4 years once construction begins. Maintaining the current arterial classification of Chandler Blvd and requiring Blandford to honor the previously determined expansion of Chandler Blvd to 4 travel lanes plus 1 center turn lane, will help minimize the impact of the construction vehicles on traffic flow during the build out.

It is also important to note that requiring the expansion of Chandler Blvd at this time (as was previously committed), is imperative because once the Blandford homesite is developed, there will no longer be an option to go back and complete the expansion. If Blandford is granted this request, they will gain the additional land for their homesite development and there will be houses built which will permanently prevent the ability to expand Chandler Blvd.

I would also like to point out that the proposed addition of the parallel parking spaces and adjacent bike lanes and pedestrian paths are going to result in a logistical nightmare. The current bike lanes on Chandler Blvd east of the trailhead are immediately adjacent to the driving lanes and the parallel street parking is against the curb. This is consistent with other streets in our city. The current proposal from Blandford includes additional parallel parking along the north side of Chandler Blvd at the trailhead and west of the trailhead. However, in their proposed design, the bike lanes and parking spaces will be inverted from what currently exists east of the trailhead. Their design has the parallel parking spots adjacent to the drive lanes and the bike lanes against the curb. In this scenario, cars will park in between the bike lane and the single travel lane. Because their proposal excludes a second travel lane for each direction, vehicles driving in the travel lane will not have an option to move over into a further lane when approaching vehicles that are parking/unloading. Additionally, it will necessitate that bicyclists switch from riding along the travel lane to an area that is along the curb on the far side of parked vehicles. This will create an unsafe environment and will also create issues related to not being able to easily visualize bicyclists when they are required to switch from riding against to curb to riding adjacent to the travel lane.



In summary, there are many issues and concerns related to the request set before the Planning Commission requesting the reclassification of Chandler Boulevard. I urge the Planning Commision to recommend AGAINST this request and honor the commitment that was previously made to the residents of Ahwatukee to provide Arterial Street classification access to our community. I ask you to take notice of the many community members who have taken time to voice our concerns regarding this very important decision. We are not asking for any changes to the agreement which was in place and well known to Blandford when they made the purchase. We simply ask the Commission to uphold the current Arterial Street classification as is for Chandler Blvd from 17th to 27th Ave and to require Blandford to submit a revised proposal for the bike lanes, parking and pedestrian paths at the trailhead in order to maintain the safety of our residents.

Thank you very much for your time and service. Please reach out to me directly if I can provide any additional information regarding my vehement opposition to this requested reclassification.

Respectfully,

Jenni Harris

Racelle Escolar

From: ckoury@azna.org
Sent: Sunday, August 28, 2022 10:54 AM
To: PDD Planning Commission
Subject: Chandler Blvd Reclassification

Attention Planning Commission:

As homeowners in Promontory at Foothills West, we respectfully request that the planning commission take no action and allow the street classification for Chandler Blvd to stand as is. We do not believe the requested reclassification benefits us, the community members, it solely allows the land developer (Blandford) to utilize more land for their own use. It is our understanding that Blandford was aware of the requirement to expand Chandler Blvd when they purchased the land.

Blanford concludes that the reclassification is appropriate because the access point for the South Mount 202 freeway was altered from 27th Ave to 17th Ave. However, ADOT documents back to 2006 show the plan has been for the access point to be at 17th Ave

The traffic analysis Blandford references for their data point for reclassification is a limited study sponsored by Blandford, not an independent review.

Chandler Blvd is the single access roadway to approximately 600 existing homes which are west of the Blandford development site (Upper Canyon). In the event of car accident or other event that obstructs traffic flow, there is no other access point. The additional lanes provide a wider access point which limits the probability of a completely obstructive event.

The decision about the reclassification is imperative because once Upper Canyon is built out, there will not be an option to go back and widen Chandler Blvd since there will be homes occupying the land.

Emergency response times to these communities in west Ahwatukee are already delayed. Increasing the number of homes/population without increasing accessibility (more lanes/wider road) will further negatively impact response times.

In the event of a required evacuation of these communities (i.e.. a fire on South Mountain), the single access roadway with only the 2 lanes + center lane will not accommodate the number of residents that will have to utilize the only exit.

In August 2016 during the Ahwatukee Village Planning Committee meeting, a question was posed asking if there were any other two lane roadways in the city of Phoenix that serve a similar amount of homes. The city of Phoenix failed to identify any other communities with a similar home volume and a limited, single access road with two lanes.

The city of Phoenix previously committed to building out Chandler Blvd with 4 lanes + center lane with bike lanes and improved sidewalks on both sides (2016). We ask that the City of Phoenix honor that commitment.

Proposed addition of parallel parking with bike and pedestrians paths are a logistical nightmare. The current bike lanes on Chandler Blvd, east of the trailhead are adjacent to the driving lanes and the street parking is against the curb. The proposal from Blandford for the portion of Chandler Blvd at the trailhead will have the bike lanes adjacent to the curb and street parking positioned between the bike lane and driving lane. This is impractical and will create many issues with cars parking incorrectly in the bike lane, and car doors opening into the traffic lane when vehicle utilize the street parking how it is designated.

Thank you for your consideration,

Cheryl & Nick Koury
3420 W Morgan Ivy Lane
Phoenix, AZ 85045
ckoury@azna.org
602-541-3921

Rcvd 8/28/2022

TO: Ahwatukee Foothills Village Planning Committee Members
City Planning Commission Board Members
Councilman Sal DiCiccio (District 6)

FROM: Dr. & Mrs. Timothy Gooding
Phoenix, Arizona 85045

DATE: August 27, 2022

RE: Public Health and Safety concerns about recommended changes to the General Plan Street Classification Map for West Chandler Blvd.

Dear Foothills Reserve Public Trustees,

In recent weeks we have been informed that the developer, Blandford Homes/Reserve 100 LLC., is attempting to renege on more than a decade of promises made to our community by the City of Phoenix for the expansion of W. Chandler Blvd to 4 lanes.

W. Chandler Blvd is a lifeline for the rapidly growing Foothills Reserve community; the roadway represents our only direct access to emergency services and the closest food, health, school, fitness and convenience amenities. Given that the street borders South Mountain Preserve to the north, any decision on proposed changes will have **permanent impact** on the region.

Based on our collective 4 decades of experience in education, emergency services, clinical medicine, military operations, and public health epidemiology/emergency planning, we present the following specific concerns regarding the land developers' proposed changes to the W. Chandler Blvd. street classification.

1. Delays in public safety response to our community
2. Hazards presented by the "street enhancements" proposed by the developer
3. Weak assumptions made within the traffic assessment upon which the proposed changes are founded.

Public Safety Response to Our Community

During the Ahwatukee Foothills Village Planning Committee Meeting on 6/27/22, Assistant Fire Chief Scott Walker displayed a map showing that response times from Fire Station 46 (6 miles / 11 min away from the westernmost development) fall well above the departments' 4 minutes benchmark.

On August 16, 2022, our local stations aired a news story in which the Phoenix Firefighters Union revealed that their average response times have increased to almost 8 minutes, (over the nation average of 7 minutes) and "… could reach **11 minutes** by 2026."

Some alarming questions were asked and must be answered before considering a change to long established City of Phoenix Street classifications based on the recommendations of a land developer.

1. Since the average EMS response time in Phoenix is ~8min and the Foothills Reserve community is already an outlier, **what is the current average response time to Foothills Reserve? 10 Minutes…12?**

2. **What will be the impact on response time if W. Chandler Blvd., the only direct access to our community, is not widened as planned AND 1500 households are added to the region?**

    1. With a center turning lane and only one lane in each direction there will be limited margin for emergency vehicles to pass on W. Chandler Blvd.

    2. **In a worst-case scenario,** a motor vehicle incident on W. Chandler Blvd., responders may be completely blocked by backed up traffic as well as the incident itself.

Minutes count when 911 is called! For the most common EMS calls (listed below) a delay in emergency service response time can increase the severity of illness, cause permanent disability or even result in death.

For example:

> **"…***a sudden cardiac arrest victim's chances of survival fall 7 percent to 10 percent for every minute of delay until defibrillation."* [American Heart Association]

The following disorders account for 1/3 of all ambulance calls in AZ:

- *injuries*
- *substance abuse/opioid*
- *psychiatric disorders*
- *seizures*
- *cardiac arrest*
- *diabetes*
- *stroke*

[in order of prevalence from the Arizona Department of Health Services Annual Report]

3. While response time to the scene is critical in medical emergencies, please also consider that **the nearest Level 1 Trauma Center is more than 20 minutes away** from Foothills Reserve.

Any changes to the street classification of W. Chandler Blvd. that could contribute to increased illness, disability or death in the region is an unacceptable risk.

The only party who stands to reap a reward for such risk is the builder/developer whose financial interest fuels the proposed changes.

Several health and safety concerns arose during the contested Village Planning Meeting on June 27, 2022; most were directed to Chief Scott Walker who agreed to return with answers to questions about response times, logistics and costs for additional resources to bolster Station 46 capabilities.

Asks:

- Prior to considering the change request from a developer, investigate the answers to health and safety questions and explore interim response solutions offered.
  These include:
  - Emergency vehicle access to Foothills Reserve if Chandler Blvd. is not expanded
  - Response plan during next 4 years of construction
  - Timeframe for new fire station build (emergency funding bond project in 2023?)
  - Response plan post build out and beyond

- Develop a comprehensive safety plan for the Foothills Reserve which includes both emergency medical and law enforcement input. The plan should evaluate and address the impact the proposed changes on public health and safety, not just traffic flow.

Potential Hazards "Street Enhancements" Proposed by The Reserve 100 Group

In the very near future W. Chandler Blvd. will be shared by more cars, trucks, heavy equipment, school buses, bikers, skaters, walkers/runners and pets than ever before.

With more than 1500 additional families utilizing the region we have the following concerns:

Parallel parking near the trailhead (N. side)

- With only one (proposed) westbound lane parking vehicles will have to stop traffic flow to enter and exit the parking spots.
- When delayed by parking vehicles, drivers are much more likely to disregard the turning lane and use it as a passing lane for through traffic-with potentially dangerous consequences.
- Also, drivers opening car doors will interfere with westbound traffic flow, passengers opening car doors will interfere with bikers; both potentially causing injuries.

South side of W. Chandler Blvd. (turning vehicles)

- Bikers, skaters and walkers/runners and pets will be endangered by cars turning to enter and exit the new communities at 3 new intersections.
- This is a concern with the original design also, but with only one eastbound lane drivers are much more likely to disregard the turning lane (and even the bike lane) using it as a passing lane for through traffic-with potentially dangerous consequences.

Asks:

- Given the known EMS response delays, the risks for increasing vehicular, pedestrian and bike injuries should be carefully considered.
- EMS, Police and City planner evaluation of the potential risks posed by developers' street "enhancements"
- City sponsored traffic study
- Further input from residents, especial those who utilize the recreation areas

Assumption that forms the basis of the Traffic Impact Analysis

The developers' plan to "right-size" W. Chandler Blvd. assumes that, since the 27th Ave exit no longer exists, the development of Liberty Lane would divert enough traffic from W. Chandler Blvd to render it's 4-lane expansion unnecessary.

The presumption is that vehicles heading east from subdivisions west of the new development would drive along Shaughnessy Road into W Chandler Blvd., then divert to Liberty Lane over to 17th Avenue, eventually connecting with the freeway.

This assumption forms the basis for the developer funded traffic analysis.

5.2 FUTURE TRAFFIC FORECASTING

It is expected that the connection of Liberty Lane to Chandler Boulevard will divert existing traffic destined to/from the Loop 202 freeway via 17th Avenue to the west. It was ***assumed*** *that 95% of existing northbound left turns and eastbound right turns at the intersection of 17th Avenue and Chandler Boulevard would be diverted to Liberty Lane when the connection is constructed. The diverted traffic volumes utilized for this study are shown in Figure 6*

Kimley Horn Traffic Impact Analysis pg. 15

Unfortunately, the developer's assumption does not consider local traffic to the nearest services and amenities at Desert Foothills Parkway. For local trips the **assumed** route adds more than a mile, 2-5 minutes (depending on time of day) and at least 3 additional traffic light stops.

Route options from our home to closest pharmacy

Services and Amenities at Desert Foothills Parkway

- grocery store
- pharmacies
- medical and dental offices
- banks
- gas stations
- gyms
- postal station
- restaurants
- day care centers
- schools
- hardware store

A much more likely scenario is that local traffic from Shaughnessy will continue onto W. Chandler Blvd. heading east to the nearest amenities and will be joined by (at minimum) residents living in the new homes that are southwest of Liberty Lane.

Concern:

- Data collection and evaluation that originates from a questionable assumption is likely to draw faulty conclusions.
- In this case the conclusions may negatively impact the safety, health and quality of life for existing and future residents.

- Assumptions and conclusions made in the face of significant financial gain need to be highly scrutinized.

Asks:

- City of Phoenix review of traffic study and assumptions presented by developers
- City of Phoenix sponsored traffic evaluation
- Further input from residents

In conclusion, we are hopeful that you will carefully consider the health and safety of the community before defaulting on promises made by the City for many years.

The street classification change, based on the recommendation of the land developer/builder who stands to benefit financially from diverting resources away from road development to more profitable endeavors (more homes to sell) could set an alarming precedent in the City of Phoenix.

Even if the loss of community confidence and trust does not give you pause, the developer should at minimum, bear the burden of proof that the changes that financially benefit the corporation do not place citizens and our property at risk.

We appreciate that you have taken time to read our concerns and will allow us to speak at upcoming planning meetings.

Respectfully,

Dr. Tim Gooding

Dr. & Mrs. Timothy Gooding

Phoenix, AZ 85045

CC:

Councilman Sal DiCiccio (District 6)

City Planning Commission Board Members

Ahwatukee Foothills Village Planning Committee Members

Racelle Escolar

From: Philip R. Wooten <pwooten1@cox.net>
Sent: Sunday, August 28, 2022 5:16 PM
To: PDD Planning Commission
Subject: City of Phoenix Planning Commission 9/1/22 meeting Item #10 - Application # GPA-AF-1-22-6

I am a resident of Promontory at Foothills West. My wife and I moved into our home in this subdivision in September of 2019, after selling the home we lived in on Equestrian Trail (on the other side of Ahwatukee Foothills) for 30 years (1989-2019).

I write to urge you to **not change** the current designation in the General Plan ("GP") and Street Classification Map ("SCM") of Chandler Boulevard as an arterial between 19th and 27th Avenues. I urge you to **reject** the application which seeks to downgrade Chandler Boulevard to a collector street. The number of homes that will be built and the huge increase in population by this development cry out for the sensible requirement in the GP and SCM to remain unchanged. Rejecting this application will not harm the business interests or expectations of the developer of this new subdivision because the developer bought the State's property with full knowledge and plain notice of the legal requirement to expand Chandler Boulevard to the required size (five lanes total, two lanes each way and a center turn lane) which has been a public record for years. Requiring the developer to make the required improvements to Chandler Boulevard is both fair and just. Allowing the developer to avoid such improvement costs enriches, and gives a windfall to the developer, at the expense of the surrounding neighborhoods. Such a gift to the developer by the City is completely unwarranted. And if the developer succeeds in getting this application approved, then this part of Ahwatukee Foothills will probably be ridiculed, as Ahwatukee was for many years, as the world's largest cul-de-sac.

In addition, proposed downgrade of Chandler Boulevard to a collector street without solving the long-standing parking problem for the trailhead is a recipe for disaster. Indeed, doing so is sure to expose the City (and its taxpayers, such as yours truly) to liability for those who are undoubtedly going to be injured by the unsafe conditions that will be created if the application is approved.

Please reject the application. Thank you.

Philip R. Wooten
15922 S 34th Dr
Phoenix, Arizona 85045
Tel: 602-809-4203

This communication is confidential and is intended only for the use of the individual or entity named above. If you have received this communication in error, please immediately destroy it and notify the sender by reply e-mail or by telephone.

Racelle Escolar

From: Simon Dunlop <deeexter@gmail.com>
Sent: Sunday, August 28, 2022 6:59 PM
To: PDD Planning Commission
Subject: W Chandler Blvd and Upper Canyon Community - GPA-AF1-22-6

Phoenix City Planning Commission,

As a current member of the Promontory Foothills Community and long-term resident of Ahwatukee it is of great importance that the Planning Commission take no action regarding the proposed Chandler Blvd reclassification and honor the original street classification. Blandford Homes was fully aware of the requirement to expand Chandler Blvd and The City of Phoenix committed to building out the street in 2016. In the same year (2016) following up on a question asked at the Ahwatukee Village planning Committee, the City of Phoenix were unable to identify any communities with a similar number of homes with a limited, single access road with two lanes. The committed expansion was to include 4 lanes plus a center lane as well as bicycle lanes and improved sidewalks on both sides of Chandler Blvd.

The requested reclassification in no way benefits the current members of the surrounding community, nor will it benefit the new community members who purchase homes in Upper Canyon. Blandford Homes are the singular beneficiary of the additional land available to them to use for their own purpose and profit.

Regarding traffic there are several concerns. As you are aware, Chandler Blvd is a single access road to around 600 homes further west of the Blandford development site. If any event, such as a vehicle accident, were to occur on this stretch of road there are no other access points for homeowners to reach their destination. The required additional lanes would allow better traffic flow and prevent a complete bottleneck/shut down situation. In addition, current emergency response times to our communities are already delayed. With Blandford Homes' proposed build of over 1500 dwellings, including homes, apartments, and townhouses, without honoring the original requirement to add lanes to the street, those emergency response times will undoubtedly be negatively impacted. In the reverse direction the same argument can be made. If there was a required evacuation of our communities heading east, the single access road with only 2 lanes plus a center lane will not accommodate the number of residents that will need to use that exit.

In addition to the traffic concerns regarding the lanes, the Blandford Homes proposed pedestrian paths, bicycle lanes and parallel parking at the trailhead are impractical and will increase congestion, confusion, and potential for accidents in a small, but important access area of Chandler Blvd.

Blandford Homes have performed a traffic analysis that is referenced for their data points for reclassification. However, this analysis was not performed by an independent review, instead was sponsored by Blandford Homes.

We ask that the originally committed to expansion of 4 lanes plus a center lane as well as bicycle lanes and improved sidewalks on both sides of Chandler Blvd be honored so the residents of the existing communities as well as the new residents to come can enjoy living in Ahwatukee in a safe and happy environment.

Thank you for your consideration,
Simon Dunlop

Racelle Escolar

From: Todd Hammel <trhammel11@gmail.com>
Sent: Sunday, August 28, 2022 11:34 AM
To: Racelle Escolar; Council District 6 PCC
Cc: John Cochran; Michael Buzinski; Alisa Gooding; Pramod Patel; Todd Hammel
Subject: Public Comment - Todd Hammel, Resident - Summary, Concerns and Recommendations of GPA-AF-1-22-6 (Chandler Blvd Reclassification to Collector St)
Attachments: Todd Hammel Summary, Concerns and Recommendations (GPA-AF-1-22-6).pdf

To Planning Commission,
Re: GPA-AF-1-22-6 (Chandler Blvd Reclassification to Collector St)
From: Todd Hammel, Resident of Calabrea

Thank you for the opportunity to continue to express myself as a citizen and resident of Calabrea concerning the GPA-AF-1-22-6 (Chandler Blvd Reclassification to Collector St).

I did have the opportunity to join and speak briefly on my concerns regarding this amendment put forth by Brandford.

Although, I'm sure you're getting feedback from the HOA's, I'm sending you one as a resident to further express my concerns which are heavily indexed towards Fire and EMT response times.

My reference point is in 2019, in Fort Collins Colorado, I suffered a massive heart attack and the fast response time by the EMT saved my life! I am concerned that this proposal by Brandford would significantly compromise our response times.

Please find my summary points which are probably redundant but never the less, I wanted to express myself in a succinct manner.

One thing that struck me at the last meeting was that having a picture of the communities west of the subject area is quite illustrative of our concerns and especially when you map the time from our current EMT/Fire to the furthest house affected. This proposal; by Blanford will likely worsen the situation especially during peak rush hour and or even worse an accident interferes with the emergency vehicles making their way to the scene.

Again, I appreciate the opportunity to speak out and respect your process.

Best Regards,

Todd Hammel
3043 W Briarwood Terrace

Todd Hammel Summary, Concerns and Recommendations (*GPA-AF-1-22-6)*

Summary

- **SUPPORT**
  - Adding 1050 SFH, 150 Build to Rent, 329 Apartments
  - **Original Approved Proposal Street Plan**
    - Designating Chandler as an ***"Arterial Roadway"***
    - ***4-Lane, Center Lane***, Bike Lanes, Improved Sidewalks
    - Bridges Built to Accommodate This Design
- **STRONGLY Oppose**
  - General Plan Amendment request ***GPA-AF-1-22-6.***
  - **Proposal by Blandford Homes**
    - Reclassify Chandler as ***"Collector Street"***
    - ***2 Lanes, Center Lanes***, Bike Lanes, Improved Sidewalk

Concerns with *GPA-AF-1-22-6*

- **"Designing In a Bottleneck"**
  - Large Population Single Family Homes (>1000) West
  - Adding another ~ 1500 Households
  - No Reversable
  - Adversely Affecting *"Quality of Life"*
- **Emergency Response Time – Fire, EMT, Police**
  - Current response times exceed city goals
  - Response Time During *"Build Out Period"* - Construction
  - Response Time *"After Build Out"*
- **Bad Precedent**
  - Previous Studies and Agreements are Being Overruled

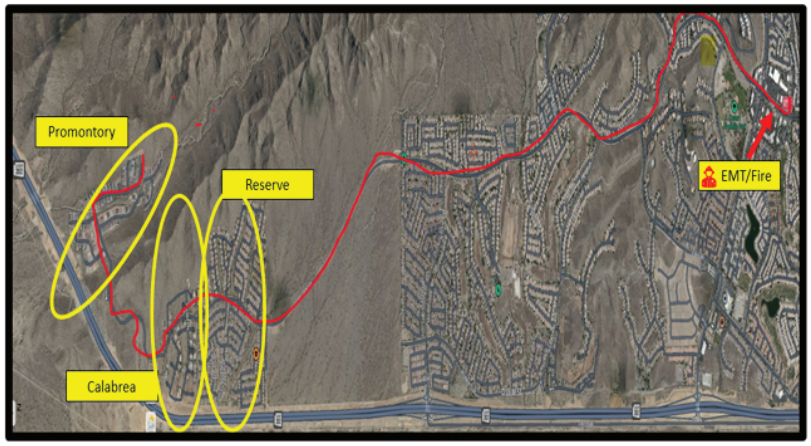
Recommendations

- Delay approval to allow additional Study and Review
- **Review Original Study and Planning Meetings**
  - 2015 Street and Transportation Study by Kimberly-Horn
  - Aug 22, 2016 - AHWATUKEE FOOTHILLS VILLAGE PLANNING COMMITTEE Meeting Which Included Street Transportation Department - Why Does 2022 Study Invalidate this Study
- **Conduct Study to Include – "Baseline" and "Change Impact"**
  - Determine Response Times: Fire, EMT and Police
    - Baseline - "As Is" Vs Response Time Targets/Objects
    - 2016 Plan Response Times
    - 2022 GPA-AF-1-22-6 Response Times

Recommendations (Continued)

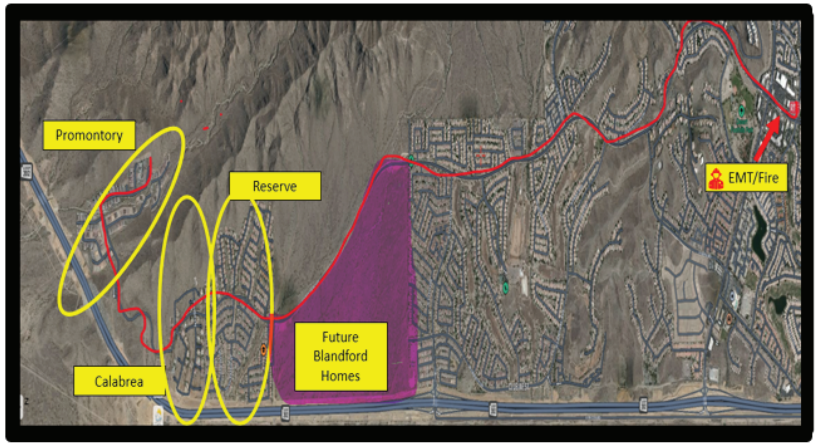
- Establish ***ONE VERSION OF THE TRUTH***
- Agree on **"baseline"**
  - Traffic Flow Studies During Peak Months and Rush Hour
  - Fire/Rescue Set Response Time Targets
    - Existing Fire/EMT Near Safeway
    - Measure Response Time from Safeway to Furthermost House on Promontory
  - **Scenario Planning and Risk Assessment**
    - What If – EMT Call During Rush Hour/Oct
    - What If – EMT Call When an Accident Occurs
- Allow Promontory, Calabrea and Reserve to Present Collectively

Impacted Areas



Recommendations

- Agree on **"baseline"**
  - Traffic Flow Studies During Peak Months and Rush Hour
  - Fire/Rescue Set Response Time Targets
    - Existing Fire/EMT Near Safeway
    - Measure Response Time from Safeway to Furthermost House on Promontory



GPA-AF-1-22-6

- **"Designing In a Bottleneck"**
  - Large Population Single Family Homes (>1000) West
  - Adding another ~ 1500 Households
  - No Reversable
  - Adversely Affecting *"Quality of Life"*
- **Emergency Response Time – Fire, EMT, Police**
  - Current response times exceed city goals
  - Response Time During *"Build Out Period"* - Construction
  - Response Time *"After Build Out"*

Racelle Escolar

From: Jalon Johnson <mrjalonjohnson@yahoo.com>
Sent: Monday, August 29, 2022 7:32 PM
To: PDD Planning Commission
Subject: Case GPA-AF-122-6

My name is Jalon Johnson. My resident is 16904 31st lane So. I am sending this email because I am against the roads not being widen in our community. This issue not being addressed will cause lot of safety issues on slow time responses, harm to the bikers and major traffic jams. We were promised that these issues would be addressed back in 2016 by the city and we currently are still fighting to get it resolved. The new Blandford will benefit from the 5 lane arterial road as well as all the of the communities west of their area. I am requesting to be speak on at the hearing and would like for my time to be given Mike Buzinski.
Thank you

Racelle Escolar

From: Michael Blue <michael.blue@fortehomes.com>
Sent: Monday, August 29, 2022 5:19 PM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Opposing the Proposed GPA-AF-1-22-6
Attachments: Chandler Blvd Lane Reduction - Calabrea 19AUG2022.pdf; Phoenix Planning Commission Meeting 01SEP2022 - 220901006.pdf; MIN171068-Ahwatukee Planning-22AUG16.pdf

I, Michael Blue resident of Ahwatukee, am in opposition to the proposed GPA-AF-1-22-6.

Below is a history of how the City of Phoenix had promised to have the Future Developer expand the roadway at their expense per the example provided by the City of Phoenix image below.

Chandler Blvd Lane Reduction - Calabrea 19AUG2022 (attached)

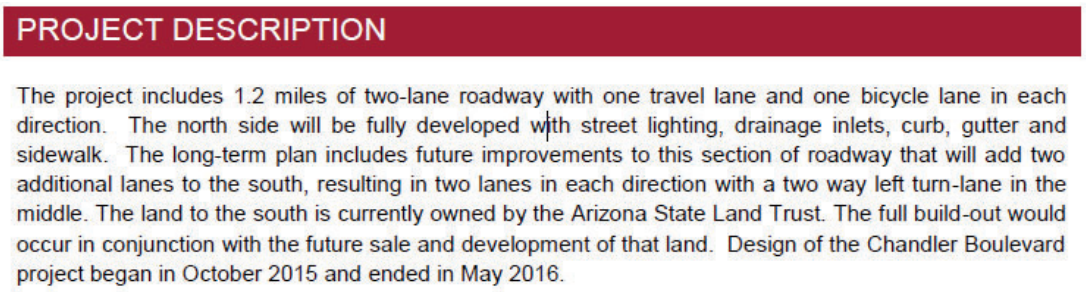
- Short history of the Freeway and Chandler Blvd extension development

South Mountain Freeway FEIS/ROD Reevaluation #3 for Chandler Boulevard: 27th Avenue to 19th Avenue

- Document found at (https://apps.azdot.gov/files/projects/south-mtn/Post-ROD/SMF-Reevaluation-3-080316.pdf [apps.azdot.gov]) Includes multiple references that long term project plan is to build out Chandler as 4 lanes with a center turn lane, bike lanes and sidewalks

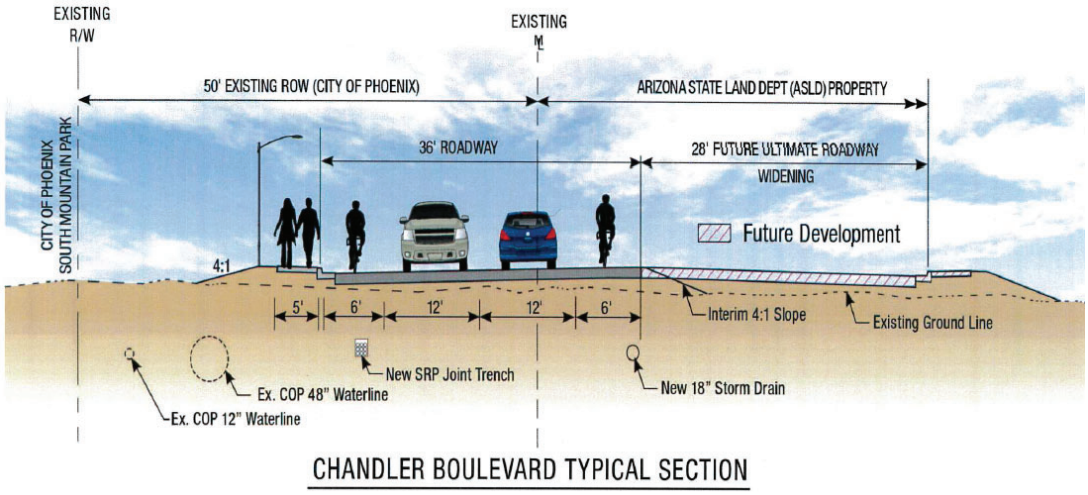
MIN171068-Ahwatukee Planning-22AUG16 (attached)

- Minutes from Ahwatukee Village Planning committee from August 2016 when extension was reviewed.
- Both Kimberly-Horn representative and Phoenix Street Department representatives confirmed street would be built to 4 lanes to maintain Pecos level of service (LOS B)



PROJECT DESCRIPTION

The project includes 1.2 miles of two-lane roadway with one travel lane and one bicycle lane in each direction. The north side will be fully developed with street lighting, drainage inlets, curb, gutter and sidewalk. The long-term plan includes future improvements to this section of roadway that will add two additional lanes to the south, resulting in two lanes in each direction with a two way left turn-lane in the middle. The land to the south is currently owned by the Arizona State Land Trust. The full build-out would occur in conjunction with the future sale and development of that land. Design of the Chandler Boulevard project began in October 2015 and ended in May 2016.



CHANDLER BOULEVARD TYPICAL SECTION

Michael Blue
Forté Homes
602-541-8633 Direct
michael.blue@fortehomes.com
https://fortehomes.com [fortehomes.com]
www.linkedin.com/in/michael-blue-38433515 [linkedin.com]

Virus-free.www.avast.com [avast.com]
[avast.com]

From: PDD Planning Commission
Subject: FW: Public Comment - Request for review of GPA-AF. 1-22-6 (Chandler Blvd Reclassification to Collector St)

From: Mona V <monavise417@gmail.com>
Sent: Monday, August 29, 2022 7:55 AM
To: Council District 6 PCC <District6@phoenix.gov>; PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Public Comment - Request for review of GPA-AF. 1-22-6 (Chandler Blvd Reclassification to Collector St)

To Whom it may concern,

I would like to bring attention of the concerns that I have with the proposed General Plan Amendment request submitted by Blandford homes, GPA-AF-1-22-6. I understand the right of Blandford Homes to develop the land they purchased but I do have multiple concerns with the development as it has been proposed.

My specific concerns will be outlined below but in general I am concerned that the impact to the communities east and west along the Chandler Blvd will suffer.

Chandler Blvd is the primary access to shopping and services at Chandler Blvd and Desert Foothills Pkwy for homes west and north of Desert Foothills Pkwy and to a lesser extent services east on Chandler Blvd and Ray Road all the way to Interstate 10.

Concerns;
While the Canyon Reserve development which consists of 1050 single family units zoned R1-8 (as well as 150 build to rent and 329 multi-family units), there are no new amenities to support this "small city" sized development. Specific concerns include:
Amending the General Plan (GPA-AF-1-22-6) benefits the developer, but this change does not benefit the city or the existing community and likely harms the community in the long run.
City Emergency Service coverage will be significantly reduced with 1500+ new housing units in the area without increased resources or locations. The nearest Fire Department location is near the Chandler Blvd and Desert Foothills Pkwy intersection more than 3 miles away from the proposed development and has a single engine and single ambulance. Housing density of the proposed development is much higher than most of the current development in Ahwatukee Foothills Village Planning Committee (AFVPC) area of responsibility. This is inconsistent with the current mix of smaller lot, traditional lot and large lot homes in the area. An increase of 13704 daily trips, 2200 of which are morning and evening commuters likely using SR-202 resulting in over 11000 local trips daily that rely almost exclusively on Chandler Blvd to access shopping and services at Chandler Blvd and Desert Foothills Pkwy. Additionally, Chandler Blvd is heavily relied upon to access shopping and services on Chandler Blvd and Ray Rd. (There is no access to Chandler Blvd from the SR-202 or vice versa at I-10). This 44% increase in traffic noise and CO- emissions will negatively impact all residents living along the Chandler Blvd and Ray Road corridors.
This 44% increase in traffic, noise and CO2 emissions resulting from lack of local shopping or services options in this "small city" is inconsistent with the City of Phoenix General Plan's commitment to Sustainability which "includes the creation of safe, clean, sustainable neighborhoods free of pollution" as well as the City Plan's commitment to Livability and Efficiency.

I personally have been extremely stressed with anxiety being I have a family and pets and worry if there was an emergency such as a fire that there will be such a delay especially if there’s some type of accident for the fire truck to get to my family.

This is a nightmare.

Respectfully,

Mona Vise
--
Have a Beautiful Day!

Racelle Escolar

From: verdayne johnson <verdaynejohnson@outlook.com>
Sent: Monday, August 29, 2022 3:22 PM
To: PDD Planning Commission
Subject: Ahwatukee Foothills City Planning

Hi my name is Verdayne Johnson and I am a resident in the Calabrea community 16908 31st lane So. My vote is totally against the streets not being widen into bigger lanes. Its greatly affect our public safety response time and doesn't give any benefits to communities west of the Blandford or their community as well. Back in 2016 we were promised by the city for the roads to be turned into 5 arterials road and it's now 7 years later and were still fighting on the same issues. I am asking to speak at the is hearing and I would like my time given to Mike Buzinski. Thank you

Sent from my T-Mobile 5G Device
Get Outlook for Android [aka.ms]

Racelle Escolar

From: danbriggs@cox.net
Sent: Tuesday, August 30, 2022 1:55 PM
To: PDD Planning Commission
Subject: Application #: GPA-AF-1-22-6 (Continued from August 4, 2022)

Dear Phoenix Planning Commission Regards:

The case # is: Application #: GPA-AF-1-22-6 (Continued from August 4, 2022)

This letter is in opposition to Blandford's proposal to change Chandler Blvd between 19th Ave and 29th Ave from a 4 lanes to 2 lanes.

I have a vested interest as a lot owner in Calabrea where I will build my future home.

This change makes no sense. Eventually there will be over a 1000 homes West of this street.
One accident can potentially close all access in or out of this area. Or at the very least cause unreasonable delays for any first responders.

Original plans had 4 lanes as supported by traffic flow studies. Also included in original plans were bike lanes and pedestrian walkways. These add value to the community as additional amenitites..

It is unreasonable and unsafe to now limit this street to just 2 lanes.

Sincerely
Daniel Briggs
3203 W Cottonwood Ln., Phoenix, AZ 85045

Racelle Escolar

From: Galen Schliem <schliemfoothillshoa@gmail.com>
Sent: Tuesday, August 30, 2022 12:54 PM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Chandler Extension at Foothills Reserve - Blanford Homes

Dear Planning Commission (cc District 6),

We've been through a lot as a community in the last 7 or so years...establishing our rights with ADOT during freeway construction, working with state and local to start Chandler Extension, and working to fend off crazy redirection of the PHX southern departure flight paths.

A few things that were promised us by state and local:

1. The Chandler Extension would be completed to four lanes, but the future developer would be on the hook to finish.
2. The Chandler Extension would someday have landscaping maintained by the City...just like other City roads. (now there is no middle island or landscaping of any kind).
3. The freeway "sound wall" on the 202 for the same lot of land would be finished, but by a future developer.

I met with ADOT, C202P, City, and District 6 multiple times. Now I hear that the new developer might simply be able to opt out of expanding Chandler and building the sound wall??

This is unacceptable to me as a resident and tax payer.

Please hold profitable companies to account. It's good that they're building and contributing to our economy, but promises need to be kept.

Thanks!

--
Galen Schliem
Foothills Reserve HOA
818.625.3717

Racelle Escolar

From: Gary Darling <gary.darling@umpscare.com>
Sent: Tuesday, August 30, 2022 10:39 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: Public Health and Safety Concerns

To Foothills Reserve Public Trustees:

Over the last few months, it has been brought to our attention that the Developer, Blandford Homes, is attempting to back out of more than a decade of promises made to our community by the City of Phoenix for the expansion of Chandler Blvd to 4 lanes between 19th Ave and 27th Ave

.

For the 100's of families that live west of 27th Ave, Chandler Blvd is our only way to exit our homes and neighborhoods. It is also the only road into our area for emergency vehicles. Having one lane in and one lane out presents a huge safety risk to all residents in our neighborhoods. Response time would be compromised with any undo traffic congestion, whether normal traffic or caused by an accident. It is already long enough to reach the nearest Hospital, don't add to this distance and travel time by reducing the number of lanes in and out of our neighborhoods. In an emergency, every second counts!!

.

The only reason for the proposed change by Blandford is pure greed! They want to be able to add more homes to their development by taking away from Chandler Blvd.

Please adhere to the promise to expand Chandler Blvd, not be swayed by the Developer Blandford and their quest for more lots to sell and profit from!

Sincerely,

Gary & Cheri Darling
16609 S 32nd Ln
Phoenix, AZ 85045
602-909-7725

Subject: FW: Safety Question for new Subdivision as you "plan it out"

From: Lawrence Koenen <lawrence.koenen@gmail.com>
Sent: Tuesday, August 30, 2022 2:38 PM
To: Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>; Angie Holdsworth <angie.holdsworth@phoenix.gov>
Cc: Council District 6 PCC <District6@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>; Mitzi Epstein <mepstein@azleg.gov>; Paul Maryniak <pmaryniak@timespublications.com>; Steve Whalley <swhalley@cox.net>; jharris@atsu.edu
Subject: FW: Safety Question for new Subdivision as you "plan it out"

Dear Nayeli,

I apologize for not being able to send sooner but hopefully this will still draw more attention than my last note.

I respectfully request that the planning commission take no action and allow the street classification in this area stand as is. This requested reclassification does NOT benefit the community and only allows the land developers (Blandford and D. R. Horton) utilization of more land for their own use.

The developer (Blanford) was or should have been aware of the requirements for Chandler Blvd. when they purchased the land. While the developer suggests this change is acceptable due to the changes to South Mountain Freeway (or the "202"), documents indicate that as far back as 2006 when this agreement and specification was made the plan was no different than using 17th Street as the access point.

Additionally, traffic analysis Blanford reference for their data point for this reclassification is a limited study sponsored by Blanford and not an independent review. Chandler Blvd. is already a single access roadway to approximately 600 existing homes which are wet of the Blanford development (in transparency one of those residents includes myself). We have already had a number of times when this entire Street has been blocked creating a safety issue. Reducing the number of intended lanes almost ensures we will have repeats on this road. The decision to reclassify is of the utmost concern. Once the homes have been constructed, there will be no option to widen Chandler.

Consider that our emergency response times are already delayed in west Ahwatukee. Increasing the number of homes and population without increasing accessibility, commercial access and most importantly emergency services will result in greater time to respond. More lanes allow for a greater chance that should those services be required in time of need, it would allow to be accommodated.

I would stress, during the prior Ahwatukee Village Planning Committee meeting a question was raised on if any other location in Phoenix had an area of similar number of homes with a common two lane highway, NO RESPONSE was provided. No response was provided either on the question of where in Phoenix does another number of homes planned or inexistence that are this far from fire protection (also as person working for a large P&C insurer, I would also ask where in Phoenix do you have or plan to have a similar number of homes with the absolute WORST ISO rating or rating for fire protection in the metro area).

While I have been told by news sources, about 4 years ago the plan to build the fire station that would resolve some issues had disappeared from the plans (my council person even mentioned a few months ago it was still in the plans). So, not sure how planning is done, but it is making me a bit nervous about priorities.

Therefore, I am asking the city planning commission to honor the commitment for the larger road, for our safety, the safely of the new residents and for the honor of the city.

I would ask that the approach to parking for South Mountain also be revisited. I understand that spots that didn't exist for the park are being lost due to the development. Putting those folks in an awkwardly designed set of spaces again on a road where traffic will increase seems dangerous. Consider using city land (now protected by a brand new city fence be expanded and remove the traffic where hikers, families and sightseers are entering. Your last seen design for this would appear dangerous with doors opening up into both bike and driving lanes. Please consider the folks living here and not just how many houses we can fit into a small space.

Sincerely,
Larry Koenen

Begin forwarded message:

From: Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>
Date: June 9, 2022 at 10:47:32 AM MST
To: Lawrence Koenen <lawrence.koenen@gmail.com>, Angie Holdsworth <angie.holdsworth@phoenix.gov>
Cc: Council District 6 PCC <District6@phoenix.gov>, Mayor Gallego <mayor.gallego@phoenix.gov>, Sean Bowie <sbowie@azleg.gov>, Mitzi Epstein <mepstein@azleg.gov>, Paul Maryniak <pmaryniak@timespublications.com>
Subject: RE: Safety Question for new Subdivision as you "plan it out"

Good morning Lawrence,

Thank you for your correspondence. Your concerns have been taken into account and will be forwarded to the developer.

Thank you,

Nayeli Sanchez Luna

Planner II* Village

City of Phoenix

Planning and Development Department

Long Range Planning Division

200 West Washington Street

Phoenix, Arizona 85003

nayeli.sanchez.luna@phoenix.gov

Racelle Escolar

From: JN Bailey <jasonnancybailey@gmail.com>
Sent: Tuesday, August 30, 2022 8:37 PM
To: PDD Planning Commission
Subject: Please do NOT reclassify Chandler Blvd. Item #: 10, Case #: GPA-AF-1-22-6

Hi,

I had previously emailed on August 2nd, 2022 prior to discussion of this item being postponed. I wanted to reach out to again reiterate that I am still in opposition to the reclassification of Chandler Blvd, for the added reason below.

Prior to the Chandler Blvd extension and 202 expansion, the communities at the west end of Ahwatukee were only accessible via Pecos Road.

The old 6,170' straight stretch of Pecos Road between 17th Ave and 27th Ave consisted of two designated travel lanes in each direction. The last 1,250' stretch of the two westbound lanes merged into one.

The new 6,280' curved stretch of Chandler Blvd extension, from 19th Ave to Shaughnessey Rd, currently consists of one travel lane in each direction and one turn lane.

My husband and I have lived in Ahwatukee for the past 7 years, and have been commuting almost daily on the Chandler Blvd extension for the last 3. We have experienced congestion and witnessed dangerous passes on this stretch the entire time we have lived here. When comparing the numbers below side-by-side, I do not believe that reclassification is beneficial to our growing community.

Previous Pecos Road
4,920': Four Travel Lanes
1,250': Three Travel Lanes

Chandler Blvd if it is Reclassified (Blandford Home Proposal)
6,280': Two Travel Lanes
+ Over 1,000 Homes
+ 13,000 New Car Trips Daily

Reference: Item number 10
Case Number: GPA-AF-1-22-6

Kind Regards,

Nancy and Jason Bailey
3406 W Brookwood Ct
Phoenix AZ, 85045

Racelle Escolar

From: pramod.patel@att.net
Sent: Tuesday, August 30, 2022 10:02 PM
To: PDD Planning Commission
Subject: GPA-AF-1-22-6 (Continued from August 4, 2022)

As a long time resident of Ahwatukee (28+ years) I would like to note my objection to application GPA-AF-1-22-6 to retain the street between Chandler Boulevard approximately between the 19th and 27th Avenue alignments at it's current 4 lanes.

Lacking a nearby fire station we are already exposed to the risk of delayed medical assistance (and fire service support) that will only be made worse with the increase in traffic once the Blanford homes are built. Expanding Chandler Blvd as originally promised by the city will make the route for emergency spot safer and more reliable.

Pramod Patel

Racelle Escolar

From: R Viswanath <ramsviswanath@gmail.com>
Sent: Tuesday, August 30, 2022 9:36 PM
To: Racelle Escolar
Cc: Council District 6 PCC
Subject: Public Comment - Request for review of GPA-AF-1-22-6 (Chandler Blvd Reclassification to Collector St)

Dear Ms. Escolar,

I'm reaching out as a resident of the Calabrea community which is impacted by the General Plan Amendment request submitted by Blandford homes, GPA-AF-1-22-6.

Minor General Plan Amendment to change the General Plan Street Classification Map designation on Chandler Boulevard from Arterial Street to Collector Street; and 27th Avenue from Arterial Street to Local Street.

I have been a resident in this community since 2008. Prior to 2016, we had unfettered access along 4 lanes (divided) on Pecos road to get in and out of the community. Since then, we were restricted to a two lane roadway with a turn lane in the middle for a little over a mile on Chandler blvd from 27th ave to 17th ave. The long term plan promised to widen this to two lanes in each direction, upon sale and future development of the land currently owned by Blanford homes.

My understanding is that the additional lanes is being debated. I am voting against the reclassification and in favor of expanding this segment of Chandler Blvd to a 4 lane roadway to restore the original Pecos road LOS, given the additional traffic from 1500 new homes and residents. The current roadway is severely restrictive, will be unable to sustain the additional traffic and god forbid, if there was an accident in this segment on Chandler Blvd, the residents or first responders would have no access to get to the communities west of 27th ave.

We would like the City to hold Blanford to the original promise of restoring a 4 lane roadway and to prioritize the beauty and functionality of the new community they are building over short term profits.

Thanks for your support.

Ram Viswanath

Resident and tax payer, Calabrea

Racelle Escolar

From: Jeff Molinar <jmolinar@omlaw.com>
Sent: Tuesday, August 30, 2022 4:36 PM
To: PDD Planning Commission
Subject: Comment re Application #: GPA-AF-1-22-6 (Continued from August 4, 2022)

We are residents of Calabrea and write to express our strong opposition to the above-referenced application. As explained by many members of our community, the proposed measure not only contradicts obligations and commitments previously made by the City of Phoenix and ADOT, but also creates undue risks to the health and safety of our neighborhood. There appears to be no reasonable dispute that the proposal would reduce the response time of providers of emergency services and threaten the safety of residents by risking complete blockages of traffic in and out of the area. No benefit to the residents has been shown, and Blandford seems to be conjuring a pretextual justification so that it simply may save money. That is unacceptable and contrary to the public interest.

Tara and Jeff Molinar

Racelle Escolar

From: Alexis Matias <alexis_matiasr@yahoo.com>
Sent: Wednesday, August 31, 2022 1:02 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Chandler Extension Widening

To whom it may concern,

I'm writing this email to voice my concern in regards to the proposed change to the original plan of the widening of the Chandler Extension. Not widening the extension will negatively impact our community by increasing traffic consequently impacting home values.
ADOT changed the original plan of the highway and that has significantly impacted our community. Please don't allow Blandfords to do the same with this project. If they want to build their houses next to our community they should follow the original proposed plan.

Thank you
Alexis Matias
Concern Resident of Foothills Reserve

Sent from my iPhone

Racelle Escolar

From: Andrew Abraham <andrewabraham@outlook.com>
Sent: Wednesday, August 31, 2022 12:38 PM
To: PDD Planning Commission
Subject: Deaths waiting to happen due to the Blandford Community

The above headline is purposely intended to grab your attention.

Those of us that live in the Foothills Reserve community (as well as those in the Promontory and Calabrea subdivisions) already have major traffic issues. It should not be a surprise that we are perplexed with a plan that contemplates the absence of a widened road at the Chandler Boulevard extension and Shaughnessy Road.

In fact, we need the city to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Adding 1000-ish new homes without widening the road with only exacerbate an already stressed situation. **For instance, there is no fire station anywhere near us** … and if there are accidents at the Chandler Boulevard extension and Shaughnessy Road, residents would be trapped from getting out of our communities (Foothills Reserve, Promentory and Calabrea). That has happened before!

I am firmly against creating 1000+ new homes without widening the streets AS WAS CONTEMPLATED in 2015/2016

Thank you for your consideration,

Andrew Abraham (resident in the Foothills Reserve and current Board Member)

Andrew Abraham
480-687-2342

Racelle Escolar

From: A S <afarnesi@yahoo.com>
Sent: Wednesday, August 31, 2022 11:36 AM
To: PDD Planning Commission
Subject: Opposition to Branford Homes project - safety issues

Dear Planning Commission Members,

I am a resident of the Foothills Reserve HOA. Foothills Reserve is immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. The current one-lane extension has already created safety issues when it was shut down for a South Mountain helicopter rescue. These issues will worsen with another development yet no traffic adjustment. Residents and most importantly, emergency services need access.

Also, there is no current plan for traffic signals at Chandler and 17th, not the "back way" that will be opened up via 17th and Liberty Lane. Traffic off the 202 has increased speed in the area and there have been more accidents and near-misses. More homes will increase the risk, so why are no lights planned?

Regards,
Ann Sweeney
2914 W Sliver Fox Way, 85045

Racelle Escolar

From: Anthony Ventriere <tonyventriere@outlook.com>
Sent: Wednesday, August 31, 2022 10:34 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: Foothills Reserve - Blandford Homes Project

Dear Planning Commission Members,

I am a past Vice President of the board and current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaughnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaughnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the city for too long. I've lived in Ahwatukee since 2013. Twenty years ago, the City's master plan included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items have been completed or even discussed. Now, with the planned addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City of Phoenix to stick to its plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you,

Anthony Ventriere
2711 W. Cottonwood Lane
Phoenix
480-526-1174

Racelle Escolar

From: Becky Ghena <beckyghena@gmail.com>
Sent: Wednesday, August 31, 2022 7:58 PM
To: PDD Planning Commission
Subject: Application#: GPA-AF-1-22-6

I do not support this. I have serious safety concerns with a single road.
1. Promises not being kept - refer to MIN171068-Ahwatukee Planning 22-Aug 16 confirmed that the road would be built out to 4 lanes 1. If road isn't expanded, one accident could block roadway and cause MAJOR back ups 2. If we have a natural disaster (fire/flood) and all residents need to evacuate- we won't get out in time - not enough road space 3. Single road limits emergency response time 4. South Mountain hikers already park along roadway and create congestion and safety issues Thank you Ghenas
3043 W Windsong Dr
Sent from my iPhone

Racelle Escolar

From: Breck Parkinson <breckaz@yahoo.com>
Sent: Wednesday, August 31, 2022 11:52 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: Oppose Blandford homes request to modify Chandler Blvd

Planning Committee Members,

I am a resident of the Foothills Reserve Community that is located just west of the new Blandford Homes Project. I am writing to oppose to the request that Blandford homes has put forth to modify the original plan of Chandler Blvd between 17th Ave and W Shaughnessey Rd. Please hold to the original plan for Chandler Blvd which is two lanes of traffic in each direction plus a turn lane, bicycle lanes and sidewalks. With the addition of over 1000 new homes in the Blandford project it will create added traffic congestion and negatively impact emergency response times. I also request the city to revisit the plan to include a fire station near 19th Ave and add traffic signals at 17th Ave and Chandler Blvd, and Liberty Lane and 17th Ave.

Thank you for your consideration,
Breck Parkinson
480-213-5783

Racelle Escolar

From: carl osborne <carljohnosborne@gmail.com>
Sent: Wednesday, August 31, 2022 12:31 PM
To: PDD Planning Commission
Subject: Chandler extension

They need to widen the road they can't stay as a single lane each way Blanford knew this going into it and they'd better stick behind doing it

Carl Osborne

Racelle Escolar

From: Chris Rosewell <zenflooring@gmail.com>
Sent: Wednesday, August 31, 2022 8:38 PM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Chandler Blvd Extension 27th Ave & 17th ave

To the City of Phoenix Planning Commission & Our City Council Representative Mr. Dicccio,
I am a resident of the Foothills Reserve HOA and am writing to you about my concern regarding the Developer / Blanford Homes proposal to modify the former plan for the Chandler Blvd Extension.
It had been the intent of Phoenix city planning to ensure the safety of our community by maintaining a historical vision of four lanes, a center turn lane, and bicycle lanes in the completed Chandler extension.
It seemed frugal to omit these improvements when the Chandler extension was initially constructed, but since the newer Promontory Homes had not yet been built, and the adjacent state trust land had not been offered for sale, it was perhaps wise for the city to withhold the expense until a development was planned and the burden of the Chandler extension could be shared by the purchaser of the state trust parcel.
It now seems that the developer is appealing to the planning committee to reduce this commitment to our residents, to increase the response times and access emergency personnel may require to reach our families, and increase the likelihood of accidents in west ahwatukee.
Currently, our neighborhood can expect police response times in excess of 45 minutes and the nearest fire station is almost 5 miles away. If that department's resources are already allocated, it's almost twice as far to the next closest firehouse.
In addition, we have routinely encountered cars passing other cars utilizing the center turn lane, in a 35 mph zone, further endangering cyclists and sidewalk users. The current volume of cars congesting the 2 lane segment of the Chandler extension is encouraging drivers to disobey the stop sign at 27th Ave. Furthermore, there are well know dangers and accidents (including fatalities) at 17th Ave and liberty lane that justify improvements to that intersection and demonstrates the existing volume of traffic is inadequately controlled by the systems in place.
My family and community urges you to maintain the the current alignment east of 17th Ave through to 27th Avenue, with 2 lanes in each direction, a center turn lane, a modest speed limit, adequate bicycle & pedestrian safeguards, and to avoid being persuaded by the motivations of the developer. The character of our community, the safety of your constituents, and the spirit of good community stewardship is at stake.
Sincerely,
Chris Rosewell
2750 W Silver Fox Way, Phoenix, AZ 85045
480-577-8850

Racelle Escolar

From: Christina S <cschafer@cox.net>
Sent: Wednesday, August 31, 2022 6:06 PM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Foothills Reserve - Chandler Blvd. expantion

Planning commission,

I have lived in the Desert Foothills community for 19 years. The ability for ingress and egress has always been challenging, with Pecos road being the only 2 lane road for many years. Currently Chandler Blvd is a one lane road , It's congested and has been shut down due to emergency vehicles attending to South Mountain in the past. There will be more traffic on Chandler Blvd due to the Branford Homes project adding 1,000 more homes. Chandler Blvd should be 2 lanes East and West so emergency vehicles can easily serve the community. A one lane road servicing 7 developments plus adding 1,000 more homes not enough. If there was a wildfire and we all had to evacuate would we be able to???… not sure the road could handle it with just one lane.
Branford needs to take responsibility and expand Chandler Blvd to 2 lanes in each direction and 1 turning lane so the community can react if there is an emergency.

Thanks
Christina Schafer

Racelle Escolar

From: Peter Minder <peter480@gmail.com>
Sent: Wednesday, August 31, 2022 2:30 PM
To: PDD Planning Commission
Cc: Peter Minder
Subject: Blandford Homes proposal for the Foothills Reserve area

I strongly believe that the Chandler Blvd. extension approaching the Foothill Reserve community should be widened since a new community by Blandford Homes is being created.

This extension road is too small to accommodate the extra cars, pedestrians, and bicycles that will use this path.

I believe the original plans for this extension have always identified that with new developments this road should be widened.

Please do not allow more home to be built in this areas without widening this important stretch of road.

Thank you,

Chun Zeng
3029 W Windsong Dr
Phoenix, AZ 85045

Racelle Escolar

From: goodellcl2@gmail.com
Sent: Wednesday, August 31, 2022 6:16 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Widening of Chandler Blvd Near Foothills Reserve

Dear Planning Commission Members,

I am a concerned resident and homeowner in the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project.

I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) will be greatly impacted by this new development.

We currently need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

I'm aware of the City's master plan, from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. Original plans also included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension.

The addition of more than 1,000 homes and additional residents in the Blandford Homes project should command the city's focus to these original plans.

I'd also like the City to consider proactive planning and budgeting for the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Please consider the safety needs of our collective communities.

Claudia Goodell
(505) 681-0171

Racelle Escolar

From: David Walker <dscwalker@gmail.com>
Sent: Wednesday, August 31, 2022 12:49 PM
To: PDD Planning Commission
Subject: Blandford Homes Project- Ahwatukee

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Sincerely,
David Walker
Homeowner and Registered Voter

Racelle Escolar

From: Diana Rehbein <rehbein.dianak@gmail.com>
Sent: Wednesday, August 31, 2022 2:40 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Chandler Blvd widening and Fire Station

August 31, 2022

Dear Planning Commission Members,

My husband and I are current residents of the Sunrise Development and HOA members of the Foothills Reserve Community. Our home is located near the cross streets of Shaughnessy and 27th, just west and north of the future Blandford Homes Development. We're writing to voice our opposition to the current proposal that would leave the Chandler Boulevard extension west of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaughnessy and Chandler Boulevard.

We have many family members living in Ahwatukee and before buying our home in 2019 we were aware of the city's master plan which included a Fire Station West of 17th Avenue and we've heard talk of a proposed City of Phoenix Park north of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar. The addition of more than 1,000 homes and additional residents in the Blandford Homes Development will only cause traffic delays and worsen emergency response times. Most residents that we hear from who are living in the neighborhoods west of the State Trust Land/future Blandford Development, Foothills Reserve, Calabrea, and now Promontory, are extremely dismayed that these items have not been realized.

We hope the City will stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, we'd like the City to take a more proactive planning and budgeting role on the intersection at **17th Avenue and Liberty Lane**. This intersection has been the subject of recent increases in accidents and is in desperate need of traffic control. The timing of adding this traffic light should not be put off until the new development is near completion. The situation will only worsen once development begins to increase traffic.

Thank you for your service and for your consideration of the above,

Diana Rehbein (& Michael Rehbein)
2725 W Wildwood Dr.
Phoenix, AZ
Rehbein.dianak@gmail.com

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Blandford Homes/Chandler Road Extension

From: Don Trujillo <donmtrujillo@gmail.com>
Sent: Wednesday, August 31, 2022 3:03 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>
Subject: Blandford Homes/Chandler Road Extension

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

Chandler road is the only access for my family and it does concern me that with the additional traffic, impacts to emergency services will be impacted. Being on the Western edge of Ahwatukee, I've noticed the lack of police presence in the area already. I've fortunately never had to use either EMT or Fire, but I recognize that any impact to Chandler Road will cause delays.

I'm asking for the planning commission to reconsider their requirement to not expand Chandler. Builder's in today's market can expand that road and the cost is just put into the houses anyway.

Thank you and I appreciate your work. If you have any questions, please let me know.
--
Don Trujillo
720-724-3284

Racelle Escolar

From: Corrine Heyeck <corrine@heyeck.com>
Sent: Wednesday, August 31, 2022 11:23 AM
To: Council District 6 PCC; PDD Planning Commission
Cc: Erik Heyeck
Subject: Blandford Homes Project Impact to Community

Dear Planning Commission Members,

We are current residents of the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy, immediately adjacent to the west of the new Blandford Homes project. We are writing to voice opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and Promotory) have lived with broken promises by the City for too long. We've lived in Ahwatukee since 1998 and were at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

Additionally our home owners insurance rates are impacted by the proximity of a fire station. We are out of the allowable range to qualify for lower rates. Insurance companies understand the risk, and surely the city should as well.

We need the City to stick to its plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, we'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you for your attention to this matter.

Sincerely,

Erik and Corrine Heyeck

2811 W. Cottonwood Ln.
Phoenix, AZ 85045
480-241-1280

Racelle Escolar

From: Kay Willson <kay.foothills@gmail.com>
Sent: Wednesday, August 31, 2022 8:36 AM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Opposed unchanged to Chandler Blvd

Dear Planning Commission Members,

The purpose of this letter is to transmit the objections of the Foothills Reserve Board of Directors, for itself and its 589 constituents who are opposed to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged.

The Foothills Reserve HOA is located north and south of Shaughnessy immediately adjacent to the proposed Blandford Homes Projects. All three communities West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) are united in our opposition to the current plan.

We already need better emergency services and response times in our area. We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. The current plan and new Blandford project add more than 1000 new homes to the area, further impacting emergency services and response times.

We would like the City to be more proactive with planning and budgeting on improvements for 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have seen a recent increase in accidents and are in desperate need of traffic control sooner than later.

The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with increased and traffic volume.

We hope that the Commission is listening and that our concerns will be addressed. We're watching and voting on results that show that our communities are being heard.

Regards,

Foothills Reserve Board of Directors

--

TEAMWORK- "A boat doesn't go forward if each one is rowing their own way".
480-550-1093

Racelle Escolar

From: Fred Erickson <fred@kca-inc.com>
Sent: Wednesday, August 31, 2022 10:50 AM
To: PDD Planning Commission; Council District 6 PCC
Cc: foothillsreserve@wearevision.com
Subject: Ahwatukee Foothills Reserve - Blandford Homes - Traffic Access

Good Morning,
I've lived in Ahwatukee Foothills Reserve for 16 years. After the construction of the South Mountain 202 freeway, Chandler Blvd was extended from around 17th Ave to meet up with Shaughnessy. With the limited number of homes in Foothills Reserve, this was an adequate traffic route to the rest of Ahwatukee and the 202 freeway via 17th Ave. With the upcoming development by Blandford Homes Upper Canyon homes, this roadway cannot possibly be enough to service the additional traffic. Here are the assumptions:

- 1,050 new single-family homes
- 150 townhouses
- 329 apartments
- 1,539 total new residences
- Assume 1.5 working people (outside the home) per household
- Assume .25 high school or college students per household (drivers)
    - This equates to about 2,700 new drivers on the road for morning and evening rush hour each weekday
- Assume 80% of these drivers will be entering and exiting the 202 freeway at 17th Ave
    - This equates to about 2,200 drivers entering and exiting the freeway during rush hour each day

Blandford's proposal to NOT widen Chandler Blvd is ridiculous. Every day will be a zoo. Accidents will increase. Road-rage will go through the roof. Fire and Ambulance access will be severely restricted.

In addition to widening Chandler Blvd, there should be an additional freeway exit/entrance built at the southwest corner of the property to handle much of the new traffic.

Thanks
Fred Erickson
(480) 225-8193 (c)

Racelle Escolar

From: W ROHR <garyrohr@cox.net>
Sent: Wednesday, August 31, 2022 10:55 AM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Widen the Chandler extension to Shaugnessy as Originally planned

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Racelle Escolar

From: Greg Vannatter <gregvannatter@gmail.com>
Sent: Wednesday, August 31, 2022 10:50 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: Blandford Homes Proposal

We understand that Blandford Homes is now proposing that they do NOT widen Chandler Blvd in conjunction with their upcoming 1,100 housing project. Really? Can one truly believe that they didn't understood this cost when they produced a bid for developing the property? Wasn't this part of the deal when putting this property out for bid? We're confident that the planning commission will not allow themselves to be hoodwinked by Blandford Homes.

Sincerely,

Greg and Sueann Vannatter
2716 W. Wildwood Dr.

Racelle Escolar

From: Gregory Harding <gbhard10@gmail.com>
Sent: Wednesday, August 31, 2022 2:15 PM
To: PDD Planning Commission
Subject: Chandler Blvd Extension in the Foothills Reserve

I am a homeowner in the Foothills Reserve. I am vehemently opposed to the proposed widening of the Chandler Blvd extension. Do not destroy our neighborhood!

Gregory Harding
2913 W. Silver Fox Way

Racelle Escolar

From: knhnj@comcast.net
Sent: Wednesday, August 31, 2022 10:46 AM
To: PDD Planning Commission
Subject: Widening of Chandler Road extension

Dear Planning Commission Members,

My family moved into the Foothills Reserve this past year We are residents of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The addition of more than 1,000 homes and additional residents in the Blandford Homes project will be problematic if the access via Chandler Blvd. is not improved.

We need better emergency response times. I learned that less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to THREE neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. This will be needed as there will be a significant increase in auto traffic with more than 1000 new homes! I am a physician and do not want to be stuck waiting to get to/from the hospital.

Our communities are united because our safety is at stake and deserve to be heard!

Howard Lakritz
16033 S. 29th Ave
Phoenix AZ 85045

Racelle Escolar

From: Ildiko Sloan <ildiko.sloan@gmail.com>
Sent: Wednesday, August 31, 2022 8:22 PM
To: PDD Planning Commission
Subject: Chandler Blvd and Blandford Homes

I am a resident of the Foothills Reserve neighborhood and am concerned about Blandford Homes request to keep Chandler Blvd west of 17th as only one lane in each direction with a turn lane. We were told that the current road would be widened when homes were built on the land immediately to our east. Adding 1000 homes will increase traffic, creating a safety issue. Please hold Blandford Homes to the promise of widening the road.

Additionally, please consider adding a traffic light at 17th and Chandler as well as Liberty Lane and 17th, as both of these intersections have become increasingly dangerous and will only become more so with the addition of 1000 homes.

Thank you for your consideration.

Ildiko Sloan

Racelle Escolar

From: Jackson Balk <jbalk35@gmail.com>
Sent: Wednesday, August 31, 2022 8:16 PM
To: PDD Planning Commission
Subject: Concerned Resident

Dear planning commission members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I am deeply concerned by the proposal to forgo the Chandler Blvd expansion. This proposal appears to defy logic by not expanding Chandler Blvd, but adding 1100 some new homes to the area. This would drastically increase traffic and Police/EMT/Fire response times to the surrounding communities. This issue now becomes a matter of community safety and well-being.

Furthermore, this decision would completely disregard the needs of our community and more importantly the promises previously set forth by this communities city. We have patiently waited not only for this road expansion but for a much needed Fire House West of 17th Avenue, and a community park North of the Chandler extension.

I am writing this to inform you of my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

I am asking you to please consider the needs of the people who call this beautiful city home, and not just the requests of the home builders.

“We all can work, but together we win”

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Opposition to Blandford homes request to forego the planned widening of the Chandler Extension

From: Jim Barnard <jamesbarnard1958@gmail.com>
Sent: Wednesday, August 31, 2022 2:04 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Opposition to Blandford homes request to forego the planned widening of the Chandler Extension

Dear Planning Commission Members,

I am a current resident (since 2003) of the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1988 and remember the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

I am an avid cyclist and was looking forward to the wider Chandler Boulevard to make my daily ride safer for all traffic (vehicular, bicycle and pedestrian) using this portion of the Boulevard. The bridges over the two washes on this portion of Chandler Boulevard have already been constructed to accommodate the wider roadway and not having the roadway as wide as planned would be an eye soar to the community.

Feel free to contact me if you would like to discuss further.

Regards,

James Barnard, CPA
2726 W Silver Fox Way
Phoenix, AZ 85045
602-721-6845
jamesbarnard1958@gmail.com

Racelle Escolar

From: Mary Spurgat <mary@spurgat.net>
Sent: Wednesday, August 31, 2022 2:57 PM
To: PDD Planning Commission
Subject: Widening of Chandler Blvd Extension

Planning Commission Members:

We are emailing you to let you know we vehemently oppose Blandford Homes' opposition to the widening of the Chandler Blvd extension. We have lived in Foothills Reserve Sunrise for over five years. When we bought our home in 2017, we knew about the construction of 202 South Mountain Freeway. While most neighbors were concerned about increased noise, light, and crime, we knew that the freeway was badly needed and that those same neighbors who opposed it would be using it regularly.

The same is true for the widening of Chandler Blvd extension – it will be badly needed once the new development is completed. We have noticed an increase in traffic with the Promontory neighborhood that went in a couple years ago. If 1,100 homes are planned for Blandford's new subdivision, that's a minimum of 2,200 people being added to the neighborhood – a small town.

PLEASE stick to the original plan of widening the Chandler Blvd extension to four lanes.

Thank you.

Jeff and Mary Spurgat

Racelle Escolar

From: judy rupp <ruppjudy@yahoo.com>
Sent: Wednesday, August 31, 2022 3:54 PM
To: PDD Planning Commission
Subject: Fwd: Blanford Homes Project

Dear Planning Commission Members,

I am a concerned and current resident of the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1994 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Sincerely,

Judy Rupp

Racelle Escolar

From: Kathy Griffiths <o2bbikn@yahoo.com>
Sent: Wednesday, August 31, 2022 2:32 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Chandler Blvd Widening Proposal

Dear Planning Commission Members,

I am a resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promontory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 2011 and was told that the City's master plan included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Our communities are united and deserve to be heard!

Kathleen Griffiths
Foothills Reserve community member
o2bbikn@yahoo.com

Racelle Escolar

From: katrina dupouy <katrinadupouy@gmail.com>
Sent: Wednesday, August 31, 2022 10:34 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: concerned resident of Foothills Reserve.

Dear Planning Commission Members,

I am current resident of Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Katrina Dupouy.

Racelle Escolar

From: KLapierre <kennethlapierre@gmail.com>
Sent: Wednesday, August 31, 2022 10:49 AM
To: PDD Planning Commission
Subject: Widening of chandler on blandford site

As a resident I hope for.widening of chandler as promised. We are at risk since there is only 1 way in and out. God forbid an accident that blocks lanes. Also we need more lanes since we could see 2500 more trips per day on this small street. Every where else has 2 lanes. Also we need traffic lights . Also we need sound wall asap as.we.still suffer for quality of life and noise.

Please.widen the road and do not.add.on street.parking near.park.

Racelle Escolar

From: kevincebel@aol.com
Sent: Wednesday, August 31, 2022 2:27 PM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Chandler Boulevard extension West of 17th Avenue

Dear Planning Commission Members:

We are concerned homeowners in the Sunrise Foothills Reserve subdivision requesting your thoughtful consideration of the plans for the Chandler Boulevard extension West of 17th Avenue between the existing trailhead and the stop sign where Chandler Boulevard turns into Shaugnessy. The plans for building an additional 1,000+ homes (!!!) in the new Blandford Homes Project will almost certainly create significant traffic and safety issues for both the existing, as well as the newly planned, communities. The 2 options currently on the table for your consideration seem to be the following:

1) Leave the Chandler Boulevard extension unchanged from its current 3 lane configuration with one lane in each direction, a center turning lane, and bike lanes;

2) Expand the Chandler extension into a 5 lane configuration with two lanes in each direction, a center turning lane, and bike lanes.

A third option for your consideration:

3) Expand the Chandler extension into a 4 lane configuration with two lanes in one direction, a center turning lane, and one lane in the other direction, and bike lanes (similar to the current configuration on the short section of Chandler Boulevard between South 17th Avenue and South 19th Avenue).

We don't know how extensive the traffic analysis for the projected surge in traffic has been, but hopefully you have all the required information necessary to make an informed decision.

Thank you for your time and consideration,

Kevin and Maureen Ebel
2801 W Hiddenview Dr
Phoenix, AZ 85045

Racelle Escolar

From: Khalil Darzi <khalil.darzi@yahoo.com>
Sent: Wednesday, August 31, 2022 12:09 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Concerned resident and homeowner FootHills reserve

Dear planning commission members,
I am writing to Voice my opposition to the current proposal that would leave the Chandler Boulevard extension west of 17th Ave. unchanged between the existing trail head and the stop sign at Shaughnessy and Chandler Boulevard.
My concern is with the additional 1000 homes residence in the Blandford home project will cause delay emergency response time to my neighborhood and my house therefore I am asking to widen the road between the 19th Ave. and the Shaughnessy stop sign for better access and better respond time to emergency calls.

Sent from Yahoo Mail for iPhone [overview.mail.yahoo.com]

Racelle Escolar

From: lenny.j.goodell@gmail.com
Sent: Wednesday, August 31, 2022 6:30 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Widening of Chandler Blvd Near Foothills Reserve

Dear Planning Commission Members,

I am a homeowner in the Foothills Reserve located immediately adjacent to the west of the new Blandford Homes project.

I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension(West of 17th Avenue) at one lane in each direction.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) will be greatly impacted by this new development.

We currently need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

I'm aware of the City's master plan, from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. Original plans also included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension.

The addition of more than 1,000 homes and additional residents in the Blandford Homes project should command the city's focus to these original plans.

I'd would also like the City to consider proactive planning and budgeting for the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Please consider the safety needs of our collective communities.

Thank you
Leonard Goodell

Racelle Escolar

From: Lesa Abbey <lesa.abbey@gmail.com>
Sent: Wednesday, August 31, 2022 10:29 AM
To: PDD Planning Commission
Subject: Foothills Reserve Proactive Planning

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calabrea, and now Promontory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 2008, and I understand that everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Thank you for listening,

Lesa Abbey
2810 W Briarwood Terrace
Phoenix, AZ 85045

Sent from Mail [go.microsoft.com] for Windows

Racelle Escolar

From: Lisa Sean <lisabseank@gmail.com>
Sent: Wednesday, August 31, 2022 8:31 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Emergency Response West of 17th Avenue

Dear Planning Commission Members,

As homeowners and current residents of the Foothills Reserve HOA (located north and south of Shaugnessy, and immediately west of the new Blandford Homes project), we are writing to voice our opposition to the current proposal that would leave the Chandler Boulevard extension west of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaughnessy and Chandler Boulevard.

We expect that the city planning committee will make the **responsible** decision to build a **fire station** west of 17th Avenue to provide **timely** service to the nearby area. With cars from **more than a thousand** homes further limiting emergency vehicle access, it is **unconscionable** that the Blandford project would NOT be expected to expand Chandler Boulevard in the absence of a strategically located fire station.

We expect that the City will honor their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. We further urge the committee to budget for and build a fire station to service this area, as has been discussed.

Please make responsible choices for all of the residents (new and future) west of 17th Avenue; not choices that will benefit a developer who will not have to live with the consequences.

Sincerely,
Lisa and Sean Klunder

Racelle Escolar

From: lorrin ferdinand <lorrin.ferdinand@gmail.com>
Sent: Wednesday, August 31, 2022 6:09 PM
To: PDD Planning Commission
Subject: Concerned Resident of Foothills Reserve

Hello,

I agree with many residents' concerns about the Chandler Blvd extension. As originally planned and agreed to by the builder in 2015/2016, the widening of Chandler Blvd should go forward. It would be irresponsible to allow the builder to cut corners in this manner. Please demonstrate prudent stewardship of your community and oppose this proposed change for the benefit of your constituents.

Your constituents are united in opposing this proposed change, and you should stand with them.

Regards,
Lorrin Ferdinand
Resident in Foothills Reserve.

Racelle Escolar

From: lmisturini@cox.net
Sent: Wednesday, August 31, 2022 1:26 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Chandler Blvd Extension

Dear Planning Commission Members,

I ask that you please consider your constituents and the future of our community when you vote on the proposal to extend Chandler Blvd from the current one lane configuration in each direction to two lanes with bike lanes and a center turning lane.

Please don't give in to **corporate greed**! Please compel Blandford homes to do the right thing by widening Chandler Blvd.

Blandford will make plenty of profit from the new builds. I am sure they can afford to widen the road to allow Fire/EMT/us to safely navigate our neighborhood.

Thank you for your consideration,
Louis Misturini – Ahwatukee homeowner (MountainVew community)
lmisturini@cox.net

Racelle Escolar

From: Marley Watkins <edpsychassociates@gmail.com>
Sent: Wednesday, August 31, 2022 10:31 AM
To: PDD Planning Commission
Subject: Chandler Blvd

I am a homeowner in the Foothills Reserve. Chandler Blvd. must be widened to accommodate the increased traffic. Do not allow the builder's request to allow Chandler to remain only two lanes.

Marley Watkins
2813 West Amberwood Dr.

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Blandford road problems

From: Marsha Morris <marshacmorris@gmail.com>
Sent: Wednesday, August 31, 2022 12:57 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Blandford road problems

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Racelle Escolar

From: Melissa Lanham <melissa_lanham@hotmail.com>
Sent: Wednesday, August 31, 2022 1:31 PM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Resident for Chandler Extension Expansion in Ahwatukee

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project.

I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. The Chandler extension is already busy enough with the current number of residents. Adding an entire community of 1000+ homes and apartments will only exhaust the situation.

Our communities are united on this and deserve to be heard! I appreciate your attention to this matter and hope your team will work with the Blandford Homes project and make the Chandler expansion a mandatory piece of their project.

Thank you,
Melissa Lanham

Racelle Escolar

From: Minich, Melissa (Corporates) <melissa.minich@thomsonreuters.com>
Sent: Wednesday, August 31, 2022 12:44 PM
To: PDD Planning Commission; Council District 6 PCC
Cc: Terry Minich
Subject: Issue with no widening Chandler Blvd to accommodate additional homes that are being planned in the area

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promontory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 2006. I understand that there were public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Kindest Regards,

Melissa Minich

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Racelle Escolar

From: Michael Rehbein <mreh0513@gmail.com>
Sent: Wednesday, August 31, 2022 1:59 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Chandler Blvd Extension Project

Dear Planning Commission Members,

My wife and I have been residents of the Foothills Reserve community north of Shaugnessy and immediately west of the Phoenix South Mountain City Park since 2019. We have been eagerly awaiting the completion of the Chandler Blvd planned expansion to four lanes, as it will ease the existing traffic issues as well as decrease the time for fire and police responses to our neighborhood. With the future addition of 1000+ residences and conservatively 2000 additional vehicles, the expansion needs to go forward without delay. Unbelievably, the proposal submitted by Blandford Homes to forego the expansion and leave Chandler Blvd in its current configuration is unacceptable and we strongly request rejection by the Planning Commission.

Additionally, the delay of traffic control measures at the intersection of 17th avenue and Liberty Lane will, in all likelihood, result in an ever increasing number of accidents. A traffic light there is overdue.

Thank you for considering our position as you deliberate this proposal.

With Regards,

Michael and Diana Rehbein
2725 W Wildwood Dr
Phoenix AZ. 85045

Sent from my iPad

Racelle Escolar

From: Mukesh Desai <mukeshkdesai@gmail.com>
Sent: Wednesday, August 31, 2022 3:09 PM
To: PDD Planning Commission; council.distrci.6@phenix.gov; Bina Desai
Subject: Current proposal to chandler extension west of 17th ave

Dear Planning Commission Members:

I am a senior citizen and current resident of Foothills Reserve. I and my wife has been living in this community since 2009 and wish to live here. I understand that the new Brandford Homes project wants to keep the chandler blvd extension to one lane, instead of the current plan to convert to two lanes. I am writing to voice my opposition to the current proposal advocated by the new Brandford Homes project proposal. There are many senior citizens who reside in this community and the time required to get emergency access to medical facilities is critical for us. We are afraid that the addition of thousand plus additional homes and residents will worsen the situation.

Please stick to the current plan of broadening chandler blvd to two lanes in each direction.

--

Mukesh Desai
Foothills Reserve Resident
480-815-4395

Racelle Escolar

From: Patricia DeBose-Harding <pldharding@gmail.com>
Sent: Wednesday, August 31, 2022 2:26 PM
To: PDD Planning Commission
Subject: Widening of the Chandler Extension in Ahwatuke Reserve

Dear Sirs,

I am a concerned resident of the Foothills Reserve and opposed to Blanford homes request to forego the planned widening of the Chandler Extension.

I can' t imagine how long it will take children using the bus to go to school or emergency vehicles responding to an emergency . This is unexceptable in America.

Sincerely,

Patricia DeBose-Harding

Racelle Escolar

From: Patricia Van Haitsma <patricia.l.vanhaitsma@gmail.com>
Sent: Wednesday, August 31, 2022 11:01 AM
To: PDD Planning Commission
Subject: Opposition to current proposal of Blandford Homes

Dear Planning Commission Members,
I am a resident of Foothills Reserve. Foothills Reserve is located north and south of Shaungessy immediately adjacent to the west of the new Blandford Homes project
I'm writing to voice my opposition to the current proposal that would leave Chandler Blvd extension , west of 17th Ave. unchanged between the existing trailhead and stop sign at Shaunessy &Chandler Blvd .
We need better emergency response time! Less than two years ago the Chandler extension was shut down for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.
We need the City to stick to the 2015 & 2016 plan that showed the Chandler Extension as two lanes in each direction with bike lanes and a center turning lane .
I would like the City to take a more proactive planning & budgeting role on the intersections at the 17th Ave and chandler Blvd as well as 17th Ave and Liberty Lane. These two intersections are in desperate need of traffic control. The timing of two traffic lights cannot wait until the completion of the new development
Our communities are United and deserve to be heard !
Most sincerely,
Patricia L Van Haitsma

Racelle Escolar

From: Patrick Reidy <pgreidy86@gmail.com>
Sent: Wednesday, August 31, 2022 2:11 PM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Concern Over Non-Widening of Chandler Extension by Blanford Homes

Dear Planning Commission Members and Sal Diccio's Office-

My name is Patrick Reidy and I am a concerned homeowner in the Foothills Reserve.

I am writing to voice my opposition to the current proposal that would leave the Chandler Blvd extension West of 17th Ave unchanged. This is unacceptable and more broken promises.

The City's plan from 2015 and 2016 showed the widening of the Chandler Extension from its current one lane configuration in each directions to two lanes with bike lanes and a center turning lane. The City planned its way to accommodate the extra traffic for
1100 new homes as well as added capacity for more timely responses by Police, Fire and EMT Services. Why the change? The City needs to stick to its plans and force Blanford Homes to pay for the road expansion.

I am not sure who on the planning committee is benefiting by allowing Branford homes to get away with this egregious action. I hope you will make the right decision for the community.

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Blandford Homes proposed change

From: Peter Minder <peter480@gmail.com>
Sent: Wednesday, August 31, 2022 11:10 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Cc: Peter Minder <peter480@gmail.com>
Subject: Blandford Homes proposed change

As a resident of the Foothills Reserve neighborhood, I strongly object to Blandford Homes' proposal not to widen the Chandler Blvd. extension. Our Foothills community is too large to allow more homes established by Blandford Homes without a wider road to travel on.

The City's plan from 2015 and 2016 showed the widening of the Chandler Extension from its current one lane configuration in each direction to two lanes with bike lanes and a center turning lane. The City planned it this way to accommodate the extra traffic from 1100 new homes as well as added capacity for more timely responses by Police, Fire and EMT services.

Please do not allow our good established community in the Foothills Reserve to be impacted in such a negative manner by this request not to widen the road.

Thank you,

Peter Minder
3029 W Windsong Dr
Phoenix, AZ 85045

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Homeowner in the Foothills Reserve concerning Chandler extension

From: Portia Barna <portiakay.thomas@gmail.com>
Sent: Wednesday, August 31, 2022 12:47 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>
Subject: Homeowner in the Foothills Reserve concerning Chandler extension

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

I've been looking forward to this extension since moving into the neighborhood in early 2020. It was needed then but the addition of more than 1,000 homes, makes it mandatory. We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Thank you for the time and please take to heart the concerns of our community.

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Concerns

From: Manic Managed Mom <yourliferachel@gmail.com>
Sent: Wednesday, August 31, 2022 12:37 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Concerns

I live in Ahwatukee in the Foothills Reserve which is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaughnessy and Chandler Boulevard.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods. Thank goodness we didn't have a major emergency like a desert fire that would have required our neighborhood to need a mass escape.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Please do something to keep us safe. Please!!!!

Thank you,

Rachel Harris
Concerned Resident

Racelle Escolar

From: Ravi Velnati <ravivelnati@hotmail.com>
Sent: Wednesday, August 31, 2022 10:37 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: REQUEST from a concerned RESIDENT & HOME OWNER - OPPOSITION to BLANDFORD HOMES request to forego the planned widening of the Chandler Extension

#
Dear Planning Commission Members,

I am a past board member and current resident of the Foothills Reserve HOA.

Foothills Reserve is located north and south of Shaughnessy immediately adjacent to the west of the new Blandford Homes project.

I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaughnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long.
I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen.

The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane.

These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you in advance for hearing and acting on our safety and livability concerns!#

Udyl#Yhoqdw#
57;08530;95;#
#

Racelle Escolar

From: Rebecca Anderson <becca.j.anderson@gmail.com>
Sent: Wednesday, August 31, 2022 9:03 PM
To: PDD Planning Commission
Subject: Opposition to current Chandler Blvd proposal

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve, located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. The addition of more than 1,000 new homes will only make existing issues withe traffic and emergency response times worse without the improvements to Chandler Boulevard.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Racelle Escolar

From: RJ Harrison <rharrison@raysbaseball.com>
Sent: Wednesday, August 31, 2022 1:54 PM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Chandler Blvd extension.....

Dear Planning Commission Members….

As longtime (16 years) residents of the Summit sub-division of Foothills Reserve we have watched the area grow and heard all the proposals for dealing with that growth. From the long-ago proposed Fire Station and City Park to be built west of 17th Ave to the creation of the Chandler Blvd extension and ultimately expansion of the Chandler extension. The expansion proposal called for 4 lanes, bike lanes and a turning lane to be completed before the development of the land south of the extension.

The expansion project is vital for the safety of our community. The addition of 1000 plus residences by Blandford will create significant traffic to an already heavily trafficked road. I see the impatience of the drivers under the current conditions. The addition of all the vehicles from the Blandford development will make the Chandler extension a very dangerous roadway. It will add to already challenging response times for emergency vehicles. Bike riders' safety will be at significantly greater risk.

Please do the right thing and follow through with the proposal (promise) to expand the Chandler Blvd extension before the Blandford construction begins!

Thank you….

RJ & Jane Harrison
16218 S 29th Drive

Racelle Escolar

From: Robert Wiggins <robertwiggins.az@gmail.com>
Sent: Wednesday, August 31, 2022 2:51 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Chandler Boulevard extension and Blandford Homes project proposal opposition

To whom it may concern,

I am a current resident of the Foothills Reserve and A-1/A-2 HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project in Ahwatukee. I'm writing to share my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead West of S 18th Dr and the stop sign at W Shaughnessey Road and Chandler Boulevard.
I understand that the city had plans back in 2015 and 2016 that showed the Chandler extension with two lanes in each direction, along with bike lanes and a center turning lane. What about the plans for the fire station? Although I have not needed it, I've been told by neighbors that emergency response times are lengthy. There were also plans for a City Park. What happened to that?
Traffic is already a problem and adding another 1,000 homes will only exacerbate it. Your reconsideration of the original proposal to expand the extension is requested.

Thank you, Robert

Racelle Escolar

From: Rod Hofeling <rodhofeling@gmail.com>
Sent: Wednesday, August 31, 2022 4:02 PM
To: PDD Planning Commission
Subject: GPA- AF -1-22-6

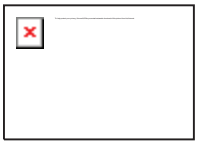
To whom it may concern:

I am a homeowner/resident in Promontory at Foothills West. I want to give my opposition to proposed changes to the General Plan regarding Shaughnessy/Chandler Blvd and the development by Blandford homes.

I am very concerned about the logic of the proposed changes. as I understand changes to the plan are being requested, however those changes would create safety and traffic concerns in my opinion. I am also deeply concerned about the ability of safety resources to reach the communities west of 17th Ave should the changes be approved.

Sincerely,
Rod Hofeling RE/MAX Foothills

Rod Hofeling
Designated Broker/Owner
CRS, CLHMS, GUILD, RENE
RE/MAX Foothills
1345 E Chandler Blvd #219
Phoenix, AZ 85048
602-549-0169
SearchAZ.net [searchaz.net]



Why RE/MAX - Join RE/MAX [joinremax.com]

Racelle Escolar

From: Roger Hawkins <rhawkins12@cox.net>
Sent: Wednesday, August 31, 2022 7:52 PM
To: PDD Planning Commission
Subject: council.district.6@phoenix.gov

Hello,

I would like to voice my opinion for the Blandford homes project and the extension of the Chandler Blvd.
I am a foothills reserve resident, 2722 W Ashurst Dr, Phoenix, AZ 85045 since 2006.
We really need to extend the lanes on the Chandler Blvd with the Blandford Homes been built in the next few years.
It is very important to keep the traffic flowing freely without any daily accidents and each household has a minimum of at least three cars if they occupy a family home.

Please consider this as a very important aspect for the Blandford build.

Thank you
Roger and Rekha Hawkins

Sent from my iPhone

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Opposition to Proposed Chandler Blvd (19thAve to 27Th Ave) Street Classification Amendment

From: rjriccio1@cox.net <rjriccio1@cox.net>
Sent: Wednesday, August 31, 2022 12:02 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Cc: rjriccio1@cox.net
Subject: Opposition to Proposed Chandler Blvd (19thAve to 27Th Ave) Street Classification Amendment

Subject Reference:

Application #: GPA-AF-1-22-6 (Continued from August 4, 2022) Request: Street Classification - Map Amendment Location: Chandler Boulevard approximately between the 19th and 27th Avenue alignments, and 27th Avenue between Chandler Boulevard and the Loop 202 Freeway Proposal: Minor General Plan Amendment to change the General Plan Street Classification Map designation on Chandler Boulevard from Arterial Street to Collector Street; and 27th Avenue from Arterial Street to Local Street. Applicant: Alan Beaudoin, Norris Design Owner: Tom Lemon, Reserve 100, LLC Representative: Alan Beaudoin, Norris Design

Dear Planning Commission Members,

As a homeowner in the Calabrea and Foothills Reserve developments, I'm writing **to voice my opposition to the current proposal** that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaunessey and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calabrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1988 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Changing the classification of Chandler Blvd to maintain the current as-built configuration, does not serve our community in West Ahwatukee-Foothills in a positive manner.

Best Regards,

Ron Rich

(480)-881-0326
rjriccio1@cox.net

Racelle Escolar

From: Savannah Hillebrand <seh356@nau.edu>
Sent: Wednesday, August 31, 2022 10:49 AM
To: Council District 6 PCC; PDD Planning Commission
Subject: Foothills Reserve - Homeowner concerned with Chandler Blvd Extension

Dear Planning Commission Members,

I am a concerned homeowner and resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I recently purchased my home in Ahwatukee, so I am a newer member, but I have communicated with residents residing in the community since 1987 who were shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Our communities are united and deserve to be heard!

Thank you,
Savannah Hillebrand
--
Savannah Hillebrand
Seh356@nau.edu

Racelle Escolar

From: Shari Wheeler <skwheel1@gmail.com>
Sent: Wednesday, August 31, 2022 11:57 AM
To: Council District 6 PCC; PDD Planning Commission
Cc: Kevin Wheeler
Subject: Opposition to Blandford Homes plan

Dear Planning Commission Members,

We are current residents of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. We are writing to voice our opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

In addition, the neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) need the support of the planning commission. We are aware of the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items have been prioritized to fruition even though they have been on the master plan for 20 years. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays and we need action and support from you now more than ever. Review all of the details closely - the data is there to support these needed upgrades and services to our communities.

Finally, we ask that the City take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Respectfully,

Sharon and Kevin Wheeler
16201 S 29th Ave

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Opposition on plans to forego the widening of Chandler Blvd between 17th and Chandler Blvd/Shaugnessy

From: Sheryl Rangel-Gethner <rangelgethners@gmail.com>
Sent: Wednesday, August 31, 2022 12:58 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Opposition on plans to forego the widening of Chandler Blvd between 17th and Chandler Blvd/Shaugnessy

Dear Planning Commission Members,

I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaughnessy and Chandler Boulevard.

Originally there was a City master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

At the very least the City should stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

I moved to this area for a feeling of peace and security. To date, I have been a victim of a robbery, I have needed emergency services both police and fire and the response time to get to me left me in more danger than the emergency situations themselves.

Please do not ignore our issues any longer.

Sincerely,

--
Sheryl Rangel-Gethner

Racelle Escolar

From: Shubhi Karanjia <vispika@yahoo.com>
Sent: Wednesday, August 31, 2022 12:58 PM
To: PDD Planning Commission; Council District 6 PCC
Cc: Vispi Karanjia
Subject: Request Chandler Blvd be widened

Dear Planning Commission Members and Phoenix Council member Sal Diccio,

My name is Shubhi Karanjia and I have been a resident of foothills reserve in Ahwatukee in summit subdivision from March 2006. Foothills Reserve summit subdivision is located north of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

Chandler Blvd west of 17th avenue is the longest culdesac with thousands of homes and residents and now additionally with the new blandford community. We were enticed to purchase a home in the original woodside homes community by showing us the City's masterplan, a park and a fire station on the state trust land as well as two lanes each way on the chandler Blvd extension when Pecos road was converted to the South mountain freeway. We have been given false promises by the city when the south mountain freeway came into existence.

After living in this community for 16 years I have witnessed a few accidents and police situations in the adjacent areas. I would like to describe some of them. We have had multiple trail rescues where the fire engines ambulances have blocked one of the lanes and east bound and west bound traffic had to take turns to go through that area. Also there was a big rig carrying cars and the driver had a heart attack and he drove into the state trust land with the big rig which again closed down part of the road.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Thankyou
Shubhi Karanjia

Racelle Escolar

From: Steve Lippens <slippens925@gmail.com>
Sent: Wednesday, August 31, 2022 9:36 PM
To: PDD Planning Commission
Cc: slippens925@gmail.com
Subject: Application # GPA-AF-1-22-6

Dear Planning Commission,

I am writing you today to express my deep concern about this proposal from Blandford homes. To be clear, I am fully Against this general plan amendment requested by Blandford.

When we purchased our land and built our home here in the Calabrea development west of 17th Ave, we were comforted by the fact that the roadway (newly constructed section of Chandler Blvd.) connecting the western most part of Ahwatukee to the rest of our beautiful community was a safe road for our kids to bike and walk on and for us to drive on. The road was definitely ample for the housing that was constructed in the area at that time. We knew and understood that the land surrounding the area from 17th Ave down towards the western most developments could be sold at some time and many homes could be built on that land at a future date. However, we also knew that in the event that the land was sold and homes were to be constructed that there was a plan in place to increase the roadway to 4 lanes plus a center turn lane into the new developments. This gave us a level of assurance that the safety of our kids, our family, and that of our neighbors would be maintained.

This proposal by Blandford to circumvent the necessity of the roadway expansion is not only unwise but most definitely a dangerous proposition. My understanding is that well over 1000 homes are to be built in that area. The volume of traffic, biking/walking, and automobile activity in that area is going to go up exponentially. The roadway has the potential to become one of the most dangerous sections of roadway in the Phoenix area. The intersection on 17th Ave is already one of the more dangerous ones and this will just compound the issue.

Allowing Blandford's proposal to pass would create danger and concern in many ways. Safety would decrease terribly with single lane/road access in and out of the western section of Ahwatukee. A single accident could completely block the roadway which could prevent police/fire/or ambulance from being able to get us residents as needed. Emergency response times could absolutely be impacted and that is a risk that we cannot afford to take. And furthermore, the increase in traffic from the building of that many homes will create such congestion in that area that it will become a real danger zone for accidents and hazards. The road was always supposed to be increased in size when the housing growth commenced and we need to stay with the correct plan that has been in place for many years.

Allowing this amendment to pass would be a very dangerous idea.

Please support keeping the current plan in place so that our community and Blandford homes can grow together in a safe and well thought out manner.

Thank you for your consideration.

Sincerely

Stephen Lippens
16612 S 32 Lane
Phoenix , AZ 85045
Calabrea Development

Racelle Escolar

From: steve glaza <steveglaza@yahoo.com>
Sent: Wednesday, August 31, 2022 9:38 PM
To: PDD Planning Commission
Subject: Concern Regarding Blandford Homes Canyon Reserve Development Plan

Hello and Greetings,

We are 10+ year residents of the Sunrise development situated just west of the proposed Canyon Reserve development by Blandford Homes off from Chandler Boulevard. We are strongly opposed to the current development plan in which any widening of Chandler is absent. It's a simple matter……that many new homes and residents already added to the developments in place with only one main two lane thoroughfare isn't nearly adequate for safety reasons.

Our request is simple, require a re-engineering within the proposed development plan that includes a widening of Chandler Boulevard along with other extensive revisions to the traffic flow that will impact the area once this new development moves forward. And to be honest, Blandford should show a good faith gesture to all of the residents of "west" Ahwatukee by donating to the City of Phoenix the land from their within development for a future joint fire/police substation.

Thank you for your consideration.

Best regards,

Steve and Judy Glaza
2720 W Nighthawk Way
Phoenix

Sent from Yahoo Mail for iPhone [overview.mail.yahoo.com]

Racelle Escolar

From: Steve Hales <azbithead@gmail.com>
Sent: Wednesday, August 31, 2022 3:54 PM
To: PDD Planning Commission
Subject: Plan for west end of Chandler Blvd

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in the Ahwatukee Foothills since 1990 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Our communities are united and deserve to be heard!

Racelle Escolar

From: ohalsu@gmail.com
Sent: Wednesday, August 31, 2022 11:57 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: Foothills Reserve Resident - Opposed to not widening Chandler Blve

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long including delay in a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you,

Susan OHalleran

480-653-1307

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Issue with no widening Chandler Blvd to accommodate additional homes that are being planned in the area

From: Terry Minich <terry@azms.net>
Sent: Wednesday, August 31, 2022 12:56 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>
Subject: Issue with no widening Chandler Blvd to accommodate additional homes that are being planned in the area

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promontory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 2006. I understand that there were public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Sincerely,

[ovou.me] *"Click image above to get my e-business card"*

Racelle Escolar

From: Tim Berger <tberger@luxairjetcenters.com>
Sent: Wednesday, August 31, 2022 7:54 PM
To: PDD Planning Commission
Cc: Cristina Berger
Subject: Opposition to Chandler Bvld Land Reduction

Comissioners -

Timothy E. and Cristina Berger
421 E. Windermere Dr.
Phoenix AZ 85054

My wife and I are voicing our opposition to the proposed lane reduction to Chandler Boulevard by Blandford Homes.

Changing the designation of Chandler Bvld

Does NOT benefit existing homes to the west of Blandford's Homes development
Does NOT benefit public safety
Does NOT benefit fire and EMS - including possible future fire station
Does NOT benefit Blandford Home community being developed
Does NOT consider future residential construction on vacant parcels to the west

This change ONLY benefits Blandford Homes by reducing their infrastructure investment for the homes that they build. However Blandford knew this requirement when they purchased this land.

The road widening is absolutely necessary for the above reasons and is NOT a MINOR General Plan Amendment. This will become a MAJOR ongoing headache for current and future residents of the area. A reduction would only benefit ONE person - JEFF BLANDFORD.

We request that you vote NO for this plan change.

Regards -

Timothy E. Berger
Managing Partner
Lux Air Jet Centers
Building #110
1658 S. Litchfield Road
Goodyear AZ 85338
Office 623.932.1200
Cell 480.203.4023
tberger@luxairjetcenters.com

Racelle Escolar

From: Timothy Eull <timothyeull@gmail.com>
Sent: Wednesday, August 31, 2022 8:54 AM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Public Comment - Request for review of GPA-AF-1-22-6 (Chandler Blvd Reclassification to Collector St)

Dear Planning Commission Members,

I am a past board member and current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park on the North side of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Sent from my iPad

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Chandler Extension project - Foothill Reserve

From: Tom Locke <weblocke@gmail.com>
Sent: Wednesday, August 31, 2022 11:58 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>
Subject: Chandler Extension project - Foothill Reserve

Dear Planning Commission Members,

I am a concerned resident and homeowner in the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only tax the existing single-lane Chandler extension into the neighborhood and delay other important projects that have been promised such as a Fire Station and City Park.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to honor their commitment from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. This is a common-sense safety issue for all existing and future residents of this area as it continues to expand.

Thank you for considering this request.

Tom Locke
2917 W Silver Fox Way
Phoenix AZ 85045
480.371.8063

Racelle Escolar

From: Xavier Forns <xavier.forns.76@gmail.com>
Sent: Wednesday, August 31, 2022 2:42 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: opposition to Blandford homes request to forego the planned widening of the Chandler Extension.

Dear Planning Commission Members,

I am current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Xavier Forns

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Voicing my concern and opposition to Blandford homes request to forego the planned widening of the Chandler Extension.

From: YVES DE SOUZA <yve.desouza@gmail.com>
Sent: Wednesday, August 31, 2022 11:18 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>
Subject: RE: Voicing my concern and opposition to Blandford homes request to forego the planned widening of the Chandler Extension.

Dear Planning Commission Members,

I am a concerned homeowner and resident of the Foothills Reserve Community in Ahwatukee. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 2015 and was told then that the City's master plan included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Sincerely,
Yves De Souza

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Opinion for Blandford Home Proposition

From: Alyssa Palty <alyssa.palty@gmail.com>
Sent: Thursday, September 1, 2022 2:59 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Opinion for Blandford Home Proposition

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land were previously shown a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Best,
Alyssa Palty
Concerned Resident

From: Primrose of West Chandler
To: PDD Planning Commission
Subject: Chandler Blvd Lane reduction
Date: Thursday, September 1, 2022 9:09:30 AM

We are for building two lanes in each direction and against Blandford's proposal for only one lane in each direction for the following reasons:

- Emergency response time
- Safety of single road access in/out - 1 accident can completely block roadway
- Broken commitments from 2015/16
- No community benefit from change

I live in the community just west.

Anita Patel

From:	Ashley Mekell
To:	PDD Planning Commission; Council District 6 PCC
Subject:	CONCERNED resident/ homeowner in the Foothills Reserve
Date:	Thursday, September 1, 2022 8:44:23 AM

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City and ignored many times over these types issues.

I've lived and grew in Ahwatukee since the mid-90's and recall the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these choices.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods (thousands of people!)

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. Please do not cave to the Blandford people!

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard and for promises to be kept!

Thank you,
Ashley Jensen-Green
Foothills Reserve Resident

Racelle Escolar

From: Bernice Volinsky <bvolinsky@yahoo.com>
Sent: Thursday, September 1, 2022 3:32 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: expansion of Chandler Blvd

Dear Planning Commission Members,

I live in the Foothills Reserve community near the intersection of Shaugnessy and 27th Ave in the Sunrise community. My community would be West of the new Blandford Homes development. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

Without the expansion, the area will become congested and make it difficult for First Responders during emergencies.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

I understand the City previously planned (2015-2016) to expand the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. This would make accessibility easier.

Thank you,

Bernice Volinsky

2706 W Briarwood Ter

Phoenix, AZ 85045

From:	Tracy Garretson
To:	PDD Planning Commission; Council District 6 PCC
Subject:	Chandler Extension
Date:	Thursday, September 1, 2022 9:09:34 AM

Dear Planning Commission Members,

We are current homeowners in the Foothills Reserve community. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. We're writing to voice our opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. Nearly 20 years ago the public was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, we'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Chad & Tracy Garretson
2705 W Redwood Lane
Phoenix, AZ 85045

From:	Chuck King
To:	PDD Planning Commission; Council District 6 PCC
Subject:	Opposition to Blanford Homes Request
Date:	Thursday, September 1, 2022 8:10:58 AM

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my **opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.**

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Thank you

Chuck King

Racelle Escolar

From: Crystal Rivali <rivali@me.com>
Sent: Thursday, September 1, 2022 7:00 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: Consideration to forego the planned widening of the Chandler Extension

Dear Planning Commission Members,

I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods. The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory)

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you kindly for your strong consideration,
Crystal and Michael Rivali (Foothills Reserve)

From:	Daniel Ferrer
To:	PDD Planning Commission; Council District 6 PCC
Subject:	Blandford Construction in the Ahwatukee Foothills
Date:	Thursday, September 1, 2022 11:02:42 AM

Dear Planning Commission Members,

I am a current resident in the Ahwatukee Foothills neighborhood of Mountain View part of the Foothills Reserve HOA. My neighborhood is located immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

Traffic times will worsen not only with the construction but with the added traffic. Our home school is an 8-10 minute drive. The added traffic will definitely increase these driving times for individual drivers and the bus routes as well.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. I've personally been witness to two accidents at these intersections in less than 6 months time. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you,

Daniel Ferrer

From: dianemparker@cox.net dianemparker@cox.net
To: PDD Planning Commission
Subject: Blandford Homes Project
Date: Thursday, September 1, 2022 12:05:35 PM

Dear Planning Commission Members,

We are the original homeowners of property in the Foothills Reserve.

The Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. We are writing to voice our opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing **trailhead** and the stop sign at Shaugnessy and Chandler Boulevard.

The City's original master plan included a Fire Station West at 17th Avenue. The only change we have seen is the City of Phoenix Trailhead park at Chandler Blvd. and 19th Ave. This is a extremely popular park especially in the fall and winter. All parking spots are full and street parking is also full working its way down into foothills reserve area and into the desert. There is a lot of activity with hikers, bikers and walkers, families etc.. crossing the road.

It appears that the Fire Station is no longer on the radar. We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any **emergency access** to our three neighborhoods.

The addition of more than 1,000 homes (with multiple automobiles per household) along with additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension **as two lanes in each direction with bike lanes and a center turning lane.**

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Diane and Reginald Parker

Foothills Reserve

From: erik langhofer
To: PDD Planning Commission
Subject: Widening of road
Date: Thursday, September 1, 2022 7:45:22 AM

To whom it may concern:

My wife and I live in Calabrea Subdivision. We would like to voice our opposition to the proposed narrowing of the road from the original design.
What we heard from the attorney that presented Blanford‘s case was the report of speeding along the current roadway. To me this is a smokescreen because you have nearly a half a mile of property vacant property on both the north and south side of this road with a 35 mile an hour speed limit. We realize that the speed limit is determined by the width of the road. Not only do we need the extra lanes for ingress and egress but with the widening of the road the speed limit would be changed to 45 miles per hour which would cut down the amount of speeding along that road. It would be much safer for everyone involved.
The widening of the road was planned and anticipated by the city and the question comes why do we want to change at the last minute. Is it to accommodate Blandford homes so they don’t have the cost of building the road and they have more room to develop for their gain. Not wigging the road would greatly increase the danger on the road and it would do nothing for the benefit of the community at large. The developer needs to bite the bullet and take care of the surrounding neighborhoods.
Thank you.
Erik Langhofer

Sent from my iPhone

From:	Gayatri Mehta AZ-PHOENIX
To:	Council District 6 PCC; PDD Planning Commission
Subject:	opposition to Blandford homes request to forego the planned widening of the Chandler Extension.
Date:	Thursday, September 1, 2022 8:00:15 AM

Dear Planning Commission Members,

I am a registered voter and current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 2002 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank You.

Gayatri Mehta,

Caution: This email is both proprietary and confidential, and not intended for transmission to (or receipt by) any unauthorized person(s). If you believe that you have received this email in error, do not read any attachments. Instead, kindly reply to the sender stating that you have received the message in error. Then destroy it and any attachments. Thank you.

From:	Grant Lasiter
To:	PDD Planning Commission
Subject:	Widening of Chandler extension
Date:	Thursday, September 1, 2022 10:19:55 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you for your time and consideration,

Grant Lasiter
Branch Manager
Blue Bell Creameries, L.P.
5175 W. Watkins Street
Phoenix, Arizona 85043
Tel: 602-272-3201 | Fax: 623-888-5259
Mobile: 936-225-0601

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From:	Jacqueline Donnelly
To:	Council District 6 PCC
Cc:	PDD Planning Commission
Subject:	concerned homeowner in the Foothills Reserve - please widen the Chandler extension to accommodate extra traffic from over one thousand new homes being added
Date:	Thursday, September 1, 2022 8:55:39 AM

Dear Planning Commission Members,

I am associated with past board members and current residents of the Foothills Reserve HOA and I reside in the Foothills Reserve. This is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project***. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard*****.**

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I understand there were public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you.
Sincerely,

Jacqueline Donnelly

Email: Jacqueline.Donnelly@tristargroup.net

From:	Jim Boyd
To:	PDD Planning Commission; Council District 6 PCC
Cc:	Jenny Boyd
Subject:	Blanford homes Ahwatukee
Date:	Thursday, September 1, 2022 9:46:30 AM

To whom it may concern,

I believe Blanford home builder should widen the Chandler extension. They are planning on building over 1,000 new homes so we need more access. A few years ago we had trouble leaving our community because of emergency crews assisting someone on south mountain. I could go into much more detail but bottom-line this is purely a money maker for them. More homes built equals more money made for them. Money isn't everything , it's about doing things correctly.

James and Jennifer Boyd

Racelle Escolar

From: Jason Altzman <jasonaltzman@me.com>
Sent: Thursday, September 1, 2022 7:14 AM
To: PDD Planning Commission
Subject: Application #: GPA-AF-1-22-6 (Continued from August 4, 2022)

To whom it may concern,

I'm writing as a homeowner in one of the communities impacted by the General Plan Amendment request submitted by Blandford homes, GPA-AF-1-22-6.

This summary of this amendment is:

Minor General Plan Amendment to change the General Plan Street Classification Map designation on Chandler Boulevard from Arterial Street to Collector Street; and 27th Avenue from Arterial Street to Local Street

Our community would like to request an opportunity to meet with the planning committee members who will be reviewing this request to express our concerns with this request and the negative repercussions it will create for residents west of 17th Ave. We can be available in person or remote. We have no issue with Blandford developing the former state land parcel but have concerns with their request and how it changes the previous commitments given to us by Phoenix and ADOT in 2015/2016.

The original Chandler extension plan is documented in the "South Mountain Freeway FEIS/ROD Reevaluation #3 for Chandler Boulevard: 27th Avenue to 19th Avenue" document found at (https://apps.azdot.gov/files/projects/south-mtn/Post-ROD/SMF-Reevaluation-3-080316.pdf [apps.azdot.gov]). This document details the city's commitment to building the road to 4 lanes plus a center turn lane, sidewalks and bike paths. From the document:

Thank you for your time and consideration,

_____
J. Altzman

+1.818.406.8043

From:	Jeff Freshour
To:	PDD Planning Commission; Council District 6 PCC
Subject:	Please enforce the City"s 2015/2016 plan for widening Chandler Blvd extension
Date:	Thursday, September 1, 2022 8:18:36 AM

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve community in Ahwatukee. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

At the public meetings at the Grace Inn nearly 20 years ago, the City showed its master plan for this area, which included a fire station west of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of the delays in building a fire station and park.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

I appreciate your consideration of the above.

Jeff Freshour

Racelle Escolar

From: Jen Matthews <jengal2116@yahoo.com>
Sent: Thursday, September 1, 2022 8:25 AM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: IMPORTANT

Cit of Phoenix,

Please, do the right thing. Chandler Boulevard between 17th Avenue and 27th Avenue needs to be widened, as promised, to the community and residents of that area. I have been living in the Foothills Reserves since 2010 and have seen City plans and talks about all the great things that will come of this area for much needed improvements. Of all those things we have seen parking for the trailhead. A parking lot. The fire station, the pstk, the library, all these great things have never come to fruition and continue to be cut. Because of greed by builders like Blandford, now our roads are being reclassified and ignored. We are taxpayers and we are part of this state 48 and we deserve for our areas to be cared for and not ignored. When ADOT built the freeway, they left a gaping hole on both sides of our community which really shows how they feel about us. Do better. We are fed up.

When Blandford starts construction, it's going to be an absolute nightmare for school buses and commuters. This is a one-way in, one way out community for five subcommunities in the Foothills Reserves, Calabria and a mass amount of new homes in the Prominatory. This is already unsafe for that many bodies back here.How are big dump trucks and work vehicles going to be coming and going while keeping the flow of traffic? This road is already congested and has issues. The corner of 17th Avenue and Liberty has recently been on the news for the amount of accidents because there's a lack of City Planning and prevention. The bridge is built are to accommodate what the initial City plan was. So why is that not going to move forward? Blandford lining pockets? We deserve better.

My American Dream of enjoying my little piece out by the mountains has been crushed. It's been crushed by ADOT and now the City of Phoenix. When I became a Phoenician 20 years ago, this is not how I thought the city would greet me and treat me.

My best,
Jennifer Matthews

Racelle Escolar

From: PDD Planning Commission
Subject: FW: **Blandford Home's Request: BAD idea**

From: Jenny Boyd <jenboyd11@gmail.com>
Sent: Thursday, September 1, 2022 6:20 AM
To: Council District 6 PCC <District6@phoenix.gov>; PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Cc: Jim Boyd <jmboyd11@gmail.com>
Subject: **Blandford Home's Request: BAD idea**

Dear Planning Commission Members,

We are current residents of the Foothills Reserve HOA, and have lived here since 2002 (original owner). Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaughnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promontory) have lived with broken promises by the City for too long. We've lived here since the beginning of the neighborhood when we were promised that another road would be accessible, besides Pecos Road. We can't recall how many years that took to happen, but we always felt that in the event of something catastrophic we were all trapped. Once that new extension was added, they took Pecos away, which, again, made it one way in, one way out. As it stands, the traffic is substantial at times during the day, and it is "working" with the amount of residents we currently have. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you for your consideration

Jenny & Jim Boyd

Racelle Escolar

From: JoAnn Scellato Dunbar <joanndunbar55@yahoo.com>
Sent: Thursday, September 1, 2022 6:32 PM
To: PDD Planning Commission
Subject: Chandler Blvd

The following quoted message reflects my sentiments precisely. Please don't scrape the plans to widen Chandler.

Thanks a bunch.

JoAnn Dunbar
Resident in the

"Dear Planning Commission Members,

I am a past board member and current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!"
Sent from my iPhone

Racelle Escolar

From: John Cochran <john.cochran@fortehomes.com>
Sent: Thursday, September 1, 2022 2:48 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Zoning case GPA-AF-1-22-6

Dear Planning Commission,

My wife and I would like to voice our opposition to Blandford Home's attempt to change the Phoenix General Plan that would allow them to reduce Chandler Blvd from a 5 lane arterial road to a 3 lane residential road.

We believe that since this is not a property right issue the commission decision should be based on the question "DOES THIS BENEFIT THE COMMUNITY''. What seems obvious to us is the burden this amendment places on the existing communities (The Reserve, Calabrea and Promontory) as well as Blandford's future homeowners is disappropriately higher than the cost savings Blandford homes will achieve from not having to build the additional roadway lanes and the land it no longer has to grant towards the right away.

The main burden this places on the community is a Reduction in the ability of public safety to get to homes in a reasonable time frame. This will be caused by several factors. The most obvious reason is caused by the lower speed limits in a residential street versus an arterial road. This, however, is not the most dangerous factor. The narrow roadway at times will be completely blocked from accidents, stalled vehicles, medical emergencies and road maintenance just to name a few. Because of the unique circumstance of having 774 residences and another 150 acres yet to be developed that are physically bounded by freeway walls and mountains there is only one way in and out of these communities and this can never change. Having only one lane in and one lane out will be a disaster.

Another burden the narrow road causes is increased danger to bike riders. Chandler Blvd is a favorite route for weekend bike riders. When Pecos road existed we had a four lane divided highway with large 8' shoulders that many bike riders enjoyed. Today a large amount of bike riders enjoy Chandler Blvd. Currently most drivers when passing a bike rider move into the center lane in order to give the bike riders a large berth which allows a driver to safely pass one biker or a group of them. If Blandford Homes proposal is approved this will no longer be the case. Because the center lane will be used for what it is designed for, turning left into the Blandford community. With four lanes drivers will change into the left lane to avoid conflict.

Another burden this places on the community is not near as serious but nevertheless important.
We have all at one time or another complained about traffic. With just one lane of travel for as much as 3 miles it only takes 1 event to cause a major backup on a RESIDENTIAL STREET.

Flaws in traffic study: The traffic count measurements were made over a year ago right in the middle of the Delta variant of the Covid pandemic. Because of the influence of the pandemic many people were still working from home thus reducing the actual traffic count. We think a new traffic count should be taken to update to more realistic numbers. The study also failed to address the approximate 150 acres of undeveloped land west of Blandford's community. The traffic engineer stated because this future development is at least 5 years out he can't include those residences in his count. The problem is that because of the unique circumstances where once this road is built it cannot be changed and no other can be added he must count these future homes. Finally, the study did not address the Liberty lane Chandler Blvd intersection. This undoubtedly will be the second most used intersection in the community. We think the study should be amended to include this intersection.

Finally, We want to bring up the fact that the city committed to the community that Chandler Blvd would be a arterial road. The city as committed for more than 2 decades thru the general plan that this road would be an arterial

and the community relied on this plan. Then the city committed again in 2016, in writing and verbally during the community presentation of the Chandler Blvd that ADOT commissioned Phoenix to build that once a developer bought the state land that they would be required to put in 2 additional lanes.

We hope that City of Phoenix keeps their commitment and deny Blandford Homes request for the general plan amendment.

Thanks,

--

John Cochran

Calabrea HOA board member

3038 W. Briarwood Terrace

Phoenix, AZ 85045

602-694-2770/Phone

Racelle Escolar

From: Karol Francis <karolfrancisx2@gmail.com>
Sent: Thursday, September 1, 2022 7:17 AM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Concerns about Upper Canyon

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy, immediately to the west of Upper Canyon, the new Blandford Homes project is located west of 17th Avenue and north of Loop 202. I'm writing to voice my opposition to the current proposal that would leave Chandler Boulevard West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard. I am also alarmed that there are no plans to build a fire station to support the existing communities and the proposed new development.

I believe the traffic estimates conducted by Blandford Homes are deeply flawed. The City of Phoenix traffic count dataset [mapping-phoenix.opendata.arcgis.com], last updated in January 2022, shows that the traffic on Chandler Blvd was last counted in February 2016, long before the 202 Ed Pastor Freeway opened. Furthermore, traffic on 17th Avenue was last counted in December 2014. Traffic patterns have changed enormously with the opening of the 202 Freeway and the closing of Pecos Rd in this area. How could Blandford possibly create an accurate traffic estimate with such wildly outdated traffic count data from the City of Phoenix?

Furthermore, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the Upper Canyon project.

Lastly, the neighborhoods west of this project, including Foothills Reserve, Calebrea, and Promontory, already suffer from long 911 response times. The closest fire station to my home is 5 miles from my front door. To meet the Phoenix Fire Department target response time of 4 minutes, a fire truck would need to travel 75mph to my house (not including the time required to don gear and man the vehicle). In other words, 911 response times to the existing communities are already inadequate, and will only become far worse after Upper Canyon is built. We need a new fire station to support this area.

Thank you,

Karol Francis
2905 W. Windsong Dr
Phoenix AZ 85045

https://www.linkedin.com/in/karolfrancis/ [linkedin.com]

From:	Lori Wantland
To:	PDD Planning Commission; Council District 6 PCC
Subject:	Chandler Blvd extension West of 17th ave
Date:	Thursday, September 1, 2022 7:25:48 AM

Dear Planning Commission Members,

We are current residents of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. We are writing to voice our opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. We've lived in Ahwatukee since 2002 and the east valley for over 40 years. We are aware of the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, we'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thanks,
Lori Wantland and Michael Mortensen

From:	Marty Dean
To:	PDD Planning Commission
Subject:	widening of chandler in my subdivision?
Date:	Thursday, September 1, 2022 12:50:34 PM

Hello:

I bought this home in February 2022 and now I have the news about the widening of Chandler Blvd ? I am not happy about this!! .

I am in opposition to this greedy method, City of Phoenix.Just to please a developer and add more homes STOP AND THINK ABOUT ALL THE PEOPLE BEING AFFECTED.

Thank you

Martha Dean and family-Foothills Reserve
16607 South 27 Avenue
Phoenix , Az 85045

From:	Matt Francis
To:	PDD Planning Commission; Council District 6 PCC
Subject:	New Upper Canyon development
Date:	Thursday, September 1, 2022 10:01:58 AM

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy, immediately to the west of Upper Canyon, the new Blandford Homes project is located west of 17th Avenue and north of Loop 202. I'm writing to voice my opposition to the current proposal that would leave Chandler Boulevard West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard. I am also alarmed that there are no plans to build a fire station to support the existing communities and the proposed new development.

I believe the traffic estimates conducted by Blandford Homes are deeply flawed. The City of Phoenix traffic count dataset [mapping-phoenix.opendata.arcgis.com], last updated in January 2022, shows that the traffic on Chandler Blvd was last counted in February 2016, long before the 202 Ed Pastor Freeway opened. Furthermore, traffic on 17th Avenue was last counted in December 2014. Traffic patterns have changed enormously with the opening of the 202 Freeway and the closing of Pecos Rd in this area. How could Blandford possibly create an accurate traffic estimate with such wildly outdated traffic count data from the City of Phoenix?

Furthermore, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the Upper Canyon project.

Lastly, the neighborhoods west of this project, including Foothills Reserve, Calebrea, and Promontory, already suffer from long 911 response times. The closest fire station to my home is 5 miles from my front door. To meet the Phoenix Fire Department target response time of 4 minutes, a fire truck would need to travel 75mph to my house (not including the time required to don gear and man the vehicle). In other words, 911 response times to the existing communities are already inadequate, and will only become far worse after Upper Canyon is built. We need a new fire station to support this area.

Thank you,

Matt Francis
2905 W. Windsong Dr

Phoenix AZ 85045
https://www.linkedin.com/in/mattfrancisaz/ [linkedin.com]

Racelle Escolar

From: Matt Shadle <mshadle70@gmail.com>
Sent: Thursday, September 1, 2022 12:27 AM
To: PDD Planning Commission
Subject: OPPOSE Request to not widen Chandler Extension by Blandford

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaughnessey immediately adjacent to the west of the new Blandford Homes project.

I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. The City's master plan has for a long time included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension.

The City's plan from 2015 and 2016 showed the widening of the Chandler Extension from its current one lane configuration in each direction to two lanes with bike lanes and a center turning lane. The City planned it this way to accommodate the extra traffic from 1000 new homes as well added capacity for more timely responses by Police, Fire and EMT services.

Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times and not widening the Chandler extension will put that at greater risk. Blandford just doesn't want to pay for it.

Will you, the planning commission, follow the master plan and do what is right for the city and the Ahwatukee community and reject this request from Blandford? Or will you wilt to pressure from the developer?

Please do what is right for our community!!

Thanks,
Matt Shadle

Sent from my iPhone

From:	Paul Anderson
To:	PDD Planning Commission
Cc:	Council District 6 PCC
Subject:	Concerned homeowner in the Foothills Reserve - New Blandford Home Project and Road Widening
Date:	Thursday, September 1, 2022 9:20:53 AM

Dear Planning Commission Members,

I am a longtime homeowner in Foothills Reserve community. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing 19th Avenue trailhead and the stop sign at Shaugnessy and Chandler Boulevard. Foregoing the widening of this critical access road gives them the ability to build even more homes in their proposed development on the South side of the Chandler Extension and creates a traffic hazard.

The City's plan from 2015 and 2016 showed the widening of the Chandler Extension from its current one lane configuration in each direction to two lanes with bike lanes and a center turning lane. The City planned it this way to accommodate the extra traffic from 1100 new homes as well added capacity for more timely responses by Police, Fire and EMT services. We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

I've lived in Ahwatukee since 2005 and have heard of the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

I'd also like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Thank You,
Paul Anderson
2818 W. Wildwood Drive
Phoenix, AZ 85045

Paul V. Anderson MS, CIEC
Industrial Hygienist
Clark Seif Clark, Inc. (CSC)
7302 West Chicago Street, Chandler, AZ 85226
tel 480-460-8334 cel 602-757-1611 fax 480-460-8335
e-mail panderson@csceng.com
www.csceng.com [csceng.com]

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LOS ANGELES ~ LONG BEACH ~ SAN FRANCISCO ~ SAN DIEGO ~ PHOENIX, AZ ~ HARRODSBURG, KY

---PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL---

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From:	Samuel Welty
To:	PDD Planning Commission; Council District 6 PCC
Subject:	Planned widening of the Chandler Extension
Date:	Thursday, September 1, 2022 1:06:37 PM

Dear Planning Commission Members,

We are current residents of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the Chandler extension expanded to two lanes in each direction with bike lanes and a center turning lane as previously planned.

Please take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Regards,

Samuel & Christine Welty

2752 W Cedarwood Ln

Phoenix, AZ 85045

From:	Sean Esway
To:	PDD Planning Commission; Council District 6 PCC
Subject:	Blandford project and Chandler Blvd
Date:	Thursday, September 1, 2022 8:48:25 AM

Hello- this is a concern for our neighborhood in the Foothills Reserve.
Please hear our concerns and our opinion desiring effort to have Blandford Homes and the city agree to a widening of Chandler Blvd to accommodate fire and rescues and the traffic to come. This build already looks to be too busy for the existing infrastructure.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Sincerely,
Sean Esway local resident

From:	Shenita Thomas
To:	PDD Planning Commission
Subject:	council.district.6@phoenix.gov
Date:	Thursday, September 1, 2022 8:43:27 AM

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

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Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard! Sent from my iPhone

From:	Weize Chen
To:	PDD Planning Commission; Council District 6 PCC
Subject:	Re: Chandler Boulevard Widening
Date:	Thursday, September 1, 2022 8:09:52 AM

Dear Planning Commission Members,

I have been a long time resident of the Foothills Reserve Master Community since it was built 20 years ago. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Foothills Reserve since 2002. We were told long time ago that a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension was on the City's plan. Although critically needed, neither of these items has been materialized yet. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We truly hope that the City sticks to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane. Thank you very much!

Best regards,

Weize Chen

A Resident at the Foothills Reserve

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Concerned Homeowner

From: Malcolm & Karen <samesame5868@gmail.com>
Sent: Friday, September 2, 2022 1:46 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Concerned Homeowner

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Regards

Racelle Escolar

From: Steve Neese <sneese7126@msn.com>
Sent: Friday, September 2, 2022 1:32 PM
To: PDD Planning Commission
Cc: council.district6@phoenix.gov
Subject: Chandler Extension and Widening the Road as planned..

Whom it may concern, I live in the Foothills Reserve neighborhood Shaughnessy Road this is just west of the Chandler Boulevard extension. I am writing because I am concerned about some rumors that I hear,stating there will not be any widening of the Chandler Boulevard extension

This concerns me a lot because I have had many instances in the 15 years that I have lived here that road closures due to a blockage for either street maintenance,repair, car accident. whatever it may be, has made travel on the Chandler extension difficult.

And now Blandford Homes is going to be adding 1000 more residences several thousand more vehicles on this road that was previously planned as a 4 lane road. If the two lane configuration has not been adequate, how is several thousand more vehicles going make this two lane configuration even remotely safe?

Blandford should not have PLANNED their community if they can not take on the PLANNED widening of the road. This has been on the Phoenix plan for years. Should be no surprise to them.. They just want more profits to go to their own pockets..

I'm very concerned that the emergency response needs of the community are being jeopardized if this is not widened.. My ability to get to work, get my son or to school these are all concerns that I feel are in jeopardy.

Having this section of road widened needs to be a number one priority.

Regards.

Steve NEESE
16018 South 29th Avenue
Phoenix, Arizona 85045

Sent from my iPhone

Racelle Escolar

From: Valerie Godwin <vagodwin@cox.net>
Sent: Sunday, September 4, 2022 5:03 PM
To: PDD Planning Commission
Subject: Widening of the Chandler Extension

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!
Valerie Godwin
602-317-1176

Racelle Escolar

From: Kurt Lindstrom <kl_45@yahoo.com>
Sent: Monday, September 5, 2022 7:42 AM
To: PDD Planning Commission
Cc: Council District 6 PCC
Subject: Foothill Reserve HOA

Dear Planning Commission Members,

I'm a concerned homeowner in the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaughnessey immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaughnessey and Chandler Blvd.

The most important reason for widening Chandler Blvd between 17th Ave. and Shaughnessey is that we need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen traffic and further restrict emergency access.

We also need the City to stick to its plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding traffic lights or "roundabouts" at these intersections cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Regards,

Kurt Lindstrom

Sent from my iPhone

Racelle Escolar

From: Mike McDermott <mm1205mm@aol.com>
Sent: Monday, September 5, 2022 6:08 AM
To: PDD Planning Commission; Council District 6 PCC
Subject: Chandler Boulevard Extension

Dear Planning Commission Members,

I own a home in the Foothills Reserve. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. Since the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Thanks,
Mike McDermott

Racelle Escolar

From: sarahsouthwoodevans <sarahsouthwoodevans@protonmail.com>
Sent: Monday, September 5, 2022 10:27 AM
To: Council District 6 PCC; PDD Planning Commission
Subject: Proposed extension of Chandlar Blvd

Dear Planning Commission Members,

I am a current resident of the Foothills Reserve HOA. Foothills Reserve is located north and south of Shaugnessy immediately adjacent to the west of the new Blandford Homes project. I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long.

The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

Thank you for your consideration of the communities concerns.

Sarah Southwood-Evans

Sent with Proton Mail [proton.me] secure email.

Racelle Escolar

From: CCandCM <cc1cm2@yahoo.com>
Sent: Tuesday, September 6, 2022 8:31 PM
To: Council District 6 PCC
Cc: PDD Planning Commission
Subject: Concern of not widening Chandler Blvd Extension (Ahwatukee)

Hello Mr. Diccio

Thank you for your service to our community and local government – we understand it is hard work! Thank you Mr. Diccio.
Our family lives in the Foothills Reserve in Ahwatukee and so do my aging parents. Writing to express our views on two things. Thank you for your consideration.

1) We heard that the builder to the south of the new-er extended Chandler Blvd is planning to not widen the only road into our area, at the Foothills Reserve. Leaving the current road the same, between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard. The builder plans to build over 1000 homes! This is very concerning, as the congestion already is there at certain times of the day already. Weekly we see at least one car pass others in the middle "turn lane" as they are anxious to cross this 1 mile stretch. I can only imagine how many accidents will occur with more traffic! As we have lived here for 16 years, we saw the original plans, that the road would be made wider (to match the wider bridges), and now hearing this may not occur is concerning. I'm concerned that in accident could fully block the one road in or out of our community. This is a safety issue.
Please make sure the road is widened, for the safety of our area. Thank you!

2) The intersection of Liberty Lane and 17th Ave needs a stoplight, or speedbumps, or big white paint on the street, or something to stop accidents. My parents were hit in an accident there that could have killed them, when a car didn't see the stop sign on Liberty Lane. Our neighbor across the street was also hit at this exact same place, when a car went flying through the stop sign at Liberty Lane – totaling his car, he was in a cast for months, and if his wife would have been in the passenger seat – she would have been killed. This road (Liberty Lane) as it crosses 17th Ave is very deceiving, as it looks like it continues (if a person doesn't see the stop sign). We see at least 1 accident here a month. Please have a speedbump/s, a blinking red light or something to alert drivers that 17th Ave is there, and they have to stop. It will save lives.

Thank you for your action and attention to this – we almost lost our neighbor and my parents.

Thank you!

Craig and Cristina Carter and Family

(Craig Cell: 480-257-9613)

Racelle Escolar

From: PDD Planning Commission
Subject: FW: road widening

From: Joel Goga <joelgoga@gmail.com>
Sent: Wednesday, September 7, 2022 6:57 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>
Subject: road widening

Dear Planning Commission Members,

I'm writing to voice my opposition to the current proposal that would leave the Chandler Boulevard extension West of 17th Avenue unchanged between the existing trailhead and the stop sign at Shaugnessy and Chandler Boulevard.

The neighborhoods West of the State Trust Land (Foothills Reserve, Calebrea, and now Promotory) have lived with broken promises by the City for too long. I've lived in Ahwatukee since 1987 and was at the public meetings at the Grace Inn nearly 20 years ago when everyone was shown the City's master plan which included a Fire Station West of 17th Avenue as well as a large City of Phoenix Park North of the Chandler extension. Although critically needed, neither of these items seem to still be on the City's radar screen. The addition of more than 1,000 homes and additional residents in the Blandford Homes project will only worsen the effects of these delays.

We need better emergency response times. Less than two years ago, the Chandler extension was shut down in both directions for an EMT helicopter landing to aid an injured hiker on South Mountain, effectively sealing off any emergency access to our three neighborhoods.

We need the City to stick to their plan from 2015 and 2016 that showed the Chandler extension as two lanes in each direction with bike lanes and a center turning lane.

Finally, I'd like the City to take a more proactive planning and budgeting role on the intersections at 17th Avenue and Chandler Boulevard as well as 17th Avenue and Liberty Lane. These two intersections have been the subject of a recent increase in accidents and are in desperate need of traffic control. The timing of adding these two traffic lights cannot wait until the new development is near completion. The situation will only worsen once development begins on the state trust land with an increase in traffic volume.

Our communities are united and deserve to be heard!

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** 95

Consideration of Citizen Petition Related to the Phoenix Police Department

This report provides the City Council with information in response to a citizen petition submitted by Kim Baker at the Sept. 21, 2022 Formal City Council meeting regarding the Phoenix Police Department **(Attachment A).**

Summary

The petitioner requests the City Council to direct the City Manager's Office to investigate the full dereliction of duty by the Phoenix Police Department concerning "Complaint Report #20210001645266, Bias Hate Crime."

A similar request was submitted by Kim Baker at the Aug. 31, 2022 Formal City Council Meeting **(Attachment B)**. The Law Department determined that the request was not a qualified citizen petition. Mr. Baker returned and submitted another citizen petition on Sept. 21, 2022 and the Law Department determined that it was a qualified citizen petition. A staff response dated Sept. 20, 2022 was included in the Sept. 22, 2022 General Information Packet **(Attachment C)** and emailed to Mr. Baker on Sept. 23, 2022, in response to his Aug. 31, 2022 request.

Options for Council Action

A. Direct the City Manager's Office to research this request consistent with the citizen petition dated Sept. 21, 2022.
B. Take no further action on the petition.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer.

CITY CLERK DEPT.
2022 SEP 21 PM 5:21

Attachment A

CITIZEN'S PETITION

REQUEST FOR ACTION

September 21, 2022

I, Kimmie Dwayne Baker, hereby petition the Mayor and Council to direct the City Manager's Office to investigate the full dereliction of duty by the Phoenix Police Department concerning "Complaint Report #20210001645266, Bias Hate Crime."

(1) Why did I have to wait for about two hours for officers to respond and they never showed up on October 21, 2021?

(2) Why is this police department allowing a lead person, David Carlson, Private Investigator, to obstruct justice per ARS 13-2409 when his text message to me met all Criteria of Obstruction?

(3) Am I being permitted full protection of the law per A.R.S. 13-2409, if they want to fully investigate all suspects and leads.

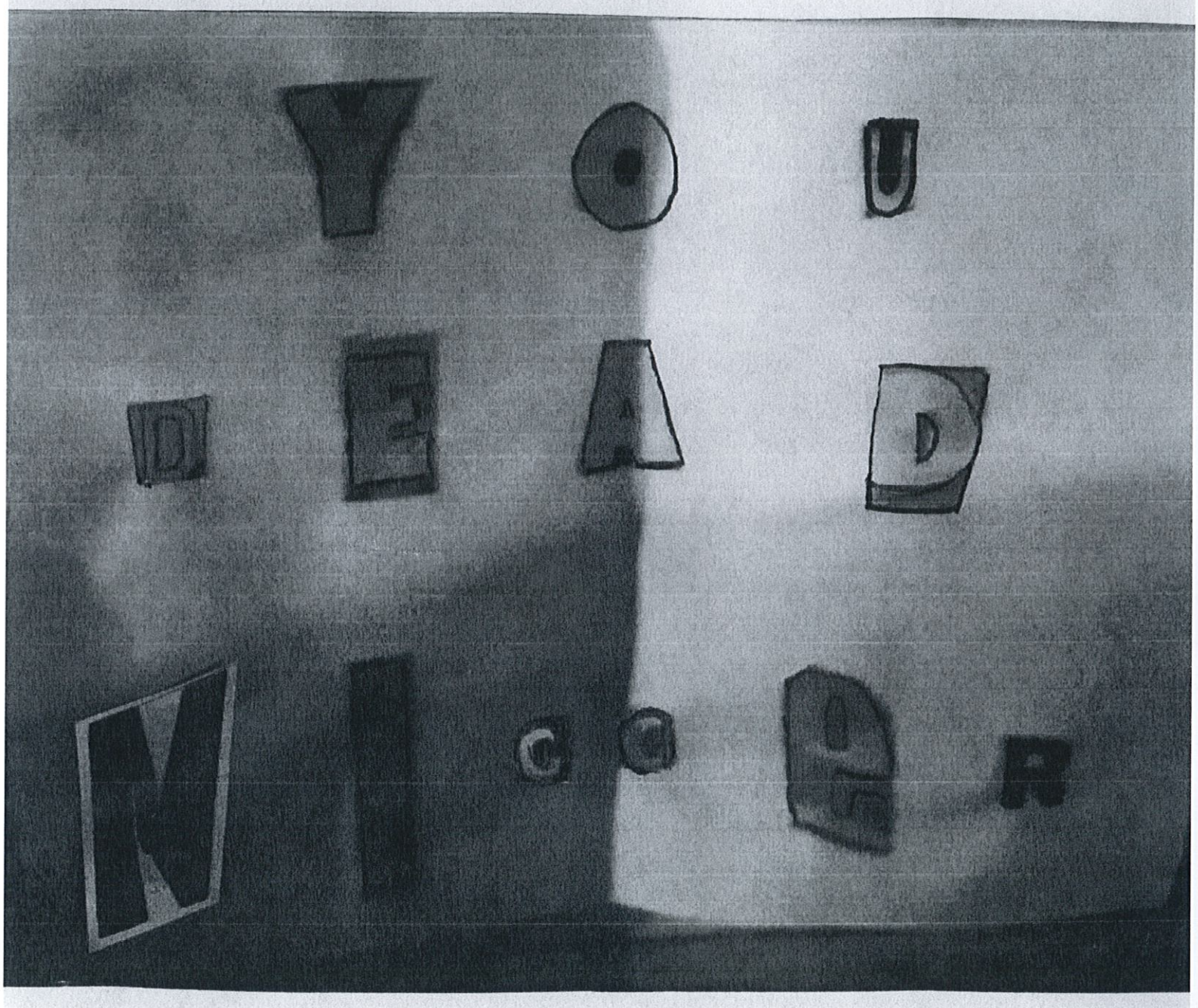
Please see attachments A, B, C, and D.

Respectfully Submitted,

Kimmie Dwayne Baker 1550 E. Thunderbird Rd., #2106, Phoenix, AZ 85022

Kim D. Baker

ATTACHMENT A



ATTACHMENT B

Reply all Delete Report ...

(No subject)

Retention: Exchange 90 days Deletion Policy (3 months) Expires: Tue 11/8/2022 10:14 AM

Kim Baker <bkim4749@gmail.com>
To: The UPS Store #4010

Wed 8/10/2022 10:14 AM

CAUTION! This email originated from outside of the organization. Please do not open attachments or click links from an unknown or suspicious origin.

I hope you are well. I looked into the situation we discussed, read articles and talked to people, whom I will not get into right now, and it is going to be a rough ride. You need to be aware, I am sure you are, of how rough it can, and will get. My fight, our fight, will be against the judicial system, law enforcement, the penal system, the media and others. You are looking at minimum of $5,000. I hope you are well

God Bless,
Elder Kim Baker

Reply Forward

ATTACHMENT C

ATTACHMENT D

#BringJhessy...

+6

#BringJhessyeHome

Joanne Scott Woods created this group

You're friends with 7 people in this group

Add Name Members

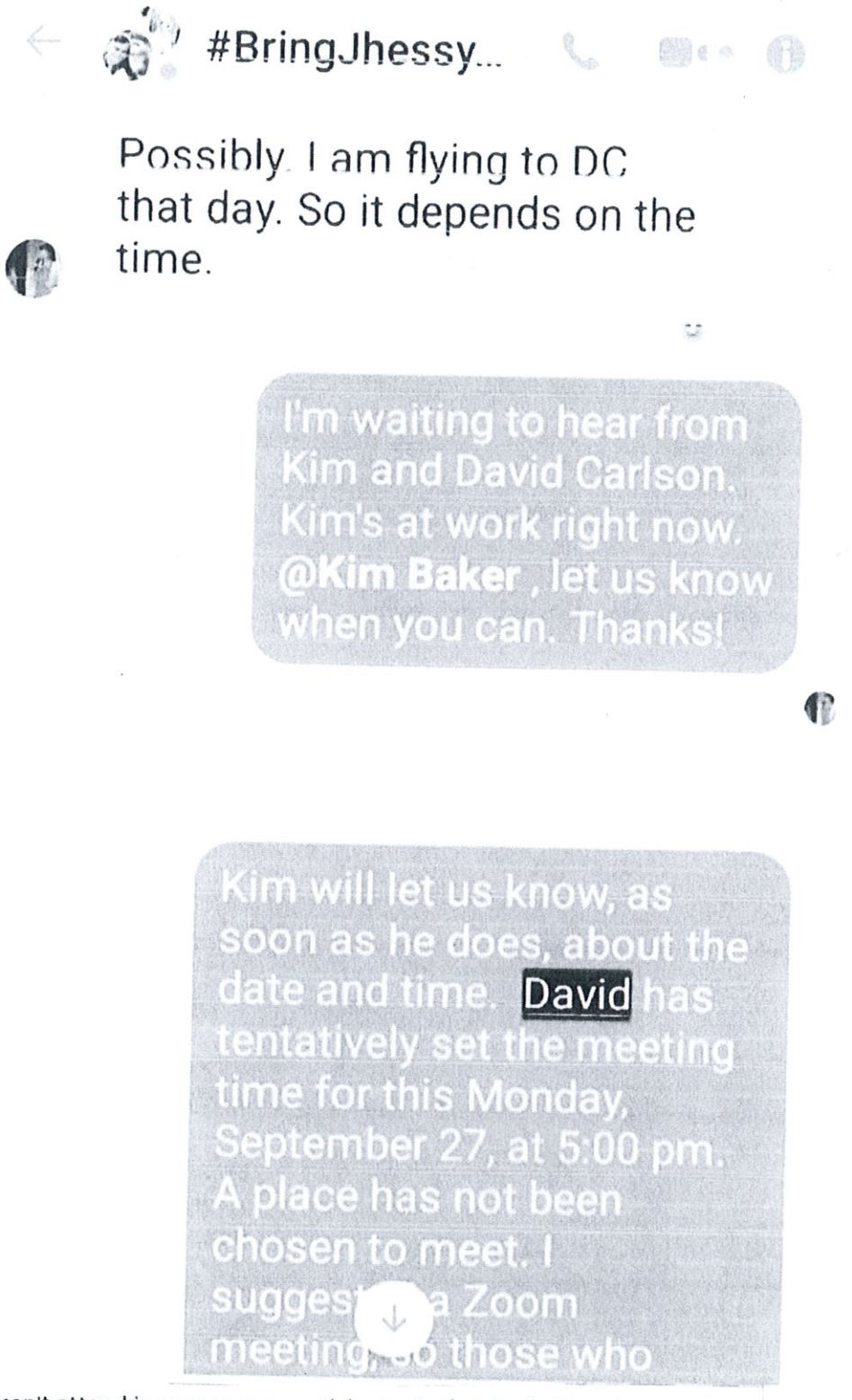
See latest updates

Would you be willing to attend a Zoom Meeting on Monday evening, September 27th, with a retired detective and expert witness on missing and exploited children to hear his preliminary findings on the Jhessye Shockley case. Because of information that Kim has had since 2011 that the Court refused to hear during her mother's sentencing hearing that would have shown Jerice Hunter innocent of her daughter's murder, Kim is pursuing and has gathered, along with my support, the official re-opening of the case by the FBI Office and Kyrsten Sinema's Office.

Aa

Aa

Jhessye's body was never found, there is reason to believe that she is still alive, and we, as activists, have a new opportunity to support her and her mother's cause in the name of public interest. Thank you. Hope you all can come!



can't attend in person can participate. So far, Emily Key, Doug Nintzel, and Kim plan on meeting David plan in person. His office (Carlson Investigations), mailing address, is in Scottsdale. I will be recording the Zoom meeting and sending you, Dianne and Merissa, the link to the recording afterwards, if you can't attend. I suppose Kim will be taking his laptop to the meeting and i will be begin the meeting from mine.

#BringJhessy...

As soon as I hear from Him I will be letting you know.

I just got a call from Kim. He left a message for David on Friday for the confirmation of the time today and has not received a reply.

IF he hears from him today, I will set up a zoom meeting which can be set up in a matter of minutes.

I'm waiting to hear from Kim and David Carlson. Kim's at work right now. @Kim Baker , let us know when you can. Thanks!

2022 AUG 31 PM 5:15
CITY CLERK DEPT.

City of Phoenix
OFFICE OF THE CITY MANAGER

January 22, 2016

Mr. Kim Baker
12410 W. Flanagan Street
Avondale, AZ 85323

Dear Mr. Baker,

Thank you for coming to meet with me this week. I am not writing this letter as a substitute for anyone else but for myself as the person who manages the Public Safety function for the City.

I was not yet working here in 2011 or 2012 but I can say the Police Department and the City of Phoenix places significant value on customer service. I apologize to you that our customer service to you has been unacceptable.

I explained to you in our meeting why I hadn't sat down with you sooner. In hindsight perhaps we could have reached a resolution if I had. As I mentioned I do try to stay out when multiple people are dealing with the same topic.

Let me say categorically that neither the City of Phoenix nor the Police Department condone harassment. We do not want citizens feeling apprehensive about treatment from the Police. We want everyone to be at ease in dealing with the Police, and we accept the responsibility to make that happen.

In the course of our interaction with you, we mistakenly misidentified the officer in question. Please forgive this mistake. No harm will come to that officer as a result of the mistake.

Going forward I hope that a more positive rapport can be established between you and the City of Phoenix. Thanks for your consideration.

Sincerely,

Milton Dohoney, Jr.
Assistant City Manager

BCC: Chief Yahner
Tracee Crockett
Brad Holm

CITIZEN'S PETITION

REQUEST FOR TWO ACTIONS TO BE TAKEN BY THE PHOENIX POLICE DEPARTMENT

CONCERNING AN OPEN INVESTIGATION OF HATE CRIME INCIDENT REPORT #20210001645266,

THOSE OF OBSTRUCTION OF JUSTICE BY PRIVATE INVESTIGATOR DAVID CARLSON

AND DERELICTION OF DUTY BY PHOENIX POLICE DETECTIVE COLLINS

August 31, 2021

On October 21, 2021, I, Kimmie Dwayne Baker, became the victim of a Bias Crime. A note was left on the windshield of my truck, saying "You Dead Nigger." (See "Attachment A.") I was at work when it happened.

The only tangible lead I had was uncovered by a man named David Carlson, a private investigator I had met in downtown Phoenix. Mr. Carlson , though, has been permitted by Phoenix Police Department Detective Collins to lie and obstruct justice concerning this Bias Crime.

On or about September 24,2021, Mr. Carlson sent me the attached text message in which he openly admits that he had talked to people and read articles. During the investigation, Detective Collins asked me to forward the messages to him and I did. (See "Attachment B.")

On Page 1 of 2 of Mr. Carlson's interview by Detective Collins, he denies that he spoke to anyone about the missing child, Jhessey Shockley. He denies meeting me in person, although he is the one who gave me the attached business card. (See "Attachment C.") He lied to Detective Collins about probative matters that he had in his care. Detective Collins did not investigate Mr. Carlson further, despite the evidence he received from me. His dereliction of duty is totally unacceptable.

October 21, 2021 was the date when I found the note on my truck. My text messages started with Mr. Carlson on Monday, September 20 through Friday, September 24, 2021. Mr. Carlson either did the crime or knows who is involved, but he's been given a pass to lie to the Phoenix Police Department.

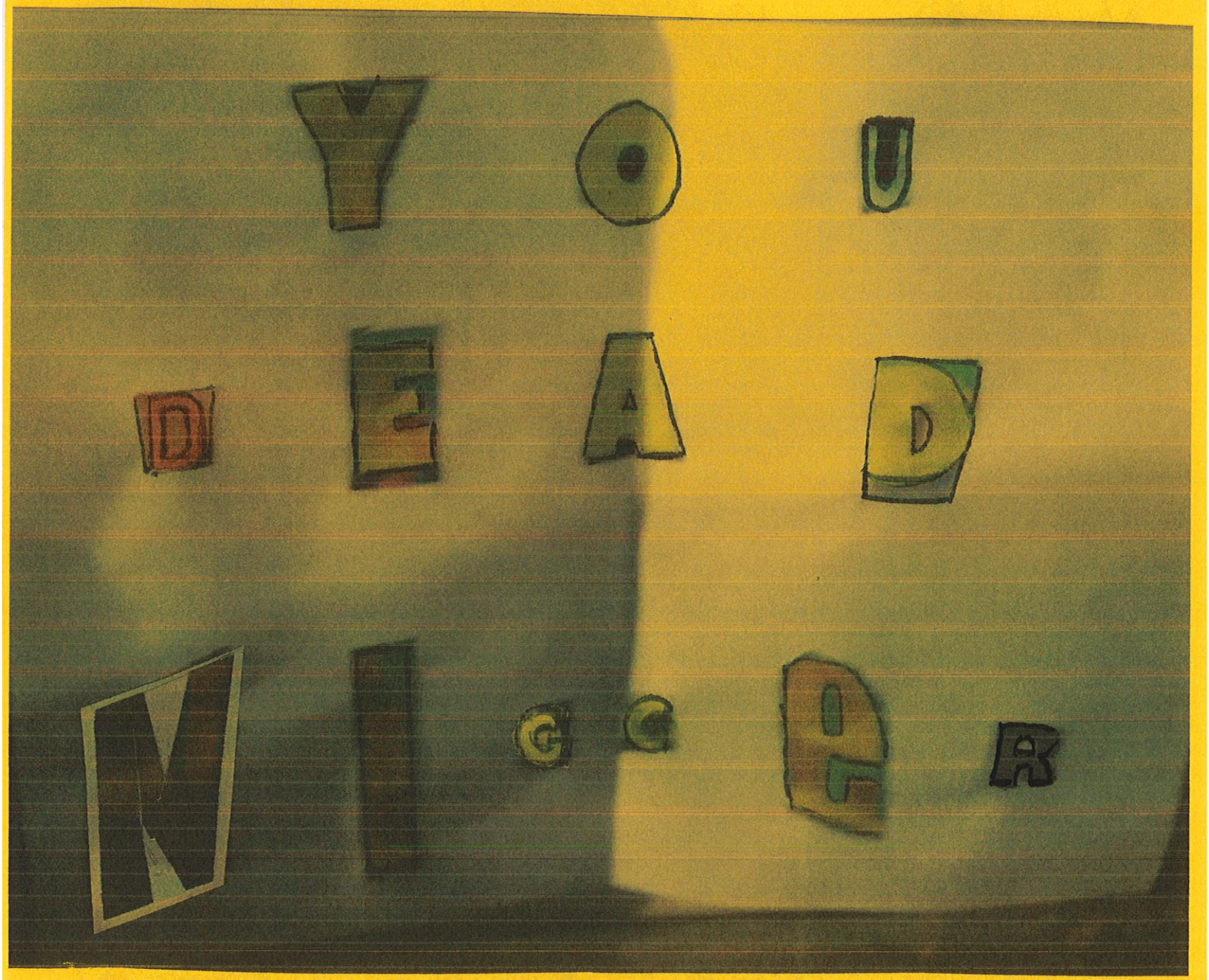
It has been almost a year. Because the investigation is still open, Mr. Carlson should be arrested for obstruction of justice. I want Detective Collins cited for dereliction of duty and Mr. Carlson arrested.

Respectfully Submitted,

Kimmie Dwayne Baker 1550 E. Thunderbird Rd., #2106, Phoenix, AZ 85022

Kim D. Baker

ATTACHMENT A



ATTACHMENT B

Reply all | Delete | Report | ...

(No subject)

Retention: Exchange 90 days Deletion Policy (3 months) Expires: Tue 11/8/2022 10:14 AM

KB Kim Baker <bkim4749@gmail.com>
To: The UPS Store #4010

Wed 8/10/2022 10:14 AM

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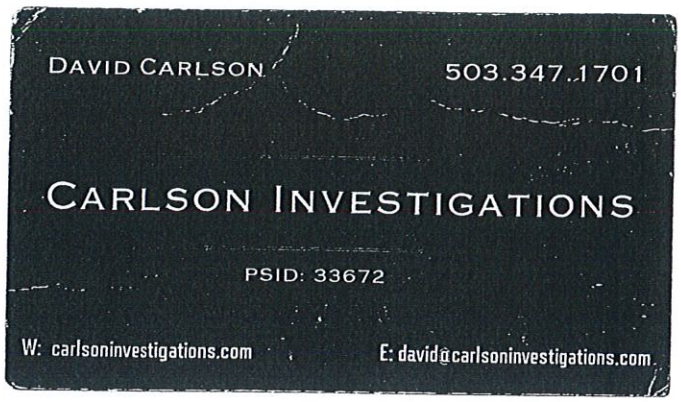
I hope you are well. I looked into the situation we discussed, read articles and talked to people, whom I will not get into right now, and it is going to be a rough ride. You need to be aware, I am sure you are, of how rough it can, and will get. My fight, our fight, will be against the judicial system, law enforcement, the penal system, the media and others. You are looking at minimum of $5,000. I hope you are well

God Bless,
Elder Kim Baker

Reply | Forward

ATTACHMENT C



Attachment C

City of Phoenix

To: Jeri L. Williams
Police Chief

Date: September 20, 2022

From: Warren Brewer, Commander
Violent Crimes Bureau

Subject: **MR. KIM BAKER THREATS REPORT/INCIDENT 2021-1645266**

This memorandum is being generated to document the investigation regarding incident #2021-1645266, a bias motivated threats case which occurred at the Lovecraft restaurant located at 3128 E. Cactus Road. The victim, Kim Baker, reported that after finishing his shift at the above listed address he returned to his vehicle, which was parked on the property, and found a note under the windshield wiper. Mr. Baker drove to a different location, removed the note and found it contained a threat stating, "you dead n*****." Mr. Baker contacted Phoenix Police to report the threat, and the below timeline documents the investigative steps completed.

October 21, 2021 – Officer Vaden #10737 responded to 1550 E. Thunderbird Road and contacted Mr. Baker. The officer learned that Mr. Baker called Phoenix Police the night before; however, after an extended wait, he left the area and made a call from his home. Officer Vaden authored an original report outlining the threatening note left on Mr. Baker's vehicle and he impounded the note. The note was created using cut out letters to spell out the threat. When asked about a possible suspect, Mr. Baker states it may be related to information regarding a missing 10-year-old girl he shared with media and the Federal Bureau of Investigation.

October 23, 2021 – Officer Vaden authored a supplement describing an email she received from Mr. Baker. In the email, Mr. Baker stated that his boss, Ryan Castillo, said the cameras at the Lovecraft restaurant do not cover the area his vehicle was parked in. Therefore, no surveillance video is available showing who left the note on Mr. Baker's vehicle.

October 27, 2021 – Detective Collins #8813 was assigned the case and began his investigation. On the same date, he took a photograph of the impounded note. Detective Collins also responded to the scene of the incident and to take overall photographs of the area. He also canvassed the area looking for additional video surveillance cameras. The detective contacted three adjacent businesses to inquire about surveillance cameras, a floral shop, It's all Goodz Smoke Shop and the Lovecraft restaurant. The cameras for each of the businesses did not record the area of the parking lot where Mr. Baker's vehicle was parked.

October 27, 2021 – Detective Collins submitted a forensic lab request for latent fingerprints and DNA analysis for the impounded note.

October 27, 2021 – Detective Collins spoke with Mr. Baker over the telephone and learned that Mr. Baker believes a private investigator, David Carlson, who no longer wishes to work with him may have information regarding the note left on his vehicle. Mr. Baker does not believe Mr. Carlson is the suspect; however, Mr. Baker believes Mr. Carlson may know who left the note.

October 28, 2021 – Detective Collins responded to Mr. Baker's residence to collect exclusionary buccal swabs. Detective Collins also contacted the owner of the parking lot where Mr. Baker's vehicle was parked at the time of the incident. The owner confirmed that all video footage from the property had been made available to Detective Collins, and the footage does not capture the area where Mr. Baker's vehicle was parked on the day of the incident.

October 28, 2021 – Detective Collins contacted an employee at the Arco Gas Station, located at 12222 N. 32nd Street, where Mr. Baker said he waited for police contact. Detective Collins watched footage from October 21, 201 and observed Mr. Baker waiting for police contact.

October 28, 2021 – Detective Collins received emails from Mr. Baker which contained text messages that Mr. Baker sent to Mr. Carlson.

October 29, 2021 – Detective Collins received an email from Mr. Baker which contained a Zoom meeting invitation to Mr. Baker, possibly from Nicole Grigg at ABC 15. When Detective Collins inquired as to the purpose of this meeting, Mr. Baker stated that the meeting was cancelled.

November 1, 2021 – Detective Collins contacted a representative of Arco to collect the surveillance footage. However, the representative was unable to download the footage. A representative of Its all Goodz Smoke Shop also informed Detective Collins the video footage was not available.

November 1, 2021 – Detective Collins spoke with Private Investigator, David Carlson. Mr. Carlson denied speaking to anyone regarding his conversations with Mr. Baker or having knowledge of who may have left the note on Mr. Baker's vehicle. He told Detective Collins that due to a conflict of interest, he declined to work as a private investigator for Mr. Baker. Mr. Carlson also stated that he had not spoken with Mr. Baker for several weeks.

November 2, 2021 – Detective Collins responded to the Arco with Forensic Imaging Unit personnel and was able to obtain the surveillance footage from October 21, 2021.

November 8, 2021 – Detective Collins received an email from Ryan Castillo, the owner of Lovecraft restaurant. The email contained a statement describing what Mr. Baker told him regarding the missing juvenile case and the threatening note found on his truck. Mr. Castillo again confirmed that the surveillance cameras did not capture the area of the parking lot where the victim's vehicle was parked.

Detective Collins has completed all reasonable investigative steps regarding this incident. He has exhausted all known leads and submitted a lab request for the impounded note. The case is currently considered an ongoing investigation in a Pended Status awaiting processing of the note by the Phoenix Police Crime Lab.

9/13/2022 – Please forward through the chain of command and provide to Mr. Baker reference his Citizen Request for Information.

9/13/2022 – Detective Collins has completed a thorough investigation and exhausted all leads. If additional information is learned in the future, investigators will conduct follow-up in an effort to successfully resolve this investigation. Mr. Baker's complaint to City Council will be documented in a Blue Team incident and Mr. Baker will be sent a letter documenting our findings.

City of Phoenix

Report

Agenda Date: 10/12/2022, **Item No.** *96

REQUEST TO ADD-ON (SEE ATTACHED MEMO) 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.

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
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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