City of Phoenix

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

City of Phoenix

Agenda

Wednesday, September 4, 2024

2:30 PM

phoenix.gov

City Council Formal Meeting

*****REVISED September 3, 2024*****
Item Revised: 21; Item Added: 61

If viewing this packet electronically in PDF, open and use bookmarks to navigate easily from one item to another.

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=e2a9eb1e0d56e52bea35ff6d19e8281f4

- 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 915 8724# (for English) or 2557 114 7579# (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.

- Members of the public may attend this meeting in person. Physical access to the meeting location will be available starting 1 hour prior to the meeting.

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 2557 114 7579#. 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 2557 114 7579#). 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.

- Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.

CALL TO ORDER AND ROLL CALL

MINUTES OF MEETINGS

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3 **For Approval or Correction, the Minutes of the Formal Meeting on November 16, 2022** Page 14

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BOARDS AND COMMISSIONS

7 **Mayor and Council Appointments to Boards and Commissions** Page 18

Attachments

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Attachments

Attachment - Moon Valley Grill - Data.pdf
Attachment - Moon Valley Grill - Map.pdf

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Attachments

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Attachments

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Attachment - Sam's Convenience Store - Map.pdf

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17 **Liquor License - Special Event - Arizona Parks and Recreation Association** District 6 - Page 53

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Attachments

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Attachment - Lincoln Market - Map.pdf

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Attachments

Attachment - Midwest Wings XL - Data.pdf
Attachment - Midwest Wings XL - Map.pdf

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30 **Acceptance of Amended and Restated Conservation Easement Phoenix Linen & Towel Supply Co. - 215 E. Grant Street (Ordinance S-51213)** — District 8 - Page 78

Attachments

Attachment A - Map.pdf
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50 **Abandonment of Easement - ABND 240025 - 20620 N. 19th Avenue (Resolution 22243)** District 1 - Page 134

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52 **Amend City Code - Official Supplementary Zoning Map 1266 (Ordinance G-7293)** District 2 - Page 136

Attachments

Attachment A - Draft Ordinance - Supplementary Zoning Map 1266.pdf

53 **Amend City Code - Ordinance Adoption - Rezoning Application Z-51-24-1 - Approximately 710 Feet East of the Northeast Corner of 19th Avenue and Park View Lane (Ordinance G-7292)** District 1 - Page 140

Attachments

Attachment A - Draft Ordinance - Z-51-24-1.pdf

54 **Modification of Stipulation Request for Ratification of Planning Commission Action - PHO-1-24--Z-101-98-2 - Approximately 280 Feet South of the Southwest Corner of 25th Street and Bell Road** District 2 - Page 148

Attachments

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55 **Amend City Code - Ordinance Adoption - Rezoning Application PHO-3-24--Z-6-12-2 - Southwest Corner of North Valley Parkway and Sonoran Desert Drive (Ordinance G-7294)** District 2 - Page 150

Attachments

Attachment A - Draft Ordinance - Z-6-12-2.pdf

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Attachments

Attachment A - PC Draft Ordinance - PHO-1-24--Z-37-07-2.pdf
Attachment B - Staff Report - PHO-1-24--Z-37-07-2.pdf
Attachment C - PC Summary - PHO-1-24--Z-37-07-2.pdf
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Attachments

Attachment A - Draft Ordinance - Z-117-23-7.pdf
Attachment B - Staff Report - Z-117-23-7.pdf
Attachment C - HPC Minutes - Z-117-23-7.pdf
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Item 113 - Continuance Memo.pdf

58 **(CONTINUED FROM JUNE 12 AND JULY 1, 2024) - Public Hearing and Ordinance Adoption - Rezoning Application Z-SP-6-23-8 - Southeast Corner of 41st Street and Baseline Road (Ordinance G-7270)** District 8 - Page 603

Attachments

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Attachment B - Staff Report - Z-SP-6-23-8.pdf
Attachment C - VPC Summaries - Z-SP-6-23-8.pdf
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Item 146 - Continuance Memo.pdf
Item 69 - Continuance Memo.pdf

59 **Public Hearing and Resolution Adoption - General Plan Amendment GPA-DV-1-24-1 - Southwest Corner of 36th Avenue and Pinnacle Peak Road (Resolution 22241)** District 1 - Page 880

Attachments

Attachment A - Draft Resolution - GPA-DV-1-24-1.pdf
Attachment B - Staff Report - GPA-DV-1-24-1.pdf
Attachment C - VPC Summaries - GPA-DV-1-24-1.pdf
Attachment D - PC Summary - GPA-DV-1-24-1.pdf
Attachment E - Support - GPA-DV-1-24-1.pdf
Attachment F - Opposition - GPA-DV-1-24-1.pdf

60 **Public Hearing and Ordinance Adoption - Rezoning Application Z-28-24-1 - Southwest Corner of 36th Avenue and Pinnacle Peak Road (Ordinance G-7296)** District 1 - Page 1003

Attachments

Attachment A - Draft Ordinance - Z-28-24-1.pdf
Attachment B - Staff Report - Z-28-24-1.pdf
Attachment C - VPC Summaries - Z-28-24-1.pdf
Attachment D - PC Summary - Z-28-24-1.pdf
Attachment E - Support - Z-28-24-1.pdf
Attachment F - Opposition - Z-28-24-1.pdf

ADD-ON ITEMS

*61 ***REQUEST TO ADD-ON*** Campaign Information Policy** Citywide - Page 1172

Attachments

Attachment A_Campaign Information Policy Proposed Changes.pdf

REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 1

(CONTINUED FROM AUGUST 26, 2024) - For Approval or Correction, the Minutes of the Formal Meeting on October 12, 2022

Summary

This item transmits the minutes of the Formal Meeting of October 12, 2022, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 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: 9/4/2024, **Item No.** 2

(CONTINUED FROM AUGUST 26, 2024) - For Approval or Correction, the Minutes of the Formal Meeting on October 26, 2022

Summary

This item transmits the minutes of the Formal Meeting of October 26, 2022, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 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: 9/4/2024, **Item No.** 3

For Approval or Correction, the Minutes of the Formal Meeting on November 16, 2022

Summary

This item transmits the minutes of the Formal Meeting of November 16, 2022, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 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: 9/4/2024, **Item No.** 4

For Approval or Correction, the Minutes of the Formal Meeting on December 14, 2022

Summary

This item transmits the minutes of the Formal Meeting of December 14, 2022, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 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: 9/4/2024, **Item No.** 5

For Approval or Correction, the Minutes of the Formal Meeting on January 4, 2023

Summary

This item transmits the minutes of the Formal Meeting of January 4, 2023, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 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: 9/4/2024, **Item No.** 6

For Approval or Correction, the Minutes of the Formal Meeting on January 25, 2023

Summary

This item transmits the minutes of the Formal Meeting of January 25, 2023, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 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: 9/4/2024, **Item No.** 7

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:** September 4, 2024

From: Mayor Kate Gallego

Subject: BOARDS AND COMMISSIONS – APPOINTEES

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

Phoenix Deferred Compensation/Post Employment Healthcare Plan Boards

I recommend the following for appointment:

Ben Kozik
Mr. Kozik is an Investment/Debt Manager in the City of Phoenix Finance Department. He replaces Jon Super as the City Manager's appointee to the board and will serve a term to expire August 30, 2027.

Public Safety Personnel Retirement System Local Boards

I recommend the following for appointment:

Donna McHenry
Ms. McHenry is a resident of District 7. She replaces Bruce Meyerson as the Civil Service Board representative and will serve a term to expire August 30, 2027.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 8

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

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

Summary

Applicant
Simo Hercegovac

Location
11640 N. 16th Place
Council District: 3

Function
Cultural Celebration

Date(s) - Time(s) / Expected Attendance
September 14, 2024 - 6 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: 9/4/2024, **Item No.** 9

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

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

Summary

Applicant
Simo Hercegovac

Location
11640 N. 16th Place
Council District: 3

Function
Soccer Tournament

Date(s) - Time(s) / Expected Attendance
November 16, 2024 - 6 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: 9/4/2024, **Item No.** 10

Liquor License - Moon Valley Grill

Request for a liquor license. Arizona State License Application 301815.

Summary

Applicant
John Bisignano, Agent

License Type
Series 12 - Restaurant

Location
15414 N. 7th Street, Suite 1 & 2
Zoning Classification: C-1
Council District: 3

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 September 16, 2024.

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 owned my own business for 21 years and have been in good standings with the Department of Insurance, IRS (state and federal). I was the food and beverage manager at Rawhide Steak House in Scottsdale, AZ. owned my own restaurants in Flagstaff AZ. I hold a management license and a management food handlers license."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"As the Moon Valley neighborhood bar and grill, I will be working closely with all 3 Schools closest to my location and we will do fund raisers for the schools and churches also."

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
Attachment - Moon Valley Grill - Data
Attachment - Moon Valley Grill - Map

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

Liquor License Data: MOON VALLEY GRILL

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	0
Beer and Wine Bar	7	2	1
Liquor Store	9	1	0
Beer and Wine Store	10	5	1
Restaurant	12	15	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	101.08	85.03
Violent Crimes	12.31	11.62	13.58

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

Property Violation Data

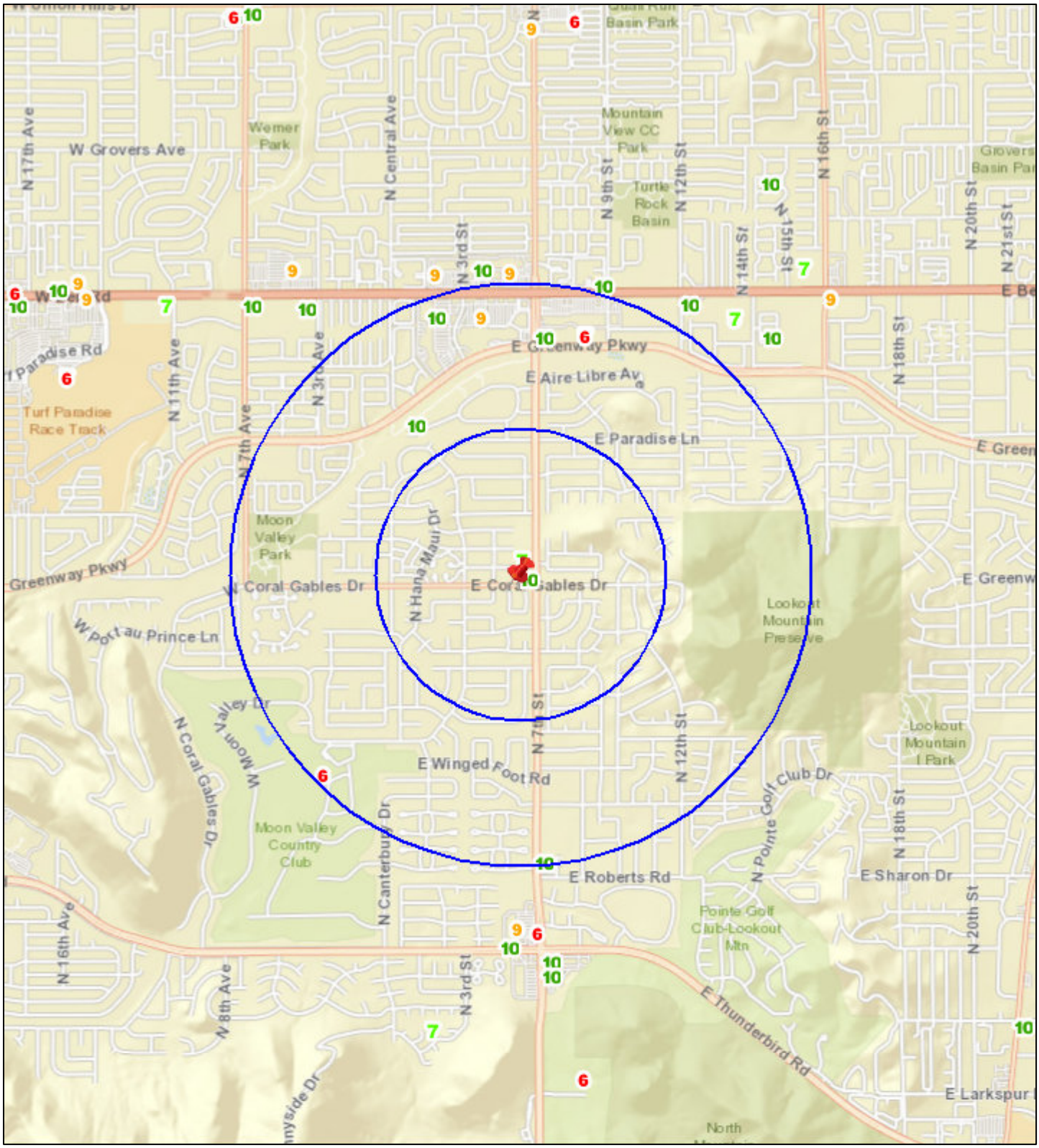
Description	Average	1/2 Mile Average
Parcels w/Violations	44	27
Total Violations	76	43

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1036052	2124	92	0	3
1036054	1130	97	9	0
1036111	1396	66	14	3
1036112	1335	87	10	0
1036113	2247	95	0	1
1036121	649	0	41	18
1036122	1023	87	8	12
1036123	1542	94	8	0
1036124	1189	0	19	32
Average	0	61	13	19

Liquor License Map: MOON VALLEY GRILL

15414 N 7TH ST



N

Date: 7/31/2024

0 0.2 0.4 0.8 1.2 1.6 mi

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 11

Liquor License - Special Event - Cancer Support Community Arizona

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

Summary

Applicant
Kayla Vucinich

Location
360 E. Palm Lane
Council District: 4

Function
Dinner and Gala

Date(s) - Time(s) / Expected Attendance
October 26, 2024 - 6 p.m. to 10 p.m. / 400 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: 9/4/2024, **Item No.** 12

Liquor License - The Bar Uptown

Request for a liquor license. Arizona State License Application 295834.

Summary

Applicant
Amy Nations, Agent

License Type
Series 6 - Bar

Location
5504 N. 7th Avenue
Zoning Classification: C-2
Council District: 4

This is a request for an ownership and location transfer of a liquor license for a bar. This location was previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in October 2024.

The 60-day limit for processing this application is September 6, 2024.

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.

Nook Kitchen (Series 12)
4231 E. Indian School Road, Phoenix
Calls for police service: 3
Liquor license violations: None

Dilly Dally Cocktail Lounge (Series 6)
3639 E. Indian School Road, Phoenix
Calls for police service: 12
Liquor license violations: None

The Bar (Series 6)
3174 E. Indian School Road, Phoenix
Calls for police service: 12
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:
"Ownership of The Bar Uptown holds several liquor licenses in Arizona and have always been responsible bar owners. All employees will go through Arizona State Certified Title 4 Liquor Law training to ensure compliance with all 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:
"This location has been vacant since 2018 and The Bar Uptown is look forward to opening in this neighborhood. The Bar Uptown will be a friendly neighborhood establishment that provides the utmost patron satisfaction with top-notch beverages and food offerings. This location will soon be a neighborhood favorite."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment - The Bar Uptown - Data
Attachment - The Bar Uptown - Map

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

Liquor License Data: THE BAR UPTOWN

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Government	5	1	0
Bar	6	4	0
Beer and Wine Bar	7	12	1
Liquor Store	9	6	0
Beer and Wine Store	10	4	2
Restaurant	12	30	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	233.04	114.11
Violent Crimes	12.31	36.67	11.88

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

Property Violation Data

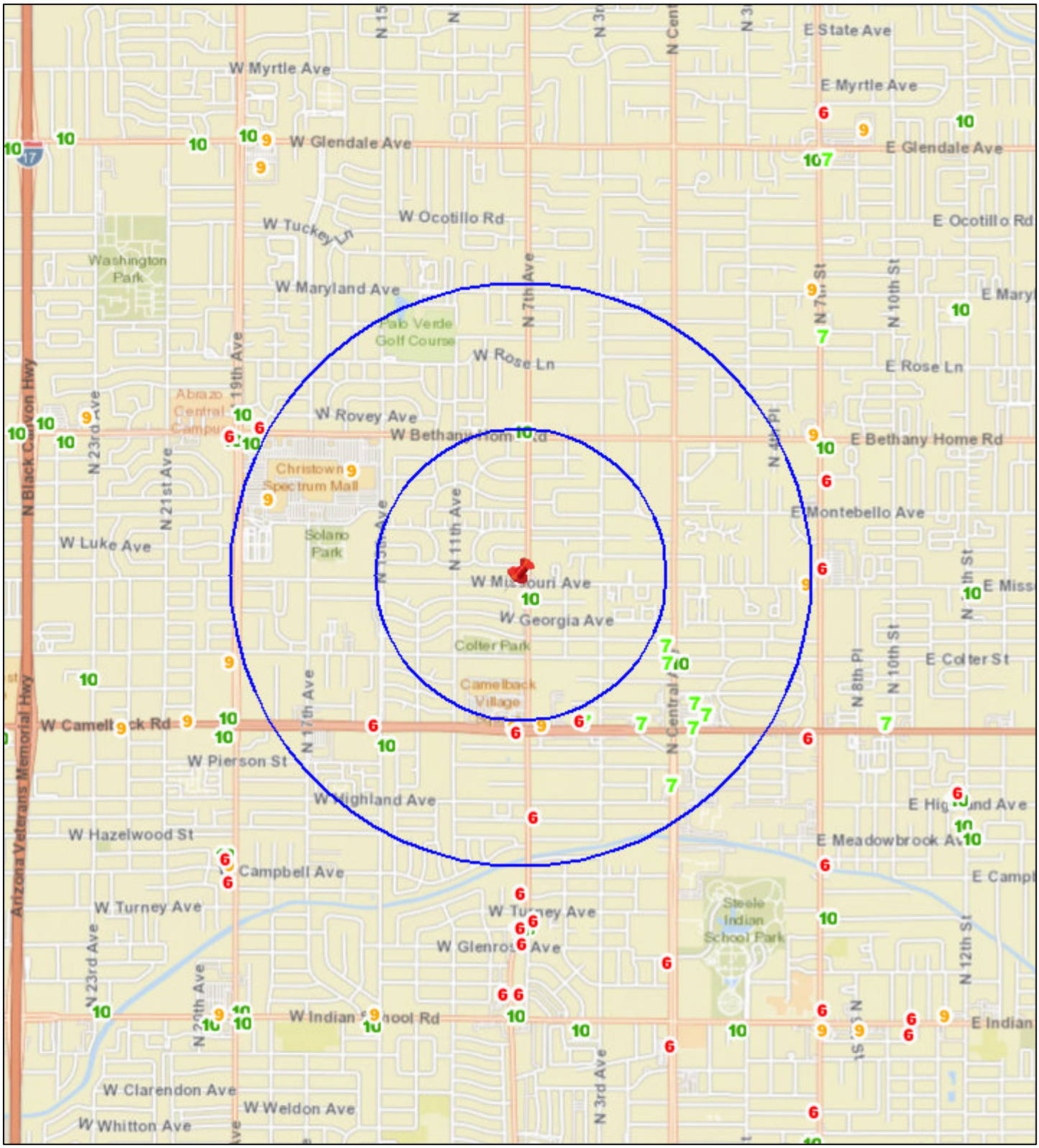
Description	Average	1/2 Mile Average
Parcels w/Violations	44	85
Total Violations	76	155

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1066001	1444	82	29	4
1067032	1120	92	0	4
1074001	1280	80	4	15
1074002	1009	62	7	16
1074003	839	0	6	56
1074005	661	0	30	77
1074006	2186	16	13	53
1075002	1458	74	7	15
1075003	1599	46	15	14
Average	0	61	13	19

Liquor License Map: THE BAR UPTOWN

5504 N 7TH AVE



N

Date: 8/7/2024

0 0.2 0.4 0.8 1.2 1.6 mi

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 13

Liquor License - Caffeine & Dreams Coffee House

Request for a liquor license. Arizona State License Application 296836.

Summary

Applicant
Crystal Lehman, Agent

License Type
Series 12 - Restaurant

Location
1302 E. McDowell Road
Zoning Classification: C-2
Council District: 4

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.

The 60-day limit for processing this application is September 14, 2024.

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 not only helped start but run several sucessful businesses. For many years I held gaming certifications in Las Vegas and understand the responsibilities of serving liquor in my business. I am looking forward to providing a restaurant environment where people can come and savor our delicious food and compliment it with a glass of wine or currated cocktail."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The Coronado neighborhood is a rich diverse neighborhood that continues to push business owners for better options for food and beverage. We will create a regulated environment where the community and others can have a wonderful meal and enjoy a drink alongside. This can improve the overall experience for residents and visitors, support local businesses by attracting more patrons to the area, and contribute to the local economy. We will also provide a venue for community gatherings and events."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment - Caffeine & Dreams Coffee House - Data
Attachment - Caffeine & Dreams Coffee House - Map

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

Liquor License Data: CAFFEINE & DREAMS COFFEE HOUSE

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Government	5	1	0
Bar	6	7	1
Beer and Wine Bar	7	1	0
Liquor Store	9	6	0
Beer and Wine Store	10	16	3
Restaurant	12	33	5
Craft Distiller	18	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	170.85	164.22
Violent Crimes	12.31	38.34	40.02

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

Property Violation Data

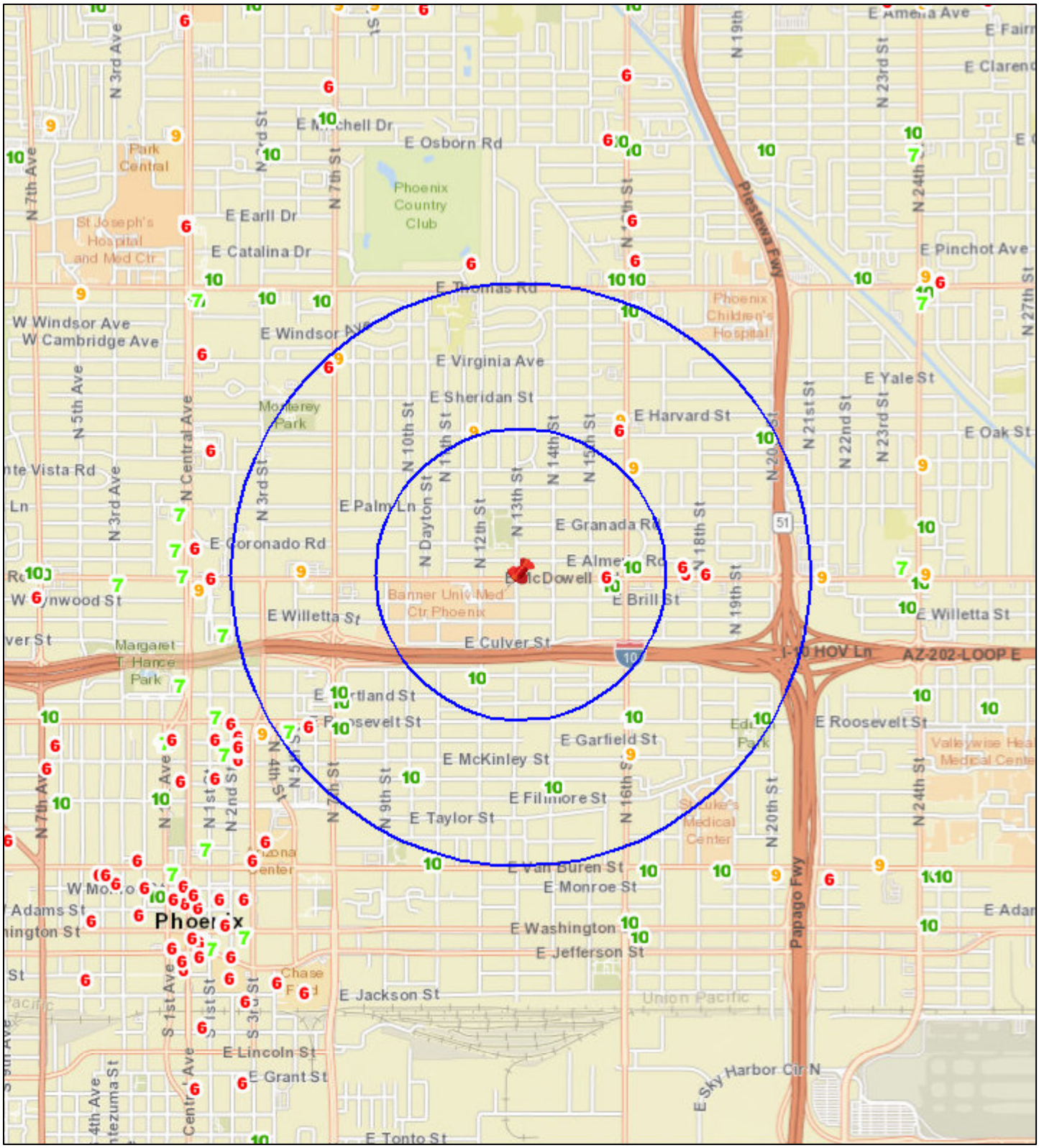
Description	Average	1/2 Mile Average
Parcels w/Violations	44	149
Total Violations	76	222

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1116022	2607	54	9	61
1117001	1792	45	32	41
1117002	1243	39	12	28
1117003	1057	64	2	10
1132031	1473	30	20	57
1132032	638	28	7	70
1133001	2490	40	12	49
Average	0	61	13	19

Liquor License Map: CAFFEINE & DREAMS COFFEE HOUSE

1302 E MCDOWELL RD



N

Date: 8/1/2024

0 0.2 0.4 0.8 1.2 1.6 mi

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 14

Liquor License - Sam's Convenience Store

Request for a liquor license. Arizona State License Application 301053.

Summary

Applicant
Jared Repinski, Agent

License Type
Series 10 - Beer and Wine Store

Location
3202 W. Van Buren Street
Zoning Classification: C-3
Council District: 4

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. This location requires a Use Permit to allow a drive-thru window.

The 60-day limit for processing this application is September 10, 2024.

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.

Saguaro Express (Series 9)
1051 S. Craycroft Road, Tucson
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Grand Stop #2 (Series 9)
3710 W. McDowell Road, Phoenix
Calls for police service: 26
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 been representing liquor establishments in Arizona for over 15 years."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Tourism plays an important role in our local economy and liquor licensed establishments (the sale of alcohol) is a very important aspect of tourism. Therefore, if the City of Phoenix continues to lead the State of Arizona by approving quality and diverse businesses (restaurants, bars, microbreweries, distilleries, hotels, resorts, golf courses, special events, convenience/liquor/grocery stores & gas stations) similar to this proposed liquor licensed business, all businesses will prosper."

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
Attachment - Sam's Convenience Store - Data
Attachment - Sam's Convenience Store - Map

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

Liquor License Data: SAM'S CONVENIENCE STORE

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	167.67	256.9
Violent Crimes	12.31	40.57	69.32

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

Property Violation Data

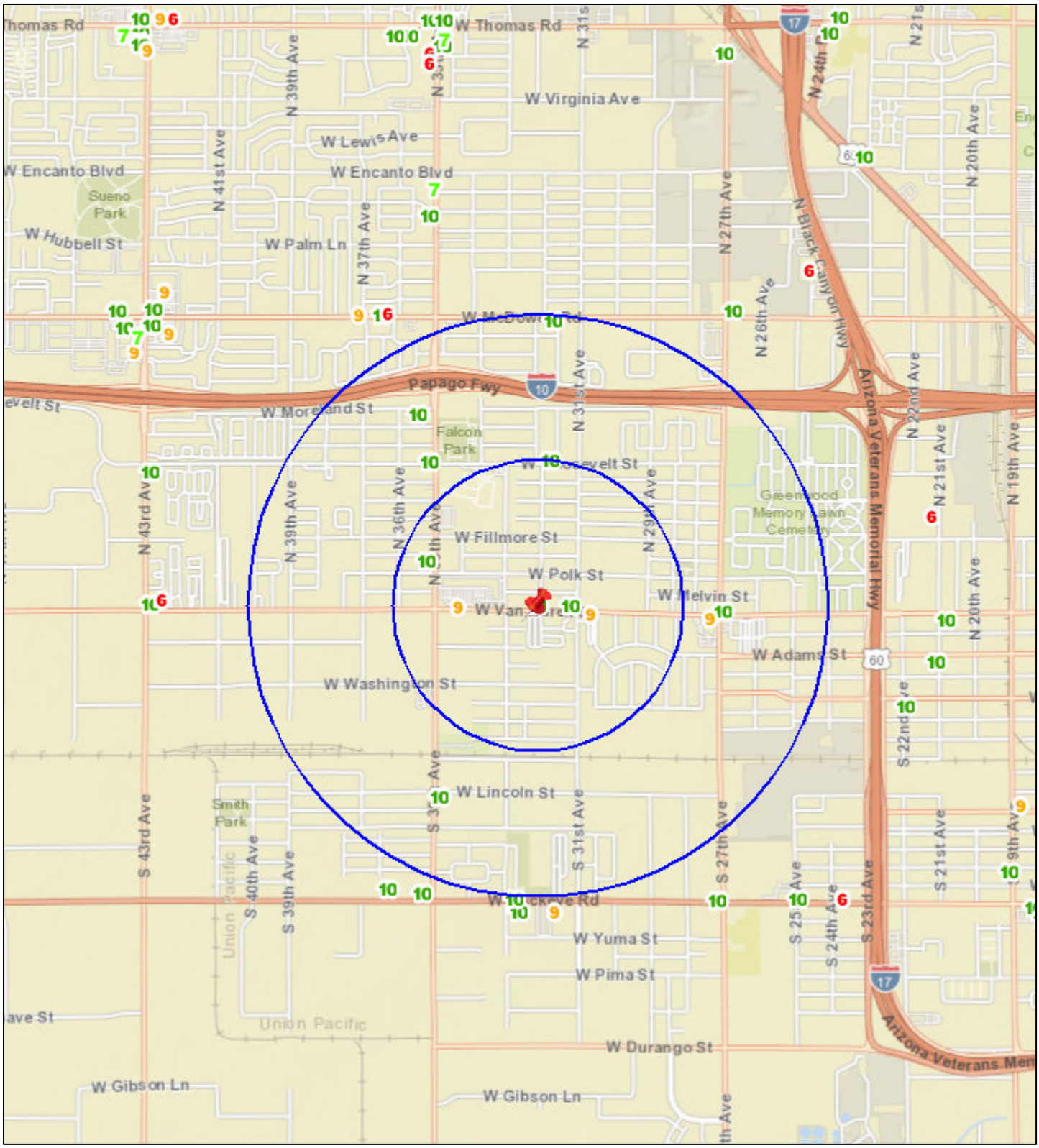
Description	Average	1/2 Mile Average
Parcels w/Violations	43	57
Total Violations	75	134

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1126021	1923	35	25	58
1127001	1882	54	0	25
1127002	1540	50	25	56
1127003	2056	26	21	34
1145001	1332	59	11	24
1145002	1343	38	29	52
1146001	2149	47	16	45
Average	0	61	13	19

Liquor License Map: SAM'S CONVENIENCE STORE

3202 W VAN BUREN ST



N

Date: 8/26/2024

0 0.2 0.4 0.8 1.2 1.6 mi

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 15

Liquor License - Metro Convenience & Liquor

Request for a liquor license. Arizona State License Application 298911.

Summary

Applicant
Jamal Abdulla, Agent

License Type
Series 9 - Liquor Store

Location
7515 W. Indian School Road
Zoning Classification: C-2
Council District: 5

This request is for an acquisition of control of an existing liquor license for a convenience market. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is September 6, 2024.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

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 will comply with all liquor laws. I previously owned the business. I have completed training. The acqusition of a membership interest will not detract from the business as it will allow the continuation of liquor sales.”

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: 9/4/2024, **Item No.** 16

Liquor License - Jimmy's Quick Stop

Request for a liquor license. Arizona State License Application 300831.

Summary

Applicant
Jared Repinski, Agent

License Type
Series 10 - Beer and Wine Store

Location
2344 W. Glendale Avenue
Zoning Classification: C-2
Council District: 5

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 September 9, 2024.

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.

A2Z Mini Mart (Series 10)
6505 N. 59th Avenue, Glendale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

R & G Mini Mart (Series 10)
12239 NW Grand Avenue, El Mirage
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

A-1 Food & Liquor Store (Series 9)
6514 W. Bethany Home Road, Glendale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Walker's Liquor
11009 N. 19th Avenue, Phoenix
Calls for police service: 5
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 been representing liquor licensed establishments in Arizona for over 15 years.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“Tourism plays an important role in our local economy and liquor licensed establishments (the sale of alcohol) is a very important aspect of tourism. Therefore, if the City of Phoenix continues to lead the State of Arizona by approving quality and

diverse businesses (restaurants, bars, microbreweries, distilleries, hotels, resorts, golf courses, special events, convenience/liquor/grocery stores & gas stations) similar to this proposed liquor licensed business, all businesses will prosper."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment - Jimmy's Quick Stop - Data
Attachment - Jimmy's Quick Stop - Map

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

Liquor License Data: JIMMY'S QUICK STOP

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	220.56	256.79
Violent Crimes	12.31	60.72	76.75

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

Property Violation Data

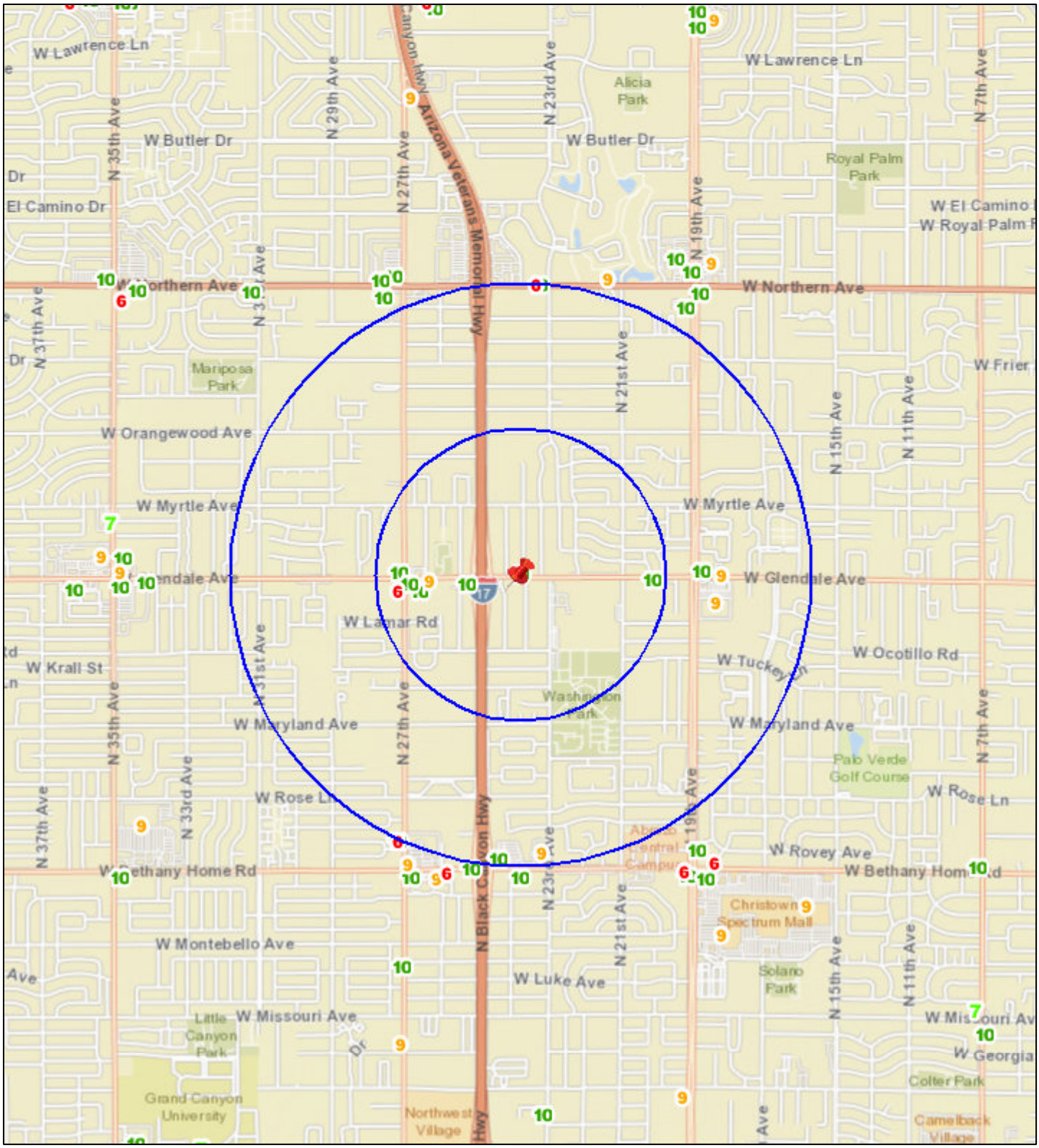
Description	Average	1/2 Mile Average
Parcels w/Violations	44	108
Total Violations	76	170

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1059003	1609	59	5	25
1060011	1487	31	17	50
1060021	1678	27	14	27
1060031	1266	32	33	51
1060032	1673	52	15	25
1068011	1652	2	12	52
1068012	1670	5	28	55
1068021	1099	60	0	9
1069001	1043	81	11	4
Average	0	61	13	19

Liquor License Map: JIMMY'S QUICK STOP

2344 W GLENDALE AVE



N

Date: 8/7/2024

0 0.2 0.4 0.8 1.2 1.6 mi

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 17

Liquor License - Special Event - Arizona Parks and Recreation Association

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

Summary

Applicant
Jeffrey Nelson

Location
10919 S. Central Avenue
Council District: 6

Function
Festival

Date(s) - Time(s) / Expected Attendance
November 16, 2024 - 12:30 p.m. to 7 p.m. / 1,000 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: 9/4/2024, **Item No.** 18

Liquor License - Lincoln Market

Request for a liquor license. Arizona State License Application 300311.

Summary

Applicant
Fadi Jalabi, Agent

License Type
Series 10 - Beer and Wine Store

Location
3497 W. Lincoln Street
Zoning Classification: R-5
Council District: 7

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. This location requires a Variance to allow a drive through window.

The 60-day limit for processing this application is September 6, 2024.

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 am assured to uphold the laws and regulations about liquor license. I have never been involved in any 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 a safe and secure place for the neighborhood to buy alcohol. The location will be convenient for the people in neighborhood who may not have access to transportation. Adding the long time experience of the working in liqour store while upholding all the laws and regulations, the store will be a safe, secure and convenience place for customers to purchase liquor."

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
Attachment - Lincoln Market - Data
Attachment - Lincoln Market - Map

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

Liquor License Data: LINCOLN MARKET

Liquor License

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

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	115.1	109.23
Violent Crimes	12.31	27.73	22.18

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

Property Violation Data

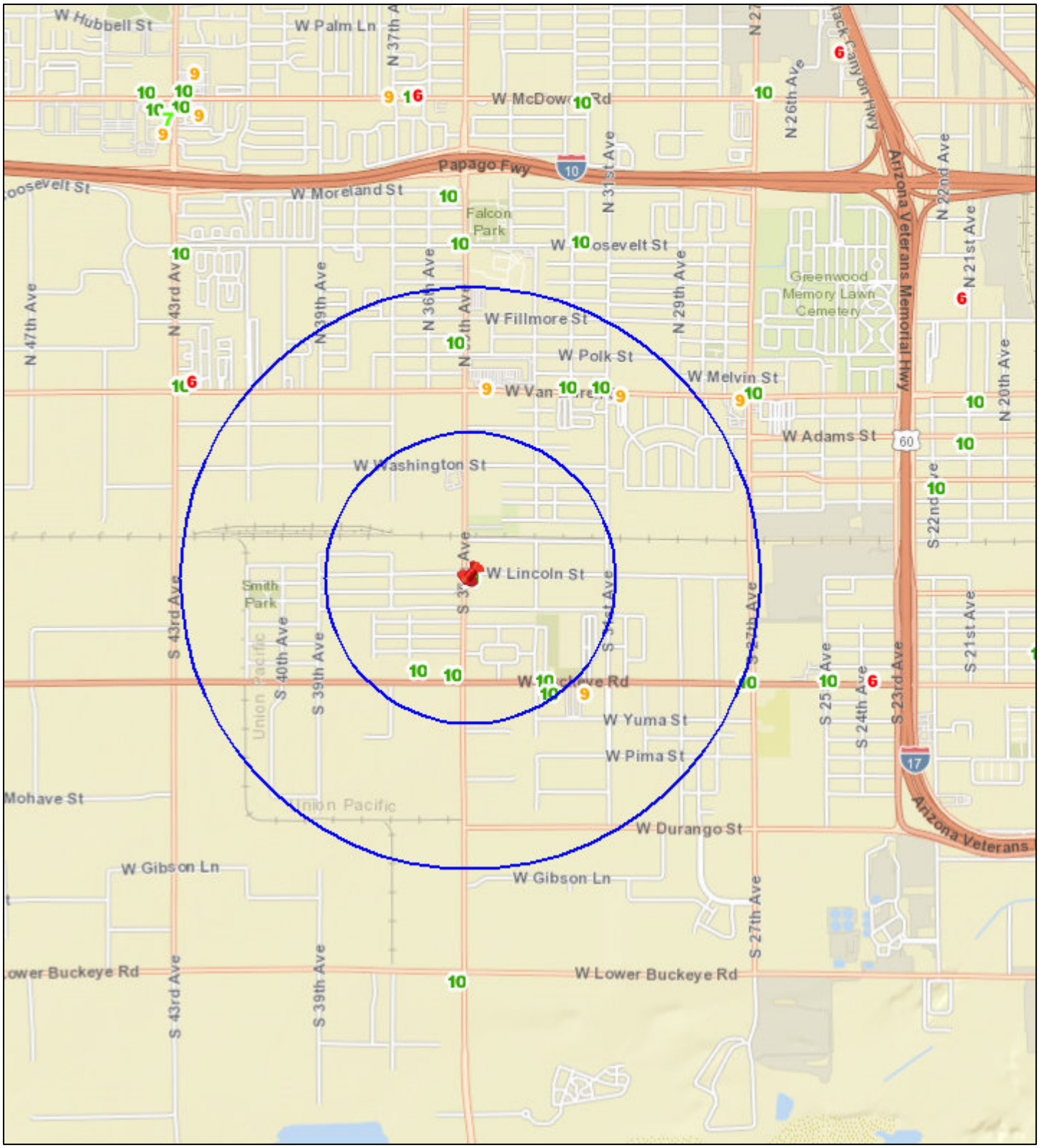
Description	Average	1/2 Mile Average
Parcels w/Violations	44	98
Total Violations	75	241

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1125142	1556	51	10	7
1145001	1332	59	11	24
1145002	1343	38	29	52
1145003	1018	42	15	57
1146001	2149	47	16	45
1147031	1794	45	16	64
Average	0	61	13	19

Liquor License Map: LINCOLN MARKET

3497 W LINCOLN ST



N

Date: 8/22/2024

0 0.2 0.4 0.8 1.2 1.6 mi

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 19

Liquor License - Midwest Wings XL

Request for a liquor license. Arizona State License Application 296204.

Summary

Applicant
Kiara Adams, Agent

License Type
Series 12 - Restaurant

Location
201 E. Washington Street, #109
Zoning Classification: DTC - Business Core
Council District: 7

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

The 60-day limit for processing this application is September 7, 2024.

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 completed the necessary training (basic and management) for the AZ dept of liquor. I am also a registered nurse in Arizona so I have great assessment skills and I am able to sound decisions. I will pay all fees on time and keep myself as well as my staff updated on all new 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:
"We are a business that cares about our customers and community. We will have the knowledge and training necessary to help keep everyone safe. Obtaining a series 12 license will help us not only generate more income for our business but it will help the downtown area by bringing more people to the area."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment - Midwest Wings XL - Data
Attachment - Midwest Wings XL - Map

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

Liquor License Data: MIDWEST WINGS XL

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	1
Microbrewery	3	2	0
Wholesaler	4	1	1
Government	5	7	4
Bar	6	48	28
Beer and Wine Bar	7	10	5
Liquor Store	9	5	2
Beer and Wine Store	10	14	1
Hotel	11	8	8
Restaurant	12	108	48
Club	14	3	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	234.1	307.43
Violent Crimes	12.31	57.43	60.5

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

Property Violation Data

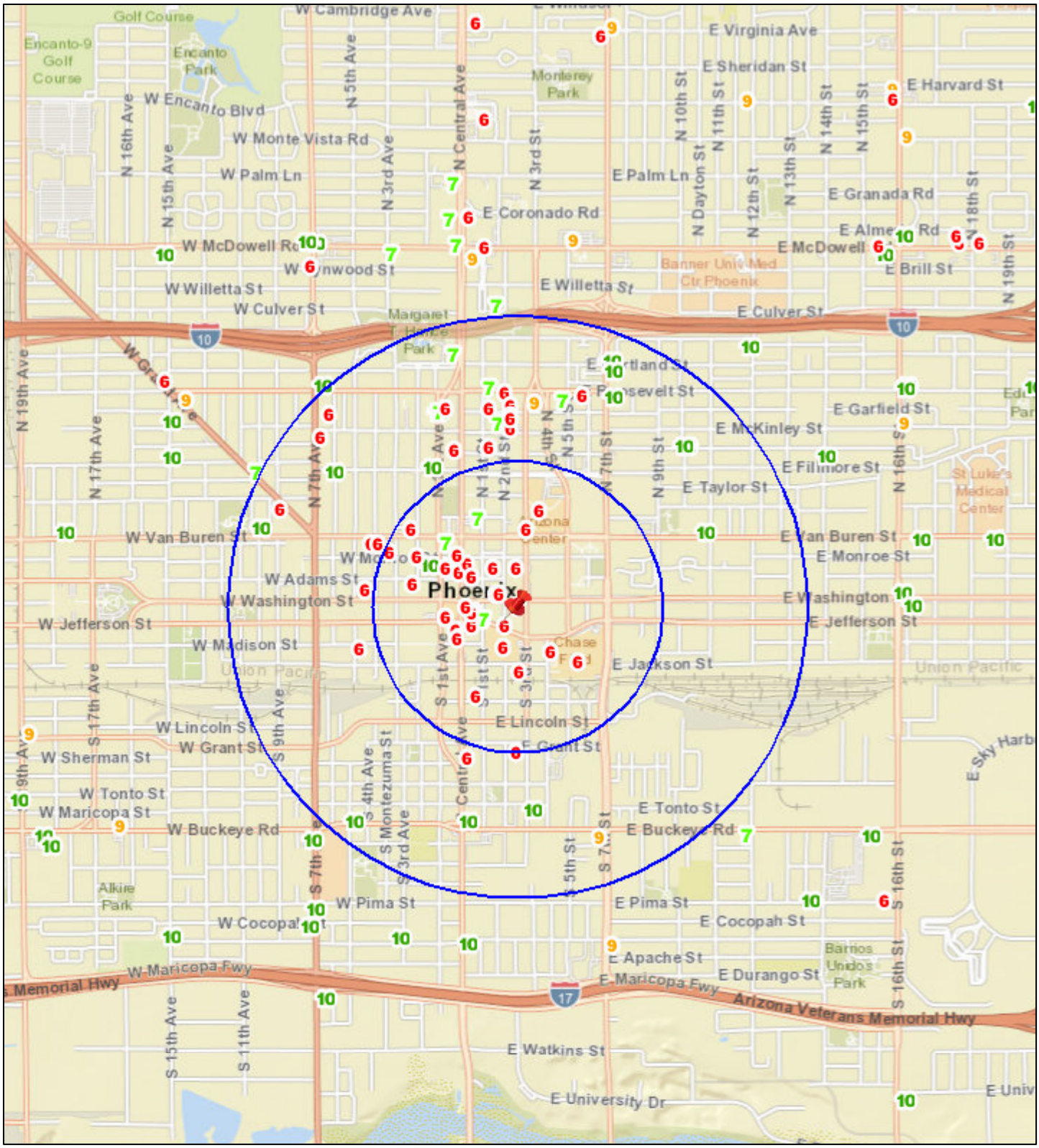
Description	Average	1/2 Mile Average
Parcels w/Violations	44	24
Total Violations	75	33

Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1131001	1015	7	8	28
1131002	1242	3	7	33
1132022	1257	47	29	55
1140001	1831	25	20	47
1140002	78	77	0	32
1141001	2299	16	37	44
1142001	1321	36	22	50
Average	0	61	13	19

Liquor License Map: MIDWEST WINGS XL

201 E WASHINGTON ST



N

Date: 8/27/2024

0 0.2 0.4 0.8 1.2 1.6 mi

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 20

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 Street
Council District: 8

Function
Pre-Gala Mixer

Date(s) - Time(s) / Expected Attendance
October 4, 2024 - 5 p.m. to 7 p.m. / 50 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: 9/4/2024, **Item No.** *21

ITEM REVISED (SEE ATTACHED MEMO) Liquor License - Marigold Maison Indian Restaurant

Request for a liquor license. Arizona State License Application 299681.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 12 - Restaurant

Location
4720 E. Cactus Road, Suite D118
Zoning Classification: PSC PCD
Council District: 3

This request is for an acquisition of control of an existing liquor license for a restaurant. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is September 14, 2024.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

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: “Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff are, or will be, trained in the techniques of legal and responsible alcohol sales and service.”

Staff Recommendation

Staff recommends disapproval of this application based on a Finance Department recommendation for disapproval. Staff also notes that 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.

Responsible Department

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

City of Phoenix

To: Ginger Spencer
Deputy City Manager

Date: August 30, 2024

From: Denise Archibald
City Clerk

Subject: REQUEST TO REVISE ITEM 21, LIQUOR LICENSE – MARIGOLD MAISON INDIAN RESTAURANT, ON THE SEPTEMBER 4, 2024, FORMAL AGENDA

This item was originally submitted as a recommendation for denial, due to a Finance Department's recommendation for denial. However, the Finance Department has changed their recommendation to no basis for denial and therefore, staff has changed its recommendation to approval, 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.

Approved by:

Ginger Spencer
Deputy City Manager

9/3/2024
Date

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 22

Maricopa Association of Governments

For $233,206 in payment authority for Fiscal Year 2024-25, Maricopa Association of Governments (MAG) membership dues and assessments for the Office of Government Relations, Public Works, Water Services and Human Services departments. MAG is a Council of Governments and Metropolitan Planning Organization that provides regional planning and policy decisions in areas of transportation, air quality, and human services for the Metropolitan Phoenix area and the neighboring urbanized areas in Pinal County, containing the Town of Florence and City of Maricopa.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 23

League of Arizona Cities and Towns

For $159,100 in payment authority for annual membership dues and assessments for Fiscal Year 2024-25 for the Office of Government Relations. The League of Arizona Cities and Towns provides services and resources focusing on member representation and interests of cities and towns before the state legislature. The League also provides technical and legal assistance and coordinates shared services, educational conferences and events. This membership ensures that the City's interests are represented and advocated for the Governor's Office, Arizona State Legislature, and other State of Arizona agencies.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 24

PASSUR Aerospace, Inc.

For $70,000 in payment authority for a new contract, entered on or about October 1, 2024, for a term of five years for continuous annual maintenance services of five PASSUR Aerospace Symphony Vehicle Movement Area Transponders (VMAT) for the Aviation Department. The VMATs are required by the Federal Aviation Administration to track vehicle locations on the airfield to ensure the safety of aircraft operations.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 25

The Hiller Companies, LLC

For $190,000 in payment authority for a new contract, entered on or about November 1, 2024, for a term of five years for the testing, inspection and repair of fire suppression and pre-action systems for the Phoenix Convention Center. The Phoenix Convention Center will utilize services under this contract for three information technology data room suppression systems located in the Convention Center. Phoenix Fire Code requires semi-annual testing and inspection of these systems.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 26

Blackhawk Construction, LLC

For $589,860 in additional payment authority for Contract 157797 Change Order 4 (Project AH10150002) Maryvale Parkway Terrace Remodel for the Housing Department. The Change Order is for additional services that include additional electrical work, waterline leak repair, replacement of broken windows, piping insulation installation, and other services as needed for the remodel of 108 one-bedroom apartments and the community center. This project uses Housing and Urban Development funds. No General Funds are required.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 27

Settlement of Claim(s) Long v. City of Phoenix

To make payment of up to $80,000 in settlement of claim(s) in *Long v. City of Phoenix*, CV2021-017363, 21-0142-001, AU, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Police Department that occurred on May 6, 2021.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 28

Proposed 107th Avenue Right-of-Way De-Annexation (Ordinance S-51232)

Request City Council authorization to de-annex and decrease the corporate limits of the City of Phoenix, Maricopa County, State of Arizona, pursuant to the provisions of Arizona Revised Statutes, Title 9, Chapter 4, Article 7, Section 9-471.03, by de-annexing a certain tract of land within the present corporate limits of the City of Phoenix, contingent upon that same tract of land being received by Maricopa County and declaring as County right-of-way, and the approval by the Maricopa County Board of Supervisors.

Summary

Maricopa County Department of Transportation is requiring dedication of right-of-way and roadway improvements for development along 107th Avenue. The City of Phoenix Street Transportation Department has requested the City of Phoenix de-annex a certain portion of right-of-way currently located within the limits of the City of Phoenix in connection with the Maricopa County Department of Transportation's requirement.

Location

The proposed de-annexation area includes the southeast corner of the intersection at 107th Avenue and Broadway Road, then south along the east side right-of-way of 107th Avenue to Wier Avenue (**Attachment A**). Additionally, all parts of the intersection of 107th Avenue and Broadway Road are to be maintained by Maricopa County Department of Transportation. The de-annexation area is approximately 0.9127 acres (0.0014 sq. mi.), decreasing the area of the City of Phoenix by approximately 0.9127 acres.

Council District: 7

Responsible Department

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

DE-ANNEXATION MAP

107TH AVENUE ROW

City of Phoenix

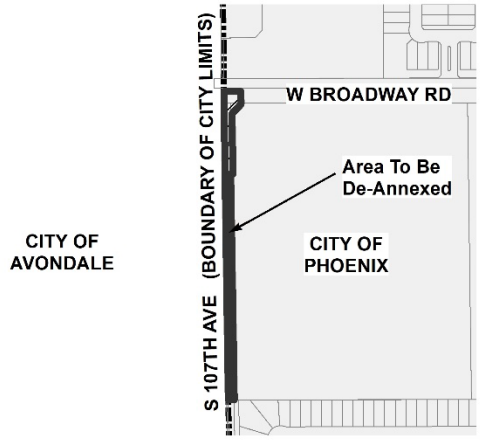
LEGAL DESCRIPTION

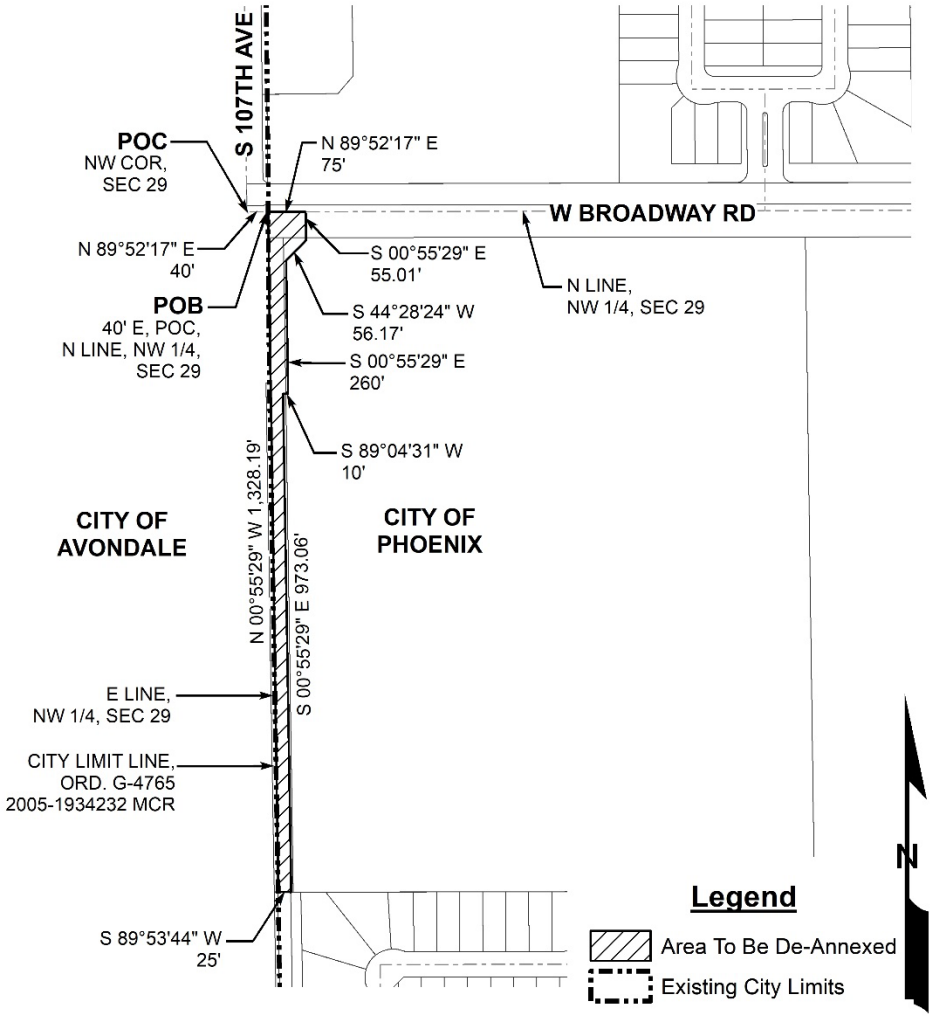
SECTION 29 T. 1 N., R. 1 E.,
G. & S. R. B. & M.

ANNEXATION NUMBER: 552

AREA IN SQUARE MILES
0.0014

VICINITY MAP





Legal Description
107th Avenue ROW De-annexation

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH POINT THE NORTH QUARTER CORNER OF SAID SECTION 29, BEING MARKED BY A BRASS CAP FLUSH, BEARS NORTH 89°52'17" EAST (BASIS OF BEARINGS), A DISTANCE OF 2602.08 FEET;

THENCE NORTH 89°52'17" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO THE EAST LINE OF THE WEST 40 FEET OF SAID NORTHWEST QUARTER, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°52'17" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 75.00 FEET;

THENCE SOUTH 00°55'29" EAST, A DISTANCE OF 55.01 FEET TO THE SOUTH LINE OF THE NORTH 55 FEET OF SAID NORTHWEST QUARTER;

THENCE SOUTH 44°28'24" WEST, A DISTANCE OF 56.17 FEET TO THE EAST LINE OF THE WEST 75 FEET OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00°55'29" EAST, ALONG SAID EAST LINE, A DISTANCE OF 260.00 FEET;

THENCE SOUTH 89°04'31" WEST, A DISTANCE OF 10.00 FEET TO THE EAST LINE OF THE WEST 65 FEET OF SAID NORTHWEST QUARTER;

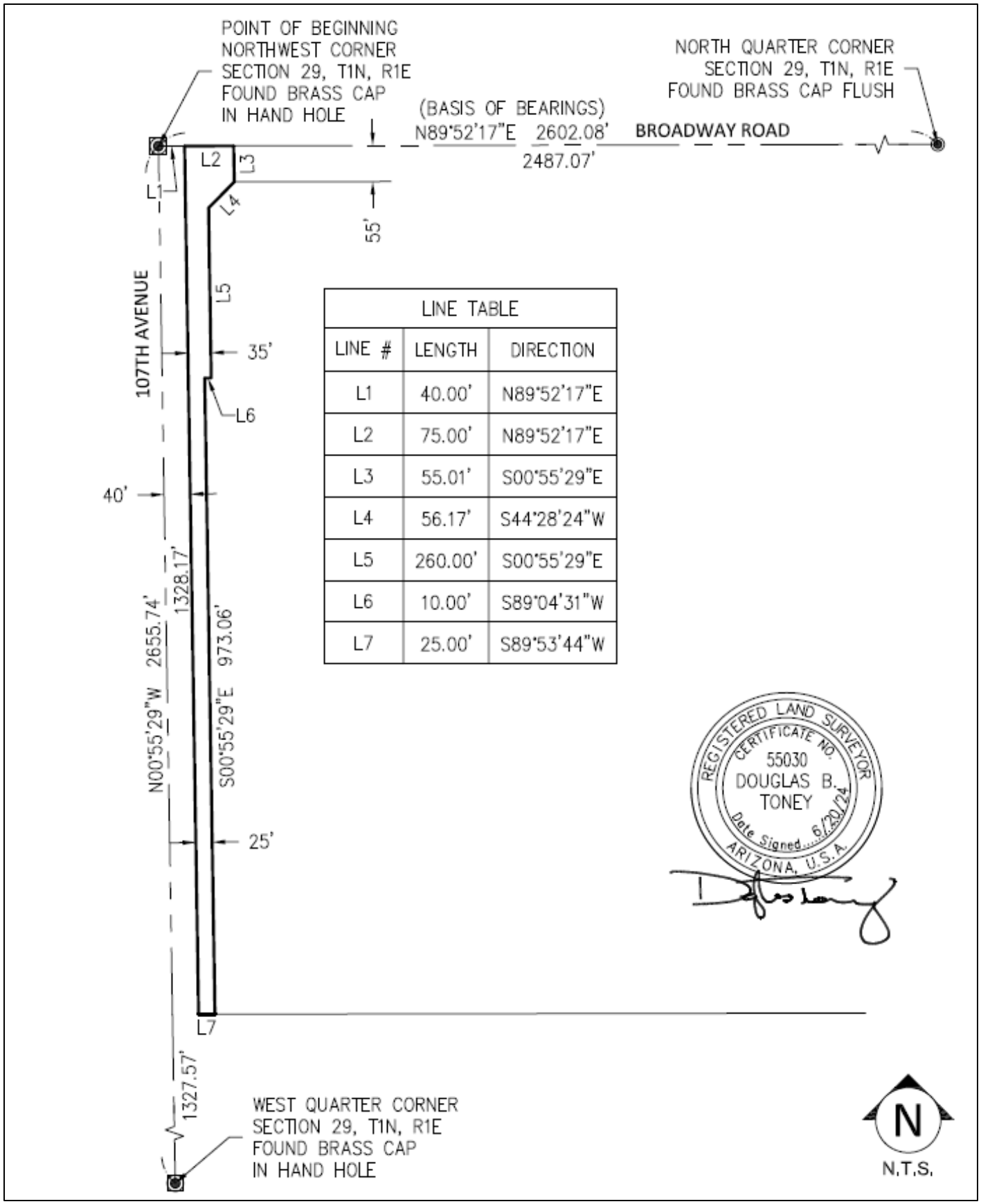
THENCE SOUTH 00°55'29" EAST, ALONG SAID EAST LINE, A DISTANCE OF 973.06 FEET;

THENCE SOUTH 89°53'44" WEST, A DISTANCE OF 25.00 FEET TO THE WEST LINE OF THE EAST 40 FEET OF SAID NORTHWEST QUARTER;

THENCE NORTH 00°55'29" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1328.19 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 39,756 SQ.FT. OR 0.9127 ACRES, MORE OR LESS.





LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.00'	N89°52'17"E
L2	75.00'	N89°52'17"E
L3	55.01'	S00°55'29"E
L4	56.17'	S44°28'24"W
L5	260.00'	S00°55'29"E
L6	10.00'	S89°04'31"W
L7	25.00'	S89°53'44"W

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 29

Acquisition of an Easement from E. Flower Street to N. 48th Street for Drainage Mitigation (Ordinance S-51221)

Request to authorize the City Manager, or his designee, to acquire an easement from E. Flower Street to N. 48th Street by donation, purchase within the City's appraised value, or by the power of eminent domain required for drainage mitigation. Further request authorization for the City Controller to disburse all funds related to this item.

Summary
Acquisition of an easement is required to replace an existing 12-inch storm drainpipe with a 36-inch storm drainpipe and to install three catch basins to alleviate drainage issues from E. Flower Street to N. 48th Street. The parcel affected by this project and included in this request is located at 4809 E. Flower Street and identified by Maricopa County Assessor's parcel number 128-14-051.

Financial Impact
Funding is available in the Street Transportation Department's Capital Improvement Program budget using American Rescue Plan Act funds.

Location
From E. Flower Street to N. 48th Street
Council District: 6

Responsible Department
This item is submitted by Deputy City Manager Inger Erickson, and the Street Transportation and Finance departments.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 30

Acceptance of Amended and Restated Conservation Easement Phoenix Linen & Towel Supply Co. - 215 E. Grant Street (Ordinance S-51213)

This report requests the City Manager, or his designee, to enter into an agreement with Arizona Warehouse Holdings, LLC, Stingle Living Trust, Shmata Realty, LLC, Jaba Group, LLC, and Willie Sutton, LLC, the property owners of 215 E. Grant Street, to extend an existing conservation easement for an additional 30 years in order for the property owners to obtain 20 sustainability bonus credits under Chapter 12 of the Phoenix Zoning Ordinance.

Summary

Located at the southwest corner of 3rd Street and Grant Street, the Phoenix Linen & Towel Supply Co. building was constructed in 1929 and is significant for its association with early Phoenix commerce and as an example of an early 20th century brick warehouse. The property was listed in the Phoenix Historic Property Register in 2010 (boundary depicted **Attachment A**).

The Downtown Code (DTC), found in Chapter 12 of the Phoenix Zoning Ordinance, is a form-based code that governs land zoned DTC. Section 1223: *Sustainability Bonus* allows projects that exhibit environmentally friendly design and performance elements to obtain additional entitlements. Twenty points are awarded for a 30-year conservation easement dedicated for historic preservation. In cases where an existing conservation easement exists, credit can only be given for a 30-year extension of the original conservation easement term.

The previous property owner received a Warehouse and Threatened Building grant for $50,284 to assist with the rehabilitation of brick-and-mortar walls, parapet caps and siding/sill repair in the clerestory gables. In exchange for the funding, the City received a 25-year conservation easement on the property which began in 2016 with the utilization of the grant funds.

The proposed amended and restated Deed of Conservation Easement would extend the term of the easement 30 years to conclude in 2071, in order to obtain the 20 sustainability bonus credits.

Staff recommends the Phoenix City Council accept the amended and restated Deed of Conservation Easement (**Attachment B**).

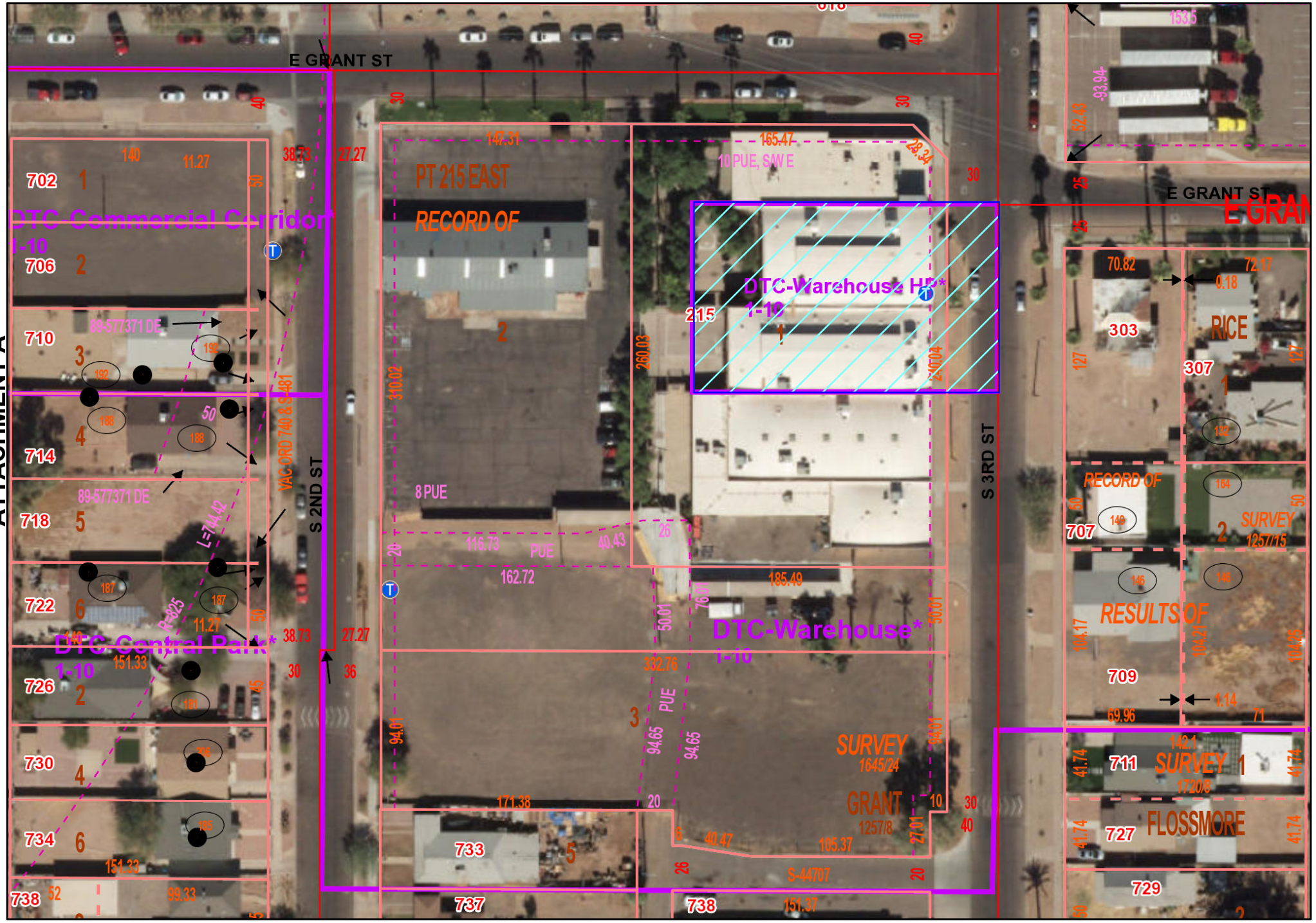
Financial Impact
There will be no financial impact to the City.

Concurrence
The Historic Preservation Commission recommended acceptance of this amended and restated easement on April 15, 2024, by a 7-0 vote.

Location
215 E. Grant Street
Council District: 8

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

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 = 73 feet
0 30 60 120 Feet

N

Date: 4/7/2024

City of Phoenix

ATTACHMENT B

WHEN RECORDED RETURN TO:
City of Phoenix
Historic Preservation Office
200 W. Washington Street, 3rd Floor
Phoenix, Arizona 85003

EXEMPT UNDER A.R.S. 11-1134 (A) (2)

AMENDED AND RESTATED DEED OF CONSERVATION EASEMENT

THIS AMENDED AND RESTATED DEED OF CONSERVATION EASEMENT (the "Amended Easement") is made as of the ____ day of _____, 20___, by and between Arizona Warehouse Holdings, LLC, Stingle Living Trust, and Shmata Realty, LLC, J (the "Property Owners"), whose principal addresses are 133 Norfolk Street, New York, NY 10002, and the City of Phoenix, a municipal corporation organized and existing under the laws of the State of Arizona, (the "City"), and amends and restates in its entirety and replaces and supersedes that certain Deed of Conservation Easement dated August 29, 2016, recorded at Document No. 2017-0070777 in the official records of the Maricopa County Recorder ("2016 Easement").

RECITALS

A. The City is authorized under Arizona's Uniform Conservation Act, Arizona Revised Statutes, Sections 33-271 through 276, inclusive (collectively, as and if amended, the "Act") to accept easements to protect property significant in Arizona history and culture for the education of the general public.

B. The City is a municipal corporation whose responsibilities include the protection of the public interest in preserving architecturally significant structures within the City of Phoenix.

C. Arizona Warehouse Holdings, LLC, Stingle Living Trust, and Shmata Realty, LLC are the owners of that certain property located at 710 S. 3rd Street (the "Property") that is more particularly described in Exhibit A, attached hereto and made a part hereof, and which is subject to the 2016 Easement.

D. The Property includes two historic buildings located on the portion of the thereon depicted on Exhibit B of the 2016 Easement (the "Structures"). Any reference to the Property hereinafter shall be deemed to include each of the Structures.

E. The Structures are listed on the Phoenix Historic Property Register, and the Property Owners and the City recognize the historical or architectural value and significance of the Structures and have the common purpose of conserving and preserving the aforesaid value and significance of the Structures.

F. On August 29, 2016, the Property Owners' predecessor in interest executed a Warehouse & Threatened Building Program Agreement (the "Program Agreement"), wherein the property owner agreed to sell to the City an Easement on the roof and exterior brick wall surface of each of the Structures (the "Facades") and any associated fixtures located on the Facades (the "Fixtures"; the Facades and Fixtures shall be referred to collectively herein as the "Easement Area") and use the proceeds of the sale together, if applicable, with a matching amount of Property Owner's funds or own labor to rehabilitate the Structures.

G. Arizona Warehouse Holdings, LLC, Jaba Group, LLC, Shmata Realty, LLC, and Willie Sutton, LLC are the owners in fee simple of real property located at 722 S. 3rd Street adjacent to the

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Initials

Property to the west and real property located at 725 S. 2nd Street to the south of the Property ("Additional Property") which is more particularly described and depicted in Exhibit C attached hereto and made a part hereof.

H. The 2016 Easement was for a term of twenty-five (25) years through and including the 29th day of August 2041.

J The Property Owners desire to extend the term of this Amended Easement for an additional thirty (30) years and sell to the City this Amended Easement for the purpose of obtaining sustainability bonus credits, which are a transferrable development right, in order to obtain additional height allowances of up to 120 feet in the development process. Specifically, and for the avoidance of doubt, the Property Owners desire to transfer the sustainability bonus credits to obtain additional height allowances of up to 120 feet to the Additional Property.

AGREEMENT

NOW, THEREFORE, in consideration of the terms and agreements set forth herein, the Property Owners and the City hereby agree as follows:

1. Grant of Easement: The Property Owners do hereby irrevocably grant, convey, transfer and assign unto the City an Amended Easement, as provided for under the Act, in gross, for a term of fifty-five (55) years from the date hereof through and including August 29, 2071, (the "Term"), in and to the Easement Area, and which covenants contained herein contribute to the public purpose of conserving and preserving the Easement Area and accomplishing the other objectives set forth herein.

2. Property Owners' Covenants: In furtherance of the Amended Easement herein granted, the Property Owners hereby covenant and agree with the City as follows:

2.1 Documentation of the Exterior Condition of the Easement Area. For the purpose of this Amended Easement, within thirty (30) days following the recordation of this Amended Easement, Property Owners or their designee shall depict the Easement Area in an original set of photographs (the "Photographs") which shall be filed in the office of the City of Phoenix Historic Preservation Officer, or designated successor. The exterior condition and appearance of the Easement Area as depicted in the Photographs (the "Present Easement Area") is deemed to describe their external nature as of the date thereof.

2.2 Maintenance of the Site. The Property Owners will, at all times, maintain the Easement Area in a good and sound state of repair in accordance with the City's existing guidelines for the historic district in which the Property is located (the "Standards") so as to prevent the deterioration of the Easement Area or any portion thereof; to prevent visual obstruction of the Easement Area from public viewpoints such as adjacent streets; and prevent the intrusion of new improvements, walls, fences, statues, landscaping or fixtures which substantially modify the public view of the Easement Area and its associated streetscape and open space, and are deemed to be not in accordance with the Standards. The Property Owners will request and obtain advance approval from the City Historic Preservation Office prior to implementing any physical changes to the Easement Area, including but not limited to: changes to the roof, exterior surfaces, windows, or doors; any demolition work or new construction; any construction or alteration of patios, decks or porches; any construction or alteration of features such as fencing, walls, statuary, paving and grading; any new stucco or re-stuccoing work; or, any masonry work, such as tuck-pointing, paint removal, pressure water cleaning, chemical cleaning or application of sealants. In no event is sandblasting or other mechanical or abrasive cleaning method permitted. This provision does not apply to routine maintenance, installation of sprinkler systems, or landscaping except for hardscape improvements and removal of mature vegetation. Subject to the casualty provisions of Paragraph 4 below, this obligation

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to maintain shall require replacement, repair and reconstruction according to the Standards within a reasonable time whenever necessary to have the Easement Area at all times appear to be the same as the Present Easement Area.

2.3 Maintenance of the Structural Elements. The Property Owners will maintain and repair the Easement Area as is required to ensure the structural soundness and the safety of the Easement Area.

2.4 Inspection. In order to periodically observe the Easement Area, representatives of the City shall have the right to enter the Property to inspect the Easement Area. This inspection will be made at a time mutually agreed upon by the Property Owners and the City.

2.5 Conveyance and Assignment. The City may convey, transfer and assign this Amended Easement to a similar local, state or national organization whose purpose, inter alia, is to promote historic preservation, and which is a "qualified organization" under Section 170(h)(3) of the Internal Revenue Code of 1986, as amended, provided that any conveyance or assignment requires that the conservation purposes for which this Amended Easement was granted will continue to be carried out.

2.6 Insurance. The Property Owners, at their sole cost and expense, shall at all times (a) keep the Structures insured at their replacement cost value on an "all risk" basis to ensure complete restoration of the Easement Area in the event of loss or physical damage. Said property coverage policy shall contain provisions which ensure that the face amount of the policy is periodically adjusted for inflation, and the Property Owners shall provide a Certificate of Insurance to the City evidencing such insurance, including an endorsement naming the City as a loss payee; and (b) carry and maintain liability insurance in an amount satisfactory to the City to protect against injury to visitors or other persons on the Property, and to provide a Certificate of Insurance to the City evidencing such insurance, and naming the City as an additional insured on the policy.

2.7 Visual Access. The Property Owners agree not to substantially obstruct the opportunity of the general public to view the exterior architectural, historical and archaeological features of the Easement Area from adjacent publicly accessible areas such as public streets and sidewalks.

3. Warranties and Representations of the Property Owner. The Property Owners hereby represent and warrant to the City as follows:

3.1 Information Furnished, True and Correct. All information given to the City by the Property Owners in order to induce the City to accept this Amended Easement, including all information contained in this Amended Easement, is true, correct and complete.

3.2 Legal, Valid and Binding. This Amended Easement is in all respects, legal, valid and binding upon the Property Owners and enforceable in accordance with its terms, and grants to the City a direct, valid and enforceable conservation easement upon the Easement Area.

3.3 No Impairment of Easement. The Property Owners for themselves, their heirs, personal representatives, and assigns, have not reserved, and to Property Owners' knowledge, no other person or entity has reserved any rights, the exercise of which may impair the Amended Easement granted herein.

4. Application of Insurance Proceeds. Subject to the insurance proceeds requirements of any recorded Deed of Trust or Mortgage applicable to the Property, in the event of damage or destruction of any of the Structures that affect the Easement Area resulting from casualty, the Property Owners agree to apply all available insurance proceeds and donations to the repair and reconstruction of each of the damaged

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Structures and Easement Area. In the event the City determines, in its reasonable discretion, after reviewing all bona fide cost estimates in light of all available insurance proceeds and other monies available for such repair and reconstruction, that the damage to the Structures and Easement Area is of such magnitude and extent that repair and reconstruction of the damage would not be possible or practical, then the Property Owners may elect not to repair or reconstruct the damaged Structures and Easement Area. Notwithstanding the foregoing, in the event the City notifies the Property Owners in writing that the City has determined that repair and reconstruction of the damaged Structures and Easement Area is impossible or impractical and that the damaged Structures and Easement Area present an imminent hazard to public safety, the Property Owners will, at Property Owners' sole cost and expense, raze the damaged Structures and Easement Area and remove all debris, slabs, and any other portions and parts of the damaged Structures and Easement Area within the time period required by the City to protect the health, safety and welfare of the public, unless the Property Owners have commenced and are diligently pursuing repair or reconstruction of the damaged Structures and Easement Area. Upon razing of the damaged portion of the Structures and Easement Area, the City shall release any interest it has in the insurance proceeds for the damaged Structures and Easement Area. Nothing in this paragraph is intended to supersede or impair the rights to insurance proceeds of a lienholder pursuant to a recorded deed of trust or mortgage applicable to the Property.

5. Extinguishment of Easement. Until the Property is developed with additional height in excess of 80 feet using the sustainability bonus credits, the Property Owners shall have the option to extinguish this Amended Easement, so long as the Property Owners are not in default hereunder, by notifying the City in writing that the Property Owners, and each of them, elect to extinguish this Amended Easement by repurchasing the non-possessory interest in the Easement Area granted to the City hereunder (the "Election Notice") and delivering to the City a sum equal to $50,284.00 (the "Repurchase Price"). The Repurchase Price shall be paid in cash or its equivalent. Within sixty (60) days of the date of the City's receipt of both the Election Notice and the Repurchase Price, the City shall forward to the Property Owners a fully executed document extinguishing this Amended Easement. The Repurchase Price shall be delivered to the City of Phoenix Historic Preservation Office at 200 W Washington St, 3rd Floor, Phoenix, AZ 85003. Notwithstanding the foregoing, if the Property Owners develop the Property with additional height in excess of 80 feet utilizing the sustainability bonus credits, then the Amended Easement shall not be extinguished.

6. Indemnification. The Property Owners covenant that Property Owners shall pay, protect, indemnify, hold harmless and defend the City at the Property Owners' sole cost and expense from any and all liabilities, claims, costs, attorneys' fees, judgments or expenses asserted against the City, its mayor, city council members, employees, agents or independent contractors, resulting from actions or claims of any nature arising out of the conveyance, possession, administration or exercise of rights under this Amended Easement, except in such matters arising solely from the gross negligence of the City, its mayor, city council members, employees and agents.

6.1 Survival of Indemnification. The obligations of the Property Owners under this indemnification shall continue beyond the term of this Amended Easement for a period of two (2) years.

6.2 Explanation of Indemnification. For purposes of explanation of Paragraph 5 only, and without in any manner limiting the extent of the foregoing indemnification, the Property Owners and the City agree that the purpose of Paragraph 5 is to require the Property Owners to bear the expense of any claim made by any third party against the City, which arises because the City has an interest in the Property as a result of this Amended Easement. The Property Owners will have no obligation to the City for any claims which may be asserted against the City as a direct result of the City's intentional misconduct or gross negligence.

7. Default/Remedy. In the event (a) the Property Owners fail to perform any obligation of the Property Owners set forth herein or in the Program Agreement, or otherwise comply with any obligation or

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Initials

restriction set forth herein; or (b) any representation or warranty of the Property Owners set forth herein, is determined by the City to have been untrue when made, in addition to any remedies now or hereafter provided by law and in equity; the City or its designee, following prior written notice to the Property Owners, may (aa) institute suit(s) to enjoin such violation by ex parte, temporary, preliminary or permanent injunction, including prohibitory and or mandatory injunctive relief, and to require the restoration of the Property to the condition and appearance required under this Amended Easement; or (bb) enter upon the Property, correct any such violation, and hold the Property Owners responsible for the cost thereof, and such cost until repaid shall constitute a lien on the Property; or (cc) revoke the City's acceptance of this Amended Easement by written notice to the Property Owners. In the event the Property Owners violate any of Property Owners' obligations under this Amended Easement, the Property Owners shall reimburse the City for any and all costs and expenses incurred in connection therewith, including all court costs and attorneys' fees.

8. Waiver of Remedy. The exercise by the City or its designee of any remedy hereunder shall not have the effect of waiving or limiting any other remedy and the failure to exercise any remedy shall not have the effect of waiving or limiting the use of any other remedy or the use of such remedy at any other time.

9. Waiver of Claims for Diminution in Value of Property under Proposition 207. By executing this Amended Easement on the Property, Property Owners, their heirs, successors or assigns, hereby voluntarily waive Property Owners' right to make any claim for any diminution in the value of the Property pursuant to A.R.S. 12-1134 that may directly or indirectly occur as a result of this Amended Easement. The Property Owners understand that this Waiver shall run with the Property and be binding upon subsequent landowners and successors in interest. Property Owner acknowledges that the Amended Easement and this Waiver are granted voluntarily and without duress and based on consideration as set forth herein and in the Program Agreement.

10. Effect and Interpretation. The following provisions shall govern the effectiveness and duration of this Amended Easement:

10.1 Interpretation. Any rule of strict construction designed to limit the breadth of restriction on alienation or use of property shall not apply in the construction or interpretation of this Amended Easement, and this Amended Easement shall be interpreted broadly to affect the transfer of rights and restrictions on use herein contained.

10.2 Invalidity of the Act. This Amended Easement is made pursuant to the Act as the same now exists or may hereafter be amended, but the invalidity of such Act or any part thereof, or the passage of any subsequent amendment thereto, shall not affect the validity and enforceability of this Amended Easement according to its terms, it being the intent of the parties hereto to agree and to bind themselves, their successors, heirs and assigns, as applicable, during the Term hereof, whether this Amended Easement be enforceable by reason of any statute, common law or private agreement either in existence now or at any time subsequent hereto.

10.3 Violation of Law. Nothing contained herein shall be interpreted to authorize or permit the Property Owners to violate any ordinance or regulation relating to building materials, construction methods or use, and the Property Owners agree to comply with all applicable laws, including, without limitation, all building codes, zoning laws and all other laws related to the maintenance and demolition of historic property. In the event of any conflict between any such laws and the terms hereof, the Property Owners promptly shall notify the City of such conflict and shall cooperate with City and the appropriate authorities to accommodate the purposes of both this Amended Easement and such ordinance or regulation.

10.4 Amendments and Modifications. This Amended Easement may be amended in writing signed by the Property Owners and the City. Such amendment shall become effective upon

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Initials

recording the same among the land records of Maricopa County, Arizona, in the office of the County Recorder.

10.5 Recitals. The above Recitals are incorporated herein by this reference.

10.6 Time of the Essence. Time is of the essence in the performance of each and every term and condition of this Amended Easement by the Property Owners.

10.7 Governing Law. This Amended Easement shall be governed by, construed and enforced in accordance with the laws of the State of Arizona. Any legal proceeding arising out of this Amended Easement shall be brought in Maricopa County.

11. Notices. All notices, requests and other communications hereunder shall be given in writing to the addresses of the parties noted on the first page of this Amended Easement and either (a) personally served on the party to whom notice is intended, (b) mailed by registered or certified mail, postage prepaid, return receipt requested, or (c) sent by a nationally recognized overnight courier service. All notices shall be deemed delivered and received upon the earliest of (aa) actual receipt, (bb) the third day after the day of mailing, or (cc) the next business day after the date of deposit with a nationally recognized overnight courier service. Any notices received on a Saturday, Sunday or on a City of Phoenix, State of Arizona or federal holiday, or after 5:00 p.m., Arizona time, on a business day shall be deemed received on the next succeeding business day. Any party may at any time change its address for the receipt of notices by giving written notice to the other parties in accordance with the terms of this Section. The inability to deliver notice because of a changed address of which no notice was given or the rejection or other refusal to accept any notice shall be deemed to be the effective receipt of the notice as of the date of such inability to deliver or rejection or refusal to accept.

The remainder of this page left intentionally blank.

_____
Initials

PROPERTY OWNER SIGNATURES

IN WITNESS WHEREOF, the parties have executed this Amended Easement as of the day and year first above written.

Arizona Warehouse Holdings, LLC,

By _____

Its:_____

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____

_____
Notary Public

My Commission Expires:

_____

IN WITNESS WHEREOF, the parties have executed this Amended Easement as of the day and year first above written.

Stingle Living Trust,

By _____

Its:_____

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____

_____
Notary Public

My Commission Expires:

_____

IN WITNESS WHEREOF, the parties have executed this Amended Easement as of the day and year first above written.

Shmata Realty, LLC,

By _____

Its:_____

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____

_____
Notary Public

My Commission Expires:

_____

CITY OF PHOENIX SIGNATURES

CITY OF PHOENIX, a municipal corporation
JEFFREY BARTON, City Manager

By _____
Helana Ruter, Historic Preservation Officer

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by Helana Ruter, Historic Preservation Officer.

_____
Notary Public

My Commission Expires:

_____

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

* * * * * * * * * * * *

EXHIBIT A
Legal Description of Easement Area

THAT PART OF BLOCK 26 OF "THE RESURVEY OF LINVILLE'S ADDITION", A SUBDIVISION RECORDED IN BOOK 2 OF MAPS AT PAGE 62 THEREOF IN THE OFFICE OF THE MARICOPA COUNTY RECORDER AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 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 NORTHEAST CORNER OF SAID BLOCK 26;

THENCE, ON A BEARING OF SOUTH ALONG THE EAST LINE OF SAID BLOCK 26, A DISTANCE OF 39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ON A BEARING OF SOUTH ALONG SAID EAST LINE A DISTANCE OF 111 FEET;

THENCE, NORTH 89° 47' 15" WEST, A DISTANCE OF 140 FEET;

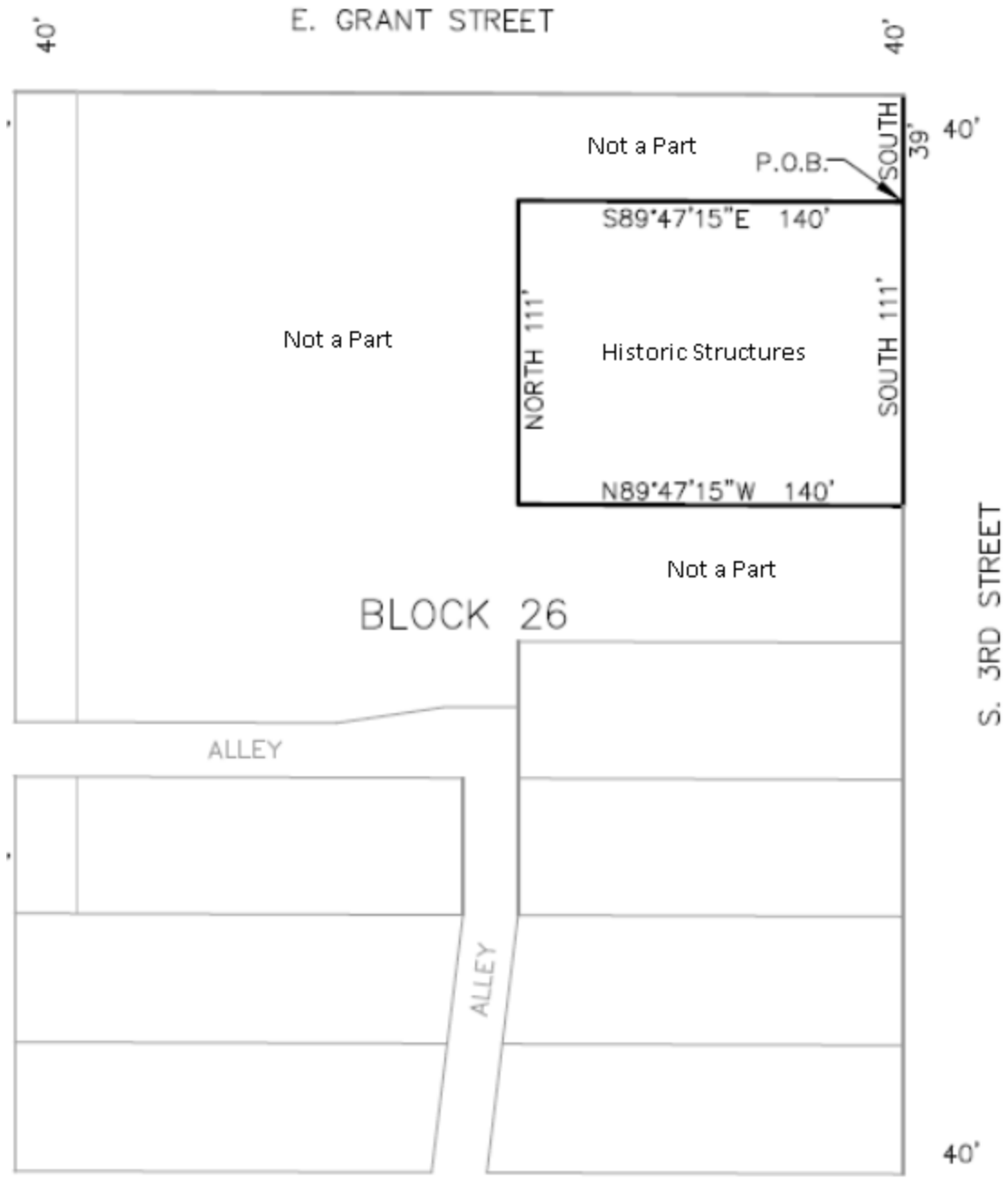
THENCE, ON A BEARING OF NORTH A DISTANCE OF 111 FEET;

THENCE, SOUTH 89° 47' 15" EAST A DISTANCE OF 140 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 26 ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION.

_____
Initials

* * * * * * * * * * * * *

EXHIBIT B
Historic Structures Location & Easement Area



Initials

* * * * * * * * * * * *

EXHIBIT C
Legal Description of Additional Property

A PORTION OF LOTS 1, 2 & 3, AS SHOWN IN “215 EAST GRANT”, A FINAL PLAT, RECORDED IN BOOK 1257, PAGE 08, MARICOPA COUNTY RECORDS, (M.C.R.), LOCATED IN THE SOUTHEAST CORNER OF SECTION 8 TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 8, BEING MARKED BY AN ALUMINUM CAP FLUSH BEARS, NORTH 00 DEGREES 08 MINUTES 31 SECONDS EAST, 2645.13 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 31 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 1569.80 FEET;
THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 51 MINUTES 29 SECONDS WEST, 1428.09 FEET TO THE INTERSECTION OF 3RD STREET AND GRANT STREET, AS SHOWN IN SAID FINAL PLAT;

THENCE NORTH 89 DEGREES 48 MINUTES 06 SECONDS WEST, ALONG THE CENTERLINE OF SAID GRANT STREET, 49.90 FEET;

THENCE DEPARTING SAID CENTERLINE, SOUTH 00 DEGREES 11 MINUTES 54 SECONDS WEST, 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID 3RD STREET AND THE **POINT OF BEGINNING**;

THENCE SOUTH 44 DEGREES 54 MINUTES 28 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 28.34 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 00 MINUTES 51 SECONDS EAST, 29.00 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 47 MINUTES 15 SECONDS WEST, 150.00 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 51 SECONDS EAST, 110.00 FEET;

THENCE SOUTH 89 DEGREES 47 MINUTES 15 SECONDS EAST, 150.00 FEET TO SAID WEST RIGHT-OF-WAY LINE;

THENCE SOUTH 00 DEGREES 00 MINUTES 51 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, 244.06 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 47 MINUTES 47 SECONDS WEST, 10.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 00 MINUTES 45 SECONDS EAST, 27.01 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 47 MINUTES 42 SECONDS WEST, 105.37 FEET;

_____
Initials

THENCE NORTH 81 DEGREES 16 MINUTES 09 SECONDS WEST, 40.47 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 42 SECONDS WEST, 6.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 59 SECONDS WEST, 21.01 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 47 SECONDS WEST, 171.37 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SECOND STREET, AS SHOWN IN “CENTRAL PARK PLACE”, RECORDED IN BOOK 4, PAGE 41, M.C.R.;

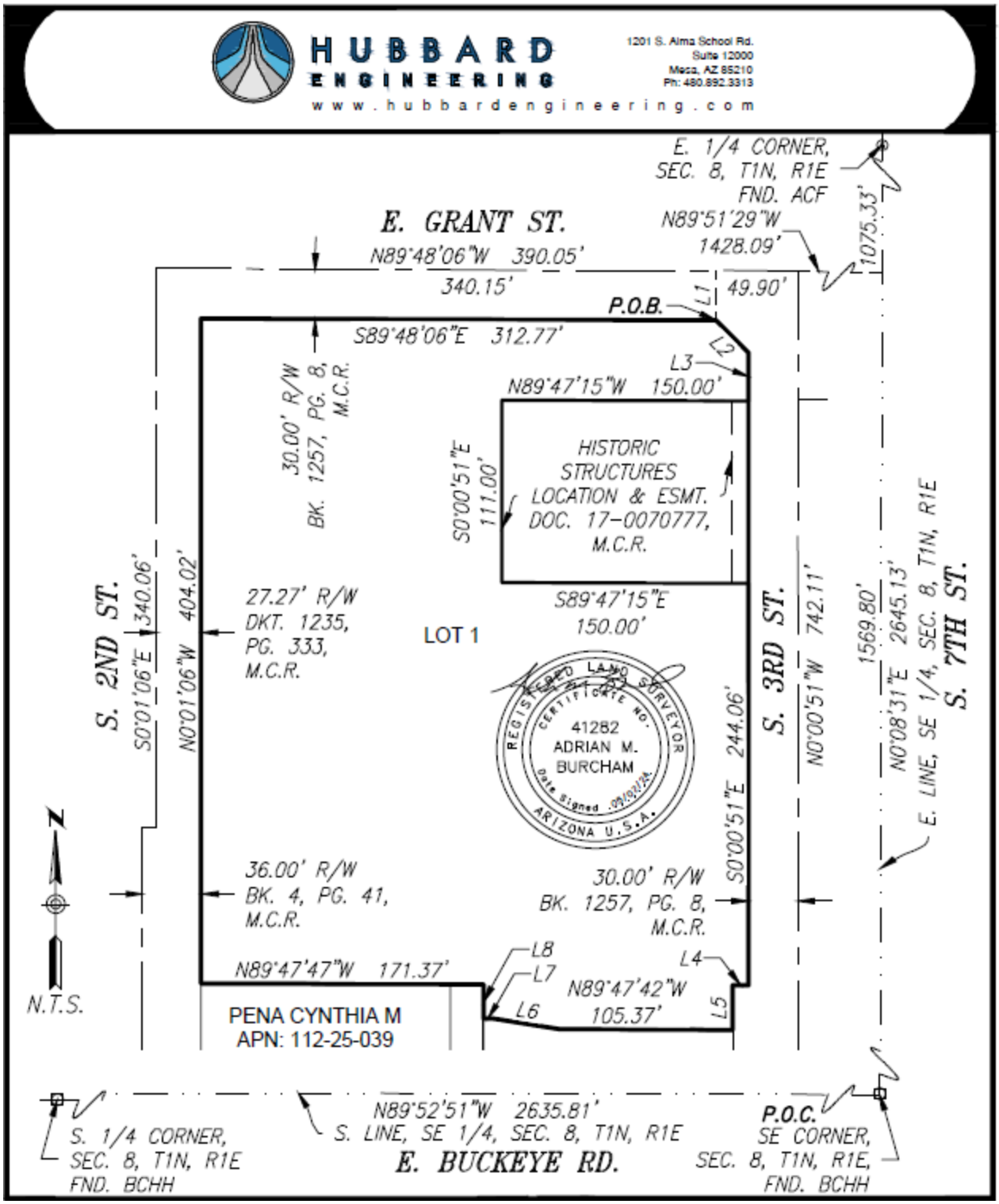
THENCE NORTH 00 DEGREES 01 MINUTES 06 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, 404.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID GRANT STREET;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 48 MINUTES 06 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 312.77 FEET TO SAID **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 121,529 SQUARE FEET OR 2.7899 ACRES, MORE OR LESS.



Initials


HUBBARD ENGINEERING
www.hubbardengineering.com
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313
E. 1/4 CORNER,
SEC. 8, T1N, R1E
FND. ACF
E. GRANT ST.
N89°51'29"W
1428.09'
1075.33'
N89°48'06"W 390.05'
340.15'
49.90'
P.O.B.
L1
L2
L3
S89°48'06"E 312.77'
N89°47'15"W 150.00'
30.00' R/W
BK. 1257, PG. 8,
M.C.R.
S0°00'51"E
111.00'
HISTORIC
STRUCTURES
LOCATION & ESMT.
DOC. 17-0070777,
M.C.R.
S. 2ND ST.
S0°01'06"E 340.06'
N0°01'06"W 404.02'
27.27' R/W
DKT. 1235,
PG. 333,
M.C.R.
LOT 1
S89°47'15"E
150.00'
S. 3RD ST.
S0°00'51"E 244.06'
N0°00'51"W 742.11'
1569.80'
N0°08'31"E 2645.13'
E. LINE, SE 1/4, SEC. 8, T1N, R1E
S. 7TH ST.
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
41282
ADRIAN M.
BURCHAM
Date Signed 09/30/21
ARIZONA U.S.A.
N
N.T.S.
36.00' R/W
BK. 4, PG. 41,
M.C.R.
30.00' R/W
BK. 1257, PG. 8,
M.C.R.
L4
L5
L6
L7
L8
N89°47'47"W 171.37'
N89°47'42"W
105.37'
PENA CYNTHIA M
APN: 112-25-039
S. 1/4 CORNER,
SEC. 8, T1N, R1E
FND. BCHH
N89°52'51"W 2635.81'
S. LINE, SE 1/4, SEC. 8, T1N, R1E
E. BUCKEYE RD.
P.O.C.
SE CORNER,
SEC. 8, T1N, R1E,
FND. BCHH

Initials

HUBBARD ENGINEERING
www.hubbardengineering.com
1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S0°11'54"W	30.00'
L2	S44°54'28"E	28.34'
L3	S0°00'51"E	29.00'
L4	N89°47'47"W	10.00'
L5	S0°00'45"E	27.01'
L6	N81°16'09"W	40.47'
L7	N89°47'42"W	6.00'
L8	N0°00'59"W	21.01'



Initials

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 31

Tohono O'odham Nation Tribal 2024 Gaming Grants (Ordinance S-51215)

Request to authorize the City Manager, or his designee, to apply, accept, and if awarded, enter into related agreements for up to $769,130.57 in new funding from the Tohono O'odham Nation under the 2024 funding cycle. Further request authorization for the City Treasurer to accept, and the City Controller to disburse funds as directed by the Tohono O'odham Nation in connection with these grants.

Summary

If awarded, these monies would be applied, as directed by the Tohono O'odham Nation, towards the following:

City Applications

- Human Services Department: $50,000 for the Professional Resume Writing and Resume Fundamental Training in the Business and Workforce Development Division. Funding would further its initiative, which includes three target areas: upskilling and resume writing certifications for Workforce Training Specialist and Frontline Staff, and the creation of advanced resumes for program participants.
- Office of Heat Response and Mitigation: $50,000 for the Heat Response Program, which is an annual summer outreach and communication campaign aimed at preventing heat-related illnesses and deaths.
- Office of Sustainability: $50,000 for the Electric Vehicle Outreach and Education Project, which will support the program by increasing public awareness and attitudes about electric vehicle benefits and attitudes.
- Phoenix Fire Department: $38,092.80 to acquire four state-of-the-art respiratory fit testing machines, which would significantly enhance the health and safety of firefighters by ensuring self-contained breathing apparatus masks are properly sized and fit to provide adequate respiratory protection while working in hazardous environments.
- Phoenix Public Library: $50,000 for the Saguaro Library, First Five Years Space, which will fund an interactive learning space for young children.
- Phoenix Police Department: $26,250 for the purchase of 35 iPads in the Air Support Unit of the Phoenix Police Department to assist with flight planning, training, and flight operations.

- Phoenix Police Department: $3,300 for the purchase of eight Stratus ADS-B receivers, which are vital to provide public safety throughout Phoenix. The Stratus ADS-B receiver collects information from fixed based radar systems, like those at large airports, and relays the information back to the receiver.
- Prosecutor's Office: $44,650.27 for multimedia playback and presentation equipment to review, analyze and present footage in court to support prosecutors and their cases effectively.

Non-Profit Applications

- Banner Health Foundation: $50,000 for Banner Health's Neonatal Abstinence Syndrome Treatment Program, which will address the needs of pregnant and parenting women with Opioid Use Disorder and any co-occurring substance use disorder or mental health conditions, including babies with neonatal abstinence syndrome (NAS). Opioid addiction in pregnant women, and subsequently NAS in their infants, is a growing national public health crisis that is universally detrimental to both mother and infant.
- Duet Partners in Health and Aging: $20,000 for the Family Caregiver Services Program, which address the critical community need to improve the mental health and well being of Arizonans serving as family caregivers to a loved one with Alzheimer’s disease or related dementia.
- Creighton Community Foundation: $31,837.50 for the Heritage Wetlands Space, which will create a lasting community resource designed to foster community connection, enhance environmental education, and promote sustainable practices.
- Chrysalis Veterans: $100,000 for the Supporting Economic Development by Strengthening Veteran Job Readiness program, which works to meet the needs of veterans who are entering job training programs.
- Cancer Support Community Arizona: $25,000 to support improved nutrition and food security among vulnerable Arizona residents impacted by cancer.
- Elaine: $10,000 to provide 500 transportation services to 112 homeless and under-served individuals for critical resources.
- Gabriel's Angels: $10,000 for the Pet Therapy program, an educational program to help children learn the skills to form healthy relationships.
- Hope Community Services: $30,000 for the Specialized Trauma Therapy program, which serves children and youth who have experienced extraordinary complex trauma.
- Liberty Wildlife: $100,000 to support the mission to nurture the nature of Arizona through wildlife rehabilitation, natural history education, conservation of wildlife and native culture in the Southwest, and by creating sustainable solutions to human-wildlife interactions.
- MiKID: $50,000 for the purchase of a vehicle to allow it to provide behavioral health

services to children and their families that lack transportation.
- Stand AZ: $10,000 for its annual outreach to engage approximately 200 families through its Growing Readers parent literacy program.
- Veterans Medical Leadership Council: $20,000 for the Returning Warrior program, which helps Arizona Veterans with various social and economic issues.

The gaming compact entered into by the State of Arizona and various tribes calls for 12 percent of gaming revenue to be contributed to cities, towns, and counties for government services that benefit the general public including public safety, mitigation of impacts, and promotion of commerce and economic development. The Tohono O'odham Nation will notify the city, by grant-in-aid agreement, of the Tribal Council's decision, if it desires to convey to the City or local nonprofits a portion of its annual 12 percent local revenue-sharing contribution.

Financial Impact
There is no budgetary impact to the City and no general purpose funds are required. Entities that receive gaming grants are responsible for the management of those fund.

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

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 32

Salt River Pima-Maricopa Indian Community Gaming Grant (Ordinance S-51229)

Request to authorize the City Manager, or his designee, to apply for and accept up to $640,000 in new funding from the Salt River Pima-Maricopa Indian Community under the 2025 funding cycle. Further request authorization for the City Treasurer to accept and the City Controller to disburse funds as directed by the Salt River Pima-Maricopa Indian Community in connection with these grants.

Summary

The Salt River Pima-Maricopa Indian Community 12 Percent Gaming grant application process is by invitation only. The tribe will select and identify which municipalities and local non-profits to invite to apply for funding consideration. An invitation to apply is not a guarantee that the application will be selected for funding by the tribe. Salt River Pima-Maricopa Indian Community does not consider multi-year capital campaign projects.

If awarded, the funds would be applied, as directed by Salt River Pima-Maricopa Indian Community, towards the following:

City Application

- Office of Arts and Culture, S'edav Va'aki (formerly Pueblo Grande) Museum: $350,000 for the continuation and expansion of the second main gallery at the Museum. S’edav Va’aki Museum has been working to update the messages that are shared with the public to better reflect the connection this ancestral site has to current Native American communities. The Salt River Pima-Maricopa and Gila River Indian communities are the descendants of those who built the site and have been assisting the Museum not only with cultural relevancy, but also funding for these changes.

Non-Profit Applications

- Arizona Humane Society: $90,000 for the Emergency Animal Medical Technician and Pet Resource Center programs. The Pet Resource Center works to keep pets out of the shelter by providing resources and aid to pet owners in need, while the Emergency Animal Medical Technician program saves abused, neglected, and abandoned pets throughout Maricopa County.

- Native American Connections: $200,000 for permanent supportive housing operations for five housing sites with a total of 280 residential units and a management and direct care staff of 35. Permanent supportive housing sites serve chronically homeless, disabled, minimal income residents.

The gaming compact entered into by the State of Arizona and various tribes calls for 12 percent of gaming revenue to be contributed to cities, towns, and counties for government services that benefit the general public, including public safety, mitigation of impacts of gaming, and promotion of commerce and economic development. The Salt River Pima-Maricopa Indian Community will notify the City, by resolution of the Tribal Council, if it desires to convey to the City or nonprofit a portion of its annual 12 percent local revenue-sharing contribution.

Financial Impact

There is no budgetary impact to the City and no general-purpose funds are required. Entities that receive gaming grants are responsible for the management of those funds.

Responsible Department

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

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 33

Retroactive Authorization to Apply For, Accept and Disburse Grant Funding from Arizona State University (Ordinance S-51227)

Request to retroactively authorize the City Manager, or his designee, to apply for and accept a grant funding from Arizona State University (ASU) as part of the U.S. Department of Justice, Bureau of Justice Assistance (BJA) Mental Health Collaboration Program in an amount not to exceed $400,000. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item for the life of the grant.

Summary

The BJA has a funding opportunity available to support the set-up of a Homelessness Engagement and Legal Protection (HELP) legal clinic. ASU will be the primary grant applicant and the City of Phoenix, Office of Homeless Solutions (OHS) will be a subrecipient. OHS will partner with the legal clinic to assist with developing strategies and solutions to improve access to housing for the interdisciplinary mobile legal clinic's clients, develop strategies to refer interdisciplinary mobile legal clinic clients to the City of Phoenix's Community Court, and develop strategies to help coordinate cooperation between public and private stakeholders.

This request is being made retroactively due to the brief application window and insufficient time to obtain authorization before the submission deadline.

Contract Term

The grant term will begin on or about October 1, 2024, and will end on or about September 30, 2028.

Financial Impact

Funding in an amount up to $400,000 may be provided by ASU through BJA. No matching funds are required from the City of Phoenix.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Office of Homeless Solutions.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 34

Request to Amend The Opportunity Tree's Subrecipient Agreement for 2022-23 Community Development Block Grant Public Facility Grant Award (Ordinance S-51223)

Request to authorize the City Manager, or his designee, to amend Contract 159657 to extend the contract term to December 31, 2024, for The Opportunity Tree's 2022-23 Community Development Block Grant (CDBG) Public Facility Grant Award. Further request to authorize the City Controller to disburse all funds related to this item. There is no impact to the General Fund.

Summary

CDBG public facility funding assists non-profit organizations expand 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. City Council approved Fiscal Year 2022-23 CDBG public facility grant funding for local non-profits, including The Opportunity Tree.

The Opportunity Tree provides services to Phoenix residents with intellectual and developmental disabilities and was awarded funding to implement ADA enhancements at their 3146 E. Windsor Avenue location in Phoenix. Prior to the start of construction, asbestos testing discovered extensive asbestos containing materials at the project site. Additional time is necessary because the unforeseen asbestos abatement process delayed the start of construction.

Contract Term

The contract term was December 1, 2023, through June 30, 2024, with an option to extend through September 30, 2024. If this item is approved, the term of the contract will run through December 31, 2024.

Financial Impact

There is no impact to the General Fund. Contracts are funded by the U.S. Department of Housing and Urban Development CDBG funds. Payments may be made up to agreement limits, which may extend past the agreement termination.

Concurrence/Previous Council Action

- Fiscal Year 2022-23 CDBG Public Service and Public Facility Grant Award Recommendations was approved by Phoenix City Council on May 11, 2022 (Ordinance S-48599).
- An ordinance authorizing the City Manager to Amend Ordinance S-48599 to increase funding and to modify the term of The Opportunity Tree contract was approved by Phoenix City Council on November 1, 2023 (Ordinance S-50297).

Location

3146 E. Windsor Avenue
Council District: 8

Responsible Department

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

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 35

Environmental Project Specialists - RFP 63-2304 - Amendment (Ordinance S-51226)

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 157248 with RW Staffing Solutions to allow the Arts and Culture Department to utilize the contract to procure services for the S'edav Va'aki museum. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed, request to continue using Ordinance S-49121 for the contract term.

Summary

This contract provides Environmental Project Specialists in the area of natural and cultural resource environmental consulting for the Street Transportation and Parks and Recreation departments. Services include assistance in facilitating the management of environmental and archaeological aspects of pre-design, design, construction, operations and maintenance projects with the intent of achieving full compliance with applicable environmental and archaeological regulations.

On July 1, 2024, management of the S'edav Va'aki museum transferred from the Parks and Recreation Department to the Arts and Culture Department. The purpose of this amendment is to allow the Arts and Culture Department to utilize this contract as an authorized department.

Contract Term

The contract term remains unchanged, ending on December 31, 2027.

Financial Impact

The aggregate value of the contract will not exceed $800,000, and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously approved:

- Environmental Project Specialists Contract 157428 (S-49121) on November 2, 2022.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 36

Issuance of Lease Revenue Bonds (Mayo/Brooks Rehabilitation Facility Project), Series 2024 (Resolution 22242)

Request City Council approval for the issuance of Lease Revenue Bonds (Mayo/Brooks Rehabilitation Facility Project), Series 2024, to be issued in one or more tax-exempt and/or taxable series, in an aggregate principal amount not to exceed $125,000,000.

Summary

Request City Council adoption of a Resolution (**Attachment A**) granting approval of the proceedings under which The Industrial Development Authority of the City of Phoenix, Arizona (the “Phoenix IDA”) has previously resolved to issue up to $125,000,000 of Lease Revenue Bonds (the “Revenue Bonds”), Series 2024 for use by PAFAF I Phoenix LLC (the “Borrower”), a Delaware limited liability company, to:

(a) Finance, refinance and/or reimburse a portion of the cost of the development, acquisition, construction and equipping of a 60-bed healthcare facility (the "Facility");
(b) Fund reserves for capitalized interest, working capital and debt service, as required; and
(c) pay costs of issuance and other related transaction costs in connection with the issuance of the Bonds.

Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue the Revenue Bonds at its meeting held on August 15, 2024.

Location

The Facility is to be located on the Discovery Oasis Campus on the west side of 64th Street, approximately one quarter mile south of the Mayo Boulevard and 64th Street intersection in Phoenix, AZ.
Council District: 2

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer.

RESOLUTION _____

A RESOLUTION GRANTING FINAL APPROVAL OF THE ISSUANCE OF AN AMOUNT NOT TO EXCEED $125,000,000 PRINCIPAL AMOUNT OF LEASE REVENUE BONDS (MAYO/BROOKS REHABILITATION FACILITY PROJECT), SERIES 2024, OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA

_____

WHEREAS, The Industrial Development Authority of the City of Phoenix, Arizona (the "Issuer"), is a nonprofit corporation designated a political subdivision of the State of Arizona (the "State") incorporated with the approval of the City of Phoenix, Arizona (the "City"); and

WHEREAS, Title 35, Chapter 5, of the Arizona Revised Statutes, Section 35-701 *et seq.*, as amended (the "Act"), authorizes the Issuer to issue revenue bonds for the purposes set forth in the Act, including the making of secured and unsecured loans to finance or refinance the acquisition, construction, improvement, equipping or operation of a "project" (as defined in the Act) whenever the Board of Directors of the Issuer finds such loans to further advance the interests of the Issuer or the public interest, and to refund outstanding obligations incurred by an enterprise to finance the costs of a "project" when the Board of Directors of the Issuer finds such loans to be in furtherance of the purposes of the Authority or in the public interest; and

WHEREAS, PAFAF I Phoenix LLC, a Delaware limited liability company

DRAFT

(the “Borrower”), whose sole member is Pan-American Financial Assistance Foundation, Inc., a Delaware nonprofit corporation and an exempt organization described under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”), has requested that the Issuer issue its Lease Revenue Bonds (Mayo/Brooks Rehabilitation Facility Project), Series 2024 (the “Bonds”), in one or more series on a tax-exempt or taxable basis, pursuant to a Financing Agreement (the “Financing Agreement”), between the Issuer and the Borrower, pursuant to which the Issuer will loan the proceeds of the Bonds to the Borrower (the “Loan”), for purposes of: (a) financing, refinancing and/or reimbursing a portion of the cost of the development, acquisition, construction and equipping of a 60-bed healthcare facility to be located on the Discovery Oasis Campus on the west side of 64th Street, approximately one quarter mile south of the Mayo Boulevard and 64th Street intersection in Phoenix, Arizona (the “Facility”); (b) funding reserves for capitalized interest, working capital and debt service, as required; and (c) paying costs of issuance and other related transaction costs in connection with the issuance of the Bonds (collectively, the “Project”), all in accordance with the Act; and

WHEREAS, the Facility will be leased to and operated by Brooks West Rehab Services, Inc., an Arizona nonprofit corporation and an exempt organization described under the Code, or one or more of its affiliates (the “Lessee”), pursuant to a Residual Ownership Sublease[SM] Agreement to be entered into between the Borrower and the Lessee; and

WHEREAS, the Issuer, by Resolution 2024-__, duly adopted by the Board of Directors of the Issuer at a lawful meeting called and held on August 15, 2024, granted approval of the issuance and sale of the Bonds in an aggregate principal amount not to

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exceed $125,000,000; and

WHEREAS, Section 35-721(B) of the Act provides that the proceedings of the Issuer under which the Bonds are to be issued require the approval of the Council of the City; and

WHEREAS, Section 147(f) of the Code requires that an "applicable elected representative" (as that term is defined in the Code) approve the issuance of the Bonds and the plan of finance for the Project following a public hearing, which public hearing was held by the Issuer on August 16, 2024 at 10:00 a.m. at the offices of the Issuer; and

WHEREAS, information regarding the Project to be financed with the proceeds of the Bonds has been presented to the Council of the City; and

WHEREAS, it is intended that this Resolution shall constitute approval by the Council of the City pursuant to Section 35-721(B) of the Act and of the "applicable elected representative" as defined in Section 147(f) of the Code with respect to the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA as follows:

SECTION 1. The proceedings of the Issuer under which the Bonds are to be issued are hereby approved.

SECTION 2. The issuance of the Bonds and the plan of finance for the Project are hereby approved for purposes of Section 147(f) of the Code.

SECTION 3. Notice of Arizona Revised Statutes Section 38-511 is hereby given. The provisions of that statute are by this reference incorporated herein to the extent of their applicability to matters contained herein.

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PASSED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA this ___ day of August, 2024.

_____
MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ Acting City Attorney

REVIEWED BY:

_____ City Manager

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City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 37

Stage Risers, Stages and Dance Floor Contract - IFB PCC-24-0334 - Request for Award (Ordinance S-51217)

Request to authorize the City Manager, or his designee, to enter into contracts with Sico America, Inc. and Wenger Corporation to provide stage risers, stages and dance floors for the Phoenix Convention Center 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 $1,016,712.

Summary

These contracts will provide stage riser, stages and dance floor equipment for the Phoenix Convention Center Department (PCCD). PCCD hosts a diverse range of events across multiple venues and theaters that utilize this equipment. The equipment must adhere to stringent safety protocols, provide flexible setup and long-lasting durability. The purchase of this equipment is necessary as the existing equipment is more than 13 years old and due to extensive use, is approaching the end of its useful life.

Procurement Information

An Invitation for Bid was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Two vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

Selected Bidders
Sico America, Inc.
Wenger Corporation

Contract Term

The contracts will begin on or about November 1, 2024, for a five-year term with no options to extend.

Financial Impact
The aggregate contracts value will not exceed $1,016,712.

Funding is available in Phoenix Convention Center Department's operating budget.

Location
Phoenix Convention Center, Symphony Hall and Orpheum Theatre
Council Districts: 7 and 8

Responsible Department
This item is submitted by Deputy City Manager John Chan and the Phoenix Convention Center Department.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 38

Arizona Coliseum and Exposition Center Request for Police Services for 2024 Arizona State Fair (Ordinance S-51230)

Request to authorize the City Manager, or his designee, to enter into an agreement with the Arizona Coliseum and Exposition Center for the Phoenix Police (PPD) and the Neighborhood Services departments (NSD) to provide traffic enforcement and vending enforcement. The Arizona Coliseum and Exposition Center will pay $35,000 for these services. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

Since 1987, PPD and NSD have partnered with the Arizona Coliseum and Exposition Center to provide increased traffic enforcement, perimeter security and proactive patrol in the area surrounding the fairgrounds.

Services for this year's event shall consist of one motor sergeant, six motor officers and one Mac Van driver. PPD officers shall provide proactive parking enforcement of City of Phoenix thoroughfares in the area around the fairgrounds and tow vehicles when appropriate. NSD shall provide proactive parking enforcement in the areas around the fairgrounds for residential and commercial properties and proactive vending enforcement.

The intent of this agreement is to recover costs associated with these services during the State Fair. The reimbursement amount has remained unchanged for many years, and it is now the intent of all parties to negotiate these amounts each year to account for increases in staff costs. For 2024, the staffing costs for this event are estimated to be up to $32,000 for NSD and $250,000 for PPD.

Contract Term

Services will occur from September 20, 2024 through October 27, 2024.

Financial Impact

The amount to be recovered is $21,000 by PPD and $14,000 by NSD. The remaining expenditures will be covered by the departments' budgets.

Location
The area surrounding the Arizona State Fairgrounds located at 1826 W. McDowell Road.
Council District: 4

Responsible Department
This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager Alan Stephenson, and the Police and Neighborhood Services departments.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 39

Holiday Decorations Contract Amendment (Ordinance S-51216)

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 156425 (Holiday Decorations on Central Ave contract) with Saguaro Summit, LLC dba Christmas Light Decorators to provide additional funds in the amount of $300,000 to allow the annual installation and removal of holiday decorations at Phoenix Sky Harbor International Airport. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract is up to $590,000.

Summary
The Aviation Department is responsible for the holiday decorations displayed in the airport terminals from November through early January. This amendment is to allow the vendor to provide materials, installation, maintenance, and removal of the holiday decorations annually at the airport.

Contract Term
The terms of Contract 156425 remain unchanged, which includes three one-year options to extend.

Financial Impact
Upon approval of $300,000 in additional funds, the revised contract value will be up to $590,000. Funds are available in the Public Works and Aviation departments' budgets.

Concurrence/Previous Council Action
Contract 156425 was previously approved by City Council on May 25, 2022, (Ordinance S-48624).

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 Public Works and Aviation departments.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 40

Metasys Software and Technical Support for Building Automation System - RFA 24-0281 - Request for Award (Ordinance S-51214)

Request to authorize the City Manager, or his designee, to enter into a contract with Johnson Controls International, Inc. (JCI) to provide support software services of the existing Building Automation System (BAS) for the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of this contract will be up to $350,000.

Summary

This contract will provide BAS proprietary software from JCI and will serve as the primary BAS software at Phoenix Sky Harbor International Airport. The JCI software is essential for the daily energy-efficient operation of the Heating, Ventilation, and Air Conditioning system. This contract will ensure that software upgrades, updates, and patches of the JCI BAS are installed and maintained in a timely manner and meet the highest IT security standards to lessen the vulnerability of cyber-attacks, as well as help with the City's Greenhouse Gas reduction goals.

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

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on Special Circumstances Without Competition.

Contract Term

The contract will begin on or about January 1, 2025, for a five-year term with no options to extend.

Financial Impact

The total value for the contract will be up to $350,000, for the total five-year contract term.

Funding is available in the Aviation Department Operating budget.

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: 9/4/2024, **Item No.** 41

Smarte Carte Facility Lease Agreement at Phoenix Sky Harbor International Airport (Ordinance S-51222)

Request to authorize the City Manager, or his designee, to enter into a facility lease agreement with Smarte Carte, Inc. (Smarte Carte) for 254 square feet (sq. ft.) of terminal space at Terminal 4, Phoenix Sky Harbor International Airport (PHX). Further request to authorize the City Treasurer to accept all funds related to this item.

Summary
Smarte Carte provides luggage cart rental services at PHX under Contract 155430, which began on November 1, 2021. A recent facility audit revealed that Smarte Carte initially occupied 127 sq. ft. of space at the start of their luggage rental service operations and subsequently occupied another 127 sq. ft. on or about January 2023, and these spaces were not included in Contract 155430. Smarte Carte desires to lease these two spaces totaling 254 sq. ft. in support of its luggage cart rental services at PHX.

Contract Term
The term of the lease will be for five years and effective retroactively on November 1, 2021, and expire on October 31, 2026, which is coterminous with the expiration date of the Luggage Cart Rental Services Contract 155430.

Financial Impact
Total anticipated revenue over the five-year aggregate term will be approximately $237,590. The terminal rental rate will be adjusted annually in accordance with the Rates and Charges provisions of Article IX of Chapter 4 of the Phoenix City Code.

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: 9/4/2024, **Item No.** 42

Phoenix Sky Harbor International Airport Terminal 4 Central Utility Plant Modernization - 2-Step Construction Manager at Risk Construction Services Amendment - AV21000111 FAA (Ordinance S-51228)

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 160208 with Holder Construction Group, LLC, for exceptions to Phoenix City Code Section 42-18 to limit the City's damages under the Agreement.

Summary

The purpose of this project is to replace the current Terminal 4 Central Utility Plant and all associated equipment, evaluation and possible inclusion of the controls systems that provides cooling for Terminal 4. When this project is completed the new Terminal 4 Central Utility Plant will provide increased building campus cooling capacity and energy efficiency while simultaneously reducing operation and maintenance costs.

Contract Provisions - Limitation of Recovery of Damages

The parties agree to an exception to limit recovery by the City to 10 percent of Holder Construction Group, LLC's fees for any claim for consequential damage caused by Holder Construction Group, LLC. Consequential damages include damages that result from incidental or indirect consequences from breach of contract. Examples of consequential damages may include loss of income or business reputation.

The Parties agree that liquidated damages will be the only payment to the City for any delay on the Project.

Contract Term

The term of the agreement remains unchanged from the original term. 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 initial agreements for Construction Manager at Risk Preconstruction and Construction Services were approved for an amount not to exceed $105 million, including all subcontractor and reimbursable costs. No additional funding is required.

Concurrence/Previous Council Action

The City Council approved:

- Construction Manager at Risk Preconstruction Services Agreement 160207 (Ordinance S-50690) on March 20, 2024; and
- Construction Manager at Risk Construction Services Agreement 160208 (Ordinance S-50690) on March 20, 2024.

Location

2485 E. Buckeye Road, Phoenix, AZ 85034
Council District: 8

Responsible Department

This item is submitted by Deputy City Managers Mario Paniagua and Inger Erickson, the Aviation Department and the City Engineer.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 43

Information Technology Staffing Services - AVN RFP 19-029 - Amendment (Ordinance S-51219)

Request to authorize the City Manager, or his designee, to execute amendments to Contracts 150929, 150930, 150931, 150932, 150933, 150934, and 150935 with OST, Inc., Intratek Computer, Inc., Acro Service Corporation, Solu Technology Partners, LLC, 22nd Century Technologies, Inc., Beacon Systems, Inc., and Lancesoft, Inc. to extend the contract term. No additional funds are needed, request to continue using Ordinances S-45995, S-49444, and S-49689.

Summary

The contracts currently provide contracted information technology (IT) staff to support technology systems at Phoenix Sky Harbor International Airport (PHX) and augments the Aviation Department's more than 50 full-time Technology Division (Technology) employees. The additional contracted IT staff support the numerous critical systems at PHX, including the access control and alarm monitoring system, the operations security portal for badging, the video surveillance system, the parking revenue control system, and common use systems for the airlines (paging, checkpoint wait times, flight information displays, common use kiosks, and automated passport control kiosks).

Aviation has an active solicitation for IT staffing services, and given unexpected overwhelming interest and participation in the solicitation process, Aviation anticipates a recommendation for new contract awards in late 2024.

Aviation requests an extension of the current seven contracts for up to six months, or until new contracts are in place, whichever occurs first, to allow for the ongoing procurement process to conclude and the new contracts to be in place. It will also allow time for the existing contracted IT staff to go through the onboarding process, where applicable, minimizing disruption to ongoing operations and services.

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

Contract Term

Upon approval the contracts will be extended up to March 31, 2025.

Financial Impact
The total value of the contract will be up to $21,550,000, which includes the extension period, no additional funds are needed.

Concurrence/Previous Council Action
The City Council previously approved:
• Information Technology Staffing Services Contracts (Ordinance S-45995) on September 4, 2019.
• Additional expenditures in the amount of $1,300,000 for Information Technology Services Department (Ordinance S-49444) on March 1, 2023.
• Additional expenditures in the amount of $250,000 for Street Transportation Department (Ordinance S-49689) on May 3, 2023.

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: 9/4/2024, **Item No.** 44

Regulated Garbage Handling Services - IFB 24-0362 - Request for Award (Ordinance S-51218)

Request to authorize the City Manager, or his designee, to enter into a contract with Stericycle, Incorporated (Stericycle) to provide the removal, processing, and disposal of regulated garbage collected at Phoenix Sky Harbor International Airport (PHX). Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract is up to $280,000.

Summary
This contract will provide specialized services to ensure that regulated garbage entering the United States is handled according to strict regulations and policies set by the United States Department of Agriculture, Animal and Plant Health Inspection Service.

Procurement Information
An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

One vendor submitted a bid and was deemed to be responsive to posted specifications and responsible for providing the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder
Stericycle, Incorporated

Contract Term
The contract will begin on or about October 1, 2024, for a five-year term with no options to extend.

Financial Impact
The contract value will be up to $280,000 for the total five-year contract term. Funding is available in the Aviation Department's Operating budget.

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: 9/4/2024, **Item No.** 45

Memorandum of Understanding Between the Street Transportation Department and Downtown Phoenix Inc. for Transferring GRID Billboard Ownership (Ordinance S-51220)

Request to authorize the Street Transportation Department to enter into a Memorandum of Understanding (MOU) with Downtown Phoenix Inc. (DPI) to transfer GRID Billboard ownership in Phoenix.

Summary

In December 2020, the GRID Bike Share program ended in Phoenix due to low ridership and a shift in the industry to electric scooters over traditional bicycles. The GRID Bike Share program left two unused billboards in downtown Phoenix. The Street Transportation Department no longer utilizes the GRID billboards for any purpose. DPI and the Street Transportation Department has determined that the GRID signs are of no monetary value because they are no longer in use. The purpose of the MOU is to transfer the ownership of the GRID billboards from the Street Transportation Department to DPI. The agreement would transfer all responsibility and liability to DPI to maintain and program the GRID billboards in the downtown area. DPI will assume all responsibility for programming to advertise special events in the downtown area and general information to the public.

Contract Term

The agreement will be effective on the date it is executed by all the governing organizations.

Financial Impact

There is no financial impact for this agreement.

Location

Central Avenue and Willetta Street, 5th and Van Buren streets
Council Districts: 7 and 8

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 46

Intergovernmental Agreement with Arizona Department of Transportation for Certification Acceptance Agreement (Ordinance S-51224)

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with the Arizona Department of Transportation (ADOT) for certification acceptance, which allows the City to continue self-administering transportation projects funded with Federal Highway Administration (FHWA) funds. There is no impact to the General Fund.

Summary

Since 1996, the City of Phoenix has been certified by ADOT to self-administer transportation projects funded with federal transportation funds. ADOT is the lead agency in the state that the FHWA contracts with to spend federal transportation funds. In coordination with FHWA, ADOT sets forth responsibilities and requirements for local governments to deliver federally-funded transportation projects, and regularly recertifies local governments to self-administer federally-assisted transportation projects. Phoenix was last recertified in October 2019 and entered into an IGA for certification acceptance for a five-year term. This new agreement will replace the 2019 Certification Acceptance agreement.

Over the last 12 months, staff has worked with ADOT to provide all of the documentation for a thorough review of our City processes and procedures relative to the delivery of federal projects. The City was successful in completing the recent recertification process and now requires execution of a new IGA to maintain certification status and self-administer federally-funded transportation projects for construction.

Through competitive application processes for federal transportation funds through the Federal Aid Highway program (administered by the Maricopa Association of Governments and ADOT), the City has been successful in securing regional federal and state funds upwards of $30 million in federal funds for projects authorized or constructed between fiscal years 2022 and 2024. The self-administration process allows the City to complete the federally-required procedures for project development in a more efficient, cost-effective and timely manner.

Contract Term

The agreement term shall be for five years. The term shall begin upon execution of the agreement with an end date of September 30, 2029.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 47

Request to Enter into a Development Agreement with a Developer to Provide Funds in Exchange of Up Sizing a Water Main (Ordinance S-51212)

Request authorization for the City Manager, or his designee, to enter into a Development Agreement with PHX MC PROPERTIES, LLC, a Delaware limited liability company, to allow the Developer to provide funds in exchange for the design and construction of a water main in downtown Phoenix. Further request to authorize the City Treasurer to accept and the City Controller to distribute the necessary funds related to this item.

Summary

The Developer is planning to construct a new hotel at the southeast corner of Central Avenue and Adams Street in downtown Phoenix, Arizona (referred to herein as the "Development"). Per City Code 37-33 and the City of Phoenix Design Standard Manual for Water and Wastewater Systems Section IV.B.2, the Development was stipulated to up size approximately 230 feet of six-inch water main to 12-inch along Adams Street.

The Development Agreement (DA) allows the Developer to provide a $250,000 one-time cash contribution to the City. The City will accept the $250,000 and add the funds into the City’s Water Main Replacement Program. The City will add the 230 feet of six-inch water main along Adams Street into the City’s Water Main Replacement Program and up size it to 12-inch within 10 years.

Contract Term

The contract term will not exceed a 10-year period, starting from the effective date of the DA.

Financial Impact

The $250,000 contribution by the Development is deemed reasonable based on current market condition and the City's past work experiences in downtown Phoenix. The City will add the $250,000 funds into the existing Water Main Replacement Program to perform the water main up sizing. Funding for this project will be available in the Water Services Department Capital Improvement Program budget once the funds are received.

Location
Council District: 7

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

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 48

Custodial Services Water Services Department Contract - IFB 2425-WPP-649 - Request for Award (Ordinance S-51225)

Request to authorize the City Manager, or his designee, to enter into contracts with CCS Facility Services - Arizona, Inc., Palacios Marine & Industrial Coatings, Inc., and Triangle Services, Inc., to provide custodial services for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed $7,570,000.

Summary

The contracts will provide custodial services, on a regular basis, for the Water Services Department at 81 facilities located across 21 locations throughout the City. Due to the wide geographic spacing of the facilities, it was determined to be in the best interest of the City to award contracts to seven groups of locations arranged geographically.

Services include, but are not limited to, general cleaning of the exterior and interior of facilities, such as floors, restrooms, and office space. Additional services include more advanced cleaning of floors and upholstery.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Four vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

Selected Bidders

CCS Facility Services - Arizona, Inc.
Group 2 $12,329.18 Monthly
Group 4 $7,025.34 Monthly
Group 6 $6,639.59 Monthly

Palacios Marine & Industrial Coatings, Inc.
Group 1 $7,243.46 Monthly

Group 7 $4,748.22 Monthly

Triangle Services, Inc.
Group 3 $22,798 Monthly
Group 5 $10,082 Monthly

Contract Term
The contracts will begin on or about September 1, 2024, for a five-year term with no options to extend.

Financial Impact
The aggregate contracts value will not exceed $7,570,000.

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

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

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 49

Water Services Department and Phoenix College Pilot Degree Program (Ordinance S-51231)

Request to authorize the City Manager, or his designee, to enter into an intergovernmental agreement (IGA) with Maricopa County Community College District, Phoenix College, for a total not to exceed $150,000. Further request authorization for the City Controller to disburse all funds related to this item.

Further request to authorize an exception to the requirements of Phoenix City Code section 42-18 to allow inclusion of a mutual indemnification provision in the agreement. The risk of this exception is low due to the nature of the educational services provided.

Summary

The Water Services Department (WSD) has partnered with Phoenix College to create a pilot program for WSD employees that will provide an opportunity for supervisory staff to obtain higher education that will allow them to promote into higher manager level positions.

The pilot degree program will assist WSD employees obtain their Associate's and Bachelor degrees by providing:

- An onsite location at a WSD facility for employees to meet once a week with Phoenix College.
- Employees will be together as a cohort as they work through the curriculum to obtain their Associate’s degree.
- Phoenix College will facilitate each employees next steps as they move to a virtual environment for their Bachelor’s degree.
- WSD will pay the course tuition for each employee directly to Phoenix College and be reimbursed through the Employee Development Fund Program, in accordance with Administrative Regulation 2.51.

The Training Division of the Water Services Department will serve as the liaison to Phoenix College in support of this program.

Contract Term
The agreement will become effective on or about October 1, 2024, for a two-year term, with an option to extend for an additional three years.

Financial Impact
The total agreement cost will be up to $150,000 for the first two years of the contract term, of which the Water Services Department will be responsible for funding.

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

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 50

Abandonment of Easement - ABND 240025 - 20620 N. 19th Avenue (Resolution 22243)

Abandonment: 240025
Project: 21-4492
Applicant: Pete McClintock
Request: To abandon two 10-feet by 65-feet public sidewalk easements as described on the TCA Plaza commercial plat (recorded number 2010-0767398 on September 3, 2010, Book 1064 / Page 42).
Date of Decision: June 17, 2024

Location
Generally located at 20620 N. 19th Avenue
Council District: 1

Financial Impact
Pursuant to Phoenix City Code Article 5, Section 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the City, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

None. No fee was required as a part of this easement abandonment, although filing fees were paid.

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

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 51

Abandonment of Easement - ABND 240017 - 15826 N. Scottsdale Road (Resolution 22244)

Abandonment: 240017
Project: 19-3248
Applicant: Jesse Weber, HilgartWilson
Request: To abandon a 7.5-foot by 26-foot water easement, that totals to 195 square feet.
Date of Decision: May 13, 2024

Location
Generally located at 15826 N. Scottsdale Road
Council District: 2

Financial Impact
Pursuant to Phoenix City Code Article 5, Section 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the City, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

None. No fee was required as a part of this easement abandonment, although filing fees were paid.

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

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 52

Amend City Code - Official Supplementary Zoning Map 1266 (Ordinance G-7293)

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1266. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with a portion of Z-43-99 and the entitlements are fully vested.

Summary

To rezone a parcel on the northwest corner of North Valley Parkway and North Foothills Drive.
Application No.: Z-43-99
Zoning: C-2 M-R PCD NBCOD
Owner: Sonoran Foothills I BTR Owner, LLC
Acreage: 35.14

Location

Northwest corner of North Valley Parkway and North Foothills Drive
Address: 2555 W. Bronco Butte Trail; and 2550, 2560, 2640 and 31854 W. North Foothills Drive
Council District: 2

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 SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY ADOPTING OFFICIAL SUPPLEMENTARY ZONING MAP 1266.

_____

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is hereby amended by adopting Official Supplementary Zoning Map 1266, which accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 4th day of September, 2024.

_____
MAYOR

ATTEST:

_____City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

DRAFT

By:_____

_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DI:arm:LF24-1802:09-04-2024

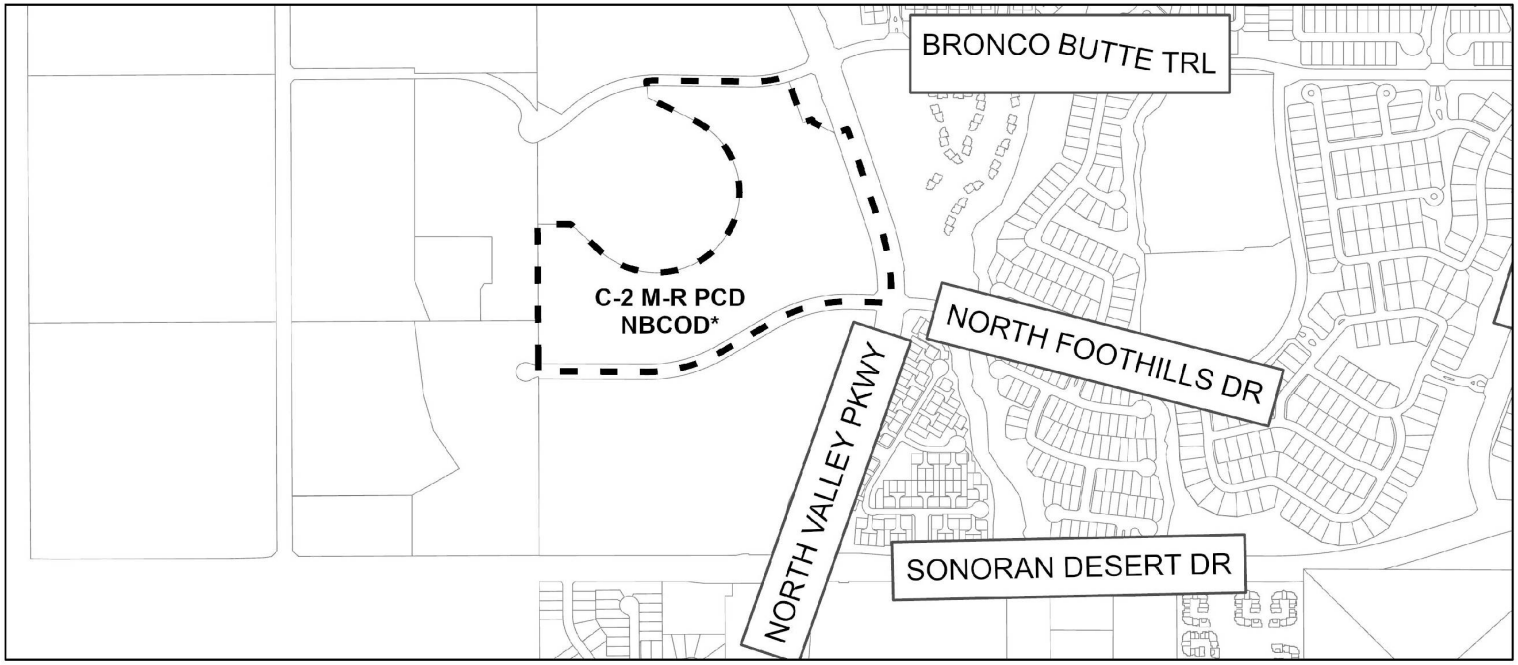
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OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1266

Sheet 1 of 1

ORDINANCE NO. _____ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 4th day of September 2024.



A portion of Z-43-99

Drawn by: KS

N

ZONING SUBJECT TO STIPULATIONS: *

AREA INVOLVED BOUNDED THUS: - - - -

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 53

Amend City Code - Ordinance Adoption - Rezoning Application Z-51-24-1 - Approximately 710 Feet East of the Northeast Corner of 19th Avenue and Park View Lane (Ordinance G-7292)

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-51-24-1 and rezone the site from S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay District) to CP/GCP DVAO (Commerce Park District/General Commerce Park Option, Deer Valley Airport Overlay District) to allow commerce park/light industrial.

Summary

Current Zoning: S-1 DVAO
Proposed Zoning: CP/GCP DVAO
Acreage: 6.49
Proposal: Commerce Park/Light Industrial

Owner: Brown Family Trust
Applicant/Representative: Clark Diepholz, Hawkeye Development, LLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Deer Valley Village Planning Committee heard this case on June 18, 2024, and recommended approval, per the staff recommendation, by a vote of 10-0.
PC Action: The Planning Commission heard this case on August 1, 2024, and recommended approval, per the Deer Valley Village Planning Committee recommendation, by a vote of 8-0.

Location

Approximately 710 feet east of the northeast corner of 19th Avenue and Park View Lane
Council District: 1
Parcel Address: 1738 W. Park View Lane

Responsible Department

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

ATTACHMENT A

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

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-51-24-1) FROM S-1 DVAO (RANCH OR FARM RESIDENCE, DEER VALLEY AIRPORT OVERLAY DISTRICT) TO CP/GCP DVAO (COMMERCE PARK DISTRICT/GENERAL COMMERCE PARK OPTION, DEER VALLEY AIRPORT OVERLAY DISTRICT).

_____

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

SECTION 1. The zoning of a 6.49-acre site located approximately 710 feet east of the northeast corner of 19th Avenue and Parkview Lane in a portion of Section 7, Township 4 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “S-1 DVAO” (Ranch or Farm Residence, Deer Valley Airport Overlay District) to “CP/GCP DVAO” (Commerce Park District/General Commerce Park option, Deer Valley Airport Overlay 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. Required landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.

2. One outdoor employee resting area of no less than 400-square feet or two 200-square foot areas shall be provided on site. Each required pedestrian area shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper, large canopy, shade trees, and/or architectural shade, as approved by the Planning and Development Department.

3. 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.

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

5. A minimum of one of the required bicycle parking spaces for each building shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

6. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.

7. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

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8. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.

9. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

10. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.

11. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures, by minimum 2-inch caliper, large canopy, shade trees, or a combination thereof.

12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

13. A minimum of 30 feet of right-of-way shall be dedicated and constructed for the north half of Park View Lane, adjacent to the development, as approved by the Planning and Development Department.

14. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed along the north side of Park View Lane, adjacent to the development, and planted with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings. Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

15. All existing overhead utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.

16. Unused driveways shall be replaced with sidewalk, curb, and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.

17. All streets within and adjacent to the development shall be constructed 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.

18. 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.

19. Prior to final 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 4th day of September, 2024.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:
_____

DRAFT

_____

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-51-24-1

PARCEL NO. 1:

EXHIBIT A

THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS, AS SET FORTH IN THE PATENT OF SAID LAND; AND

EXCEPTING ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (60 STAT. 755), AS SET FORTH IN THE PATENT OF SAID LAND.

PARCEL NO. 2:

THE EAST HALF OF THE SOUTH HALF OF LOT 10, SECTION 7, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS IN THE LAND, AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO.: 210-07-015 and 210-07-033E

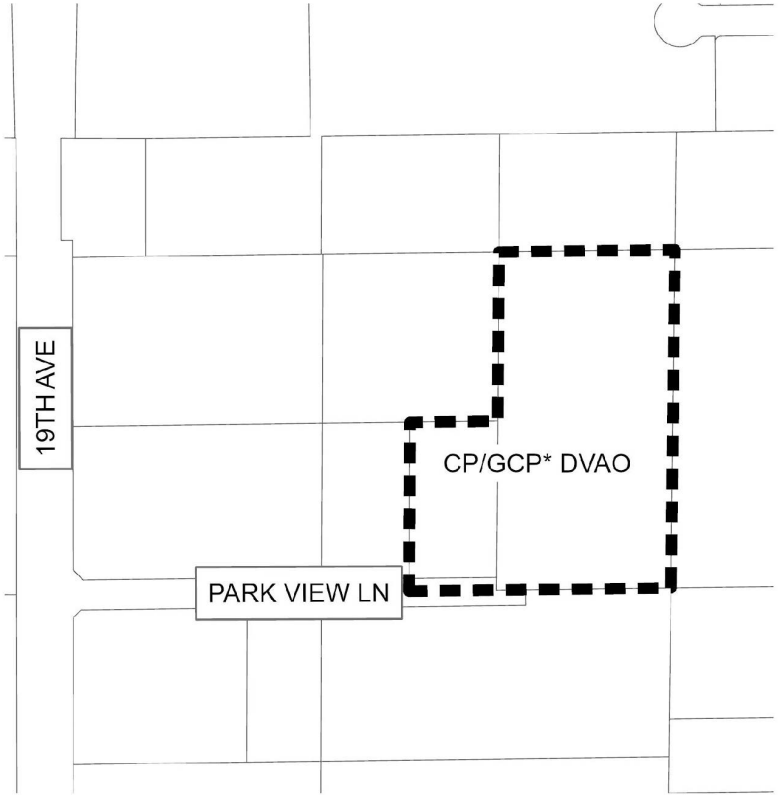
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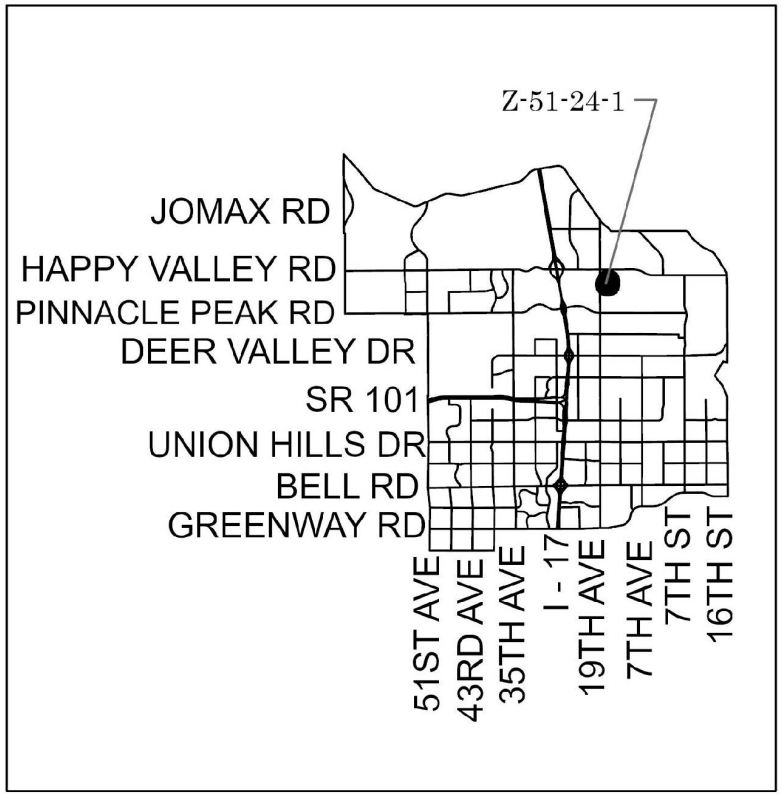
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-51-24-1
Zoning Overlay: Deer Valley Airport Overlay District
Planning Village: Deer Valley





NOT TO SCALE

N

Drawn Date: 7/26/2024

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City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 54

Modification of Stipulation Request for Ratification of Planning Commission Action - PHO-1-24--Z-101-98-2 - Approximately 280 Feet South of the Southwest Corner of 25th Street and Bell Road

Request to authorize the City Manager, or his designee, to approve the Planning Commission's recommendation without further hearing by the City Council on matters heard by the Planning Commission on August 1, 2024. This ratification requires formal action only.

Summary

Application: PHO-1-24--Z-101-98-2
Existing Zoning: C-3
Acreage: 2.31

Owner: Scott Feuer, Orsett Cave Creek Bell, LLC
Applicant/Representative: Randy Gilliam

Proposal: Request to modify Stipulation 7 regarding emergency vehicle access on 25th Street.

VPC Action: The Paradise Valley Village Planning Committee did not review this item.
PHO Action: The Planning Hearing Officer heard this item on May 15, 2024, and recommended denial.
PC Action: The Planning Commission heard this item on August 1, 2024, and recommended approval, per the applicant’s request with a modification.

Location

Approximately 280 feet south of the southwest corner of 25th Street and Bell Road
Council District: 2
Parcel Address: 16802 N. 25th Street and 16807 N. Cave Creek Road

Responsible Department

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

ATTACHMENT A

Stipulations: PHO-1-24--Z-101-98-2

Location: Approximately 280 feet south of the southwest corner of 25th Street and Bell Road

MITIGATING STANDARDS

1. That, except as modified by the following stipulation the site design shall be in substantial conformance to the site plan dated September 6, 1998, as may be modified by the Development Services Department. Site design shall place emphasis on mitigating impacts upon the surrounding neighborhood. This emphasis shall include, but not be limited to; screening and landscaping, traffic mitigation, graffiti resistant wall treatment and CPTED design principles.

2. That a minimum of 20-foot landscape setback shall be provided along 25th Street and at the south property line. The landscape area shall contain minimum 15-gallon trees placed 20 feet on center. At least 50 percent of the trees shall be a minimum of 24-inch box in size.

3. That any materials stored on the site shall be screened from view so that they do not exceed the height of the screening walls and are not visible over the perimeter wall regardless of height.

4. That there be no storage of inoperable vehicles.

5. That landscaping adjacent to the walls shall include materials which as cat claw which by means of their clinging nature thorns or other features, discourage graffiti.

6. That the gated emergency entry shall consist of materials designed to screen views from the property.

7. ~~That there be no~~ VEHICLE access onto 25th Street ~~except for emergency vehicles.~~ SHALL BE ALLOWED AS LONG AS A SIGN IS POSTED, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, THAT SUCH VEHICLES CAN ACCESS TO THE NORTH.

8. That CPTED (Crime Prevention Through Environmental Design) principles shall be incorporated into the design and layout of this site, as approved by the Development Services Department.

9. That the applicant agrees to purse a variance for a 10-foot screen wall.

10. That development shall commence within one year of final City Council approval in accordance with Section 506.B.1 of the Zoning Ordinance.

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City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 55

Amend City Code - Ordinance Adoption - Rezoning Application PHO-3-24--Z-6-12-2 - Southwest Corner of North Valley Parkway and Sonoran Desert Drive (Ordinance G-7294)

Request to authorize the City Manager, or his designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on July 17, 2024.

Summary

Application: PHO-3-24--Z-6-12-2
Existing Zoning: C-2 M-R NBCOD
Acreage: 2.61

Owner: Gary Davidson, LDR-Sonoran Parkway, LLC
Applicant: Matt Updegraff, Kimley-Horn and Associates
Representative: Paul Gilbert, Gilbert Blilie PLLC

Proposal:
1. Request to modify Stipulation 2 regarding the review of the conceptual site plan and elevations.

VPC Recommendation: The North Gateway Village Planning Committee heard the request on July 11, 2024, and recommended approval, with a modification and an additional stipulation, by a vote of 8-0.
PHO Recommendation: The Planning Hearing Officer took the case under advisement. On August 9, 2024, the Planning Hearing Officer took the case out from under advisement and recommended approval with a modification.

Location

Southwest corner of North Valley Parkway and Sonoran Desert Drive
Council District: 2
Parcel Address: N/A

Responsible Department

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

ATTACHMENT A

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

ORDINANCE G-

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-6-12-2 PREVIOUSLY APPROVED BY ORDINANCE G-5719.

_____

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

SECTION 1. The zoning stipulations applicable located approximately at the southwest 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 Attachment "A", are hereby modified to read as set forth below.

STIPULATIONS:

SITE PLAN AND ELEVATIONS – RESIDENTIAL PORTION

1. The development shall be in general conformance with the site plan and elevations date stamped February 1, 2021, as modified by the following stipulations and approved by the Planning and Development Department.

SITE PLAN AND ELEVATIONS – COMMERCIAL PORTION

2. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND ELEVATIONS DATE STAMPED MAY 31, 2024, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~Conceptual site plan(s) and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval as each parcel is to be developed. This is a legislative review for conceptual purposes only. Specific~~

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~~development standards and requirements may be determined by the Planning Hearing Officer and Planning and Development Department.~~

STREET TRANSPORTATION

3. 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 or modified by the Planning and Development Department. All improvements shall comply with ADA accessibility requirements.

4. Coordinate driveway locations, design, and construction with the City's Street Transportation Department Capital Improvement Program project (ST85110090) and contact the project manager, Chris Kowalsky, at 602-495-3697.

5. The sidewalk on North Valley Parkway and Sonoran Desert Drive shall be setback a minimum of eight feet from the back of curb as approved by the Planning and Development Department.

6. The developer shall dedicate right-of-way totaling 70 feet for the west half of North Valley Parkway for the entire frontage as approved by the Planning and Development Department.

7. The developer shall construct roadway improvements at a width of 52 feet to the face of curb for the west half street improvements to North Valley Parkway for the entire frontage of the site as approved by the Street Transportation and Planning and Development Departments.

8. The developer shall dedicate sufficient right-of-way to accommodate a bus bay, including a transit accessory pad, on North Valley Parkway south of Sonoran Desert Drive in accordance with Standard Detail P1256-2.

9. The developer shall provide a bus bay, including a transit accessory pad, on North Valley Parkway south of Sonoran Desert Drive in accordance with Standard Detail P1256-2.

10. The developer shall provide conduit and junction boxes at Sonoran Desert Drive and North Valley Parkway for future traffic signal equipment on the southwest corner of the intersection. The plan is to be submitted to the Street Transportation Department for review and approval. Submittal will be made as a separate document that shows the entire intersection with existing conduit runs and junction boxes. The Developer will submit the approved plan to the Civil Plans Coordinator as part of the civil engineering plan set. All work related to the construction or reconstruction of the conduit runs and junction box installation is the responsibility of the Developer.

11. A letter shall be submitted to the Street Transportation Department Traffic Signals Engineer that indicates the applicant's commitment to pay 25% for the cost of traffic signals at North Valley Parkway and Sonoran Desert Drive when

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the Street Transportation Department warrants the installation of the signal infrastructure.

12. The developer shall dedicate right-of-way totaling a minimum of 70 feet for the south half of Sonoran Desert Drive for the entire frontage as approved by the Street Transportation and Planning and Development Departments. Additionally, the developer shall dedicate sufficient right-of-way to accommodate an intersection flare for eastbound traffic at the southwest corner of North Valley Parkway and Sonoran Desert Drive.

13. The developer shall work with the Street Transportation and Planning and Development Departments to provide for, as necessary, drainage and slope easements along Sonoran Desert Drive as defined in the Sonoran Desert Drive: Interstate 17 to North Valley Parkway Design Report, or as modified by the Street Transportation and Planning and Development Departments.

14. The developer shall provide required pavement transitions, as necessary, on Sonoran Desert Drive to the west and on North Valley Parkway to the south, as approved by the Planning and Development Department.

15. A 25-foot right-of-way triangle shall be dedicated at the southwest corner of the intersection of Sonoran Desert Drive and North Valley Parkway as approved by the Planning and Development Department.

16. All driveway access points along Sonoran Desert Drive and North Valley Parkway shall be restricted to right-in / right-out turning movements only within 660 feet of the intersection of Sonoran Desert Drive and North Valley Parkway as approved by the Planning and Development Department.

17. A completed MAG Transportation Improvement Program Form shall be provided and submitted to the Street Transportation Department with a copy to the Planning and Development Department.

18. Complete the Red Border Letter process to notify the Arizona Department of Transportation of development adjacent to the I-17 freeway corridor and submit a copy to the Street Transportation Department and to the Planning and Development Department.

OTHER

19. The developer shall show the planned 69kV underground power lines on the site, landscape, and grading and drainage plans. All utilities and other construction shall be coordinated with the City and APS so as to not conflict with the planned power lines.

20. The applicant shall 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. Further archaeological monitoring and/or testing (trenching) may be necessary based on the results of the survey.

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21. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of the property within the development the existence and operational characteristics of the mining operation near the development, that it is an active mine, has the potential to be active seven days a week, 24 hours a day, and is anticipated to continue until the rock resources are exhausted, which could be for 20 or more years. The form and content of such documents shall be reviewed and approved by the Law Department.

22. That prior to final site plan approval, the property shall record documents that disclose to purchasers of the property within the development the proximity to building heights up to 190 feet on the north, south and west and up to 56 feet on the east of the subject site. 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. That prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims in a form approved by the City Attorney's Office. 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.

24. That the property owner shall record documents that discloses the existence, and operational characteristics of the 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 instruction provided which have been reviewed and approved by the City Attorney.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-5719 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5719 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

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

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PASSED by the Council of the City of Phoenix this 4th day of September, 2024.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, 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 PHO-3-24--Z-6-12-2

A PORTION OF LOT 1 OF THE FINAL PLAT FOR “SONORAN COMMONS COMMERCIAL” RECORDED IN BOOK 1307 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SOUTH 00˚26’57” EAST, A DISTANCE OF 329.60 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89˚33’03” WEST, A DISTANCE OF 70.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH VALLEY PARKWAY AND THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 89˚59’55” WEST, A DISTANCE OF 292.83 FEET;

THENCE NORTH 00˚27’16” WEST, A DISTANCE OF 182.02 FEET;

THENCE NORTH 89˚50’12” EAST, A DISTANCE OF 39.22 FEET;

THENCE NORTH 00˚27’16” WEST, A DISTANCE OF 66.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SONORAN DESERT DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89˚49’34” EAST, A DISTANCE OF 159.46 FEET;

THENCE SOUTH 72˚40’33” EAST, A DISTANCE OF 95.75 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH VALLEY PARKWAY;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00˚26’57” EAST, A DISTANCE OF 111.98 FEET;

THENCE SOUTH 89˚32’53” WEST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 00˚26’57” EAST, A DISTANCE OF 44.88 FEET;

THENCE SOUTH 11˚45’43” EAST, A DISTANCE OF 40.78 FEET;

THENCE SOUTH 00˚26’57” EAST, A DISTANCE OF 23.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 67,924 SQ. FT. OR 1.559 ACRES MORE OR LESS.

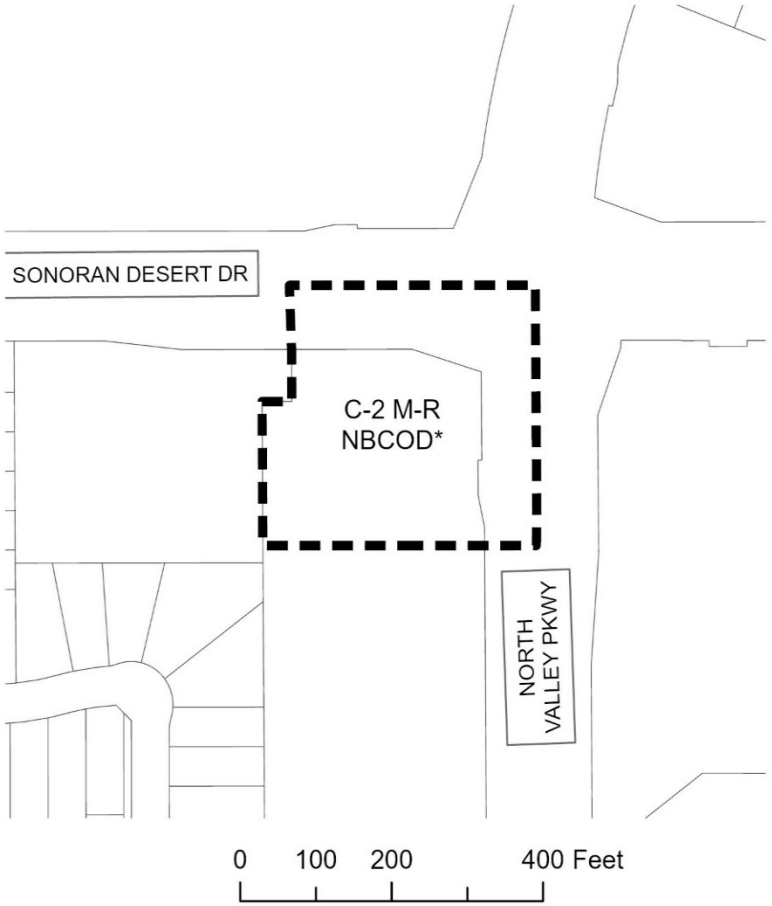
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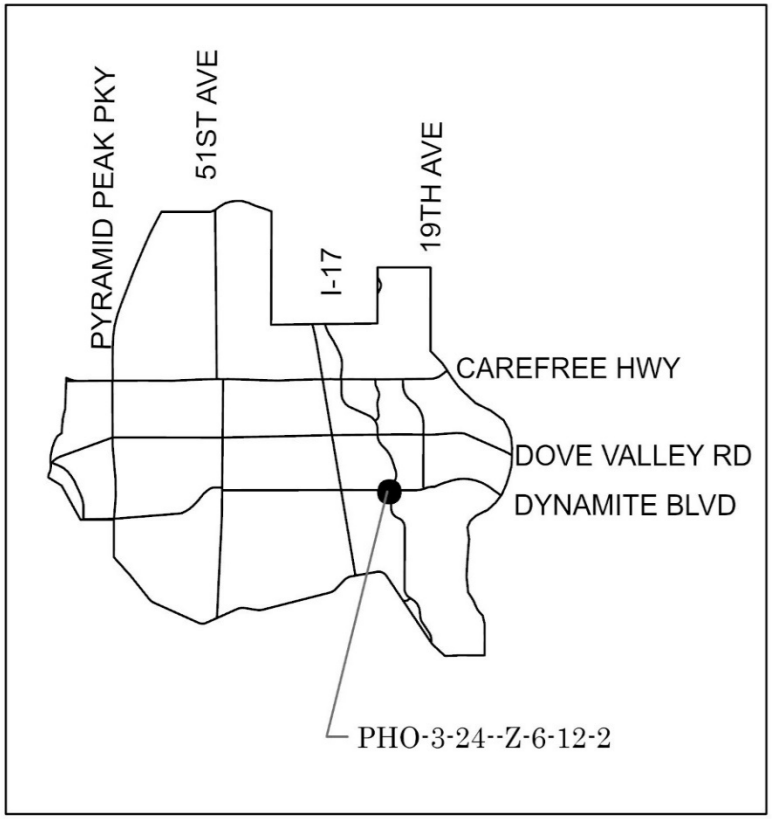
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: PHO-3-24--Z-6-12-2
Zoning Overlay: North Black Canyon Corridor Plan and Overlay District
Planning Village: North Gateway





NOT TO SCALE

N

Drawn Date: 7/23/2024

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City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 56

Public Hearing and Ordinance Adoption - Rezoning Application PHO-1-24--Z-37-07-2 - Approximately 480 Feet South of the Southwest Corner of Scottsdale Road and Sweetwater Avenue (Ordinance G-7295)

Request to hold a public hearing and authorize the City Manager, or his designee, to consider the Planning Commission recommendation by the City Council on matters heard by the Planning Hearing Officer on April 17, 2024, and the Planning Commission on August 1, 2024.

Summary

Application: PHO-1-24--Z-37-07-2
Existing Zoning: R-O
Acreage: 1.17

Owners: Linda Cohn, Beldar Properties Arizona, LLC and Steven R. Bund
Applicant/Representative: David E. Richert

Proposal:
1. Request to modify Stipulation 1 regarding general conformance to the site plan date stamped February 9, 2009.
2. Request to delete Stipulation 4 regarding cross access and parking agreements.
3. Request to delete Stipulation 5 regarding Scottsdale Road improvements.
4. Request to modify Stipulation 7 regarding building height.
5. Request to modify Stipulation 8 regarding rear building setbacks.
6. Request to delete Stipulation 10 regarding street improvements.
7. Request to delete Stipulation 11 regarding archaeological assessment.
8. Request to modify Stipulation 12 regarding a requirement to obtain final site plan approval.
9. Request to delete Stipulation 13 regarding wall along the rear property line.
10. Technical corrections to Stipulations 2, 3, 6, 9 and 15.

VPC Action: The Paradise Valley Village Planning Committee did not review this item.
PHO Action: The Planning Hearing Officer heard this item on April 17, 2024, and took the item under advisement. On May 21, 2024, the Planning Hearing Officer took the item out from under advisement and recommended denial as filed and approval with

modifications and an additional stipulation.
PC Action: The Planning Commission heard this item on August 1, 2024, and recommended denial as filed, and approval with modifications and an additional stipulation, per the Planning Hearing Officer recommendation, with two deletions.

The Planning Commission recommendation was appealed by the applicant/representative on August 6, 2024.

Location
Approximately 480 feet south of the southwest corner of Scottsdale Road and Sweetwater Avenue
Council District: 2
Parcel Address: 12800, 12802 and 12814 N. Scottsdale 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 STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-37-07-2 PREVIOUSLY APPROVED BY ORDINANCE G-5383.

_____

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

SECTION 1. The zoning stipulations applicable located approximately 480 feet south of the southwest corner of Scottsdale Road and Sweetwater Avenue in a portion of Section 15, Township 3 North, Range 4 East, as described more specifically in Attachment "A", are hereby modified to read as set forth below.

STIPULATIONS:

1. LOTS 4 AND 5 ~~That development~~ shall be in general conformance to the site plan date stamped FEBRUARY 23, 2024, ~~February 9, 2009, with specific regard to the existing building footprints, maintenance of the existing west property line walls and the addition of enclosed/covered trash containers as approved~~ AS MODIFIED BY THE FOLLOWING STIPULATIONS AND AS APPROVED by the PLANNING AND Development ~~Services~~ Department.

2. ~~That~~ A minimum 10-foot-wide landscape setback along the entire west property line of all lots shall be provided with the corresponding phase. Required landscape materials planted in this landscape buffer shall include a mix of minimum 2 and 3-inch caliper trees placed 20 feet on center or equivalent groupings as approved by the PLANNING AND Development ~~Services~~ Department.

3. ~~That~~ A minimum six-foot wide landscape setback shall be provided along the north property line of Lot 1. Required landscape materials shall include a mix of

DRAFT

minimum 2 and 3-inch caliper trees placed 20 feet on center or equivalent groupings as approved by the PLANNING AND Development ~~Services~~ Department.

~~4.~~ ~~That cross access and parking agreements for Lots 3 and 4 shall be created and recorded prior to preliminary site plan approval for the corresponding phase as approved by the Development Services Department.~~

~~5.~~ ~~That~~ ~~Right-of-way shall be dedicated to the city along Scottsdale Road south of~~
~~4.~~ ~~Sweetwater Avenue and a transit pad installed according to City of Phoenix Detail P1261 as approved by the Public Transit Department.~~

~~6.~~ ~~That~~ The property owner of Lot 5 shall file for and pursue abandonment of the
~~5.~~ alley, south of Lot 5 prior to the issuance of a Certificate of Occupancy for the
4. residential office use on Lot 5. In the event the abandonment is not granted, a one foot (1') vehicular non-access easement (VNAE) shall be recorded along the southern property line of Lot 5 as approved by the PLANNING AND Development ~~Services~~ Department.

~~7.~~ ~~That building height shall be limited to one (1) story and 13 feet with the~~
~~6.~~ ~~exception of Lot 5 to be limited to one (1) story and 14 feet.~~
5.

THE MAXIMUM BUILDING HEIGHT OF LOT 4 SHALL BE 13 FEET. THE MAXIMUM BUILDING HEIGHT OF LOT 5 SHALL BE 15 FEET.

~~8.~~ ~~That~~ The rear building setbacks (west side) shall be limited to the following
~~7.~~ existing setbacks: Lot 1 - 77 feet; Lot 2 - 78 feet; Lot 3 - 97 feet; Lot 4 - 103 feet~~,~~
6. ~~and Lot 5 - 111 feet as measured from the centerline of the existing 16-foot alley~~.

~~9.~~ ~~That~~ A one foot (1') vehicular non-access easement (VNAE) along the entire
~~8.~~ west property line shall be recorded prior to preliminary site plan approval for the
7. corresponding phase as approved by the PLANNING AND Development ~~Services~~ Department.

~~9.~~ A MINIMUM 6-FOOT-WIDE DETACHED SIDEWALK SEPARATED BY A
8. MINIMUM 10-FOOT-WIDE LANDSCAPE AREA SHALL BE CONSTRUCTED ON THE WEST SIDE OF SCOTTSDALE ROAD, ADJACENT TO THE DEVELOPMENT.

~~10.~~ ~~That~~ The developer shall construct sidewalk, curb ramps, and other incidentals
9. as per plans approved by the PLANNING AND Development ~~Services~~ Department. All improvements shall comply with all ADA accessibility standards.

~~11.~~ ~~That~~ In the event archaeological materials are encountered during construction,
10. 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.

DRAFT

~~12. That each individual property owner shall obtain final site plan approval within 24 months of council action.~~

~~13.~~ ~~That~~ ~~An eight-foot wall shall be constructed along the rear property line with the~~
~~12.~~ ~~corresponding phase as approved by the PLANNING AND Development Services Department.~~

~~14.~~ ~~That~~ The Street Transportation Department shall study cut-through traffic before
~~13.~~ and after all five businesses have been established to determine if traffic
11. mitigation is warranted. If warranted, the applicant shall pay their rough proportionality of the costs of mitigation, not to exceed 12 percent.

~~15.~~ ~~That~~ Notice shall be provided to all property owners within the 85254 zip code
~~14.~~ who submitted speaker cards at the City Council hearing of changes to the site
12. plan through either the PLANNING AND Development ~~Services~~ Department site plan review process or the Planning Hearing Officer hearing process.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-5383 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5383 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

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

PASSED by the Council of the City of Phoenix this 4th day of September, 2024.

_____
MAYOR

DRAFT

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, 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 PHO-1-24—Z-37-07-2

Within a portion of Section 15, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Lots 4 and 5, of Foothills Ranchos, according the plat of record in the office of the County Recorder, Maricopa County Arizona, recorded in Book 133 of Maps, page 27.

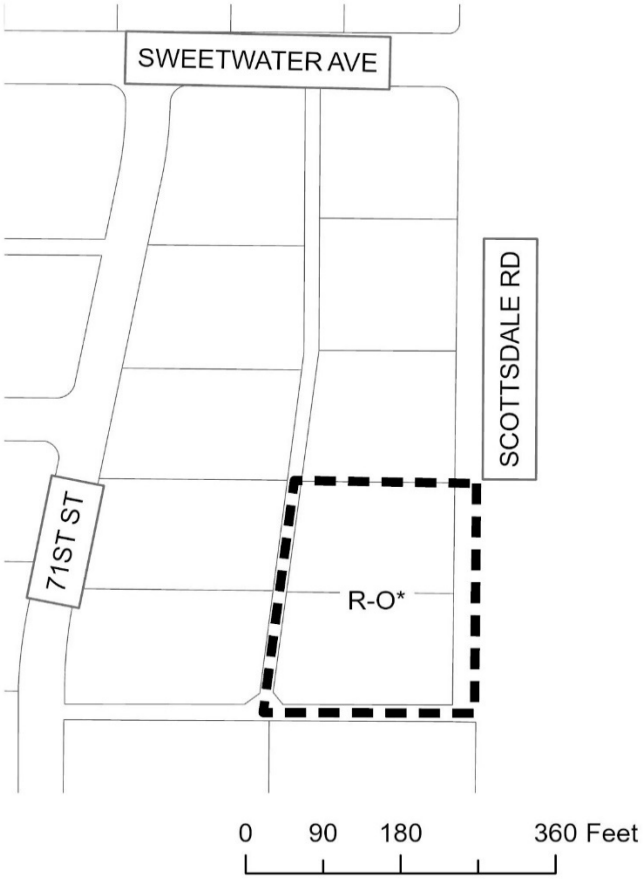
DRAFT

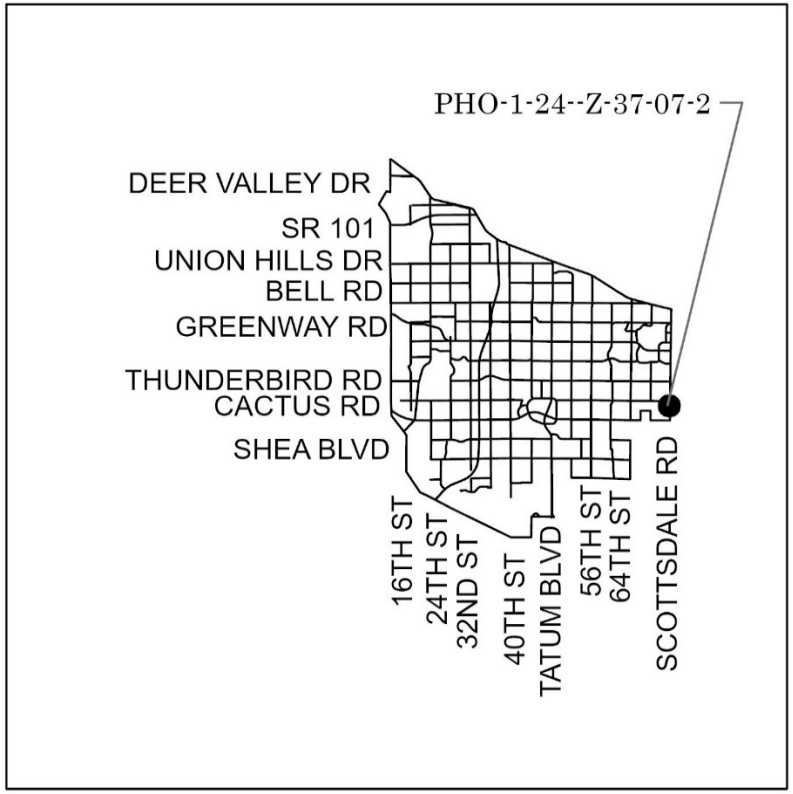
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: PHO-1-24--Z-37-07-2
Zoning Overlay: N/A
Planning Village: Paradise Valley





NOT TO SCALE

N

Drawn Date: 7/26/2024

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2024 Ord\8-26-24\8-26-24.aprx

City of Phoenix

Staff Report: PHO-1-24--Z-37-07-2
July 12, 2024

APPLICATION #:	PHO-1-24--Z-37-07-2
LOCATION:	Approximately 480 feet south of the southwest corner of Scottsdale Road and Sweetwater Avenue
EXISTING ZONING:	R-O
ACREAGE:	1.17
REQUEST:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped February 9, 2009. 2) Request to delete Stipulation 4 regarding cross access and parking agreements. 3) Request to delete Stipulation 5 regarding Scottsdale Road improvements. 4) Request to modify Stipulation 7 regarding building height. 5) Request to modify Stipulation 8 regarding rear building setbacks. 6) Request to delete Stipulation 10 regarding street improvements. 7) Request to delete Stipulation 11 regarding archaeological assessment. 8) Request to modify Stipulation 12 regarding a requirement to obtain final site plan approval. 9) Request to delete Stipulation 13 regarding walls along the rear property line. 10) Technical corrections to Stipulations 2, 3, 6, 9 and 15.
APPLICANT:	David E. Richert
OWNER:	Steven R. Bund Linda Cohn, Beldar Properties Arizona, LLC
REPRESENTATIVE:	David E. Richert

STAFF RECOMMENDATION

Denial as filed and approval with modifications and an additional stipulation, as recommended by the Planning Hearing Officer (PHO).

PLANNING HEARING OFFICER RECOMMENDATION

On April 17, 2024, the Planning Hearing Officer took the case under advisement. On May 21, 2024, the Planning Hearing Officer took the case out from under advisement and recommended denial as filed and approval with modifications and an additional stipulation.

VILLAGE PLANNING COMMITTEE RECOMMENDATION

The Paradise Valley Village Planning Committee (VPC) chose not to hear this case.

BACKGROUND/ANALYSIS

The subject site consists of 1.17 acres located approximately 480 feet south of the southwest corner of Scottsdale Road and Sweetwater Avenue and is zoned R-O (Residential Office - Restricted Commercial). The PHO request includes Lots 4 and 5, which received citations from the Neighborhood Services Department for not meeting rezoning stipulations. The applicant requested the following:

- Request to modify Stipulation 1 regarding general conformance to the site plan date stamped February 9, 2009.
- Request to delete Stipulation 4 regarding cross access and parking agreements.
- Request to delete Stipulation 5 regarding Scottsdale Road improvements.
- Request to modify Stipulation 7 regarding building height.
- Request to modify Stipulation 8 regarding rear building setbacks.
- Request to delete Stipulation 10 regarding street improvements.
- Request to delete Stipulation 11 regarding archaeological assessment.
- Request to modify Stipulation 12 regarding a requirement to obtain final site plan approval.
- Request to delete Stipulation 13 regarding walls along the rear property line.
- Technical corrections to Stipulations 2, 3, 6, 9 and 15.

The applicant's narrative (Exhibit B) states the building on Lot 5 was lawfully permitted during the rezoning process per a letter from Alan Stephenson in February 5, 2010 (Exhibit L). The applicant's narrative (Exhibit B) also states that Scottsdale Road is fully improved and does not need to provide a bus pad, sidewalk, curb ramps, and other improvements per the City of Phoenix and the City of Scottsdale. The narrative (Exhibit B) also states the existing walls on the site are intact, range from 5 feet 10 inches to 6 feet 8 inches in height, and have been in reasonably good condition for 17 years.

The applicant appealed the PHO recommendation arguing that the eight foot wall stipulation, public street, sidewalk, and bus stop construction are not warranted.

PREVIOUS HISTORY

On July 1, 2009, the Phoenix City Council adopted an ordinance for Rezoning Case No. Z-37-02-2, a request to rezone approximately 3.68 acres located at the southwest corner of Scottsdale Road and Sweetwater Avenue (Exhibit E). The proposed development was intended for limited office while maintaining the residential character.

The rezoning site was previously zoned RE-24 (Residential Estate District - One-Family Residence) and consisted of five lots total (Exhibit H). The Planning Commission recommended approval, per the recommendation of the Paradise Valley Village Planning Committee (Exhibit K). Neighbors were concerned about the more intense use of the properties (office use), including increased traffic, the potential expansion of R-O zoning and quality of life for the neighborhood. The applicant for the original rezoning case worked closely with neighbors and city staff to create stipulations that would mitigate traffic and negative impacts away from the surrounding homes, including cross access and parking agreements, street improvements and minimum landscape setbacks.

This PHO request only includes two of the original five lots included in the rezoning request, Lots 4 and 5.

GENERAL PLAN LAND USE MAP DESIGNATION

Residential 1 to 2 dwelling units / acre

CHARACTER OF SURROUNDING LAND USE

	Zoning	Land Use
On-site:	R-O	Residential-Office (Whiten Up Today Laser Teeth Whitening & Intensive Stain Removal) Residential-Office (The Well Med Spa)
North:	R-O	Residential-Office (SKM Entertainment Event Productions)
East:	City of Scottsdale	Place of Worship (Ina Levine Jewish Community Campus)

South:	RE-24	Vacant land
West:	RE-24	Single-Family Residential

PLANNING HEARING OFFICER FINDINGS:

1) The request to modify Stipulation 1 regarding general conformance to the site plan is recommended to be approved with a modification. This modification is to provide more standardized general conformance stipulation language and combine both lots into one general conformance stipulation.

   The original rezoning case (Z-37-07-2) stipulated general conformance to the site plan date stamped February 9, 2009 with specific regard to the existing building footprints, maintenance of the existing west property line walls and the addition of enclosed/covered trash containers.

   Lot 5 received approval for a detached garage in the rear yard prior to the City Council approval of the original rezoning case. The intent of the garage, as explained in a letter written by prior Principal Planner/Planning Hearing Officer Alan Stephenson on February 5, 2010, was for the client to continue utilization of the property as a single-family residence with a detached garage for their personal use. The letter from Mr. Stephenson also noted that the current owner of Lot 5 may not utilize the detached garage for a Residential Office (R-O) use unless a PHO modification of Stipulation 1 regarding general conformance to the site plan is approved. The applicant did not complete this step as directed and has been using the site for R-O uses for several years and is now asking for the necessary modification.

2) The request to delete Stipulation 4 regarding cross access and parking agreements is recommended to be approved. In the original rezoning case, it was envisioned that Lots 3 and 4 would develop concurrently as a combined phase and with a shared parking design. This did not come to pass and Lots 3 and 4 were converted to office uses separately. Lot 3 is also not a party to this case. The two property owners are not working together on a shared design. Further, this recommendation is consistent with the recommendation for modification in Stipulation 1 in which Lot 4 is depicted as a standalone site. This recommendation will allow Lot 4 to move forward with its proposed site plan and not be dependent on redevelopment of Lot 3.

3) The request to delete Stipulation 5 regarding Scottsdale Road improvements is recommended to be denied. The existing southbound bus stop north of Sweetwater Avenue is not in compliance with City of Phoenix standards for bus stop placement and spacing. Bus stops are to be located on the far side of intersections and spaced approximately 1,320 feet (1/4 mile) from one another. The existing bus stop at the intersection of Scottsdale Road and Dreyfus Avenue is too close to the stop to the north and too far from the stop to the south.

4) The request to modify Stipulation 7 regarding building height is recommended to be approved with a modification. References to the maximum number of building stories are recommended to be removed as building height is the appropriate standard to control building massing and impact. There is no proposal to modify the maximum building height of Lot 4 and the existing stipulated height of 13 feet is recommended to be retained. The detached garage in the rear portion of Lot 5 is setback at a minimum of 18 feet from the centerline of the alley and one extra foot of building height beyond the original stipulated 14-foot maximum height will not negatively impact surrounding properties. The modified stipulation is also more restrictive than the maximum 30 feet in height otherwise permitted by the R-O zoning.

5) The request to modify Stipulation 8 regarding minimum rear setbacks is recommended to be approved with a modification. The modification is to remove reference to Lot 5 entirely. The original stipulation (i.e., 111-foot setback) was based on the existing setback of the original primary home at the time of the rezoning action. However, during processing of the rezoning case, there was also a garage constructed at a minimum setback of 10-feet from the rear property line (18 feet to the centerline of the alley). For further context regarding this garage, please see Finding 1 regarding Stipulation 1. The R-O zoning district requires a minimum 25-foot setback measured to the centerline of the alley. The existing garage would not meet this condition. However, as it was legally permitted and constructed per residential standards, it would be allowed to remain. However, if this garage is expanded or redeveloped in the future, a variance would be required.Therefore, it is sensible to remove the reference to Lot 5 entirely as the existing conditions do not meet the requirement and a public hearing would be required for any future expansion.

6) The request to delete Stipulation 10 regarding street improvements is recommended to be denied. The City of Scottsdale holds authority over the west side of Scottsdale Road, extending solely to the back of the curb. Given that sidewalks are constructed behind the curb within the jurisdiction of the City of Phoenix, the City of Scottsdale lacked the capacity to construct sidewalks within the City of Phoenix right-of-way during the improvement of Scottsdale Road. Additionally, both Stipulation 10 and the proposed additional stipulation (see Finding #10) by the Street Transportation Department align with the provisions outlined in Phoenix City Code Section 31-91.a. This section of City Code necessitates enhancements to the right-of-way by the adjacent property owner before the issuance of building permits. The section also ensures compliance with the standards designated for each right-of-way as depicted in the "Minimum Right-of-Way Standards Map".

7) The request to delete Stipulation 11 regarding archaeological assessment is recommended to be denied. This stipulation is standard language and will only

be enforced during site plan review if new ground is being disturbed and therefore should be retained.

8) The request to modify Stipulation 12 regarding a requirement to obtain final site plan approval is recommended to be approved with a modification. The modification is to delete the stipulation in its entirety. The zoning was vested with the City Council's adoption of Ordinance No. G-5383 and subsequent development is subject to plan review and approval by existing policy.

9) The request to delete Stipulation 13 regarding walls along the rear property line is recommended to be denied. During processing of the original rezoning case, this stipulation was added during the City Council hearing in response to public comments in opposition. The intent of the stipulation was to mitigate the impacts of potential noise and activity on adjacent residential properties. The concern remains. Additionally, this stipulation is compatible with the current Ordinance requirement for provision of an 8-foot wall along common property lines between non-residential property lines and residentially zoned properties. Further, the remaining three lots in the original rezoning case area remain stipulated to this requirement. The fact that the property owners did not immediately comply with this requirement upon approval of the original rezoning action does not mitigate the original and continued concern.

10) The Street Transportation Department recommended addition of a new stipulation regarding provision of a detached sidewalk and landscape strip along the west side of Scottsdale Road. This stipulation is recommended for inclusion as the new Stipulation 9. In the event the property is redeveloped, this stipulation establishes the streetscape standard for inclusion of a sidewalk in this location. This stipulation aligns with the provisions outlined in Phoenix City Code Section 31-91.a. This section of City Code necessitates enhancements to the right-of-way by the adjacent property owner before the issuance of building permits. The section also ensures compliance with the standards designated for each right-of-way as depicted in the "Minimum Right-of-Way Standards Map". Provision of detached sidewalks is a commonplace stipulated requirement and appropriate for this location in which no current pedestrian infrastructure exists.

PLANNING HEARING OFFICER STIPULATIONS:

1.	LOTS 4 AND 5 ~~That development~~ shall be in general conformance to the site ~~plan~~S date stamped FEBRUARY 23, 2024, ~~February 9, 2009, with specific regard to the existing building footprints, maintenance of the existing west property line walls and the addition of enclosed/covered trash containers as approved~~ AS MODIFIED BY THE FOLLOWING STIPULATIONS AND AS APPROVED by the PLANNING AND Development ~~Services~~ Department.

2.	~~That~~ A minimum 10-foot-wide landscape setback along the entire west property line of all lots shall be provided with the corresponding phase. Required landscape materials planted in this landscape buffer shall include a mix of minimum 2 and 3-inch caliper trees placed 20 feet on center or equivalent groupings as approved by the PLANNING AND Development ~~Services~~ Department.
3.	~~That~~ A minimum six-foot wide landscape setback shall be provided along the north property line of Lot 1. Required landscape materials shall include a mix of minimum 2 and 3-inch caliper trees placed 20 feet on center or equivalent groupings as approved by the PLANNING AND Development ~~Services~~ Department.
~~4.~~	~~That cross access and parking agreements for Lots 3 and 4 shall be created and recorded prior to preliminary site plan approval for the corresponding phase as approved by the Development Services Department.~~
~~5.~~ 4.	~~That~~ Right-of-way shall be dedicated to the city along Scottsdale Road south of Sweetwater Avenue and a transit pad installed according to City of Phoenix Detail P1261 as approved by the Public Transit Department.
~~6.~~ 5.	~~That~~ The property owner of Lot 5 shall file for and pursue abandonment of the alley, south of Lot 5 prior to the issuance of a Certificate of Occupancy for the residential office use on Lot 5. In the event the abandonment is not granted, a one foot (1') vehicular non-access easement (VNAE) shall be recorded along the southern property line of Lot 5 as approved by the PLANNING AND Development ~~Services~~ Department.
~~7.~~ 6.	~~That building height shall be limited to one (1) story and 13 feet with the exception of Lot 5 to be limited to one (1) story and 14 feet.~~ THE MAXIMUM BUILDING HEIGHT OF LOT 4 SHALL BE 13 FEET. THE MAXIMUM BUILDING HEIGHT OF LOT 5 SHALL BE 15 FEET.
~~8.~~ 7.	~~That~~ The rear building setbacks (west side) shall be limited to the following existing setbacks: Lot 1 - 77 feet; Lot 2 - 78 feet; Lot 3 - 97 feet; Lot 4 - 103 feet~~, and Lot 5 - 111 feet as measured from the centerline of the existing 16-foot alley~~.
~~9.~~ 8.	~~That~~ A one foot (1') vehicular non-access easement (VNAE) along the entire west property line shall be recorded prior to preliminary site plan approval for the corresponding phase as approved by the PLANNING AND Development ~~Services~~ Department.

9.	A MINIMUM 6-FOOT-WIDE DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE AREA SHALL BE CONSTRUCTED ON THE WEST SIDE OF SCOTTSDALE ROAD, ADJACENT TO THE DEVELOPMENT.
10.	~~That~~ The developer shall construct sidewalk, curb ramps, and other incidentals as per plans approved by the PLANNING AND Development ~~Services~~ Department. All improvements shall comply with all ADA accessibility standards.
11.	~~That~~ In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
~~12.~~	~~That each individual property owner shall obtain final site plan approval within 24 months of council action.~~
~~13.~~ 12.	~~That~~ An eight-foot wall shall be constructed along the rear property line with the corresponding phase as approved by the PLANNING AND Development ~~Services~~ Department.
~~14.~~ 13.	~~That~~ The Street Transportation Department shall study cut-through traffic before and after all five businesses have been established to determine if traffic mitigation is warranted. If warranted, the applicant shall pay their rough proportionality of the costs of mitigation, not to exceed 12 percent.
~~15.~~ 14.	~~That~~ Notice shall be provided to all property owners within the 85254 zip code who submitted speaker cards at the City Council hearing of changes to the site plan through either the PLANNING AND Development ~~Services~~ Department site plan review process or the Planning Hearing Officer hearing process.

Exhibits:

A- Appeal Document (3 pages)
B- Applicant's Narrative date stamped March 14, 2024 (3 pages)
C- Aerial Map (1 page)
D- Zoning Map (1 Page)
E- Recorded Ordinance for Rezoning Case No. Z-37-07-2 (7 pages)
F- Sketch Map from Rezoning Case No. Z-37-07-2 (1 page)
G- PHO Summary for PHO-1-24—Z-37-07-2 from April 17, 2024 (10 pages)
H- Stipulated Site Plan dated stamped February 9, 2009
I- Proposed Site Plan for Lot 4 date stamped February 23, 2024
J- Proposed Site Plan for Lot 4 date stamped February 23, 2024
K- Planning Commission Minutes from April 7, 2009 (11 pages)
L- Letter from Alan Stephenson dated February 5, 2010 (2 pages)

EXHIBIT A

CITY OF PHOENIX

MAY 23 2024

Planning & Development Department

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

The PLANNING HEARING OFFICER agenda for ***April 17, 2024*** is attached.

The City Council May Ratify the Recommendation of the Planning Hearing Officer on *September 4, 2024* Without Further Hearing Unless:

- **A REQUEST FOR A HEARING BY TE PLANNING COMMISSION** is filed by 5:00 p.m. on ***May 28, 2024***. (There is a **$630 fee** for hearings requested by the applicant.)

  Any member of the public may, within seven (7) days after the Planning Hearing Officer's action, request a hearing by the Planning Commission on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m. on ***May 28, 2024***.

APPEAL FORM

I HEREBY REQUEST THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING ON:

PHD-1-24-S-37-07-2 — APPLICATION NO.

S of the SWC of Sweetwater + Scottsdale Rd, — LOCATION OF APPLICATION PROPERTY

DAVID E. RICHERT — NAME (PLEASE PRINT)

☐ OPPOSITION ☒ APPLICANT

9219 E. Twinside View — STREET ADDRESS:

david.richert@hotmail.com — EMAIL:

Scottsdale, AZ. 85255 — CITY, STATE AND ZIP CODE

602-908-2647 — TELEPHONE NO

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THE SCHEDULED HEARING DATE AS FOLLOWS:

APPEALED FROM *April 17, 2024* (DATE) PHO HEARING TO August 1, 2024 (DATE) PC HEARING

SIGNATURE: DE Richert — DATE: 5/23/2024

REASON FOR APPEAL:

5' Wall stipulation + public street sidewalk; and two-step construction not warranted.

APPEALS MUST BE FILED IN PERSON AT THE 2ND FLOOR ZONING COUNTER, 200 W. WASHINGTON STREET, 602-262-7131, Option 6

PLANNER TAKING APPEAL: JL

Copies to: Case File | PHO Planner – Teresa Garcia | PHO Secretary – Ruth Somoza

City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION
APPLICATION NO: APZ-19-24
Council District:

Request For: Appeal to a Planning Hearing Officer Decision for PHO-1-24--Z-37-07-2
Reason for Request: See appeal form

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
David Richert	Applicant	9219 East Trailside View			david.richert@hotmail.com

Property Location: Approximately 480 feet south of the southwest corner of Scottsdale Road and Sweetwater Avenue
Acreage:

Village: Paradise Valley

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@phoenix.gov or visit our website at https://www.phoenix.gov/pdd/licensing-time-frames

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: D. Richert DATE: 5/23/2024

Fee Information

Fee	Fee Waived	Fee Date	Purpose
$630.00	$0.00		Planning and Zoning Appeal Fee



To find out about Phoenix construction code adoption news and to research your permits or projects, please visit http://www.phoenix.gov/PDD

City Of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT
200 W. Washington St
Phoenix, Arizona 85003

Your payment was successful.

Order Status	Successful
Applied Payment	$630.00
Contact	
Operator	Savanna Navarro
Process Date	5/23/2024 12:28 PM
Receipt Number	R-0189446
Payment	Credit Card - PDD
Amount	$630.00
Credit Remaining	$0.00

Fee Payments

Related to	Fee Type	Total	Outstanding	Amount
APZ-19-24	Planning and Zoning Appeal Fee	$630.00	$0.00	$630.00

City's Right to Audit and Adjust Impact Fees
The development impact fees assessed to this permit have been adopted pursuant to Arizona Revised Statute §9-463.05. To ensure compliance with Arizona law, the City may audit the development impact fees for this permit; which could result in additional charges. The City reserves the right to withhold Certificate of Occupancy until adjusted balances pursuant to applicable City and State laws are paid in full.

Thank you for your transaction. We appreciate your business and look forward to serving you in the future.

EXHIBIT B

CITY OF PHOENIX
MAR 14 2024
Planning & Development Department

1. That development shall be in general conformance to the site plan date stamped February 9, 2009, ACCEPT FOR THE SITE PLANS FOR LOT 4 AND 5 (DATED 02/23/2024) specific regard to the existing building footprints, maintenance of the existing west property line walls and the addition of enclosed/covered trash containers as approved by the Development Services Department. RATIONALE: THERE ARE TWO EXCEPTIONS THAT WILL REFERENCE THE EXISTING PARKING BUILDING ON LOT 5. THE EXISTING BUILDING ON LOT 5 WAS LAWFULLY PERMITTED DURING THE REZONING PROCESS AND ACKNOWLEDGED BY MR. STEPHENSON LETTER DATED JULY 15, 2009.
2. That a minimum 10-foot wide landscape set15back along the entire west property of all lots shall be provided with the corresponding phase. Required landscape materials planted in this landscape buffer shall include a mix of minimum 2 and 3-inch caliper trees 20 feet on center or equivalent groupings as approved Development Services. NO CHANGE.
3. That a minimum 6-foot wide landscape setback shall be provided along the north property line of Lot l. Required landscape materials shall include a mix of minimum 2 and 3-inch caliper trees placed 20 feet on center or equivalent groupings as approved by the Development Services Department. NO CHANGE
~~4. That cross access and parking agreements for Lots 3 and 4 shall be created and recorded prior preliminary site plan approval for the corresponding phase approved by the Development Services Department.~~ DELETE. RATIONALE: PARCEL 3 WAS APPROVED IN THE ORIGINAL TIME LIMIT AND ELIMINATED THE NEED FOR THE AGREEMENT WITH A NEW DRIVEWAY TO SCOTTSDALE RD.

5. ~~That right-of-way shall be dedicated to the city along Scottsdale Road south of Sweetwater Avenue and a transit pad installed according to City of Phoenix Detail P1261 as approved by the Public Transit Department.~~ DELETE. RATIONALE: SCOTTSDALE RD. IS FULLY IMPROVED WITH NO NEED FOR A BUS IN THE AREA.
6. That the property owner of Lot 5 shall file for and pursue abandonment of the alley, south of Lot 5 prior to the issuance certificate of occupancy for the residential office use on Lot 5. In the event the abandonment is not granted a one-foot (1') vehicular non-access easement (VNAE) shall be recorded along the southern property line of Lot 5 as approved by the Development Services

Department. NO CHANGE: RATIONALE: THE ABANDOMENT WAS FILED FOR AND REJECTED. THE PROPERTY OWNER HAS DEDICATED THE EASEMENT ALONG THE SOUTH PROPERTY LINE AND IS WILLING TO COMPLY WITH STIPULATION 9.

7. That building height shall be limited to one story and 13 feet with the exception of Lot 5 to be limited to one (1) story and ~~14~~ 15 feet. LIMIT LOT 5 TO 15'. RATIONALE: ONE STORY IS GENERALLY CONSIDER 15 AND THE STRUCTURE AS PERMITTED IS BETWEEN 14'-15'.

8. That the rear building (west side) shall be limited to the following existing setbacks: 1 - 77 feet; Lot 2 — 78 feet; Lot 3-97 feet; Lot 4-103, feet, and Lot 5-~~111~~ 10-25 feet as measured from the centerline of the existing 16-foot alley. CHANGE LOT 5 TO ACTUAL BUILDING FOOTPRINT AS SHOWN ON ATTACHED SITE PLAN DATED 02/23/2024. RATIONALE: SAME AS STIPULATION RATIONAL FOR STIPULATION 1.

9. That a (1') vehicular non-access easement (VNAE} along the entire west property line shall recorded prior to preliminary site plan approval for the corresponding phase as approved by the Development Services Department. NO CHANGE

~~10. That the developer construct sidewalk, curb ramps, and other incidentals as per plans approved by time Development Services Department. All improvement5 shall comply with all ADA accessibility standards.~~ DELETE. RATIONALE: CITY OF PHOENIX AND CITY OF SCOTTSDALE DIDN'T SEE T HE NECESSARY TO PROVIDE THESE INPROVMENTS WHEN THE STREET WAS FULLY IMPROVED.

~~11. That in the event archaeological: materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foat radius of the discovery, notify city archaeologist and allow time for the archaeology office to properly assess the materials~~. DELETE. RATIONALE: NO LOT DISTURBENCE IS ANTICIPATED.

12. That each individual property owner shall obtain final site plan approval within 24 months of council action. REFLECT THE FINAL ACTION OF THIS PHO REQUEST BY CITY COUNCIL WITH A NEW DATE. RATIONALE: EXTENDING THE COMPLIANCE DATE IS THE ONLY WAY FOR LOTS 2,4 AND 5 CAN COMPLY. WITH STPULATIONS.

~~13. That an eight-foot wall shall be constructed along the rear property line with corresponding phase as approved by the Development Services Department.~~ DELETE. RATIONALE: THE EXISTING WALLS ON THE LOTS ARE IN TACK AND RANGE FROM 5'10"TO 6' 8" AND THEY HAVE EXISTED THIS WAY

FOR 17 YEARS IN REASONABLY GOOD CONDITION. ALSO, LOTS 1 AND 3 ARE APPROVED WITHOUT THE WALLS BEING RAISED.

14, That the Street Transportation shall study cut-through traffic before and] after all five businesses have been established to determine if traffic mitigation is warranted. If warranted, the applicant shall pay their rough proportionality of the costs of mitigation. not to exceed 12 percent. NO CHANGE

15. That notice shall be provided to all property owners within the 85254 zip code who submitted speaker cards at the City Council hearing changes to the site plan through either the Development Services Department site plan review process or the Planning Hearing Officer hearing process. NO CHANGE

EXHIBIT C



PHO-1-24--Z-37-07-2	**Property Location: Approximately 480 feet south of the southwest corner of Scottsdale Road and Sweetwater Avenue**

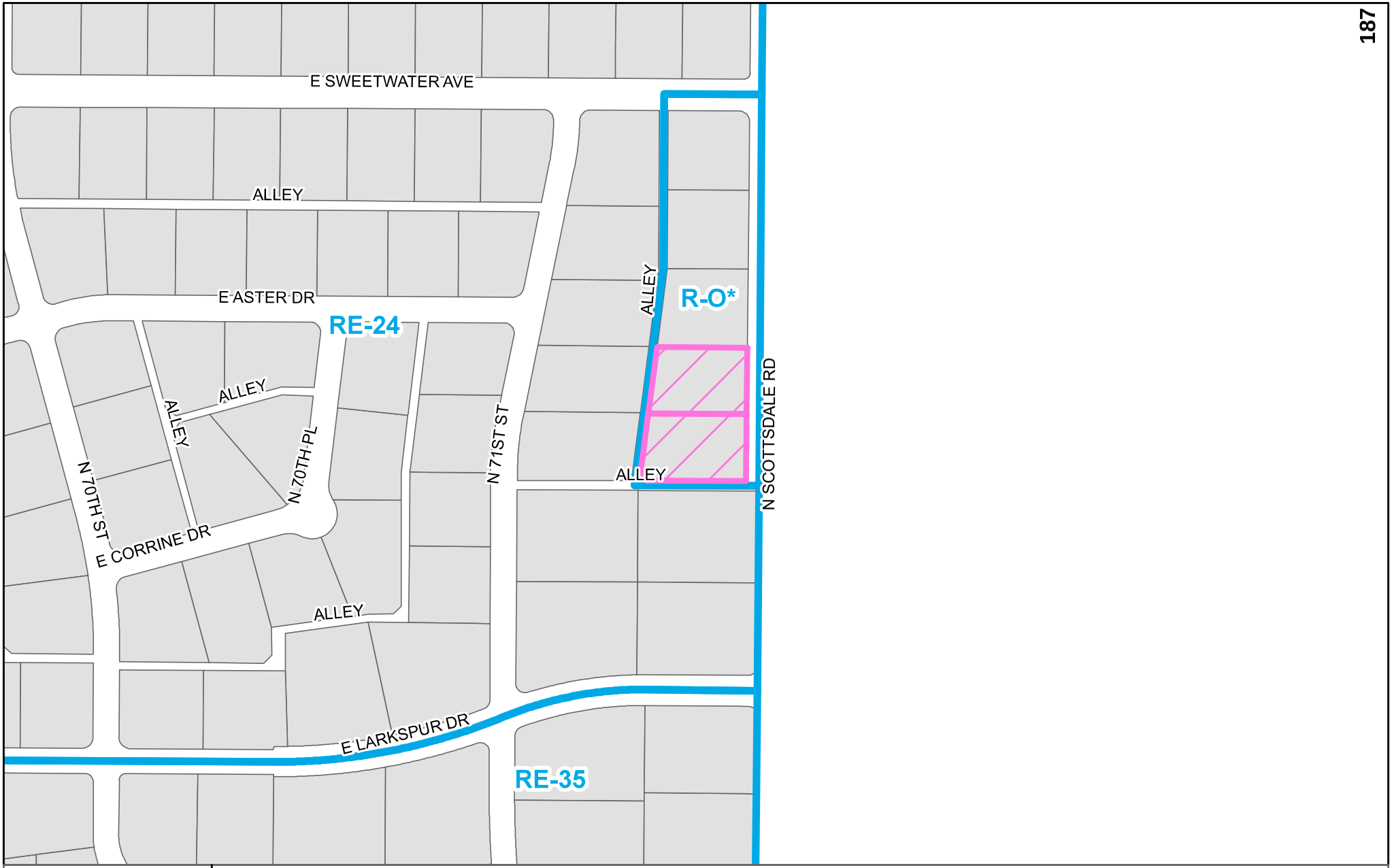
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 120 240 480 Feet

N

EXHIBIT D



PHO-1-24--Z-37-07-2

Property Location: Approximately 480 feet south of the southwest corner of Scottsdale Road and Sweetwater Avenue

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 125 250 500 Feet

N

EXHIBIT E

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20090670952 07/21/2009 12:28 #5383G
ELECTRONIC RECORDING (7 pages)

ORDINANCE G-5383

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-37-07-2) FROM RE-24 (ONE-FAMILY RESIDENCE) TO R-O (RESIDENTIAL OFFICE).

WHEREAS, on March 28, 2007, the City of Phoenix Planning Department received, in compliance with the requirements of the City of Phoenix Zoning Ordinance, Section 506, a written request for rezoning from Jason Morris of Withey Morris PLC, having authorization to represent the owners AFT, LLC, Judy Bund, Lyle and Linda Gail, Thomas Moebius; James and Deborah Mannari of an approximately 3.68 acre property located at the southwest corner of Scottsdale Road and Sweetwater Avenue in a portion of Section 15, Township 3 North, Range 4 East, as described more specifically in Attachment "A", attached hereto and incorporated herein by this reference; and,

WHEREAS, pursuant to A.R.S. § 9-462.04, the Planning Commission, held a public hearing on April 7, 2009, and at this hearing recommended that the City Council approve this rezoning request with the recommended staff conditions, as modified; and,

WHEREAS, the City Council, at their regularly scheduled meeting held on July 1, 2009, has determined that, in accordance with A.R.S. § 9-462.01.F, this rezoning request, with the appropriate site specific requirements provided in Section 2, is consistent with and conforms to the General Plan, will conserve and promote the public health, safety and general welfare, and should be approved, subject to the conditions herein.

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

SECTION 1: The zoning of an approximately 3.68 acre property located at the southwest corner of Scottsdale Road and Sweetwater Avenue in a portion of Section 15, Township 3 North, Range 4 East, as described more specifically in Attachment "A", is hereby changed from "RE-24" (One-Family Residence) to "R-O" (Residential Office) and that the Planning Director is instructed to modify The Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Attachment "B".

SECTION 2: The specific nature of the subject property and of the rezoning request is more particularly described in case file Z-37-07-2, on file with the Planning Department. 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:

Mod 1. That development shall be in general conformance to the site plan date stamped February 9, 2009, with specific regard to the existing building footprints, maintenance of the existing west property line walls and the

addition of enclosed/covered trash containers as approved by the Development Services Department.

2. That a minimum 10-foot wide landscape setback along the entire west property line of all lots shall be provided with the corresponding phase. Required landscape materials planted in this landscape buffer shall include a mix of minimum 2 and 3-inch caliper trees placed 20 feet on center or equivalent groupings as approved by the Development Services Department.

3. That a minimum six-foot wide landscape setback shall be provided along the north property line of Lot 1. Required landscape materials shall include a mix of minimum 2 and 3-inch caliper trees placed 20 feet on center or equivalent groupings as approved by the Development Services Department.

Del 4. That cross access and parking agreements for Lots 3 and 4 shall be created and recorded prior to preliminary site plan approval for the corresponding phase as approved by the Development Services Department.

Del 5. That right-of-way shall be dedicated to the city along Scottsdale Road south of Sweetwater Avenue and a transit pad installed according to city of Phoenix Detail P1261 as approved by the Public Transit Department.

6. That the property owner of Lot 5 shall file for and pursue abandonment of the alley, south of Lot 5 prior to the issuance of a certificate of occupancy for the residential office use on Lot 5. In the event the abandonment is not granted, a one-foot (1') vehicular non-access easement (VNAE) shall be recorded along the southern property line of Lot 5 as approved by the Development Services Department.

Mod 7. That building height shall be limited to one (1) story and 13 feet with the exception of Lot 5 to be limited to one (1) story and 14 feet.

Mod 8. That the rear building setbacks (west side) shall be limited to the following existing setbacks: Lot 1 – 77 feet; Lot 2 – 78 feet; Lot 3 – 97 feet; Lot 4 – 103 feet, and Lot 5 – 111 feet as measured from the centerline of the existing 16-foot alley.

9. That a one-foot (1') vehicular non-access easement (VNAE) along the entire west property line shall be recorded prior to preliminary site plan approval for the corresponding phase as approved by the Development Services Department.

Del 10. That the developer shall construct sidewalk, curb ramps, and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.

Del 11. That 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.

Mod 12. That each individual property owner shall obtain final site plan approval within 24 months of council action.

Del 13. That an eight-foot wall shall be constructed along the rear property line with the corresponding phase as approved by the Development Services Department.

14. That the Street Transportation Department shall study cut-through traffic before and after all five businesses have been established to determine if traffic mitigation is warranted. If warranted, the applicant shall pay their rough proportionality of the costs of mitigation, not to exceed 12 percent.

15. That notice shall be provided to all property owners within the 85254 zip code who submitted speaker cards at the City Council hearing of changes to the site plan through either the Development Services Department site plan review process or the Planning Hearing Officer hearing process.

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

PASSED by the Council of the City of Phoenix this 1st day of July, 2009.

Phil Gordon
MAYOR

ATTEST:

ACTING
City Clerk

APPROVED AS TO FORM:

William Beck Acting City Attorney MLW

REVIEWED BY:

City Manager

MLW:tml:811262v1: (CM89)(Item 1) 7/1/09

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

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-37-07-2

Being a portion of the Southeast quarter of Section 15, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County Arizona, being more particularly described as follows:

Lots One (1) through Five (5), inclusive, of FOOTHILLS RANCHOS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 133 of Maps, page 27, also described as:

Beginning at the Northwest corner of said Lot 1;

THENCE South 89 degrees 37 minutes 38 seconds East, along the North line of said Lot 1 a distance of 140.00 feet to a point marking the beginning of a tangent curve to the right having a radius of 19.96 feet;

THENCE along the arc of said curve through a central angle of 90 degrees 07 minutes 00 seconds an arc distance of 31.39 feet to the East line of Lot 1;

THENCE South 00 degrees 29 minutes 22 seconds West, along the East line of said Lots 1 through 5 a distance of 710.33 feet to the Southeast corner of said Lot 5;

THENCE North 89 degrees 28 minutes 56 seconds West, along said South line 195.00 feet;

THENCE North 41 degrees 04 minutes 37 seconds West 19.92 feet to the Westerly line of said Lot 5;

THENCE North 07 degrees 19 minutes 42 seconds East, along the Westerly line of said Lots 5, 4 and 3 a distance of 404.89 feet to the Southwest corner of said Lot 2;

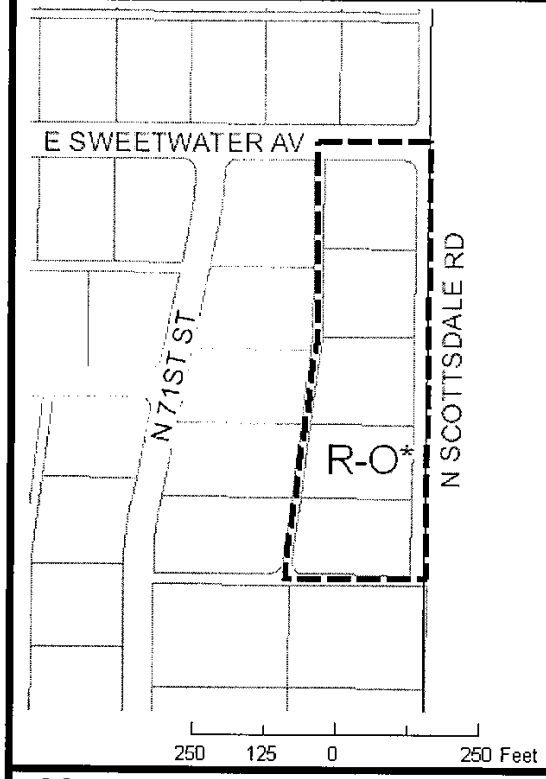
THENCE North 00 degrees 29 minutes 22 seconds East, along the West line of said Lots 2 and 1 a distance of 312.99 feet to the Point of Beginning.

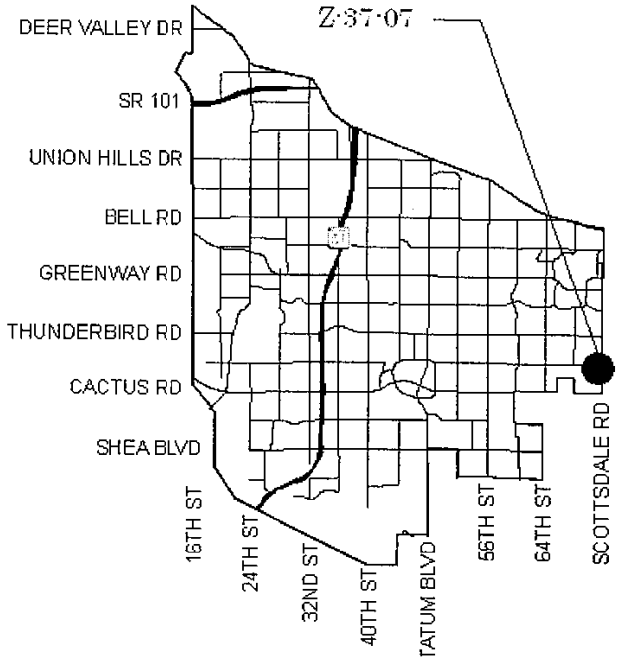
ORDINANCE LOCATION MAP

ATTACHMENT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - -

Zoning Case Number: Z-37-07-2
Zoning Overlay: N/A
Planning Village: PARADISE VALLEY





NOT TO SCALE

City of Phoenix
PLANNING DEPARTMENT

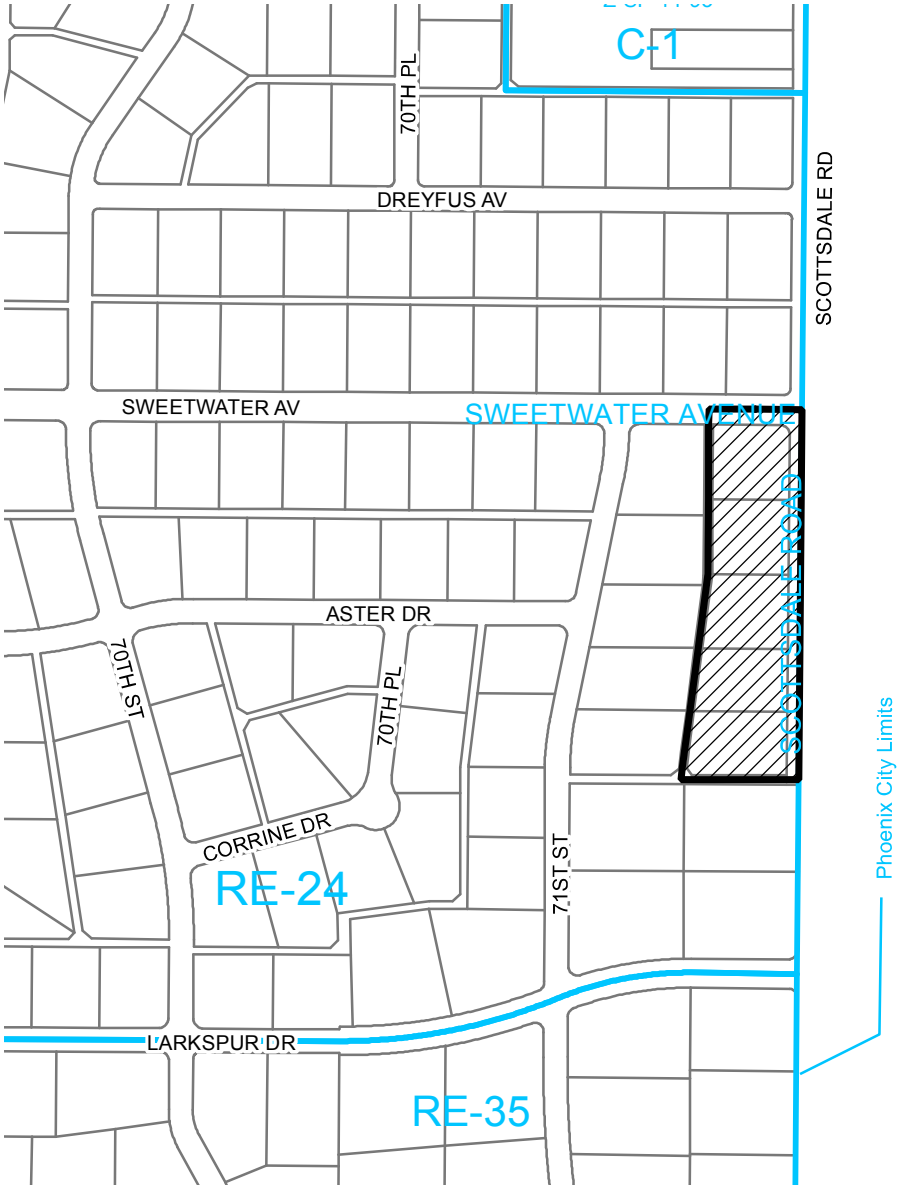
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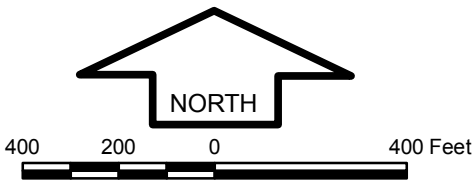
Drawn Date: 04/06/09

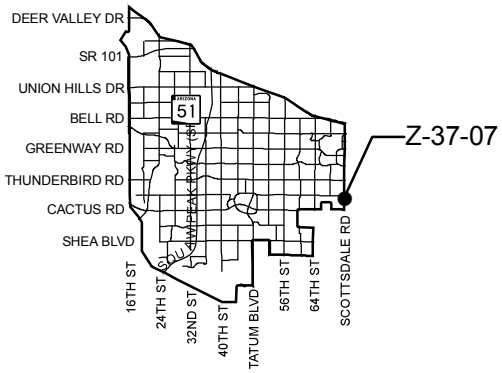
Map Document: N:\PDF_Maps\Ordinance_Map\2009

EXHIBIT F

- EXHIBIT B -







CITY OF PHOENIX PLANNING DEPARTMENT

PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 2

APPLICANT'S NAME: KEVIN KIRKWOOD	**REQUESTED CHANGE:**
APPLICATION NO. Z-37-07	DATE: 04-03-2007
	REVISION DATES:
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.68 Acres	AERIAL PHOTO & QUARTER SEC. NO. Q31-44 / ZONING MAP K12
	FROM: RE-24, (3.68 ac)
	TO: R-O, (3.68 ac)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
RE-24	5	N/A
R-O	N/A	N/A

* **Maximum Units Allowed with P.R.D. Bonus**

(N:\GIS_Team\Zoning\sketch_maps\2007\Z-37-07.mxd) 4/3/2007

EXHIBIT G

REPORT OF PLANNING HEARING OFFICER ACTION
Byron Easton, Planner III, Hearing Officer
Teresa Garcia, Planner I, Assisting

April 17, 2024

ITEM NO: 1	
	DISTRICT NO. 2
SUBJECT:	
Application #:	PHO-1-24--Z-37-07-2
Location:	Approximately 480 feet south of the southwest corner of Scottsdale Road and Sweetwater Avenue
Zoning:	R-O
Acreage:	1.17
Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped February 9, 2009. 2) Request to delete Stipulation 4 regarding cross access and parking agreements. 3) Request to delete Stipulation 5 regarding Scottsdale Road improvements. 4) Request to modify Stipulation 7 regarding building height. 5) Request to modify Stipulation 8 regarding rear building setbacks. 6) Request to delete Stipulation 10 regarding street improvements. 7) Request to delete Stipulation 11 regarding archaeological assessment. 8) Request to modify Stipulation 12 regarding a requirement to obtain final site plan approval. 9) Request to delete Stipulation 13 regarding walls along the rear property line. 10) Technical corrections to Stipulations 2, 3, 6, 9 and 15.
Applicant:	David E. Richert
Owner:	Linda Cohn, Beldar Properties Arizona, LLC; Steven R. Bund
Representative:	David E. Richert

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer took the case under advisement. On May 21, 2024, the Planning Hearing Officer took the case out from under advisement and recommended denial as filed and approval with modifications and an additional stipulation.

Village Planning Committee (VPC) Recommendation: The Paradise Valley Village Planning Committee chose not to review the application.

DISCUSSION:

David Richert, 9219 East Trailside View, Scottsdale, Arizona 85258, asked if there were any members of the public in the hearing in opposition for the case.

Byron Easton, Planning Hearing Officer, confirmed there were members in opposition.

Mr. Richert stated the only people they have had discussions with regarding the case were in support and he was surprised there was opposition. He gave an overview of the site and the history of the properties. He stated that some of the proposed stipulations are difficult to meet as the 5 properties on the lots are not working in unison. He stated that during the time of rezoning, building permits were issued for Lot 5. He stated a letter from 2009 from the former Planning and Development Department Director, Alan Stephenson, was in the file; indicating lawful permits were issued and the detached garage was permitted as an accessory to the home as established under residential zoning regulations. He stated he thought the property owner for Lot 3 went through the building permit process and obtained a Certificate of Occupancy but may have to go through the process. He stated that staff has not been able to produce any site plan approval for an operating daycare or for the business on Lot 3. He stated the original property owner who initiated the rezoning no longer has any ability to do anything.

Mr. Easton asked Mr. Richert to describe the purpose of this PHO case.

Mr. Richert stated the reason for the PHO was 1) there was a 24-month time limit placed on applying for building permits and 2) the individual businesses have operated without this knowledge and are trying to comply so they can obtain their Certificate of Occupancy.

Mr. Easton asked what the specific land use of Lot 5 was and how long has it been in business.

Mr. Richert answered that a spa business has been operating for approximately 10 to 12 years. He stated that the owners of Lots 3, 4 and 5 were amazed there was anything other than what was on their properties when they closed their sales. He stated he submitted two site plans for the properties on Lots 4 and 5. He stated the residential garage on Lot 5 was permitted and given a Certificate of Occupancy. He stated that Mr. Stephenson's letter indicated the structure can be on Lot 5, which is shown on the site plan, and it makes sense to do a dedication of a 1 foot vehicular non-access easement along the alley for the property. He stated deleting Stipulation 4 made sense because there is driveway access to

Scottsdale Road and the road has been fully improved for years. He stated a dedicated public transit stop creates a problem because no one is sure exactly where it should go and who manages it.

He stated the rationale from the Public Transit Department used for dedicating a public transit stop was because the existing one north of Sweetwater Avenue is not in the correct location. He argues that this could've been changed when the public improvements to Scottsdale Road occurred. He stated Stipulation 7 needs modification because the building on Lot 5 is close to 15 feet in height when the stipulated maximum heigh is 14 feet.

He requested to modify Stipulation 8 to accommodate the alleyway along Lot 5. Regarding Stipulation 10, Mr. Richert asked why the approvements stipulated were not completed when the improvements along Scottsdale Road were made. He stated there are no sidewalks in the immediate area and most people utilize automobiles instead of the transit systems. He argues the Transit Department should be the one to build the transit pad because it is a city-wide desire to have the improvements. He argued Stipulation 11 should be deleted because no one will be digging in the area. He stated Stipulation 12 reflects the final action of the PHO request by granting a new date of approval and asked if Mr. Easton can recommend a 24-month approval time frame because it will allow the other property owners to comply with the stipulations.

He recommended Stipulation 13 be deleted because the stipulation recognizes that all the properties are individual and have different wall heights. He argued that the office space use is low impact and building the 8-foot wall in 5 different segments does not make any sense.

He stated the 24-month time extension would give the property owners time to comply with the stipulations. He stated the 10-foot landscape setback cannot be done on Lot 5 because it was approved during the time of permitting and rezoning, but he does not want the same to happen to Lots 1 through 4 as it will not provide adequate landscape buffering for the neighbors. He stated the business owners are still utilizing the trash cans in the alleys for their trash. He reiterated keeping the landscape setback is important to keep the developers from building more on the properties and bringing in more employees. He stated the 8-foot wall is important for safety measures.

He stated they intend on complying with the landscape setback for Lot 5 and do not intend to change it for the remaining lots. He stated previous projects have been over-stipulated to provide public improvements in the public right-of-way when the city can only require one lane along Scottsdale Road. He stated the owners of Lots 4 and 5 are willing to use trash cans on their properties instead of the alley. He stated the employees and customers of the businesses are to use Scottsdale Road as their access point, not the alleyways.

Michael Howell, nearby neighbor, asked if there is some rationale for the agreement for the 8-foot wall. He stated he lives behind Lot 5 and there are mature trees along the southernmost portion of the lot. He stated he was told by the City that that area would not be relinquished because it is a drainage area and the individuals who own the property are responsible for it. He stated he has not been able to fill in his drainage area but the property behind him has and he wants to ensure he will not be held responsible for it.

Mr. Richert stated people wanted the wall for noise prevention and view protection. He stated the intention of the wall was to separate the activity on the five lots and there would be no access to the lots once the properties were converted to offices. He stated Mr. Easton can probably add a stipulation requiring the R-O properties to have their own trash receptacles instead of utilizing the trash cans in the alley. He asked Mr. Easton if he can add language regarding the floodplain issue Mr. Howell mentioned.

Kelly Howell, nearby neighbor, stated the fence goes past the wash area. She stated the property owners are good at dumping their trash, however landscapers for Lot 5 have dumped bulk trash in the alley. She stated that blocking off alley access from Scottsdale Road would prevent traffic along the neighboring properties.

Mr. Easton asked Mr. Richert to clarify what the parameters of the request were. He asked if this request was only for Lots 4 and 5.

Mr. Richert stated it was only for Lots 4 and 5.

Mr. Easton clarified that he will only talk about Lots 4 and 5 and a separate PHO request would need to be submitted for Lots 1, 2 and 3 if the property owners were interested in going through the same process. He stated this is the first time the details of the proposal have been presented since the narrative did not explain it thoroughly. He stated that the letter from Mr. Stephenson does address the building on Lot 5 and indicates there cannot be any buildings within 111 feet from the alleyway, however the building permit for the garage has already been approved. He reiterated the letter said the garage was permitted for residential use and the client may not use the building for a residential-office use unless a Planning Hearing Officer modification of Stipulation 1 regarding general conformance to a site plan is approved. He stated they did not comply and asked Mr. Richert when the use of the property was converted from residential to office.

Mr. Richert stated he was not aware at the time and the property owner was planning on building the garage as a residential building and that is how it was permitted. He stated since this is an R-O property, it may not meet the building code for commercial use. He stated if the property owner wanted to use the garage as an R-O use, she would need to go through the PHO process again to

get the allowance and submit plans that shows the building complies as commercial use.

Mr. Easton stated that he needs more information and is taking the case under advisement.

FINDINGS:

1) The request to modify Stipulation 1 regarding general conformance to the site plan is recommended to be approved with a modification. This modification is to provide more standardized general conformance stipulation language and combine both lots into one general conformance Stipulation.

   The original rezoning case (Z-37-07-2) stipulated general conformance to the site plan date stamped February 9, 2009 with specific regard to the existing building footprints, maintenance of the existing west property line walls and the addition of enclosed/covered trash containers.

   Lot 5 received approval for a detached garage in the rear yard prior to the City Council approval of the original rezoning case. The intent of the garage, as explained in a letter written by prior Principal Planner/Planning Hearing Officer Alan Stephenson on February 5, 2010, was for the client to continue utilization of the property as a single-family residence with a detached garage for their personal use. The letter from Mr. Stephenson also noted that the current owner of Lot 5 may not utilize the detached garage for a Residential Office (R-O) use unless a PHO modification of Stipulation 1 regarding general conformance to the site plan is approved. The applicant did not complete this step as directed and has been using the site for R-O uses for several years and is now asking for the necessary modification.

2) The request to delete Stipulation 4 regarding cross access and parking agreements is recommended to be approved. In the original rezoning case, it was envisioned that Lots 3 and 4 would develop concurrently as a combined phase and with a shared parking design. This did not come to pass and Lots 3 and 4 were converted to office uses separately. Lot 3 is also not a party to this case. The two property owners are not working together on a shared design. Further, this recommendation is consistent with the recommendation for modification in Stipulation 1 in which Lot 4 is depicted as a standalone site. This recommendation will allow Lot 4 to move forward with its proposed site plan and not be dependent on redevelopment of Lot 3.

3) The request to delete Stipulation 5 regarding Scottsdale Road improvements is recommended to be denied. The existing southbound

bus stop north of Sweetwater Avenue is not in compliance with City of Phoenix standards for bus stop placement and spacing. Bus stops are to be located on the far side of intersections and spaced approximately 1,320 feet (1/4 mile) from one another. The existing bus stop at the intersection of Scottsdale Rd & Dreyfus Ave is too close to the stop to the north and too far from the stop to the south.

4) The request to modify Stipulation 7 regarding building height is recommended to be approved with a modification. References to the maximum number of building stories are recommended to be removed as building height is the appropriate standard to control building massing and impact. There is no proposal to modify the maximum building height of Lot 4 and the existing stipulated height of 13 feet is recommended to be retained. The detached garage in the rear portion of Lot 5 is setback at a minimum of 18 feet from the centerline of the alley and one extra foot of building height beyond the original stipulated 14-foot maximum height will not negatively impact surrounding properties. The modified stipulation is also more restrictive than the maximum 30 feet in height otherwise permitted by the R-O zoning.

5) The request to modify Stipulation 8 regarding minimum rear setbacks is recommended to be approved with a modification. The modification is to remove reference to Lot 5 entirely. The original stipulation (i.e., 111-foot setback) was based on the existing setback of the original primary home at the time of the rezoning action. However, during processing of the rezoning case, there was also a garage constructed at a minimum setback of 10-feet from the rear property line (18 feet to the centerline of the alley). For further context regarding this garage, please see Finding 1 regarding Stipulation 1. The R-O zoning district requires a minimum 25-foot setback measured to the centerline of the alley. The existing garage would not meet this condition. However, as it was legally permitted and constructed per residential standards, it would be allowed to remain. However, if this garage is expanded or redeveloped in the future, a variance would be required. Therefore, it is sensible to remove the reference to Lot 5 entirely as the existing conditions do not meet the requirement and a public hearing would be required for any future expansion.

6) The request to delete Stipulation 10 regarding street improvements is recommended to be denied. The City of Scottsdale holds authority over the west side of Scottsdale Road, extending solely to the back of the curb. Given that sidewalks are constructed behind the curb within the jurisdiction of the City of Phoenix, the City of Scottsdale lacked the capacity to construct sidewalks within the City of Phoenix right-of-way during the improvement of Scottsdale Road. Additionally, both Stipulation 10 and the proposed additional stipulation (see Finding #10) by the Street Transportation Department align with the provisions outlined in Phoenix

City Code Section 31-91.a. This section of City Code necessitates enhancements to the right-of-way by the adjacent property owner before the issuance of building permits. The section also ensures compliance with the standards designated for each right-of-way as depicted in the "Minimum Right-of-Way Standards Map".

7) The request to delete Stipulation 11 regarding archaeological assessment is recommended to be denied. This stipulation is standard language and will only be enforced during site plan review if new ground is being disturbed and therefore should be retained.

8) The request to modify Stipulation 12 regarding a requirement to obtain final site plan approval is recommended to be approved with a modification. The modification is to delete the stipulation in its entirety. The zoning was vested with the City Council's adoption of Ordinance No. G-5383 and subsequent development is subject to plan review and approval by existing policy.

9) The request to delete Stipulation 13 regarding walls along the rear property line is recommended to be denied. During processing of the original rezoning case, this stipulation was added during the City Council hearing in response to public comments in opposition. The intent of the stipulation was to mitigate the impacts of potential noise and activity on adjacent residential properties. The concern remains. Additionally, this stipulation is compatible with the current Ordinance requirement for provision of an 8-foot wall along common property lines between non-residential property lines and residentially zoned properties. Further, the remaining 3 lots in the original rezoning case area remain stipulated to this requirement. The fact that the property owners did not immediately comply with this requirement upon approval of the original rezoning action does not mitigate the original and continued concern.

10) The Street Transportation Department recommended addition of a new stipulation regarding provision of a detached sidewalk and landscape strip along the west side of Scottsdale Road. This stipulation is recommended for inclusion as the new Stipulation 9. In the event the property is redeveloped, this stipulation establishes the streetscape standard for inclusion of a sidewalk in this location. This stipulation aligns with the provisions outlined in Phoenix City Code Section 31-91.a. This section of City Code necessitates enhancements to the right-of-way by the adjacent property owner before the issuance of building permits. The section also ensures compliance with the standards designated for each right-of-way as depicted in the "Minimum Right-of-Way Standards Map". Provision of detached sidewalks is a commonplace stipulated requirement and appropriate for this location in which no current pedestrian infrastructure exists.

STIPULATIONS:

1.	LOTS 4 AND 5 ~~That development~~ shall be in general conformance to the site plan date stamped FEBRUARY 23, 2024~~, February 9, 2009, w~~ith ~~specific regard to the existing building footprints, maintenance of the existing west property line walls and the addition of enclosed/covered trash containers as approved~~ AS MODIFIED BY THE FOLLOWING STIPULATIONS AND AS APPROVED by the PLANNING AND Development ~~Services~~ Department.
2.	~~That~~ A minimum 10-foot-wide landscape setback along the entire west property line of all lots shall be provided with the corresponding phase. Required landscape materials planted in this landscape buffer shall include a mix of minimum 2 and 3-inch caliper trees placed 20 feet on center or equivalent groupings as approved by the PLANNING AND Development ~~Services~~ Department.
3.	~~That~~ A minimum six-foot wide landscape setback shall be provided along the north property line of Lot 1. Required landscape materials shall include a mix of minimum 2 and 3-inch caliper trees placed 20 feet on center or equivalent groupings as approved by the PLANNING AND DEVLEOPMENT Development ~~Services~~ Department.
~~4.~~	~~That cross access and parking agreements for Lots 3 and 4 shall be created and recorded prior to preliminary site plan approval for the corresponding phase as approved by the Development Services Department.~~
4. ~~5.~~	~~That~~ Right-of-way shall be dedicated to the city along Scottsdale Road south of Sweetwater Avenue and a transit pad installed according to City of Phoenix Detail P1261 as approved by the Public Transit Department.
5. ~~6.~~	~~That~~ The property owner of Lot 5 shall file for and pursue abandonment of the alley, south of Lot 5 prior to the issuance of a Certificate of Occupancy for the residential office use on Lot 5. In the event the abandonment is not granted, a one foot (1') vehicular non-access easement (VNAE) shall be recorded along the southern property line of Lot 5 as approved by the PLANNING AND Development ~~Services~~ Department.
6. ~~7.~~	~~That building height shall be limited to one (1) story and 13 feet with the exception of Lot 5 to be limited to one (1) story and 14 feet.~~ THE MAXIMUM BUILDING HEIGHT OF LOT 4 SHALL BE 13 FEET. THE MAXIMUM BUILDING HEIGHT OF LOT 5 SHALL BE 15 FEET.

7. ~~8.~~	~~That~~ The rear building setbacks (west side) shall be limited to the following existing setbacks: Lot 1 - 77 feet; Lot 2 - 78 feet; Lot 3 - 97 feet; Lot 4 - 103 feet~~, and Lot 5 - 111 feet as measured from the centerline of the existing 16-foot alley~~.
8. ~~9.~~	~~That~~ A one foot (1') vehicular non-access easement (VNAE) along the entire west property line shall be recorded prior to preliminary site plan approval for the corresponding phase as approved by the PLANNING AND Development ~~Services~~ Department.
9.	A MINIMUM 6-FOOT-WIDE DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE AREA SHALL BE CONSTRUCTED ON THE WEST SIDE OF SCOTTSDALE ROAD, ADJACENT TO THE DEVELOPMENT.
10.	~~That~~ The developer shall construct sidewalk, curb ramps, and other incidentals as per plans approved by the PLANNING AND Development ~~Services~~ Department. All improvements shall comply with all ADA accessibility standards.
11.	~~That~~ In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
~~12~~.	~~That each individual property owner shall obtain final site plan approval within 24 months of council action.~~
12. ~~13.~~	~~That~~ An eight-foot wall shall be constructed along the rear property line with the corresponding phase as approved by the PLANNING AND Development ~~Services~~ Department.
13. ~~14.~~	~~That~~ The Street Transportation Department shall study cut-through traffic before and after all five businesses have been established to determine if traffic mitigation is warranted. If warranted, the applicant shall pay their rough proportionality of the costs of mitigation, not to exceed 12 percent.
14. ~~15.~~	~~That~~ Notice shall be provided to all property owners within the 85254-zip code who submitted speaker cards at the City Council hearing of changes to the site plan through either the PLANNING AND Development ~~Services~~ Department site plan review process or the Planning Hearing Officer hearing process.

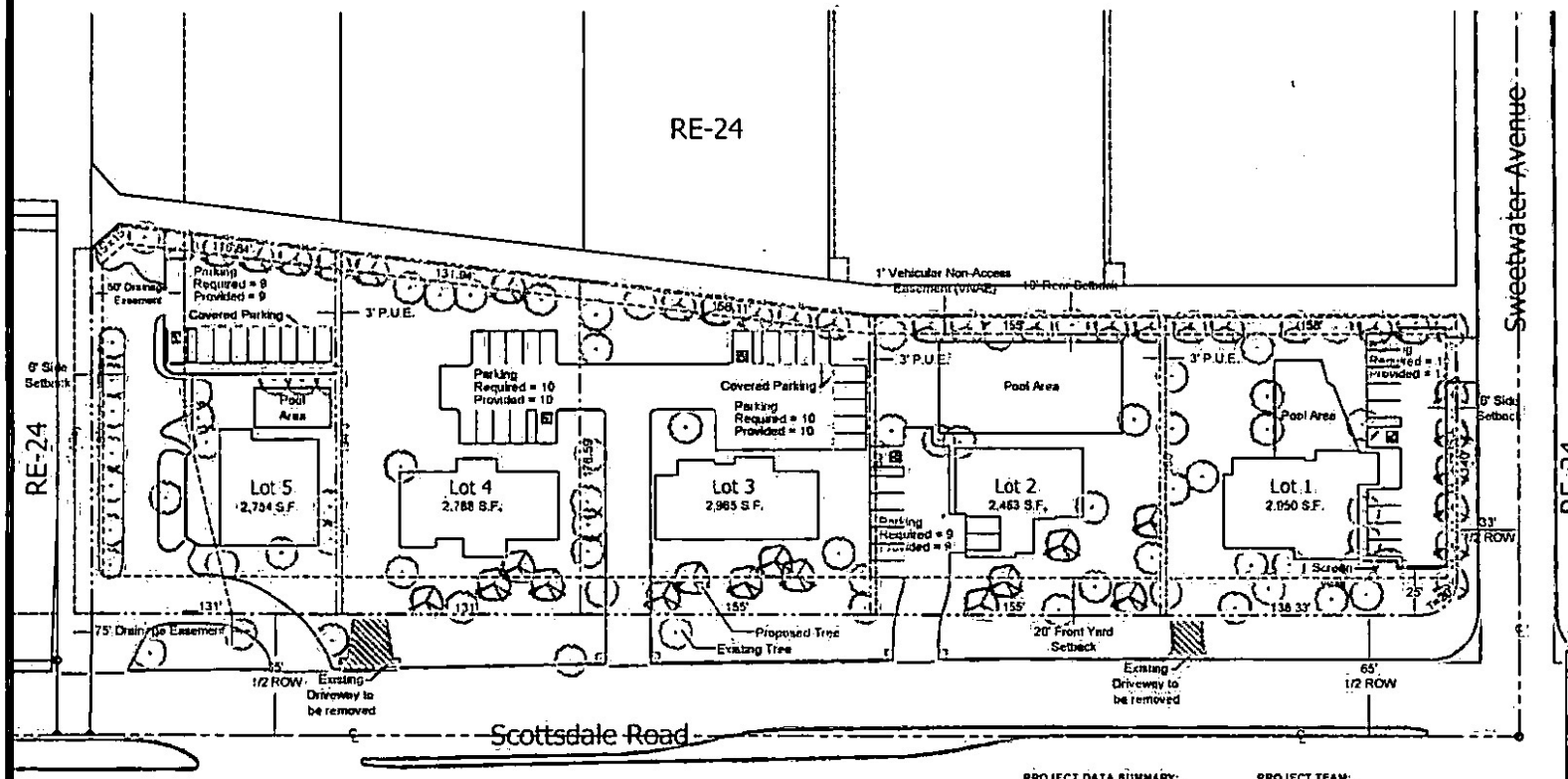
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EXHIBIT H

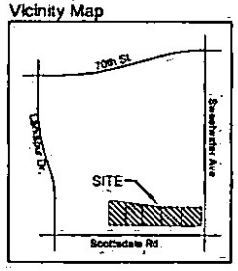
Scottsdale Road & Sweetwater Avenue

Preliminary Site Plan

Lots 1-5 of Foothills Ranchos Subdivision



Vicinity Map



PROJECT DATA:

LOT DATA:

PROJECT DATA SUMMARY:

Project Site Area (Sq. Ft.):	127,840 sq. ft.
Project Site Area (Acres):	2.93 acres
F.A.R.:	13,920/127,840 = 0.11
Parking Required:	48 spaces
Parking Provided:	48 spaces
ADA Parking Required:	5 spaces
ADA Parking Provided:	9 spaces

LANDSCAPE LEGEND:

Existing Tree

Proposed Tree

PROJECT TEAM:

Owner Representative
Lyle Gail
17825 N Saddleback Rd
Scottsdale, AZ 85254
Phone (480) 948-6000
Fax (480) 948-1577

Applicant
Jason Morris
Withey Morris PLC
2525 E. Arizona Biltmore Circle
Suite A212
Phoenix AZ 85016
Phone (602) 230-0600
Fax (602) 212-1787

Land Planner
Marc Reddie
LVA Urban Design Studio, LLC
120 South Ash Avenue
Tempe, AZ 85281
Phone (480) 994-0994
Fax (480) 994-7333

NORTH

SCALE: 1"=30'

NORTH

Scottsdale Road & Sweetwater Avenue

Preliminary Site Plan

Phoenix, Arizona

Approvals:

SIGNATURE OF COPYRIGHT OWNER

PRINTED NAME OF COPYRIGHT OWNER

SDEV #: _____ Q.S. 21-44

ROVA # 07-1580 Zoning Case # Z-31-07-3

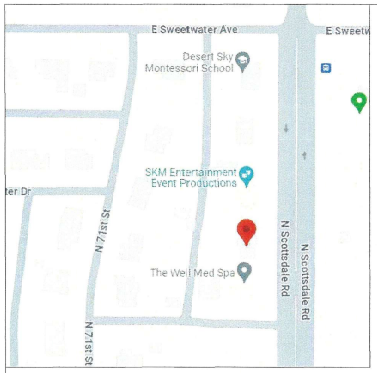
LVA urban design studio
land planning · landscape architecture

CITY OF PHOENIX

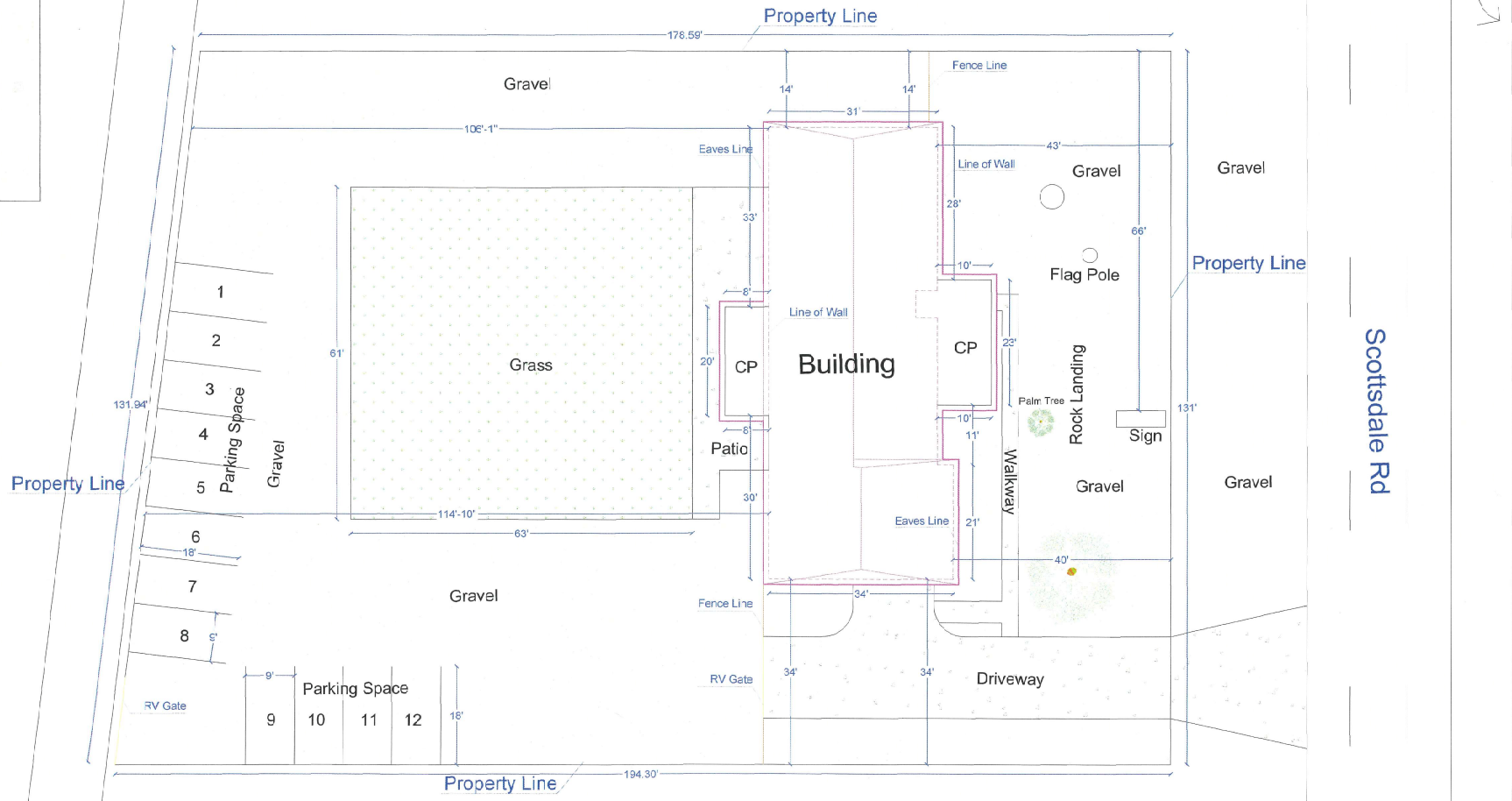
FEB 09 2009

Planning Department

EXHIBIT I



Vicinity Map



CITY OF PHOENIX
FEB 23 2024
Planning & Development Department

ADDRESS: 12814 N Scottsdale Rd, Scottsdale, AZ 85254, USA
Scale:1"=20'

MySitePlan

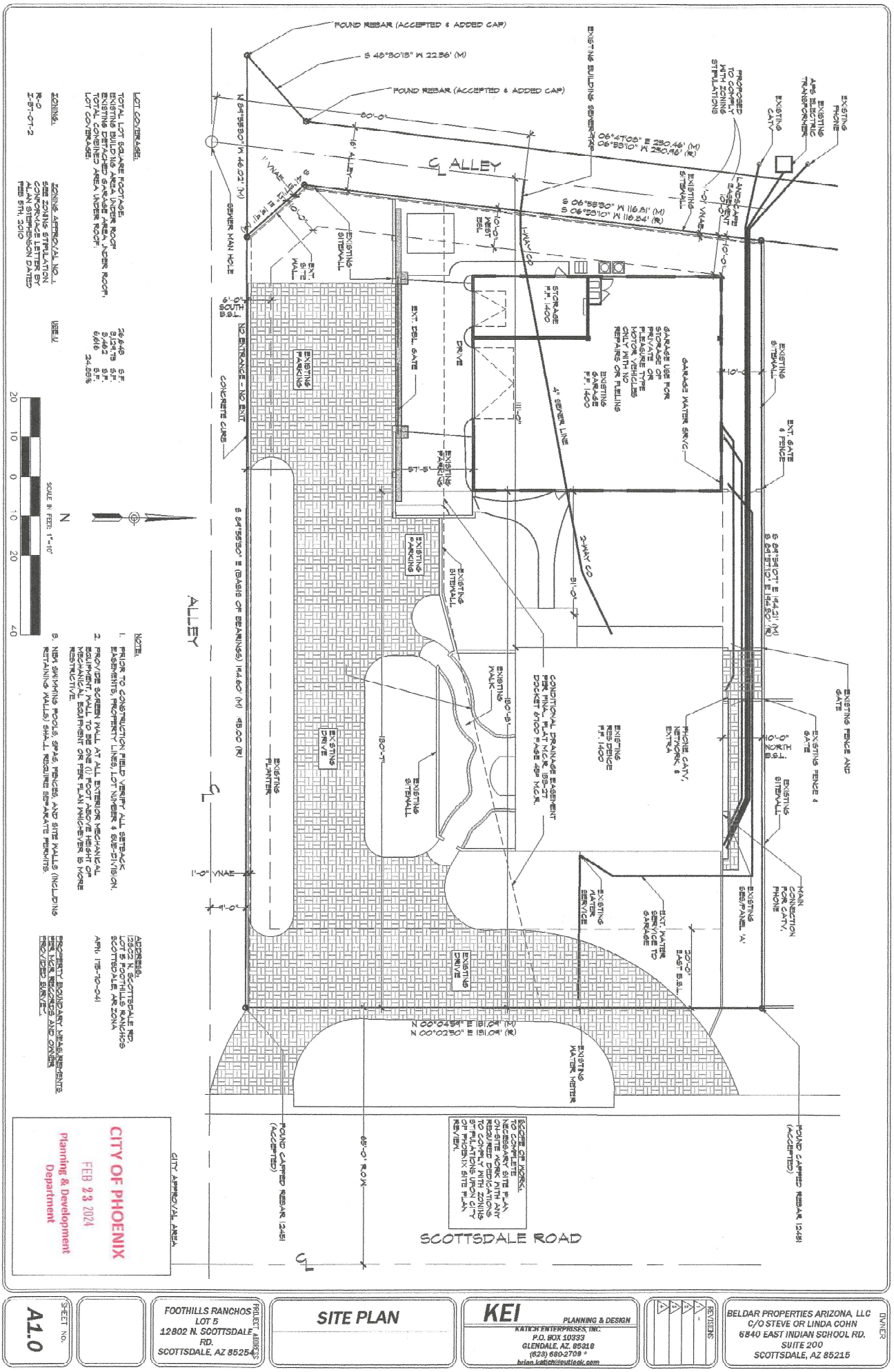
Gravel is 3/8 inch Mojave Gold Landscape Rock

PIN:175-70-040
Owner:BUND STEVEN R

Land: 0.56 AC
Building: 2196 SF

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work procuct represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

EXHIBIT J



PHO-1-24--Z-37-07-2

Proposed Conceptual Site Plan-Lot 5

Hearing Date: April 17, 2024

EXHIBIT K

REZONING CASES

Item #:	6
Application #:	Z-37-07-2
From:	RE-24
To:	R-O
Acreage:	3.68
Location:	Southwest corner of Scottsdale Road and Sweetwater Avenue
Proposal:	Residential office
Applicant:	Jason Morris - Withey Morris P.L.C.
Owner:	Judy A. Bund
Representative:	Jason Morris - Withey Morris P.L.C.

Mr. Alan Stephenson presented Z-37-07-2, a rezoning request from RE-24 to R-O for an approximately 3.68 acre parcel located on the southwest corner of Scottsdale Road and Sweetwater Avenue. Staff recommends approval subject to the stipulations in Addendum B of the staff report. The Paradise Valley Village Planning Committee voted to approve the request 10-2 subject to staff stipulations with a modification to stipulation 10 which would read as follows:

10. That the developer shall construct sidewalk, curb ramps, and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.

This case was referred back to the Paradise Valley Village Planning Committee by City Council.

Mr. Jason Morris, 2525 E. Arizona Biltmore Circle, presented five homes on Scottsdale Road and Sweetwater Avenue. It is directly across the street from the Jewish Community Center which is a 40 acre facility with schools and community amenities. Just south of this center is a shopping plaza with some residential homes in between. Also in that area is the Scottsdale Airport with other commercial ventures. The underlined zoning of the Jewish Community Center is RE-35. Just looking at the size of the parking lot for this facility gives a sense of the types of programming that occurs. Some of the uses are a Kindergarten through 8th grade school, a high school, and summer programs. There is a senior facility where holiday and teen programs take place, a full fitness center, two pools, and a tennis court. An aerial slide of the area from 1979 was shown where the site was plotted 10 years prior and originally developed in 1969 through 1970. This made sense as a model complex 40 years ago because whatever traffic existed was not a detriment.

The next aerial slide shows a completely different context for Scottsdale Road, not only for adjacent property uses, but Scottsdale Road itself has changed in character, traffic and in overall capacity. The 2007 aerial shows not only additional lanes of traffic within Scottsdale Road, but a completely different median system and a signalized intersection at Sweetwater Avenue which then becomes an east-west collector at that location.

As the sizes of the lots are examined, it can be seen that they do not have the same depth as some of the homes immediately adjacent and within that community. This case was before the Planning Commission approximately 1 year ago with a different site plan involved. One of the things done was to reallocate the parking access points on the site plan. Also looked at where the buffers between these properties and anything to the west within the neighborhood. As a result, the site plan is updated and shows several changes. There is an increased set back along the west property line. There is also an agreement in the stipulation to create a 1 foot non-vehicular access easement meaning, there will be no connection from these properties to the alley way to the west; so there is no contiguous traffic. There is no loop road that would bring traffic along the back portion of these properties. They have also agreed to the same type of non-vehicular access easement for the south side. The building height has been limited to 13 feet on 4 homes and 14 feet on the fifth home which reflects the existing condition.

A traffic study has been conducted which was not available the last time this case was before the Planning Commission. This is a transitional area, the text and the ordinance itself calls for precisely the situation these 5 homes present. It explains why as time goes by, forty years in this instance, a need for a buffer is evident and the residential office category provides that buffer. It refers to the edges of residential areas and location on an aerial street, all of which are occurring. It talks about keeping development at a residential scale or as in this case, conversion of residential structures for professional offices. It also permits continuation of residential uses, should that be desired. What is specifically prohibited is just as important; neighbors are concerned about the creep of this use into the neighborhood. The specifics of the ordinance prohibit R-O use on anything but a collector or arterial street, which means it cannot migrate into the neighborhood nor would staff approve it. It would also have to go before this Planning Commission and the City Council. Also presented were examples of how R-O zoning looks when it is done successfully, both on Missouri Avenue and 44th Street and also on 32nd Street. These are homes that have been converted to another use because of their undesirable nature as a single family residence and the propensities for these to turn into rental properties that are not maintained. By investing into these buildings in both landscaping and exterior, there are successful buffers. It has had no deleterious impact on the homes immediately adjacent to them or to the interior of the neighborhood. No additional R-O zoning has been requested for that neighborhood.

Mr. Morris also presented areas when R-O zoning is not granted or requested. A home on Cactus Road, another near the Biltmore Fashion Square, Chaparral Road and Scottsdale Road that have not seen any reinvestment. There is no desire to address Scottsdale Road because of it's intensity at that location.

Since the opening of the Loop 101 a dramatic drop in traffic occurred along Scottsdale Road between 2002 and 2005; from 59,000 to 38,000 vehicles on the road. Although the numbers are now creeping back up, both Scottsdale Road and Sweetwater Avenue have less traffic today than it had in 2002. The access to this site is right in, right out, which means it is purely southbound access. The number of driveways that currently exist will be limited. There is no benefit to drive through the neighborhood to access these homes, in fact, it is impossible.

The traffic study also shows that only 5 additional U-turns will occur at the intersection on Scottsdale Road and Sweetwater Avenue during the a.m. peak and that again, equates to no additional traffic, it will have no adverse effect. These are the only five homes with direct access driveways to Scottsdale Road; from the Tempe boundary all the way to Carefree Highway. Other residential uses adjacent to Scottsdale Road are those with side on frontage road, and rear lot conditions. There will also be a Development Services Department requirement that will provide ADA access along Scottsdale Road which will lead to the bus stop that is on the south side of the intersection at Sweetwater Avenue adjacent to the side on residential conditions.

Commissioner Amery asked if any of the homes are currently in violation with neighborhood services.

Mr. Morris responded yes, at least one of the homes is under violation.

Commissioner Amery also asked if there is anyone currently operating incorrectly in the uses of the properties.

Mr. Morris stated that this was also asked at the Paradise Valley Village Planning Committee meeting and continues to be an issue. There are several businesses that are registered at the Corporate Commission that have their LLC or their partnerships in these neighborhoods and in this subdivision in particular. That in itself is not a violation but is indicative of the number of businesses that are home based in this area.

The following submitted cards in favor but did not wish to speak.

Penny Warring, 4626 E. Janice Way, Phoenix
Jim Mannar, 12850 N. Scottsdale Road
Deborah Mannar, 12850 N. Scottsdale Road
Kathy Migdal, 13410 W. 82nd Street, Scottsdale
Harvey Migdal, 13410 N. 82nd Street, Scottsdale

Talor Migday, 13410 N. 82nd Street, Scottsdale
Kristin Dixon, 10847 W. Olive #2070, Peoria
M.F. Kay, 4635 E. Michelle Drive
Geri Huffman, 1720 N. 74th Place, Scottsdale
Harry Huffman, 1720 N. 74th Place, Scottsdale
Linda Huffman, 4527 E. Sandra Terrace, Phoenix
Tom Moebius, 12838 N. Scottsdale Road
Rylee Gallun, 11748 E. De La O Rd, Scottsdale
Holli Gallun, 11748 E. De La O Rd, Scottsdale
Ashley Gallun, 4150 E. Cactus Road, Phoenix
Raegan Gall, 6725 E. Cholla Street
Linda Gall, 6725 E. Cholla Street
Lyle Gall, 12826 N. Scottdale Road
Mike Ferrara, 4150 E. Cactus Road, Phoenix
Tyler Breitag, 6725 E. Cholla, Scottsdale
Travis Gall, 4075 E. Sleepy Ranch Road
Raye Gall, 4075 E. Sleepy Ranch Road
Margie and John Mahlum, 5328 E Greenway Land
Matt Kelly, 12615 N. 67th Street
Brad Gallun, 11748 E. De La O Rd, Scottsdale Road
Deidra Harling, Phoenix
Falan Alpert, 8389 58th Place
Hillary Alpert, 8389 58th Place
Robert Alpert, 12802 N. Scottsdale Road
Daniel Alpert, 325 E Broadway Rd, Tempe
Graenie Warring, 4626 E. Janice Way, Phoenix
Hunter Warring, 4626 E. Janice Way, Phoenix
Riley Warring, 4626 E. Janice Way, Phoenix
Jeff Feher, 329 E Broadway Rd, Tempe
Toni Biggins 3507 N., Scottsdale

Denise Finell, 6951 E. Bloomfield Rd, stated she is two blocks west of Scottsdale Road. She was concerned with what was going to happen to these properties because of their inappropriateness for residential use. This seems to be an ideal buffer for a residential site. She has seen businesses grow in this area and did not want to see a strip mall. She feels this will lend some stability in the area; it is logical, safe and well maintained. She understands that the welfare of the whole neighborhood is being looked at, but also as the zoning becomes more realistic for the use of this property, the tax revenues will go up. Basically she cannot see a disadvantage; the driveways open out to Scottsdale Road, not the neighborhood.

Conde Rogers, 7220 E. Sweetwater Avenue, stated her property is on the northeast corner of Scottsdale Road and Sweetwater Avenue, the closest to the five homes. She and her husband attended the last meeting where they were in support, but did understand some of the concerns of the neighbors. They are

now enthusiastic supporters because of the future plans for the properties. Those involved have gone to great lengths to accommodate each of the concerns that have been raised by the opposition. She feels this is a great use for these properties and she is the most affected of anyone else here this evening. Those living in the properties have been outstanding neighbors.

The following submitted cards in opposition but did not wish to speak.

Jeff Snedden, 6841 E. Presidio Road, Scottsdale
Sue Snedden, 6841 E Presidio Road, Scottsdale
Paul Barnes, 5518 East Mariposa
Diane Huffmaster, 12835 N. 71st Street
Craig Anderson, 12835 N. 71st Street, Scottsdale
Mark and Paula Gert, 10821 E. Presidio Road
Lisa Nissenbaum, 6827 E. Corrine Drive, Scottsdale
Pollie Colter, 7015 E. Sweetwater Avenue
Imogene Eide, 7015 E. Sweetwater Avenue
Jon Altmann, 5305 E. Sweetwater Avenue
Liz Slater, 7074 E. Aster Drive
Diana Baumann, 12229 N. 71st Street, Scottsdale
Leo Baumann, 12229 N. 71st Street, Scottsdale
Bruce Foster, 12828 N. 71st Street
Amy Foster, 12828 N. 71st Street

John Crookham, 7043 E. Carol Way, Scottsdale, stated that the residents of the neighborhoods are nearly unanimously opposed to this rezoning. At the last Planning Commission hearing the applicant was instructed to make very specific changes by the Mayor because the plans were not adequate; there has not been any significant change. The parking places have been switched around, a couple of plants have been moved, and the access points onto Scottsdale Road have actually increased as opposed to being decreased. Mr. Crookham presented an aerial view of the neighborhood and of the homes to show the impact that the changes would make in this area. The 4 homes, south along Scottsdale Road, are completely surrounded by residential as also to the west and north. The Jewish Community Center is similar to living next to a YMCA or a grade school and it is also surrounded by residential area. The applicant is trying to spot zone in the area of the 5 properties.

What were not shown by the applicant were the 5 homes that the rezoning is being requested for. These are very nice, well maintained homes on very large ¾ acre lots. Currently there are businesses operating illegally in some of these homes. At least two of the lots have illegally erected commercial type parking structures in the back yard. They have 60 foot set backs with very large front and back yards; there are no sidewalks. This is an up and coming neighborhood that is very unique in this city.

The City Council stated it would be impossible to drive through the neighborhoods; the properties can only be accessed driving southbound on Scottsdale Road. If there are businesses there, any customers or employees heading northbound on Scottsdale Road will have to go to Sweetwater Avenue and try to make a very dangerous U-Turn; there is no left turn arrow there. They would then take a left, drive into the neighborhood and find a driveway to turn around on. If not, they will go to Sweetwater Avenue, go to Larkspur Drive and funnel right into the neighborhood through 71st Street to Sweetwater Avenue and back so they can make a right turn to get into these properties, or access the properties by taking a left turn on Cactus Road through 71st Street and make the right hand turn to get to these properties. The increase in traffic coming through the neighborhood is going to be substantial.

The properties are going to be vacant at night; this is a potential safety risk with crime unnecessarily being drawn to the area. One of the homes shown by the applicant, at the corner of Scottsdale Road and Cactus Road, is owned by a speculator that the neighborhood has been dealing with for the past 2 years. There is a lack of care with absentee owners. The homes owned by actual homeowners are very nice

Mr. Crookham presented photos of other R-O zoned businesses in Phoenix. For example; a palm reader business, an insurance agency with the building painted lime green, a vacant boarded up R-O office, a rental car facility, a dental office, and massage parlor. Some of the businesses shown had signage painted on the windows. If R-O zoning were controllable, lime green insurance agencies would not exist. The staff report stated that they are in need of small scale office space. The Grubb and Ellis report stated that there are over 7.2 million square feet of office space in the north Scottsdale and airpark areas. That is more than any other area of this city. They are overwhelmed with commercial office space around them, and there is no need to insert that into this neighborhood,

Traffic statistics for southbound Scottsdale Road has about 15,500 vehicles on the road each day and westbound Cactus Road has 15,000 vehicles. There are 13 homes with driveways facing Cactus Road that are subjected to the same traffic stressors as the five properties. That is what happens when a home is on an arterial street. There are homes that are buffered and have mitigated the uses with landscaping and walls. The applicant has never done that, they choose not to. There have been other rezoning requests for R-O in their area and staff has consistently rejected them because the properties have been viable for residential use. There is adequate commercial zoning in the area, R-O zoning is incompatible with the residential area, as it is in their neighborhood, and it would set precedence for similar requests.

Keirland Commons is one to two minutes away with shopping and nightlife, which is the image that has been established for this area of town, it brings in tourist, high end businesses, and sporting events. This is what they sell Scottsdale

Road for; R-O will do nothing but tarnish that image. Currently there is not a single R-O on Scottsdale Road. Mr. Crookham read a portion of the Missouri Avenue Land Use Study and the Arcadia Camelback Study where they both favored residential over R-O. The staff reports states that these are compatibly with the General Plan. People relied and invested their life savings on the General Plan that said this is a residential area. The staff report does not address any of the impacts for this neighborhood.

Commissioner Amery asked about the traffic impact in regards to the school on Scottsdale Road and Sweetwater Avenue.

Mr. Crookham stated that the traffic from the school is a problem on Sweetwater Avenue, it backs up to some extent; any more traffic would compound the problem.

Pat Humphrey, 12401 N. 65th Place, stated she has an objection to this hearing; it was originally remanded back to the Paradise Valley Village Planning Committee to deal with the traffic issues. The applicants were supposed to work with the City of Scottsdale, which was not done; instead they went back to the Village Planning Committee with a new site plan. One of the biggest issues along Larkspur Drive was the traffic. As neighbors, they requested a traffic study. The Engineering Department divided Larkspur Drive into two sections. The sections closest to the applicants' property were eligible for the $100 traffic humps. In her area of the neighborhood that would not be practical for slowing down the traffic because they do not have sidewalks. They felt that vehicles would drive on their front yards or around other traffic calming devices. Street lighting is very limited and students must walk on the street while going to and from the bus stops for school. She also corresponded with the Paradise Valley School District. The school buses make 3 runs in the morning and 3 in the afternoon for each of the three schools in the area.

Mr. Alan Stephenson read the minutes of the motion that was made by the City Council in regards to this application. Councilman Johnson made the motion to remand this case back to the Village Planning Committee. He requested for staff to review all of the new information and take another look at the overall facts. He also stated that the case be heard again by the Village Planning Committee and the Planning Commission so the community could have input during the process. Councilman Simplot seconded the motion and concurred with Councilman Johnson. The remand is valid to go through the full process of the Village Planning Committee and Planning Commission. Staff has taken a look at the additional facts and supports the case per the stipulations.

Mr. Morris stated that the homeowners are not going to allow their homes to become run down for the sake of an R-O application. The fact that the homes have been well kept should not be held against the applicant. They are not, however, adequate places to raise a family. Many of the homes shown in the

neighborhood and those on Scottsdale Road have a frontage road. The five properties do not; and they are not 60 feet from the property line. The planning staff has been diligent in going by the guidelines as to what makes an appropriate R-O project, just because there is a desire or speculation that there is more value in a home as an office than as a residential does not lead professional planning staff to recommend approval as they have with this case. The applicant did speak with the City of Scottsdale and there are no absentee owners or speculators. The main issue with the neighborhood is the traffic, inside and outside of the neighborhood.

Commissioner Amery asked if in the stipulations the height of the homes will remain the same.

Mr. Morris responded because there can be no other uses for these five homes; they have agreed not to change the concept, scale, or overall design. Which means, what is seen today, other than the improvements that will be made by the Development Services Department and the landscape situation, is what will be seen in the long term. This zoning district does not include massage parlors, but a residential office that cannot be higher in height nor larger in scale than currently exists.

Commissioner Amery stated that normally these applications are presented as individual sites; with this application multiply sites will be bundled. He can stand behind this request.

Mr. Morris stated from the outset, the neighbors have feared three things, traffic, the creep of other R-O zoning, and the change of qualify of life. They do not want additional R-O cases occurring along Scottsdale Road that they would subsequently have to fight. As a result of that and the five property owners working together, this is a complete package, rather than for instance, two of the homes becoming rezoned one year and three coming later, or one by one. The owners of these properties recognize that they are all ultimately in the same position. Instead they have worked with the city to create a traffic pattern so that there will not be the same number of driveways at the end of this conversion as there is today. For instant, some homes have more than one driveway onto Scottsdale Road, there are six or seven with these homes that can be condensed down to a cross access easement parking and pedestrian situation so that the homes are self contained and there is no justification for making it more intense or coming back to ask for additional uses. Instead they can operate as professional offices without relying on other properties.

Chairman Keuth asked if there were any concerns with the stipulations.

Mr. Morris stated the original case was overwhelmingly denied by the Paradise Valley Village Planning Committee. This illustrates the work that the applicant has done since it was remanded by the City Council. The site plan was entirely

changed, given that they could not change the five homes, they did change the site plan surrounding the homes. And as a result, they gained the support of the village by a vote of 10-2 in favor. They are in agreement with the stipulations suggested by staff.

Chairman Keuth commented for clarification that the Planning Commission is made up of seven full time appointees, of the other two, one represents as chair or vice-chair of one of the Villages and the other as a neighborhood representative. It is not uncommon for those on the board to hear some cases twice. The Planning Commission is an advisory body for the City Council. Over the years there had been some concerns about potential conflict, this has been cleared through the City of Phoenix Law Department. The board members are fully capability of participating in this debate as well as the debate they participated in at the Village Planning Committee.

Commissioner Awai expressed that he understands the concerns of the opposition. He believes that the homes are not viable for residential use and this is exactly what this zoning issue was designed to address.

Commissioner Awai made a MOTION to approve Z-37-07-2 per the Paradise Valley Village Planning Committee recommendation and stipulations.

Commissioner Ellis SECONDED.

Commissioner Amery stated he usually is not in favor with R-O requests, however, the bundling of these lots as one application makes for a more palatable R-O arrangement.

Chairman Keuth stated that the last time this case was heard he voted in opposition. He is now satisfied with the changes of the site plan.

There being no further discussion, Chairman Keuth called for a vote and the MOTION PASSED 6-0 (Davis, Katsenes, Gullett, absent).

* * * *

Stipulation:

1. That development shall be in general conformance to the site plan date stamped February 9, 2009 with specific regard to the existing building footprints, maintenance of the existing west property line walls and the addition of enclosed/covered trash containers as approved by the Development Services Department.

2. That a minimum 10-foot wide landscape setback along the entire west property line of all lots shall be provided with the corresponding phase. Required landscape materials planted in this landscape buffer shall include a mix of minimum 2 and 3-inch caliper trees placed 20 feet on center or equivalent groupings as approved by the Development Services Department.

3. That a minimum 6-foot wide landscape setback shall be provided along the north property line of lot 1. Required landscape materials shall include a mix of minimum 2 and 3-inch caliper trees placed 20 feet on center or equivalent groupings as approved by the Development Services Department.

4. That cross access and parking agreements for lots 3 and 4 shall be created and recorded prior to preliminary site plan approval for the corresponding phase as approved by the Development Services Department.

5. That right-of-way shall be dedicated to the city along Scottsdale Road south of Sweetwater Avenue and a transit pad installed according to City of Phoenix Detail p1261 as approved by the Public Transit Department.

6. That the property owner of lot 5 shall file for and pursue abandonment of the alley, south of lot 5 prior to the issuance of a certificate of occupancy for the residential office use on lot 5. In the event the abandonment is not granted, a one (1) foot vehicular non-access easement (VNAE) shall be recorded along the southern property line of lot 5 as approved by the Development Services Department.

7. That building height shall be limited to one (1) story and 13 feet with the exception of lot 5 to be limited to one (1) story and 14 feet.

8. That the rear building setbacks (west side) shall be limited to the following existing setbacks: lot 1 – 77 feet; lot 2 – 78 feet; lot 3 – 97 feet; lot 4 – 103 feet and lot 5 – 111 feet as measured from the centerline of the existing 16-foot alley.

9. That a one (1) foot vehicular non-access easement (VNAE) along the entire west property line shall be recorded prior to preliminary site plan approval for the corresponding phase as approved by the Development Services Department.

10. That the developer shall construct ~~improve all streets adjacent to the development with paving, curb, gutter,~~ sidewalk, curb ramps~~, streetlights, landscaping~~ and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.

11. That 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.

EXHIBIT L

City of Phoenix
PLANNING DEPARTMENT

Mr. Jason Morris
Withey Morris PLC
2525 E. Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016

February 5, 2010

RE: Zoning Stipulation Conformance for Z-37-07-2; Southwest corner of Scottsdale Road and Sweetwater Avenue.

Dear Mr. Morris,

Thank you for your inquiry regarding the zoning stipulation conformance for rezoning application Z-37-07-2, located on the southwest corner of Sweetwater Avenue and Scottsdale Road. Specifically, stipulations relating to alley abandonment and general conformance to the site plan. Your client, Mr. Alpert owns Lot 5 (12802 N. Scottsdale Road) that was included in the above mentioned zoning application. This rezoning application was approved by the City Council on July 1, 2009 with the adoption of G-Ordinance G-5383.

Stipulation number one requires general conformance to the site plan date stamped February 9, 2009, with specific regard to the existing building footprints, maintenance of the existing west property line walls and the addition of enclosed/covered trash containers as approved by the Development Services Department. The lot 5 parcel has a building permit (RPRL #09049) for a detached garage in the rear yard that had met all the City requirements and was complete and ready for pick-up on April 10, 2009, prior to the City Council approval of the rezoning application. The intent of the detached garage is to allow for your client to continue utilization of the property as a single-family residence, with a detached garage for their personal use. The City is obligated to honor approved building permits, even if the zoning is changed subsequent to that approval, so long as it is within 180 days of building permit approval, or as specified on the permit. Your client submitted a revised plan to only change the detached garage building material type from a solid block construction to a wood frame and stucco construction method on September 30, 2009 (RPRL #09365). This submittal was within the 180 day window for the building permit approved on April 10, 2009. Therefore, issuance of a new building permit that only reflects a change in building material does not trigger the general conformance site plan review requirement envisioned in

200 West Washington Street Phoenix, Arizona 85003 602 262 7131 FAX 602 495-3303

stipulation one because the original building permit was issued prior to City Council adoption of the R-O zoning.

Please note that your client may not utilize this building for a Residential Office use unless a Planning Hearing Officer (PHO) modification of stipulation one regarding general conformance to the site plan is approved. This is necessary because any R-O use of the building must comply with the approved site plan from Z-37-07-2, which does not show a detached garage in the rear yard for office uses.

Stipulation number six requires the property owner to file for and pursue abandonment of the alley right-of-way. The City can only require that it be filed and pursued and cannot guarantee an outcome on a separate public hearing process. In this case, your client filed for and pursued the abandonment through the Development Services Department and was told via attached correspondence that the City would not support abandonment of the alley. An existing water main runs down the center of the alley and the Water Services Department requires public access to maintain this required infrastructure. In addition, there is a 50-foot drainage easement on the south side of the property and the original land did not come from the Foothills Ranchos subdivision. It would be sold back to the property within the Trails End subdivision to the south of the rezoning request (and lot 5) because they made the original dedication of the alley right-of-way. The attached documentation substantiates that stipulation has been fulfilled so long as the owner dedicates the required one-foot (1') vehicular non-access easement along the south property line.

In conclusion, a new building permit for a detached garage to service the existing single-family residential use does not trigger the review requirement for general conformance to the stipulated Z-37-07-2 site plan because a building permit was approved for pick-up prior to City Council approval of the rezoning request. Stipulation six has been met because the alley abandonment was filed for and pursued; so long as the owner dedicates the required one-foot vehicular non-access easement along the south property line.

If you desire any additional information on this request please contact me at alan.stephenson@phoenix.gov or (602) 262-4870.

Sincerely,

Alan Stephenson
Principal Planner/Planning Hearing Officer

C:
Z-37-07-2 Case File
Aubrey Anaya, Paradise Valley Village Planner
Ian Munro, Development Services Department

ATTACHMENT C

REPORT OF PLANNING COMMISSION ACTION
August 1, 2024

ITEM NO: 11	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	PHO-1-24--Z-37-07-2
Location:	Approximately 480 feet south of the southwest corner of Scottsdale Road and Sweetwater Avenue
Existing Zoning:	R-O
Acreage:	1.17
Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped February 9, 2009. 2) Request to delete Stipulation 4 regarding cross access and parking agreements. 3) Request to delete Stipulation 5 regarding Scottsdale Road improvements. 4) Request to modify Stipulation 7 regarding building height. 5) Request to modify Stipulation 8 regarding rear building setbacks. 6) Request to delete Stipulation 10 regarding street improvements. 7) Request to delete Stipulation 11 regarding archaeological assessment. 8) Request to modify Stipulation 12 regarding a requirement to obtain final site plan approval. 9) Request to delete Stipulation 13 regarding walls along the rear property line. 10) Technical corrections to Stipulations 2, 3, 6, 9, and 15.
Applicant:	David E. Richert
Owner:	Linda Cohn, Beldar Properties Arizona, LLC and Steven R. Bund
Representative:	David E. Richert

ACTIONS:

Village Planning Committee (VPC) Recommendation:
Paradise Valley: No recommendation.

Planning Hearing Officer (PHO) Recommendation: The Planning Hearing Officer heard the request on April 17, 2024 and took the case under advisement. On May 21, 2024 the Planning Hearing Officer took the case out from under advisement and recommended denial as filed and approval with modifications and an additional stipulation.

Staff Recommendation: Denial as filed and approval with modifications and an additional stipulation, as recommended by the Planning Hearing Officer.

Planning Commission Recommendation: Denial as filed, and approval with modifications and an additional stipulation, per the Planning Hearing Officer recommendation, with two deletions.

Motion Discussion:

Commissioner Matthews made a MOTION to deny as filed and approve with modifications, an additional stipulation, and a deletion. Commissioner Hu seconded, but the motion was withdrawn.

Commissioner Matthews made a second MOTION to deny as filed and approve with modifications and an additional stipulation for PHO-1-24—Z-37-07-2, per the Planning Hearing Officer recommendation, and striking out stipulations 5 (new 4) and 13 (new 12).

Vice-Chairperson Busching seconded the motion.

Chairperson Gaynor called for a roll call vote.

Motion details: Commissioner Matthews made a MOTION to deny as filed and approve with modifications, and an additional stipulation for PHO-1-24—Z-37-07-2, per the Planning Hearing Officer recommendation, and striking out stipulations 5 (new 4) and 13 (new 12).

Maker: Matthews
Second: Vice-Chairperson Busching
Vote: 6-2 (Gaynor, Gorraiz)
Absent: Read
Opposition Present: No

Findings:

1. The request to modify Stipulation 1 regarding general conformance to the site plan is recommended to be approved with a modification. This modification is to provide more standardized general conformance stipulation language and combine both lots into one general conformance stipulation.

   The original rezoning case (Z-37-07-2) stipulated general conformance to the site plan date stamped February 9, 2009 with specific regard to the existing building footprints, maintenance of the existing west property line walls and the addition of enclosed/covered trash containers.

   Lot 5 received approval for a detached garage in the rear yard prior to the City Council approval of the original rezoning case. The intent of the garage, as explained in a letter written by prior Principal Planner/Planning Hearing Officer Alan Stephenson on February 5, 2010, was for the client to continue utilization of the property as a single-family residence with a detached garage for their personal use. The letter from Mr. Stephenson also noted that the current owner of Lot 5 may not utilize the detached garage for a Residential Office (R-O) use unless a PHO modification of Stipulation 1 regarding general conformance to the site plan is approved. The applicant did not complete this step as directed and has been using the site for R-O uses for several years and is now asking for the necessary modification.

2. The request to delete Stipulation 4 regarding cross access and parking agreements is recommended to be approved. In the original rezoning case, it was envisioned that Lots 3 and 4 would develop concurrently as a combined phase and with a shared parking design. This did not come to pass and Lots 3 and 4 were converted to office uses separately. Lot 3 is also not a party to this case. The two property owners are not working together on a shared design. Further, this recommendation is consistent with the recommendation for modification in Stipulation 1 in which Lot 4 is depicted as a standalone site. This recommendation will allow Lot 4 to move forward with its proposed site plan and not be dependent on redevelopment of Lot 3.

3. The request to delete Stipulation 5 regarding Scottsdale Road improvements is recommended to be approved since there is an existing bus stop just north of Sweetwater Avenue.

4. The request to modify Stipulation 7 regarding building height is recommended to be approved with a modification. References to the maximum number of building stories are recommended to be removed as building height is the appropriate standard to control building massing and impact. There is no proposal to modify the maximum building height of Lot 4 and the existing stipulated height of 13 feet is recommended to be retained. The detached garage in the rear portion of Lot 5 is setback at a minimum of 18 feet from the centerline of the alley and one extra foot of building height beyond the original stipulated 14-foot maximum height will not negatively impact surrounding properties. The modified stipulation is also more restrictive than the maximum 30 feet in height otherwise permitted by the R-O zoning.

5. The request to modify Stipulation 8 regarding minimum rear setbacks is recommended to be approved with a modification. The modification is to remove reference to Lot 5 entirely. The original stipulation (i.e., 111-foot setback) was based on the existing setback of the original primary home at the time of the rezoning action. However, during processing of the rezoning case, there was also a garage constructed at a minimum setback of 10-feet from the rear property line (18 feet to the centerline of the alley). For further context regarding this garage, please see Finding 1 regarding Stipulation 1. The R-O zoning district requires a minimum 25-foot setback measured to the centerline of the alley. The existing garage would not meet this condition. However, as it was legally permitted and constructed per residential standards, it would be allowed to remain. However, if this garage is expanded or redeveloped in the future, a variance would be required. Therefore, it is sensible to remove the reference to Lot 5 entirely as the existing conditions do not meet the requirement and a public hearing would be required for any future expansion.

6. The request to delete Stipulation 10 regarding street improvements is recommended to be denied. The City of Scottsdale holds authority over the west side of Scottsdale Road, extending solely to the back of the curb. Given that sidewalks are constructed behind the curb within the jurisdiction of the City of Phoenix, the City of Scottsdale lacked the capacity to construct sidewalks within the City of Phoenix right-of-way during the improvement of Scottsdale Road. Additionally, both Stipulation 10 and the proposed additional stipulation (see Finding #10) by the Street Transportation Department align with the provisions outlined in Phoenix City Code Section 31-91.a. This section of City Code necessitates enhancements to the right-of-way by the adjacent property owner before the issuance of building permits. The section also ensures compliance with the standards designated for each right-of-way as depicted in the "Minimum Right-of-Way Standards Map”.

7. The request to delete Stipulation 11 regarding archaeological assessment is recommended to be denied. This stipulation is standard language and will only be enforced during site plan review if new ground is being disturbed and therefore should be retained.

8. The request to modify Stipulation 12 regarding a requirement to obtain final site plan approval is recommended to be approved with a modification. The modification is to delete the stipulation in its entirety. The zoning was vested with the City Council’s adoption of Ordinance No. G-5383 and subsequent development is subject to plan review and approval by existing policy.

9. The request to delete Stipulation 13 regarding walls along the rear property line is recommended to be approved since there are existing walls on both the subject site and across the alley on the neighboring lots.

10. The Street Transportation Department recommended addition of a new stipulation regarding provision of a detached sidewalk and landscape strip along the west side of Scottsdale Road. This stipulation is recommended for inclusion as the new Stipulation 9. In the event the property is redeveloped, this stipulation establishes the streetscape standard for inclusion of a sidewalk in this location. This stipulation aligns with the provisions outlined in Phoenix City Code Section 31-91.a. This section of City Code necessitates enhancements to the right-of-way by the adjacent property owner before the issuance of building permits. The section also ensures compliance with the standards designated for each right-of-way as depicted in the "Minimum Right-of-Way Standards Map". Provision of detached sidewalks is a commonplace stipulated requirement and appropriate for this location in which no current pedestrian infrastructure exists.

Stipulations:

1. LOTS 4 AND 5 ~~That development~~ shall be in general conformance to the site plan date stamped FEBRUARY 23, 2024, ~~February 9, 2009, with specific regard to the existing building footprints, maintenance of the existing west property line walls and the addition of enclosed/covered trash containers as approved~~ AS MODIFIED BY THE FOLLOWING STIPULATIONS AND AS APPROVED by the PLANNING AND Development ~~Services~~ Department.

2. ~~That~~ A minimum 10-foot-wide landscape setback along the entire west property line of all lots shall be provided with the corresponding phase. Required landscape materials planted in this landscape buffer shall include a mix of minimum 2 and 3-inch caliper trees placed 20 feet on center or equivalent groupings as approved by the PLANNING AND Development ~~Services~~ Department.

3. ~~That~~ A minimum six-foot wide landscape setback shall be provided along the north property line of Lot 1. Required landscape materials shall include a mix of minimum 2 and 3-inch caliper trees placed 20 feet on center or equivalent groupings as approved by the PLANNING AND Development ~~Services~~ Department.

~~4. That cross access and parking agreements for Lots 3 and 4 shall be created and recorded prior to preliminary site plan approval for the corresponding phase as approved by the Development Services Department.~~

~~5.~~ ~~That~~ Right-of-way shall be dedicated to the city along Scottsdale Road south of ~~4.~~ Sweetwater Avenue and a transit pad installed according to City of Phoenix Detail P1261 as approved by the Public Transit Department.

~~6.~~ ~~That~~ The property owner of Lot 5 shall file for and pursue abandonment of the alley, ~~5.~~ south of Lot 5 prior to the issuance of a Certificate of Occupancy for the residential 4. office use on Lot 5. In the event the abandonment is not granted, a one foot (1') vehicular non-access easement (VNAE) shall be recorded along the southern property line of Lot 5 as approved by the PLANNING AND Development ~~Services~~ Department.

~~7. That building height shall be limited to one (1) story and 13 feet with the exception of~~

~~6. Lot 5 to be limited to one (1) story and 14 feet.~~

5. THE MAXIMUM BUILDING HEIGHT OF LOT 4 SHALL BE 13 FEET. THE MAXIMUM BUILDING HEIGHT OF LOT 5 SHALL BE 15 FEET.

~~8.~~ ~~That~~ The rear building setbacks (west side) shall be limited to the following existing
~~7.~~ setbacks: Lot 1 - 77 feet; Lot 2 - 78 feet; Lot 3 - 97 feet; Lot 4 - 103 feet~~, and Lot 5 - 111~~
6. ~~feet as measured from the centerline of the existing 16-foot alley~~.

~~9.~~ ~~That~~ A one foot (1') vehicular non-access easement (VNAE) along the entire west
~~8.~~ property line shall be recorded prior to preliminary site plan approval for the
7. corresponding phase as approved by the PLANNING AND Development ~~Services~~ Department.

~~9.~~ A MINIMUM 6-FOOT-WIDE DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-
8. FOOT-WIDE LANDSCAPE AREA SHALL BE CONSTRUCTED ON THE WEST SIDE OF SCOTTSDALE ROAD, ADJACENT TO THE DEVELOPMENT.

~~10.~~ ~~That~~ The developer shall construct sidewalk, curb ramps, and other incidentals as per
9. plans approved by the PLANNING AND Development ~~Services~~ Department. All improvements shall comply with all ADA accessibility standards.

~~11.~~ ~~That~~ In the event archaeological materials are encountered during construction, the
10. developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

~~12. That each individual property owner shall obtain final site plan approval within 24 months of council action.~~

~~**13.**~~ That ~~**An eight-foot wall shall be constructed along the rear property line with the**~~
~~**12. corresponding phase as approved by the PLANNING AND Development**~~ ~~Services~~ ~~**Department.**~~

~~14.~~ ~~That~~ The Street Transportation Department shall study cut-through traffic before and
~~13.~~ after all five businesses have been established to determine if traffic mitigation is
11. warranted. If warranted, the applicant shall pay their rough proportionality of the costs of mitigation, not to exceed 12 percent.

~~15.~~ ~~That~~ Notice shall be provided to all property owners within the 85254 zip code who
~~14.~~ submitted speaker cards at the City Council hearing of changes to the site plan through
12. either the PLANNING AND Development ~~Services~~ Department site plan review process or the Planning Hearing Officer hearing process.

This publication can be made available in alternate format upon request. Please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT D

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC **I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:**					
APPLICATION NO/ LOCATION	**PHO-1-24—Z-37-07-2** Approximately 480 feet south of the southwest corner of Scottsdale Road and Sweetwater Avenue	***(SIGNATURE ON ORIGINAL IN FILE)***			
		opposition		**applicant**	**x**
APPEALED FROM:	PC 8/1/2024	9219 East Trailside View Scottsdale, AZ 85255			
	PC DATE	*STREET/ADDRESS/CITY/STATE/ZIP*			
TO PC/CC HEARING	CC 9/4/2024	David Richert 602-908-7647 David.richert@hotmail.com			
	CC DATE	*NAME / PHONE / EMAIL*			
REASON FOR REQUEST: To deletion stipulations 9 and 10, sidewalks presented to Planning Commission.					
RECEIVED BY:	Julia Loewen	**RECEIVED ON:**	8/6/2024		

Joshua Bednarek
Tricia Gomes
Racelle Escolar
Adam Stranieri
Sarah Stockham
Stephanie Vasquez
Heather Klotz

Camryn Thompson
Paul M. Li
GIS
Byron Easton (for PHO Appeals only)
Vikki Cipolla-Murillo
Village Planner – Teresa Garcia
Applicant

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF PHOENIX
AUG 06 2024
Planning & Development Department

The **PLANNING COMMISSION** agenda for **August 1, 2024** is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

   There is a $630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **August 8, 2024**.

   Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m. **August 8, 2024.**

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

   To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. **August 8, 2024.**

   The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an $830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **August 15, 2024.**

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

PHO-1-24—Z-37-07-2
APPLICATION NO.

480' S. of the SWC of Scottsdale Rd. & Sweetwater Rd.
LOCATION OF APPLICATION SITE

8/1/2024
DATE APPEALED FROM

☐ OPPOSITION
☒ APPLICANT

J. Loewen
PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

DAVID E. RICHERT
PRINTED NAME OF PERSON APPEALING

D E Richert
SIGNATURE

9219 E. Tranquil View
STREET ADDRESS

8/6/2024
DATE OF SIGNATURE

Scottsdale, AZ. 85255
CITY, STATE & ZIP CODE

602-908-7647
TELEPHONE NO.

david.richert@hotmail.com.
EMAIL ADDRESS

REASON FOR REQUEST:
To deletion stipulations 9 & 10, presented to Plan. Com. regarding sidewalks

---

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

2.	~~That~~ A minimum 10-foot-wide landscape setback along the entire west property line of all lots shall be provided with the corresponding phase. Required landscape materials planted in this landscape buffer shall include a mix of minimum 2 and 3-inch caliper trees placed 20 feet on center or equivalent groupings as approved by the PLANNING AND Development ~~Services~~ Department.
3.	~~That~~ A minimum six-foot wide landscape setback shall be provided along the north property line of Lot 1. Required landscape materials shall include a mix of minimum 2 and 3-inch caliper trees placed 20 feet on center or equivalent groupings as approved by the PLANNING AND Development ~~Services~~ Department.
~~4.~~	~~That cross access and parking agreements for Lots 3 and 4 shall be created and recorded prior to preliminary site plan approval for the corresponding phase as approved by the Development Services Department.~~
~~5.~~ ~~4.~~	~~That Right-of-way shall be dedicated to the city along Scottsdale Road south of Sweetwater Avenue and a transit pad installed according to City of Phoenix Detail P1261 as approved by the Public Transit Department.~~
~~6.~~ 5.	~~That~~ The property owner of Lot 5 shall file for and pursue abandonment of the alley, south of Lot 5 prior to the issuance of a Certificate of Occupancy for the residential office use on Lot 5. In the event the abandonment is not granted, a one foot (1') vehicular non-access easement (VNAE) shall be recorded along the southern property line of Lot 5 as approved by the PLANNING AND Development ~~Services~~ Department.
~~7.~~ 6.	~~That building height shall be limited to one (1) story and 13 feet with the exception of Lot 5 to be limited to one (1) story and 14 feet.~~ THE MAXIMUM BUILDING HEIGHT OF LOT 4 SHALL BE 13 FEET. THE MAXIMUM BUILDING HEIGHT OF LOT 5 SHALL BE 15 FEET.
~~8.~~ 7.	~~That~~ The rear building setbacks (west side) shall be limited to the following existing setbacks: Lot 1 - 77 feet; Lot 2 - 78 feet; Lot 3 - 97 feet; Lot 4 - 103 feet~~, and Lot 5 - 111 feet as measured from the centerline of the existing 16-foot alley~~.
~~9.~~ 8.	~~That~~ A one foot (1') vehicular non-access easement (VNAE) along the entire west property line shall be recorded prior to preliminary site plan approval for the corresponding phase as approved by the PLANNING AND Development ~~Services~~ Department.

be enforced during site plan review if new ground is being disturbed and therefore should be retained.

8) The request to modify Stipulation 12 regarding a requirement to obtain final site plan approval is recommended to be approved with a modification. The modification is to delete the stipulation in its entirety. The zoning was vested with the City Council's adoption of Ordinance No. G-5383 and subsequent development is subject to plan review and approval by existing policy.

9) The request to delete Stipulation 13 regarding walls along the rear property line is recommended to be denied. During processing of the original rezoning case, this stipulation was added during the City Council hearing in response to public comments in opposition. The intent of the stipulation was to mitigate the impacts of potential noise and activity on adjacent residential properties. The concern remains. Additionally, this stipulation is compatible with the current Ordinance requirement for provision of an 8-foot wall along common property lines between non-residential property lines and residentially zoned properties. Further, the remaining three lots in the original rezoning case area remain stipulated to this requirement. The fact that the property owners did not immediately comply with this requirement upon approval of the original rezoning action does not mitigate the original and continued concern.

10) The Street Transportation Department recommended addition of a new stipulation regarding provision of a detached sidewalk and landscape strip along the west side of Scottsdale Road. This stipulation is recommended for inclusion as the new Stipulation 9. In the event the property is redeveloped, this stipulation establishes the streetscape standard for inclusion of a sidewalk in this location. This stipulation aligns with the provisions outlined in Phoenix City Code Section 31-91.a. This section of City Code necessitates enhancements to the right-of-way by the adjacent property owner before the issuance of building permits. The section also ensures compliance with the standards designated for each right-of-way as depicted in the "Minimum Right-of-Way Standards Map". Provision of detached sidewalks is a commonplace stipulated requirement and appropriate for this location in which no current pedestrian infrastructure exists.

PLANNING HEARING OFFICER STIPULATIONS:

1.	LOTS 4 AND 5 ~~That development~~ shall be in general conformance to the site ~~plan~~S date stamped FEBRUARY 23, 2024, ~~February 9, 2009, with specific regard to the existing building footprints, maintenance of the existing west property line walls and the addition of enclosed/covered trash containers as approved~~ AS MODIFIED BY THE FOLLOWING STIPULATIONS AND AS APPROVED by the PLANNING AND Development ~~Services~~ Department.

CITY OF PHOENIX
AUG 06 2024
Planning & Development Department

~~9.~~	A MINIMUM 6-FOOT-WIDE DETACHED SIDEWALK SEPARATED BY A MINIMUM 10-FOOT-WIDE LANDSCAPE AREA SHALL BE CONSTRUCTED ON THE WEST SIDE OF SCOTTSDALE ROAD, ADJACENT TO THE DEVELOPMENT.
10.	~~That~~ The developer shall construct sidewalk, curb ramps, and other incidentals as per plans approved by the PLANNING AND Development ~~Services~~ Department. All improvements shall comply with all ADA accessibility standards.
11.	~~That~~ In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
~~12.~~	~~That each individual property owner shall obtain final site plan approval within 24 months of council action.~~
~~13.~~ ~~12.~~	~~That An eight-foot wall shall be constructed along the rear property line with the corresponding phase as approved by the PLANNING AND Development Services Department.~~
~~14.~~ 13.	~~That~~ The Street Transportation Department shall study cut-through traffic before and after all five businesses have been established to determine if traffic mitigation is warranted. If warranted, the applicant shall pay their rough proportionality of the costs of mitigation, not to exceed 12 percent.
~~15.~~ 14.	~~That~~ Notice shall be provided to all property owners within the 85254 zip code who submitted speaker cards at the City Council hearing of changes to the site plan through either the PLANNING AND Development ~~Services~~ Department site plan review process or the Planning Hearing Officer hearing process.

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 57

(CONTINUED FROM MAY 1 AND MAY 29, 2024) - Public Hearing and Ordinance Adoption - Rezoning Application Z-117-23-7 - Approximately 450 Feet North of the Northeast Corner of 7th Avenue and Van Buren Street (Ordinance G-7254)

Request to hold a public hearing on a proposal to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, and adopting Rezoning Application Z-117-23-7 to rezone the site from DTC-Van Buren (Downtown Code, Van Buren Character Area) to DTC-Van Buren HP (Downtown Code, Van Buren Character Area, Historic Preservation Overlay) to allow for a Historic Preservation Overlay for the Phoenix Laundry & Dry Cleaning Company.

Summary

Current Zoning: DTC-Van Buren
Proposed Zoning: DTC-Van Buren HP
Acreage: 1.31
Proposal: Historic Preservation Overlay for the Phoenix Laundry & Dry Cleaning Company

Owner: Milum Textile Services Co.
Applicant: City of Phoenix, Historic Preservation Commission
Representative: Kevin Weight, City of Phoenix, Historic Preservation Office

Staff Recommendation: Approval of the Historic Preservation Overlay.
HPC Action: The Historic Preservation Commission heard this item on February 12, 2024, and recommended approval, per the staff recommendation, by a vote of 7-0.
VPC Action: The Central City Village Planning Committee heard this item on March 11, 2024, and recommended approval, per the staff recommendation, by a vote of 7-6.
PC Action: The Planning Commission heard this item on April 4, 2024, and recommended denial, by a vote of 4-3-1.

The Planning Commission recommendation was appealed by a community member on April 11, 2024.

Location

Approximately 450 feet north of the northeast corner of 7th Avenue and Van Buren

Street
Council District: 7
Parcel Address: 333 and 337 N. 7th Avenue

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-117-23-7) FROM DTC-VAN BUREN (DOWNTOWN CODE, VAN BUREN CHARACTER AREA) TO DTC-VAN BUREN HP (DOWNTOWN CODE, VAN BUREN CHARACTER AREA, HISTORIC PRESERVATION OVERLAY).

_____

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

SECTION 1. The zoning of a 1.31-acre site located approximately 450 feet north of the northeast corner of 7th Avenue and Van Buren Street in a portion of Section 5, Township 1 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “DTC-Van Buren” (Downtown Code, Van Buren Character Area) to “DTC-Van Buren HP” (Downtown Code, Van Buren Character Area, Historic Preservation Overlay).

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

DRAFT

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

PASSED by the Council of the City of Phoenix this 1st day of May, 2024.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

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

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-117-23-7

WITHIN A PORTION OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL #1:

LOTS 12-16, 20-25 AND TRACTS A & B OF LAMBERT & LANGLEY SUBDIVISION, AS RECORDED IN BOOK 8 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA

EXCEPT THE NORTH 40 FEET AND SOUTH 75 FEET OF TRACT A.

PARCEL #2:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MEASURING 40 FEET IN WIDTH AND 137.5 FEET IN LENGTH, LYING IN BETWEEN LOTS 16 AND 17 OF LAMBERT & LANGLEY SUBDIVISION, AS RECORDED IN BOOK 8 OF MAPS, PAGE 45, RECORDS OF MARICOPA COUNTY, ARIZONA.

DRAFT

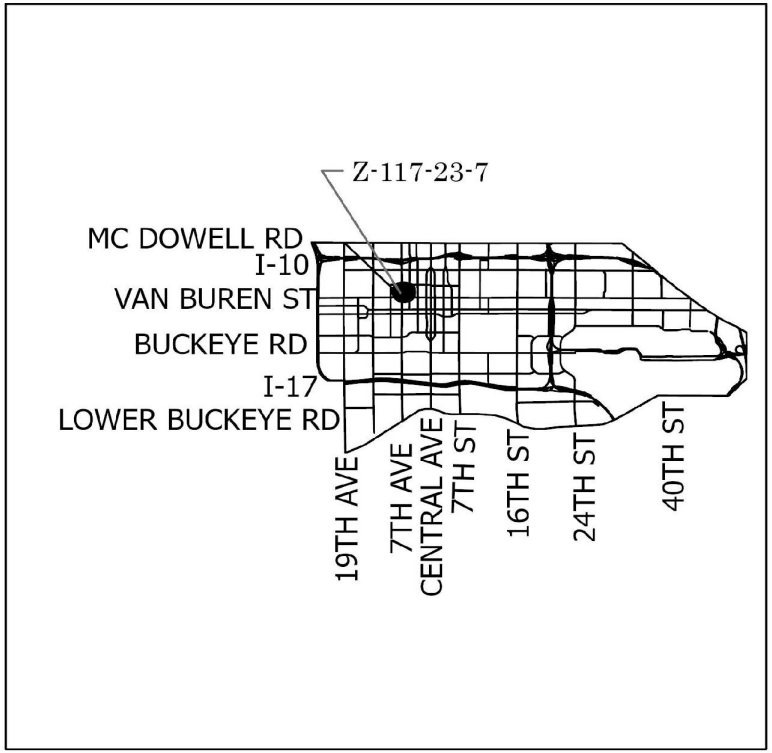
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-117-23-7
Zoning Overlay: N/A
Planning Village: Central City





NOT TO SCALE

N

Drawn Date: 4/2/2024

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ATTACHMENT B

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION OFFICE

Staff Report: Z-117-23-7
February 7, 2024

INTRODUCTION

Z-117-23-7 is a request to establish Historic Preservation (HP) overlay zoning for the property located approximately 450 feet north of the northeast corner of 7th Avenue and Van Buren Street [333-337 North 7th Avenue, a.k.a. 332-334 North 6th Avenue], known historically as Phoenix Laundry & Dry Cleaning (a.k.a. Milum Textile Services). Maps and photos of the subject property are attached.

STAFF RECOMMENDATION

Staff recommends that rezoning request Z-117-23-7 be approved but notes the property owners are opposed to the request.

BACKGROUND

The subject property was first recommended eligible for historic designation in 1984 as part of the *Historic Phoenix Commercial Properties Survey* commissioned by the Junior League of Phoenix, Inc., and conducted by Janus Associates, Inc. It is not currently listed on the National Register of Historic Places.

In October 2023, the property owners, Craig & Marilyn Milum of Milum Textile Services, submitted a request to demolish the subject property. Because the property was commercial and over 50 years old (as well as historically eligible and in the Downtown Code area), the request was subject to a 30-day hold, which started on October 31, 2023. During the 30-day period, HP staff researched the property and confirmed it was eligible for HP zoning, concurring with the previous recommendation of eligibility from 1984.

On November 20, 2023, prior to the expiration of the 30-day hold, the HP Commission initiated HP zoning for the northern portion of the property. The Commission agreed to exclude the southern portion of the property, in order to allow redevelopment on that part of the site. This action was approved by a 4-1 vote.

Once the HP zoning was initiated, the HP Officer revisited the demolition requests under Section 806 of the Zoning Ordinance and denied them, since the property was deemed to have historic value. A hearing was then scheduled, per Section 806.E.3 of the Zoning Ordinance, to allow the applicant to dispute the historic eligibility of the

property or to establish that an economic hardship exists. The HP Hearing Officer heard the case on December 8, 2023, and denied the demolition requests, finding that the applicant had failed to establish that the property was ineligible or that an economic hardship existed.

The property owners appealed the HP Hearing Officer's decision, and the case went to the HP Commission on January 8, 2024, with the Commission upholding the hearing officer's decision by an 8-0 vote. The following day, the owners filed an appeal for the City Council to hear the demolition request; the City Council hearing is scheduled for February 21, 2024.

Meanwhile, this HP zoning case is moving forward on a parallel track. The post-application meeting took place on January 10, 2024, and hearings and meetings before the HP Commission, Central City Village Planning Committee, Planning Commission, and City Council are scheduled for February 12, 2024, March 11, 2024, April 4, 2024, and May 1, 2024, respectively.

PROPERTY DESCRIPTION & HISTORY

The subject property (as initiated for HP zoning) consists of one parcel in its entirety (111-41-028) and portions of two other parcels (111-41-024C and 111-41-029). The gross acreage for the property is 1.31 acres. The property owned by Milum Textile Services extends further to the south and includes 12 more parcels with additional structures slated for demolition, but the southern portion of the property was not initiated for HP zoning.

Within the proposed HP overlay is a single building that fronts both 6th and 7th Avenues. It has an irregular plan and varies from one to two stories in height. The entire building is painted brick, with a roof that is generally flat, although there are two vaulted sections with wood lamella roofs. The primary façade, which faces 7th Avenue, is designed in the Streamlined Modern style, while the east façade is representative of early 20th-century brick commercial architecture.

The building was originally constructed in 1924 by A.H. & G.H. Lawrence as Phoenix Laundry & Dry Cleaning Company, which occupied the site since 1909. However, the 1924 building was almost entirely rebuilt in 1935 following a devastating fire at the site. Portions of the original 1924 exterior walls are extant, and the interior layout is similar to the original 1924 layout. The rebuilt facilities incorporated new wood lamella roofs—a roughly 3,000 sq. ft. roof on the 7th Avenue side of the building, and an approximately 10,000 sq. ft. roof on the 6th Avenue side.

Boyd Milum purchased Phoenix Laundry & Dry Cleaning Company in 1956 and founded Milum Textile Services, which first appeared in Phoenix city directories in 1974. Milum Textile Services provided textile cleaning services to medical facilities and restaurants.

Boyd's son, Craig Milum, took over as president of the company in 1985 and is the current owner of the property, along with his wife, Marilyn. Milum Textile Services remained in operation until 2020.

Over the years, several improvements have been made to the property. Permit records show a concrete block addition in 1937, a new show window in 1939, and a brick addition in 1941. Awnings and canopies were installed in 1939, 1949, and 1954. It is unclear when the addition to the north was constructed or when the second vertical element at the front of the building was added, but they are present in a 1957 oblique aerial. The inventory form photo from the 1984 *Historic Phoenix Commercial Properties Survey* shows a canopy at the front of the building, which has since been removed, and an infilled window at the north end of the original building, which remains filled in today.

ELIGIBILITY CRITERIA

The eligibility criteria for HP overlay zoning and listing on the PHPR are set forth in Section 807.D of the City of Phoenix Zoning Ordinance. To qualify, a property must demonstrate significance in local, regional, state, or national history, architecture, archaeology, engineering, or culture, according to one or more of the following criteria:

A. The property is associated with the events that have made a significant contribution to the broad pattern of our history;
B. The property is associated with the lives of persons significant in our past;
C. The property embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
D. The property has yielded or may likely yield information integral to the understanding of our prehistory or history.

In addition to the significance requirement, the property must also be at least 50 years old or have achieved significance within the past 50 years if it is of exceptional importance. The property must also possess sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

EVALUATION

In this case, the Phoenix Dry Cleaning & Laundry property qualifies for historic designation under Criteria A and C. It is significant for its association with commercial development in early Phoenix and for its architectural style and method of construction.

It is an excellent representation of the property type "New Deal Era Industrial Architecture, 1933-1942" set forth in the historic context report *Commerce in Phoenix,*

1870-1942, prepared by Janus Associates, Inc. for the Arizona State Historic Preservation Office. The following information is taken from the historic context report:

> As the economy of Phoenix slowly recovered from the Depression during the latter half of the 1930s, new businesses and industries related to rail transportation increased.
>
> While the number of new businesses rose significantly, especially at the end of the decade, the number of buildings constructed was comparatively small. Many businesses occupied subdivided portions of earlier warehouses and industrial buildings. This is particularly true of produce-related wholesale and shipping businesses.
>
> The physical characteristics of industrial architecture from this period are distinguished by their design, use of building materials, and location. Masonry included brick, hollow clay tile, and the newest material, concrete block. Walls were rarely stuccoed, instead painted surfaces were common. Steel truss roof systems almost completely replaced the use of wood trusses, and sheet metal, either corrugated or crimped, was the dominant roof sheathing.
>
> Cast-in-place concrete continued to be used as a structural system, primarily as columns and beams. Experiments with pre-cast wall panels were rare but can be found.
>
> The designs for the industrial architecture of the 1930s and early 1940s were distinctively progressive. The buildings no longer reflected the eclectic period images popular in the 1920s. Rather, their designs were based on the concepts of modernism that dominated the era. Modernistic and Streamlined Moderne Styles were most frequently used, with simple, smooth walls and facades, punctuated by groupings of steel casement windows. If no reference was made to the contemporary styles, the designs were utilitarian. The location of warehouses and other industrial buildings of the period is another distinguishing characteristic. Some buildings were built as infill in the already dense warehouse district between 5th Avenue and 5th Street. The majority, however, were located on the fringes of the district and along outlying major thoroughfares. The New Deal Era buildings can be found outside of the original townsite boundaries along Jefferson, Buchanan, and Lincoln Streets, as well as north and south 7th and 19th Avenues.

Interestingly, the *Commerce in Phoenix, 1870-1942* report lists eight examples of this property type, including the subject property. However, only two of the eight examples remain intact today.

The Phoenix Dry Cleaning & Laundry building is also significant for its use of two separate lamella roofs. The following is an overview of lamella roof construction:

Lamella roof construction had a relatively short life. It began with Friedrich Reinhart Baltasar Zollinger, who was Town Building Advisor at Merseburg, Germany from 1918 to 1932. It was widely adopted in both its timber and steel form, but by the 1950s it had effectively become history.

At Merseburg in 1918 Zollinger was faced with a crisis in house building. No houses had been built during World War I, and the area saw the arrival of thousands of new laborers for the new ammonia works and the coal mines. In 1922 Zollinger planned a new town area and founded the Merseburg Building Company, which constructed 1,250 residences. The residences were built using the "Zollbau Lammellen Dach" (timber lamella), for which on October 3, 1921, he had applied for a patent in Germany.

This construction method, as stated by the American Institute of Timber Construction, comprises:

> A roof frame consisting of a series of intersecting skewed arches, made up of relatively short members, called lamellas, fastened together at an angle so that each is intersected by two similar adjacent members at its midpoint, forming a network of interlocking diamonds. This network of lamellas forms a structure of mutually braced and stiffened units, arching over the structure between supports; with the sheathing it forms a diaphragm for resistance to vertical and lateral loads.

Lamella roofs proved beneficial for their ability to span great distances without requiring obstructive supports in the form of columns or trusses. They also allowed for the advantageous use of short lengths of wood in their construction. Because the system relied on a great number of small elements, generally mass-produced, rather than a few large ones, assembly could be accomplished through simple hand-and-tool techniques, such as bolting.

In November 1924, German engineer Hugo Junkers applied for his own lamella patent. Junkers' patent was for lamella roof construction utilizing steel elements arranged in a network of triangles rather than diamonds. A year later, Junkers also applied for a patent in England.

In 1925, the technology was introduced to the United States and, as in Europe, it was governed by a proprietary system. Holding the United States patent was the Lamella Roof Syndicate in New York City. Two firms sharing the name Roof Structures, Inc., though unrelated, were major lamella promoters located in New York City and St. Louis,

while Summerbell Roof Structures, of Los Angeles, and Timber Structures, Inc., of Portland, Oregon, were the primary distributors on the West Coast.

Between 1925 and 1942, lamella roofs appeared in many different types of buildings, including hangars, factories, garages, ice rinks, sports arenas, and market halls. The system would become widely used in Europe, America, and elsewhere for arched roofs.

One of the most remarkable buildings in the United States constructed with a lamella roof was the St. Louis Arena, which opened in 1929. The architect for the project was Gustav R. Kiewit, with the Boaz-Kiel Construction Company as general contractor. Kiewit's design called for a lamella roof upheld by 20 cantilevered steel trusses. The lamella design consisted of Douglas fir ribs, 3.75 inches thick, 17.5 inches wide, and 15 feet long, fitted together diagonally giving the appearance of fish scales. The huge structure was completed in just over a year. At 476 feet long and 276 feet wide, it was, next to Madison Square Garden, the largest indoor entertainment space in the country. The arena was demolished in 1999.

The Ralph's Grocery Company chain began using lamella construction as early as 1929 and would continue to incorporate that construction method into their new buildings in southern California through at least the early 1940s. The *Los Angeles Times* reported on the advantageous nature of Lamella construction in a 1939 article describing Ralph's newest market:

> One of the most unusual architectural features in the new Ralph's market, and one that has proven its worth in other Ralph's outlets, is the Lamella trussless roof which eliminates both view-obstructing columns and unsightly trusses. Its high-arched character makes for greater clearance and imparts an air of roominess to the interior. Secret of this novel roof construction is the diamond-shaped bracing formed of short lengths of lumber so arranged as to brace each other against forces from any direction. These roofs are said to be unusually resistant to wind and earthquake stresses. Nearly all Ralph's markets incorporate this type of roof construction.

A 1931 article appearing in *Architect & Engineer* stated that hundreds of timber-framed lamella roofs had already been built in the United States. It further stated that this type of construction was highly economical, offering "a remarkably low fire hazard, damaged members being easily replaced."

Steel-framed lamella construction was also utilized in the United States. The first structure to incorporate a steel-framed lamella roof on the West Coast was a warehouse for the Coca-Cola Bottling Works in Los Angeles, debuting just five years after timber-framed lamella was first used in the area. While lamella construction utilizing steel had

advantages over timber, namely in fireproofing, the steel shortage brought about by World War II increasingly stimulated the use of lamella construction in wood.

However, in the years following World War II, the wooden lamella technology was no longer utilized. A more versatile technology was glued laminated timber, which according to architectural historian Andreas Jordahl Rhude, “may have helped to ease lamella into the extinct genre.” And improving upon steel-framed lamella construction was the geodesic dome, patented by R. Buckminster Fuller in 1947.

Constructed in 1935, the lamella roofs at the Phoenix Laundry & Dry Cleaning building were among the earliest in Arizona. They predate the Cattle Barns (1936) and Agricultural Building (1938) at the Arizona State Fairgrounds, and the gymnasium at Chandler High School (1939), which also utilize lamella roofs and are the only such structures remaining in Maricopa County. According to the Arizona State Historic Preservation Office, only one other similar building is known to exist in Arizona (in Kingman), making these structures significant at the state level.

Despite the aforementioned changes, the property retains a relatively high degree of historic integrity, still resembling its 1930s appearance. It remains sufficiently intact to convey both its historical and architectural significance.

BOUNDARY JUSTIFICATION

Section 807.E states that, when applying the evaluation criteria in Section 807.D, the boundaries of a historic district should be drawn as carefully as possible to ensure that:

1. The district contains documented historic, architectural, archaeological, or natural resources;
2. The district boundaries coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;
3. Other district boundaries coincide with logical physical or manmade features and reflect recognized neighborhood or area boundaries; and
4. Other non-historic resources or vacant land is included where necessary to create appropriate boundaries to assist in meeting the criteria in Section 807.D.

The proposed HP zoning boundary encompasses 1.31 gross acres. As mentioned previously, only the northern portion with the rebuilt 1935 building has been included in the proposed boundary, with the southern portion excluded to allow redevelopment on that part of the site. The proposed boundary contains the documented historic building and follows parcel lines and street monument lines as much as possible. It also includes the adjacent portion of the right way, as is customary in rezoning cases.

OWNER OPPOSITION

The property owners have not signed an Ownership Authorization Form or Waiver of Claims under Proposition 207 for this rezoning case and have stated their opposition to the proposed HP zoning, as it would delay their demolition of the property by an additional year. They have further stated that they plan to file a claim for loss of value under Proposition 207 if the HP zoning is approved.

CONCLUSION

The rezoning request Z-117-23-7 to establish HP overlay zoning for the subject property should be approved for the following reasons:

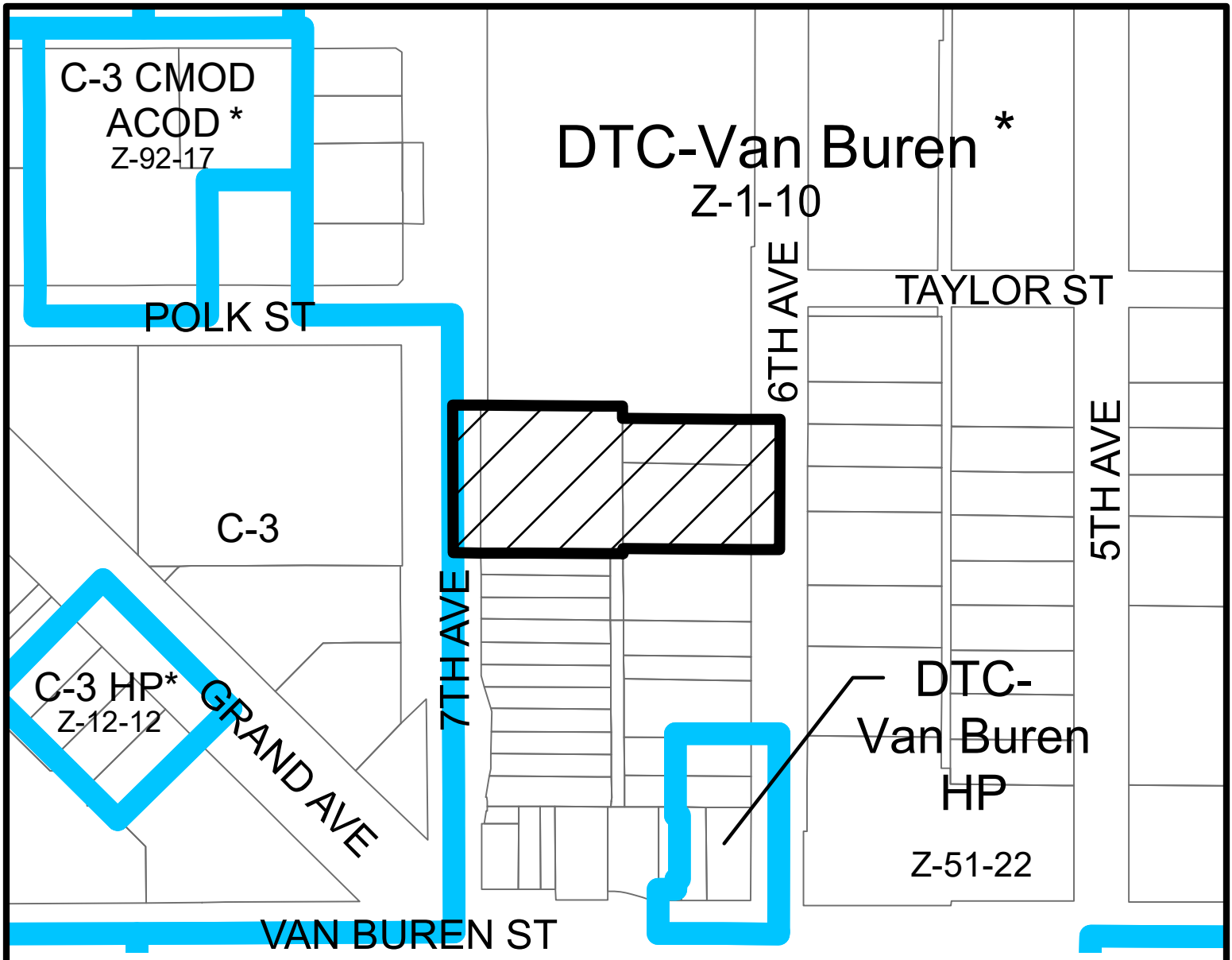
1. The property meets the significance, age, and integrity requirements for HP overlay zoning set forth in Section 807.D of the Zoning Ordinance; and
2. The proposed boundaries meet the eligibility criteria outlined in Section 807.E.

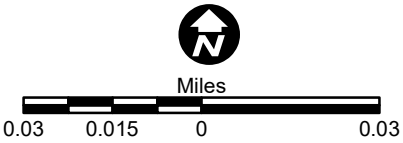
However, the owners' opposition to the case and their stated intention to file a Proposition 207 claim if it is approved may have financial impact to the City.

Writer
K. Weight
2/7/24

Team Leader
H. Ruter

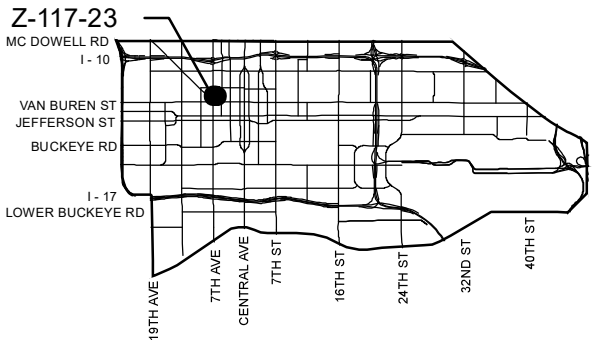
Attachments:
Sketch Maps (2 pages)
Aerial Photo (1 page)
Historic Property Inventory Form (2 pages)
Historic Newspaper Articles and Photos (4 pages)
Site Photos (2 pages)





CENTRAL CITY VILLAGE

CITY COUNCIL DISTRICT: 7



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: City of Phoenix Historic Preservation Commission

REQUESTED CHANGE:

FROM: DTC-Van Buren (1.31 a.c.)

TO: DTC-Van Buren HP (1.31 a.c.)

APPLICATION NO. Z-117-23

DATE: 12/20/2023

REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

1.31 Acres

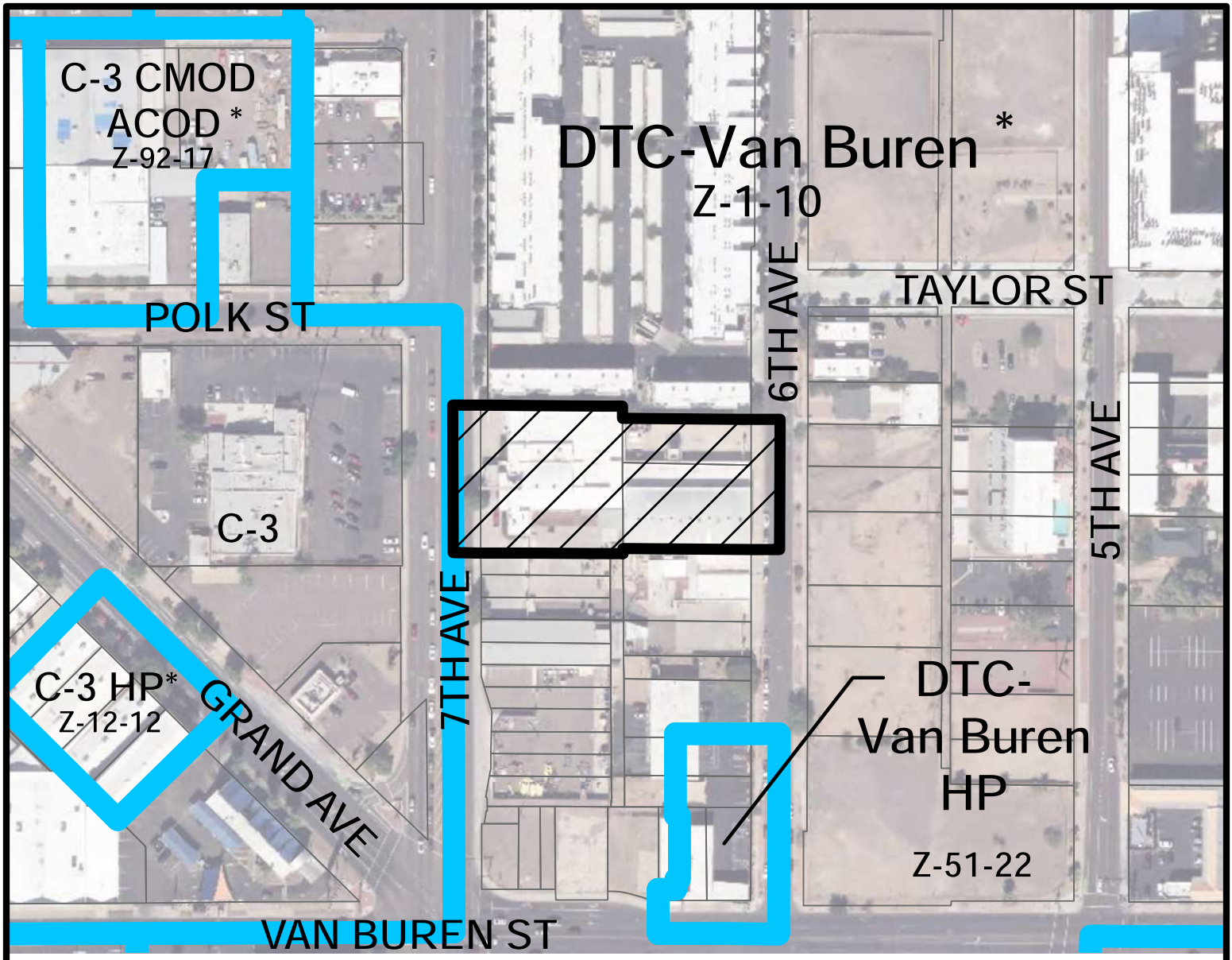
AERIAL PHOTO & QUARTER SEC. NO. QS 11-27

ZONING MAP F-8

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
DTC-Van Buren	285	N/A
DTC-Van Buren HP	285	N/A

* **Maximum Units Allowed with P.R.D. Bonus**

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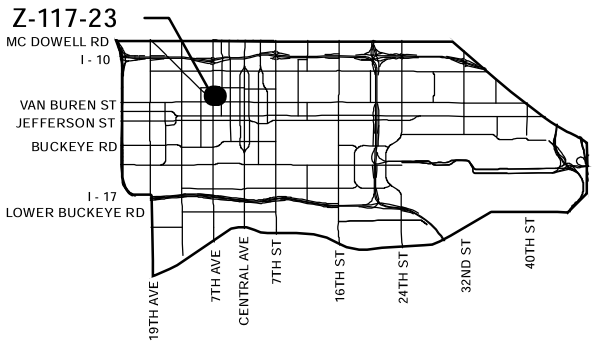
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CENTRAL CITY VILLAGE

CITY COUNCIL DISTRICT: 7



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: City of Phoenix Historic Preservation Commission

APPLICATION NO. Z-117-23

DATE: 12/20/2023
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.
1.31 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 11-27

ZONING MAP F-8

REQUESTED CHANGE:

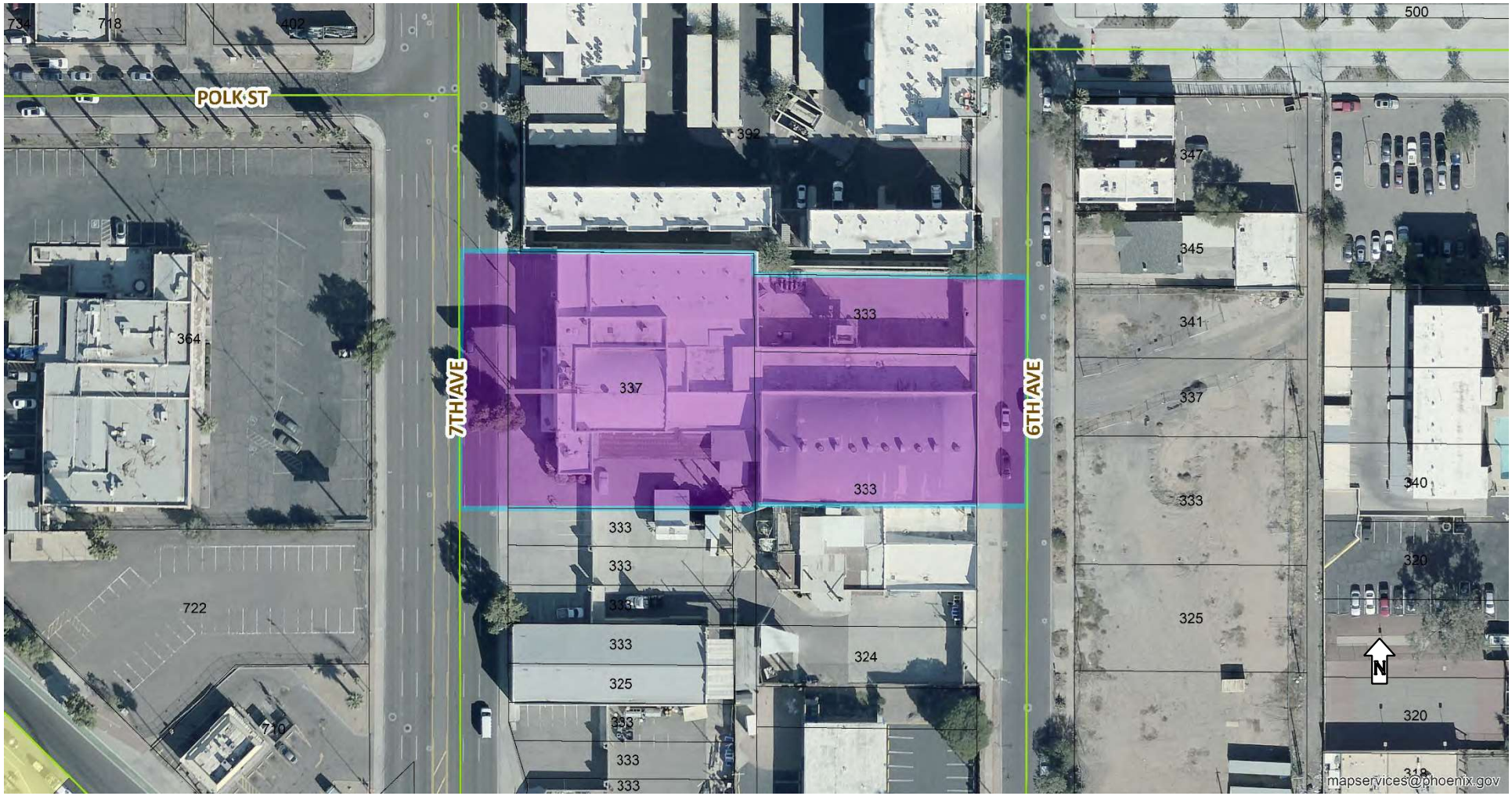
FROM: DTC-Van Buren (1.31 a.c.)

TO: DTC-Van Buren HP (1.31 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
DTC-Van Buren	285	N/A
DTC-Van Buren HP	285	N/A

* Maximum Units Allowed with P.R.D. Bonus

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Phoenix Laundry & Dry Cleaning

333-337 North 7th Avenue (a.k.a. 332-334 North 6th Avenue)

Proposed Historic Preservation (HP) Zoning Overlay shown in purple

HISTORIC BUILDING FORM SHPO INVENTORY NO:

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: Phoenix Commercial

HISTORIC NAME: Phoenix Laundry & Dry Cleaning Co.

ADDRESS/LOCATION: 333 N. 7th Avenue and 334 N. 6th Avenue

CITY/TOWN: Phoenix

TAX PARCEL NUMBER: 111/41/24, 29

OWNER: Phoenix Laundry & Dry Cleaning Co., Inc.

OWNER ADDRESS: 337 N. 7th Avenue
Phoenix, AZ 85007

HISTORIC USE: Laundry

PRESENT USE: Laundry

BUILDING TYPE: Commercial/

STYLE: Moderne and Early 20th Century Commercial

CONSTRUCTION DATE: rebuilt 1935

ARCHITECT/BUILDER: Fred Whittlesey, Architect

INTEGRITY: original site/altered minor

CONDITION: good/maintained

DESCRIPTION

STORIES: 1 rear, 2 front DIMENSIONS: (l) 160 150 (w) 140 130

STRUCTURAL MATERIAL: brick

FOUNDATION MATERIAL: concrete

WALL SHEATHING: paint - 7th Avenue; none - 6th Avenue

APPLIED ORNAMENT: concrete water table - arch over 6th Avenue entry.

COUNTY: Maricopa SURVEY SITE: 46-21

USGS QUAD: Phoenix

T 1N R 3E S 5 S1/2 ¼ OF THE ¼

UTM Zone 12 Easting 399470 Northing 3701750

Description (contd.)

ROOF TYPE: wood lamella and flat

ROOF SHEATHING: built up

EAVES TREATMENT: stepped parapet and flat parapet - brick cornice

WINDOWS: some fixed - some glass block some multi-light awning

ENTRY: 2 single, wide, 1 light pane, wood frame doors, possibly original recessed 6th Avenue

STOREFRONTS: entry canopy - 7th Ave; pilasters between windows

NOTABLE INTERIOR:

OUTBUILDINGS:

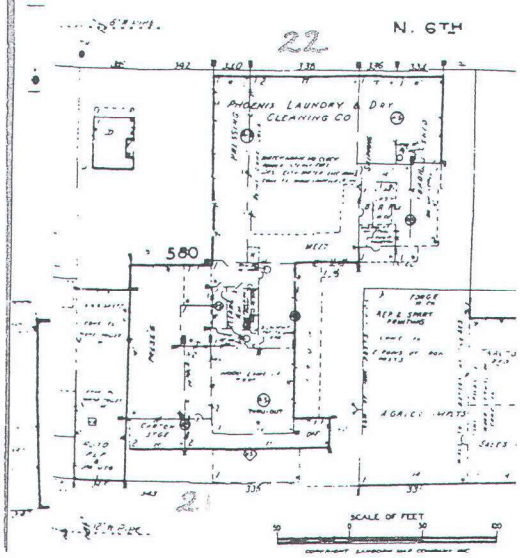
ALTERATIONS: Rebuilt after fire in 1935, portions of exterior remain, interior

PHOTOGRAPH layout is similar to original

PHOTOGRAPHER: Osborn

DATE: August 1983 VIEW: NE

SKETCH MAP:





. DITIONAL DESCRIPTION/ANALYSIS (annotated form):

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE X COMMUNITY PLANNING ___ ECONOMICS ___

EXPLORATION/SETTLEMENT ___ GOVERNMENTAL ___ MILITARY ___ RELIGION ___ SCIENCE ___

THEATRE ___ TRANSPORTATION ___ TOURISM ___ OTHER(specify) ___

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S) The buildings were built by A.H. & G.H. Lawerence, as Phoenix Laundry & Dry cleaning Co. A.H. Lawerence founded Phoenix (continued below)

RELATIONSHIP TO LOCAL DEVELOPMENT ___

CULTURAL AFFILIATIONS ___

ARCHITECTURAL STYLE Outstanding example of 20th century brick commercial architecture in remaining front facade. Unique example of Streamlined Modern

MAJOR ARCH. FORM/MATERIAL retail buildings in Phoenix.

ENGINEERING/STRUCTURAL Rare Phoenix example of wide span wood lamella roof structure.

DISTRICT/STREETSCAPE CONTRIBUTION Focal point of 6th avenue and Van Buren area.

DISCUSSION AS REQUIRED: (Associations, continued)
laundry in 1893. The Lawerence family was a pioneer business family, active in the commercial growth of early Phoenix. The property has been occupied since 1909 and the buildings have remained in use as the Phoenix Laundry and Dry Cleaning Co. since 1924. Buildings were rebuilt using some original exterior walls after 1935 fire.

CONTEXT: ISOLATED/RURAL ___ RESIDENTIAL STREET ___ COMMERCIAL X CENTRAL SQUARE ___

CBD: ___ OTHER: Strip

BIBLIOGRAPHY/SOURCES:

Phoenix Directory

Arizona Republic 1/26/24 3; 4; 3/16/24 2, 2:1-8; 7/1/35 1, 1:8; 12/11/35 2, 2-3.

Arizona Weekly Gazette 9/16/35; 6/18/37

LISTING IN OTHER SURVEYS: ___

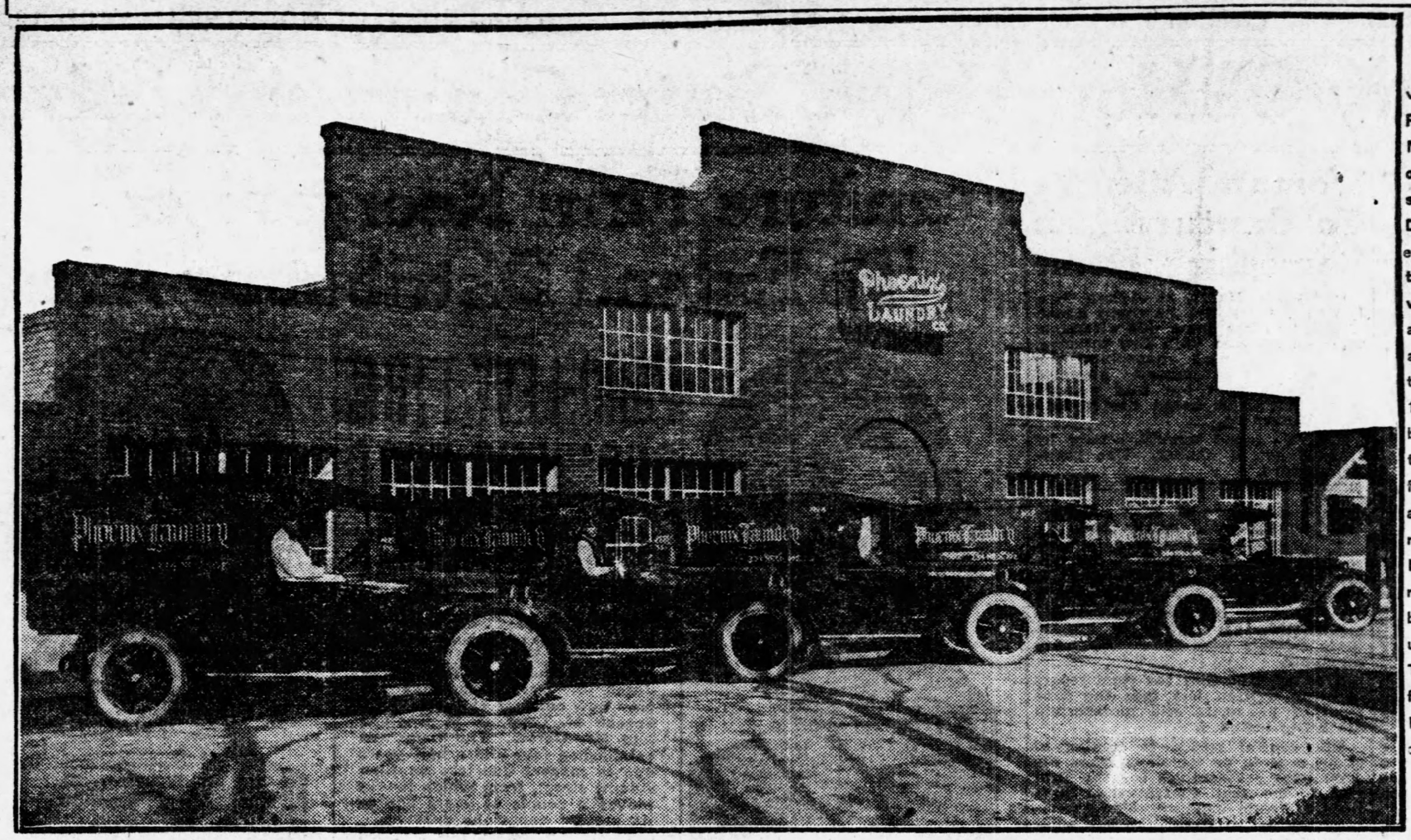
NATIONAL REGISTER STATUS:

LISTED ___ DETERMINED ELIGIBLE ___ DETERMINED NOT ELIGIBLE ___ NOT EVALUATED ___

COMMENTS/DEVELOPMENT PLANS/THREATS:

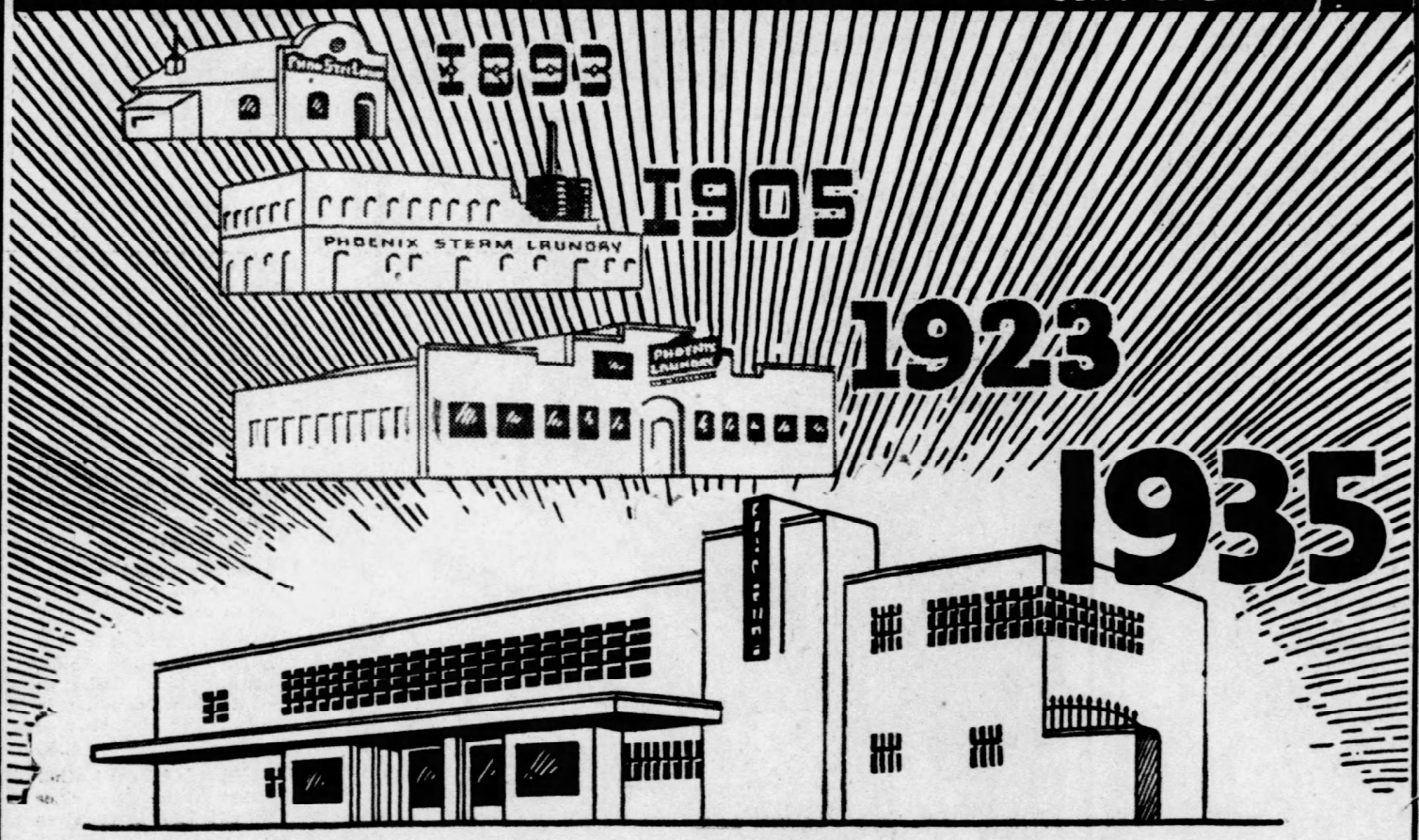
SURVEYOR J. Garrison etal SURVEY DATE May 1984 ~ DATE FORM COMPLETED May 1984

Large Modern Home of Phoenix Laundry On North Sixth Avenue



The picture shows the front view of the new home of the Phoenix Laundry at 326-340 North Sixth avenue, in the heart of the Five Points residential section. The battery of new Dodge Brothers trucks, purchased when the building was thrown open for business two weeks ago, is seen lined up for action, ready to spin away to all parts of the city for laundry to keep the big force of nearly 100 employees busy inside the building. The large interior of the structure provides total floor space of almost 20,000 feet, and was planned to provide almost unlimited future expansion. It was designed by Guy Lawrence, head of the firm, and the building contract was executed under his personal direction. The building has been called the finest laundry home between Kansas City and the Pacific coast.

LARGEST IN THE SOUTHWEST SINCE 1893 — *Still Growing!*



Modern as Tomorrow

The Phoenix Steam Laundry, founded 42 years ago, in 1893—first power laundry in this vast territory—had, as its aim and ideal, an unsurpassed excellence of service; and to that end was the first plant dedicated.

The growing population of Phoenix, by 1905, and the splendid acceptance and response of customers to the service offered by the Phoenix Laundry, called for extensive additions to the plant, an increased personnel, and new equipment to care for the steady growth. Three years later, Guy H. Lawrence, son of the founder, assumed management.

Again, in 1923, the Phoenix Laundry and Dry Cleaning Company's plant was found inadequate to care for its ever-increasing patronage. A new building was erected at 334 North Sixth Avenue—which, for that day, was a model of efficiency.

During the summer of 1935, the building and equipment were ravaged by fire. As soon as the debris could be cleared away, work was begun on a new plant, now rapidly nearing completion.

Modern as Tomorrow in every respect, and housing the latest equipment, it represents the ultimate fulfillment of the founders' ideal—an unsurpassed excellence of service. This new plant marks the dawn of a new era in laundering and dry cleaning.

Equally as important as the costly new equipment and splendid new building are the constantly maintained high standards of skill and perfection in workmanship—the pride of each of the 250 employes—standards which, for 42 years, have made the Phoenix Laundry the foremost organization of its kind in the entire Southwest.

The distinctive fleet of orange and black Phoenix Laundry and Dry Cleaning Company trucks travels more than a half-million miles yearly, rendering prompt, dependable pick-up and delivery service to many thousands of customers in the Salt River Valley.

You, too, will enjoy the services of this new plant that is as Modern as Tomorrow.

PHOENIX LAUNDRY & DRY CLEANING CO.

331-341 N. 7th Ave. Phoenix Arizona

PHOENIX LAUNDRY


PHOENIX LAUNDRY
DRY CLEANING
FUR
STORAGE
SERVICE & QUALITY SINCE 1895
Phoenix LAUNDRY
& DRY CLEANING CO. Inc.
MASTERcraft LINEN RENTAL
GMC
16
Phoenix LAUNDRY
& DRY CLEANING CO Inc.
MASTERcraft



View from 7th Avenue, 10/20/2023



View from 6th Avenue, 10/20/2023



Interior view, 10/20/2023



Interior view, 10/20/2023

ATTACHMENT C

PHOENIX HISTORIC PRESERVATION COMMISSION
Final Meeting Minutes

Date: February 12, 2024
Time: 4:30 p.m.
Location: Hybrid Meeting: In-person at City Council Chambers & Virtual via Webex

Commission Members Present	Staff Present
Dan Garcia, Chair	Helana Ruter
Dan Klocke	Kevin Weight
Brenda Thomson	Desiree Aranda
Tricia Amato, Vice Chair (virtual)	Cletus Montoya
Christina Noble (virtual)	Emma Collins
Greta Rayle (virtual)	Bridget Collins
Keely Varvel Hartsell (virtual)	Paul Li
	Jodey Elsner (virtual)
	Crystal Carrancho (virtual)
	Maura Jackson (virtual)
Commission Members Absent	**Staff Absent**
Taz Khatri	

1.	**Call meeting to order** Chair Garcia verified that a quorum was established and called the meeting to order at 4:32 p.m.	**Dan Garcia, HP Commission Chair**
2.	**Introduction of Commission Members and Staff** The Commission members and HP staff made their introductions.	**HP Commission & Staff**
3.	**Review of meeting minutes from the monthly meeting held on January 8, 2024.** **Action Requested:** Approval of minutes Chair Garcia asked the Commission for questions or comments about the draft minutes from the January 8th meeting. None were posed. Chair Garcia then asked the Commission for a motion on the draft minutes from the January 8th monthly meeting. Commissioner Thomson made a motion to approve the minutes as submitted for the January 8, 2024, HP Commission monthly meeting. Commissioner Klocke seconded the motion. The Commission voted, as follows:	**HP Commission**

	as well as prioritization of projects, cost estimates, and possible grant funding opportunity. Vice Chair Amato thanked Mr. Weight. She said that she was the real estate agent for the previous property owners and that they had ideas for various community uses of the site. However, due to the pandemic and other issues, the previous owners needed to sell the property. She mentioned that this property was special to her and that she was very happy that Mr. Fabian has plans to rehabilitate the property and restore it to a much more usable state. Ms. Ruter mentioned that the property owner, Mr. Fabian, was attending the meeting via phone and he was available for questions from the Commission. Chair Garcia asked the Commission for any questions for Mr. Fabian. None were posed. Chair Garcia verified there were no further discussions or comments, and he asked the Commission for a motion. Vice Chair Amato made a motion to approve staff's recommendation for HP overlay zoning (Application Number Z-116-23-8) for Yaun Ah Gim Groceries at 1002 South 4th Avenue. Commissioner Thomson seconded the motion. The Commission voted, as follows: Chair Garcia – Yes Vice Chair Amato – Yes Commissioner Klocke – Yes Commissioner Noble – Yes Commissioner Rayle – Yes Commissioner Thomson – Yes Commissioner Varvel Hartsell – Yes Approved 7 – 0.	
6.	**Public Hearing for Application No. Z-117-23-7, Phoenix Laundry & Dry Cleaning (Milum Textile Services) at 333-337 North 7th Avenue, a.k.a. 332-334 North 6th Avenue.** **Action Requested:** Recommendation on Historic Preservation (HP) Overlay Zoning Chair Garcia introduced this agenda item and said that this property has come before the HP Commission at the two previous meetings. He said that this would be the third case for this property to be presented to the HP Commission. He then invited Kevin Weight to give a summary of the reason for this case today.	**Kevin Weight, HP Staff**

Mr. Weight said that Case Z-117-23-7 was a request to establish Historic Preservation (HP) overlay zoning for the property located at 333-337 North 7th Avenue (a.k.a. 332-334 North 6th Avenue, known historically as Phoenix Laundry & Dry Cleaning (a.k.a. Milum Textile Services). He said that staff was recommending that rezoning request Z-117-23-7 be approved but notes the property owners are opposed to the request. He then briefly reviewed the following background information, which was also shared at the previous Commission meetings:

- Location: 333-337 North 7th Avenue (a.k.a. 332-334 North 6th Avenue)
- Property Owner: Milum Textile Services
- Zoning: DTC-Van Buren (Downtown Code - Van Buren Character Area) with HP overlay pending
- Recommended eligible in 1984 in *Historic Phoenix Commercial Properties Survey*
- In October 2023, owners submitted request to demolish property
- 30-day hold began on October 31, 2023
- HP Commission formally initiated HP zoning on November 20, 2023
- Z-117-23-7 filed by HP staff on December 29, 2023

Mr. Weight reviewed the concurrent timelines of the Demolition Hearing and the HP Zoning Hearing, as follows:

- Demolition hearing timeline:
  - 10/31/2023: 30-day demolition hold began
  - 11/20/2023: HP zoning initiated by HP Commission
  - 11/21/2023: Demolition reviewed by HP Officer under Section 806 (Decision: Denied)
  - 11/21/2023: Demolition hearing scheduled per 806.E.3
  - 12/08/2023: HP Hearing Officer hearing (Decision: Denied)
  - 01/08/2024: HP Commission hearing
- HP Zoning hearing timeline:
  - 10/31/2023: 30-day demolition hold began
  - 11/20/2023: HP zoning initiated by HP Commission
  - 02/12/2024: HP Commission hearing
  - 03/11/2024: HP Central City VPC meeting
  - 04/04/2024: Planning Commission meeting
  - 05/01/2024: City Council hearing

Mr. Weight once again displayed photos and reiterated the property description and its history. Then he restated the HP overlay zoning criteria, as follows:

1. Age (at least 50 years old or exceptionally significant)
2. Integrity (location, setting, design, materials, workmanship, feeling, association)
3. Significance:
   A. Associated with events or patterns of events significant in Phoenix history
   B. Associated with persons significant in Phoenix history

C. Represents a type, period, or method of construction; represents the work of a master; or has high artistic values
D. Has yielded or has the potential to yield information about Phoenix history or prehistory

Mr. Weight restated the findings from the evaluation of the property, as follows:

- Phoenix Dry Cleaning & Laundry property qualifies for historic designation under Criteria A and C. It is significant for its association with commercial development in early Phoenix and for its architectural style and method of construction
- Excellent representation of the property type "New Deal Era Industrial Architecture, 1933-1942" set forth in the historic context report *Commerce in Phoenix,1870-1942*, prepared by Janus Associates, Inc. for the Arizona State Historic Preservation Office.
    - This report lists eight examples of this property type, including the subject property. However, only two of the eight examples remain intact today
- Phoenix Dry Cleaning & Laundry building is also significant for its use of two separate lamella roofs
    - Constructed in 1935, the lamella roofs at the Phoenix Laundry & Dry Cleaning building were among the earliest in Arizona. They predate the Cattle Barns (1936) and Agricultural Building (1938) at the Arizona State Fairgrounds, and the gymnasium at Chandler High School (1939), which also utilize lamella roofs and are the only such structures remaining in Maricopa County. According to the Arizona State Historic Preservation Office, only one other similar building is known to exist in Arizona (in Kingman), making these structures significant at the state level
    - The property retains a relatively high degree of historic integrity, still resembling its 1930s appearance. It remains sufficiently intact to convey both its historical and architectural significance

Mr. Weight restated that the proposed boundary encompasses 1.31 acres. As mentioned previously, only the northern portion with the rebuilt 1935 building has been included in the proposed boundary, with the southern portion excluded to allow redevelopment on that part of the site. The proposed boundary contains the documented historic building and follows parcel lines and street monument lines as much as possible. It also includes the adjacent portion of the right of way, as is customary in rezoning cases.

Mr. Weight said that the property owners have not signed an Ownership Authorization Form or Waiver of Claims under Proposition 207 for this rezoning case and have started their opposition to the proposed HP zoning, as it would delay their demolition of the property by an additional

year. They have further stated that they plan to file a claim for loss of value under Proposition 207 if the HP zoning is approved.

In conclusion, Mr. Weight stated that staff was recommending approval of the rezoning request Z-117-23-7 to establish HP overlay zoning for the subject property, per the following reasons:

1. The property meets the significance, age, and integrity requirements for HP overlay zoning set forth in Section 807.D of the Zoning Ordinance; and
2. The proposed boundaries meet the eligibility criteria outlined in Section 807.E.

However, the owners' opposition to the case and their stated intention to file a Proposition 207 claim if it is approved may have financial impact to the City.

Chair Garcia thanked Mr. Weight. Next, he verified that the property owners were in attendance. He invited Mr. and Mrs. Milum to present their comments to the Commission.

Mrs. Milum presented photos as examples of damage to the roof. She said that they think that mold has gotten into the wood of the roof. However, there has not been any investigation of the roof structure for the presence of mold, lead, or asbestos. She expressed her concerns regarding possible collapse of roof due to damage and possible public safety concerns. Therefore, she does not see a viable future for the roofs. She said that she has sent reports to Ms. Ruter in the HP Office as well as to City Council.

Chair Garcia thanked Mrs. Milum for sharing the photos and comments. He said that there would be more time for their rebuttal after the Commission discussion and public comments.

Next, Chair Garcia asked the Commission for any questions for staff or property owners. None were posed.

Chair Garcia mentioned that the HP Commission had received several letters of support for the HP overlay zoning. He read the following excerpt from one of the letters that was submitted by Erika Ross Lindsay, of the Phoenix Art Deco Society:

> "It seems common for individuals to drive by buildings and landmarks without questioning their origins. And this is in part because the increasing number of historic properties demolitions. Saving these properties saves the connection to our past and cultivates a sense of pride, understanding, and community in the city, something that Phoenix should value. Without this connection to our past and what defines our culture as Phoenicians, a city cannot really flourish. Once these buildings are demolished, they will be gone forever and with it some of our history."

	Chair Garcia said that he shared the above excerpt as a counterpoint to demolition. Next, Chair Garcia said that one request was submitted by Julia Taggart for public comment on this item. He invited Ms. Taggart to the podium for comment. Ms. Taggart said that she is a Board Member of the Sunnyslope Historical Society as well as a member of the Phoenix Art Deco Society. She agreed with the comments in the excerpt of the letter that Chair Garcia had shared. She feels that an HP overlay needs to be placed on the subject property, especially since the city has already lost a lot of art deco buildings, such as the Fox Theater. She said that it is important to save the Art Deco building on the subject property. She also believes it is as important as it is plausible to rehabilitate and save the roof structures and these buildings. She urged the Commission to approve the HP overlay zoning to save this part of Phoenix history for present and future generations. Chair Garcia verified that there was another request from Roger Brevoort for public comment on this item. He then invited Mr. Brevoort to the podium to share his comments. Mr. Brevoort said he contributed to the 1983 survey of the subject property. He mentioned that at that time, there was a discrepancy on whether the building was commercial or industrial and how to define those two types of structures. He said that if the survey was expanded, at that time, the property would have been nominated. He agrees that the property still meets the eligibility criteria. He mentioned that the lamella roofs are only components, they are not the sum total of the property. He thinks that there could be viable options for adaptive reuse for the north portion of the property, especially applying private sector funding and Federal Reinvestment Tax Credits. Chair Garcia verified that there were no further public comments on this item. He then invited Mr. and Mrs. Milum for their rebuttal. Mrs. Milum said that this property has been vacant since 2019. She also said that nine out of ten developers have declined purchasing the property due to Historic Preservation requirements. She said that they have spent years trying to sell the property and it continues to be a burden on them to pay for maintenance and taxes on the property. She said that this property was an industrial laundry that exposed the structure to hard chemicals for many years. She reiterated that they have done their due diligence and they just want to move on with their lives. She said that they would be open to selling the property to the city of Phoenix. Otherwise, they want the property to be demolished. Chair Garcia asked the Commission for any further discussion or questions for staff or property owners.	

	Commissioner Thomson referenced the report mentioned by Mrs. Milum and asked staff what the report was and has staff reviewed it. Ms. Ruter said that it was a thesis-style document on the study of lamella roof structures, which was submitted by Mrs. Milum to the HP Office. It was not included in the rezoning case. However, portions of the report would be included in the economic hardship case going before City Council. Commissioner Thomson then asked staff for clarification on the earlier comments that no one had examined the roof structures for integrity or possibility of collapse. Ms. Ruter responded that she was not aware of the property owners contracting any structural engineers to assess the property. She also stated that the city had not contracted any structural engineers. Chair Garcia verified there were no further questions. He then closed the floor to public comments. Chair Garcia commented on the challenge set before the HP Commission, where there are claims against the structural integrity versus the historical integrity of the property. He stated that the HP Commission previously voted to initiate the HP overlay on the subject property, and an approval today would complete that process. He also referenced the possibility of a Proposition 207 claim and the implications upon the city if the HP overlay zoning would be approved today. He then asked the commission for any further discussions. Commissioner Thomson felt that a critical piece of information was still missing since there was no structural assessment provided as part of the overall consideration of the integrity and value of the property. Chair Garcia said that there have been previous cases where there have been compelling claims of integrity. He said that without having documentation demonstrating structural deficiencies, it was challenging for the HP Commission to decide based only on the available information. Vice Chair Amato said that if the property owners had an assessment done on the property and provided that report to the HP Commission, then the Commission would have had an opportunity to review the report prior to deciding. However, she suggested that the Commission look to the previous agenda item, pertaining to the request for HP overlay zoning on the Yaun Ah Gim Grocery Store, which is in much worse condition than the Phoenix Laundry & Dry Cleaning buildings. She stressed that the condition of a building does not lessen the historic significance of a property. She said that it was important for the Commission to consider the significance of a property and see its value to the community regardless of its condition.	

	Commissioner Noble agreed with Vice Chair Amato's comments. She also referenced the report on the previous agenda item that the burden of proof is on the property owners. She understands that the subject property owners have expressed the financial burdens on them, and that they have opted out of providing the proof. She said that since that information is not available, then the focus of the HP Commission should be on whether the subject property has historic significance and value. She also mentioned that this case would move on to other commissions to consider other factors. Commissioner Klocke addressed Mr. and Mrs. Milum and said that he recognized that this situation is painful for them as property owners. He said that he previously had gone through a similar situation, and he understands how difficult this is to go through. He also said that the HP Commission has been very conservative in terms of pushing these kinds of cases forward. In fact, there have been cases that were not pushed forward when the public wanted those outcomes. He stated that since Proposition 207 was established nearly 20 years ago, there has only been one claim filed against the city. He said that this Commission does not take this situation lightly. He believes that the Phoenix Laundry & Dry Cleaning buildings are very special because of their history in the community. He said that they are very valuable and worthy of saving and said that he would be voting in support of the HP overlay zoning. Chair Garcia said he appreciated Commissioner Klocke's comments. He also mentioned that this situation exposes pain points in historic preservation where there is a strong desire by the city and citizens in the community to preserve buildings that are significant without having to pay to preserve the buildings. He said that it is important to support preservation of significant buildings and opportunities for funding preservation efforts. Next, Chair Garcia asked the Commission for a motion on this item. Prior to making a motion, Vice Chair Amato expressed her appreciation to Commissioner Klocke and Chair Garcia for their comments. She agreed that it was a difficult situation. Vice Chair Amato made a motion that the HP Commission approve HP overlay zoning on Application No. Z-117-23-7 for Phoenix Laundry & Dry Cleaning (Milum Textile Services) at 333-337 North 7th Avenue, a.k.a. 332-334 North 6th Avenue. Commissioner Klocke seconded the motion. The Commission voted, as follows: Chair Garcia – Yes Vice Chair Amato – Yes Commissioner Klocke – Yes Commissioner Noble – Yes Commissioner Rayle – Yes	

	Commissioner Thomson – Yes Commissioner Varvel Hartsell – Yes Approved 7 – 0.	
7.	**CLG Review of the National Register Nomination for Dr. Bertram Snyder Residence (8122 North 10th Avenue).** **Action Requested:** Recommendation to the Historic Sites Review Committee Chair Garcia invited Crystal Carrancho to present this item. Ms. Carrancho briefly reviewed the staff report on the CLG Review of the National Register Nomination for the Dr. Bertram Snyder Residence, located at 8122 North 10th Street, as follows: • MAR 2023: Subject property was listed on the Phoenix Historic Property Register • JAN 2024: Phoenix HP Office received National Register of Historic Places (NHRP) draft nomination from SHPO ○ Courtney Widmer, current owner, requested NRHP nomination for subject property; Nomination was prepared by Vincent Murray • FEB 12, 2024: HP Commission scheduled to review subject draft nomination pursuant to Phoenix CLG Agreement and forward its recommendation to HSRC for review at next meeting • MAR 8, 2024: HSRC scheduled to review subject draft nomination Ms. Carrancho said that staff had reviewed the draft nomination and found that the documentation is generally accurate and complete. She mentioned that staff had noted minor edits on the draft nomination form. In conclusion, Ms. Carrancho stated that staff was requesting the HP Commission to recommend that the draft NRHP Nomination be forwarded to the HSRC for approval subject to the noted edits on the nomination form. Chair Garcia thanked Ms. Carrancho for the report. He then asked the Commission for questions or comments on this item. None were posed. Chair Garcia verified that there were no requests for public comment. Then Chair Garcia verified that the Commission had no further discussions or comments, and he asked the Commission for a motion. Commissioner Klocke made a motion that the HP Commission recommend to the Historic Sites Review Committee, the CLG review of	**Crystal Carrancho, HP Staff**

Central City
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-117-23-7

Date of VPC Meeting	March 11, 2024
Request From	DTC-Van Buren
Request To	DTC-Van Buren HP
Proposal	Historic Preservation Overlay for the Phoenix Laundry & Dry Cleaning Company
Location	Approximately 450 feet north of the northeast corner of 7th Avenue and Van Buren Street
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	7-6

VPC DISCUSSION:

Three members of the public registered to speak on this item, one in favor, two in opposition.

STAFF PRESENTATION
Kevin Weight with the City of Phoenix Historic Preservation Office provided a presentation regarding the history of the building at the subject site, highlighting the age, integrity, and significance criteria required for the Historic Preservation Overlay and stating that the staff recommendation is approval.

QUESTIONS FROM COMMITTEE
Committee Member Greenman asked if the building was still in operation. **Mr. Weight** replied that the business closed in 2019. **Mr. Greenman** asked if the lamella roof was visible from the right-of-way. **Mr. Weight** replied that it is not.

Chair O'Grady asked about the vote count at the City Council hearing on the demolition request. **Mr. Weight** replied that the vote was 8-1.

PUBLIC COMMENTS
Donna Reiner introduced herself as representing Preserve Phoenix and spoke in favor of the proposal, stating that it is important to save buildings that are symbols of our history, including commercial properties, and that developers have been interested in the site, which could be repurposed.

Committee Member Olivas expressed concern about how to pay for the rehabilitation of a building like this, highlighting that HP zoning requirements can deter someone from purchasing a property.

Marilyn Milum introduced herself as the property owner and provided a presentation in opposition to the request, highlighting the poor condition of several aspects of the building, including safety concerns with the lamella roof, and the lack of success in working with potential developers to buy the site for rehabilitation.

Committee Member Rachel Frazier Johnson commented that Proposition 207 is an option for the property owners and asked about compensation. **Mrs. Milum** replied that this is a quality-of-life issue, and they have tried to work with the City on a solution.

Faith Burton asked about the history of the building, including ownership, the last time the roof was insured, and environmental testing. **Mrs. Milum** noted that they owned the property for 60 years, the roof was insured six years ago, and they have a “no further action” from the EPA. **Ms. Burton** asked whether developers discussed maintaining the Art Deco features of the building. **Mrs. Milum** noted that the focus has been on the ceilings.

Committee Member Martinez asked about the potential agreement if a developer agreed to purchase the property. **Mrs. Milum** stated that the developer would use an 8-year tax abatement from the City for adaptive reuse. **Ms. Martinez** asked if there was only one developer interested. **Mrs. Milum** confirmed there was only the one developer. **Ms. Burton** asked when the discussions with the developer took place. **Mrs. Milum** replied it was last year.

Committee Member Olivas asked at what point the structural assessment happens. **Chair O’Grady** stated that question could be directed to staff.

Chair O’Grady asked if there was a developer offer for the land if the building were demolished. **Mrs. Milum** stated there was no offer.

Committee Member Starks asked if a developer was interested if the site had the HP overlay. **Mrs. Milum** stated that it would be if it did not have the overlay.

Committee Member Panetta asked about the costs to have a structural assessment done. **Mrs. Milum** replied that it would be $60,000.

Craig Milum introduced himself as the property owner and spoke in opposition to the request, highlighting safety concerns with lamella ceilings.

Ms. Martinez asked about the age of the lamella ceiling. **Mrs. Milum** replied that it was 90 years old.

STAFF RESPONSE

Mr. Weight stated that there are examples of lamella roofs being used today in gymnasiums in Arizona, the Historic Preservation Commission felt strongly about preserving this history, and that a structural assessment had not been done.

Ms. Burton noted that the examples of lamella roofs in operation are all publicly-owned buildings and asked if there were any privately-owned examples. **Mr. Weight** replied that he wasn't aware of any.

Committee Member Greenman stated that the zoning at this site would allow 600 feet of height and asked if HP zoning would permit a building to punch through the roof to construct a tower. **Mr. Weight** replied that such a building would not be allowed under HP zoning.

Ms. Olivas stated that the determination so far has not factored in a structural report and asked what the economic hardship decision was based on. **Mr. Weight** replied that the applicant must demonstrate the rate of return based on cost estimates. **Ms. Olivas** stated that if the property owners can't afford to rehabilitate the building, it will simply sit vacant after HP approval.

Committee Member Burns asked if there is anything keeping the building from being used now. **Mr. Weight** replied that from a regulatory perspective, there is nothing preventing it.

Ms. Martinez asked for clarification on the economic hardship hearing. **Mr. Weight** replied with a detailed description of how economic hardship is determined.

Ms. Johnson asked if the City has a planned use. **Mr. Weight** replied that there is no planned use.

Chair O'Grady asked if a GPLET was considered for the site. **Mr. Weight** replied that a GPLET was part of the discussion regarding the site.

COMMITTEE DISCUSSION

Ms. Burton stated that the property owners are arguing a very complicated case and that this is a difficult building, considering insurance and other requirements.

Committee Member Sonoskey asked about a façade easement, which was done at a site in the Warehouse District. **Mr. Weight** stated that the HP overlay was removed in that case.

Ms. Olivas stated that there are no comparisons in Arizona, no structural report, and the Committee doesn't know details about the negotiations to this point.

Ms. Johnson stated that there needs to be a creative solution to move forward that acknowledges both sides of the issue.

Mr. Panetta asked if HP designation would make funding available for an assessment. **Mr. Weight** replied that it would.

Mr. Burns asked for clarification that the HP designation is only effective for one year. **Mr. Weight** replied that the HP zoning delays demolition for one year, after which there is nothing preventing demolition.

Ms. Martinez noted that the HP overlay could provide funding for the assessment.

Mr. Panetta stated that even if the HP overlay is approved, it only delays demolition by one year, and the property owners would still end up demolishing the building.

Mr. Burns stated that he understands the hardship, but the purpose of the HP overlay is for preservation. **Mr. Panetta** replied that the property owner doesn't have any interest in pursuing preservation of the building.

Committee Member Vargas asked how common it is for buildings to be demolished after receiving an HP overlay. **Mr. Weight** stated that multiple buildings have been demolished with HP overlays.

Committee Member Starks stated that the property owners had options that they haven't pursued.

Mr. Sonoskey stated that if the HP overlay is approved, it gives time for experts to document the building before the building is demolished.

Chair O'Grady stated that historic preservation requires a property owner to go along with it, which is not the case here.

MOTION
Zach Burns made a motion to recommend approval of Z-117-23-7, per the staff recommendation. **Vice Chair Gaughan** seconded the motion.

Mr. Burns stated that the HP overlay would allow additional time to find a preservation solution and could allow funding for the structural analysis.

Mr. Vargas stated that the HP overlay could allow additional archiving of information.

Ms. Olivas stated concerns about the funding. **Mr. Weight** stated that there is funding in the budget to use for property assessments.

Ms. Johnson asked if funding is contingent on HP zoning approval. **Mr. Weight** stated that it is not.

VOTE

7-6; Motion to recommend approval of Z-117-23-7, per the staff recommendation, passed; Committee Members Burns, Panetta, Sonoskey, Starks, Vargas, Gaughan, and O'Grady in favor; Committee Members Burton, Greenman, R. Johnson, Lockhart, Martinez, and Olivas opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION
April 4, 2024

ITEM NO: 8	
	DISTRICT NO.: 7
SUBJECT:	
Application #:	Z-117-23-7
Location:	Approximately 450 feet north of the northeast corner of 7th Avenue and Van Buren Street
From:	Downtown Code-Van Buren
To:	Downtown Code-Van Buren HP
Acreage:	1.31
Proposal:	Historic Preservation Zoning Overlay for Phoenix Laundry & Dry Cleaning Company
Applicant:	City of Phoenix, Historic Preservation Commission
Owner:	Milum Textile Services Co.
Representative:	Kevin Weight, City of Phoenix, Historic Preservation Office

ACTIONS:

Staff Recommendation: Approval.

Historic Preservation Commission: 2/12/2024 Approval. Vote: 7-0.

Village Planning Committee (VPC) Recommendation:
Central City 3/11/2024 Approval, per the staff recommendation. Vote: 7-6.

Planning Commission Recommendation: Denial.

Motion Discussion:

The property owner expressed that they do not wish to be granted HP zoning overlay on the site due to the challenges and cost in building upkeep and their struggles in finding a buyer willing to purchase the property with HP zoning given their end goal is to sell the property.

Commissioner Matthews made a MOTION to approve Z-117-23-7, per the Historic Preservation Commission and Central City Village Planning Committee recommendations.

Chairman Gaynor stated that the motion died for lack of a second. He asked for a different motion.

Vice-Chairperson Busching stated, before she made a motion, she thought a continuance would be best, she just questioned how long would be an appropriate continuance to allow the City to work the Milums. She asked Mr. Weight (staff/representative) for his thoughts on that.

Mr. Weight responded that he knows the Milums would like some resolution sooner rather than later, but if they are open to the possibility of extending the process to for the City to work with them and do an assessment, he would welcome that, but he knows they have been somewhat reluctant up until today to do that. If they feel it is something they think would be helpful, he is happy to do that. They could take a little more time to make that happen, otherwise, it might be best to just seek a resolution.

Commissioner Matthews made a MOTION to approve Z-117-23-7, per the Historic Preservation Commission and Central City Village Planning Committee recommendations.

Commissioner Boyd SECONDED.

Chairman Gaynor asked for a roll call.

Commissioner Gorraiz stated that in interest of compassion and sanity, this building is falling apart and should not be given an HP Overlay and force the Milums another year or two with a process that they have already spent two to three years having to fight.

Commissioner Hu abstained from the vote. She does not feel she has enough information about the property to make a decision.

Commissioner Matthews stated that we have an appropriate rezoning request before us from an applicant, within the City Code. Generally, buildings that are 90 years old are usually not in the best condition and typically need rehabilitation in order to receive their full value to the overall city.

The motion failed with a vote of 3-4-1 (Hu abstained) (Gaynor, Gorraiz, Jaramillo, Perez).

Commissioner Boyd suggested that someone make the negative motion.

Commissioner Gorraiz made a MOTION to deny the Historic Preservation Overlay.

Commissioner Jaramillo SECONDED.

The motion passed with a vote of 4-3-1 (Hu abstained) (Boyd, Busching, Matthews)

Motion details: Commissioner Gorraiz made a MOTION to deny Z-117-23-7.

Maker: Gorraiz
Second: Jaramillo
Vote: 4-3-1 (Boyd, Busching, Matthews) (Hu abstaining)
Absent: Mangum
Opposition Present: Yes

Findings: Although the proposal meets eligibility criteria regarding the significance, age, and integrity requirements for HP overlay zoning set forth in Section 807.D of the Zoning Ordinance and the proposed boundaries meet the eligibility criteria outlined in Section 807.E, the Planning Commission recommends denial to not impede the property rights of the owner.

This publication can be made available in alternate format upon request. Please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT F

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC **I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:**					
APPLICATION NO/ LOCATION	**Z-117-23-7** **Milum Textile Services Company** **7th Avenue and Van Buren Street**	***(SIGNATURE ON ORIGINAL IN FILE)***			
		opposition	**x**	**applicant**	
APPEALED FROM:	PC April 4, 2024	734 West Polk Street Phoenix, AZ 85007			
	PC DATE	*STREET/ADDRESS/CITY/STATE/ZIP*			
TO PC/CC HEARING	May 1, 2024	**Roger Brevoort** 602-690-8080 historichouseguyphx@gmail.com			
	CC DATE	*NAME / PHONE / EMAIL*			
REASON FOR REQUEST: Preserve Phoenix objects to the decision of the Planning Commission and are filing an appeal hoping for a positive outcome that enables preservation of some aspect of the Milum Textile Services Property.					
RECEIVED BY:	Julia Loewen	**RECEIVED ON:**	4/11/2024		

Alan Stephenson
Joshua Bednarek
Tricia Gomes
Racelle Escolar
Sarah Stockham
Stephanie Vasquez
Heather Klotz

Camryn Thompson
Paul M. Li
GIS
Byron Easton (for PHO Appeals only)
Vikki Cipolla-Murillo
Village Planner
Applicant

CITY OF PHOENIX

APR 1 1 2024

Planning & Development Department

City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

F PHOENIX

APR 1 1 2024

anning & Development Department

The **PLANNING COMMISSION** agenda for **April 4, 2024** is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

   There is a $630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **April 11, 2024**.

   Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m. **April 11, 2024.**

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

   To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. **April 11, 2024.**

   The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an $830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **April 18, 2024.**

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

Z-117-23-7
APPLICATION NO.

April 4, 2024
DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

Milum Textile Services Co., 7th Ave. & Van Buren St.
LOCATION OF APPLICATION SITE

J. Loewen, Planner I
~~Kevin Weight, Historic Preservation Office~~
PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Roger Brevoort
PRINTED NAME OF PERSON APPEALING

SIGNATURE

734 West Polk Street
STREET ADDRESS

April 10, 2024
DATE OF SIGNATURE

Phoenix, AZ 85007
CITY, STATE & ZIP CODE

602-690-8080
TELEPHONE NO.

historichouseguyphx@gmail.com
EMAIL ADDRESS

REASON FOR REQUEST: Preserve Phoenix objects to the decision of the Planning Commission and are filing an appeal hoping for a positive outcome that enables preservation of some aspect of the Milum Textile Services property.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

From:	Michele Chinichian
To:	Helana Ruter; Council District 7 PCC; hello@preservephx.org
Subject:	Enact the Historic Preservation Overlay on the total property at 333 & 337 N 7th Ave.
Date:	Thursday, November 9, 2023 7:13:15 PM

Dear Councilwoman Ansari's Office,

This letter is to ask for the Historic Preservation Commission to take action and **Enact the Historic Preservation Overlay** on the total property at 333 & 337 N 7th Ave. Please help us save this iconic architecture so it can remain intact and adaptively reused for future generations of Arizonans to benefit from.

This is the community's only chance to save a highly visible, uniquely historic property and retain the community's opportunity to have input on future large-scale development. Downtown Phoenix and the Roosevelt Neighborhood deserve better and deserve to participate in the planning process for such a sizable site. It would be a devastating loss to scrape an important historic building, especially one that is primed to be an exemplary adaptive reuse redevelopment.

Architecture with character is what makes Phoenix an appealing and desirable place to live. Please don't support the destruction of what makes this city so special. It is heartbreaking when the city does not take action to preserve these beloved buildings. I urge you to take action and enact the Historic Preservation Overlay.

Thank you for your consideration.

All the best,

Michele Chinichian, LCSW
Phone: (480) 409-2915
Website: http://royapllc.weebly.com/ [royapllc.weebly.com]
Scheduling: https://michele-chinichian.clientsecure.me [michele-chinichian.clientsecure.me]
Google Reviews: https://g.page/r/CSkdzyvcV7exEB0/review [g.page]

PLEASE NOTE: My practice maintains a cancellation policy of 48 hours prior to your appointment time. There is a missed session fee applied to all cancellations or reschedulings under 48 hours.

IN CASE OF AN EMERGENCY: If you are experiencing a psychiatric crisis, please call the 24-hour crisis hotline at 602-222-9444 or go directly to your nearest emergency room.

CONFIDENTIALITY NOTICE: The information contained in this e-mail message is intended only for the personal and confidential use of the recipient(s) named above. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please immediately notify the sender of this email, and delete the original message. Regarding the Use of Email -- Although I use a firewall and my computer is password protected, my emails are not encrypted. Therefore, I cannot guarantee the confidentiality of email communication. If you choose to communicate confidential information with me via email, I will assume that you have made an informed decision and I will view it as your agreement to take the risk that email may be intercepted. Please be aware that email is never an appropriate vehicle for emergency communication. This message is private and confidential communication intended for the addressee only. WARNING: the unauthorized interception or retrieval of e-mail may be a criminal violation of the Electronic Communications Privacy Act, 18 USC 2510-2521. Thank you for respecting privacy and observing the law.

From:	G.G. George
To:	Helana Ruter
Cc:	Council District 7 PCC; Council District 4; Michael Petersen-Incorvaia
Subject:	Request for Consideration
Date:	Friday, November 10, 2023 4:26:50 PM
Attachments:	Request for consideration.doc

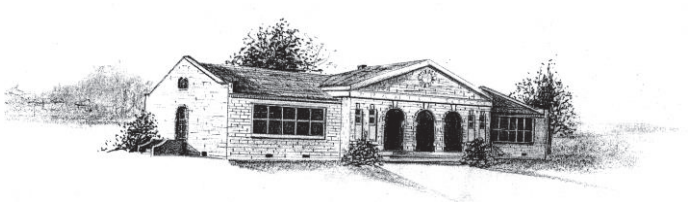
Hello Helana,

Please see the attached from the PHNC for distribution to the Historic Preservation Commission.

Thank you,

GGG

Phoenix Historic Neighborhoods Coalition



HISTORIC FRANKLIN SCHOOL

November 10, 2023

Phoenix Historic Preservation Commission
City of Phoenix Planning Department
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003-1611
Via Email
helana.ruter@phoenix.gov

RE: HP-87-23-DEM, HP-88-23-DEM, HP-120-23-DEM

Dear Chairman Garcia and Members of the Commission,

I am writing on behalf of the Phoenix Historic Neighborhoods Coalition. We are a coalition of people who live throughout the historic neighborhoods within the City of Phoenix. We come together because we value the history of Phoenix and we seek to share our love of our city's historic neighborhoods to preserve not only the buildings but to help stabilize and build strong communities.

The HP office has advised the Coalition that a total demolition application has been filed for the Milum Textile Buildings at 333 N. 7th Avenue. These properties requested for demolition have been identified as individually eligible for the Phoenix Historic Property Register in a survey by the Junior League of Phoenix in 1984, which recommended them eligible for listing on the National Register of Historic Places. They are considered eligible not only for the Streamline Moderne style but most importantly, they contain a rare Lamella roof. It is one of only two properties thus far identified in Phoenix with the Lamella roof style.

A wide-span Lamella roof is a vaulted roof consisting of a crisscrossing pattern of parallel arches, comprised of short wooden members hinged together to form an interlocking network in a diamond pattern.

The only other Lamella roofs of which I am aware are in the Cattle Barns on the State Fairgrounds, identified and pictured in my book, *"The Arizona State Fair".*

Two of the Cattle Barns were built prior to World War II, and often sheltered troops overnight during the war. Two of the Barns were built after the war in the exact same style, all with Lamella roofs.

These Lamella roofs have statewide historical significance.

Therefore, the Coalition requests denial of the demolition permits and action by the Commission to enact the Historic Preservation Overlay for the total properties at 333 N. 7th Ave. (primary address), 337 N. 7th Ave., 357 N. 7th Ave., and 326 N. 6th Ave, as identified in the 30 Day Demolition Hold for 333 N. 7th Ave.

Thank you for your time and attention to this request.

G.G. George, President
Phoenix Historic Neighborhoods Coalition

1102 W. Palm Lane
Phoenix, AZ 85007
602-252-3151

November 17, 2023

Helana Ruter

City of Phoenix Historic Preservation Office

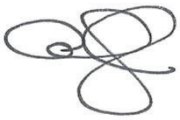
200 W. Washington Street, 3rd Floor

Phoenix, AZ 85003

Dear Helana and Vice Mayor Yassamin Ansari,

I am writing to you to enact the Historic Preservation Overlay on the total Milum Textile Services property at 333 and 337 N. 7th Avenue. This is a prime example of early Modern / Art Deco architecture in the heart of our city with immense potential for adaptive reuse. At the core of each great city lies historic architecture with a story to tell. Phoenix has all to often scraped so much of our history to make way for newer construction that lacks character and detail. Adaptive reuse projects that maintain and highlight such character and detail are what draw new residents, young and old, to fall in love with the buildings once again. Please do not allow this iconic property to be added to the list of bygone architecture in the city of Phoenix.

Sincerely,



Aaron Stouffer

November 17, 2023

Helana Ruter
Historic Preservation Officer
City of Phoenix
200 West Washington St., 3rd Floor
Phoenix, AZ 85003

Re: 30 Day Demolition Hold for Milum Textile Buildings 1 and 2, Seventh Avenue site

Dear Helana:

Preserve Phoenix wishes to go on record in support of initiation for the two primary buildings on the northern portion of the Milum Textile Buildings on 7th Avenue. Constructed in 1924 and substantially rebuilt after a fire in 1935, the Milum complex is an important site that attests to the commercial and industrial heritage of what was then the west side of downtown Phoenix. The buildings were identified as potentially eligible for listing on the National Register of Historic Places and consequently the Phoenix Historic Property Register since 1985. Building One is also notable for its unique lamella roof construction. While this is an interior feature, it is nonetheless part of the building and an increasingly rare example of this construction technique. There are only a few other examples in Phoenix and Arizona as a whole.

It is our understanding that developers are actively looking at the Milum property. There are also two applications for demolition, simplistically for Building 1 (north side) and Building 2 (south side). While we would advocate for the designation of the entire parcel, we understand that the north parcel contains the more notable property.

We hope the Phoenix Historic Preservation Commission will subsequently initiate designation of the two Milum properties to the Phoenix Historic Property Register. Initiation will recognize the architectural merit of the buildings and site and allow time for the owners to consider the various development proposals that include for reuse or the buildings as an alternative to demolition.

Sincerely,

Roger Brevoort
Chair, Advocacy Committee

November 17, 2023

Helana Ruter
City Historic Preservation Officer
300 West Washington St., 3rd Floor
Phoenix, AZ 85003

Dear Helana:

On behalf of the Arizona Preservation Foundation board of directors, I am writing to highlight the urgent need for the preservation and designation of the properties at 333, 335, and 337 N. 7th Avenue in downtown Phoenix, formerly known as Milum Textile Services. These structures, with their remarkable lamella truss roof structures, embody an essential part of Arizona's heritage and architectural legacy.

Downtown Voices Coalition, Grand Avenue Arts and Preservation, Phoenix Historic Neighborhoods Coalition, and Preserve Phoenix have all eloquently voiced the significance of these buildings. Their historical and architectural value extends far beyond mere structures; they are a testament to the industrious spirit that shaped our capital city's past. Moreover, these structures are not just relics of history; they hold immense potential for adaptive reuse that could invigorate Downtown Phoenix's urban landscape.

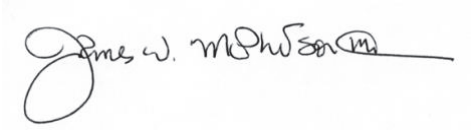
The call for a Historic Preservation Overlay is not just about safeguarding the physical structures but about signaling a commitment to honoring our history and ensuring a thoughtful blueprint for future development. This initiative isn't solely about nostalgia; it's a prudent step toward creating vibrant, livable spaces that offer a unique sense of place and attract both locals and visitors.

The unique lamella roof construction, the interior craftsmanship, and the historical significance of these buildings make them invaluable. They stand as a reminder of our commercial and industrial heritage and deserve recognition and protection.

Therefore, I urge the Phoenix Historic Preservation Commission to take decisive action by initiating the designation of the Milum properties to the Phoenix Historic Property Register. Such recognition would provide the necessary time for stakeholders to explore viable alternatives to demolition and consider adaptive reuse options that honor the site's history and contribute positively to our community's future.

Preservation isn't merely about conserving the past; it's about building a sustainable and culturally rich future for Arizona and its capital city. Let's take this opportunity to showcase our commitment to preserving our heritage while paving the way for innovative and inclusive development.

Sincerely yours,



Jim McPherson
President, Board of Directors
Arizona Preservation Foundation

cc: Board Members, Arizona Preservation Foundation
Jeff Sherman, Downtown Voices Coalition
Beatrice Moore, Grand Avenue Arts and Preservation
G.G. George, Phoenix Historic Neighborhoods Coalition
Roger Brevoort, Preserve Phoenix
Kathryn Leonard, State Historic Preservation Office

November 17 2023

Re: Request for Milum Textile Building Protection and Preservation.

Councilwoman Ansari and Helana Ruter, City of Phoenix Historic Preservation Office:

I am writing to request your action to enact a Historic Preservation Overlay for the properties at 333 & 337 N 7th Ave (parcels: 111-41-029 and 111-41-024C). The ever-diminishing stock of industrial warehouse structures left in Downtown Phoenix leaves these buildings as an important artifact of our pre-war Phoenix heritage. Our downtown history is based in the utilitarian nature of the structures, workers, and residents that built our City. The interiors of these buildings signify the industrious nature of our city's migrant and craftsman workforce and therefore, they should be preserved and utilized in a way that shows off that amazing interior craftsmanship. (Public art studios, maker spaces, Public event venues, or Public Markets)

Hopefully by enacting the overlay sufficient time will be given to find a reasonable solution besides total demolition.

Sincerely yours,



Jeff Sherman
Steering Committee Chair
Downtown Voices Coalition

cc:
Steering Committee Members, Downtown Voices Coalition
Mayor Gallego, City of Phoenix
Chris Mackay, Community & Economic Development Department

Grand Avenue Arts & Preservation
1301 Grand Avenue #8
Phoenix, AZ 85007
602.391.4016

November 17, 2023

Helana Ruter
City of Phoenix Historic Preservation Officer
City of Phoenix
200 W. Washington St.
Phoenix, AZ 85003

Ms. Ruter and City of Phoenix Historic Preservation Commission:

Grand Avenue Arts and Preservation requests that the Phoenix Historic Preservation Commission enact a Historic Preservation Overlay on the total property at 333, 335 and 337 N. 7th Avenue (now known as Milum Textile Services) at the upcoming Monday, November 20th HP Commission meeting.

A tour of the historic buildings at this site and their amazing lamella truss roof structures were a highlight over the years on the Grand Avenue Festival's "Under the Vintage Roof Tours". The public was honored to be able to enter the site to view the incomparable lamellla trusses as well as other notable historic building features, and were fascinated by the intriguing history of the site. The main buildings at the site are truly some of the most beautiful warehouse buildings in the State of Arizona.

This 7th Avenue corridor adjacent to downtown Phoenix (which is also part of the downtown core) should be lined with more than a series of look-alike lofts and fast food restaraunts. Initiating an Overlay on historically eligible buildings will attract developers to the site who have the needed skills to create a valuable adaptive reuse project. One with housing, retail, office, restaurants and/or other small scale uses.

Scraping this site clean not only eliminates the opportunity for a unique adaptive reuse project, but sends the wrong message to developers and land speculators moving forward: that we don't care about the longevity of our historic architecture and sites nor do we care about creating a quality blueprint for development into the future.

Adaptive re-use projects have proven to be finacially viable in many cities, creating a unique sense of place and quality of life to the built environment. When done well, the distinction of these adaptive reuse projects not only lifts us out of the mundane, but become exciting destinations for locals, out-of-town visitors, and future residents.

Sincerely,

Beatrice Moore, Director

Harder Development

November 17, 2023

Ms. Helena Ruter
Historic Preservation Officer
City of Phoenix
200 W. Washington St.
Phoenix, AZ 85003

Dear Ms. Ruter:

As a longstanding business and property owner within the Roosevelt Neighborhood with experience in both adaptive reuse and historic preservation projects I am writing today to urgently request that the Phoenix Historic Preservation Commission take action and initiate designation of the Milum Textile Services Buildings 333 & 337 N 7th Ave (parcels: 111-41-029 and 111-41-024C) to the Phoenix Historic Property Register. The City of Phoenix Historic Preservation Office has well-documented the nearly century-old buildings' historic significance and integrity. Of note, the City of Phoenix Historic Preservation Office has determined the property Individually Eligible for the Phoenix Historic Property Register under Criterion A & C. Additionally, the property was surveyed as part of the Historic Phoenix Commercial Properties Survey (Junior League of Phoenix, 1984), which recommended it as eligible for listing on the National Register of Historic Places.

Originally known as Phoenix Dry Cleaning & Laundry Co. and designed by architect Fred Whittlesey, the Streamline Moderne style brick building(s) contain rare, magnificent, and well-preserved examples of the gorgeous wide-span wood lamella truss roofs found in Arizona. Both inside and out the architecture is unique, historic and valuable due to its rare occurrence in our city's downtown core. The buildings' demolition would greatly impact the character of the historic neighborhood that has seen an unfair share of demolition and blight through the years. The loss of these important historic buildings would squander our city's only opportunity to have the Milum Textile Services' be an exemplary adaptive reuse redevelopment that showcases our unique heritage and character and a benefit to the community.

I respectfully request the Historic Preservation Commission take action and initiate the Historic Preservation Overlay on the total property. I am dismayed that historic buildings in Phoenix are

Harder Development
2323 N Central Ave. Ste 801 Phoenix, AZ 85004

info@harderdevelopment.com ● www.harderdevelopment.com

routinely threatened by demolition versus adaptively reused and incorporated into new developments.

As the National Trust for Historic Preservation has argued for decades, adaptive reuse should be the default, and demolition as a last resort. When sufficient time and consideration are not given to our city's diminishing inventory of historic properties, we lose our opportunity to achieve the city our leaders envision: vibrant, diverse, innovative, and prosperous. We achieve that vision through thoughtful planning where historic preservation and its many subsequent benefits are considered at every step.

Please allow this property to remain intact and adaptively reused so that future generations of Phoenicians can enjoy and benefit from it. Ideally, the overlay determination will provide the needed time and enable the HP office, and perhaps, the CED department to work with the property owner to evaluate a preservation option and possible incentives for the buildings to be preserved.

Please contact me if you have any questions. I would be happy to address them.

Thank you for your consideration, service to our community, and all you do to protect Phoenix's heritage.

Yours sincerely,

Ashley Harder

Ashley Harder
Principal
Harder Development

Cc: Mayor Kate Gallego
Vice Mayor Yassamin Ansari

DRAFT

January 8, 2024

Re: Request to uphold decision regarding Milum Textile Building Protection and Preservation.

Historic Preservation Commissioners:

I am writing on behalf of Downtown Voices Coalition to support upholding the decision of the Historic Preservation Hearing Officer in the matter of the Milum Textile Services Building (item 6 on your agenda) at 333 & 337 N 7th Ave (parcels: 111-41-029 and 111-41-024C).

Simply put, the facts do not support a finding of economic hardship for this property, which has been demonstrated to be in good condition and quite marketable- largely because of its historic nature. Not long ago, this site was the subject of very serious negotiation by an interested party who wanted to purchase the property and incorporate its historic features into the project; in fact, the "jewel" of the proposed project was the historic structure. Additionally, we understand there was serious consideration by City policymakers to support such a decision with available historic preservation tools.

These discussions and reviews brought to light the functional and adaptable condition of the building, its historical significance and the possibility for a profitable future. Failure to diligently solicit and retain tenants or new users for this property would not be a cause of economic hardship, nor would the willful acts to reject offers of purchase in order to seek a total demolition of the building.

For these reasons, we urge you to uphold the decision. Thank you for the opportunity to provide our input.

Sincerely yours,

Andie Abkarian
Steering Committee Chair
Downtown Voices Coalition

cc:
Steering Committee Members, Downtown Voices Coalition
Helena Ruter, Historic Preserve Officer, City of Phoenix
Mayor Gallego, City of Phoenix
Councilwoman Ansari, City of Phoenix
Chris Mackay, Community & Economic Development Department

Kevin Weight

From: robertdyerbelair@aol.com
Sent: Tuesday, January 9, 2024 10:20 AM
To: Kevin Weight
Subject: Milum
Attachments: 44 E. Hoover St..JPG; Aunt Elsie's House 2309 N. Central Ave Phoenix.jpg; scoville house living room by blaine drake.jpg

Dear Mr. Weight, I just read of the Milum Textile buildings, they're special and I applaud the city's attempt to save them. Much has been lost even in the past decade; two Blaine Drake houses in Bartlett Estates, one the Scoville house, the round bank building/Washburn piano store formerly located on E. Camelback at N. 20th St. The older homes in Phoenix Country Club have been restored to death, they're unrecognizable. The home of Barry Goldwater's parents was pure Art Deco with a two story glass block staircase, removed during restoration. Most of the lovely old homes in Biltmore Estates are gone, too.
My grandparent's lovely home remains on E. Hoover Street between Central & 3rd Streets, I've attached a pic below however the landscaping has changed. The second pic is another Collins family home on Central at Hoover, now part of the Heard parking lot. That house uninteresting however I show it to make a point. Fortunately Hoover and Alvarado remain lovely and for the most part well maintained, but much is lost. Thank you for your efforts.
My extended family, the Dyer, Entz, Collins families are now in their seventh generation in this town. I confess my heart remains an Angeleno, I was involved in many historic efforts in Los Angeles, for some decades was my home. Keep up the good work!

Robert Dyer



From: Preserve PHX
To: Helana Ruter; Council District 7 PCC
Subject: Fwd:
Date: Thursday, February 8, 2024 1:55:13 PM

Hello,

Please see the letter below from a concerned citizen supporting the preservation of the Milum Textile property in south Roosevelt.

Thank you,

PreservePHX.org [preservephx.org] | Facebook [facebook.com] | Instagram [instagram.com]

---------- Forwarded message ---------
From: **viki reed** <vikthechik@gmail.com>
Date: Wed, Feb 7, 2024 at 2:38 PM
Subject:
To: <hello@preservephx.org>

Please preserve the Milum Textiles Building in Phoenix and keep it from being demolished. It is a part of Phoenix's history we need reminders of our Arizona roots.

A concerned citizen

Helana Ruter
City of Phoenix
helana.ruter@phoenix.gov

February 9, 2024

RE: Milum Textile Services Building

Dear Helana Ruter,

I am writing this letter of support as the president of the Phoenix Art Deco Society, a 501(c)3 non-profit organization. Our mission is to create experiences for the public and our members that encourage the preservation, education, and celebration of Art Deco in Phoenix and around the world and I believe that investing in the protection of our historic buildings is a large part of that mission.

In the special case of Milum Textile Services, this property provides an example of Streamline Moderne architecture of the 1930s and its lamella roof holds incredible value. Such a unique piece of art should be preserved.

Because of this, I would like to formally voice my support in protecting the Milum Textile Services property from demolition. These buildings serve a greater purpose than as structures alone. They are part of the rich and integral history of my hometown, Phoenix, AZ.

As a native, I found it easy to be detached from our Phoenix history. It seems common for individuals to drive by buildings and landmarks without questioning their origin - and this is in part because of the increasing number of historic property demolitions. Saving these properties saves the connection to our past and cultivates a sense of pride, understanding, and community in a city - something that Phoenix should value. Without this connection to our past and what defines our culture as Phoenicians, a city cannot truly flourish.
Once these historic buildings are demolished, they will be gone forever, and with it, some of our history.

Sincerely,
Erin Ross Lindsey
President, Phoenix Art Deco Society

CC:
Mayor Kate Gallego
Councilmember Yassamin Ansari

From: Preserve PHX
To: Helana Ruter; Council District 7 PCC
Subject: Fwd: Preserving Milum Textiles
Date: Friday, February 9, 2024 2:41:37 PM

Hello,

Please see the letter below from Heather Ross supporting the preservation of the Milum Textile property in south Roosevelt.

Thank you,

PreservePHX.org [preservephx.org] | Facebook [facebook.com] | Instagram [instagram.com]

---------- Forwarded message ---------
From: **Heather Ross** <rossheather@cox.net>
Date: Fri, Feb 9, 2024 at 12:39 PM
Subject: Preserving Milum Textiles
To: <hello@preservephx.org>

This email is in support of preserving the historic Milum Textiles buildings. Please do not allow these to be demolished!

We need to hold on to our history and architecture and do our best to protect these buildings and find ways to repurpose and reuse them.

Thank you,

Heather Ross

From:	Preserve PHX
To:	Mayor Gallego; Yassamin Ansari; Council District 7 PCC; Helana Ruter
Cc:	Christine Mackay; Joshua Bednarek
Subject:	Urgent: Economic Hardship Hearing - Milum Textile - Agenda Item #79
Date:	Wednesday, February 21, 2024 7:59:17 AM
Attachments:	Economic Hardship Hearing_Milum Textile Buildings_Preserve Phoenix.pdf

Dear Mayor Gallego,

I hope this message finds you well. I am writing on behalf of Preserve Phoenix to express our strong support for the Historic Preservation Commission's initiation of the Historic Preservation Overlay to the Milum Textile Buildings. Our organization fully endorses the commission's efforts to apply a Historic Preservation Overlay to the buildings in question, recognizing its profound eligibility for comprehensive historic preservation. This includes accessing all federal and city incentives available to properties of significant historical value.

We are, however, deeply concerned about the apparent oversight regarding the environmental hazards associated with the buildings. It is our understanding that these issues have not been adequately verified by the city. Not only would demolition fail to address these environmental concerns, but it could also significantly worsen them, posing a greater risk to our community's well-being.

We urge the City Council to consider the irreversible impact of demolition on our city's heritage and the environment. Preserving these buildings not only honors our shared history but also aligns with sustainable development practices that benefit our city in the long term.

Regarding the economic hardship hearing on today's City Council Meeting Agenda #79 it is our understanding that the owners were engaged in an agreement with a buyer until the summer of 2023, a buyer who was actively collaborating with the city on the adaptive reuse of the buildings to revitalize the property and provide community benefits that the community was enthusiastically receptive too. It is our hope that the Milum family will work in good faith with all buyers interested in redeveloping the property and be patient with the standard process of a substantial commercial real estate transaction.

Thank you for your attention to this critical matter. We look forward to your support in safeguarding our city's historic treasures and ensuring a thorough evaluation of the environmental implications involved. Our letter is attached for your consideration.

Best regards,

Ashley Harder

PreservePHX.org [preservephx.org] | Facebook [facebook.com] | Instagram [instagram.com]

February 20, 2024

The Honorable Kate Gallego
Mayor, City of Phoenix
200 W. Washington St.
Phoenix, AZ 85003

Re: Economic Hardship Hearing, Milum Textile Buildings

Dear Mayor Gallego:

The Historic Preservation Commission has correctly moved forward with initiation of the two prominent buildings at the Milum Industries complex on North 7th Avenue to the Phoenix Historic Property Register. We note that the justification for the designation is based on their significance as representative of the Art Deco/Streamline Moderne design and the history of the Milum business as a long-standing industrial enterprise in Phoenix. Both factors are in conformance with Criteria A and C of the Phoenix Historic Property Register. While the owners may present concerns over the condition of the structures and their roof design, there is no substantive evidence on the record of specific deterioration or structural deficiency specific to the Milum buildings.

The owners are making an application for demolition under the guise of economic hardship. While we understand their financial concerns and the burden they may be under, the Milum complex was under active consideration for redevelopment by a developer working with the City until the summer of 2023. The owner has stated in prior hearings there are no longer any environmental/contamination issues with the site. That is hard to confirm, but such clearance should be a matter for verification before the City takes any action that would facilitate demolition. Any soil contamination issues would not go away if the buildings were to be demolished.

The demolition application pertains to the two primary buildings on the north portion of the site that are viable candidates for rehabilitation. Both buildings would be potentially eligible to be funded by an interested applicant under various City funding programs related to historic preservation or thoughtful downtown development, especially now that the buildings have been formally initiated for formal historic designation. From the perspective of Preserve Phoenix, it is our position that in 2024, historic

buildings offer more latent potential and economic value to a site as a development asset compared to demolition and clearance for more vacant land.

We hope that you and Members of Council will deny the request for demolition based on economic hardship and allow the two buildings on the northern portion to remain standing so all parties can once again seek positive future development on the Milum site and our downtown's 7th Avenue corridor.

Sincerely,



Roger A. Brevoort
Chair, Advocacy Committee
Preserve Phoenix

Grand Avenue Arts & Preservation
1301 Grand Avenue #8
Phoenix, AZ 85007
602.391.4016

February 20, 2024

Councilmember Yassamin Ansari
City of Phoenix
200 W. Washington St.
Phoenix, AZ 85003

Dear Councilmember Ansari:

Grand Avenue Arts and Preservation requests that Mayor and Councilmembers support the City of Phoenix Historic Preservation Office's request for a historic overlay on several key buildings at the Phoenix Laundry and Dry Cleaning site (now known as Milum Textile Services).

A tour of the historic buildings at this site (2 with beautiful lamella truss roof structures) were a highlight over the years on the Grand Avenue Festival's "Under the Vintage Roof Tours". The public was honored to be able to enter the site to view the unique architectural lamella roof construction as well as other notable historic building features, and were fascinated by the intriguing history of the site. The main buildings at the site are truly some of the most beautiful warehouse buildings in the State of Arizona.

Adaptive re-use projects have proven finacially viable in many cities, Phoenix being one, creating a unique sense of place and quality of life to the built environment. The distinction of adaptive reuse projects not only lift us out of the mundane, but become active and exciting destinations for locals, out-of-town visitors, and future residents.

Sincerely,

Beatrice Moore, Director (via electronic signature)

CC: Mayor Kate Gallegos and Councilmembers: Betty Guardado; Kesha Hodge Washington; Ann O'Brien; Laura Pastor; Kevin Robinson; Debra Stark; Jim Waring; Helana Ruter, City of Phoenix Preservation Officer; Ashley Harder, Preserve Phoenix; GG George, Phoenix Historic Neighborhoods Coalition; James McPherson, Arizona Preservation Foundation; Bob Graham, Grand Avenue Members Assoc.

RE: Milum Textile Services Building

March 5, 2024

Dear Anthony Grande and Helana Ruter,

I am writing this letter of support as the president of the Phoenix Art Deco Society, a 501(c)3 non-profit organization. Our mission is to create experiences for the public and our members that encourage the preservation, education, and celebration of Art Deco in Phoenix and around the world and I believe that investing in the protection of our historic buildings is a large part of that mission.

In the special case of Milum Textile Services, this property provides an example of Streamline Moderne architecture of the 1930s and its lamella roof holds incredible value. Such a unique piece of art should be preserved.

Because of this, I would like to formally voice my support in protecting the Milum Textile Services property from demolition and support the Historic Preservation Commission's recommendation to put a Historic Preservation Overlay on the Milum buildings and attest to the building's significance. These buildings serve a greater purpose than as structures alone. They are part of the rich and integral history of my hometown, Phoenix, AZ.

As a native, I found it easy to be detached from our Phoenix history. It seems common for individuals to drive by buildings and landmarks without questioning their origin - and this is in part because of the increasing number of historic property demolitions. Saving these properties saves the connection to our past and cultivates a sense of pride, understanding, and community in a city - something that Phoenix should value. Without this connection to our past and what defines our culture as Phoenicians, a city cannot truly flourish.

Once these historic buildings are demolished, they will be gone forever, and with it, some of our history.

Sincerely,
Erin Ross Lindsey
President, Phoenix Art Deco Society

CC:
Mayor Kate Gallego,
Council Member Yassamin Ansari
Preserve PHX

Kevin Weight

From: marilyn milum <marilynmilum@yahoo.com>
Sent: Wednesday, December 6, 2023 7:03 AM
To: Kevin Weight; Helana Ruter
Subject: Fw: 333 N 7th Ave.

Hi Kevin,
The letter below is from one of our brokers we have been using for the last few years representing the property at 333 N 7th Ave.
Please include this for our file concerning the hardship meeting. Thank you.
Sincerely,
Marilyn Milum

Sent from Yahoo Mail for iPhone [mail.onelink.me]

Begin forwarded message:

On Tuesday, December 5, 2023, 1:25 PM, Justin Horwitz <justin.horwitz@svn.com> wrote:

> Craig/Marilyn,
> Please let this email serve as my insight on the value of the property and particularly how the value has been impacted by the existing structures over the course of 3+ years of attempting to sell your property. Generally speaking, the majority of developers that are willing to pay market pricing for development property are not structured for nor interested in pursuing sites that require historic preservation as part of a planned development. We are finding that most of the development community is interested solely in the land so that they can more freely plan a development with a clearer path to entitlements. We are currently asking $9.2mm for the 2.39 AC site. That is ±$88 PSF on land value which I believe is right in line with the market and I do believe the site would have sold long ago if it weren't for the complexities created by the push for historic preservation. It's hard to specifically gauge how much loss in value will occur if a developer is to incorporate these structures, but at this moment and certainly for the foreseeable future, we are finding that there is not any interested parties at any price.
>
> **Justin Horwitz, SIOR** | Senior Advisor
> **SVN Desert Commercial Advisors | AZ O/I CRE Sales Team**
> 5343 N. 16th St., Suite 100 | Phoenix, AZ 85016
> Phone 480.425.5518 | Mobile 480.220.2674
> justin.horwitz@svn.com | www.svndesertcommercial.com [svndesertcommercial.com]
> AZ O/I LinkedIn [linkedin.com]
>
> All SVN® Offices Independently Owned and Operated.

Kevin Weight

From: marilyn milum <marilynmilum@yahoo.com>
Sent: Thursday, December 7, 2023 10:30 AM
To: Kevin Weight; Helana Ruter
Subject: Another break-in

The police were there again this morning.
Homeless people sleeping in the building.
More wasted resources of Phoenix PD
The police have to clear the property each time and make sure no one is inside, that is a big job. And a dangerous job.
Swat units, canine units and the use of many officers was not meant to be used in this way.
Marilyn

Sent from Yahoo Mail for iPhone [mail.onelink.me]

Kevin Weight

From: marilyn milum <marilynmilum@yahoo.com>
Sent: Wednesday, December 6, 2023 11:14 PM
To: Kevin Weight; Helana Ruter
Subject: Fw: 333 N 7th Ave.

Hi Kevin,
Please add this letter of opinion from one of the primary brokers who has had it listed since 2019.
Than you,
Marilyn Milum

Sent from Yahoo Mail for iPhone [mail.onelink.me]

Begin forwarded message:

On Wednesday, December 6, 2023, 9:35 PM, Paul Borgesen <paul.borgesen@transwestern.com> wrote:

Marilyn,

It is my opinion that potential HP restrictions have kept multiple groups from making an offer on the property as it is not financially feasible to bring the current structure up to code as well as incorporate it into a new development. Most developers are not willing to take on the city or HP try and deal with this potential hurdle. Most groups hear that there may be an interest in the property from HP and that is the end of the conversation about the project. The property is zoned to allow apartments and is surrounded by new apartment development and this in my opinion would be the highest and best use for the land this would also bring you as the seller the highest value.

Paul Borgesen, SIOR
Senior Vice President

Capital Markets | Investment Sales

TRANSWESTERN
2501 E. Camelback Rd, Suite 1

Phoenix, Arizona 85016

Direct: 602.296.6377

Cell: 602.214.9033

transwestern.com [transwestern.com]

From: marilyn milum <marilynmilum@yahoo.com>
Sent: Tuesday, December 5, 2023 1:44 PM
To: Paul Borgesen <paul.borgesen@transwestern.com>
Subject: Fw: 333 N 7th Ave.

Hi Paul ,

Please write us a similar letter and also state we missed that window of opportunities where Justin also told me earlier there may have well been multiple bidders , bidding war if HP buildings did not need to stay and interests rates and building rates were lower , etc

Thank you 🙏

P S this is being used in our hardship hearing and they wanted a statement of this sort for

An argument in addition to what you had provided previously.

Sent from Yahoo Mail for iPhone [mail.onelink.me]

Begin forwarded message:

On Tuesday, December 5, 2023, 1:25 PM, Justin Horwitz <justin.horwitz@svn.com> wrote:

> Craig/Marilyn,
> Please let this email serve as my insight on the value of the property and particularly how the value has been impacted by the existing structures over the course of 3+ years of attempting to sell your property. Generally speaking, the majority of developers that are willing to pay market pricing for development property are not structured for nor interested in pursuing sites that require historic preservation as part of a planned development. We are finding that most of the development community is interested solely in the land so that they can more freely plan a development with a clearer path to entitlements. We are currently asking $9.2mm for the 2.39 AC site. That is ±$88 PSF on land value which I believe is right in line with the market and I do believe the site would have sold long ago if it weren't for the complexities created by the push for historic preservation. It's hard to specifically gauge how much loss in value will occur if a developer is to incorporate these structures, but at this moment and certainly for the foreseeable future, we are finding that there is not any interested parties at any price.
>
> **Justin Horwitz, SIOR** | Senior Advisor
> **SVN Desert Commercial Advisors | AZ O/I CRE Sales Team**

5343 N. 16th St., Suite 100 | Phoenix, AZ 85016
Phone 480.425.5518 | Mobile 480.220.2674
justin.horwitz@svn.com | www.svndesertcommercial.com [svndesertcommercial.com]
AZ O/I LinkedIn [linkedin.com]

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Kevin Weight

From: marilyn milum <marilynmilum@yahoo.com>
Sent: Thursday, December 7, 2023 1:26 AM
To: Kevin Weight; Helana Ruter
Subject: 333 N 7th ave

Kevin,
You may wonder why two different brokers letters.
The two brokers have been working since 2019 on trying to sell our property on &th ave.
Justin is still at SVN and Paul has chosen to change companies but they are still co-listing since the two had it listed at the one compant when they were associates.
You are possibly wondering why I am up so late my husband just left to check on the property on 7th since we are have had tresspassers coming in at night sleepng, and making messes,very hazadous.
After multiple breakends we secured the building further and he needs to check if the barriers we used are working or weather they are down, meaning they got in again.
Marilyn

Kevin Weight

From: marilyn milum <marilynmilum@yahoo.com>
Sent: Thursday, December 7, 2023 9:08 PM
To: Kevin Weight; Helana Ruter; marilyn milum
Subject: Invoice for one year

Please note that this is just for one year in which we extended it it for as long as we were under contract with the developer which was in the purchase agreement.
We have a different carrier now and at this moment I cannot locate our invoice.

Kevin Weight

From: marilyn milum <marilynmilum@yahoo.com>
Sent: Thursday, December 7, 2023 9:15 PM
To: Kevin Weight; Helana Ruter
Subject: insurance and taxes

I have been trying to download our tax amounts we have paid for the last two years. The site has been down.
It is public knowledge so I will say when I looked up a few days ago it was a little over $40,000.00 and has been that amout approx., for the last two years.

Burns & Wilcox

150 Burns & Wilcox Center
14631 N. Scottsdale Road
Scottsdale, AZ 85254

Insurance Quote

Date:	Monday, June 13, 2022
Agency:	NEATE DUPEY INSURANCE GROUP
Attn:	ANDY DUPEY
Insured:	MILUM TEXTILE SERVICES, INC
Application / Policy:	APP80562253

We are pleased to submit our **QUOTE** for the above captioned insured. Please review this **QUOTE** carefully as coverage offered may be **DIFFERENT** than the coverage requested.

Proposed Policy Period:	6/14/2022 - 6/14/2023
Insurance Carrier:	MT VERNON SPECIALTY INSURANCE COMPANY
Line of Business:	PACKAGE

Price Breakout:	
Premium:	$ 16,687.00
Carrier Policy Fee:	
Carrier Inspection Fee:	
Brokerage Fee:	$ 1,700.00
State Tax:	$ 551.61
Stamping Fee:	$ 36.77
Total Due:	**$ 18,975.38**

Agency Commission: 15.00%

Additional Subjectivities Required for Binding:

**FEES ARE FULLY EARNED

*BROKER FEE WILL BE ADDED TO ANY A/P ENDORSEMENT OR AUDIT

We appreciate the opportunity and look forward from hearing from you. Please call or e-mail us if you have any questions.

Melinda Lampson
Burns & Wilcox

Sent from Yahoo Mail for iPhone [mail.onelink.me]

Kevin Weight

From: marilyn milum <marilynmilum@yahoo.com>
Sent: Thursday, December 7, 2023 11:11 PM
To: Kevin Weight; Helana Ruter
Subject: comments about 333N 7th ave

To:marilyn milum
Thu, Dec 7 at 11:06 PM
Kevin,

Please include this in the files. Thank you.

In case you are wondering why there are two different companies with our brokers, Justin and Paul were associates at the same firm before Paul went to work for a different firm. Both of these gentlemen have worked very hard to represent us and are still working on the listing. They have reported to us during the last several years their obstacles in selling our property that have been mainly the "Historical Preservation" ("HP") problem we have with the City that prevents successful sales efforts. Non one wants to buy such a property, which has been confirmed repeatedly by our brokers' many sales contacts.

Both have told us repeatedly that buyers are not interested in dealing with HP. We have also have had extensive feedback that it would be cost prohibitive to even try to save these structures.

We can no longer maintain them. It has caused a huge burden financially on us not to mention what is has done to us mentally and physically and our quality of life. We are septuagenarians that want to retire and the property is our retirement fund. My husband is ill and this is not equitable for us to bear the burden and expense of this property. It has been debilitating. We can no longer deal with these costs after four years of determined sales efforts. To impose such a mandate on two individuals is criminal or at least unconstitutional. We feel like someone has stolen our property and we have to bear the burden of paying a ransom for it as well as in the interim maintaining the property for the thieves.

Property taxes, Insurance, utilities, and to maintain such as broken windows, kicked in doors, trash, feces, graffiti, and our precious time.

Prop 207 was a clear indication that the citizens in Arizona do not want this abuse by government officials.

I hate to be so blunt, but that is now how we are feeling . We have earnestly tried to work with the City, we are in the fifth year of this tyrany and we are tired of all the red tape and emotional, physical, financial abuse we have been dealt by the city and it is truly time for the City to release this terrible burden. We feel the City has gone too far.

We are asking for fairness and justice. We also think there are political schemes behind this to stop more contemporary development rather than just to save a "priceless" building. There is no significant historic value to preserve, it is simply a manipulation and political effort by primarily a very small number of people who want to limit the density.

We have been damaged. These are dilapidated buildings that have outlived their use.

We believe this mandate has enough severe impact to our rights that it warrants compensation. The whole idea of "historic" is so subjective. The City should bear the cost and pay for it if they want a museum.
Instead the City wants to give rich developers, taxpayers money at their whim and when the taxpayer will probably never see the inside of these buildings they want to keep. I s that fair and equitable?
The City is on record telling us over and over do not pursue a demo permit , it will be turned down and told us they would not let the buildings go.

These are decaying buildings that need to be torn down for useful housing.

Since it has gotten cold now, the homeless are trespassing causing the SWAT teams, the canine teams and multiple officers (a dozen or more, yesterday), more today. Every time a break in occurs, we call the police they have to search the property and clear it. What a horrible use of our police resources. This is inviting criminal activity downtown. These officers could lose their lives going into the dilapidated buildings to search nooks and corners, closets, all room by room. These intruders are scared inside the building and could react with violence towards our City's finest.

Our freedom has been taken from us.

All of this has occurred because a very small number of people have a whim for saving these junky, old buildings with no modern times commercial, viable use.

Please help resolve these serious matters in the near future well before October by when these issues would be five years with out resolution.

A solution will also help our efforts to sell the property which has been substantially slowed by other substantially more complex matters than HP considerations for a building that does not seem to meet any realistic HP concerns compared to other HP properties.

We have reviewed the check lists requested and feel like most of these requests i.e., getting itemized construction costs to restore the 100 year old property are burdensome and are not applicable to the site. We never plan on using the property for another commercial laundry and to get an itemized costs would be so expensive and unrealistic it assumed these request would be for much smaller projects. To do what you are requesting would be a hardship and speaking with a contractor undoable.

It would be 10's of thousands of dollars and a waste of the contractors time and ours.

The contractors would not take us seriously.

Thank you.

Sincerely,

Marilyn Milum

Kevin Weight

From: marilyn milum <marilynmilum@yahoo.com>
Sent: Friday, December 8, 2023 8:50 AM
To: Kevin Weight; Helana Ruter
Subject: Property Taxes, Utilities, maintanence , insurance

Good morning Kevin,

TO add to file please
WE have calclated between $ in excess of 100,000 a year saving the property for PHOENIX

Multiple insurance companies turned us down for insuranc

Insuring an empty building is risky and to keeping this place up is simply unsastainable for us

In the last couple of weeks we have turned off utilities

Aps we beleive has left one meter on by mistake.

We need to call them to turn off the last meter

METROWEST DAILY NEWS

NEWS

Historic riding ring collapses in Ashland

Rob Haneisen/Daily News staff

Published 11:01 p.m. ET Jan. 29, 2011 | **Updated 1:50 a.m. ET Jan. 30, 2011**

A massive outdoor riding ring, one of only four of its kind in the country and a local historic landmark, collapsed yesterday afternoon after years of decay and weighed down by several feet of recent snow.

The building off Olive Street was brought to the site in 1975 by Bill Sibson, 59, who disassembled the 60- by 120-foot building at the old Waseeka Farm on Chestnut Street with the help of family and friends. In 1979, he put it back together at his mother's Gleanmoura Farm, which means Mary's Glen in Gaelic.

The building had rare German lamella roof architecture, which gave the appearance of criss-crossed arches 25 feet above the riding floor. That structure held the roof up without needing any poles or beams in the center of the floor, which made it a perfect riding ring for horse lessons.

The building was first constructed around 1920 as a birthday gift for a daughter in the Powers family at Waseeka Farm, Sibson said.

Elegant in appearance at the height of its use, what remained yesterday was a pancaked heap of timbers and boards.

"I was walking my dog, and I heard a loud crack, and I saw it collapse," said Rory Warren, who lives on Clinton Street in Hopkinton and was one of the people who helped Sibson assemble the ring decades ago. "It's in seven sections, and it just came down like dominoes."

Warren and Sibson said snow stacked on the roof was definitely the reason for yesterday's collapse around 2:15 p.m., although the structure was in rough shape and had already started to lean before this winter.

Ashland Fire Lt. David Iarussi said neighbors heard the collapse and called police and fire departments. No one was in or near the building when it fell, and a huge cloud of dust flew up.

"It's the loss of a historic structure," Iarussi said.

Warren recalled the intricacy of the diamond-patterned roof and the simplicity of its white pine-board design, which allowed for interchangeable parts.

"Now it's gone - just a pile of wood on the ground," Warren said.

When the family disassembled the old ring in 1975, every bolt, nut and shingle, plus the lamella planks, were stored in garages and barns - trucked over from Chestnut Street in the family station wagon - until they could be painstakingly put back together.

"We had to cat's-paw every nail out of it," Sibson said.

Sibson said he thinks the other three lamella buildings in the country were made into aircraft hangars.

"I knew that it was going to go ... but I didn't think it would crush so flat," Sibson said.

Sibson said he hopes the town will let him salvage some of the lamella boards this spring so he can one day build a small cabin with the historic pieces.

(Rob Haneisen can be reached at rhaneis@cnc.com or 508-626-3882.)

Kevin Weight

From: marilyn milum <marilynmilum@yahoo.com>
Sent: Thursday, December 21, 2023 12:30 AM
To: Helana Ruter; Kevin Weight
Subject: A little more complicated Lamella

https://www.google.com/gasearch?q=lamella%20roof%20collapses&tbm=&shem=rime&source=sh/x/gs/m2/5#fpstate=ive&vld=cid:2426b60c,vid:YsJqJKtrwlk,st:0 [google.com]

Sent from Yahoo Mail for iPhone [mail.onelink.me]

Kevin Weight

From: marilyn milum <marilynmilum@yahoo.com>
Sent: Thursday, December 21, 2023 12:40 AM
To: Helana Ruter; Kevin Weight
Subject: Complicated

Politically I'm not sure the Lamella enthusiast
Would be as supportive if they knew Zollinger was part of the Nazi party . Is the public going to be accepting of the Nazi link with the Nazi example of superior engineering…?
https://www.youtube.com/watch?v=YsJqJKtrwlk [youtube.com]

Sent from Yahoo Mail for iPhone [mail.onelink.me]

Kevin Weight

From: marilyn milum <marilynmilum@yahoo.com>
Sent: Thursday, December 28, 2023 3:48 PM
To: Helana Ruter; Kevin Weight
Subject: Roof collapse

Not sure if I sent this one

3:47

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ancy, so likely not too critical unless a whole series of these are breaking.

Is this in snow country? Maybe some unbalanced load caused flex failures.

LaminatedTimber (Materials) 22 Nov 19 16:07

Wooden lamella roofs were known for not handling unbalanced roof loadings and there were many, many failures and collapses. Some lamella roofs are doing fine. I know of at least five in Wisconsin that have been performing fine for 80 or so years. A school gym was built in Fargo, ND in the 1960s with solid wooden lamella and it collapse within months of completion. The guy who sat at my desk before me bid it as a glued laminated timber radial rib dome and when told it would go to lamella he "warned" the general contractor about problems. Hate to say "I told you so" but that's what happened. Luckily there were no injuries in the collapse.

I cannot help with your design and repair method.

Lamella is a real groovy looking type of material. The historical and iconic Brown Derby in LA has a lamella roof.

Andreas

McSEpllc (Structural) 24 Dec 19 00:18

The lamella roof was developed and patented by Friedrich Zollinger after WWI as a way to address the housing shortage (it uses about 46% of the lumber compared to the previous wood construction techniques used in Germany.

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Justin Horwitz - SVN
Paul Borgesen - Transwestern
5343 N. 16th St. #100
Phoenix, AZ 85016

Helena Ruter
City of Phoenix Historic Preservation Officer
200 W. Washington St.
Phoenix, AZ 85003

Dear Ms. Ruter,

On behalf of Paul Borgesen, Senior Vice President with Transwestern, and myself, Justin Horwitz, Senior Advisor with SVN, please accept this letter in relation to the Milum Textile property located at 333 N 7th Ave, Phoenix, AZ 85007.

Paul and I are commercial real estate agents with substantial experience selling development properties particularly in Downtown Phoenix. In April 2020, we began actively listing the subject property for sale and to this point, we have been unsuccessful in solidifying a buyer for the property. Throughout the course of our listing, the subject property has received good interest from prospective buyers. However, following initial conversation with various zoning attorneys, the overwhelming majority of prospective buyers do not pursue the purchase of the property due to concerns over multiple City of Phoenix interests in historical preservation of several major structures. This has presented a number of challenges, but a few of the main issues are as follows:

1. The process is relatively more complex. Incorporating historical structures on any site adds multiple layers of processes to the design, planning, and zoning stages that eliminates a number of quality developers. The majority of developers we have presented the site to ultimately are not equipped to handle an abnormal development process or do not have an interest in taking on the risk given the amount of unpredictable expenses in the pre-development and construction phases. Simply put, our experience has been that most developers want a “cookie cutter” site that allows them to repeat their typical planning, zoning, design, and construction processes. This site does not allow for that with historical structures in place.
2. Historical structures in their current location dramatically hinder design capabilities and limit a developers ability to maximize density in its planned development. This directly impacts the ultimate price they are willing to pay for the property.
3. Retaining the structures creates liability that adds significant costs to a project making it infeasible. The existing structures are quite old and have had years of industrial wear and tear placed on them. Again placing more unpredictability and liability into a project than any prospective buyer has been willing to take on.
4. Items 1-3 listed above are primarily addressing the items of contention solely from a redevelopment perspective. We have also spent countless hours over these last few years attempting to identify end users that have an interest in retaining and using the existing structures. While we have had groups acknowledge the unique elements of the structures and have a vision for an end use, the estimated costs of renovations steer groups away from pursuing a purchase of the property. To be more specific, we had a licensed general contractor walk the property and while we could not get a specific bid, we were provided with a rough estimate upwards of $10MM to simply bring the building up to code. This was purely contemplating the

costs to bring the building up to current code (i.e. remove and replace the existing complex utility system, replace the electrical system, treat any asbestos due to the age of the structure, sure up the roof system that requires significant inspection to even understand its current condition, redesign and replace the entire HVAC system, and address general ADA items just to name a few). Again, this is only to bring the building to code in a “vanilla shell” condition and does not include the cost to customize the interior layout for an end user.

The main purpose of this letter is to attempt to identify how much the property is worth as raw land with all structures demolished as opposed to its value with various structures historically preserved. This proves to be a rather difficult task. While we have contemplated comparable sales for land sites in the immediate area (please see Exhibit “A” - Comparable Sales enclosed), it’s virtually impossible to identify a value for the property with structures in place. As mentioned above, in over three years of tireless efforts to find a buyer, we have come up empty handed. One could argue that there is no buyer in the foreseeable future for this property at any price given the significant cost of improvements due to the issues listed above. Alternatively, as it pertains to the potential value of the land with all structures demolished, we have identified seven comparable sites based on location, land size, and/or intended use for the property. The sales comparables range from $111 PSF to $316 PSF on land value only. The average of the seven comparable sales is $201 PSF. Relative to the subject property, one could argue that without any historically preserved structures, the land’s value is upwards of $21MM for the 2.39 AC of land. Our current asking price for the property is $9.2MM with no qualified parties pursuing at this price. We do however have a number of groups that have indicated a high level of interest in the property if the owner of the property can deliver the property with either a demo permit for the entirety of the site or with all structures fully demolished.

In closing and as mentioned above, without any prospective buyers to currently reference, it is difficult for Paul or I to determine the value of the property with historically preserved structures in place. However, it is safe to assume that the loss in value to the property would be significant relative to the comparable sales in the area.

Please feel free to reach out should you have any questions.

Sincerely,

Justin Horwitz

Paul Borgesen

Exhibit "A" - Comparable Sales

Site	Land Size	Sale Price/ Land PSF	Sale Date	Notes
520 S. 5th St. Phoenix, AZ 85004	2.56 AC	$17,300,000 $155 PSF	12/8/23	Existing parking lots; Covered land purchase.
840 N. Central Ave. Phoenix, AZ 85004	1.11 AC	$10,500,000 $217 PSF	12/8/23	Part of assemblage.
343 E. Lincoln St. Phoenix, AZ 85004	1.00 AC	$8,643,000 $198 PSF	10/2/23	Future use for Phoenix Suns/Mercury.
114 E. Portland St. Phoenix, AZ 85004	0.64 AC	$8,820,000 $316 PSF	2/2023	Future development site.
510 E. Lincoln St. Phoenix, AZ 85004	1.60 AC	$9,500,000 $136 PSF	1/5/23	Future development site.
601 N. Central Ave. Phoenix, AZ 85004	1.83 AC	$22,000,000 $275 PSF	3/2/22	Future development site.
362 N. 3rd Ave. Phoenix, AZ 85003	0.76 AC	$3,700,000 $111 PSF	12/29/21	Future development site
AVERAGES		**$201 PSF**		

Kevin Weight

From: marilyn milum <marilynmilum@yahoo.com>
Sent: Monday, January 8, 2024 2:22 PM
To: Kevin Weight; Helana Ruter
Subject: Important information

Please add this to our HP file and please make available to HP commission and city council members.

We feel like the city of Phoenix has not done their due diligence in insisting on keeping structures when they know virtually nothing about their safety.

This is very risky.
Sincerely,
Marilyn Milum

Sent from Yahoo Mail for iPhone [mail.onelink.me]

Kevin Weight

From: marilyn milum <marilynmilum@yahoo.com>
Sent: Monday, January 8, 2024 2:17 PM
To: Kevin Weight; Helana Ruter; Roger Strassburg
Subject: Sensitivity analysis of Kiewitt-Lamella reticulated domes due to member loss - ScienceDirect

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Journal of Constructional Steel Research

Volume 188, January 2022, 107016

Sensitivity analysis of Kiewitt-Lamella reticulated domes due to member loss

Zubin Zhang, Ruiyi Gu, Haiqin Wang

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Abstract

In this paper, the sensitivity analysis of Kiewitt-Lamella (K-L) reticulated domes with different parameters is carried out. The sensitivity of the dome due to gradual and sudden member loss is analyzed in both static and dynamic aspects, which will clarify the distribution rule of the member sensitivity and provide a reference for future study on the K-L reticulated dome. The results show that the member sensitivity of the K-L reticulated dome with different design parameters has similar regularities. For the members in the same ring, the sensitivity of the latitudinal members is larger than that of the diagonal members. For the members in different rings, the sensitivity of the inner ring members is larger than that of the outer ring members. In addition, the static analysis shows that the latitudinal members closer to the radial members are more sensitive than those apart from the radial members, and the diagonal members paralleling to the radial members are more sensitive than the unparallel ones. The dynamic analysis shows that the K-L reticulated dome will experience a local internal force redistribution after a member's sudden loss and finally reach a stable equilibrium state on the new load transfer path without overall progressive collapse. According to the research results, a better scheme for strengthening the structure is proposed: increasing the cross-section of sensitive members is more effective in improving the structural stability than important components.

Introduction

The single-layer reticulated dome is usually used as the supporting structure for the roof of large cylindrical storage tanks in the petrochemical industry. With the development of the storage tank roof to a large span, the single-form reticulated dome used in realistic projects has been restricted. For example, a great many members of the Lamella reticulated dome are gathered at the apex, and the structure of the node is complicated, so some members must be properly removed, which changes the force transfer path and then adversely affects the overall structural strength. In addition, for the Kiewitt reticulated dome, the number of nodes in the outermost ring increases as the span increases, and the difficulty of construction also increases. Combining these two types of reticulated domes to form a Kiewitt-

Lamella (K-L for short) composite single-layer reticulated dome can effectively solve the above-mentioned problem for the large-span single reticulated dome [1,2].

At present, scholars worldwide have conducted many kinds of research on Kiewitt reticulated domes and Lamella reticulated domes, and there are also many studies on structure sensitivity. Gao *et al.* [3] discussed the problems of redundancy related to the Alternate path method, and the sensitivity of the Kiewitt single-layer reticulated dome was explored. Han *et al.* [4] evaluated the redundancy and progressive collapse performance of the large-span Lamella single-layer and double-layer domes based on the ultimate bearing capacities in both the original and damaged status. Sebastian [5] and Chen *et al.* [6] proposed the sensitivity index based on the internal force responses of members to identify sensitive members, which plays an important role in evaluating structural safety and reliability. However, the research on K-L reticulated domes needs to be strengthened, especially the sensitivity analysis of them. It plays an important role in determining the context of the system, optimizing algorithms, reliability evaluation of system performance, and structural redundancy research [7,8]. In fact, sensitivity analysis is a major prerequisite in the establishment of structural optimization, reliability evaluation, and parameter identification [9]. However, there are many members in single-layer reticulated shells, and the effects of different members on the elastoplastic stability of the structure are often different, and it has been proven that the failure of some critical members may lead to the progressive collapse of the space structure [[10], [11], [12]]. Therefore, the elastoplastic stability of the K-L reticulated dome on the member sensitivity is worth studying.

In realistic construction, collapse accidents of space structures have occurred around the world. For example, in 2004, due to the perforation of the ceiling in the terminal of the Charles de Lego Airport, the critical metal connecting members could not continue to bear the weight, and eventually collapsed. In 2014, South Korea continued to snow for many days, and the final snow load reached 0.9kN/m^2, which far exceeded the design load value. A space structure that does not consider this effect may collapse suddenly due to partial damage caused by the failure of a member without significant deformation in advance. If a member loses stability, it will inevitably affect other members connected to it. Therefore, the stability of a specific member cannot be analyzed in isolation, and the interaction of other members should be comprehensively considered and determined from the overall structural analysis [13]. Pandey et al. [8] proposed a redundancy assessment method based on sensitivity analysis. In this method, the response of the structure under design load is used as the research object, the member loss is used as the analysis parameter, and the member sensitivity and the structural redundancy are quantified theoretically with a numerical method. Subsequently, on this basis, the Japanese Society of Steel Construction considered the buckling of a single member, and made this redundancy assessment method further suitable for large-span space structures [14]. In recent years, Shekasheband et al. [15] divided the member loss into gradual and sudden loss, and carried out a numerical investigation into the static and dynamic response of tensegrity systems in the event of gradual and sudden member loss.

Therefore, in this paper, the sensitivity analysis of large-span reticulated dome due to member loss refers to the above method. One member is removed each time, and the static and dynamic response of the domes in the event of gradual or sudden member loss is investigated. The response and characteristics of the studied structures include the load-deflection response in static analysis and displacement-time history of the structures in the dynamic analyses. In addition, an effective measure for improving structural stability is discussed, which will provide a reference scheme for the designers.

Section snippets

Analysis model

Take one of the K-L reticulated domes as an example to illustrate the analysis model. As shown in Fig. 1(a), the span is 60m, the rise-to-span ratio is 1/4, the symmetrical sectors are 8, and the frequencies are 12 (Kiewitt: Lamella is 9:3).

For rings from the inside to the outside, they are marked as the first to the twelfth ring. Since the members are directly in contact with the top skin and need to bear the bending moment, it is appropriate to use I-beams but not steel circular pipes [16]. …

Sensitivity analyses of the K-L reticulated dome due to gradual member loss

A unique K-L reticulated dome can be determined when the span, the rise-to-span ratio, the number of rings, the symmetrical sectors, and the frequency ratio are determined. Currently, most of the large-span K-L reticulated domes are 12 rings. Therefore, the sensitivity analysis of the K-L reticulated dome with 12 rings is carried out, and both geometric and material nonlinearities analyses are performed to obtain the ultimate bearing capacity. Considering the influence of latitudinal members…

Sensitivity analyses of the K-L reticulated dome due to sudden member loss

The previous part discussed the static load-bearing capacity of the dome in the event of gradual member loss. Practically, when losing a member in the structure which is under load, energy stored in this member is released, and this induces a state of transient vibration in the structure. In order to compare the response of the damaged dome caused by the sudden member loss, this section introduces the results of the dynamic analysis. The K-L reticulated dome, which with 60m spans, 1/4…

Distribution and influence of sensitive members and important members

According to the previous analysis, the sensitivity of the members in different areas is different. In this paper, the sensitive member is defined as the member with a sensitivity larger than 5%, and the important member is defined as the member with a negative sensitivity. The important member loss can contain or block continuous structural damage. The sensitive members and the important members are shown in red and blue, respectively, as shown in Fig. 18.

It verifies that the sensitive members …

Conclusion and discussion

In this paper, a numerical investigation into the static and dynamic response of the K-L reticulated domes in the event of gradual and sudden member loss is carried out. The results of this study are used to obtain certain conclusions regarding the sensitivity of the K-L reticulated domes to member loss. In addition, the distribution of sensitive members and important members is distinguished, and a more economical structural reinforcement scheme is proposed and verified according to this rule, …

Funding

This research did not receive any specific grant from funding agencies in the public, commercial, or not-for-profit sectors.…

Declaration of Competing Interest

The authors declare that they have no known competing financial interests or personal relationships that could have appeared to influence the work reported in this paper.…

Recommended articles

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Eng. Struct. (2019)

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(2019)

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Int. J. Steel. Struct. (2014)

View more references

Cited by (2)

Sensitivity of post-buckling behaviour of single layer reticulated shells to loading and member imperfections ↗

2022, Structural Stability Research Council Conference 2022, Held in conjunction with NASCC: The Steel Conference

Application of Sensitivity Analysis to Progressive Collapse Resistance of Planar Truss Structures ↗

2022, Applied Sciences (Switzerland)

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Reading A Building: More Roof Size-Up

When reading a building, do you include the roof in your size-up, and if so, what are you thinking about? To assist with this question, let's consider some important factors that are worthy of your consideration.

10.4.2004

By John W. Mittendorf

When reading a building, do you include the roof in your size-up, and if so, what are you thinking about? To assist with this question, let's consider some important factors that are worthy of your consideration. Obviously, some factors will be dependent on the type of roof construction in your particular area, however, West Coast roofs and East Coast roofs have a lot in common in both construction methods and styles.

Open Web Bar Joist

Open web bar joist (or metal deck) roofs are the commercial roof of choice in the Midwest and Eastern portions of the country and are primarily steel truss construction underneath a metal decking (Q decking). The metal decking is covered by built-up layers of insulation material, tar, and composition. As steel loses it's strength around 1,000 degrees, such roofs have a quick failure rate with minimal warning, and suppression personnel should be aware of these hazards. However, another more subtle hazard is that fire can propagate between

the metal base and the composition covering, enhancing the spread of fire with minimal visible warning signs.

Older Truss Roofs

These roofs are found anywhere in the country and on various types and sizes of commercial buildings primarily constructed during the 1800s until the 1950s – until the introduction of the flat roof with its numerous variations. The older truss roofs were normally constructed with a "large" size of wooden truss members, 1 x 6-inch sheathing as a roof base/covering, and can be found in numerous styles as follows:

Bridge Truss: This type is recognizable by it's characteristic sloping sides, ends, and flat top.

Gable Truss: This type is also identified by it's gable or peaked roof design.
Parallel Chord Truss: This roof looks similar to other types of flat roofs but can be found on older buildings and is constructed from a "large" size of truss members (compared to newer lightweight truss members).

Lamella: Although this roof can be similar in external appearance to other types of arch roofs, it is significantly different as it was constructed in an egg crate – geometric or diamond-patterned – design. This roof can be found on gymnasiums, recreational buildings, large supermarkets, etc.

Tied Truss: This arched roof uses metal tie rods to give lateral support to the walls of the building. Tie rods with turnbuckles are used below each arch member (as there is no bottom chord) to ensure that the arches do not push the exterior walls outward. With this mind, it is easy to see if fire exposes metal tie rods in this type of roof, a collapse of the building is more than a possibility. Hint: If you are ever inside a building and observe this type of roof construction, make a mental note for future reference as it may save your life!

Bowstring Truss: Most firefighters are familiar with the "bowstring truss" roof as numerous fire service writers have appropriately written on the hazards of this common roof. Interestingly, whether you are a firefighter on the East or West coast (or anywhere in between), you will likely have this roof in your municipality. It is constructed of "large-size" wooden members (Note: most wooden members used in these older truss roofs were "rough-cut" or full size lumber and used steel plates and bolts for connectors) with 1 x 6-inch sheathing roof decking. Multiple firefighter deaths attributed to this specific roof have cautioned firefighters to assume a defensive position if a working fire is encountered.

John W. Mittendorf joined the Los Angeles City (CA) Fire Department (LAFD) in 1963, rising to the rank of captain II, task force commander. In 1981, he was promoted to battalion chief and in the year following became the commander of the In-Service Training Section. In 1993, he retired from LAFD after 30 years of service. Mittendorf has been a member of the National Fire Protection Research Foundation on Engineered Lightweight Construction Technical Advisory Committee. He has provided training programs for the National Fire

Academy in Emmitsburg, Maryland; the University of California at Los Angeles; and the British Fire Academy at Morton-in-Marsh, England. He is a member of the editorial advisory board of Fire Engineering *and author of the books* Truck Company Operations *(Fire Engineering, 1998) and* Facing the Promotional Interview *(Fire Engineering, 2003).*

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Sprinkler System Failure Floods Elevator at WA Senior Housing Complex



NYC Officials: Illegal Tunnel Under Synagogue Destabilized Nearby Buildings

From: marilyn milum
To: Helana Ruter
Subject: Failures of Lamella
Date: Thursday, January 25, 2024 11:15:43 AM
Attachments: image.png

A lot of the integrity is no longer there, not up to US safety standards.



roofs [1]. In 1925, the idea spread to America as well [3].

1.2 Previous Roof Failures

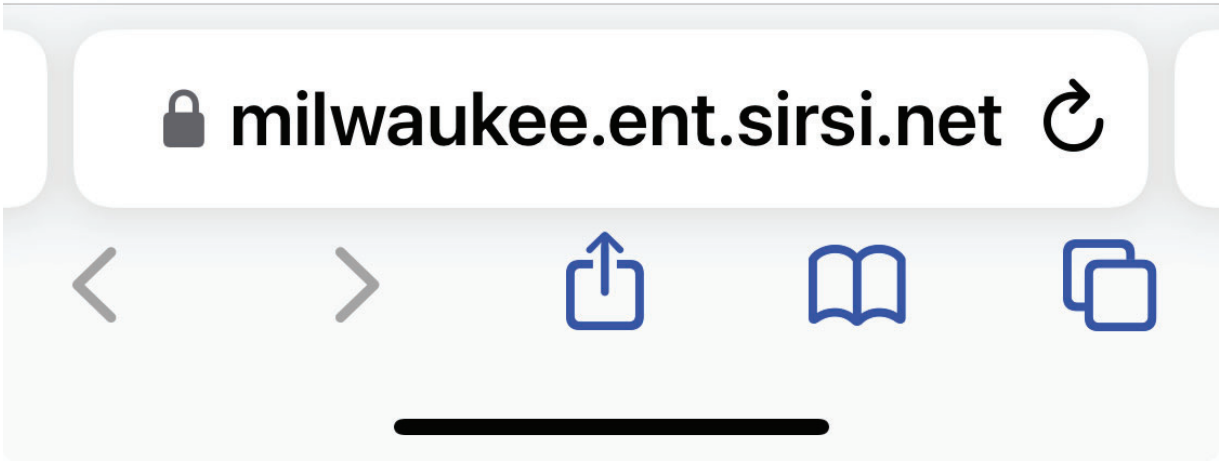
Due to the curve of the lamella roof, these structures are susceptible to failure from high wind loads. In 1926, hurricane winds caused the destruction of two lamella buildings in

Florida with one roof being torn off completely and deposited upside-down a few hundred feet away [1, 7].

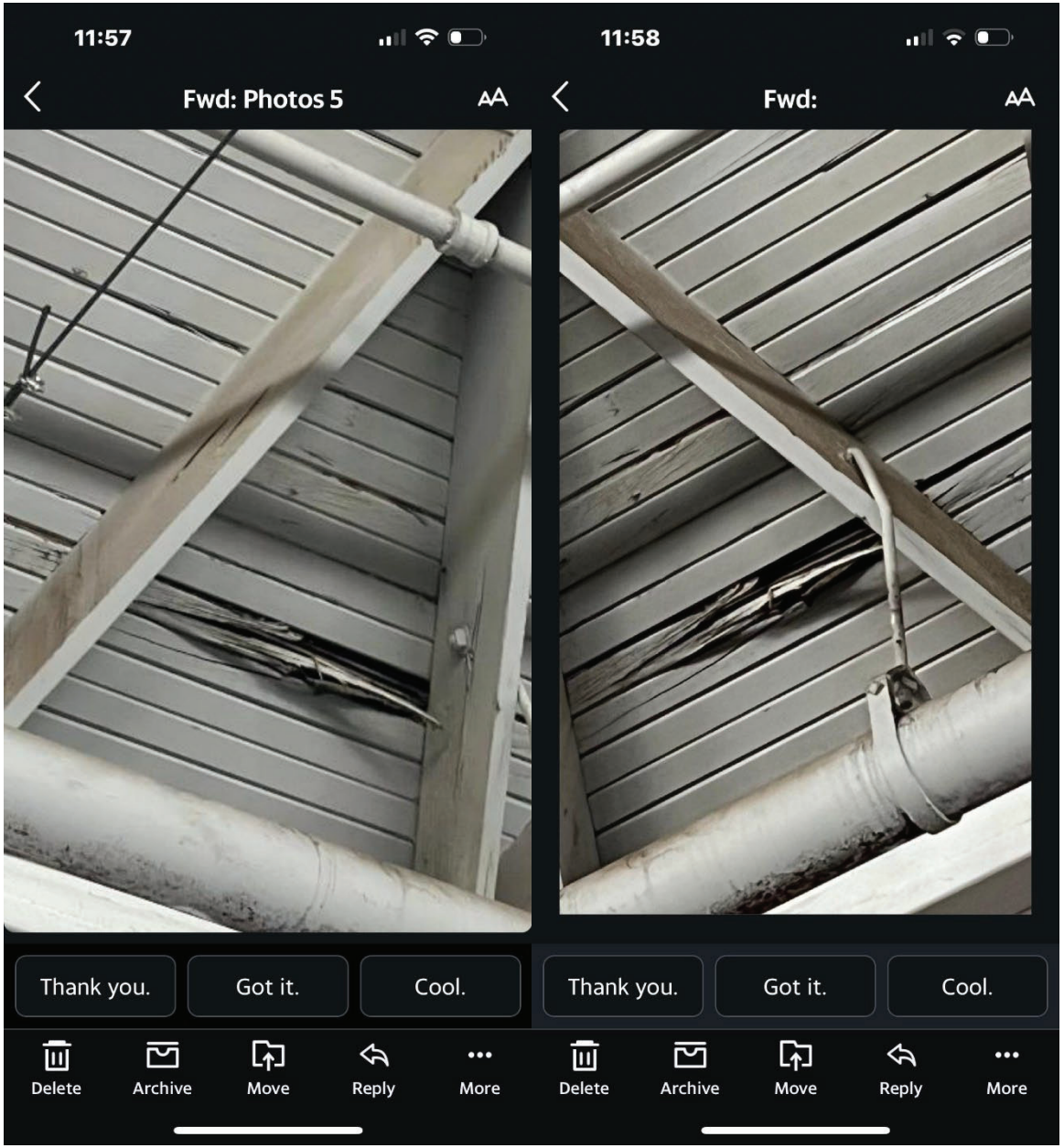
Lamella roof construction was principally in use from its introduction by Zollinger up until the 1940s, with construction mostly halted because of wind failures. Engineers at the time used a wind load of 10 psf on the vertical projection for normal wind areas and 37.5 psf for high-wind regions. The latter wind pressure correlated with a 130 mph wind speed, the highest measured in that era [1].

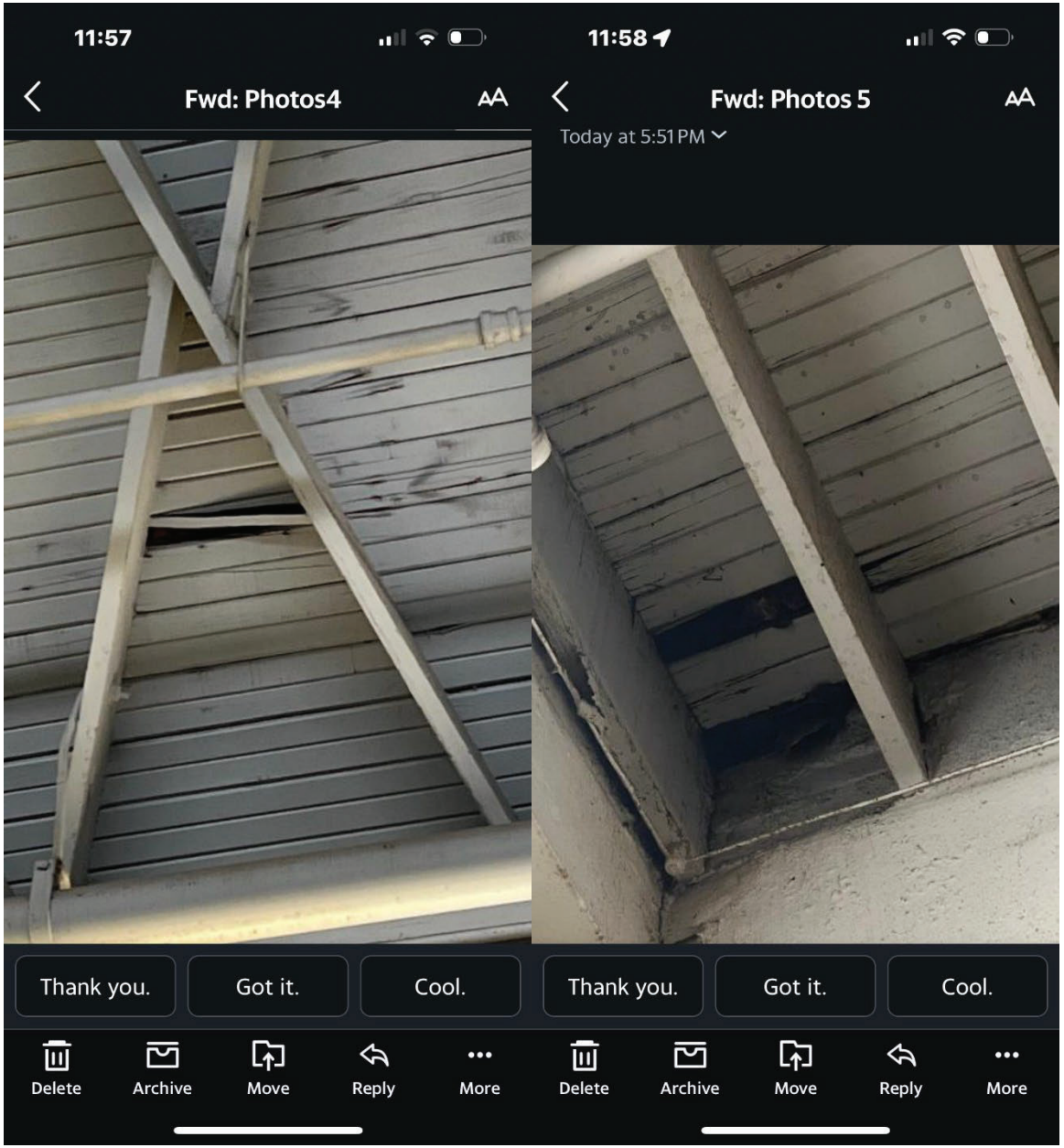
In modern times, the wind loads on a curved roof are better known thanks to modern wind tunnel testing and computer simulations. It is now known that wind flowing over a curved roof creates uplift (similar to an aircraft wing), not simply a uniform horizontal

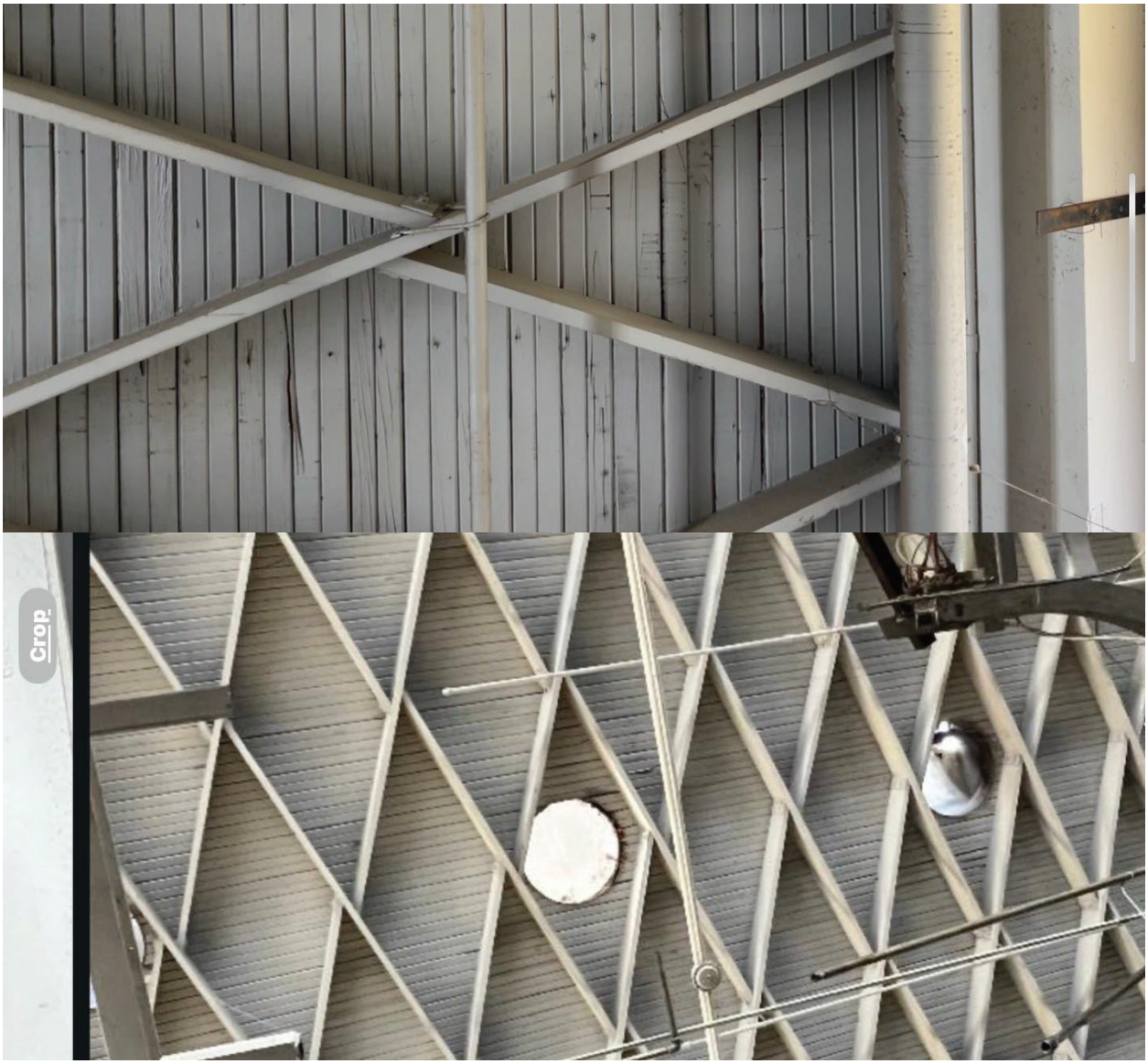
curved roof creates uplift (similar to an aircraft wing), not simply a uniform horizontal load on the vertical projection. This creates a very different loading condition than the horizontal load which could potentially explain the failures of some lamella roofs in the first half of the 1900s.



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Fwd: Photos 5
Thank you.
Got it.
Cool.
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Archive
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11:58
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Thank you.
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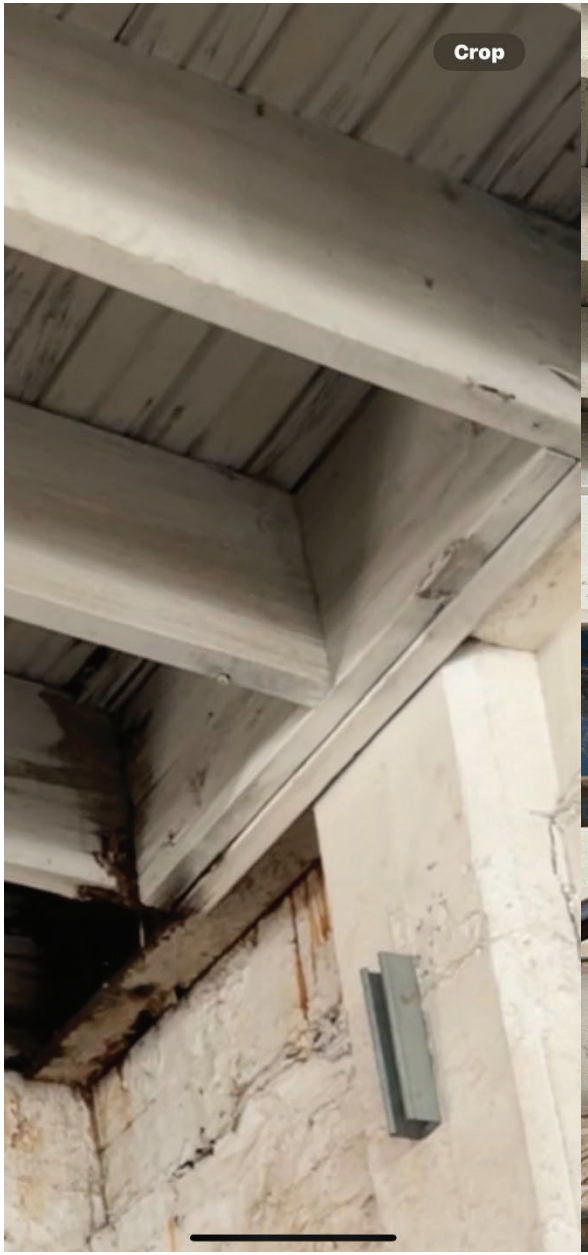

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Fwd: Photos4
Thank you.
Got it.
Cool.
Delete
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11:58
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Thank you.
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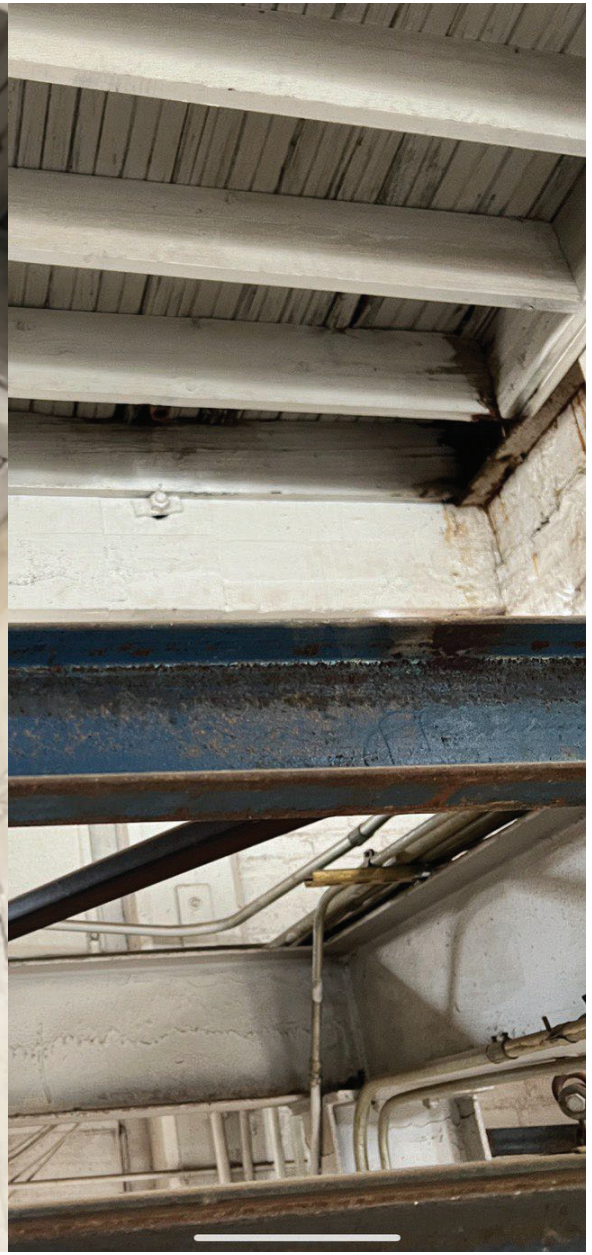

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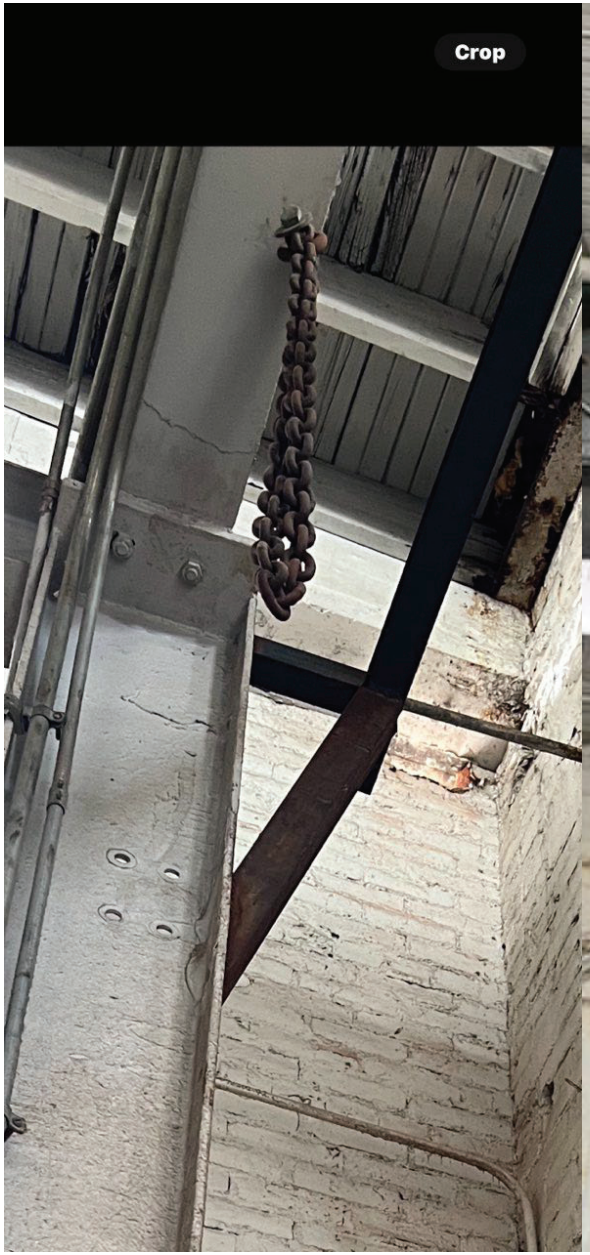
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Engineering Structures
Volume 188, 1 June 2019, Pages 111-120

Identification of critical members for progressive collapse analysis of single-layer latticed domes

Shen Yan [a b], Xianzhong Zhao [b], Kim J.R. Rasmussen [a], Hao Zhang [a]

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Highlights

- Distribution of critical member in different single-layer dome types is investigated.
- Method is proposed to identify critical members based on collapse mechanism of domes.
- Proposed identification method performs excellent compared to the other two methods.
- Methods are proposed to increase progressive collapse resistance of single-layer dome.

Abstract

This paper presents a method to identify the critical member in a single-layer latticed dome, which in the context of progressive collapse is defined as the member whose removal causes the most severe damage. The distribution of critical members in four typical types of single-layer latticed domes, including the Kiewit dome, the Ribbed dome, the Schwedler dome and the Lamella dome, is investigated through a comprehensive Alternate Path analysis scheme composed of hundreds of individual dynamic nonlinear analyses. The Alternate Path analyses also confirm the progressive collapse mechanism of single-layer latticed domes, i.e., the nodal snap-through buckling at either end of the initially removed member. On this basis, a critical member identification method is established, using an index that implicitly estimates the relative vulnerability to node buckling following the removal of a member to determine the criticality of this member. This method along with two other methods, using either static axial force or free vibration

response, are evaluated via comparison against the nonlinear dynamic Alternate Path analysis results, and this proposed method shows a beyond-compare accuracy. Furthermore, based on the established understanding of the progressive collapse mechanism and the factors influencing the node buckling resistance, three methods for increasing the progressive collapse resistance of single-layer latticed domes are presented.

Introduction

Structural domes have a long history in the built environment as an important design feature of many famous structures around the world. Since the days of Ancient Rome, permanent structures roofed with domes made from natural stones, bricks and concrete (found in ancient buildings in several countries) have been constructed [1], and continual improvements have been made in constructing and analysing these types of domes, even in the new millennium [2], [3], [4]. Starting from the last century, various forms of single-layer latticed domes built with steel become popular because they are capable of achieving larger span, and have been widely used for buildings with large-span roofing, such as sports stadiums and exhibition centres. For their efficient and safe design, extensive studies have been conducted to investigate the static and dynamic stability [5], [6], the earthquake resistance [7], [8] and the optimum topological design [9], [10] of dome structures. However, the progressive collapse of single-layer latticed domes remains an area in need of research. Since the collapse of the World Trade Centre towers in 2001, a substantial body of research has been carried out on the progressive collapse of frame structures [11], [12] and, more recently, certain types of roof structures, mainly truss-type roofs [13], [14], [15], [16], while research on single-layer latticed domes is very limited. Zhao et al. [17] conducted progressive collapse tests on two single-layer latticed Kiewitt domes, showing the collapse of a dome can be caused merely by the loss of a single critical member. This demonstrates a need for further investigation of current analysis and design methods for single-layer latticed domes.

The Alternate Path (AP) Method, in which a load-carrying element is removed to evaluate the structural capacity in resisting local damage, is arguably the most appropriate and widely accepted method for studying the structural progressive collapse performance. The previously mentioned tests by Zhao et al. [17] and the tests by Xu et al. [18] on two single-layer latticed domes, a Kiewit-Lamella dome and a geodesic dome, were carried out following the concept of the AP method. Han et al. [19] numerically employed the AP method to investigate the collapse resistance of a Schwedler Monoclinal dome subject to the loss of several members or nodes. When applying AP method to a structure constructed with many members, an important issue to be addressed is how to identify the critical members (sometimes referred to as the sensitive members), i.e., the members whose removal cause the most severe damage. Accurately identifying the critical members ensures the most dangerous collapse scenarios are taken into account, and also helps to reduce the computational cost. The current guidelines for progressive collapse design of frame structures [20], [21] stipulate that, critical members of a building include the columns at corners, as well as columns located at the middle of both the long side and the short side of the building.

However, thus far there is no such codified recommendation for single-layer latticed domes, and therefore an efficient method for identifying the critical members in single-layer latticed domes, the types of which are numerous and the geometry of which can be complicated, is of significant interest. Some researchers recommended FE-based methods [18], [19], [22], in which, to evaluate the criticality of a dome member, the structural response of the remaining structure following the removal of this member is obtained through static linear or nonlinear FE analysis, and is compared with that of the intact structure. Analysis is performed on each member in the dome, and the critical members are identified as those whose initial failure cause the most severe reduction of structural performance. Such methods are accurate in terms of finding the critical members, but cannot be considered as an efficient strategy for selection of removed member in the AP method because they are, in actuality, static AP method themselves. An attractive method for identifying the critical members should require no or just one simple analysis of the structure. Xu [23] studied several single-layer Kiewit domes, and suggested that the critical members were in lines with members having the most pronounced response, with respect to the fundamental vibration mode, in an eigenvalue vibration

analysis of the intact dome. This selection criterion, although very simple, is not established on account of the failure mechanism under progressive collapse and thus, as will be shown later in this study, has a poor accuracy.

This paper presents a method to identify the most critical members in a single-layer latticed dome on the basis of the progressive collapse mechanism. In the tests by Zhao et al. [17], nodal snap-through buckling at either end of the initially removed member, referred to as “node buckling” in this present study, was regarded as the collapse mechanism for the tested Kiewit dome models. This conclusion is first examined for other types of single-layer latticed domes as well as Kiewit domes with different geometries through an extensive nonlinear dynamic AP analysis, which also extends the pool of the experimental results, providing an overview of the critical member distribution in different types of single-layer latticed domes. The critical member identification method is then proposed, using an index that implicitly estimates the relative vulnerability to node buckling following the removal of a member to determine the criticality of this member. This method along with two other methods, using either static axial force or free vibration response as identification index, are evaluated via comparison against the nonlinear dynamic AP analysis results. Furthermore, based on the established understanding of the progressive collapse mechanism and the factors influencing the node buckling resistance, several methods for increasing the progressive collapse resistance of single-layer latticed domes are suggested.

Section snippets

Prototype structure

In order to gain a comprehensive understanding of the distribution of the critical members, four single-layer latticed domes being the most common types, i.e., a Kiewit dome, a Ribbed dome, a Schwedler dome and a Lamella dome, are investigated by means of nonlinear dynamic AP analysis.

The Kiewit dome as shown in Fig. 1a has a constant span of 40 m, which is a moderate span for single-layer latticed domes. The rise-span ratio affects the stability characteristic of the dome and thus can have…

Criticality index based on node buckling

On the basis of the progressive collapse mechanism, a method for identifying the most critical members in a single-layer latticed dome is proposed in this section. Fig. 5 illustrates a schematic diagram of a node undergoing snap-through buckling. Subjected to a vertical point load, the end node of the removed member remains connected to the adjoining members. For an intact latticed dome, its in-plane and out-of-plane stiffness can be approximated by converting the latticed dome into an…

Application of criticality index in determining critical members

For the prototype Kiewit dome, the criticality indices of all members are determined using Eqs. (6), (7), (8), (9), (10). Table 1 shows the results. It is observed that among all 44 members, those ranking in the top 10% in terms of criticality index are all the most critical members determined by the nonlinear dynamic AP analysis, and those ranking in the top 20% almost cover all the members in the first two criticality grades. Therefore, the proposed criticality index shows an appreciable…

Methods for increasing the progressive collapse resistance of single-layer latticed domes

The progressive collapse resistance of a single-layer latticed dome is limited by the collapse load of the most critical members. Therefore, by reducing the criticality indices of these members, the progressive collapse resistance of the

dome can be improved. This is achievable through the following methods.

The first is to enhance dome members. Once the most critical members are identified, a higher overall progressive collapse resistance of the dome can be achieved by enhancing these members…

Conclusion

This paper presents a method to identify the most critical members for progressive collapse analysis and design of single-layer latticed domes. A comprehensive finite-element Alternate Path analysis is performed on four typical types of single-layer latticed domes, i.e., the Kiewit dome, the Ribbed dome, the Schwedler dome and the Lamella dome, demonstrating that the nodal snap-through buckling at either end of the initially removed member is the major progressive collapse mechanism. On this…

Acknowledgement

The work presented in this paper was funded by the National Natural Science Foundation of China (Grands No. 51678432 and No. 51708417)….

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...However, when the structural system becomes highly sophisticated and local damage or an element failure plays a critical role in the structural collapse, cascading failure mechanisms need to be considered. On the other hand, various redundancy indices considering the effects of cascading failures have also been developed [63–69]. The methods perform dynamic analyses during which damaged elements are removed to simulate load redistributions....

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> ...However, a data acquisition frequency of 0.5 kHz was used and the location of data acquisition was also close to the strand breakage location. In the published results [5,9,10,12–16], there is a discrepancy between the assumed CBEF(t) related to different cable-stayed structures and also its duration. On the other hand, none of these simple assumptions have been verified....

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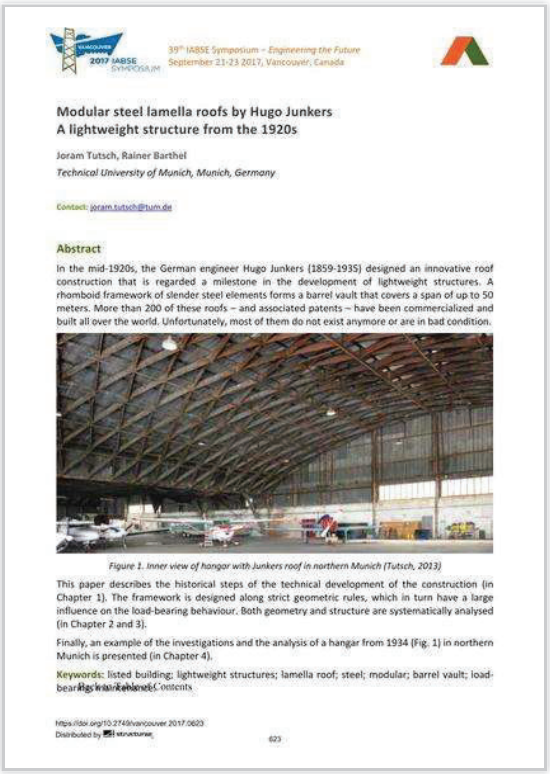
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Modular steel lamella roofs by Hugo Junkers

A lightweight structure from the 1920s



Modular steel lamella roofs by Hugo Junkers
A lightweight structure from the 1920s

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Abstract

In the mid-1920s, the German engineer Hugo Junkers (1859-1935) designed an innovative roof construction that is regarded a milestone in the development of lightweight structures. A rhomboid framework of slender steel elements forms a barrel vault that covers a span of up to 50 meters. More than 200 of these roofs – and associated patents – have been commercialized and built all over the world. Unfortunately, most of them do not exist anymore or are in bad condition.

Figure 1. Inner view of hangar with Junkers roof in northern Munich (Tutsch, 2013)

This paper describes the historical steps of the technical development of the construction (in Chapter 1). The framework is designed along strict geometric rules, which in turn have a large influence on the load-bearing behaviour. Both geometry and structure are systematically analysed (in Chapter 2 and 3).

Finally, an example of the investigations and the analysis of a hangar from 1934 (Fig. 1) in northern Munich is presented (in Chapter 4).

Keywords: listed building; lightweight structures; lamella roof; steel; modular; barrel vault; load-bearing behaviour; Contents

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The Geometry of Timber Lamella Vaults: Prototype Analysis

Milica Petrović [1,*], Isidora Ilić [1], Svetislav Mijatović [2] and Nenad Šekularac [1,*]

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Abstract: This paper presents timber lamella structures applied to the circular cylinder surface when all lamellae axes intersect at the nodes. To achieve the uniformity of all elements in this structure, the geometry of the structure must be carefully designed. The main methods for the research are graphical and numerical methods for geometric design and a prototype construction for a specific geometric pattern. The methods are discussed for their ease of replication, as well as the possibility of reinterpretation on other surfaces, while the prototype design and construction give insight into the process from design to execution. The combination of these methods allows for a thorough analysis of the geometry for lamella structures. The analysis shows that geometrical design must begin from the whole to the lamella, and that the number of element types in the structure depends on the disposition of the elements and the angle of the pattern. The discussion shows the advantages and limitations of the proposed methods, while the conclusions give the guidelines for the implementation of lamella structures into new design projects.

Keywords: right circular cylinder; parametric equations; graphical method; timber structures

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1. Introduction

Lamella structures are spatial structures in a diamond pattern formed by ribs called lamellae [1]. They are usually classified as braced structures—vaults and domes [1,2]. This paper will present timber lamella vaults when the diamond pattern of lamellae is applied to a circular cylinder surface. Contemporary tendencies in architecture, following the sustainable development trend, have led architects to think about the return to natural materials and the reduction of pollution created by the construction industry. The advantages of historical timber structures are being examined for possible modification and application in contemporary architectural practice. Lamella structures have stood out because of their aesthetics, economy and ease of construction.

1.1. Literature Review

The design of the Zollinger roof structure made an impact on the construction industry after World War I. The *roof of modernism* [3] was designed by the architect Friedrich Zollinger and patented in 1921 [4]. When invited to the City Council meeting for the rebuilding of Merseburg, Germany at the end of 1918, the architect Zollinger had an idea of how to design a simple construction model for new houses. The loadbearing elements of the house would be made out of cast-in-place concrete, and the innovative roof structure would be constructed out of timber lamellae, easily prefabricated and assembled even by untrained workers. The diamond pattern of the structure, reinforced with decking, required no additional structural elements, making it cost-efficient compared to traditional roofs. The analysis of material consumption showed that traditional roofs require twice as much material per square meter of the floor plan as the Zollinger roof. The section of this timber lamella structure shows that the roof shape is a segmental arch consisting of two circular segments. This form provides additional volume, so two floors could have been placed under the roof as shown in Figure 1 [5].

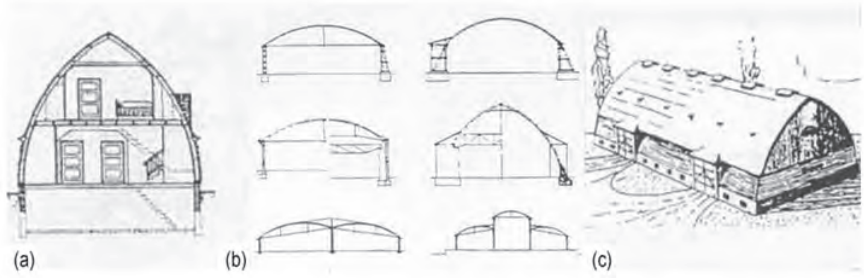


Figure 1. Lamella roofs for (**a**) housing, (**b**) halls and (**c**) barns [5].

The roof is constructed out of timber lamellae with variable cross-section and the upper edge was shaped to follow the arch of the roof. Lamellae were all uniform in shape and size. Two types of lamellae were applied, based on the roof span. The dimensions of the first type were width/height/length = b/h/L = 2.5/15/190 cm and the second were b/h/L = 5/30/150 cm (Figure 2) [6]. When the need for production halls with large spans increased, so did the cross-section of the lamellae, which showed great deflections right after the construction [7]. Other architects started experimenting with the change of disposition and the doubling of the lamellae [7,8], but soon new types of lamella structures were designed, using steel elements and purlins as reinforcement [7,9].

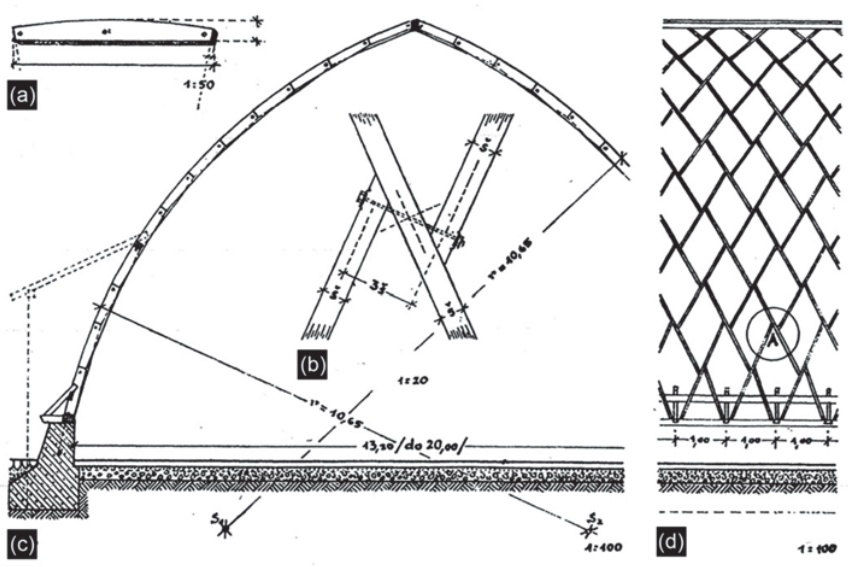


Figure 2. Zollinger lamella roof design: (**a**) lamella detail with dimensions, (**b**) joints of lamellae, (**c**) transverse section and (**d**) longitudinal section of the roof for housing [6].

The geometry of the first lamella roofs was half of a circular cylinder surface or its segment, in the span to rise ratio between 1:2 (semicircle) to 1:8 (flat arch) [10]. Later, the diamond pattern was applied to the spherical surface for dome structures and to this day, examples on free-form geometries can be found. Lamella structures were built all over the world, from timber to concrete, all following the geometry of a cylinder [7,9–11]. Other types of geometries were too complex to calculate without a computer. If the geometry is symmetrical on both axes, the number of equations is smaller, and the calculation is simpler [10]. With the use of computer software, new lamella structures on free-form geometries were erected.

The aesthetics and expressiveness of the diamond pattern have made lamella structures the primary choice for large-span objects where the structure remains visible. The advantage of lamella structures is the uniformity of the elements—the lamellae and their joints, which

lead to the ease of production and assembly, the speed of erection and the minimised cost of the overall structure regarding the volume it covers. In order to preserve its advantages, it is necessary to find a suitable geometrical pattern for the lamellae axes to be applied to a circular cylinder surface. Throughout the years, several solutions were designed in timber and steel. The original structure, the Zollinger roof, was made out of timber planks placed vertically to the floor. Each lamella is twice the size of the diamond, and they are connected interchangeably, one in the middle of the other [1]. Three lamellae intersect at the node, with one central and two connecting lamellae shown in Figure 2. They are spaced apart for three widths of the lamella to mount the bolts [12]. This spacing also allows for the lamellae to be placed vertically and to follow the curve of the vault. The length of lamellae in steel lamella structures by engineers Emil M. Hünnebeck and Hugo Junkers is the size of the diamond, which allows them to put the connecting lamellae closer and to still follow the vaulted surface [13]. In these structures, the lamellae are rotated or translated in the horizontal plane to have all uniform elements and to follow the envelope of the cylinder, as presented in Figure 3. This creates an eccentricity at the node, resulting in the moment around the vertical lamella axis for the dominant axial forces in the structure.

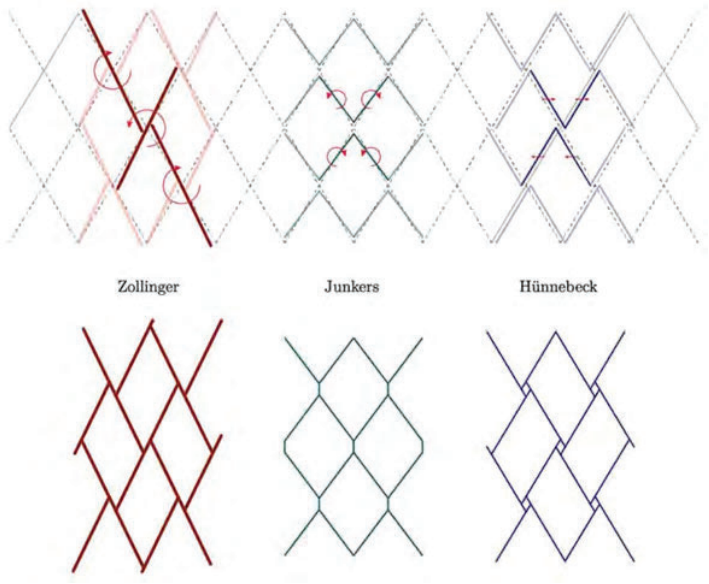


Figure 3. Diagrams showing three types of lamella vaults and the rotation/translation of the lamellae (**up**) with different types of nodes (**down**) [13].

Recent developments in lamella structures have shown the possibility to apply the diamond pattern on a number of forms using contemporary tools. Authors research regularities in different geometries trying to find the best structural pattern and the construction strategy for timber structures [14–16]. In recent years, a development in lamella structures was presented through workshops, experiments and built objects such as TIJ Bird Observatory [17–19].

1.2. The Aim of the Study

This paper discusses the geometry of timber lamella vaults. The design and position of the lamellae on the cylindrical surface have to be precisely defined in order to maintain the diamond pattern and the uniformity of the elements. The focus of this research is the lamella structure where all lamellae axes intersect at the node to avoid eccentricity (Figure 4). This will create a problem of rotation of lamellae in relation to the cylindrical surface, which is analysed and presented in this paper. The aim of this study is to better understand the geometry of lamella structures to be easily modified and adapted for use

in contemporary structures. The idea is to comprehend the regularities of the geometrical design for cylindrical surfaces for the purpose of interpretation on other surfaces.



Figure 4. Diagram showing the node with one central lamella and two connecting lamellae when lamellae axes intersect.

The methods applied in this paper are the graphical method, the numerical method and prototype design. The graphical method presented in this paper is a novel approach, not found in the literature. The authors used different software to find the best possible solution for the geometric design of the lamellae axes. To expand the analysis, and to precisely define the geometry of the axes, a numerical method was applied. The authors presented a new method for defining the geometry of the axes and compared it to the method presented by Tutsch [13]. The prototype design was derived from result comparison of the graphical and numerical method. This prototype shows the level of uniformity of the elements and the time needed for prefabrication and construction. The erection of the prototype followed the instructions presented by Hosseinzadeh [10] since no other authors describe the method of erection.

The discussion includes all three approaches for the geometrical analysis and presentation of timber lamella vaults: (1) the graphical method, (2) the numerical method and (3) the physical model. The conclusions of this research affirm the aim of the study and open new questions for further research.

2. The Geometrical Design Methods

To obtain the precise geometry of the lamellae, the research was carried out using graphical and numerical methods. The main criterion is that the uniformity of the elements needs to be preserved since this is one of the main advantages of lamella structures.

The chosen geometry for the lamella vault is a cylinder surface. The cylinder type is a right circular cylinder, consisting of two of the same parallel bases the shape of a circle. The envelope of a cylinder is a perpendicular surface with all the same and parallel lines equal to the height of the cylinder, which is the vertical distance between the two bases.

The original lamella structure, the Zollinger roof, was designed as two circular cylinder surface segments of the same radius that meet along the ridge. Cylinder surface segments were also used for other types of buildings, such as halls and barns [5,7,9,11].

2.1. The Graphical Method

2.1.1. Connecting of the Arched Lamellae

The first iteration for the geometrical design of the lamella structure using the graphical method was based on the analysis of the lamella joint. The observed joint is a modification of the original joint for a Zollinger roof. In this joint, the axes of the lamellae intersect at the node, reducing the eccentricity. The three lamellae at the node are connected using steel plates bolted to the lamellae [20]. The research conducted by engineers Scheer and Purnomo at TU Berlin has shown a layout of the lamella structure, with a span of 21.5 m, a length of 21 m, an arch rise of 6.2 m and arch segments for the angle 120° [21]. The presented layout was used to design one lamella as a starting point for the geometry of the structure. Lamellae were connected one to another, forming an arch in one direction. The other direction of the lamellae was obtained by the rotation of the arch for 120°. The idea was for all lamellae to be vertical to the floor plane, that is, for the arches to move translationally and to form the vaulted structure.

This design process turned out to be wrong because the lamellae cannot be placed vertically and intersect at the node at the same time. When all the arches made from lamellae are in place, it can be observed that the node of the lamellae is not where it should be placed—each lamella should be connected to the middle of the lamella from the other direction. Figure 5 shows the details A, B and C with respect to the structure. Detail A shows the only position where it is possible to place a lamella vertically to the floor plane and that is the ridge of the vault. Detail B shows the slight distance of the lamella from the middle of the other one, at 1/4 of the arch, while detail C shows the greatest deviation of one lamella to the middle of the other, observed at the point of support of the structure.

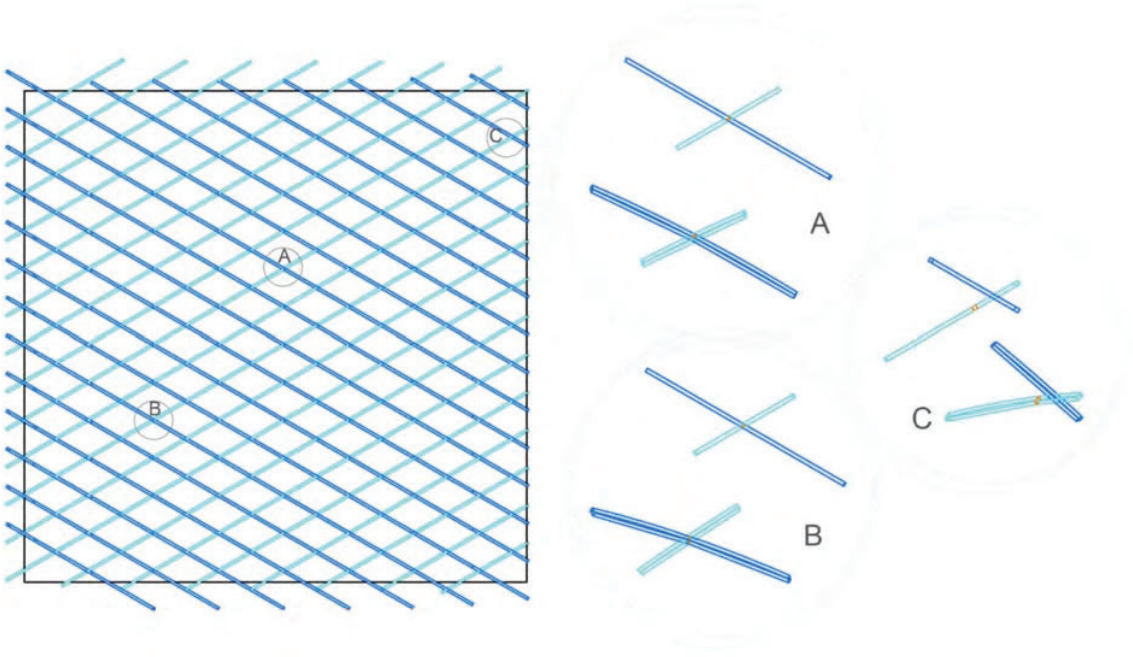


Figure 5. The plan and details of the lamella vault for the graphical method of connecting the lamellae in an arch with details A, B and C showing the misplacement of the connecting lamellae in the node.

The conclusion is that lamella structures cannot be designed starting from an individual element to the whole assembly because the ends of connecting lamellae do not meet at the middle of the central lamella. It is necessary to start with the whole to obtain a more accurate geometry of the lamellae. Vertical sections through the circular cylinder give an ellipse in the section, which cannot give uniform lamellae.

2.1.2. Projection of the Pattern to the Cylinder Surface

The second iteration was led by the idea that the fastest and simplest way of obtaining the diamond pattern structure on a cylinder surface is to project the pattern to the cylinder surface in software for 3D design, such as Rhino [22]. The half-radius of the base circle for the cylinder was r = 12.4 m and the length of the cylinder was l = 21 m. The arch segment had a span of a = 21.5 m and a rise of f = 6.2 m, giving the length of the arch a_1 = 26 m. The network was made with angles of 60° and 120°, the length of the cylinder surface l = 21 m and the width equal to the length of the arch segment of the cylinder a_1 = 26 m. The proportions of the cylinder were obtained from the layout by Scheer and Purnomo [21]. When the network is projected onto the cylinder the disposition of lamellae is obtained. This process is shown in Figure 6, which shows the detail of the structure with different lengths of lamellae from support to the ridge.

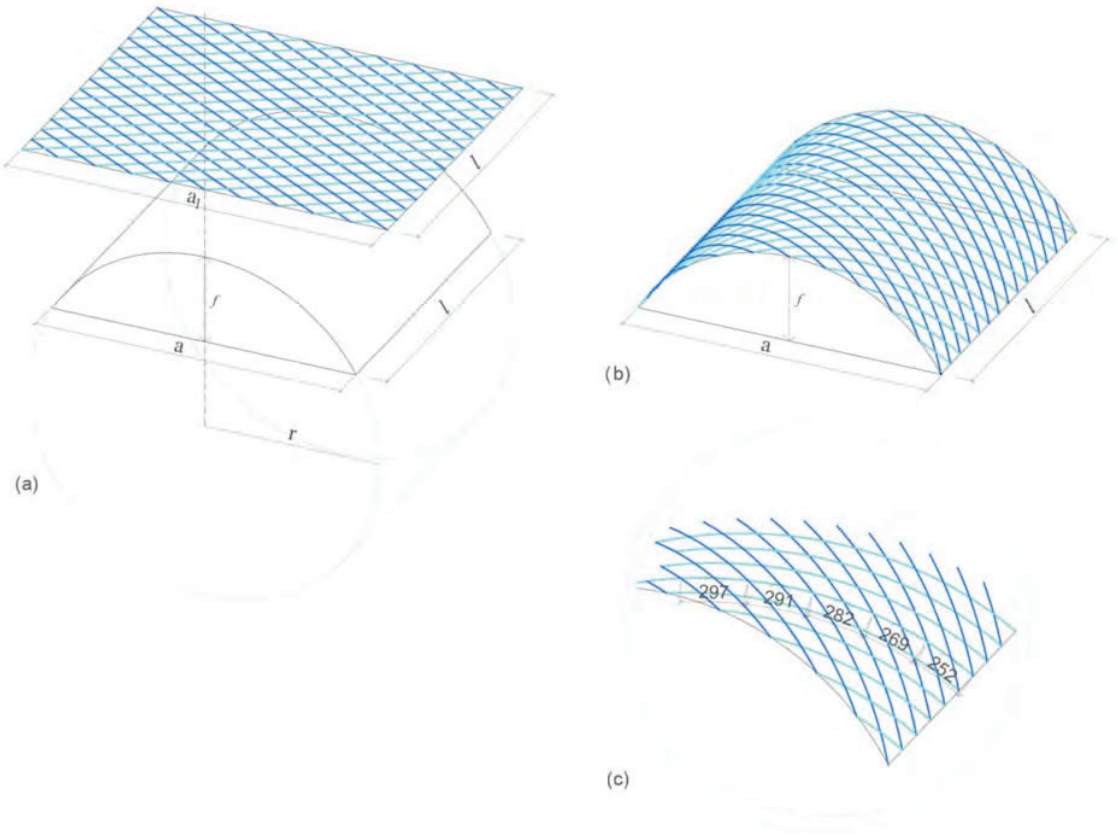


Figure 6. The axonometric view and detail of the lamella vault for the graphical method of projection of the diamond pattern to the cylinder surface: (**a**) the projection plane and the cylinder surface for projection, (**b**) the axis of the lamellae lying on the cylinder surface, (**c**) detail of the lamellae axes showing their different lengths.

This process of geometrical design has many advantages. It is easily understandable, so it is easy to replicate and apply to any surface. It is not time-consuming, nor it is necessary to always apply the same diamond pattern with angles of 60° and 120°, allowing more design freedom. The lamellae are vertical to the floor plane and intersect at the node, creating a continuous surface for placement of any roof tiling. The only problem is the different lengths of the lamellae, which is why this design does not fulfil the main criteria of the uniform elements. On the other hand, each horizontal segment of the vault has the same lamellae with the same joints, thus making sets of uniform elements. From the ridge to the supports, the length of the lamellae decreases and the angle of the bevelling increases. This structure could be easily prefabricated using a CNC machine for the shaping of the lamellae, in order to decrease the time for their production. If steel plates are used for the joints, a large number of different sets would not be economical to make. However, there are lamella structures constructed like this, such as the ice rink structure in Toronto from 2019 with T-section joints [23].

2.1.3. Division of Cylinder Surface to Equal Parts

The third iteration for the geometric design was also led starting from the whole to the elements with the aim for the lamellae of the same geometric characteristics to have uniform elements and to fulfil the main criteria. Based on the layout presented by Scheer and Purnomo [21], a segment of the cylinder surface was divided into equal parts, radially into 20 segments and longitudinally at every 0.75 m to obtain all the nodes of the lamellae. Lamellae rest on supports every 1.5 m and the nodes are placed interchangeably as each

lamella connects to the middle of the one from the other direction (Figure 7a). The nodes were connected with lines passing two lengths of the diamond to obtain the desired length of the lamellae. Two types of lamellae were obtained, the ones 3 m in length and the ones on the perimeter with a length of 1.5 m. These lamellae axes do not intersect at the nodes, so the connection was simulated by a short line, which presented the joint (Figure 7b). Straight axis lamellae create a structure similar to a folded plate, which was not the idea behind the design. The lamellae needed to have the arched axis that lies on the cylinder surface in order to have all the same lamellae and a uniform surface of the structure.

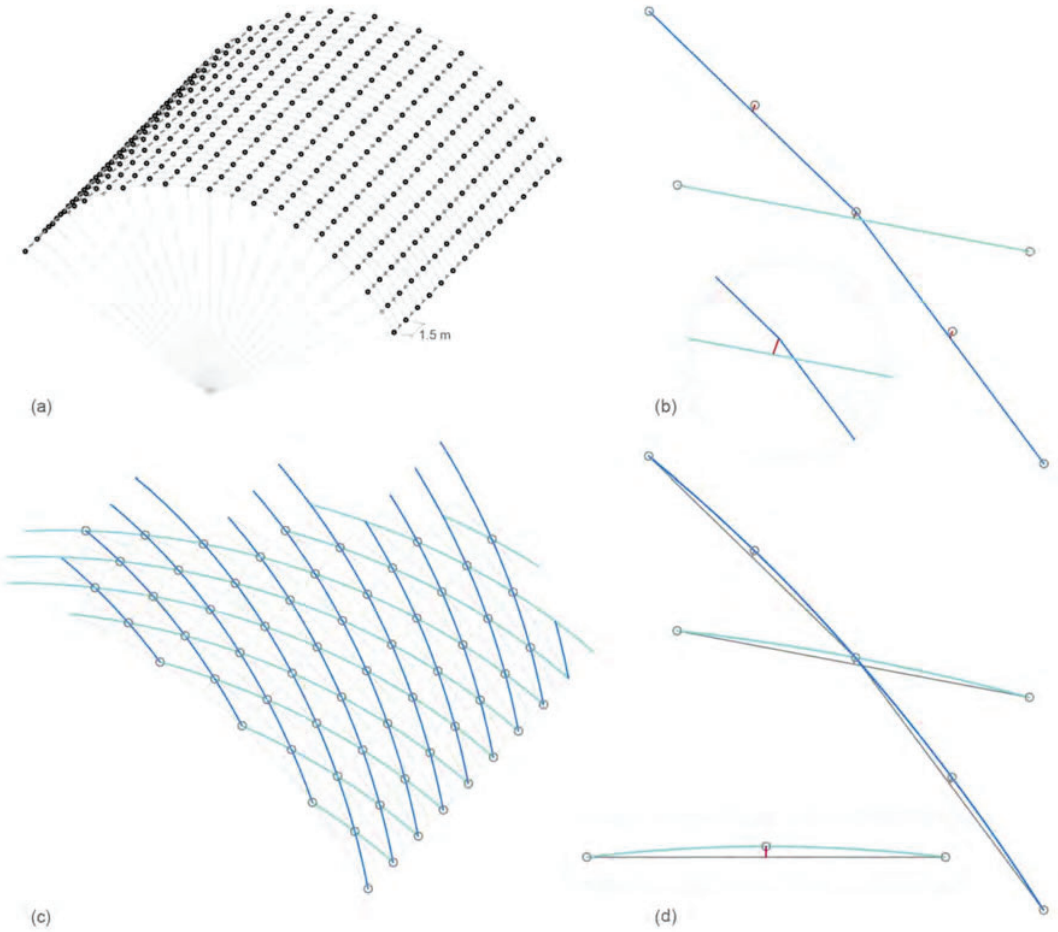


Figure 7. The process of division of cylinder surface to equal parts: (**a**) axonometric view of the lamellae vault with nodes of the lamellae spaced 1.5 m apart, (**b**) detail of each lamellae span and the connections at the nodes, (**c**) segment of a lamellae vault with all arched axes of the lamellae intersecting in the node and (**d**) detail of the arched lamellae defined by the span and rise lines.

The arched axis of the lamellae was designed using the two lines, which defined the plane for each lamella in the structure. The ends of the line connecting the nodes and the top of the line presenting the connection define the arch span and rise (Figure 7d). The most precise geometry is derived this way and the geometrical model fulfils the main criteria. All lamellae have the same geometry and uniform joints, making the production of the elements easy for mass prefabrication.

2.2. The Numerical Method

The geometrical shape that connects all the nodes and divides the cylindrical surface into uniform segments is a helix.

Starting with the parametric equation of a circle [13]

$$x_k = \begin{pmatrix} y \\ z \end{pmatrix} = \begin{pmatrix} R\cos\varphi \\ R\sin\varphi \end{pmatrix} \tag{1}$$

from which the parametric equation for a circular cylinder is obtained

$$x_{kz} = \begin{pmatrix} x \\ y \\ z \end{pmatrix} = \begin{pmatrix} x \\ R\cos\varphi \\ R\sin\varphi \end{pmatrix} \tag{2}$$

the parametric equation of the helix can be derived

$$x_s = \begin{pmatrix} x \\ y \\ z \end{pmatrix} = R\begin{pmatrix} (\varphi - \varphi_0)\tan\beta_s \\ \cos\varphi \\ \sin\varphi \end{pmatrix} \tag{3}$$

with pitch

$$h_s = 2\pi R\tan\beta_s. \tag{4}$$

The angle formed by the lamellae is constant and can be derived from the parameters, i.e., the length of the roof—L, the length of the arch—B, the number of cylinder divisions in the X-direction—*m* and the number of cylinder divisions in the Y-direction—*n*, as shown in Figure 8a, with its equation given as follows:

$$\tan\beta_s = \frac{n \cdot L}{m \cdot B} \tag{5}$$

$$\beta_s = \arctan\frac{n \cdot L}{m \cdot B} \tag{6}$$

The radius of curvature of the helix is

$$R_s = \frac{R}{\cos^2\beta_s} \tag{7}$$

and its arch length is

$$B_s = \frac{B}{\cos\beta_s} \tag{8}$$

deriving the abstract angle of the opening of the helix

$$\alpha_s = \frac{B_s}{R_s} = \frac{B \cdot \cos\beta_s}{R} = \alpha \cdot \cos\beta_s \tag{9}$$

Based on the elements of the lamella roof structures, as presented in Figure 8b, the authors of this paper derive the following parametric equations for the two helixes that form the basic geometry of the lamella roof:

$$x_{s_1} = \begin{pmatrix} x \\ y \\ z \end{pmatrix} = \begin{pmatrix} \frac{h}{\alpha} \cdot \varphi \\ R\cos\left(\varphi + \frac{k_1}{2} \cdot \alpha\right) \\ R\sin\left(\varphi + \frac{k_1}{2} \cdot \alpha\right) \end{pmatrix} \tag{10}$$

$$x_{s_2} = \begin{pmatrix} x \\ y \\ z \end{pmatrix} = \begin{pmatrix} \frac{h}{\alpha} \cdot \varphi \\ R\cos\left(\varphi + \frac{k_2}{2} \cdot \alpha\right) \\ -R\sin\left(\varphi + \frac{k_2}{2} \cdot \alpha\right) \end{pmatrix} \tag{11}$$

-h is the length of the helix for one lamella,

$$h = \frac{L}{m} \tag{12}$$

-α is the angle of the helix needed for one lamella,

$$\alpha = \frac{B}{n} \tag{13}$$

-φ is a variable that defines the segment of the helix (the length of the lamella axis is the angle of 24°);

-k_1 is a coefficient that is an even number;

-k_2 is a coefficient that is an odd number.

Coefficients k_1 and k_2 define the movement of the helixes relative to one another for half of the length of a lamella to get the right geometry for each lamella to connect to the middle of the one from the other direction.

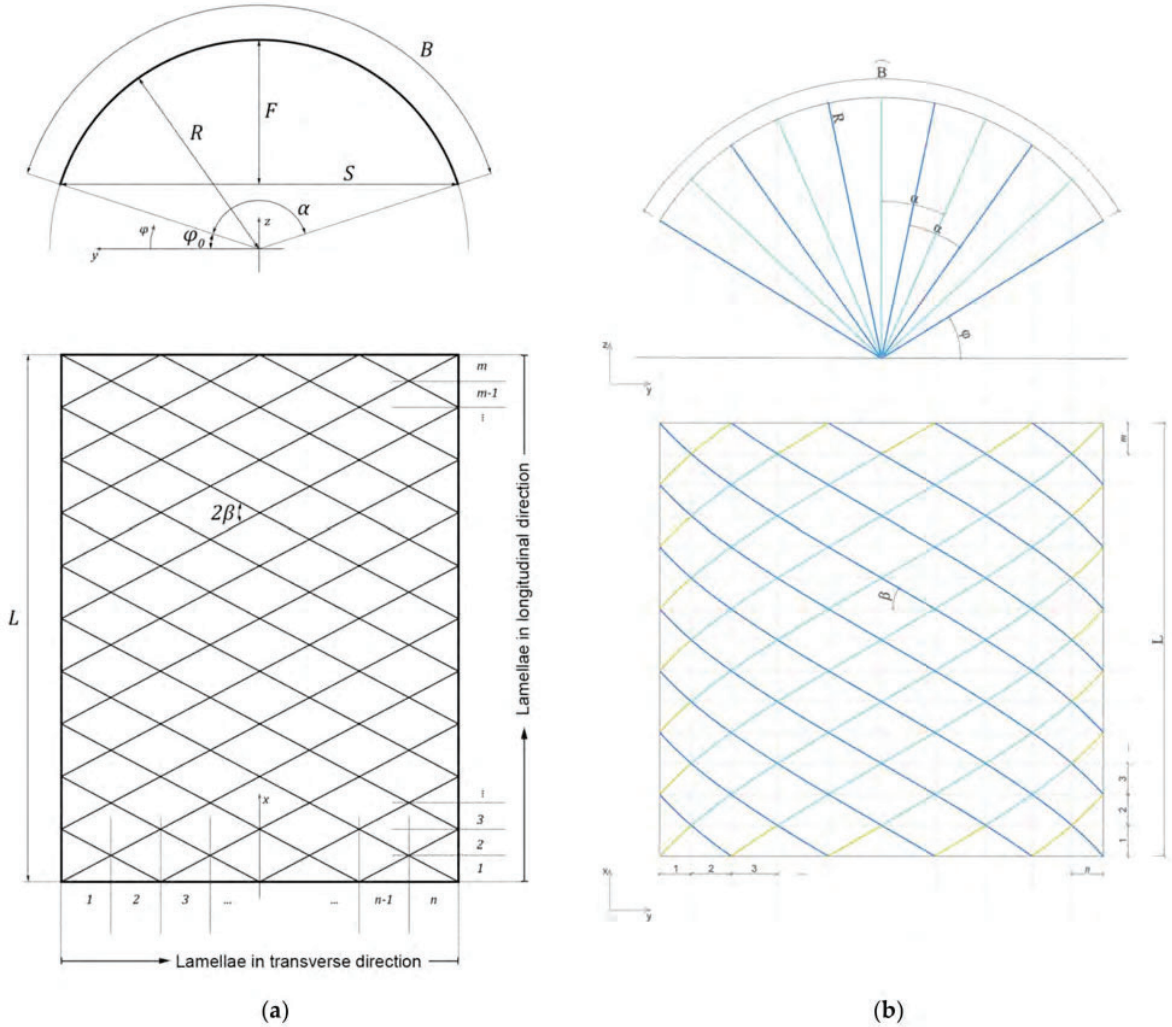


Figure 8. Floor plan and section of the lamella vault for geometrical analysis (**a**) by Tutsch [13]; (**b**) by the authors.

In comparison to the parametric equation of the helix by Tutsch [13], the parametric equations provided by the authors define each lamella axis, taking into account the mutual

relation of lamellae. The helix equation by Tutsch defines the helix that follows the segment of the cylinder envelope, not taking into account that the helix from the other direction has to be translated for half of the length of the lamella. The authors define the length of a lamella as a segment of the helix with the variable φ, while the coefficients k_1 and k_2 enable the connection of the lamellae in the middle of the central lamellae. The graphic output of the equations by the authors was developed in Wolfram Mathematica and is presented in Figure 9.

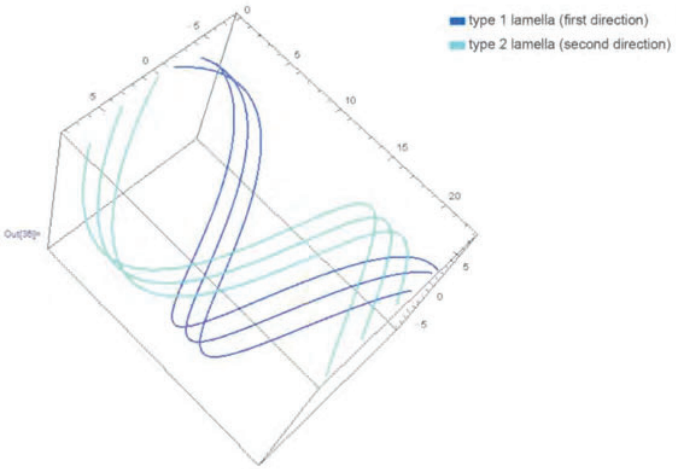


Figure 9. The graphic presentation of the parametric equations for the helixes developed in Wolfram Mathematica. The blue graph shows the helix from one direction and the green one shows the helix from the other, translated for half of the lamella length.

When applying the numerical method for the geometrical design, the conclusion is that even the infinitely small segment of a helix is a spatial curve. This results in lamellae torqued around their longitudinal axes, which complicates the manufacture, see Figure 10a. For lamellae to be manufactured, an idealisation is needed. Each segment of a helix needs to be converted to an arch, as it was shown in the graphical method, in order to define a planar curve for the lamellae manufacture. This leads to a slight rotation of the connecting lamellae in the node, as presented in Figure 10b.

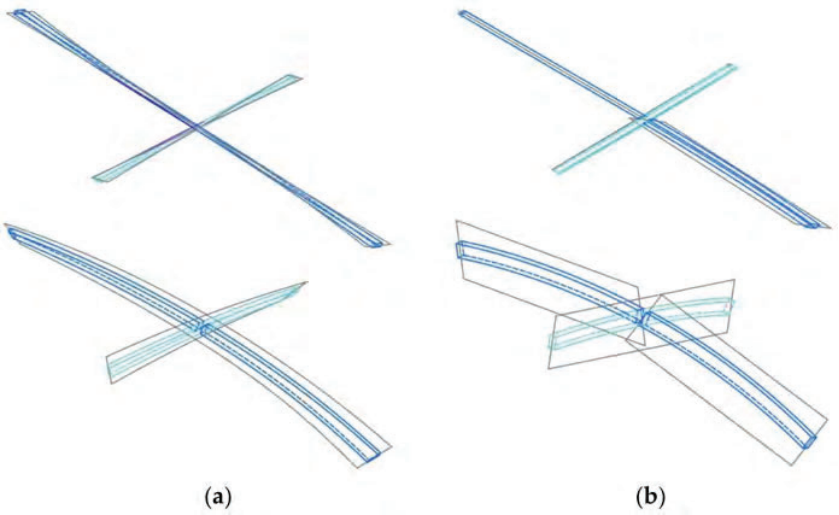


Figure 10. The axonometric view of the intersection of the lamellae at the node (**a**) showing the lamellae axes following the helix curve obtained by the numerical method, and (**b**) showing vertical axial planes of the lamellae in order to present the rotation at the node obtained by the graphical method.

3. The Physical Model of a Lamella Vault

In architecture, physical models help to solve problems during the design process, working in parallel with drawings, 3D models and construction with materials corresponding to the designed structure [24]. During this process, different aspects of the design can be modified or changed due to the design process on various scales and with a variety of tools. Design problems can be resolved from the level of the node to the structure as a whole. This practice was common in historical constructions when knowledge was acquired by model design and construction and their analysis. This process of constant iterations and relations between designing on a computer and designing a physical model is called complex modelling in contemporary architecture [25]. The hypothesis is that it helps with better observation and learning about the design.

Following the conclusions of the geometry analysis, the prototype was designed from the lamellae with axes as planar arches to be easily manufactured. The axes of the lamellae intersect at the node, eliminating the eccentricity that appeared at the original joint, making this prototype an improvement of the historical lamella structure.

3.1. The Design of the 3D Model

The first step towards the design of a physical model of a timber lamella vault was the design of a 3D model with all the necessary details of the lamellae and their joints. The model was based on the arched lamellae axes obtained by the graphical method presented in Figure 7, since the geometry of the axes provided by the numerical method results in torqued lamellae, see Figure 10a,b. The cross-section was first assigned to the lamella placed vertically to the floor plane and their connecting lamellae in the middle. The ends of the lamellae were bevelled following the vertical axis planes of the lamellae so that the whole cross-section of the connecting lamellae was pressed onto the middle of the central one. The lamellae were then rotated around the axis of the cylinder in order to obtain the whole structure. Thus, all lamellae are the same and all lamellae axes lie in the envelope of the cylinder. Arches along the gables were designed as three-hinged arches. Lamellae pressed onto the gable were cut obliquely by following the vertical plane of the three-hinged arch.

The joints for the lamellae were designed with steel plates bolted to the lamellae. The inspiration was a T-section joint presented in the Timber Construction Manual [26]. This joint is designed using two steel plates welded to each other to form a T-section. The difference between this joint and the applied one is that, in this design, two steel plates were placed on the outside edges of the lamellae and welded to the central steel plate. The T-section joint is placed inside the lamellae and requires additional shaping, as opposed to the applied joint. The supports were designed as point supports following the same design logic as the joints.

The final design is presented in Figures 11 and 12. The 3D model of the structure can be observed in Figure 11, while Figure 12 presents floor plans and sections of the structure, providing information about its dimensions.

3.2. Elements for the Physical Model

The designed structure has a span of 10.75 m, it is 3.1 m high and requires 81 lamellae. Based on the position of the lamellae in the structure, six types can be distinguished. All lamellae have the same radius of curvature because they all lie on the cylinder surface. The length of most lamellae is approximately 3 m, except the ones along the perimeter, which are 1.5 m long (Table 1). Type 1 has a span of 289 cm and it is the most used type in the structure. Type 3 shows the lamellae next to the supports, and type 4 are the lamellae lying on the gable arch. Two special types are types 5 and 6, which lie on the arch and the supports at the same time. The differences between the lamella types are created by the length and the different angles of the bevelling of the ends. The disposition of the lamellae in the diamond pattern with angles 60° and 120° requires this number of types, and it cannot be reduced. The cross-section of the lamellae is width/height = b/h = 6/16 cm.

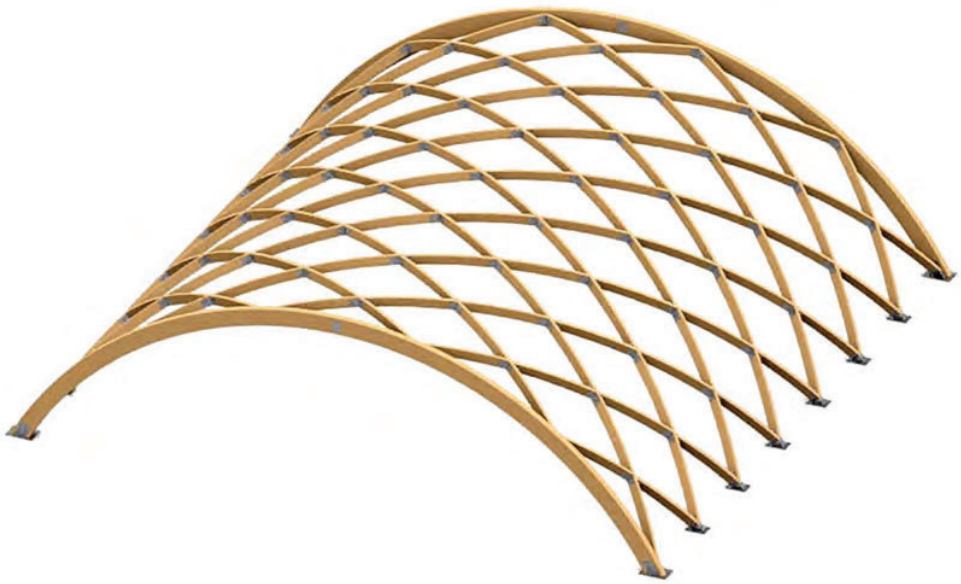


Figure 11. Three-dimensional model of the designed lamella vault.

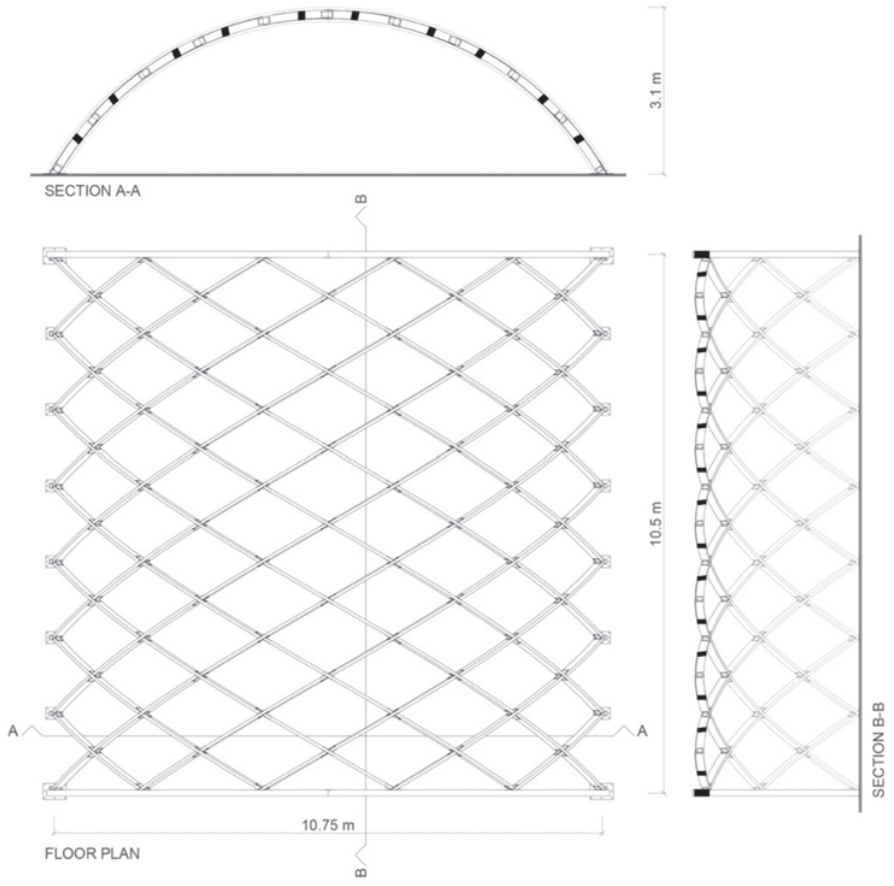
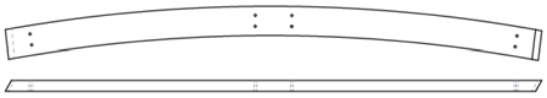
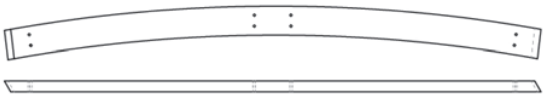
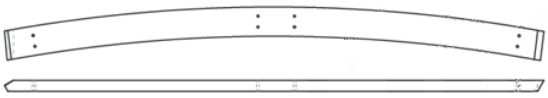


Figure 12. Floor plan and sections of the lamella vault of the physical model.

Table 1. Specification of timber lamellae.

Type		Span of a Lamella [cm]	Number of Lamellae	Total Volume for the Type [m^3]
1		289	33	1.007
2		289	24	0.732
3		149.5	12	0.189
4		153	8	0.129
5		292	2	0.062
6		148	2	0.031
			Total:	**2.15**

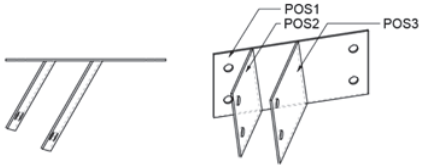
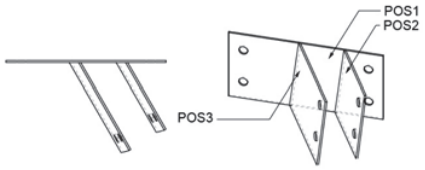
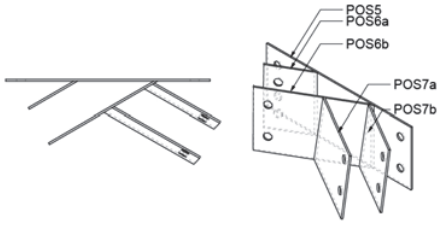
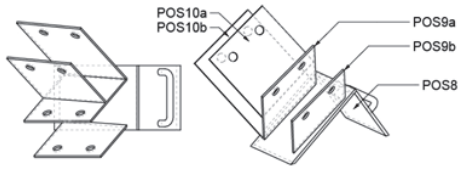
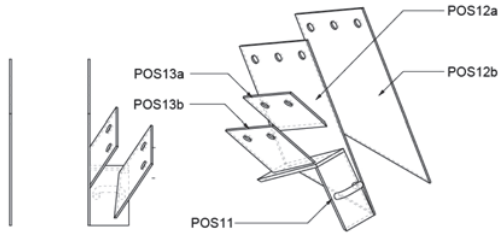
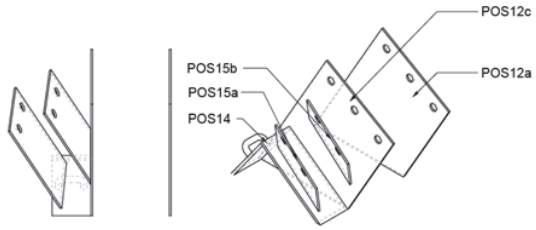
The structure has six types of joints based on their position inside the structure: two types of lamellae joints, the arch and the lamellae joints, the support joints and two types of arch and lamella support joints. The dimensions of the steel plates depended on the position of the node and its geometry, as well as the position of the bolts according to technical regulations (Table 2). The width of the steel plates was 3 mm for all of the joints, except for the supports made from 5 mm thick steel plates. The used bolts were M12, class 5.6.

The majority of the lamellae belong to types 1 and 2 (Table 1) where the bevelling of the lamellae shows that they are mirrored one in reference to the other. Other types of lamellae are derived from types 1 and 2. The same goes for the joints.

3.3. Construction of the Physical Model

The prefabrication of the elements preceded the construction of the designed timber lamella vault. The base for lamellae was made from an arched glued laminated timber beam, with an arch radius of 844 cm and outer edge length of 630 cm. In order to have 81 lamellae, 35 base arches needed to be made. The gable three-hinged arches were made from four equal arched glued laminated timber beams, with an arch radius of 635 cm and an outer edge length of 680 cm. Steel plate joints were prefabricated in a workshop according to the design, out of 3 mm and 5 mm steel plates with mechanically predrilled holes for bolts. The anchor plates were made from 10 mm thick steel plates.

Table 2. Specification of steel joints.

Type		Number of Joints	Total Volume for the Type [m^3]	Total Weight for the Type [kg]
1		70	0.0132	103.620
2		48	0.00904	70.964
3		8	0.00249	19.547
4		12	0.00391	30.694
5		2	0.000855	6.712
6		2	0.000855	6.712
			Total:	**238.25**

The construction of the lamella vault started with the placement and levelling of the anchor plates, anchored to the ground with M16 anchor bolts. Support joints were welded to anchor plates at the designed positions to provide a good starting point for mounting timber elements. The shaping and placement of three-hinged arches was the next step. The gable arches were measured and shaped on the ground, connected with steel plates at the hinge, and then lifted and placed into the supports. The positions of the joints for the lamella and the arch were measured and marked. The joints were then mounted to the

three-hinged arch. To achieve the stability of the gable arch, the first lamellae needed to be placed near the arch supports, as presented in Figure 13. The construction layout dictated the sequence of the lamellae assembly, starting from one gable to the next, forming one bay at a time in order to check the dimensions and the positions of the lamellae and the joints. The described process of bay-by-bay construction was presented as the best manner of construction for a lamella vault [10].

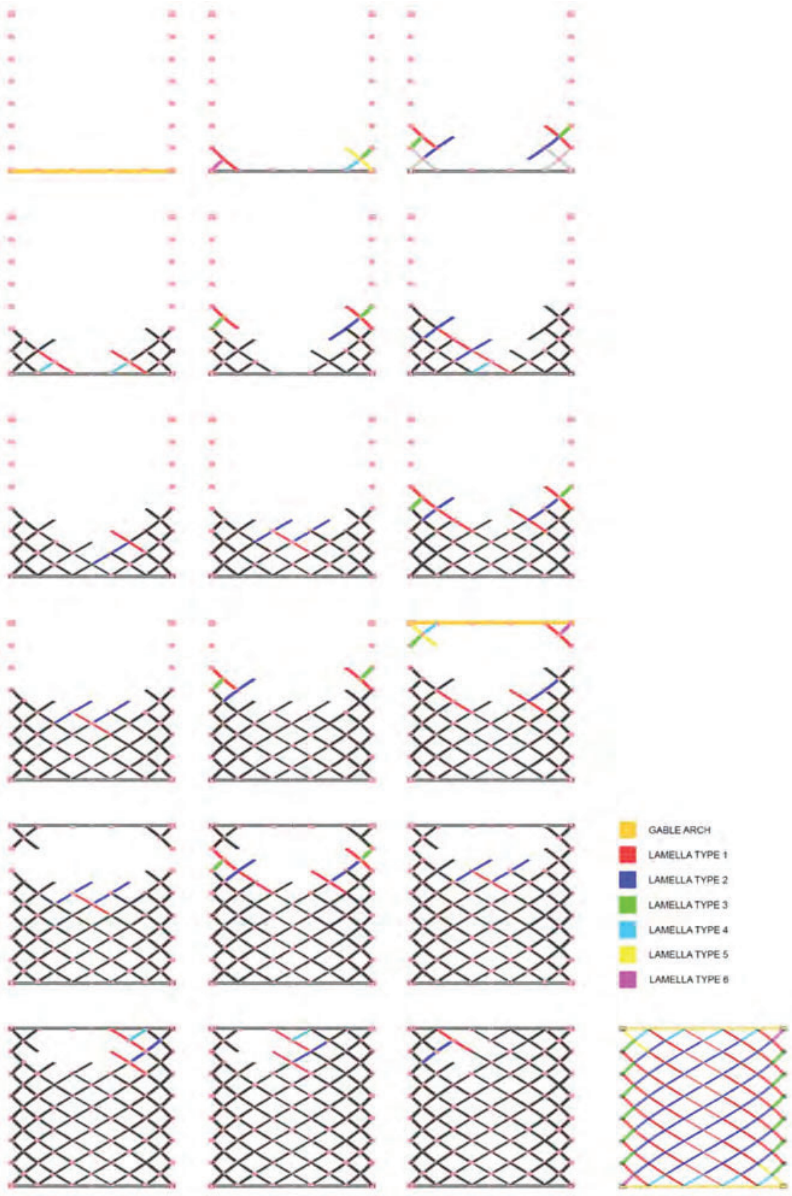


Figure 13. A diagram of the construction process of the physical model.

The base arches for the lamellae were delivered to the building site where they were measured and bevelled according to the specifications. During the construction, it was concluded that the base arches tended to elongate because of high temperatures, so the position of the joints had to be measured according to the triangle between the edge joints and the middle one. The joints were mounted onto the middle of each lamella on the ground. The lamellae would be then placed at the designed position in the structure and controlled by the position of the stings marking the height of the nodes. The lamellae

would be temporarily secured with screws until the whole bay was positioned, after which the holes for the bolts would be drilled and the bolts mounted.

At the beginning of the construction, there was a need for additional supports, since the structure was very unstable. With the increase of the bays, the structure began to adapt to the cylinder shape. The larger number of lamellae showed that every other lamella reinforced the previous one and set its position in the structure. This was observed as a successive relief in the construction process right after the construction of the first bay, and it was confirmed after half of the structure was constructed.

The construction experience contributed to a better understanding of the timber lamella vault. Conclusions were drawn regarding the method of assembly and the preparation of the structural elements. This experience also opened questions related to the modification of the structure.

The construction process and the physical model are shown in Figure 14.



Figure 14. Photo of the construction process and the physical model in detail.

4. Discussion

Lamella structures are a specific type of spatial structure primarily because of their diamond pattern. They have the advantage of the uniformity of elements, leading to an economical structure that is easily assembled. This pattern creates an unstable system if no additional structural elements are applied. One of the ways to solve this problem is to form moment connections between lamellae. In order to design a lamella structure, the geometry must be precisely defined.

The original joint has a large moment of eccentricity compared to the other types of joints and the load capacity of the bolts connecting the three lamellae at the node is much smaller [12,26]. Throughout the years, engineers have suggested a modification of the original joint and have designed a joint with all three lamellae axes intersecting at the node, thus eliminating the eccentricity [20,21,26]. The proposed joints are usually designed with steel plates, having a greater loading capacity than the original one. The geometrical design and the prototype presented in this paper are for the lamella structure where all lamellae axes intersect at the node, and the eccentricity is eliminated.

The chosen geometry of the lamella structure in this paper is a lamella vault. The diamond pattern is applied to the envelope of the right circular cylinder. The material of the lamellae is timber, and the joints are formed out of steel plates bolted to the lamellae.

The discussion in this paper is led by the following criteria:

1. The geometry of the structure must provide uniformity of all structural elements.
2. The lamellae must intersect at the nodes to reduce the eccentricity of the joints.
3. The construction must be simple and performed in a short period.
4. The designed structure must be economical.

The criteria are derived from the advantages of historical lamella structures, which must not be damaged by the modification of the structure.

The geometrical design of the lamella vault was approached using the graphical method and the numerical method. The numerical method for geometrical design opens the possibility of easy modification of set parameters. The diamond pattern of the lamellae can be applied to any type of surface by following the methodology shown in Section 2.2. The authors' numerical method presents a further observation of the specific pattern of lamellae and gives the possibility of adaptation, which would include the interchangeability of the original connection—one lamella connects to the middle of the next one from the other direction. The presented parametric equations can also be used for 3D modelling in different software plug-ins, such as Grasshopper for Rhino. This enables the fast and precise design of the geometrical model [15,16,19]. For the physical model, the axis curves of the lamellae would have to be optimised. The parametric definition of the helix, even for an infinitesimal segment, gives a spatial curve, so it is necessary to modify it into a planar curve—an arch that will define the axis of the lamella for the construction. One of the graphical methods has shown this modification. The presented graphical methods have shown two possible approaches to geometric design: (1) from lamella to the whole structure and (2) from the whole to the lamella. The analysis has shown that the right process of design is the second one and both graphical methods that followed this process have proven successful.

The method of pattern projection to the cylinder surface creates a reasonable structure with all vertical lamellae that intersect at the nodes. This geometry does not fulfil the first criteria since there are numerous sets of uniform lamellae, depending on the density of the structural pattern. This could be overcome by the production of lamellae on a CNC machine, thus reducing the prefabrication time. The number of joint sets would be the same as the number of lamellae sets, so a simple joint must be designed to be easily modified for different angles in the structure. If the elements were to be mass-produced, this structure would have complied with all the criteria except the first one.

The method of division of the cylinder surface into equal parts was applied to the design of the physical model of the lamella vault. This method gives a uniform structure with six types of lamellae and the corresponding joints, no matter the density of the pattern

since the types of the elements depend on their position in the structure. The differences among lamellae are created because of different angles for bevelling, which also influences the angles in the joints. Types 1 and 2 are mirrored elements, which are the consequence of the diamond pattern and the angles of 60° and 120°. The number of types could be reduced for one if the pattern was created with 90° angles. This proves that the structure fulfils the first two criteria. The only problem with this structure is the rotation of lamellae at the nodes because the axes of the lamellae intersect at the nodes.

In historical lamella structures, the rotation/translation of the lamellae was applied in the horizontal plane to have all lamellae vertical to the floor [13]. This resulted in a variety of joints that had large moments of eccentricity, since the lamellae do not intersect at the nodes, but the criteria for uniform elements was fulfilled. The advantage of Junkers' structure, over the ones of Zollinger and Hünnebeck, was that all the joint elements were the same. In comparison to these structures, the designed joint for the presented physical model has reduced the eccentricity in the node, leaving the axes of lamellae to intersect. On the other hand, the rotation of the lamellae appears in the vertical plane, making a torsional movement around the axis, so they are not vertical in relation to the floor. The rotation of the lamellae at the node is the consequence of the approximation of the arched axis of the lamella corresponding to the helix curve, as presented in Sections 2.1.3 and 2.2. This rotation of the lamellae demands further shaping after the construction is finished, to provide a continuous surface, as it would be for the vertically placed lamellae.

The construction of the physical model for the timber lamella vault with a 10.75 m span and a length of 10.5 m lasted seven days with only three workers. The hypothesis is that five workers would finish the construction in a smaller amount of time, thus also fulfilling the third criterion. The number of workers and the period of construction affect the economy of the structure [27], i.e., the cost of construction is reduced for a small number of workers and the short construction time. In comparison to standardised timber vaults, this structure is not economical because all the elements are specially designed only for this structure, while standardised vaults use mass-produced elements.

The discussion and analysis of the presented geometry of timber lamella vaults still leave an open question for choosing the best way to design a lamella structure, thus giving the designer the possibility to adapt the structure to its needs.

5. Conclusions

The presented research shows the problems of the geometrical design of timber lamella vaults. The diamond pattern of the lamellae is applied to the right circular cylinder envelope with the idea to explore different methodologies for geometrical design that could be replicated on any type of surface. The physical model of the structure has presented problems that emerge during the construction, contributing to the thorough analysis from design to execution.

The conclusions about the geometry of timber lamella vaults are drawn as follows:

- The graphical geometrical design method needs to follow the process of design from the whole to the lamella to obtain the correct geometry with as many possible uniform elements.
- The graphical method following the process of projection of the pattern to the cylinder surface gives various sets of uniform elements—lamellae and the corresponding joints—leaving them vertical to the floor plan. This process is easily replicated and the lamellae pattern is easily modified to meet designers' needs.
- The graphical method of the division of the cylinder surface into equal parts results in the most uniform elements. The lamellae are rotated around their longitudinal axis, so they are not vertical to the floor plan.
- The smallest possible number of element types is five for timber lamella vaults where the axes of lamellae intersect at the nodes. This can be achieved only for the 90° angle between the lamellae, that is, for the square pattern of lamellae.

- The geometrical design approach using the numerical method gives parametric equations that are easily modified in 3D modelling software to meet designers' needs.

The presented geometrical analysis and physical model of a timber lamella vault have shown the adaptability of lamella structures and the possibility to use them in different contemporary architectural projects.

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Design and Analysis of

Timber Lamella Segmental Arches

by

Glenn Frazee

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Abstract

A lamella roof offers a unique architectural feature in its interwoven network of timbers. As a roof system, the stiffness created by the interlocking members results in a curved roof that uses less material than a traditional rafter and purlin design. The goal of this paper is for the reader to be able to create a preliminary design of a lamella roof that will be strong enough to withstand the loads stipulated by the most current ASCE 7-10 Minimum Design Loads for Buildings and Other Structures. This design is facilitated by load tables developed by the author using the finite element method and connection tables in compliance with the National Design Specification for Wood Construction 2005 Edition using the Allowable Stress Design (ASD) procedure. In reality, the values used for this preliminary design will give a conservative design that could most likely be lightened with a more in-depth structural analysis. Testing on a steel lamella model shows inconclusive results when compared to those predicted by the load table program developed by the author and should be investigated further.

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Nomenclature

Symbols

a = one-half span of arch (von Kármán method only)

A = area

A = vertical reaction (Scofield method only)

b = breadth or thickness of lumber section

B = vertical reaction #2 (Scofield method only, used if reactions are unbalanced)

C_e = exposure factor

C_s = slope factor

C_t = thermal factor

d = dead load (Scofield Method only)

d = depth of lumber section

D = axial thrust in lamella arch

E = Young's modulus (modulus of elasticity)

f = rise of arch (von Kármán method only)

$\tilde{f}$ = beam element forces vector

$\tilde{F}$ = combined forces vector

I = moment of inertia about the X-X axis

$\tilde{k}$ = beam element stiffness matrix

$\tilde{K}$ = combined stiffness matrix

ℓ = length of lamella between top bolt centers

$\ell_{c\text{-}c}$ = center-to-center length of lamella

L_r = construction live load

n = number of lamellas in the span of an arch

p = live load per unit length of horizontal projection (von Kármán method only)

p_g = ground snow load

p_f = flat roof snow load

q = dead load per unit length of arc (von Kármán method only)

r = Rise-to-Span ratio (T/S)

R = radius of curvature of lamella arch

s = snow load (Scofield method only)

s = shift of lamella connection

S = span of lamella arch

S_b = balanced snow load

S_u = unbalanced snow load

S_{xx} = section modulus about the X-X axis

T = rise of lamella arch

$\tilde{u}$ = beam element displacement matrix

$\tilde{U}$ = combined displacement matrix

W = wind load (Scofield method only)

x = distance measured from arch line of symmetry, distance from origin

θ = skew angle (or angle of inclination) of transverse lamella arches

Abbreviations

AISC	American Institute of Steel Construction
ASCE	American Society of Civil Engineers
DL	Dead Load (Gravity Load)
FEA	finite element analysis
LL	Live Load (Gravity Load)
mph	miles per hour
NDS	National Design Specification
plf	pounds per lineal foot
psf	pounds per square foot
SL	Snow Load (Gravity Load)
WL	Wind Load

Glossary

Rise – Height of curved roof from springing points to apex

Span – Clear distance covered by a roof

Springing Point – Hinging point in a two-pinned arch

Thrust – Force on a lamella parallel to its long dimension

1 Introduction

A lamella roof is made up of a series of intersecting skewed arches, each arch made up of smaller individual pieces called lamellas. These skewed arches come together to form a curved roof profile. J. S. Allen puts it well:

> The timber arched roof was made up of relatively short timbers referred to as 'lamellas' varying in thickness and depth depending upon the span but identical for any given span. These lamellas are curved on their top edges and beveled at the ends which are radial to the curvature and are bolted together on edge with the curved side uppermost, to form a rhomboid network of framing timbers. In this manner the external surface of the roof takes up the arched form [1].

Figure 1 displays the recently completed Hale County Animal Shelter, a project designed and constructed by the Rural Studio of Auburn University. Easily visible are the individual lamella pieces and the rhomboid patterns they create. The tops are cut to fit the curved profile of the roof. Connection details will be discussed later.



Figure 1 - Hale County Animal Shelter [2].

Figure 2 shows four different configurations for a lamella roof. This paper will focus on the segmental arch, where the profile of the roof follows a segment of a circle rather than a parabola or a gothic arch [3].

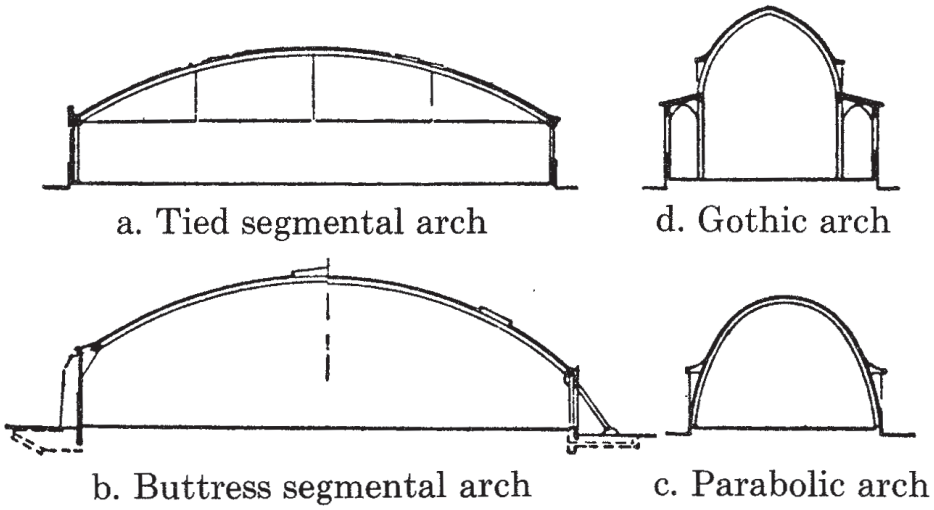


Figure 2 - Types of Lamella Roofs [3].

End support conditions, such as the tied arch or the buttressed arch, account for the resulting horizontal thrust in the springing ends of the arch [4]. While such supports should be taken into consideration in the roof design, it is beyond the scope of this project to delve into the different design calculations pertaining to each.

1.1 History of Lamella Construction

Lamella construction originated from the German architect Friedrich Zollinger (Figure 3) around 1920. Zollinger was appointed Town Building Advisor at Merseburg/Saale in 1918 at a time when Merseburg was experiencing a housing crunch [1].



Figure 3 - Friedrich Zollinger [5].

Because of the new ammonia factories and coal mines, thousands of workers moved to the city for work. Unsurprisingly, no new houses were built during World War I and there was a housing shortage for the new workers [1].

To solve this problem, architects of the time improved upon existing ideas or created new building techniques [5]. Zollinger created the "Zollbau Lamellen Dach" system, which utilized precast concrete panels and gothic arched roofs to create dwellings. He created the Merseburg Building Company which then went on to build over 1,250 apartments. Interestingly, the Zollbau method also encouraged the tenants of these flats to help out with construction and, given the assembly-line nature of the method, this was easy to achieve [1]. The Merseburg Building Company acquired material and land for the "self-help settlers" and also looked after the planning and organization of construction projects [5].

Zollinger applied for and received patents in Germany (1921), Australia (1922), and in the United Kingdom (1923). His patent documents show roofs using gothic arches and

"a number of similar curved or straight wood, iron, or reinforced concrete units, bars, or battens" [1]. Figure 4 shows a drawing of a typical house built with the Zollbau method.

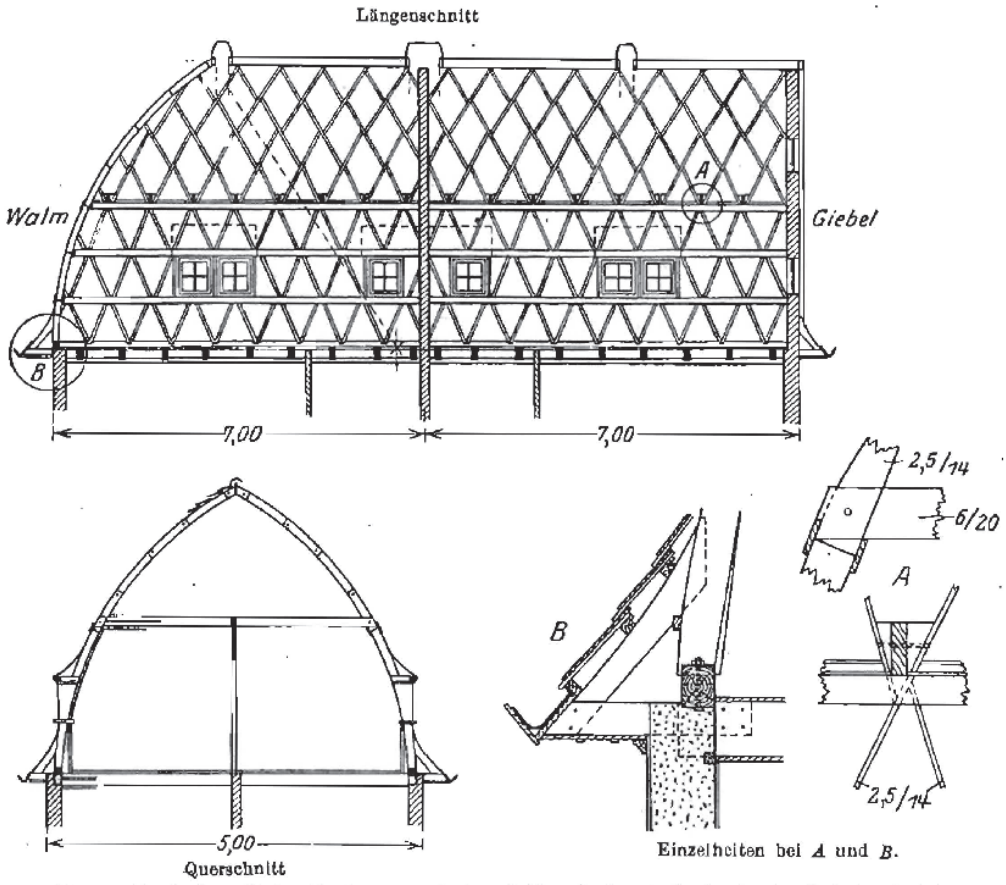


Abb. 283. Dach eines Einfamilienhauses nach dem Zollbau-System (mit eingebauter Zwischendecke).

Figure 4 - Lamella Roof Using the Zollbau Method [6].

Over time Zollinger refined his Zollbau method for larger spans, such as for churches, schools, and large halls. The idea caught on in Europe and was used widely for arched roofs [1]. In 1925, the idea spread to America as well [3].

1.2 Previous Roof Failures

Due to the curve of the lamella roof, these structures are susceptible to failure from high wind loads. In 1926, hurricane winds caused the destruction of two lamella buildings in

Florida with one roof being torn off completely and deposited upside-down a few hundred feet away [1, 7].

Lamella roof construction was principally in use from its introduction by Zollinger up until the 1940s, with construction mostly halted because of wind failures. Engineers at the time used a wind load of 10 psf on the vertical projection for normal wind areas and 37.5 psf for high-wind regions. The latter wind pressure correlated with a 130 mph wind speed, the highest measured in that era [1].

In modern times, the wind loads on a curved roof are better known thanks to modern wind tunnel testing and computer simulations. It is now known that wind flowing over a curved roof creates uplift (similar to an aircraft wing), not simply a uniform horizontal load on the vertical projection. This creates a very different loading condition than the horizontal load which could potentially explain the failures of some lamella roofs in the first half of the 1900s.

2 Fabrication of Lamella Pieces

The advantage of the circular segmental lamella arch is that a lamella cut to fit the curve of the arch will fit anywhere on the arch. Because of this, if one creates a template for a lamella on the arch, this same template can be used for every lamella. The only difference is due to the right and left skew of the intersecting arches. Depending on the skew, the bevels on the lamella ends will have to be cut one way or the other. The left- and right-hand lamellas are mirror copies of each other, however. Figure 5 illustrates the difference in the left- and right-handed lamellas in that the bevel angles change direction based on the direction of skew.

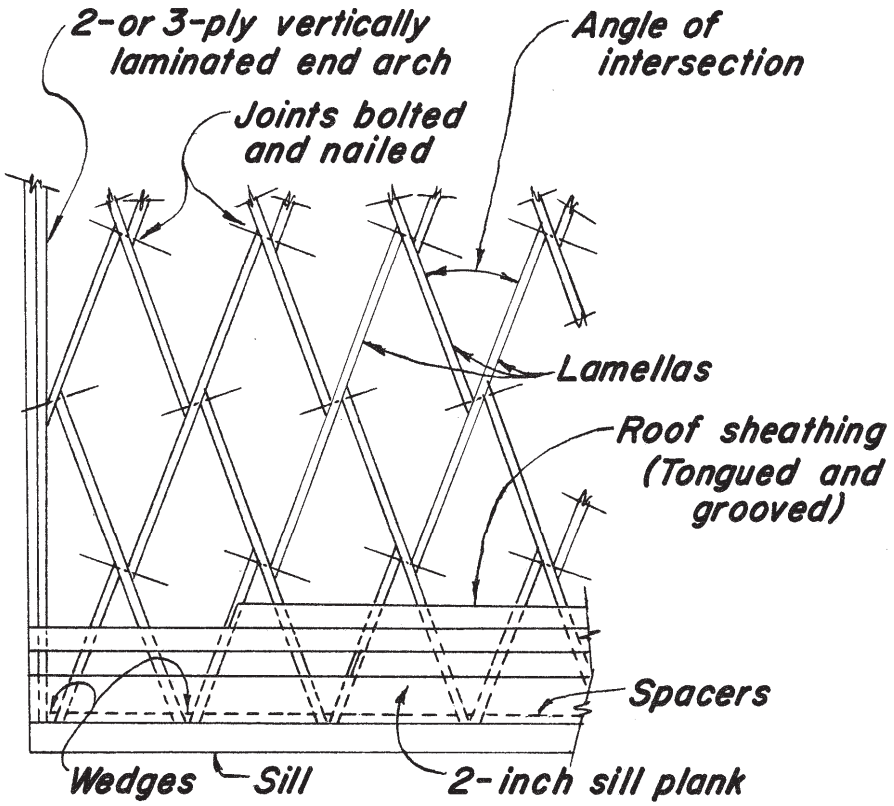


Figure 5 - Lamella Roof Plan View [3].

The designer most likely will know two properties of the arch: its span, *S,* and its rise, *T*. From this information, one can find the radius, *R* [8]:

$$R = \frac{4T^2 + S^2}{8T}. \tag{1}$$

Since the roof arch is circular, skewing the arch results in a lamella arch that follows an elliptical curve [4]. If the radius of the circular roof arch is given by *R* and the skew of the lamella arches is given by θ, the minor axis of the elliptical path the lamella arches follow has a length of *2R* and the length of the major axis would be given by

$$\ell_{major} = \frac{2R}{\cos\theta}. \tag{2}$$

The length of the individual lamella planks is a function of the load capacity of the plank, the curvature of the roof, and the general aesthetics of the roof design. Depending on the loading conditions of the roof, lamella sizes may need to be chosen based off of the load resistance capacity of the board cross-section.

A smaller radius of curvature of the roof limits the length that a lamella plank can reach depending on its depth. A board with a shallower depth will need to be shorter so that cutting out the curvature of the roof on the top of the plank still leaves enough depth on the ends for adequate connection detailing. Figure 6 depicts this relationship.

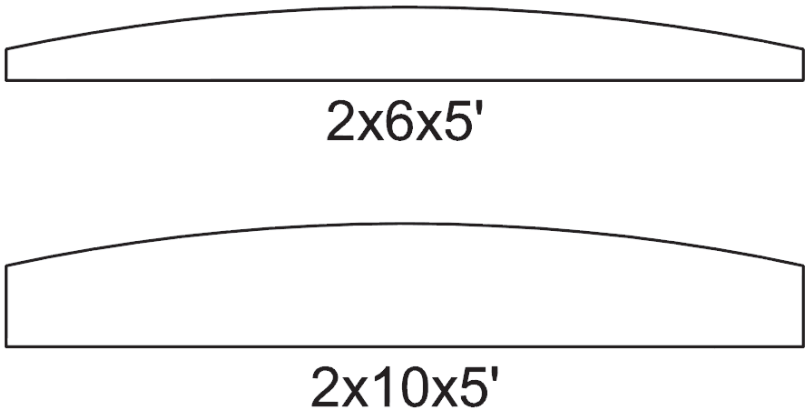


Figure 6 - Lamella Planks with a Radius of Curvature of 12 Feet.

From Figure 6, one can see that the 2x6 plank would not have adequate space on the ends for proper connection detailing while the 2x10 example with the same top radius of curvature would.

Several maximum length tables were developed by the author based on connection detailing considerations. These tables can be found in Appendix B pages 133-142. Section 2.1.1 delves into the connection considerations in more detail.

In designing for aesthetics, having too few boards making up the arch of the lamella roof would appear clunky, boxy, and awkward. Figure 7 illustrates this situation. The inside of the roof appears more angular and harsh and the lamellas themselves are hulking and ungainly. However, this roof uses less lamellas, requiring fewer connections and less labor to install. Also, since the spacing between lamellas increases, the load that each lamella takes on increases, necessitating an increase in size.

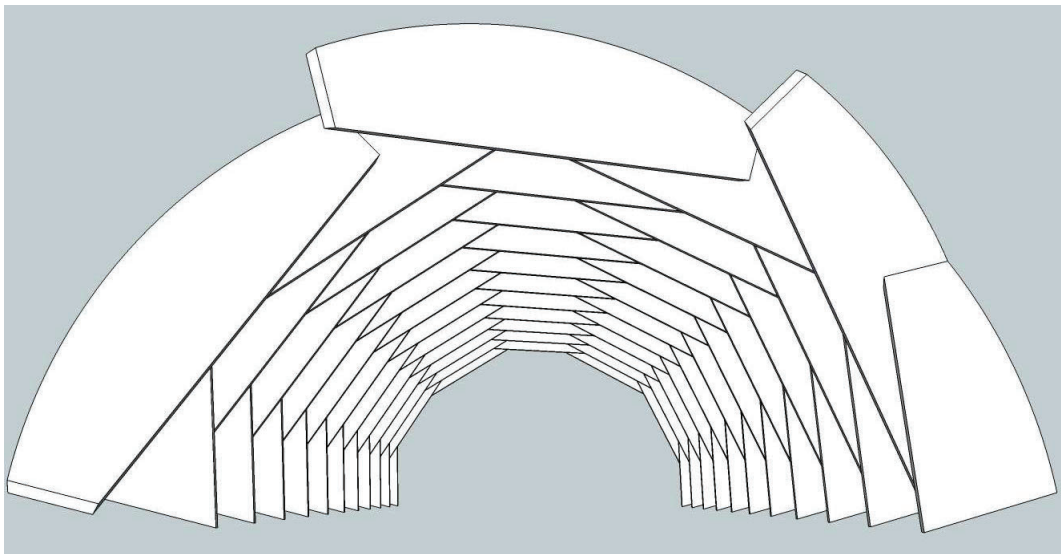


Figure 7 - Three Lamellas Per Arch.

Increasing the number of lamellas per arch makes for a more aesthetically pleasing roof structure. Figure 8 is an image of a lamella roof with nine lamellas per arch. Instead of the roof feeling boxy, the curves are more flowing and the lamellas themselves are more elegant and lithe. Less ceiling space is wasted with the extra depth of the deeper members from Figure 7, resulting in an eye-pleasing ceiling.

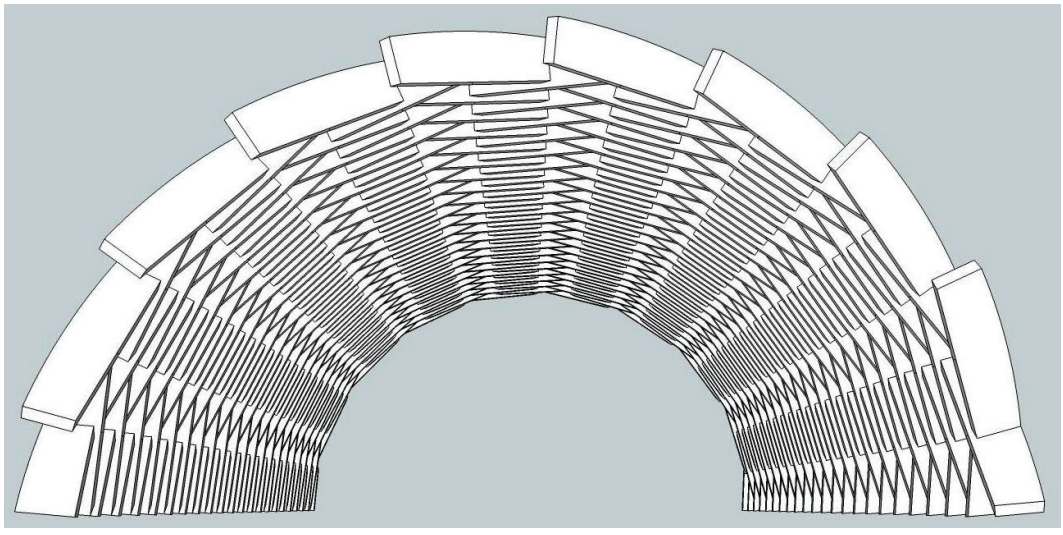


Figure 8 - Nine Lamellas Per Arch.

The number of lamellas per arch is up to the designer, though there is an upward bound on the number of lamellas that can fit into one arch. While having more planks per curve would reduce the spacing between them, resulting in lower loads per lamella which could reduce the necessary cross-section, this trade off may not be cost effective. The trick is finding the right balance between aesthetics and constructability.

2.1 Template Creation

Since the lamellas are essentially modular and can be used anywhere on the roof, creating a cut template is the most efficient means of mass-producing the lamellas. The following sections will further explain the parameters that go into the template creation.

2.1.1 Connection Requirements

Connections in lamella structures are generally handled by bolts or nails or some combination thereof. Depending on the size of the members, specially-made connection plates can also be used [3]. Figure 9 shows the two connection types.

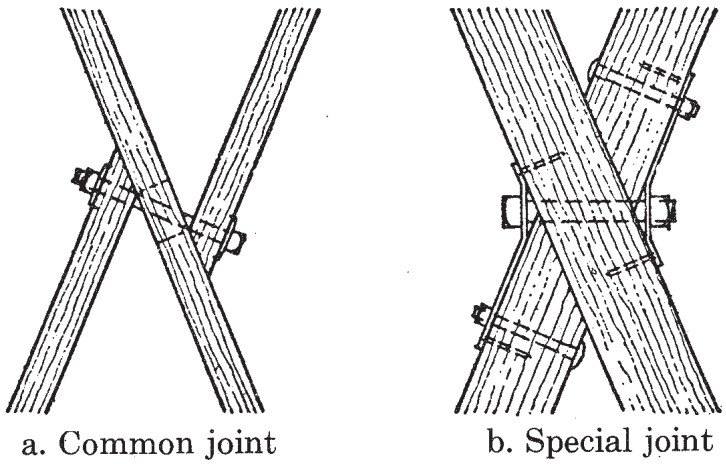


Figure 9 - Example Lamella Connections [3].

Generally, the connection detail labeled “Special joint” in Figure 9 is used for material thicknesses greater than three inches nominal [1]. These allow for the load paths in the lamellas to follow a concentric path which reduces the forces in the connections and the lamellas themselves, as opposed to the eccentric connection of the “Common joint.” Having the connection detail of the “Special joint” simplifies the connection to a simple compression connection [9]. Due to the fact that these types of connections need to be specially fabricated and engineered for each project, their design is beyond the scope of this project.

The National Design Specification for Wood Construction (NDS) specifies certain conditions that must be met for wood connections. The direction of the load path through the connection dictates the edge and end distances as well as bolt spacing. These conditions are tabulated in Tables 11.5.1A, 11.5.1B, 11.5.1C, and 11.5.1D of the NDS 2005 Specification, which are displayed in the Appendix A page 130-131 as well as in the rest of the section. These tables give the distances in a multiple of the connector dowel diameter, *D*.

Table 11.5.1A, shown in Figure 10, dictates the edge distance requirements. Though the primary load path is axial compression, there is still a bit of shear perpendicular to grain that must be accounted for.

Table 11.5.1A Edge Distance Requirements [1,2]

Direction of Loading	Minimum Edge Distance
Parallel to Grain:	
when ℓ/D ≤ 6	1.5D
when ℓ/D > 6	1.5D or ½ the spacing between rows, whichever is greater
Perpendicular to Grain:[2]	
loaded edge	4D
unloaded edge	1.5D

1. The ℓ/D ratio used to determine the minimum edge distance shall be the lesser of:
   (a) length of fastener in wood main member/D = ℓ_m/D
   (b) total length of fastener in wood side member(s)/D = ℓ_s/D
2. Heavy or medium concentrated loads shall not be suspended below the neutral axis of a single sawn lumber or structural glued laminated timber beam except where mechanical or equivalent reinforcement is provided to resist tension stresses perpendicular to grain (see 3.8.2 and 10.1.3).

Figure 10 - Connection Edge Distance Requirements [10].

The loaded edge (top edge) of the lamella must have an edge distance of 4*D* while the bottom edge must have 1.5*D*. The second part of the parallel to grain consideration does not apply since the *ℓ/D* ratio will never be greater than six. A 2x member would need a bolt smaller than ¼″ for the *ℓ/D* ratio to exceed six; however, anything smaller than that would not be used in construction.

Tables 11.5.1B (Figure 11) and 11.5.1C (Figure 12) have two columns for the connection parameters. Choosing a distance from one of the columns instead of the others will affect the Geometry Factor C_Δ, which is a reduction factor used in determining dowel fastener connection strength. In order to make C_Δ equal to one, the minimum edge distances and fastener spacings must all be met.

Table 11.5.1B End Distance Requirements		
	End Distances	
Direction of Loading	Minimum end distance for $C_\Delta = 0.5$	Minimum end distance for $C_\Delta = 1.0$
Perpendicular to Grain	2D	4D
Parallel to Grain, Compression: (fastener bearing away from member end)	2D	4D
Parallel to Grain, Tension: (fastener bearing towards member end)		
for softwoods	3.5D	7D
for hardwoods	2.5D	5D

Figure 11 - Connection End Distance Requirements [10].

Figure 11 displays the minimum end distances to the cut end of the board. Since the primary load on the lamella connections is a perpendicular to grain load through shear and compression parallel to grain from the axial load, the top two rows of the table in Figure 11 govern. While under wind loading there may be some tension developed due to uplift of the roof, this tension force is so much smaller than the compressive force that the connection, properly designed for the compressive load, will most likely be able to resist it anyway.

Table 11.5.1C Spacing Requirements for Fasteners in a Row		
	Spacing	
Direction of Loading	Minimum spacing	Minimum spacing for $C_\Delta = 1.0$
Parallel to Grain	3D	4D
Perpendicular to Grain	3D	Required spacing for attached members

Figure 12 - Connection Spacing for Fasteners in a Row [10].

Understanding what “fasteners in a row” means is seen in Figure 13.

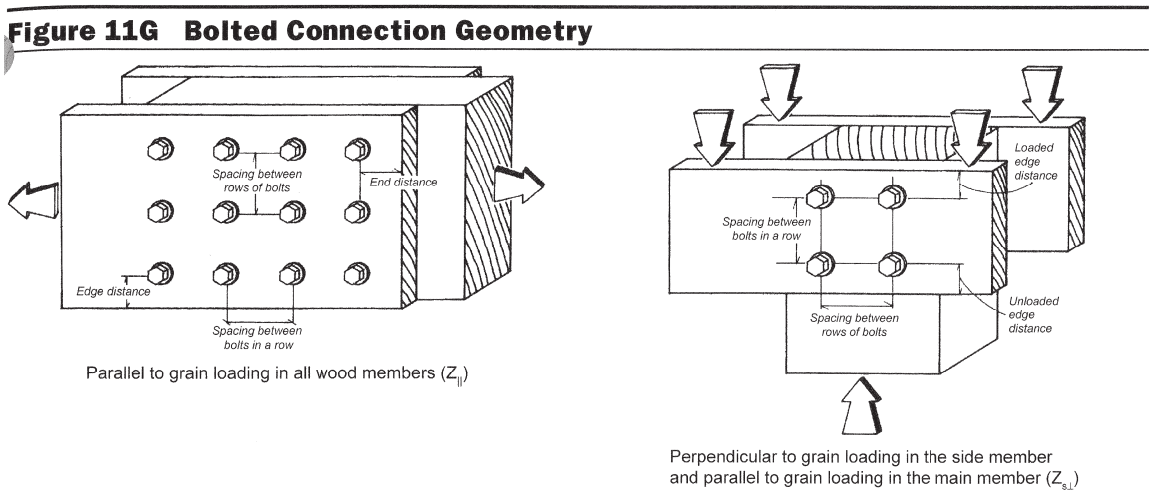


Figure 13 - Diagram of Bolt Spacing [10].

Determining “fasteners in a row” depends on the direction of load. Figure 13 shows how the direction of load changes the designation of spacing between rows and between bolts in a row. Figure 14 then shows the minimum distances for spacing between rows.

Table 11.5.1D Spacing Requirements Between Rows [1,2]

Direction of Loading	Minimum Edge Distance
Parallel to Grain:	1.5D
Perpendicular to Grain:	
when $\ell/D \leq 2$	2.5D
when $2 < \ell/D < 6$	$(5\ell + 10D) / 8$
when $\ell/D \geq 6$	5D

1. The ℓ/D ratio used to determine the minimum edge distance shall be the lesser of:
   (a) length of fastener in wood main member/D = ℓ_m/D
   (b) total length of fastener in wood side member(s)/D = ℓ_s/D
2. The spacing between outer rows of fasteners paralleling the member on a single splife plate shall not exceed 5" (see Figure 11H).

Figure 14 - Connection Spacing Between Rows [10].

Since the orientation of the row changes depending on the load path, one must take the greater of the two spacing conditions. Since the ratio of ℓ/D will never exceed six and the

next highest spacing is 4*D* from Figure 12, the spacing between bolts in the lamella connection will, at most, be four times the bolt diameter. Whether or not the $2 < \ell/D < 6$ condition from Figure 14 will apply depends on the member thickness and bolt diameter and whether or not its associated minimum spacing will be greater than 4*D*. For 2x lumber, this only happens with ¼″ bolts; because of this, using ¼″ bolts will result in having a C_Δ value of 1.0 for all cases.

Combining all of these requirements results in the following two connection details, shown in Figure 15 and Figure 16. One should note that the bolt connection line is at an angle to the perpendicular due to the geometry of the connection.

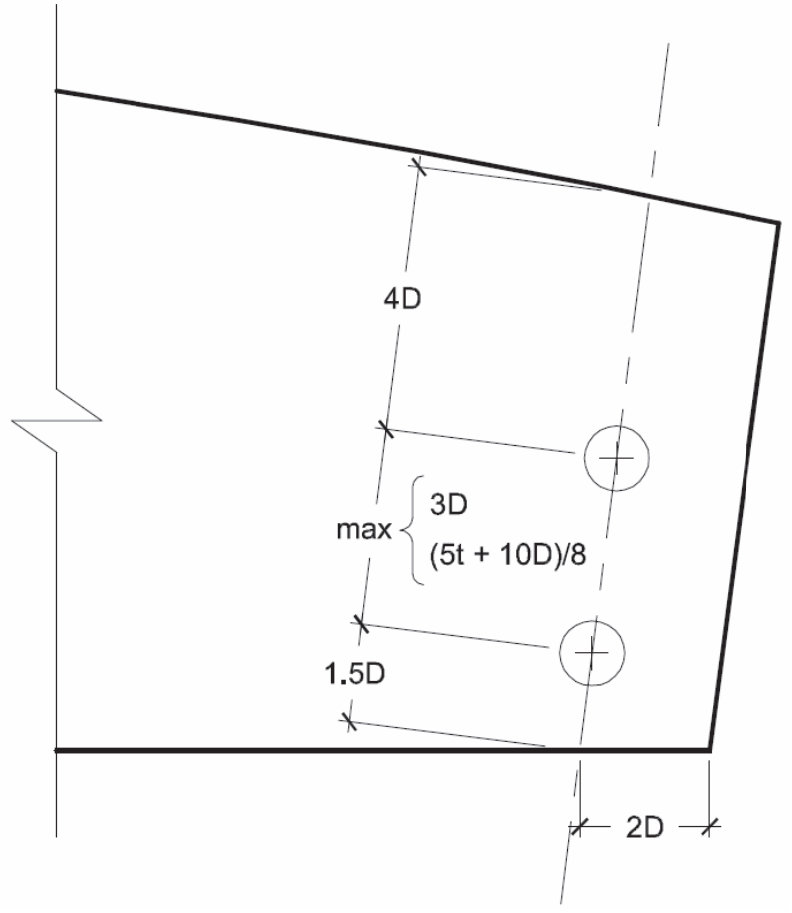


Figure 15 - Connection Detail for C_Δ = 0.5.

In most cases, the end distance requirement of 2*D* is already met or exceeded due to the bevel at the end of the lamella. Even with a bevel cut of 45°, a 2x member will still have about 2″ end distance, taking bolt diameter into consideration, adequate for even 1″ diameter bolts.

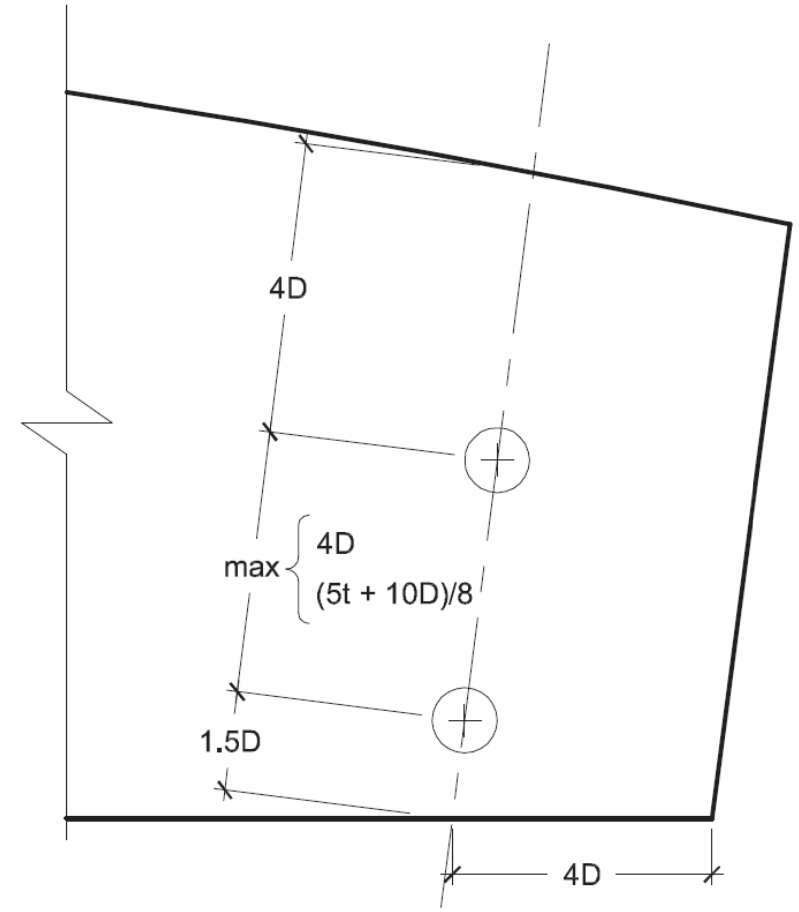


Figure 16 - Connection Detail for C_{Δ} = 1.0.

One may notice that the end distance requirement of 4*D* changes the geometry of the connection significantly. In order to keep the edge of the bolt on line with the end of the bevel (see Figure 17) and still comply with Figure 16, a 2x member will need bolts with a diameter equal to or smaller than one-half inch. A 3x member could have bolts as large as ⅞″ in diameter and still comply; however, 3x members would use the "Special joint"

found in Figure 9 so the spacing found in Figure 15 and Figure 16 do not apply. Because of this, only connections using bolts smaller than those just listed can use a C_{Δ} value of 1.0.

One should note that although there are only two bolts shown in the connection on Figure 15 and Figure 16, having more than two bolts is perfectly acceptable so long as the minimum spacing and end distances are met.

Also, complying with the connection detail such that $C_{\Delta} = 1.0$ necessitates increasing the member depth to accommodate the increased spacing or using a shorter lamella while keeping the same radius of curvature on the top.

In order to connect the side lamellas through the continuous lamella, the middle of each lamella must have slotted holes.

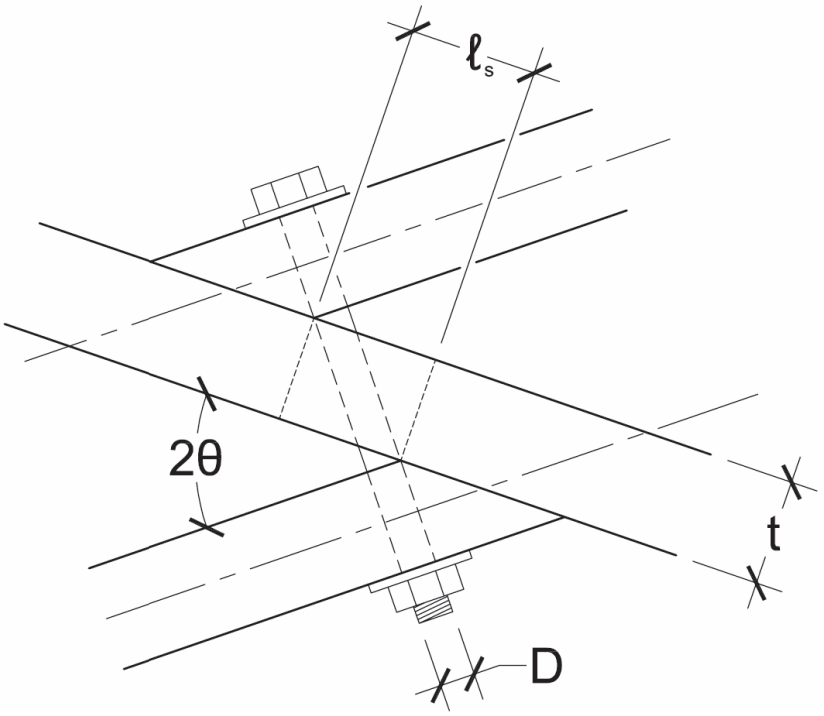


Figure 17 - Connection Slot Plan View.

The slots are located with the same spacing as the bolts. The slot length ℓ_s is

$$\ell_s = t\tan 2\theta + \frac{D}{\cos 2\theta} + 0.25''. \tag{3}$$

In the author's opinion, adding an extra quarter inch to the slot length will allow a little tolerance for fabrication error and make for easier construction.

Since the bolts on the ends can be in two configurations depending on the C_Δ value, so too can the slots. Figure 18 and Figure 19 show both configurations. The same spacing and end distances used on the end bolt connection should be used on the slots.

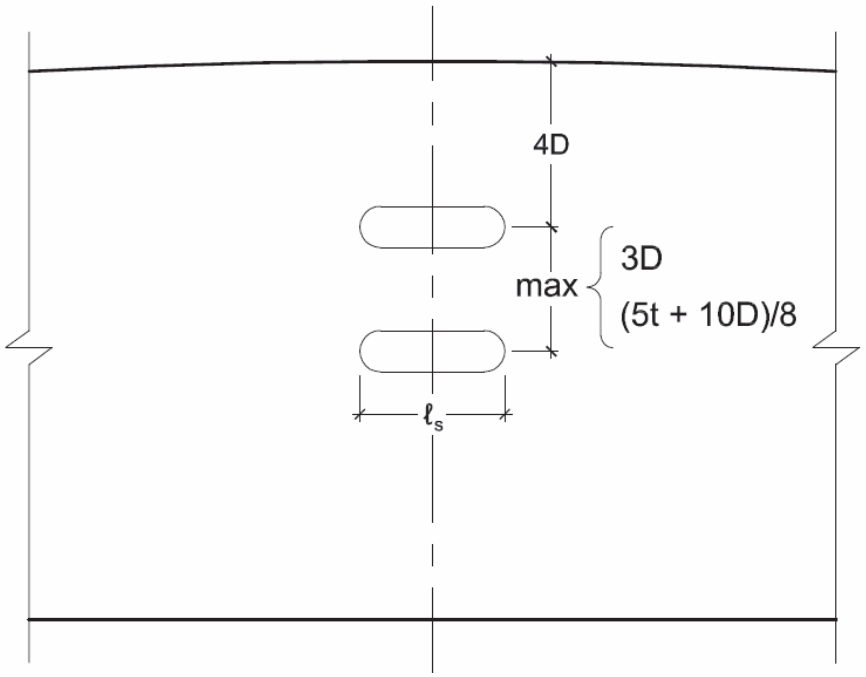


Figure 18 - Connection Slots Elevation View for C_Δ = 0.5.

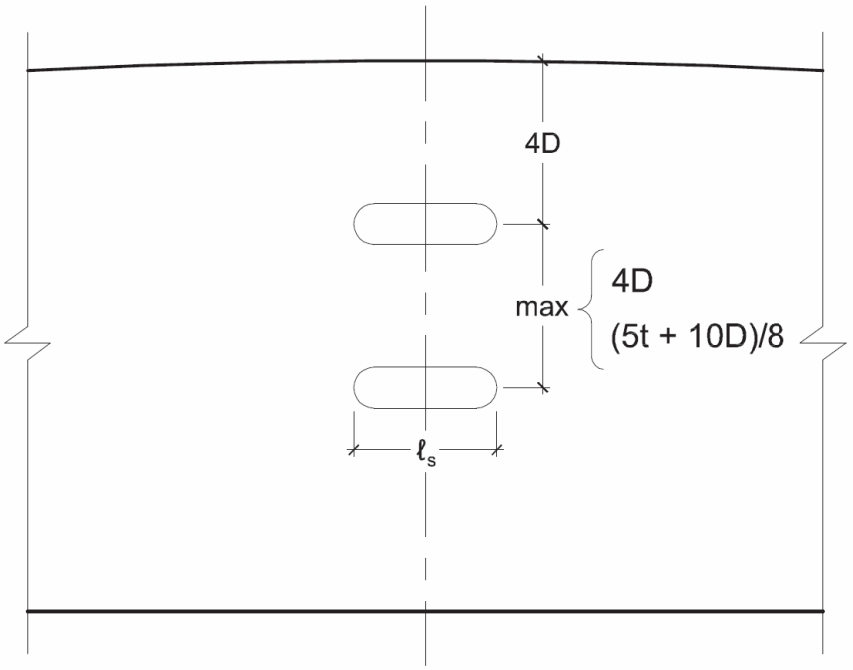


Figure 19 - Connection Slots Elevation View for C_Δ = 1.0.

2.1.2 Actual Lamella Length

The arc of the lamella roof is in itself a chord of a larger circle. Using simple trigonometry, one can find the angle β that this big arc subtends of the circle:

$$\beta = 2\arccos\left(\frac{R-T}{R}\right). \tag{4}$$

Figure 20 depicts this layout.

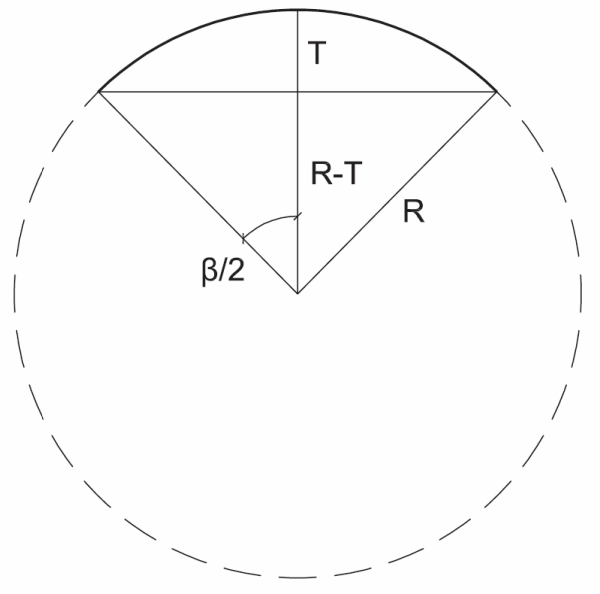


Figure 20 - Roof Arch as a Portion of a Circle.

From there, finding the length of the individual lamellas begins by choosing the number of lamellas, *n*, that the span of the roof arch. After doing so, one then divides the arch into a series of chords. The secant line between the ends of these chords is the center-to-center length of the lamella $\ell_{c\text{-}c}$, as shown in Figure 21.

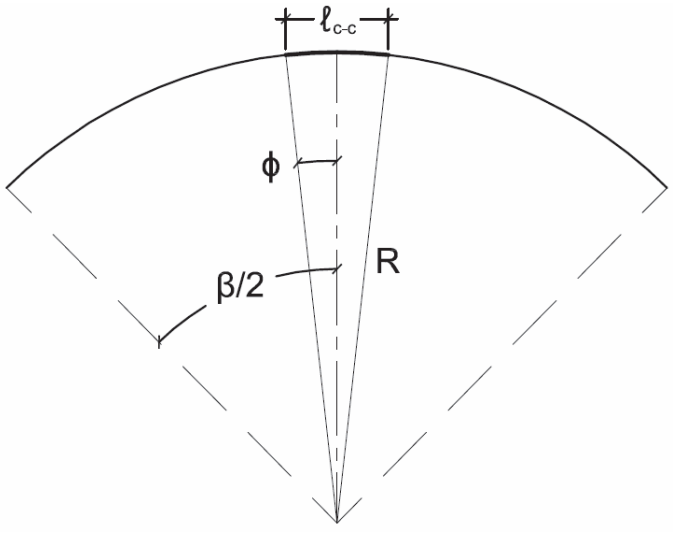


Figure 21 - Lamella as a Portion of the Roof Arch.

This secant line subtends a portion of the arc of the roof where the angle that it subtends is 2ϕ, found by

$$2\phi = \frac{\beta}{n} = \frac{2}{n}\arccos\left(\frac{R-T}{R}\right). \tag{5}$$

The center-to-center length is then found as

$$\ell_{c-c} = 2R\sin\phi. \tag{6}$$

From there, the spacing is simply

$$\text{Spacing} = \ell_{c-c}\tan\theta. \tag{7}$$

Then, the length of the lamella between bolt centerlines is

$$\ell = \frac{\ell_{c-c}}{\cos\theta} = \frac{2R\sin\phi}{\cos\theta}. \tag{8}$$

This length represents the length of the lamella from where its centerline crosses the centerline of the bolts. Combining Equations (7) and (8) results in Table 1.

Table 1 - Spacing of Lamellas with a Given Skew Angle.

Spacing of Lamellas with a Given Skew Angle								
Length	Skew Angle of Lamella Arch [θ] (deg)							
[ℓ] (ft)	19°	19.5°	20°	20.5°	21°	21.5°	22°	22.5°
3.0	0.98	1.00	1.03	1.05	1.08	1.10	1.12	1.15
3.5	1.14	1.17	1.20	1.23	1.25	1.28	1.31	1.34
4.0	1.30	1.34	1.37	1.40	1.43	1.47	1.50	1.53
4.5	1.47	1.50	1.54	1.58	1.61	1.65	1.69	1.72
5.0	1.63	1.67	1.71	1.75	1.79	1.83	1.87	1.91
5.5	1.79	1.84	1.88	1.93	1.97	2.02	2.06	2.10
6.0	1.95	2.00	2.05	2.10	2.15	2.20	2.25	2.30
6.5	2.12	2.17	2.22	2.28	2.33	2.38	2.43	2.49
7.0	2.28	2.34	2.39	2.45	2.51	2.57	2.62	2.68
7.5	2.44	2.50	2.57	2.63	2.69	2.75	2.81	2.87
8.0	2.60	2.67	2.74	2.80	2.87	2.93	3.00	3.06
8.5	2.77	2.84	2.91	2.98	3.05	3.12	3.18	3.25
9.0	2.93	3.00	3.08	3.15	3.23	3.30	3.37	3.44
9.5	3.09	3.17	3.25	3.33	3.40	3.48	3.56	3.64
10.0	3.26	3.34	3.42	3.50	3.58	3.67	3.75	3.83
10.5	3.42	3.50	3.59	3.68	3.76	3.85	3.93	4.02
11.0	3.58	3.67	3.76	3.85	3.94	4.03	4.12	4.21
11.5	3.74	3.84	3.93	4.03	4.12	4.21	4.31	4.40
12.0	3.91	4.01	4.10	4.20	4.30	4.40	4.50	4.59
12.5	4.07	4.17	4.28	4.38	4.48	4.58	4.68	4.78
13.0	4.23	4.34	4.45	4.55	4.66	4.76	4.87	4.97
13.5	4.40	4.51	4.62	4.73	4.84	4.95	5.06	5.17
14.0	4.56	4.67	4.79	4.90	5.02	5.13	5.24	5.36
14.5	4.72	4.84	4.96	5.08	5.20	5.31	5.43	5.55
15.0	4.88	5.01	5.13	5.25	5.38	5.50	5.62	5.74
15.5	5.05	5.17	5.30	5.43	5.55	5.68	5.81	5.93
16.0	5.21	5.34	5.47	5.60	5.73	5.86	5.99	6.12
16.5	5.37	5.51	5.64	5.78	5.91	6.05	6.18	6.31
17.0	5.53	5.67	5.81	5.95	6.09	6.23	6.37	6.51
17.5	5.70	5.84	5.99	6.13	6.27	6.41	6.56	6.70
18.0	5.86	6.01	6.16	6.30	6.45	6.60	6.74	6.89
18.5	6.02	6.18	6.33	6.48	6.63	6.78	6.93	7.08
19.0	6.19	6.34	6.50	6.65	6.81	6.96	7.12	7.27
19.5	6.35	6.51	6.67	6.83	6.99	7.15	7.30	7.46
20.0	6.51	6.68	6.84	7.00	7.17	7.33	7.49	7.65

Figure 22 shows a plan view of this situation while Figure 23 shows a detailed view.

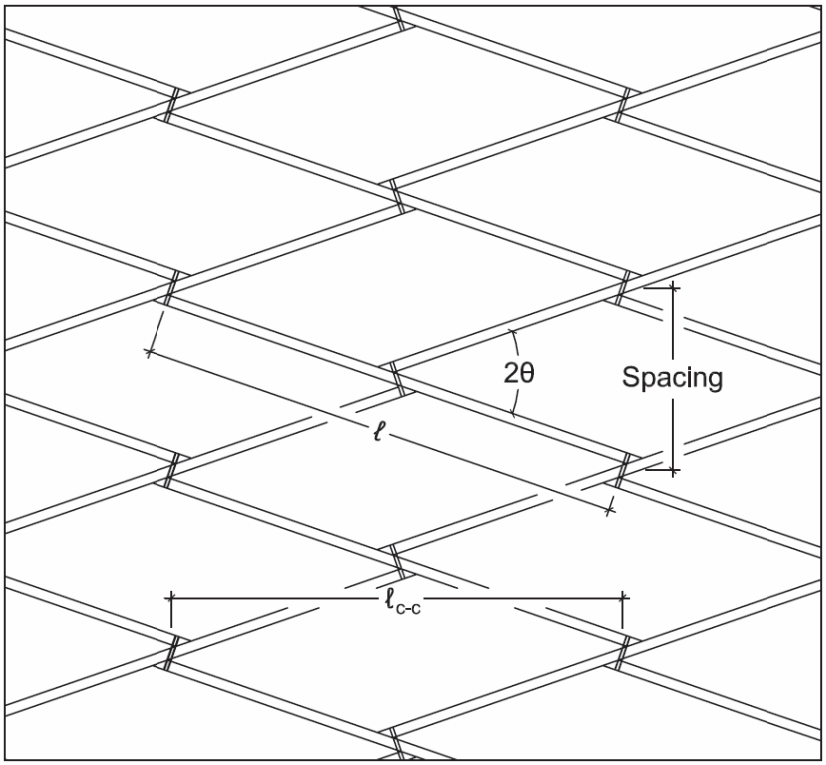


Figure 22 - Lamella Length and Spacing.

Since the lamellas are connected eccentrically, their length must be adjusted to take the eccentricity into account. The center-to-center length of the lamella is found by the designer by using Equation (6) and is used for calculations (see Section 5.2). The additional length is a function of the skew of the lamella arches, the diameter of the bolts, and the thickness of the lamellas themselves.

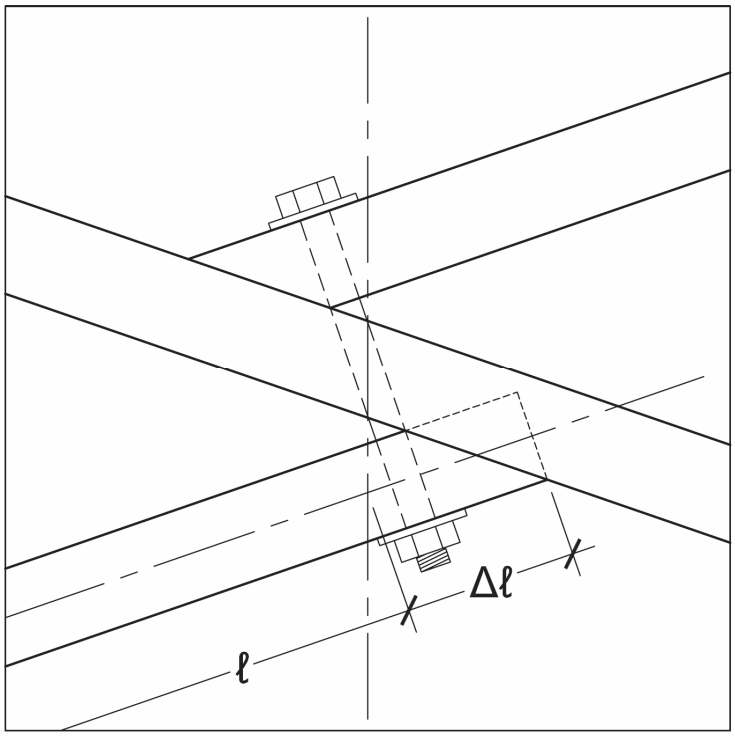


Figure 23 - Additional Length Due to Eccentricity.

This additional length, $\Delta\ell$, can be found through simple trigonometry, though the derivation is somewhat lengthy and thus omitted:

$$\Delta\ell = \frac{1}{2}\left[\frac{t + 2D\tan 2\theta}{2\sin\theta\cos\theta} + \frac{t}{\tan 2\theta}\right]. \tag{9}$$

Then, since this $\Delta\ell$ is added on each end of the lamella, the total lamella length becomes

$$\ell_T = \ell + 2\Delta\ell. \tag{10}$$

Substituting Equations (8) and (9) into Equation (10) yields

$$\ell_T = \frac{2R\sin\phi}{\cos\theta} + \frac{t + 2D\tan 2\theta}{2\sin\theta\cos\theta} + \frac{t}{\tan 2\theta}. \tag{11}$$

Now the lamella subtends an angle $2\phi_T$ in its own skewed plane, similar to Equation (5), where according to Warner [11],

$$\phi_T = \arcsin\left(\frac{\ell_T}{2R}\right). \tag{12}$$

After this, one must find the bevel angles on the ends of the lamellas. There are two that must be found – the radial bevel and the skew bevel. Warner goes through a derivation in his monograph that shows that for typical lamella roofs, where there are sufficient lamellas per arch such that ϕ_T is around or less than 10°, the radial bevel can be approximated to ϕ_T and the skew bevel to 2θ [11]. It should be noted that the bolt holes are also skewed to approximately the same ϕ_T angle. These two bevels are illustrated in Figure 24.

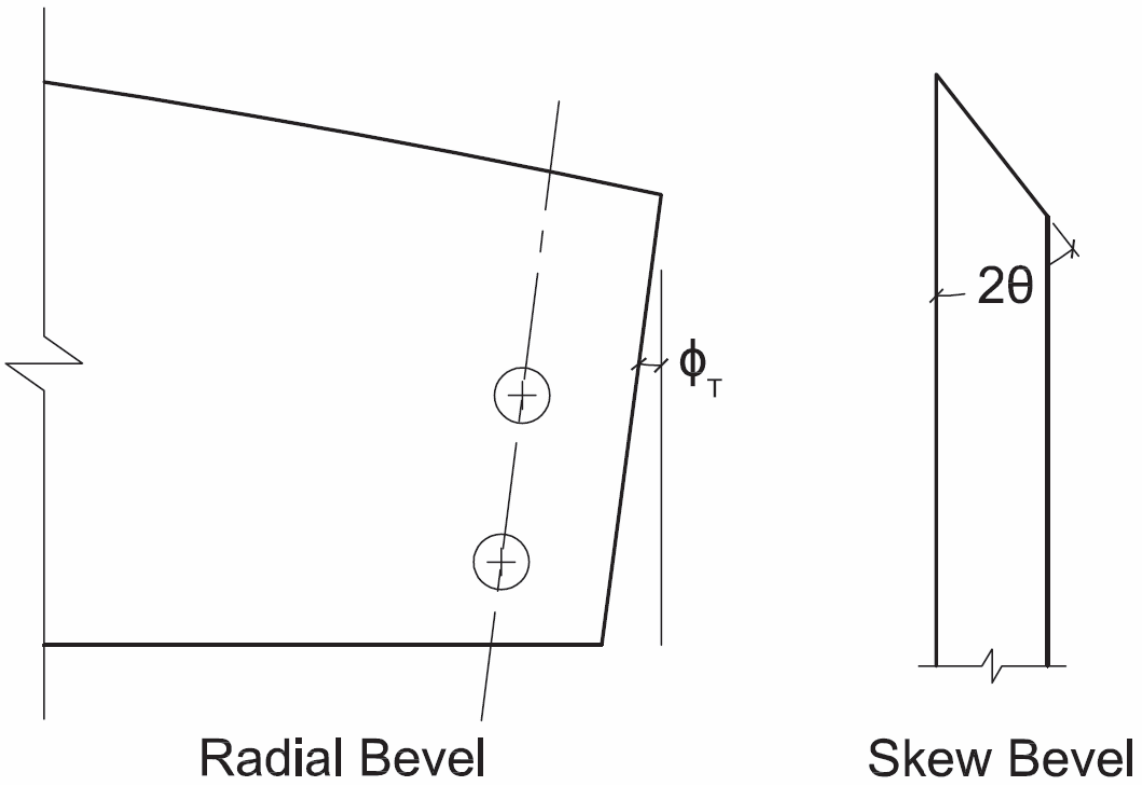


Figure 24 - Lamella End Bevels.

While one could firm down a more exact value for the bevel angles, expecting typical construction power tools to cut an angle to anything more precise than a whole number is impractical. The same holds true for the bolt line skew.

Another factor for constructability considerations is the "shift" of the connection, as illustrated in Figure 25.

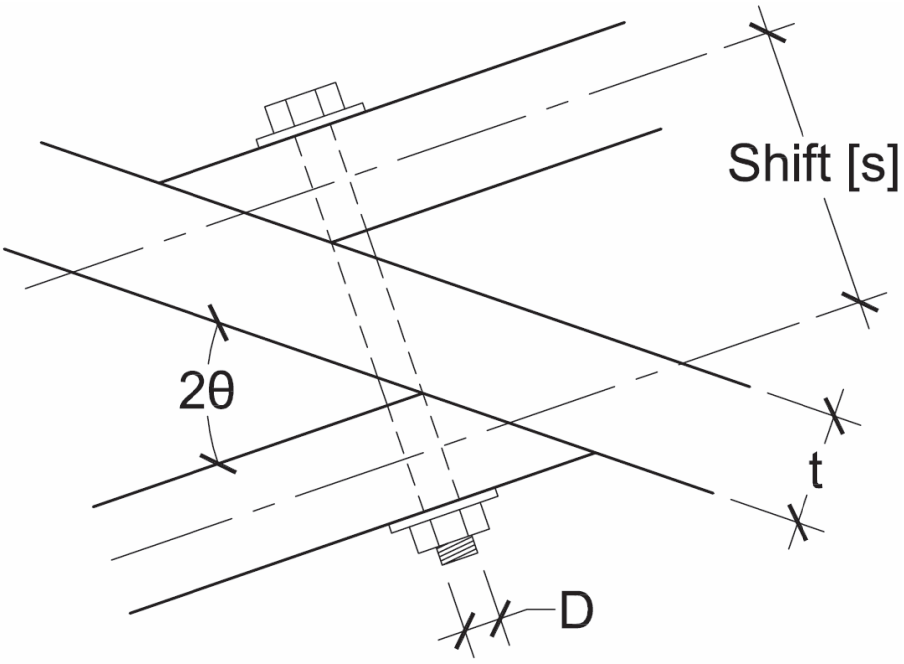


Figure 25 - "Shift" of the Lamella Connection.

The shift is determined by the thickness of the lamella, the skew angle of the lamella arch, and the bolt diameter. From trigonometry, the shift can be found by

$$s = D\tan 2\theta + \frac{t}{\cos 2\theta} + t, \tag{13}$$

or reduced, according to Masani [4], as

$$s = t\left(1+\sec 2\theta\right) + D\tan 2\theta. \tag{14}$$

This information is easily tabulated as shown in Table 2. Note that this table only applies to 2x lumber with an actual thickness of 1.5 inches.

Table 2 - Lamella Connection Shift.

Shift of Lamellas with a Given Skew Angle [s] (in)								
Bolt Diameter	Skew Angle of Lamella Arch [θ] (deg)							
	19°	19.5°	20°	20.5°	21°	21.5°	22°	22.5°
1/4"	3.60	3.63	3.67	3.70	3.74	3.78	3.83	3.87
5/16"	3.65	3.68	3.72	3.76	3.80	3.84	3.89	3.93
3/8"	3.70	3.73	3.77	3.81	3.86	3.90	3.95	4.00
1/2"	3.79	3.84	3.88	3.92	3.97	4.02	4.07	4.12
5/8"	3.89	3.94	3.98	4.03	4.08	4.13	4.19	4.25
3/4"	3.99	4.04	4.09	4.14	4.19	4.25	4.31	4.37
7/8"	4.09	4.14	4.19	4.25	4.31	4.37	4.43	4.50
1"	4.18	4.24	4.30	4.36	4.42	4.48	4.55	4.62

From here one can determine the length of bolt needed for the connection by adding a thickness of lamella and extra for the nut and washers. An inch to an inch and half extra should suffice. Thus,

$$\ell_{bolt} \geq t\left(2+\sec 2\theta\right)+D\tan 2\theta+\left(\text{extra}\right)=s+t+\left(\text{extra}\right). \tag{15}$$

Obviously the builder would want to choose a length of bolt commonly available by manufacturers.

2.1.3 Top Curve Cut

When looking at a section view of the roof arch, the top curve of the lamella follows the same circular curve as the entire roof. However, since the lamellas themselves are skewed, the curvature on the top is elliptic.

Masani states that the elliptic curve on the top of the lamella can be approximated by a simple circular arc with a radius slightly larger than that of the roof itself [4]. This is probably due to the fact that since the lamella is so short in comparison to the entire curvature of the roof, the minute differences between the elliptic curve and the circular curve will be indistinguishable. In fact, when the author attempted to draw an illustration depicting the difference between the elliptic curve and the circular curve, the difference was so minute that unless he zoomed in very close, it was impossible to differentiate between the two.

This arc would have a span of ℓ_T and a rise of

$$T' = R - \frac{\ell_T}{2\tan\phi_T}, \tag{16}$$

along with a radius of

$$R' = \frac{4(T')^2 + \ell_T^2}{8(T')} = \frac{4\left(R - \dfrac{\ell_T}{2\tan\phi_T}\right)^2 + \ell_T^2}{8\left(R - \dfrac{\ell_T}{2\tan\phi_T}\right)}. \tag{17}$$

This arc would have a point of tangency at the midpoint of the lamella at the very top of the plank. The detail for the top curve is shown in Figure 26 (*d* is the depth of the lamella).

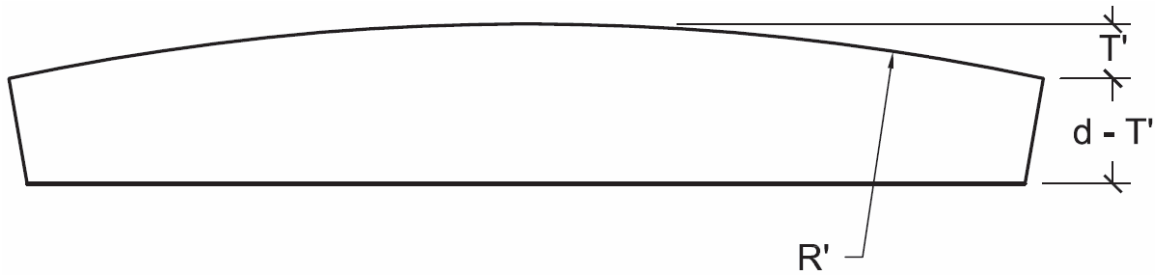


Figure 26 - Top Curvature Cut Detail.

3 Analysis of the Lamella Arch

Analysis of the lamella roof is carried out assuming that it acts like a two-hinged arch [1, 4]. Unfortunately, there exists no closed-form analytical solution for the moments, thrusts, and horizontal reactions of such an arch.

3.1 Arch Approximation Methods

Before the advent of calculators and computerized structural analysis packages, several approximate analytical methods were developed to solve for the forces in a two-hinged arch under a given loading condition. Two of those methods were the von Kármán Method and the Scofield Method. The author has also conducted a computer analysis of the arch using a finite element analysis method, which will also be discussed.

3.1.1 von Kármán Method

Sometime in the late 1930's Theodore von Kármán developed an approximate analysis for the two-hinged arch while working at the California Institute of Technology. His approximation assumes the arch follows a parabolic curve instead of a circular to simplify the derivations. As von Kármán developed this method while in California, it is perhaps not surprising that snow loading is not included; however, he includes radial loads from the structure weight, uniform vertical loads from live loads, and uniform horizontal loads from wind loads [12]. In the following sections, Equations (18) through (52) are taken from or derived from von Kármán's paper [12].

3.1.1.1 Live Load (Uniform Vertical Load)

For live loads, von Kármán replaces the uniform vertical load with a uniform perpendicular load (perpendicular to the curve of the arch along its entire length) and a uniform horizontal load along the vertical section, as depicted in Figure 27.

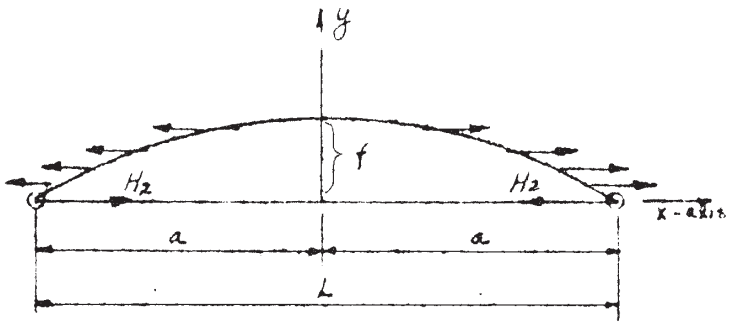


Figure 27 - Live Load Replacement [12].

The vertical reaction from the perpendicular load is

$$V_1 = pR\sin\phi_0 \tag{18}$$

where

$$\sin\phi_0 = \frac{a}{R} \tag{19}$$

so

$$V_1 = pR\left(\frac{a}{R}\right). \tag{20}$$

Since a is half the span, Equation (20) can be rewritten as

$$V_\ell = \frac{pS}{2}, \tag{21}$$

which should come as no surprise as it is the same as one would find through elementary statics from a uniform vertical load on the projected member length.

The horizontal reaction is a combination of the reaction due to the perpendicular load and the uniform vertical load. For this von Kármán writes

$$H_\ell = H_1 + H_2 = pR\cos\phi_0 + \frac{3}{7}pf. \tag{22}$$

Substituting

$$\cos\phi_0 = \frac{R-f}{R}, \tag{23}$$

the total horizontal reaction due to live load becomes

$$H_\ell = pR - \frac{4}{7}pf. \tag{24}$$

After this, the thrust at the springing points can then be approximately found as

$$T_\ell = p\left(R + \frac{3}{7}f\right). \tag{25}$$

The moment equation for the arch is

$$M_\ell = \frac{pf^2}{14}\left(1 - 8\frac{x^2}{a^2} + 7\frac{x^4}{a^4}\right), \tag{26}$$

but since a is half the arch span,

$$M_\ell = \frac{pf^2}{14}\left(1 - 32\frac{x^2}{S^2} + 112\frac{x^4}{S^4}\right). \tag{27}$$

At the center point of the arch the positive moment will be greatest. This is also the spot where x is equal to zero, which simplifies Equation (27) to

$$M_{\ell} = \frac{pf^2}{14}. \tag{28}$$

3.1.1.2 Dead Load (Radial Load)

For this analysis, the dead load q is defined as the load per unit length of the arc. Since the curvature of the arc changes with its distance from the centerpoint, the load on the horizontal projection of the arch also changes. Coincidentally, the dead load can be considered to have a load q plus an additional variably distributed load. This load increases as it gets closer to the springing points of the arch.

Because of this, the total horizontal reaction is the sum of the reaction from the uniform load and the reaction of the variable load:

$$H_d = H_3 + H_4, \tag{29}$$

where

$$H_3 = qR - \frac{4}{7}qf \tag{30}$$

and

$$H_4 = \frac{4}{21}qf. \tag{31}$$

Combining Equations (30) and (31), the equation for the dead load horizontal reaction becomes

$$H_d = qR - \frac{8}{21}qf. \tag{32}$$

Since the additional variably distributed load changes with distance from the center of the arch, the vertical component of the force in the arch also changes. The equation for the vertical component can be expressed as

$$V_{xd} = qx + q\frac{f}{R}\frac{x^3}{3a^2}. \tag{33}$$

At the arch springing points, x equals a, which makes the vertical reaction

$$V_d = qa\left(1 + \frac{f}{3R}\right). \tag{34}$$

Substituting half of the span for a yields

$$V_d = \frac{qS}{2}\left(1 + \frac{f}{3R}\right). \tag{35}$$

The thrust at any point in the arch can be found by

$$T_d = \sqrt{H_d^2 + V_{xd}^2}. \tag{36}$$

One can substitute Equations (32) and (34) for H_d and V_{xd} in the above equations, then solve for the sill thrust by substituting a for x:

$$T_d = q\sqrt{\left(R - \frac{8}{21}f\right)^2 + a^2\left(1 - \frac{f}{3R}\right)^2}, \tag{37}$$

which can be approximated as

$$T_d = q\left(R + \frac{13}{21}f\right). \tag{38}$$

Like the horizontal reaction, the moment due to dead load is also a combination of a uniform load and the variably distributed load:

$$M_d = M_3 + M_4, \tag{39}$$

where

$$M_3 = \frac{qf^2}{14}\left(1 - 8\frac{x^2}{a^2} + 7\frac{x^4}{a^4}\right) \tag{40}$$

and

$$M_4 = \frac{-qf^2}{42}\left(1 - 8\frac{x^2}{a^2} + 7\frac{x^4}{a^4}\right). \tag{41}$$

Combining these results in the dead load moment equation, we have

$$M_d = \frac{qf^2}{21}\left(1 - 8\frac{x^2}{a^2} + 7\frac{x^4}{a^4}\right). \tag{42}$$

Or, since *a* is half of the arch span,

$$M_d = \frac{qf^2}{21}\left(1 - 32\frac{x^2}{S^2} + 112\frac{x^4}{S^4}\right). \tag{43}$$

Also, the positive moment will be the greatest in the middle of the arch which is where *x* is equal to zero. At this point, the maximum positive moment is given by:

$$M_d = \frac{qf^2}{21}. \tag{44}$$

Here von Kármán comments that the dead load moment is 2/3 the live load moment with the same load magnitude.

3.1.1.3 Wind Load (Uniform Vertical Load)

The wind load acting on the arch is assumed to be a uniformly distributed vertical load *w* acting on the vertical projection of the arch, as shown in Figure 28.

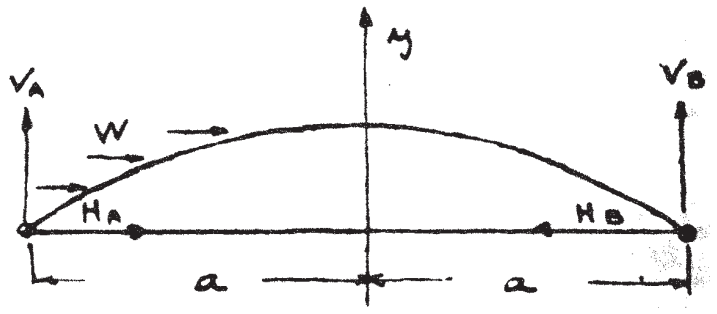


Figure 28 - Wind Load on the Arch [12].

The vertical reactions are equal and opposite and can be found through simple statics. They are:

$$V_A = -V_b = \frac{-wf^2}{4a}. \tag{45}$$

Since *a* is half of the span, Equation (45) becomes

$$V_A = -V_b = \frac{-wf^2}{2S}. \tag{46}$$

From here, the two horizontal reactions are found to be:

$$H_A = -\frac{5}{7}wf \tag{47}$$

and

$$H_B = \frac{2}{7}wf, \tag{48}$$

with the direction of each horizontal reaction being opposite that of the direction of the wind load, as expected.

The moment equation for the arch changes depending on which side of the arch is being examined. On the windward side of the arch, the moment formula is

$$M_w = \frac{wf^2}{28}\left[-1-7\frac{x}{a}+8\left(\frac{x}{a}\right)^2-14\left(\frac{x}{a}\right)^4\right]. \tag{49}$$

If one substitutes half of the span for *a*, it becomes

$$M_w = \frac{wf^2}{28}\left[-1-14\frac{x}{S}+32\left(\frac{x}{S}\right)^2-224\left(\frac{x}{S}\right)^4\right]. \tag{50}$$

On the leeward side of the arch, the moment formula is:

$$M_w = \frac{wf^2}{28}\left[-1-7\frac{x}{a}+8\left(\frac{x}{a}\right)^2\right] \tag{51}$$

or

$$M_w = \frac{wf^2}{28}\left[-1-14\frac{x}{S}+32\left(\frac{x}{S}\right)^2\right]. \tag{52}$$

3.1.2 Scofield Method

This method comes from the book *Modern Timber Engineering,* 5th ed. published in 1963 [3]. Scofield appears to partially base his design calculations on the von Kármán method. In this analysis, four primary load patterns are considered: radial loads from the dead weight of the structure, uniform vertical loads from live load, uniform horizontal

loads from wind load, and uniform vertical loads on half of the structure from snow drift loads [3]. In the following sections, Equations (53) through (71) are from Scofield [3].

3.1.2.1 Dead Load (Radial Load)

The dead load on an arch acts upon its entire curved length, not just the projected horizontal length. The loading diagram appears in Figure 29.

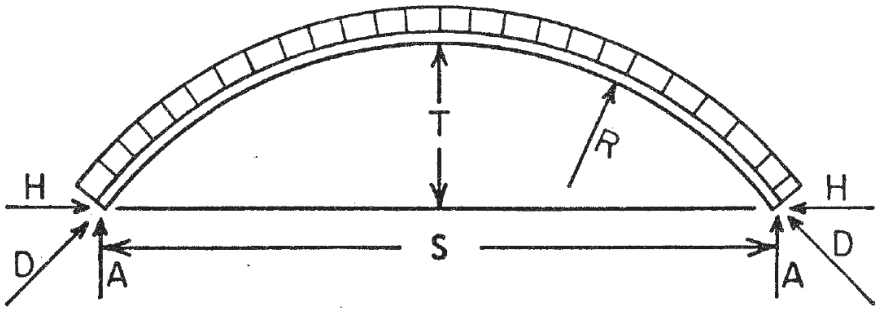


Figure 29 - Dead Load [3].

Scofield lists the following equations to solve for the arch forces:

$$A = 0.5dS\sqrt{1+\frac{16}{3}\left(\frac{T}{S}\right)^2}, \tag{53}$$

$$H = \frac{AS}{2T} - dR, \tag{54}$$

$$D = H\left(\frac{R-T}{R}\right) + \frac{AS}{2R}, \tag{55}$$

and

$$\text{Maximum M} = 0.068dT^2. \tag{56}$$

3.1.2.2 Construction Live Load (Uniform Vertical Load)

The loading for a construction live load, acts on the horizontal projection of the arch, making the vertical reactions easily solved by elementary statics. The loading diagram is shown in Figure 30.

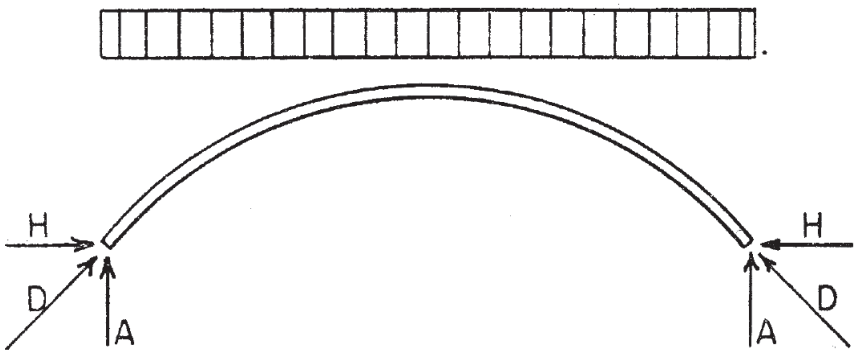


Figure 30 - Construction Live Load [3].

Equations (57) through (59) can be employed to calculate the roof live load forces:

$$A = 0.5L_r S, \tag{57}$$

$$H = L_r \left(R - 0.57356T\right), \tag{58}$$

and

$$\text{Maximum M} = -0.09092L_r T^2. \tag{59}$$

The thrust, *D,* is the same as Equation (55) in the radial load case.

3.1.2.3 Snow Drift Load (Uniform Vertical Load on Half of Structure)

Snow is assumed to accumulate on the leeward face of the lamella roof with a uniform weight distribution, as seen in Figure 31.

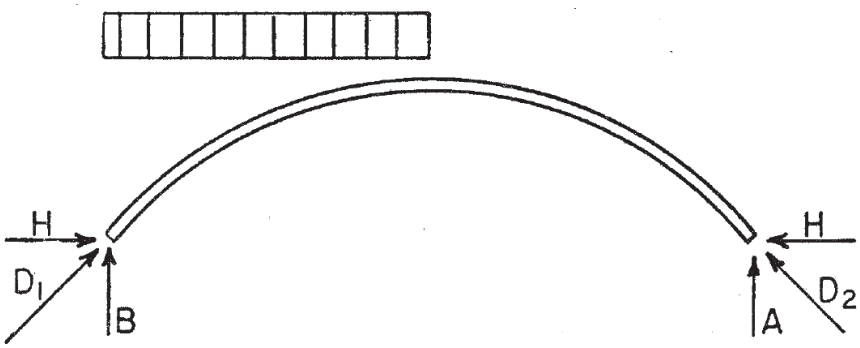


Figure 31 - Snow Drift Load [3].

The unbalanced loading creates unbalanced vertical support conditions, necessitating the addition of reaction *B*. This loading also creates two different thrusts, D_1 and D_2. Equations (60) through (65) are employed to determine the forces for the snow drift load:

$$A = \frac{sS}{8}, \tag{60}$$

$$B = \frac{3sS}{8}, \tag{61}$$

$$H = \frac{s}{2}\left(R - 0.57356T\right), \tag{62}$$

$$D_1 = H\left(\frac{R-T}{R}\right) + \frac{BS}{2R}, \tag{63}$$

$$D_2 = H\left(\frac{R-T}{R}\right) + \frac{AS}{2R}, \tag{64}$$

and

$$\text{Maximum M} = \frac{AS}{2} - HT - R\left(\sqrt{A^2 + H^2} - H\right). \tag{65}$$

3.1.2.4 Wind Load (Uniform Horizontal Load)

Wind is assumed to be uniformly distributed over the rise of the arch with the load projected on the height of the arch, as seen in Figure 32.



Figure 32 - Wind Load [3].

The horizontal load adds different vertical, horizontal, and thrust reactions at each springing point. These forces are:

$$A = -B = \frac{WT^2}{2S}, \tag{66}$$

$$H_1 = \frac{19WT}{64}, \tag{67}$$

$$H_2 = \frac{45WT}{64}, \tag{68}$$

$$D_1 = \frac{WT}{64}\left(13 - \frac{3T}{R}\right), \tag{69}$$

$$D_2 = \frac{WT}{64}\left(45 - \frac{29T}{R}\right), \tag{70}$$

and

$$\text{Maximum M} = 0.154WT^2. \tag{71}$$

3.1.3 Finite Element Method

As stated in Section 4.1, there is no closed-form analytical solution for the forces and reactions in an arch. The only way to truly "solve" for the forces and reactions is to perform a finite element analysis.

Beam elements are the finite elements of choice for this model. They are made up of individual linear elements with end reactions on the local x- and y-axes as well as moment reactions on either end, giving six degrees of freedom per element. Figure 33 depicts this layout.

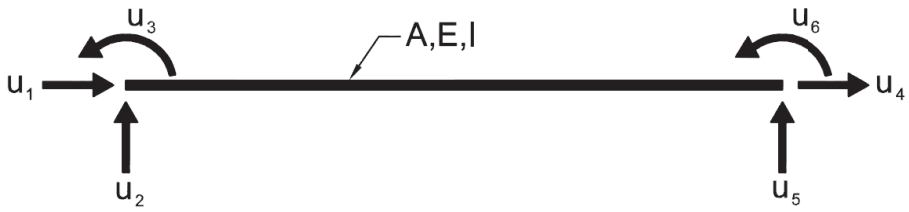


Figure 33 - Beam Element.

The author chose to approximate the lamella arch with 40 beam elements of the same length ℓ, cross-sectional area A, moment of inertia I, and modulus of elasticity E. The beam elements follow the curve of the arch with the nodes falling on the line of the circular arch, creating a series of secant lines. Obviously, the more beam elements used, the closer the analysis will be to the "exact" solution. However, 40 beam elements give a good enough approximation for design purposes.

Gravity loads are placed at the nodes between beam elements. To solve for the end reactions in the arch is a multi-step process. First, one must solve for the displacements of the nodal points [13]:

$$\tilde{U} = \tilde{K}^{-1}\tilde{F}. \tag{72}$$

These matrices have already been reduced to include only the unrestrained degrees of freedom (i.e., the end support conditions were removed). Once the nodal displacements are found, the end support conditions are added back into the $\tilde{U}$ matrix and the $\tilde{K}$ matrix is expanded to include the end stiffnesses. The nodal reactions at the springing ends are then found by [13]:

$$\tilde{F} = \tilde{K}\tilde{U}. \tag{73}$$

However, in order to do this process, one must begin with both the combined stiffness matrix $\tilde{K}$ and the combined force vector $\tilde{F}$. The $\tilde{K}$ matrix is made up of all the stiffness matrices from all the beam elements. The beam element stiffness matrix, $\tilde{k}$, is as follows [14]:

$$\tilde{k} = \begin{bmatrix} \frac{EA}{\ell} & 0 & 0 & \frac{-EA}{\ell} & 0 & 0 \\ 0 & \frac{12EI}{\ell^3} & \frac{6EI}{\ell^2} & 0 & \frac{-12EI}{\ell^3} & \frac{6EI}{\ell^2} \\ 0 & \frac{6EI}{\ell^2} & \frac{4EI}{\ell} & 0 & \frac{-6EI}{\ell^2} & \frac{2EI}{\ell} \\ \frac{-EA}{\ell} & 0 & 0 & \frac{EA}{\ell} & 0 & 0 \\ 0 & \frac{-12EI}{\ell^3} & \frac{-6EI}{\ell^2} & 0 & \frac{12EI}{\ell^3} & \frac{-6EI}{\ell^2} \\ 0 & \frac{6EI}{\ell^2} & \frac{2EI}{\ell} & 0 & \frac{-6EI}{\ell^2} & \frac{4EI}{\ell} \end{bmatrix}. \tag{74}$$

This stiffness matrix only applies when the beam element is oriented so that it runs parallel to the horizon. However, the 40 beam elements that approximate the arch are all

rotated to different angles. A generalized image of the rotated beam elements is shown in Figure 34.

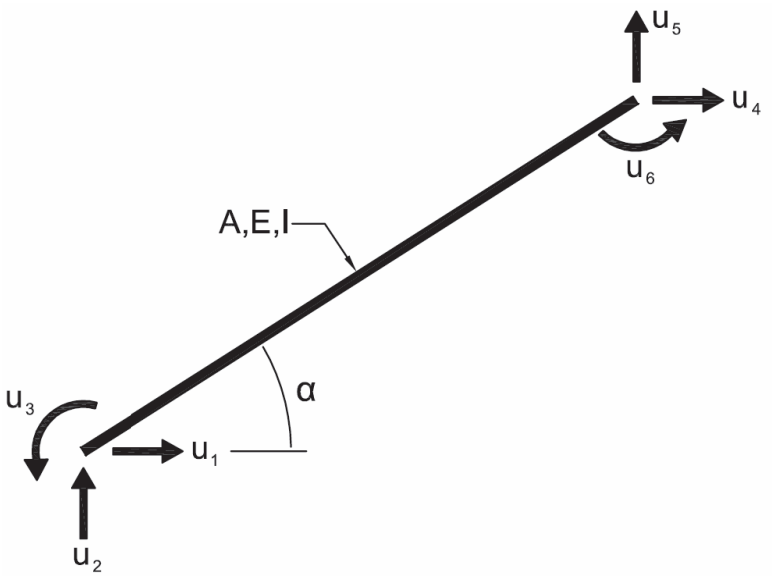


Figure 34 - Rotated Beam Element.

Since the 40 beam elements are all rotated to some degree, the stiffness matrix for each must be changed. To do this, the beam stiffness matrix must be multiplied by a transformation matrix as such [13]:

$$\tilde{k}_{rot} = \tilde{T}^T \tilde{k} \tilde{T}, \tag{75}$$

where

$$T = \begin{bmatrix} \cos\alpha & \sin\alpha & 0 & 0 & 0 & 0 \\ -\sin\alpha & \cos\alpha & 0 & 0 & 0 & 0 \\ 0 & 0 & 1 & 0 & 0 & 0 \\ 0 & 0 & 0 & \cos\alpha & \sin\alpha & 0 \\ 0 & 0 & 0 & -\sin\alpha & \cos\alpha & 0 \\ 0 & 0 & 0 & 0 & 0 & 1 \end{bmatrix}, \tag{76}$$

which gives the stiffness matrix for a beam element rotated to an angle α. This process must be carried out individually for all 40 beam elements in the arch. After that, all of the individual $\tilde{k}_{rot}$ matrices must be combined by aligning corresponding degrees of freedom [13]. This results in a $\tilde{K}$ matrix of size 123 x 123. Obviously, this matrix math is far too cumbersome to do manually, so computer aid is required.

The next part of the process is assembling the forces vector, $\tilde{F}$. As stated before, the uniform loads are converted to nodal loads at each of the nodes between beam elements. The loads are developed for the various load cases as described in the following subsections.

3.1.3.1 Dead Loads

The dead load is a function of the length of the beam elements adjacent to the corresponding node. Simply stated, the dead load acting on the node is the weight per unit length of the beam element (and other structure load assumed to be included with dead load) multiplied by half of the beam element length on either side of the node. If all beam elements are the same length, the nodal loads at every node besides the nodes at the springing points of the arch should be exactly the same. The loads at the springing point nodes should be exactly half of the loads on the rest of the nodes.

3.1.3.2 Live Load

The live load is a function of the horizontal projection of the beam elements around a node. As each beam element has some rotation of angle α, the horizontal component of the beam element is the beam element length multiplied by the cosine of the angle, or

$$\ell_x = \ell \cos\alpha. \tag{77}$$

The live load on a node will then be the product of the uniform vertical load and the sum of half of the horizontal components of the adjacent beam elements. These values will vary depending on the curvature of the arch. If the arch was flat, all of the nodal loads would be the same since the beam element horizontal components would be the same as their lengths.

3.1.3.3 Snow Loads

The loads due to snow come in two varieties: balanced snow loads (S_b) and unbalanced snow loads (S_u) or drift loads. Since the lamella roof is curved, this complicates things slightly in finding the balanced and unbalanced snow loads. To find these loads, section 7.4.3 of the ASCE 7-10 code was used. The code specifies that the loading diagrams for the different curvature cases should be based on Figure 7-3 of the ASCE 7-10 code, which can be found in Appendix C, page 144. The flat roof snow load, p_f, is used to find the sloped roof snow loads and can be found by

$$p_f = 0.7 C_e C_t I_s p_g, \tag{78}$$

where

C_e = Exposure Factor,
C_t = Temperature Factor,
I_s = Importance Factor,
p_g = Ground Snow Load.

To simplify calculations and the generation of load tables, some assumptions were made. The thermal factor C_t is assumed to be 1.2 based on ASCE 7-10, Table 7-3. The

assumption is that the lamella roof will be covering an unheated space or one that is open to the air. This may not be true for all cases but will give the worst case for a conservative design. From this thermal factor, the slope factor C_s can be found from the graphs in Figure 35.

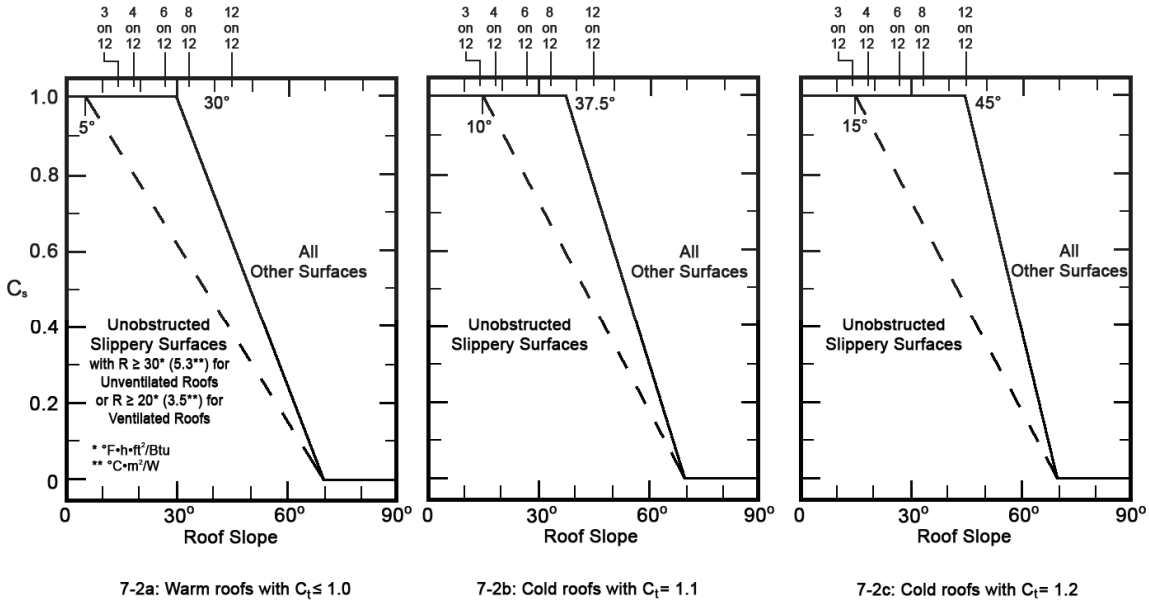


Figure 35 - Graphs for Determining Roof Slope Factor C_s [15].

Since the thermal factor is 1.2, the far right graph in Figure 35 must be used. Also, the roofing surface is assumed to not be an unobstructed slippery surface, demarked by the solid line.

ASCE Figure 7-3 (see Appendix C, page 144) has variables C_s^* and C_s^{**} used for calculations. For Case 1, C_s^* will be equal to 1.0, found by reading the rightmost chart above at an eave slope of 30°. From here, it is easy to see that C_s^{**} for all cases will also be 1.0, since that value is taken at a 30° slope, too. It is also assumed that the lamella

roof will not be abutting any other structure so the alternate distribution for Case 2 and Case 3 in ASCE Figure 7-3 need not be used.

ASCE Figure 7-3 also necessitates finding the exposure factor C_e for the roof. This factor is listed in Table 7-2 of the ASCE 7-10 and ranges from 0.7 to 1.2. Here it is assumed that the lamella roof falls under Exposure Category C and that the structure is "Fully Exposed," giving a C_e value of 0.9 (see Appendix C, page 143 for Table 7-2). For the majority of buildings, this C_e value will be a conservative design value.

Using these assumptions, ASCE Figure 7-3 was adjusted by the author to become the Simplified Figure 7-3 found in Appendix C, page 145. The loading patterns from that table are used for snow load calculations.

The Importance Factor I_s for the roof is assumed to be 1.10, which correlates to a building that falls under Risk Category III.

Section 7.3.4 of the ASCE 7-10 also stipulates a Minimum Snow Load for Low-Slope Roofs, p_m. For curved roofs, this occurs when the angle between the springing end and the apex of the roof is less than ten degrees [15]. In order to ignore this case, loads were only calculated for roofs where that angle exceeds ten degrees. It should also be noted that for ground snow loads greater than 20 psf,

$$p_m = (20 \text{ psf}) I_s, \tag{79}$$

which would always be less than the p_f loads for anything over 30 psf.

3.1.3.4 Wind Loads

It should be noted that the wind loads stipulated in ASCE 7-10 are very generalized and most likely far greater than anything the building structure will ever experience. In many cases, lower wind loads can be found by doing wind tunnel testing with a scale model of the building and surrounding area, including other buildings and topological configurations. Since it is unrealistic to perform this analysis for every possible arch configuration, the approximate method from ASCE 7-10 is used.

Wind loads on the lamella roof are based on the Directional Procedure from ASCE 7-10, Chapter 27 [15]. First, one must find the velocity pressure:

$$q_z = 0.00256 K_z K_{zt} K_d V^2 \quad (\text{lb/ft}^2). \tag{80}$$

From this, the design wind pressures can be calculated:

$$p = qGC_p - q_i GC_{pi}. \tag{81}$$

The wind directionality factor, K_d, is given as 0.85 for an arched roof according to Table 26.6-1 in ASCE 7-10 [15]. It is assumed that the lamella structure is on flat ground with no topographic irregularities, so the topographic factor K_{zt} can be set equal to 1.0, as shown in Section 26.8.2 in ASCE 7-10 [15].

For ease of calculation, the building is assumed to be in Exposure Category C, the second-windiest Category. This means that the building is assumed to be in an area of flat, open country or flatlands. The next-windiest is Category D, which assumes conditions like open water and/or similar for over 5,000 feet upwind.

The Exposure Category affects the calculation of K_z, the velocity pressure exposure coefficient, as found by

$$K_z = \max\left[2.01\left(z/z_g\right)^{(2/\alpha)}, 2.01\left(15/z_g\right)^{(2/\alpha)}\right], \tag{82}$$

where z is the height above ground where the pressure is taken and z_g and α are two coefficients found in Table 26.9-1 of ASCE 7-10. For Exposure Category C, they are 900 and 9.5, respectively [15].

The Directional Procedure also specifies finding a Pressure Coefficient C_p for the structure. It specifies two different scenarios for an arched roof: one with the roof springing from an elevated wall and one with the roof springing from ground level. It is assumed that the lamella arch is part of a roof and thus springs from an elevated wall.

The arch acts kind of like the wing of an airplane in that the windward side receives downward pressure while the middle and leeward parts receive uplift. This loading scenario is presented in Figure 36, which graphically depicts that which is shown in ASCE 7-10 Figure 27.4-3. Areas that receive uplift have a negative value for C_p value. The windward and middle portions of the arch have a C_p value that is dependent on r, the ratio of the rise, R to the span, S [15].

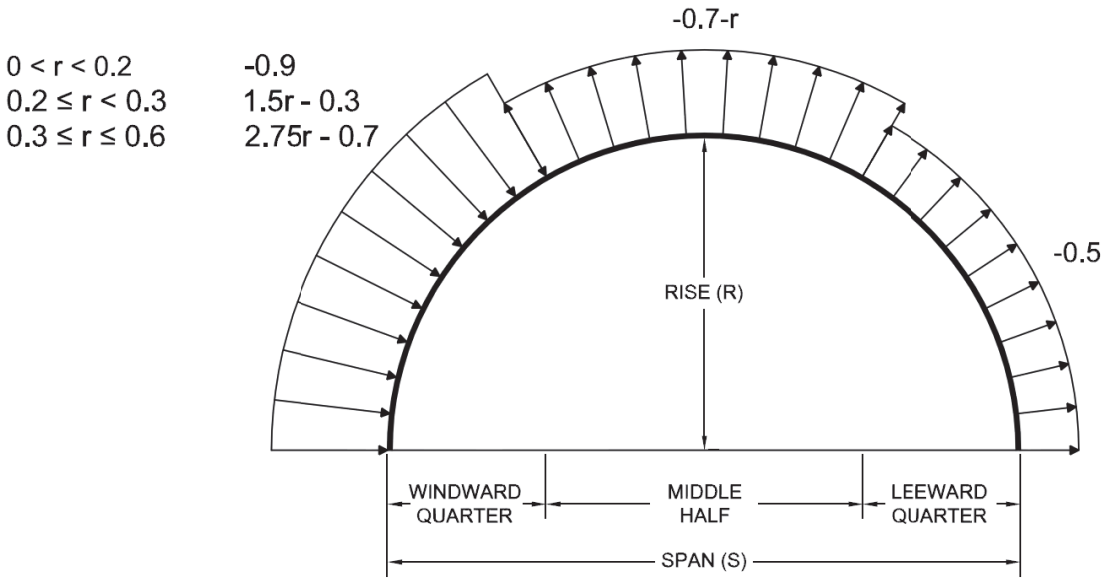


Figure 36 - Pressure Coefficients C_p for Arched Roof [15].

One can easily see the effect of uplift on the middle and leeward portions of the arched roof. It should also be noted that the C_p coefficient for the windward portion changes depending on the Rise-to-Span ratio.

The final necessary piece is the internal pressure coefficient GC_{pi}. It is assumed that the roof will be enclosed as per Section 26.10 in the ASCE 7-10. This gives a GC_{pi} value of ±0.18 according to Table 26.11-1.

It should also be noted that this procedure is only valid for buildings classified as "low-rise," meaning buildings under 60 feet in height. Because of this, the load tables developed by the author do not list rises above this 60-foot limit.

3.2 Comparison of Analysis Methods

The three analysis methods discussed previously will now be compared to see if the von Kármán method or the Scofield method can be used for a close approximation instead of a complicated computer analysis.

The methods were tested using an arch with the following characteristics:

- Risk Category III structure
- 40 ft span
- 10 psf dead load
- 120 mph wind zone (equates to 10 psf for von Kármán/Scofield)
- 30 psf ground snow
- 20 psf construction live load

The loads on the arch were found in intervals for rises between two and twenty feet. Since, in the finite element model, the moment capacity of the arch is dependent on the stiffness, two tables for each loading case were developed. One reflects a flexible arch with the ratio of the moment of inertia to the area (*I/A*) equal to one, and the other a stiff arch with the *I/A* ratio equal to one hundred.

For a comparison to real lumber shapes, a 24x24 sawn lumber member has the greatest *I/A* ratio at about 46. A 2x3 has the smallest *I/A* ratio at about 0.52 but is not a deep enough member to use for lamella construction. Any lumber with at least a 4 inch nominal depth has an *I/A* of at least 1.

In Table 3 through Table 10, the highlighted light grey cells feature values found through the von Kármán or Scofield methods, which are within ten percent of the FEA model

values. Also note that entries with a positive percent difference have values higher than those from the FEA model and thus are conservative design values. These values are highlighted in dark gray. Essentially, any highlighted entries would be suitable approximations for the given Rise-to-Span ratio. Dashed entries are greater than 1000% difference.

3.2.1 Dead Loads

The values given by von Kármán and Scofield for the end reactions and arch thrusts are, for the most part, close to those found through the finite element analysis.

Table 3 - Flexible Arch Analyses Comparison for Dead Load.

Dead Load - Flexible Arch								
Rise/Span [r] (-)	von Kármán Method				Scofield Method			
	Vertical Reaction	Horizontal Reaction	Thrust	Moment	Vertical Reaction	Horizontal Reaction	Thrust	Moment
0.050	0.0%	0.3%	0.4%	310.1%	0.0%	0.4%	0.5%	485.6%
0.075	0.0%	0.2%	0.3%	-2.6%	0.0%	0.4%	0.5%	39.1%
0.100	-0.1%	0.1%	0.4%	-18.3%	0.0%	0.4%	0.7%	16.7%
0.125	-0.2%	0.2%	0.6%	-22.9%	0.0%	0.6%	1.0%	10.1%
0.150	-0.4%	0.3%	0.8%	-25.3%	-0.1%	0.8%	1.2%	6.7%
0.175	-0.6%	0.5%	1.0%	-27.1%	-0.1%	1.0%	1.5%	4.1%
0.200	-1.0%	0.8%	1.3%	-28.7%	-0.2%	1.3%	1.6%	1.7%
0.225	-1.6%	1.2%	1.5%	-30.4%	-0.3%	1.5%	1.8%	-0.6%
0.250	-2.2%	1.8%	1.8%	-32.1%	-0.4%	1.8%	1.8%	-3.0%
0.275	-3.0%	2.5%	2.1%	-33.8%	-0.5%	2.0%	1.8%	-5.4%
0.300	-3.9%	3.5%	2.4%	-35.4%	-0.7%	2.3%	1.6%	-7.8%
0.325	-5.0%	4.7%	2.6%	-37.1%	-0.9%	2.6%	1.5%	-10.2%
0.350	-6.2%	6.2%	2.9%	-38.8%	-1.1%	2.9%	1.2%	-12.6%
0.375	-7.5%	8.1%	3.2%	-40.4%	-1.3%	3.2%	0.9%	-15.0%
0.400	-8.9%	10.2%	3.4%	-42.1%	-1.6%	3.6%	0.5%	-17.3%
0.425	-10.3%	12.8%	3.7%	-43.6%	-1.8%	4.0%	0.1%	-19.5%
0.450	-11.9%	15.9%	4.0%	-45.1%	-2.1%	4.4%	-0.4%	-21.7%
0.475	-13.5%	19.5%	4.2%	-46.6%	-2.4%	4.9%	-0.9%	-23.8%
0.500	-15.1%	23.7%	4.5%	-48.0%	-2.7%	5.4%	-1.4%	-25.8%

The values for the von Kármán method are fairly close except for the moment calculation. Since few, if any, arched lamella roofs have such a small *r* ratio, it would be safe to say that the von Kármán method fails for the moment calculation. The values for

the Scofield method match very well for all *r* values except for the moment entries, which are within range until the Rise is about one-quarter of the span.

Table 4 - Stiff Arch Analyses Comparison for Dead Load.

Dead Load - Stiff Arch								
Rise/Span [r] (-)	von Kármán Method				Scofield Method			
	Vertical Reaction	Horizontal Reaction	Thrust	Moment	Vertical Reaction	Horizontal Reaction	Thrust	Moment
0.050	0.0%	32.8%	31.3%	-	0.0%	32.9%	31.4%	-
0.075	0.0%	14.6%	13.5%	-	0.0%	14.8%	13.7%	-
0.100	-0.1%	8.3%	7.4%	-	0.0%	8.6%	7.7%	-
0.125	-0.2%	5.4%	4.7%	-	0.0%	5.8%	5.1%	-
0.150	-0.4%	3.9%	3.4%	564.9%	-0.1%	4.4%	3.9%	849.5%
0.175	-0.6%	3.2%	2.8%	72.3%	-0.1%	3.7%	3.2%	146.1%
0.200	-1.0%	2.8%	2.4%	12.3%	-0.2%	3.3%	2.8%	60.4%
0.225	-1.6%	2.8%	2.3%	-8.9%	-0.3%	3.2%	2.6%	30.1%
0.250	-2.2%	3.1%	2.4%	-18.9%	-0.4%	3.1%	2.4%	15.8%
0.275	-3.0%	3.7%	2.5%	-25.7%	-0.5%	3.2%	2.2%	6.1%
0.300	-3.9%	4.5%	2.6%	-30.3%	-0.7%	3.3%	1.9%	-0.4%
0.325	-5.0%	5.6%	2.8%	-33.6%	-0.9%	3.4%	1.6%	-5.2%
0.350	-6.2%	7.0%	3.0%	-36.4%	-1.1%	3.6%	1.3%	-9.2%
0.375	-7.5%	8.7%	3.3%	-38.7%	-1.3%	3.9%	1.0%	-12.5%
0.400	-8.9%	10.8%	3.5%	-40.8%	-1.6%	4.1%	0.5%	-15.5%
0.425	-10.3%	13.4%	3.8%	-42.7%	-1.8%	4.5%	0.1%	-18.2%
0.450	-11.9%	16.4%	4.0%	-44.5%	-2.1%	4.8%	-0.4%	-20.7%
0.475	-13.5%	19.9%	4.2%	-46.1%	-2.4%	5.3%	-0.9%	-23.1%
0.500	-15.1%	24.1%	4.5%	-47.6%	-2.7%	5.8%	-1.4%	-25.2%

Making the arch stiffer lowers the axial thrust in the arch, which in turn lowers the horizontal reaction. For this reason, there is more highlighted in dark gray in Table 4 as compared to Table 3, as the forces are being overestimated.

3.2.2 Live Loads

Surprisingly, the values predicted by the von Kármán and Scofield methods were both very close to the FEA analysis, except for the von Kármán moment. For the flexible arch (Table 5), the values for horizontal reaction were all within 1% of the FEA model. All of the thrust values for each analysis were either within 10% of the FEA model or at least overestimated the thrust for a conservative design.

Table 5 - Flexible Arch Analyses Comparison for Live Load.

Live Load - Flexible Arch						
Rise/Span [r] (-)	von Kármán Method			Scofield Method		
	Horizontal Reaction	Thrust	Moment	Horizontal Reaction	Thrust	Moment
0.050	0.3%	0.4%	101.9%	0.3%	0.4%	157.0%
0.075	0.1%	0.4%	-8.2%	0.1%	0.3%	16.8%
0.100	0.1%	0.6%	-18.2%	0.1%	0.4%	4.1%
0.125	0.1%	1.1%	-20.5%	0.0%	0.5%	1.2%
0.150	0.0%	1.7%	-21.3%	0.0%	0.6%	0.2%
0.175	0.0%	2.6%	-21.6%	0.0%	0.7%	-0.1%
0.200	0.1%	3.8%	-21.6%	0.0%	0.7%	-0.3%
0.225	0.1%	5.3%	-21.6%	0.0%	0.8%	-0.3%
0.250	0.1%	7.1%	-21.6%	0.0%	0.8%	-0.2%
0.275	0.1%	9.2%	-21.5%	0.0%	0.7%	-0.1%
0.300	0.2%	11.6%	-21.4%	0.0%	0.6%	0.1%
0.325	0.2%	14.3%	-21.2%	0.0%	0.5%	0.2%
0.350	0.3%	17.3%	-21.1%	0.0%	0.3%	0.4%
0.375	0.3%	20.6%	-20.9%	0.1%	0.1%	0.7%
0.400	0.4%	24.1%	-20.7%	0.1%	-0.2%	0.9%
0.425	0.5%	27.5%	-20.6%	0.2%	-0.8%	1.1%
0.450	0.7%	30.8%	-20.4%	0.3%	-1.6%	1.4%
0.475	0.8%	33.9%	-20.3%	0.4%	-2.9%	1.5%
0.500	1.0%	36.8%	-20.3%	0.5%	-4.2%	1.5%

Unfortunately, the moments predicted by the von Kármán method were almost all far too low to be acceptable approximations. However, almost all of the moments found in the Scofield method were within the 10% margin, which demonstrates that the Scofield method accurately predicts the forces in a flexible arch for live load.

Similar to the results in Table 4, Table 6 for the stiff arch shows that the forces predicted by the two approximation methods are overestimates.

Table 6 - Stiff Arch Analyses Comparison for Live Load.

Live Load - Stiff Arch						
Rise/Span [r] (-)	von Kármán Method			Scofield Method		
	Horizontal Reaction	Thrust	Moment	Horizontal Reaction	Thrust	Moment
0.050	32.8%	31.3%	-	32.8%	31.3%	-
0.075	14.6%	13.6%	-	14.6%	13.5%	-
0.100	8.2%	7.6%	-	8.2%	7.3%	-
0.125	5.3%	5.2%	-	5.2%	4.6%	-
0.150	3.7%	4.4%	167.2%	3.6%	3.2%	240.1%
0.175	2.7%	4.4%	38.4%	2.7%	2.4%	76.2%
0.200	2.1%	5.0%	7.1%	2.0%	1.9%	36.3%
0.225	1.7%	6.1%	-4.7%	1.6%	1.6%	21.3%
0.250	1.4%	7.7%	-11.3%	1.3%	1.3%	12.9%
0.275	1.2%	9.6%	-14.8%	1.1%	1.1%	8.4%
0.300	1.1%	11.9%	-16.8%	0.9%	0.9%	5.9%
0.325	1.0%	14.5%	-18.0%	0.8%	0.7%	4.3%
0.350	1.0%	17.5%	-18.8%	0.7%	0.4%	3.4%
0.375	0.9%	20.7%	-19.2%	0.7%	0.2%	2.9%
0.400	1.0%	24.2%	-19.4%	0.7%	-0.1%	2.6%
0.425	1.0%	27.6%	-19.5%	0.7%	-0.8%	2.4%
0.450	1.1%	30.9%	-19.6%	0.7%	-1.6%	2.4%
0.475	1.2%	33.9%	-19.6%	0.8%	-2.8%	2.4%
0.500	1.3%	36.9%	-19.7%	0.8%	-4.2%	2.2%

3.2.3 Wind Load

Since the wind loading assumed by the von Kármán and Scofield methods is completely different than the loading dictated by ASCE 7-10, the values for the arch forces are nowhere near those found with the finite element analysis. There is no way one could use the approximation methods for wind loads.

Table 7 - Flexible Arch Analyses Comparison for Wind Load.

Wind Load - Flexible Arch						
Rise/Span [r] (-)	von Kármán Method			Scofield Method		
	Horizontal Reaction	Thrust	Moment	Horizontal Reaction	Thrust	Moment
0.050	-99.5%	-99.5%	-99.6%	-99.5%	-99.5%	-98.1%
0.075	-98.9%	-99.0%	-99.1%	-98.9%	-98.9%	-96.1%
0.100	-98.2%	-98.2%	-98.5%	-98.1%	-98.2%	-93.7%
0.125	-97.3%	-97.3%	-97.9%	-97.2%	-97.3%	-91.1%
0.150	-96.2%	-96.3%	-97.3%	-96.1%	-96.3%	-88.4%
0.175	-95.1%	-95.1%	-96.7%	-94.9%	-95.3%	-85.7%
0.200	-94.0%	-94.0%	-96.1%	-93.7%	-94.3%	-83.1%
0.225	-92.8%	-92.8%	-95.5%	-92.6%	-93.4%	-80.8%
0.250	-91.3%	-90.9%	-95.3%	-91.0%	-91.9%	-79.8%
0.275	-90.2%	-89.6%	-94.9%	-89.9%	-91.0%	-78.1%
0.300	-89.3%	-88.4%	-94.6%	-88.9%	-90.2%	-76.7%
0.325	-88.4%	-87.2%	-94.3%	-88.0%	-89.5%	-75.5%
0.350	-87.7%	-86.1%	-94.1%	-87.2%	-89.0%	-74.7%
0.375	-86.6%	-83.7%	-94.2%	-86.1%	-87.5%	-75.0%
0.400	-86.1%	-82.8%	-94.1%	-85.6%	-87.1%	-74.7%
0.425	-85.8%	-82.0%	-94.1%	-85.3%	-86.9%	-74.6%
0.450	-85.6%	-81.3%	-94.1%	-85.0%	-86.9%	-74.6%
0.475	-85.1%	-78.7%	-94.3%	-84.5%	-85.5%	-75.3%
0.500	-85.0%	-78.2%	-94.3%	-84.4%	-85.6%	-75.6%

Table 8 - Stiff Arch Analyses Comparison for Wind Load.

Wind Load - Stiff Arch						
Rise/Span [r] (-)	von Kármán Method			Scofield Method		
	Horizontal Reaction	Thrust	Moment	Horizontal Reaction	Thrust	Moment
0.050	-99.4%	-99.4%	-97.6%	-99.3%	-99.3%	-89.7%
0.075	-98.8%	-98.8%	-98.4%	-98.7%	-98.8%	-92.9%
0.100	-98.0%	-98.1%	-98.0%	-98.0%	-98.0%	-91.5%
0.125	-97.1%	-97.2%	-97.5%	-97.0%	-97.2%	-89.3%
0.150	-96.1%	-96.2%	-97.0%	-96.0%	-96.2%	-86.9%
0.175	-95.0%	-95.0%	-96.4%	-94.8%	-95.2%	-84.5%
0.200	-93.9%	-93.9%	-95.9%	-93.6%	-94.3%	-82.2%
0.225	-92.7%	-92.7%	-95.4%	-92.4%	-93.3%	-80.0%
0.250	-91.2%	-90.8%	-95.2%	-90.9%	-91.8%	-79.2%
0.275	-90.2%	-89.6%	-94.8%	-89.8%	-90.9%	-77.6%
0.300	-89.2%	-88.3%	-94.5%	-88.8%	-90.2%	-76.3%
0.325	-88.4%	-87.2%	-94.3%	-87.9%	-89.5%	-75.2%
0.350	-87.6%	-86.0%	-94.1%	-87.1%	-88.9%	-74.4%
0.375	-86.5%	-83.7%	-94.2%	-86.0%	-87.4%	-74.9%
0.400	-86.1%	-82.7%	-94.1%	-85.6%	-87.1%	-74.5%
0.425	-85.8%	-81.9%	-94.1%	-85.2%	-86.9%	-74.4%
0.450	-85.5%	-81.2%	-94.1%	-85.0%	-86.8%	-74.5%
0.475	-85.0%	-78.7%	-94.3%	-84.4%	-85.5%	-75.2%
0.500	-85.0%	-78.2%	-94.3%	-84.4%	-85.6%	-75.6%

3.2.4 Snow Drift Load

The loading pattern for snow drifts followed by Scofield is similar to the one stipulated in ASCE 7-10 in that they only affect one half of the arch. After that, the similarities end. ASCE takes into account snow piling and snow slipping due to the roof curvature, whereas Scofield just assumed the drift was a uniform lineal load.

Table 9 - Flexible Arch Analyses Comparison for Snow Drift Load.

Snow Drift Load - Flexible Arch				
Rise/Span [r] (-)	Scofield Method			
	Vertical Reaction	Horizontal Reaction	Thrust	Moment
0.050	8.9%	41.3%	39.6%	2.2%
0.075	8.9%	41.0%	37.4%	3.6%
0.100	8.9%	40.8%	34.9%	5.1%
0.125	8.9%	40.7%	32.4%	6.9%
0.150	2.9%	33.2%	22.7%	1.7%
0.175	-3.1%	24.1%	12.6%	-4.3%
0.200	-6.9%	17.6%	5.7%	-7.5%
0.225	-6.0%	14.0%	3.3%	-7.9%
0.250	-1.9%	12.6%	4.3%	-5.6%
0.275	3.8%	12.7%	7.5%	-2.7%
0.300	11.0%	13.6%	12.5%	0.7%
0.325	19.5%	15.2%	19.1%	4.4%
0.350	30.0%	17.7%	27.8%	7.3%
0.375	33.6%	18.2%	30.5%	8.6%
0.400	36.6%	18.9%	32.7%	8.5%
0.425	38.8%	19.5%	34.3%	8.5%
0.450	39.9%	19.8%	34.5%	8.2%
0.475	40.7%	20.0%	34.5%	6.5%
0.500	41.2%	20.5%	34.1%	5.2%

For the most part the Scofield analysis overestimates the forces in the arch due to drift loading even though the load patterns are different. Unfortunately, it underestimates the moment in a couple of cases for the flexible arch and in about half of the cases for the stiff arch.

Table 10 - Stiff Arch Analyses Comparison for Snow Drift Load.

Snow Drift Load - Stiff Arch				
Rise/Span [r] (-)	Scofield Method			
	Vertical Reaction	Horizontal Reaction	Thrust	Moment
0.050	8.9%	87.0%	80.7%	-31.3%
0.075	8.9%	61.3%	54.0%	-17.1%
0.100	8.9%	52.3%	43.2%	-8.6%
0.125	8.9%	48.0%	37.0%	-3.0%
0.150	2.9%	38.0%	25.2%	-5.0%
0.175	-3.1%	27.4%	14.1%	-9.1%
0.200	-6.9%	20.0%	6.6%	-11.1%
0.225	-6.0%	15.9%	3.9%	-11.0%
0.250	-1.9%	14.1%	4.8%	-8.4%
0.275	3.8%	13.9%	7.8%	-5.2%
0.300	11.0%	14.7%	12.7%	-1.6%
0.325	19.5%	16.1%	19.3%	2.4%
0.350	30.0%	18.5%	27.9%	5.5%
0.375	33.6%	18.9%	30.6%	7.0%
0.400	36.6%	19.5%	32.8%	7.1%
0.425	38.8%	20.1%	34.4%	7.3%
0.450	39.9%	20.3%	34.6%	7.2%
0.475	40.7%	20.5%	34.5%	5.6%
0.500	41.2%	20.9%	34.1%	4.4%

3.3 Effects of Curvature on Arch Forces

Changing the amount of curvature in the arch has a profound effect on the distribution of forces in the arch. An arch with a low rise will, not surprisingly, act more like a straight beam. A half-circle arch will act much differently.

Appendix D displays twenty graphs that show the horizontal reaction, axial force, and moments plotted against the Rise-to-Span ratio for all five load types. The graphs show two lines, one representing the forces on a stiff arch (I/A = 100), and one for a flexible one (I/A = 1). This design is to show how changing the stiffness of the arch changes the force-resisting characteristics of the arch and to give an envelope of acceptable forces. For the most part, the two curves are very similar. In a few cases they differ. A few specific cases are highlighted in the following sections.

The graphs are based on the following arch characteristics:

- 40 foot span
- 10 psf dead load
- 20 psf construction load
- 115 mph wind
- 30 psf ground snow load

Graphs based on different spans and loadings would obviously have different values, but the general shape of the curves would be the same.

3.3.1 Dead Load

The curves on the dead load graphs are, for the most part, very similar. A flexible arch has slightly higher forces for the horizontal reaction, axial force, and negative moment. This difference is more apparent as the Rise-to-Span ratio decreases. However, the positive moment graph shows a large difference between a stiff and flexible arch in the low rise ranges with the stiff arch curve looking like a V, as seen in Figure 37.

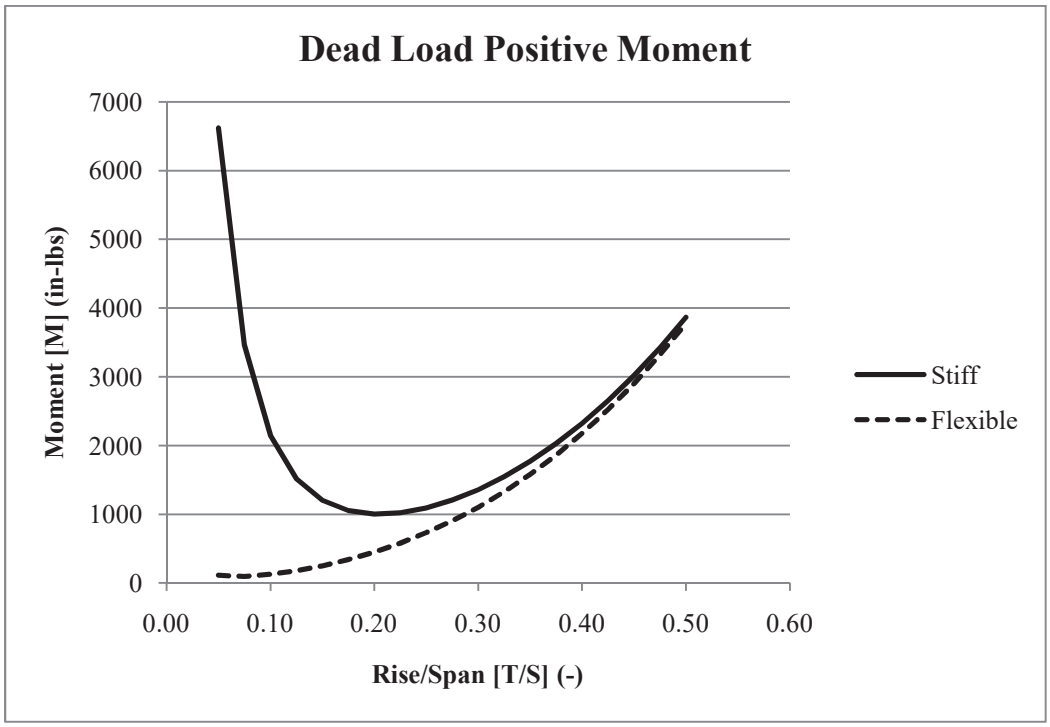


Figure 37 - Dead Load Positive Moment Graph.

The stiff arch curve gives greater values for design forces for all *r* values. Its greater stiffness gathers more moment than the flexible arch.

3.3.2 Construction Load

Since the construction load type is very similar to the dead load, the graphs are also similar. The same holds true here where the horizontal reaction, axial force, and negative moment graphs have the stiff and flexible curves very similar. The positive moment graph has the curves very different but the graph is similar to the dead load case, as seen in Figure 38.

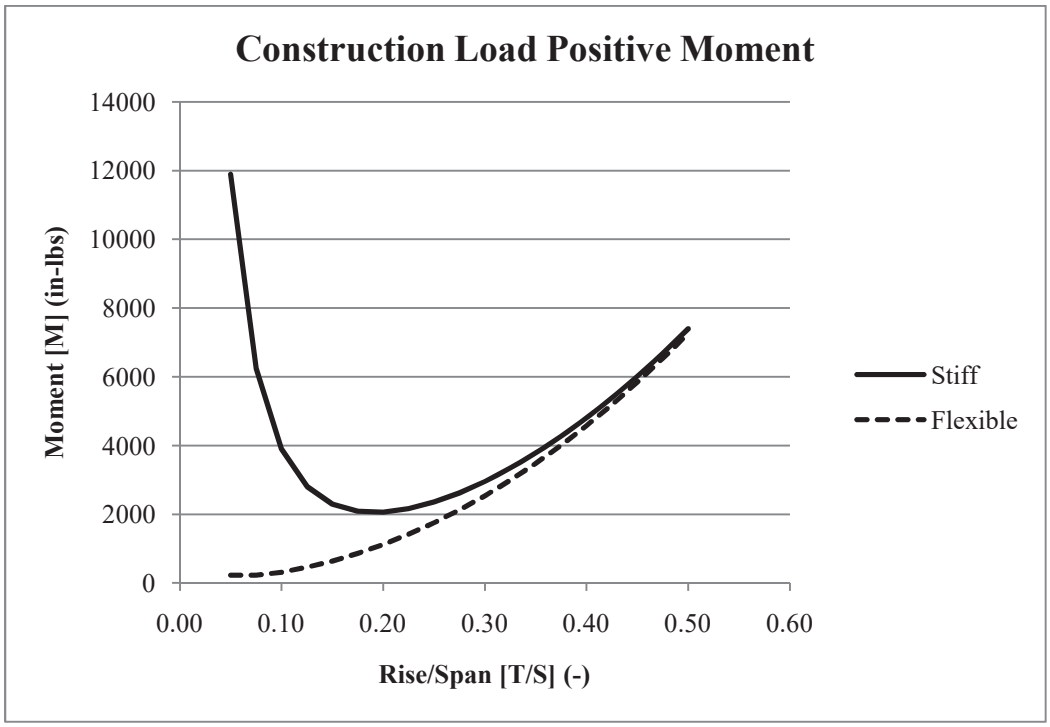


Figure 38 - Construction Load Positive Moment Graph.

Again, the same V-shaped curve appears for the stiff arch, showing that its stiffness allows it to accrue more moment than the flexible arch.

3.3.3 Wind Load

Since uplift plays a large role in the wind load, the graphs for the axial force, negative moment, and positive moment look a little different than for the other gravity loads. For starters, the axial force is in tension instead of compression, and looks like the reverse view of the dead load or construction load graphs for axial force. The horizontal reaction graph is similar to the previous two loading types. The two moment graphs are different, however, as shown in Figure 39 and Figure 40.

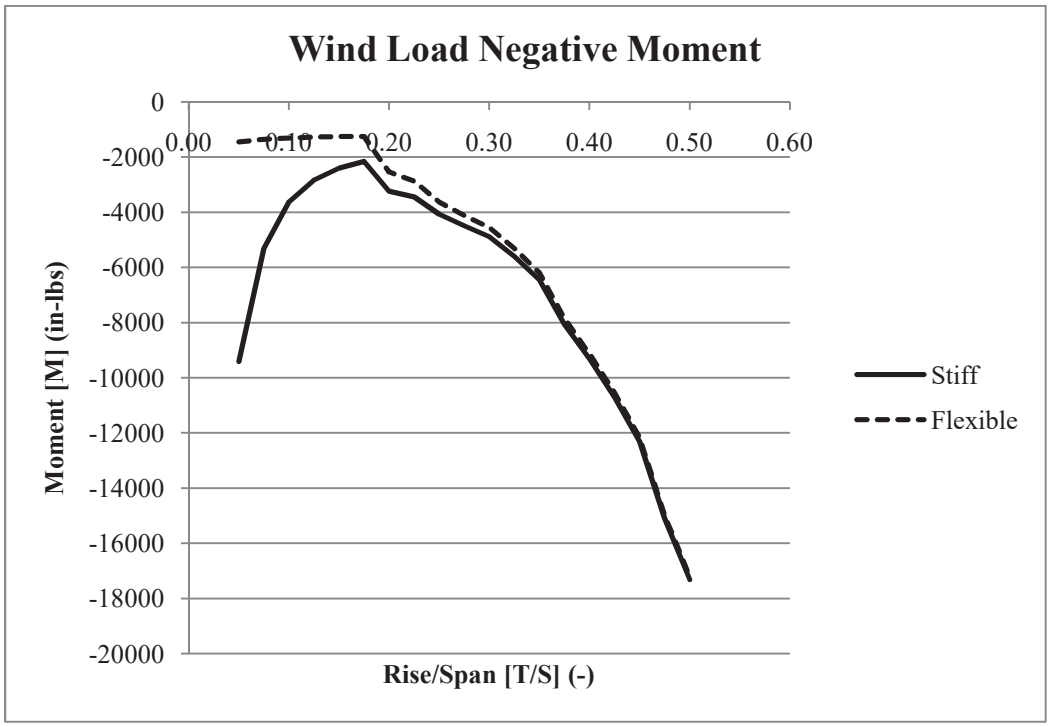


Figure 39 - Wind Load Negative Moment Graph.

The stiff arch has greater forces early on and then follows the flexible curve closely after the *r* ratio passes 0.17.

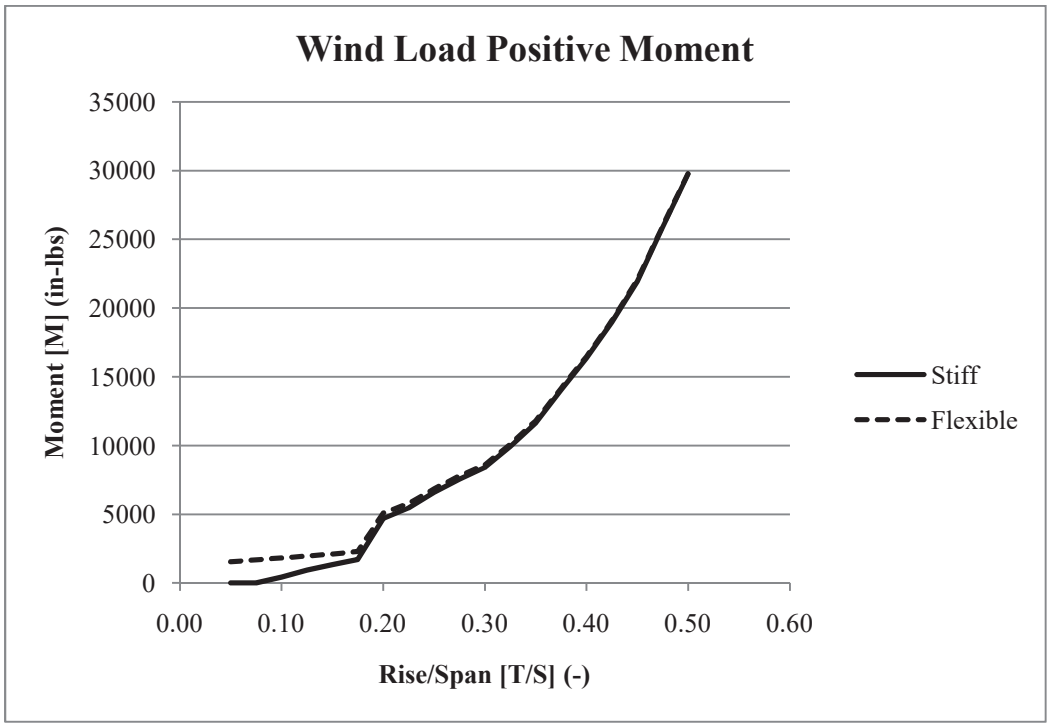


Figure 40 - Wind Load Positive Moment Graph.

In Figure 40 the curves follow closer to the dead load and construction load positive moment curve for a flexible arch. There is little difference between the stiff and flexible arch.

3.3.4 Snow Drift Load

The drift load horizontal reaction and axial force graphs are similar to the other gravity load types but have bumps due to the changing loadings as the curvature of the roof changes. The two moment graphs are nothing like the others, as seen in Figure 41 and Figure 42.

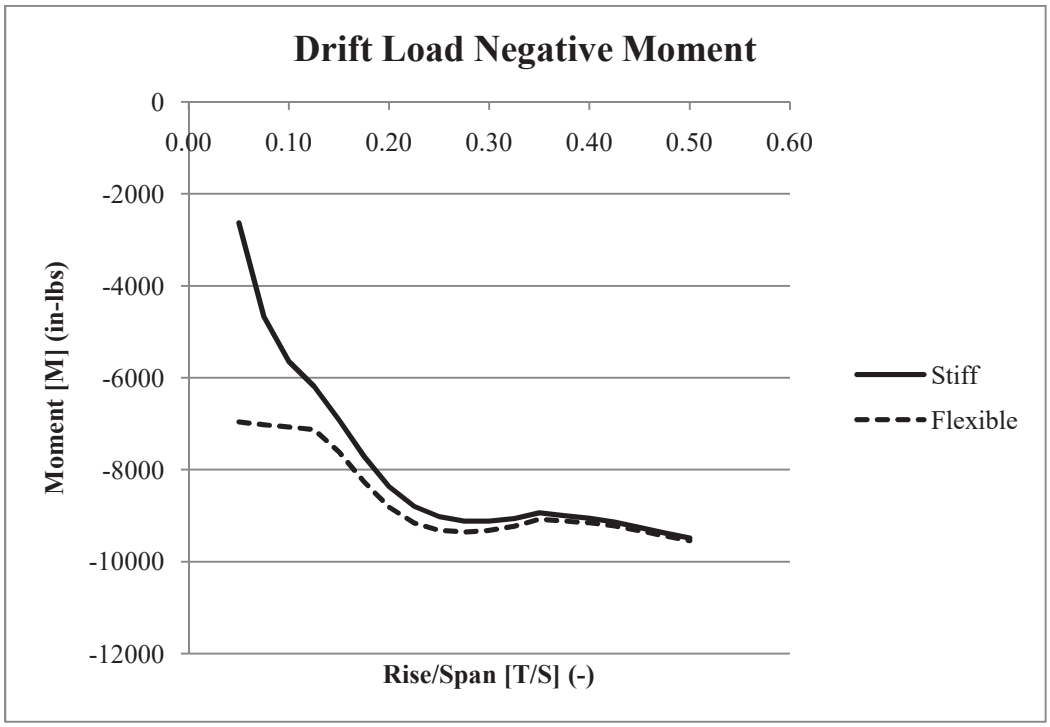


Figure 41 - Drift Load Negative Moment Graph.

Figure 41 shows that the flexible arch takes on a little more moment for lower rises but then the two curves follow each other when *r* is greater than 0.15. The bumps in Figure 41 are due to the changing curvature of the roof affecting the load pattern.

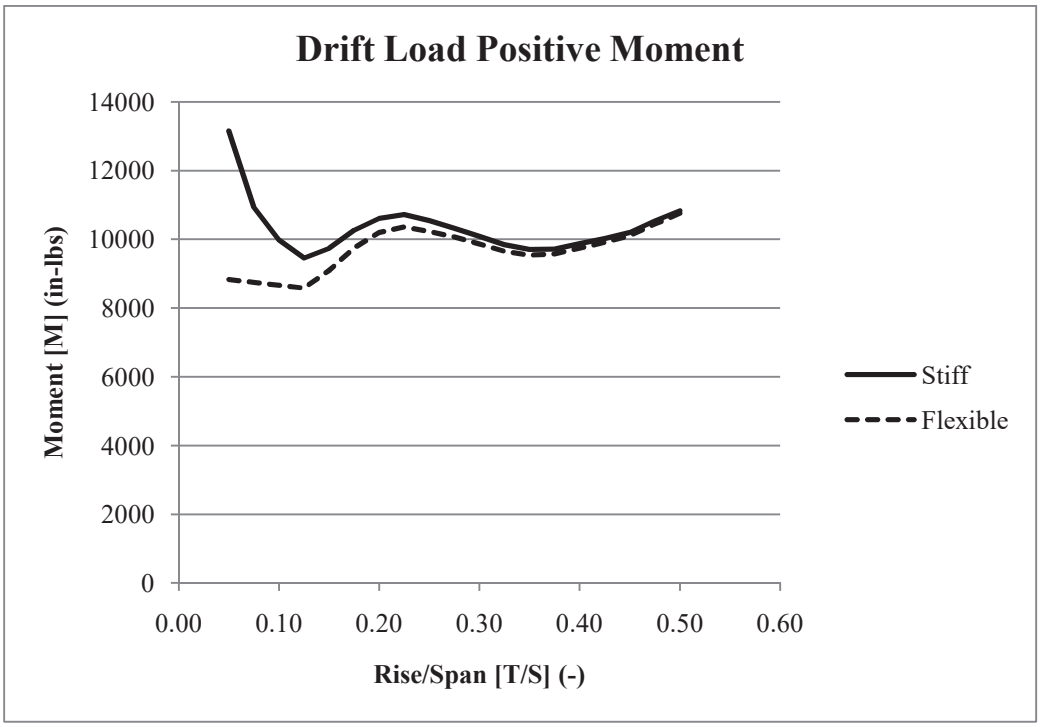


Figure 42 - Drift Load Positive Moment Graph.

The curves in Figure 42 are close, for the most part, with the stiff arch getting more moment in low rises. The bumps are again due to the changing loading patterns.

3.3.5 Balanced Snow Load

The balanced snow load is a similar loading to the construction load except where the load tapers off at the ends due to the roof slope. Because of this, the four graphs for each of the arch forces are very similar to the corresponding dead load and construction load graphs, including the V-shaped curve for the stiff arch positive moment. Figure 43 displays one of these graphs.

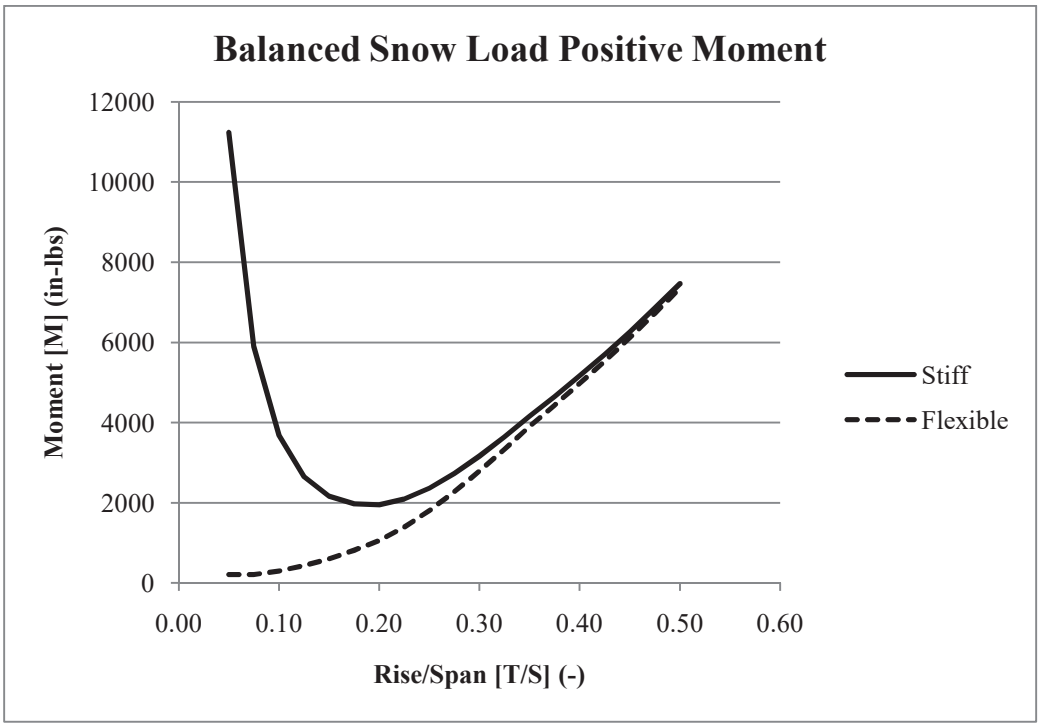


Figure 43 - Balanced Snow Load Positive Moment Graph.

Like the two other balanced gravity loads, the stiff arch takes on much higher positive moment in low rises.

3.3.6 Application for Load Tables

The load tables developed by the author will use the stiff arch curves instead of the flexible curves. There are two reasons for this choice. One is that the stiff arch gives higher moments (for the most part) and moment contributes more to the stress in the lamella than axial loads do. Second is that the roof will more likely act like a stiff arch because of the interplay in the rhomboid grid of the lamellas and the fact that the roof diaphragm over the lamellas will stiffen them as well.

It should also be noted that arched roofs are generally not designed to have *r* values close to 0 or 0.5, but fall somewhere in between. The most disparity between the stiff and

flexible arch curves occurs in the low rise range in which few, if any, arched roofs are built.

3.3.7 Example Moment Diagrams

As the arch starts out with a low rise, under uniform vertical loading, the majority of the moment will be positive moment, which would be analogous to the bending of a simple beam. As the rise of the arch increases, the "sides" of the arch will incur negative moment from the arch resisting outward buckling. This is illustrated in Figure 44, Figure 45, and Figure 46.

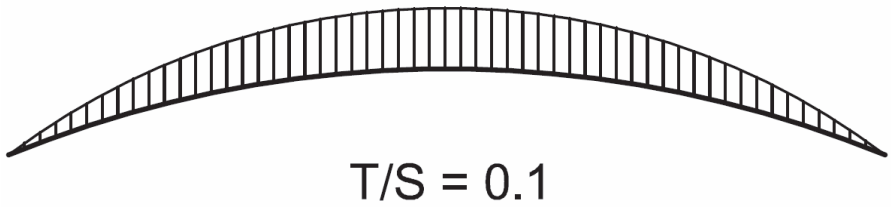


Figure 44 - Moment Diagram for Arch with Low Rise.

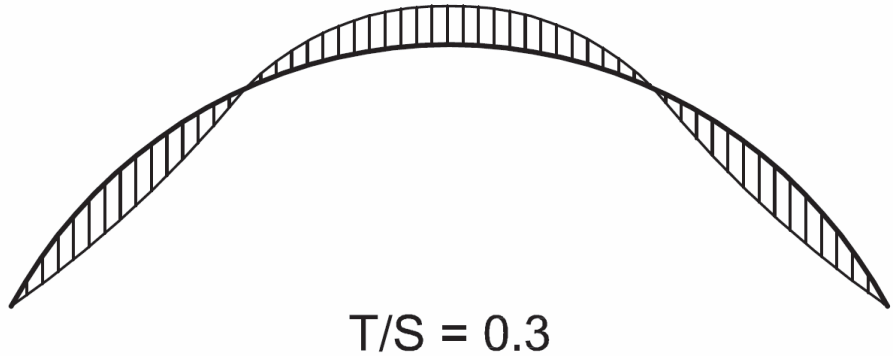


Figure 45 - Moment Diagram for Arch with Medium Rise.

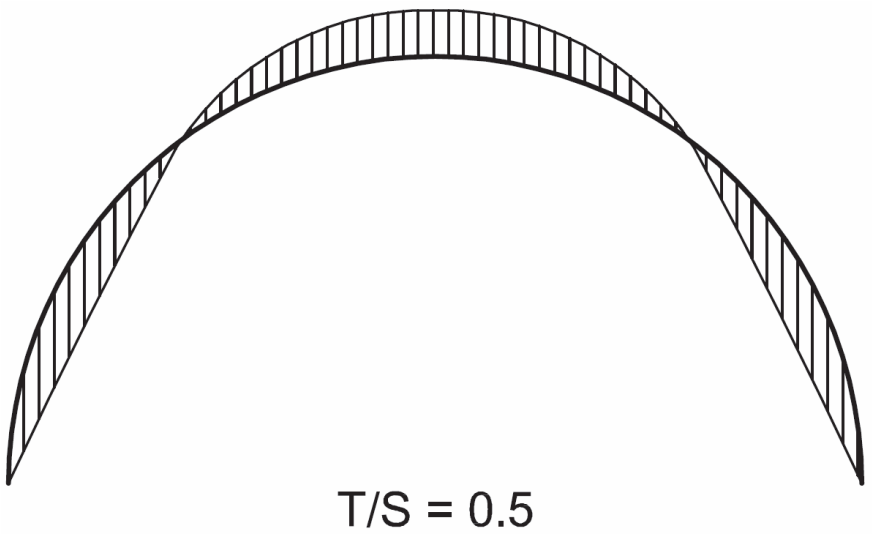


Figure 46 - Moment Diagram for Semi-Circular Arch.

The cut-off point for the beginning of negative moment depends on the stiffness of the arch. The stiffer the arch, the more moment capacity it has and the sooner it can take on negative moment as the rise increases. Generally, this point appears to be where the rise of the arch is around 10% of the span.

4 Development of Design Tables

To facilitate the design of a lamella roof, the author developed a set of design tables – one for the loads on the lamella roof (Section 4.1) and another for the connection between the lamellas (Section 4.2).

4.1 Load Tables

These tables display roof spans from 20 to 120 feet and show loads based on a changing rise. Two different sets were developed: one in the 115 mph wind zone with varying snow loads and one with zero snow loading but with varying wind speeds. The former is meant to be used in non-hurricane regions of the United States and the latter in hurricane regions, like Florida, which can expect zero annual snowfall.

The tables were created in Microsoft Excel using the finite element analysis approach discussed in Section 3.1.3 and using the ASD load combinations and loading patterns stipulated in ASCE 7-10. To aid in table generation, the author programmed a macro in which the user inputs the system parameters (span, rise, cross-sectional area, moment of inertia, and loadings) and the macro runs the various rise-to-span ratios through the FEA matrices, finds loads for each load case, and takes the worst loading from all cases for the design loads. This means that the maximum moment may come from one load case and the maximum axial force from another. The same can be said about the base reactions. Also, the point of maximum moment and maximum axial force most likely do not coincide, but designing a lumber beam-column (i.e., lamella) to resist those simultaneous maximum forces will give a conservative design.

Values in the tables are given in units per foot of arch.

Discussed earlier was the notion of the arch stiffness being a function of the moment of inertia over the cross-sectional area. In keeping with the conclusions drawn in Section 3.3.6, the author uses an I/A value of 100, representing a stiff arch, for the FEA calculations.

Additionally, when designing for ASD while using the NDS design specification, one must pay attention to the load duration factor C_D. Since wood has a load carrying capacity that increases when the load duration decreases, the NDS assigns different C_D values based on the load case. For example, NDS Table 2.3.2 specifies that an occupancy live load with a ten-year duration gets a C_D value of 1.0 while a wind load with a ten-minute duration gets a C_D value of 1.6. The load duration factor is used to increase (or decrease, if the dead load controls) the design values of the lumber used, essentially making the wood stronger.

Since the load duration factor changes depending on the loads used in the load combination, the various loads found through the FEA method must be normalized. Consider, for example, the load case $D + 0.75(0.6W) + 0.75S$. The NDS specification states that the C_D value for the shortest duration load be used for the combination, which means that the above load combination has a C_D value of 1.6. To normalize it, the loads found by the FEA spreadsheet are divided by that C_D value. Then, when designing the lamella to carry the load, the load duration factors can all be assumed to be 1.0.

The finished load tables are found in Appendix F.

4.2 Connection Tables

Connection design is based on the assumption that the lamella connection can be modeled as a double-shear connection, as shown in Figure 47.

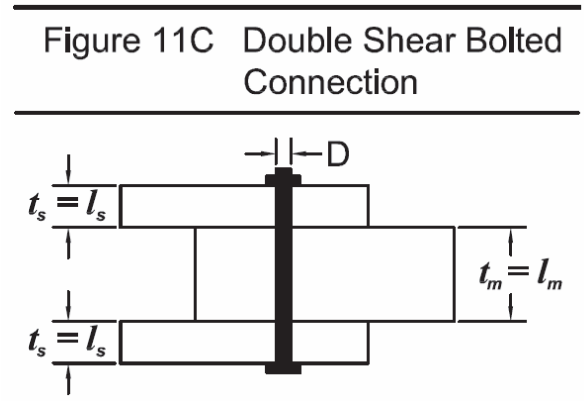


Figure 47 - Double Shear Bolted Connection [10].

As seen in Section 2.1.1, the actual geometry is a little more complicated (see Figure 17) but the approximation is close enough. Since the lamellas are all the same thickness, ℓ_s would be equal to t, the thickness of the member, and

$$\ell_m = \frac{t}{\cos 2\theta}. \tag{83}$$

These two values are used in determining the shear capacity of the connection.

The NDS stipulates finding several yield limit states for a double shear connection. These limit states are shown in Appendix A, Figure A-1. Since the connection is double shear, only modes I_m, I_s, III_s, and IV apply, each with its own yield limit equation. They are

$$I_m : Z = \frac{D\ell_m F_{em}}{R_d}, \tag{84}$$

$$\mathrm{I_s}: \; Z = \frac{D\ell_s F_{es}}{R_d}, \tag{85}$$

$$\mathrm{III_s}: \; Z = \frac{2k_3 D\ell_s F_{em}}{\left(2+R_e\right)R_d}, \tag{86}$$

and

$$\mathrm{IV}: \; Z = \frac{2D^2}{R_d}\sqrt{\frac{2F_{em}F_{yb}}{3\left(1+R_e\right)}}, \tag{87}$$

where

$D =$ dowel diameter, in,
$F_{yb} =$ dowel bending yield strength, psi,
$R_d =$ reduction term,
$R_e = F_{em}/F_{es}$,
$\ell_m =$ main member dowel bearing length, in,
$\ell_s =$ side member dowel bearing length, in,
$F_{em} =$ main member dowel bearing strength, psi,
$F_{es} =$ side member dowel bearing strength, psi,

and

$$k_3 = -1 + \sqrt{\frac{2\left(1+R_e\right)}{R_e} + \frac{2F_{yb}\left(2+R_e\right)D^2}{3F_{em}\ell_s^2}}. \tag{88}$$

At this point some simplifications and substitutions can be made. To start, F_{em} and F_{es} are dependent only on the wood specific gravity and the dowel diameter, making them the same value [10]:

$$F_{em} = F_{es} = F_{e\perp} = \frac{6{,}100G^{1.45}}{\sqrt{D}}.$$

The $F_{e\perp}$ equation is used since the shear load acts perpendicular to grain. Since F_{em} and F_{es} are the same value, R_e simplifies to one. Completing the substitutions yields:

$$k_3 = -1 + \sqrt{4 + \frac{F_{yb} D^{2.5}}{3{,}050 t^2 G^{1.45}}}, \tag{89}$$

$$\mathrm{I_m}: \; Z = \frac{6{,}100 G^{1.45} t \sqrt{D}}{R_d \cos 2\theta}, \tag{90}$$

$$\mathrm{I_s}: \; Z = \frac{12{,}200 G^{1.45} t \sqrt{D}}{R_d}, \tag{91}$$

$$\mathrm{III_m}: \; Z = \frac{12{,}200 k_3 G^{1.45} t \sqrt{D}}{3 R_d}, \tag{92}$$

and

$$\mathrm{IV}: \; Z = \frac{2D^2}{R_d} \sqrt{\frac{6{,}100 G^{1.45} F_{yb}}{9\sqrt{D}}}. \tag{93}$$

The R_d value changes depending on the yield mode. Figure 48 shows how it is determined. The footnote in the table notes that for threaded fasteners with a nomimal diameter greater than or equal to ¼″ and a root diameter, D_r, less than ¼″ (i.e., ¼″ and 5/16″ bolts),

$$R_d = K_D K_\theta,$$

where

$$K_D = 10 D_r + 0.5,$$

and K_θ is the same as shown in Figure 48. In all cases, since the shear is perpendicular to grain, θ is 90° and K_θ becomes 1.25.

Table 11.3.1B Reduction Term, R_d

Fastener Size	Yield Mode	Reduction Term, R_d
$0.25'' \le D \le 1''$	I_m, I_s	$4\ K_\theta$
	II	$3.6\ K_\theta$
	III_m, III_s, IV	$3.2\ K_\theta$
$D < 0.25''$	I_m, I_s, II, III_m, III_s, IV	K_D[1]

Notes:

$K_\theta = 1 + 0.25(\theta - 90)$

$\theta =$ maximum angle of load to grain $(0 \le \theta \le 90)$ for any member in a connection

$D =$ diameter, in. (see 11.3.6)

$K_D = 2.2$ for $D \le 0.17"$

$K_D = 10D + 0.5$ for $0.17" < D < 0.25"$

1. For threaded fasteners where nominal diameter (see Appendix L) is greater than or equal to 0.25″ and root diameter is less than 0.25″, $R_d = K_D K_\theta$.

Figure 48 - Reduction Term, R_d [10].

5 Lamella Strength and Connection Design

The following sections will display how one analyzes a lamella section for design adequacy and how one would design the connection to withstand the loads applied on it.

5.1 Lamella Strength Analysis

The lamella is designed based on the assumption that it acts like a beam-column with biaxial bending and compression. Testing done by the author (see Section 7.3.1) backs up this assumption. According to the NDS Section 3.9.2, the equation for bending and axial compression is

$$\left[\frac{f_c}{F_c'}\right]^2 + \frac{f_{b1}}{F_{b1}'\left[1-\left(f_c/F_{cE1}\right)\right]} + \frac{f_{b2}}{F_{b2}'\left[1-\left(f_c/F_{cE2}\right)-\left(f_{b1}/F_{bE}\right)^2\right]} \le 1.0 \tag{94}$$

where

$$f_c < F_{cE1} = \frac{0.822E_{\min}'}{\left(\frac{\ell_{e1}}{d_1}\right)^2}, \tag{95}$$

$$f_c < F_{cE2} = \frac{0.822E_{\min}'}{\left(\frac{\ell_{e2}}{d_2}\right)^2}, \tag{96}$$

$$f_{b1} < F_{bE} = \frac{1.20E_{\min}'}{\left(R_B\right)^2}, \tag{97}$$

with

f_{b1} = actual edgewise bending stress (bending load applied to narrow face of member),
f_{b2} = actual flatwise bending stress (bending load applied to wide face of member),
f_c = actual compressive stress from axial load,
d_1 = wide face dimension (lamella depth),
d_2 = narrow face dimension (lamella thickness),
ℓ_e = effective column length (NDS Section 3.7.1.2),

and

$$F'_{b1} = F_b C_D C_M C_t C_L C_F C_{fu} C_i C_r, \tag{98}$$

$$F'_{b2} = F_b C_D C_M C_t C_L C_F C_{fu} C_i C_r, \tag{99}$$

$$F'_c = F_c C_D C_M C_t C_F C_i C_P \tag{100}$$

and

$$E'_{\min} = E_{\min} C_M C_t C_i C_T. \tag{101}$$

Since the lamella is continually braced in the weak direction by the roof diaphragm, Equation (96) essentially becomes infinite, which reduces Equation (94) to

$$\left[\frac{f_c}{F'_c}\right]^2 + \frac{f_{b1}}{F'_{b1}\left[1-\left(f_c/F_{cE1}\right)\right]} + \frac{f_{b2}}{F'_{b2}\left[1-\left(f_{b1}/F_{bE}\right)^2\right]} \le 1.0. \tag{102}$$

As stated before, the C_D factor has already been normalized to 1.0. Also, for most of the adjustment factor C values, the values can be eliminated by setting them equal to 1.0, as well. Since the lamella roof is most likely going to be built indoors, the moisture, temperature, and incising factors - C_M, C_t, and C_i, respectively - will be equal to 1.0.

In strong-axis bending, the flat use factor C_{fu} drops to 1.0 since it is bending edge-wise. For the maximum positive moment, the compression edge of the lamella is continually

braced by the sheathing on top, and the beam stability factor C_L becomes 1.0, as well. For the maximum negative moment, the compression edge is only braced at the lamella ends and at the halfway point by the adjacent lamellas. Assuming the lamella is loaded with a uniformly distributed load, the effective length ℓ_e can be one of two values. If the unsupported length ℓ_u divided by the lamella depth is less than seven ($\ell_u/d < 7$), then

$$\ell_e = 2.06\ell_u. \tag{103}$$

If the ratio is above seven, then the effective length becomes

$$\ell_e = 1.63\ell_u + 3d. \tag{104}$$

The beam stability factor is then found by

$$C_L = \frac{1+\left(F_{bE}/F_b^*\right)}{1.9} - \sqrt{\left[\frac{1+\left(F_{bE}/F_b^*\right)}{1.9}\right]^2 - \frac{F_{bE}/F_b^*}{0.95}}, \tag{105}$$

where

$$F_b^* = F_b C_D C_M C_t C_F C_i C_r,$$

$$F_{bE} = \frac{1.20E'_{\min}}{R_B^2}, \tag{106}$$

and

$$R_B = \sqrt{\frac{\ell_e d}{b^2}}, \tag{107}$$

where b is the thickness of the lamella and R_B shall not exceed 50. The two different C_L values must be used in conjunction with their respective moments when using Equation (102) to check the beam-column.

In weak-axis bending, the flat-use factor C_{fu} is given by Tables 4A, 4B, 4C, and 4F of the NDS 2005 Supplement. The beam stability factor C_L is 1.0 since its depth is less than its width.

The size factor C_F depends on the size of the member and the species and will change depending on the lamella size. Unless the lamellas are spaced at 24 inches or less, the repetitive member factor C_r will be equal to 1.0, as well (it will be 1.15 otherwise). Since the lamella roof does not meet any of the specifications of NDS Section 4.4.2, the buckling stability factor C_T is also equal to 1.0.

Finding the column stability factor C_P is a little more involved. For starters, the NDS limits the slenderness ratio ℓ_e/d to 50 (75 during construction), where

$$\ell_e = K_e \ell. \tag{108}$$

The connections between the lamellas are assumed to be pinned-pinned so the effective length factor K_e is equal to 1.0. The lamellas are braced continuously in the weak direction by the roof sheathing so the Y-Y axis slenderness ratio is zero. The side lamellas, though they brace the continuous lamella at the half-points, only brace in the weak direction; thus, the effective length in the X-X axis is

$$\ell_e = \ell. \tag{109}$$

In reality, the lamella would have to be very long and very shallow in order for the slenderness ratio to be greater than 50. For example, a 2x8 lamella with a depth of 7.25 inches would have to be over 30 feet long for this to happen.

Equation 3.7-1 of the NDS then gives the column stability factor as

$$C_P = \frac{1+\left(F_{cE}/F_c^*\right)}{2c} - \sqrt{\left[\frac{1+\left(F_{cE}/F_c^*\right)}{2c}\right]^2 - \frac{F_{cE}/F_c^*}{c}}, \tag{110}$$

where

$F_c^* = F_c C_D C_M C_t C_F C_i$,
$c = 0.8$ for sawn lumber,
$c = 0.85$ for round timber poles and piles,
$c = 0.9$ for structural glued laminated timber or structural composite lumber,

and F_{cE} is the same as in Equation (95).

The thrust and moments found in the Load Tables must be adjusted to take the skew of the lamella arches and the length of the lamellas into consideration. The moment in the strong direction must be multiplied by the spacing of the lamellas and divided by the cosine of the skew angle since the lamella follows the skewed arch [3]:

$$M_{x,lam} = \frac{\left(\text{Spacing}\right)\left(M_{load\ table}\right)}{\cos\theta}. \tag{111}$$

The thrust is taken up by two lamellas, since the compressive force can go two ways in each connection node [3]:

$$F_{a,lam} = \frac{\left(\text{Spacing}\right)\left(F_{a,load\ table}\right)}{2\cos\theta}. \tag{112}$$

In the weak direction, the moment is generated by the force couple created by the side lamellas abutting the middle lamella, which is simply the axial thrust multiplied by the shift of the connection:

$$M_{y,lam} = \left(F_{a,lam}\right)\left(s\right). \tag{113}$$

With a chosen trial section one can begin the process of checking the section for adequacy. First, one finds the bending and compressive stresses by

$$f_{b1} = \frac{M_{x,lam}}{S_{xx}}, \tag{114}$$

$$f_{b2} = \frac{M_{y,lam}}{S_{yy}}, \tag{115}$$

and

$$f_c = \frac{F_{a,lam}}{A}. \tag{116}$$

After these calculations, it is a simple matter of checking the calculated stresses for compliance in the interaction equation from Equation (102). It is important to note that this calculation must be done twice – once for the maximum positive moment and once for the maximum negative moment, each calculated with their respective C_L values.

5.2 Connection Design

Since the connections between lamellas are achieved using dowel-type fasteners, the equation for the reference design value is

$$Z' = ZC_D C_M C_t C_g C_\Delta C_{eg} C_{di} C_{tn}, \tag{117}$$

where

C_D = Load Duration Factor,
C_M = Wet Service Factor,
C_t = Temperature Factor,
C_g = Group Action Factor,
C_Δ = Geometry Factor,
C_{eg} = End Grain Factor,
C_{di} = Diaphragm Factor,
C_{tn} = Toe-Nail Factor.

Again, the C_D factor is normalized to 1.0 as in Section 4.1. Unless the building is exposed to the elements, the C_M and C_t factors will most likely be 1.0 as well.

The calculation for the group action factor is rather long. To begin,

$$C_g = \left[\frac{m\left(1-m^{2n}\right)}{n\left[\left(1+R_{EA}m^n\right)\left(1+m\right)-1+m^{2n}\right]} \right] \left[\frac{1+R_{EA}}{1-m} \right], \tag{118}$$

where

$n =$ number of fasteners in a row,

$$R_{EA} = \min\left[\frac{E_s A_s}{E_m A_m}, \frac{E_m A_m}{E_s A_s}\right],$$

$E_m =$ modulus of elasticity of main member, psi,

$E_S =$ modulus of elasticity of side member, psi,

$A_m =$ cross-sectional area of main member, in^2,

$A_s =$ cross-sectional area of side member, in^2,

$$m = u - \sqrt{u^2 - 1},$$

$$u = 1 + \gamma \frac{s}{2}\left[\frac{1}{E_m A_m} + \frac{1}{E_s A_s}\right],$$

$s =$ center-to-center spacing between adjacent fasteners in a row, in,

$\gamma = 180,000 D^{1.5}$ (for dowel-type fasteners in wood-to-wood connections).

However, since the side member and main members are the same material, and the side lamella area will always be less than the middle lamella due to the curvature cut,

$$E_m = E_s = E,$$

$$R_{EA} = \frac{A_s}{A_m},$$

$$u = 1 + \frac{180,000 D^{1.5} s}{2E}\left[\frac{1}{A_m} + \frac{1}{A_s}\right].$$

The geometry factor, if the designer follows the diagrams in Figure 15 and Figure 16, can be equal to the value shown for those figures. If it falls somewhere between, C_Δ can be found through one of two ways. To quote the NDS,

> When dowel-type fasteners are used and the actual end distance for parallel or perpendicular to grain loading is greater than or equal to the minimum end distance (see Figure 11) for $C_\Delta = 0.5$, but less than the minimum end distance for $C_\Delta = 1.0$, the geometry factor, C_Δ, shall be determined as follows:

$$C_\Delta = \frac{\text{actual end distance}}{\text{minimum end distance for } C_\Delta = 1.0},$$

and

> When the actual spacing between dowel-type fasteners in a row for parallel or perpendicular to grain loading is greater than or equal to the minimum spacing (see Figure 12), but less than the minimum spacing for $C_\Delta = 1.0$, the geometry factor, C_Δ, shall be determined as follows:
>
> $$C_\Delta = \frac{\text{actual spacing}}{\text{minimum spacing for } C_\Delta = 1.0}. \quad [10]$$

The end grain factor, C_{eg}, only applies when a fastener is loaded in withdrawal from the end grain of a member and can be set to 1.0. Since the lamella connection is not part of a diaphragm, the C_{di} is also 1.0. And, since the connections are not toe-nailed, C_{tn} is equal to 1.0 as well.

The connection joint between the continuous and non-continuous lamellas must be designed to handle both vertical shear perpendicular to grain and thrust parallel to grain as a result of the eccentric connection. The vertical shear can be found by [16]:

$$V_\perp = \frac{4M_{x,lam}}{\ell}, \tag{119}$$

where $M_{x,lam}$ is the moment in the strong axis of the lamella resulting from the chosen loading combination.

The thrust parallel to grain results in tension in the bolts. According to Scofield [3], the magnitude of this tension is found by

$$T_{bolts} = \frac{2F_{a,lam}\cos\theta}{\tan 2\theta}, \tag{120}$$

where $F_{a,lam}$ is the thrust in each lamella and θ is the skew angle of the lamella arch. This tension would be split evenly between the bolts in the connection. Also, the tension in

the bolt would need to be transferred to the lamella through a washer of appropriate surface area so as not to crush the surrounding wood, as discussed later in this section [16].

The tensile capacity of a bolt is found by multiplying the diameter of the bolt by its yielding stress [4]. However, since there is a reduction in area due to the threads at the end of the bolt, one must use the root diameter D_r for calculations:

$$T_{cap} = D_r F_{y,bolt}. \tag{121}$$

The yielding stress of the bolts is usually 36,000 psi. Using this information, Table 11 was created.

Table 11 - Strength Properties for Standard Hex Bolts.

Properties for Standard Hex Bolts			
Diameter [D]	Root Diameter [D_r] (in)	Root Area [A_r] (in^2)	Tensile Capacity [Z] (lbs)
1/4"	0.189	0.028	1005
5/16"	0.245	0.047	1695
3/8"	0.298	0.070	2510
1/2"	0.406	0.129	4660
5/8"	0.514	0.207	7465
3/4"	0.627	0.309	11115
7/8"	0.739	0.429	15440
1"	0.847	0.563	20280

Washers are used to transfer the tension load from the bolts to the lamellas and must be designed so as not to crush the surrounding wood. First, one must compute the compression strength of the wood perpendicular to grain [10]:

$$F'_{c\perp} = F_{c\perp} C_M C_t C_i C_b. \tag{122}$$

If the lamella roof is enclosed such that the lamellas are indoors, the C_M, C_t, and C_i, factors will all drop to 1.0. The NDS has the following to say about the bearing area factor C_b:

> Reference compression design values perpendicular to grain, $F_{c\perp}$,apply to bearings of any length at the ends of a member, and to all bearings 6″ or more in length at any other location. For bearings less than 6″ in length and not nearer than 3″ to the end of a member, the reference compression design value perpendicular to grain, $F_{c\perp}$, shall be permitted to be multiplied by the following bearing area factor, C_b:
>
> $$C_b = \frac{\ell_b + 0.375}{\ell_b} \tag{123}$$
>
> where
>
> ℓ_b = bearing length measured parallel to grain, in. [10]

Since the bolts, and therefore the washers, are closer than 3″ to the end of the lamella, the bearing area factor does not increase the design compression strength perpendicular to grain and can be set to 1.0, as well.

From there, the necessary washer area needed for the tension developed in the bolts is found by

$$A_{washer} \geq \frac{T_{bolts}}{F'_{c\perp}}. \tag{124}$$

This washer area is split between the bolts in the connection and applies for the entire connection. In other words, half of the washer area is for one side of the connection and the other half for the other side.

It should be noted that due to friction between the bolts and the surrounding wood, the forces in the connection will be slightly less than those computed, yielding slightly conservative design values [16].

6 Design Example

In this section, the tables developed by the author are used to design an example lamella roof. The example is designed following the NDS 2005 Specification using the Allowable Stress Design (ASD) process. It should be noted that Load & Resistance Factor Design (LRFD) is a perfectly acceptable design approach; however, the tables developed by the author use ASD load combinations.

In this example, the combination of snow drift and dead loads likely generates the largest loads on the structure; however, due to the nature of the load tables it is impossible to tell. The following design criteria apply:

- 40 ft span (S = 40 ft)
- 10 ft rise (T = 10 ft)
- Southern Pine No.1 lumber
- Structure dead load (D) = 10 psf
- Construction live load (L_r) = 20 psf
- Grounld snow load (p_g) = 30 psf
- Basic wind speed (V) = 120 mph
- 10 lamellas per arch (n = 10)
- Skew angle of 19° (θ = 19°)

6.1 Lamella Strength Check

First one must find the nominal length ℓ of the lamellas. Thus,

$$R = \frac{4T^2 + S^2}{8T} = \frac{4(10')^2 + (40')^2}{8(10')} = 25',$$

$$2\phi = \frac{\beta}{n} = \frac{2}{n}\arccos\left(\frac{R-T}{R}\right) = \frac{2}{10}\arccos\left(\frac{25'-10'}{25'}\right) = 10.62°,$$

$$\ell_{c-c} = 2R\sin\phi = 2(25')\sin\left(\frac{10.62°}{2}\right) = 4.63',$$

$$\ell = \frac{\ell_{c-c}}{\cos\theta} = \frac{6.604'}{\cos(19°)} = \boxed{4.90'}.$$

Looking at Table 1, this length of lamella at a skew of 19° gives a spacing of about 1.59 feet. From looking at the load tables in Appendix E, the following loads (per foot section of arch) are caused by the aforementioned design criteria:

- R_y = 545 lbs
- R_x = 520 lbs
- F_a = 755 lbs
- M^- = -8800 in-lbs
- M^+ = 10110 in-lbs

The axial thrust in each lamella is then found by

$$F_{a,lam} = \frac{\left(755\ \text{lbs}/\text{ft}\right)(1.59')}{2\cos(19°)} = \boxed{636\ \text{lbs}},$$

and the moments are

$$M^{-}_{x,lam} = \frac{(1.59')\left(-8800 \text{ in-lbs}/\text{ft}\right)}{\cos(19°)} = \boxed{-14837 \text{ in-lbs}},$$

$$M^{+}_{x,lam} = \frac{(1.59')\left(10110 \text{ in-lbs}/\text{ft}\right)}{\cos(19°)} = \boxed{17046 \text{ in-lbs}},$$

$$M_{y,lam} = (636 \text{ lbs})(3.79'') = \boxed{2865 \text{ in-lbs}}.$$

The lamella must now be designed as a biaxial beam-column to withstand the combined thrust and moment for both positive and negative moment. For the positive moment, the compression side of the member is assumed to be braced continuously by the sheathing on the rooftop. For the negative moment, the side lamellas abut the continuous lamella at the half-points providing lateral bracing, giving an unbraced length of half of the lamella length. The weak-axis bending is assumed to be braced at the endpoints only. A 2x10 trial section will be used for the strength checks – it has the following characteristics [10]:

- A = 13.88 in^2
- S_{xx} = 21.39 in^3
- S_{yy} = 3.469 in^3
- F_b = 1300 psi
- F_c = 1600 psi
- E_{min} = 620,000 psi

Since the size of the bolts is unknown, the shift of the connection cannot be immediately found. The author assumes ½″ bolts in design which, according to Table 2, gives a shift of 3.79″. The forces due to the thrust and moments are as follows:

$$f_c = \frac{F_{a,lam}}{A} = \frac{636 \text{ lbs}}{13.88 \text{ in}^2} = \boxed{45.9 \text{ psi}},$$
$$f_{b1}^{-} = \frac{M_{x,lam}^{-}}{S_{xx}} = \frac{14837 \text{ in-lbs}}{21.39 \text{ in}^3} = \boxed{693.6 \text{ psi}},$$
$$f_{b1}^{+} = \frac{M_{x,lam}^{+}}{S_{xx}} = \frac{17046 \text{ in-lbs}}{21.39 \text{ in}^3} = \boxed{796.9 \text{ psi}},$$

and

$$f_{b2} = \frac{M_{y,lam}}{S_{yy}} = \frac{2865 \text{ in-lbs}}{3.469 \text{ in}^3} = \boxed{825.8 \text{ psi}}.$$

Now the adjustment factors must be found. Since the lamellas are spaced at less than 24″ on-center, the repetitive member factor C_r can be set to 1.15, which increases the bending strength of the lumber. From here, the beam stability factor C_L for the negative moment is calculated:

$$\frac{\ell_u}{d_1} = \frac{\left(4.90'/2\right)\left(12 \text{ in}/\text{ft}\right)}{9.25''} = 3.18' < 7.0,$$
$$\ell_e = 2.06\ell_u = 2.06\left(4.90'/2\right)\left(12 \text{ in}/\text{ft}\right) = 60.52'',$$

$$R_B = \sqrt{\frac{\ell_e d}{b^2}} = \sqrt{\frac{(60.52'')(9.25'')}{(1.5'')^2}} = 15.77,$$

$$E'_{\min} = E_{\min} C_M C_t C_i C_T = (620{,}000 \text{ psi})(1.0)(1.0)(1.0)(1.0) = 620{,}000 \text{ psi},$$

$$F_{bE} = \frac{1.20 E'_{\min}}{R_B^2} = \frac{1.20(620{,}000 \text{ psi})}{(15.77)^2} = 2990 \text{ psi},$$
$$F_b^* = F_b C_D C_M C_t C_F C_i C_r = (1300 \text{ psi})(1.0)(1.0)(1.0)(1.0)(1.0)(1.15),$$
$$F_b^* = 1495 \text{ psi},$$

$$C_L = \frac{1+\left(F_{bE}/F_b^*\right)}{1.9} - \sqrt{\left[\frac{1+\left(F_{bE}/F_b^*\right)}{1.9}\right]^2 - \frac{F_{bE}/F_b^*}{0.95}},$$

$$C_L = \frac{1+(2990/1495)}{1.9} - \sqrt{\left[\frac{1+(2990/1495)}{1.9}\right]^2 - \frac{2990/1495}{0.95}},$$

$$C_L = \boxed{0.956}.$$

Now, the column stability factor C_P is determined:

$$F_{cE} = \frac{0.822E'_{\min}}{\left(\frac{\ell_e}{d}\right)^2} = \frac{0.822(620{,}000\text{ psi})}{\left(\frac{(4.90')(12\text{ in/ft})}{9.25''}\right)^2} = 12630\text{ psi},$$

$$F_c^* = F_c C_D C_M C_t C_F C_i = (1600\text{ psi})(1.0)(1.0)(1.0)(1.0)(1.0) = 1600\text{ psi},$$

$$c = 0.8,$$

$$C_P = \frac{1+\left(F_{cE}/F_c^*\right)}{2c} - \sqrt{\left[\frac{1+\left(F_{cE}/F_c^*\right)}{2c}\right]^2 - \frac{F_{cE}/F_c^*}{c}},$$

$$C_P = \frac{1+(12630/1600)}{2(0.8)} - \sqrt{\left[\frac{1+(12630/1600)}{2(0.8)}\right]^2 - \frac{12630/1600}{0.8}},$$

$$C_P = \boxed{0.973}.$$

Now, the remaining three design stresses for the unity check equation follow:

$$F'_{b1} = F_b C_D C_M C_t C_L C_F C_{fu} C_i C_r = (1300\text{ psi})(1.0)(1.0)(1.0)(0.956)(1.0)(1.0)(1.0)(1.15),$$

$$F'_{b1} = 1430\text{ psi}.$$

The above F'_{b1} applies to the negative moment since the C_L value is for an unbraced length of 2.45 feet. For the positive moment with the compression edge continually braced, C_L = 1.0 and

$$F'_{b1} = F_b C_D C_M C_t C_L C_F C_{fu} C_i C_r = (1300 \text{ psi})(1.0)(1.0)(1.0)(1.0)(1.0)(1.0)(1.0)(1.15),$$
$$F'_{b1} = 1495 \text{ psi}.$$

For the compressive strength parallel to grain,

$$F'_c = F_c C_D C_M C_t C_F C_i C_P = (1600 \text{ psi})(1.0)(1.0)(1.0)(1.0)(1.0)(0.973),$$
$$F'_c = 1556 \text{ psi}.$$

From here, it is a simple matter to plug the values into the modified unity equation. For the negative moment:

$$\left[\frac{f_c}{F'_c}\right]^2 + \frac{f_{b1}}{F'_{b1}\left[1-\left(f_c/F_{cE1}\right)\right]} + \frac{f_{b2}}{F'_{b2}\left[1-\left(f_{b1}/F_{bE}\right)^2\right]} \le 1.0,$$

$$\left[\frac{45.9 \text{ psi}}{1556 \text{ psi}}\right]^2 + \frac{693.6 \text{ psi}}{(1430 \text{ psi})\left[1-\left(\frac{45.9 \text{ psi}}{12630 \text{ psi}}\right)\right]} + \frac{825.8 \text{ psi}}{(1794 \text{ psi})\left[1-\left(\frac{693.6 \text{ psi}}{2990 \text{ psi}}\right)^2\right]} \le 1.0,$$

$$\boxed{0.974 < 1.0 \quad \text{O.K.}},$$

and the positive moment is

$$\left[\frac{45.9 \text{ psi}}{1556 \text{ psi}}\right]^2 + \frac{796.9 \text{ psi}}{(1495 \text{ psi})\left[1-\left(\frac{45.9 \text{ psi}}{12630 \text{ psi}}\right)\right]} + \frac{825.8 \text{ psi}}{(1794 \text{ psi})\left[1-\left(\frac{796.9 \text{ psi}}{2990 \text{ psi}}\right)^2\right]} \le 1.0,$$

$$\boxed{1.031 > 1.0}.$$

The unity equation checks out for the negative moment but is about 3% high for the positive moment. However, since the loads on the arch are generally overstated and the stiffness of the roof will increase with the addition of the roof diaphragm, this extra 3% is of small concern and can most likely be ignored. Thus, a 2x10 section is adequate for design.

It should also be noted that the end supports of the arch need to be designed to carry 520 lbs. of lateral force per foot and 545 lbs. of gravity load per foot.

6.2 Connection Design

As mentioned in Section 4, there are two load paths in the connection. First, the vertical shear through the connection is found by

$$V_{\perp} = \frac{4M^{+}_{x,lam}}{\ell} = \frac{4\left(17046 \text{ in-lbs}\right)}{4.90'\left(12\,{}^{\text{in}}\!/_{\text{ft}}\right)} = \boxed{1160 \text{ lbs}}.$$

The positive moment is used because its magnitude is greater than that of the negative moment.

The tension due to the eccentric connection is

$$T_{bolts} = \frac{2F_{a,lam}\cos\theta}{\tan 2\theta} = \frac{2\left(636 \text{ lbs}\right)\left(\cos 19°\right)}{\tan 38°} = \boxed{1540 \text{ lbs}}.$$

From Equation (117), we know that the strength of a connection is determined by

$$Z' = ZC_D C_M C_t C_g C_\Delta C_{eg} C_{di} C_{tn}.$$

The duration, moisture, temperature, end grain, diaphragm action, and toe-nail factors can all be set to 1.0 as discussed in Section 5.2. For determining the group action factor, a couple properties of the lamella must be found first. From Equation (11), the total length of the lamella, assuming ½″ bolts, is

$$\ell_T = \frac{2R\sin\phi}{\cos\theta} + \frac{t + 2D\tan 2\theta}{2\sin\theta\cos\theta} + \frac{t}{\tan 2\theta},$$

$$\ell_T = \frac{2(25')\left(12''/1'\right)\sin(5.31°)}{\cos(19°)} + \frac{1.5'' + 2(0.5'')\tan(38°)}{2\sin(19°)\cos(19°)} + \frac{1.5''}{\tan(38°)},$$

$$\ell_T = 65.09'' \approx 5' - 5\,{}^{3}\!/_{32}''.$$

Then, the angle ϕ_T is

$$\phi_T = \arcsin\left(\frac{\ell_T}{2R}\right) = \arcsin\left(\frac{65.09''}{2(25')\left(12''/1'\right)}\right) = 6.228°,$$

which means that the rise of the individual lamella, according to Equation (16), is

$$T' = R - \frac{\ell_T}{2\tan\phi_T} = (25')\left(12''/1'\right) - \frac{65.09''}{2\tan(6.228°)} = 1.77'',$$

which must be subtracted from the depth of the lamella to find its depth at the connecting end. Since a 2x10 has a depth of 9.25″, the depth at the connecting ends would be 7.48″.

Looking at Table B-4, the maximum length of a lamella for ½″ bolts while still keeping the geometry factor C_Δ equal to 1.0 is 8.5′ for three bolts and a radius of 25′. Since the total length of lamella is under that maximum, the spacing for keeping C_Δ equal to 1.0 should be used. According to Figure 16, this spacing is 4*D*, which would be 2″ for ½″ bolts.

For the group action factor,

$$E_m = E_s = E = 620{,}000 \text{ psi},$$

$$R_{EA} = \frac{A_s}{A_m} = \frac{(7.48'')(1.5'')}{13.88 \text{ in}^2} = 0.808.$$

Then, with a spacing of 2″,

$$u = 1 + \frac{180{,}000 D^{1.5} s}{2E}\left[\frac{1}{A_m} + \frac{1}{A_s}\right],$$

$$u = 1 + \frac{180{,}000\left(0.5''\right)^{1.5}\left(2''\right)}{2\left(620{,}000 \text{ psi}\right)}\left[\frac{1}{13.88 \text{ in}^2} + \frac{1}{\left(7.48''\right)\left(1.5''\right)}\right],$$

$$u = 1.107,$$

$$m = u - \sqrt{u^2 - 1} = \left(1.107\right) - \sqrt{\left(1.107\right)^2 - 1} = 0.8339.$$

Plugging these values in to solve for the geometry factor yields

$$C_g = \left[\frac{m\left(1 - m^{2n}\right)}{n\left[\left(1 + R_{EA} m^n\right)\left(1 + m\right) - 1 + m^{2n}\right]}\right]\left[\frac{1 + R_{EA}}{1 - m}\right],$$

$$C_g = \left[\frac{\left(0.8339\right)\left(1 - \left(0.8339\right)^{2(3)}\right)}{(3)\left[\left(1 + \left(0.808\right)\left(0.8339\right)^3\right)\left(1 + 0.8339\right) - 1 + \left(0.8339\right)^{2(3)}\right]}\right]\left[\frac{1 + 0.808}{1 - 0.8339}\right],$$

$$\boxed{C_g = 0.990.}$$

Essentially, the design strength of the connection will only be reduced by 1% since the geometry factor is the only one not equal to 1.0.

Table F-1 shows that a ½″ bolt can withstand 530 lbs of shear for southern pine (G = 0.55), so three bolts would have a shear capacity of

$$Z' = ZC_D C_M C_t C_g C_\Delta C_{eg} C_{di} C_{tn},$$

$$Z' = (3)(530 \text{ lbs})(1.0)(1.0)(1.0)(0.990)(1.0)(1.0)(1.0)(1.0) = 1570 \text{ lbs},$$

which is greater than the 1160 lbs required. Table 11 shows that a ½″ bolt has a tensile capacity of 4460 lbs so by observation, three of them are more than sufficient for the 1540 lbs required.

The compression strength perpendicular to grain of the lamella is

$$F'_{c\perp} = F_{c\perp} C_M C_t C_i C_b = (565 \text{ psi})(1.0)(1.0)(1.0)(1.0) = \boxed{565 \text{ psi}},$$

and the required area of washers is then

$$A_{washer} \geq \frac{T_{bolts}}{F'_{c\perp}} = \frac{1540 \text{ lbs}}{565 \text{ psi}} = \boxed{2.72 \text{ in}^2}.$$

Washer size should be specified by the engineer based on availability of materials. If regular stamped washers have insufficient area, oversized square washers may need to be used.

7 Prototype Models

In order to better visualize and demonstrate the concept of the lamella roof, two models were created. They gave the author a better understanding of how the lamella roof fits together and also demonstrated the ease of assembly of the system. Also, a steel model allowed the author to perform load testing with strain gauges.

7.2 Matboard Model

A proof-of-concept model was created using matboard connected with #3 solid brass fasteners. The lamella pieces were cut using a laser cutter and assembled by hand. While assembling the model (shown in Figure 49), the author noted that as more pieces were added to the lamella arch, the arch itself became more stiff, indicating an interaction having to do with the interesting connection style used by lamella construction.

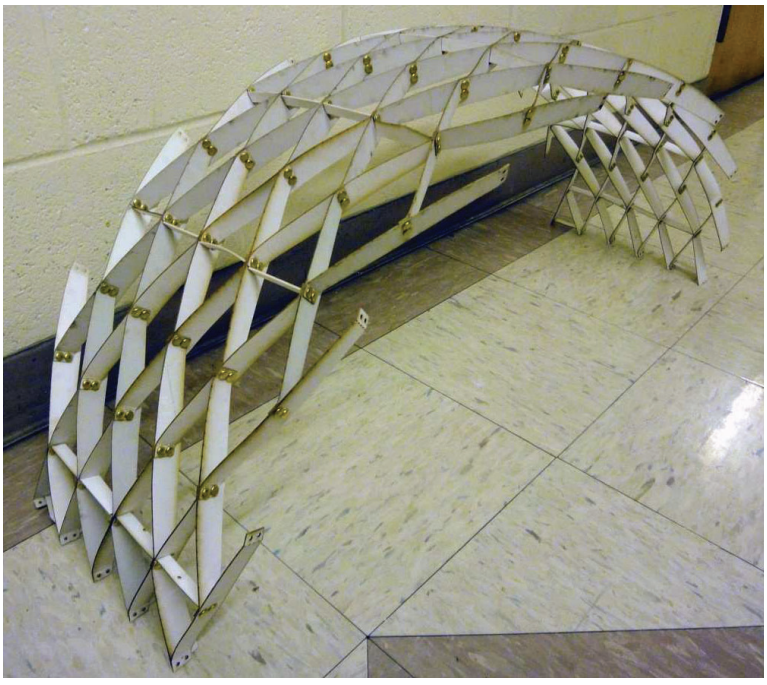


Figure 49 - Matboard Proof-of-Concept Model.

7.3 Steel Model

After the proof-of-concept model was made, a model made of sheet steel was fabricated and donated by H. Kubenik Metals of Milwaukee, WI. The model was precision-cut using a computer-controlled plasma cutter with the ends bent in a machine press (see Figure 50 and Figure 51). The steel model was approximately a two-times scale copy of the matboard model.



Figure 50 - Plasma Cutting of Steel Lamellas.



Figure 51 - Bending of Steel Lamellas.

After cutting and bending, the lamellas were assembled with machine screws, lock washers, and nuts to create a section of a lamella arch. The finished product is displayed in Figure 52.

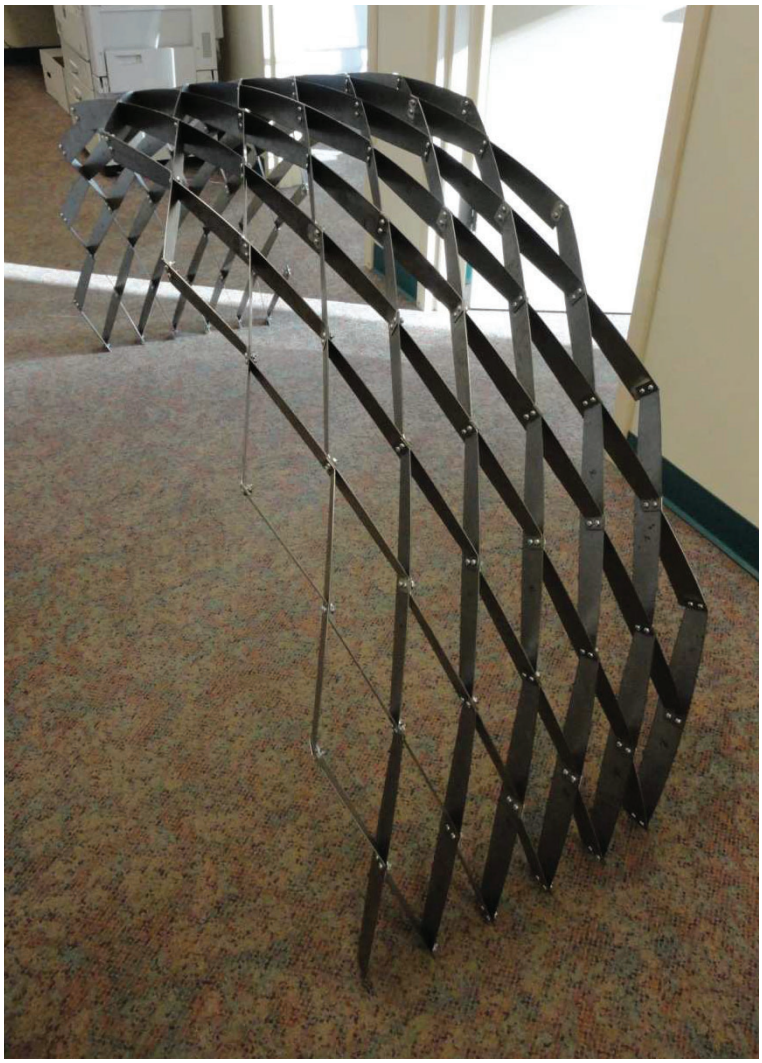


Figure 52 - Assembled Steel Lamella Arch.

Though hard to see in Figure 52, the top of the arch had a distinct curvature in the short direction, resulting in "cupping" of the entire structure. This is most likely due to the fact that the drafting model used for fabrication was not as exact as required for a perfect fit.

The properties of the steel arch ended up being:

- Span [S] = 75″
- Rise [T] = 37″
- Arch width of 24″

- 12 ga. A36 steel (thickness [t] = 0.1084″)
- 10-32 x ½″ machine screws
- 8.5 lamellas per arch (n = 8.5)
- Spacing = 4.145″
- Nominal depth of lamella [d] = 2.05″

7.3.1 Load Testing

The steel model was tested to see if the resultant stresses on the model fit with those predicted by the load table program created by the author. Special bearing plates were fabricated out of 2x4 lumber to act like pinned connections at the springing ends of the arch as shown in Figure 53.



Figure 53 - Steel Model Bearing Plates.

To find the stresses in the lamellas during testing, several strain gauges were affixed to the model, as depicted in Figure 54.

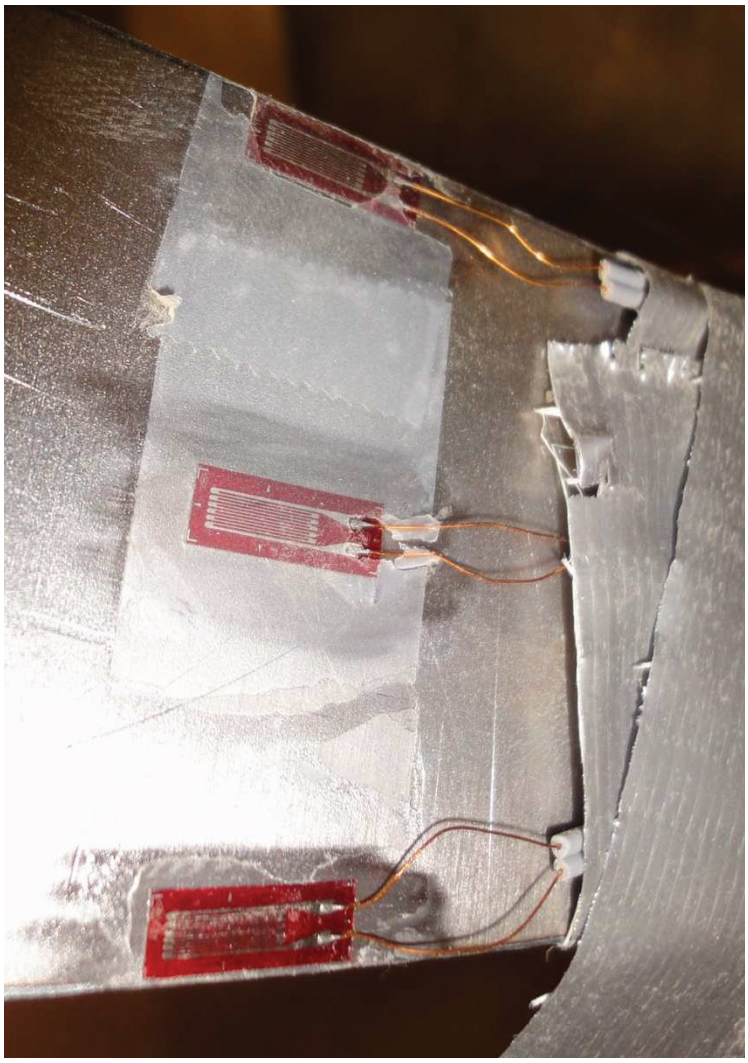


Figure 54 - Strain Gauge Close-up.

The strain gauges were placed in the middle of a lamella span to reduce any affects that stress concentrations might have had on the results. They were placed in three groups at different parts of the arch, as shown in Figure 55. The gauge groups are depicted with a black rectangle.

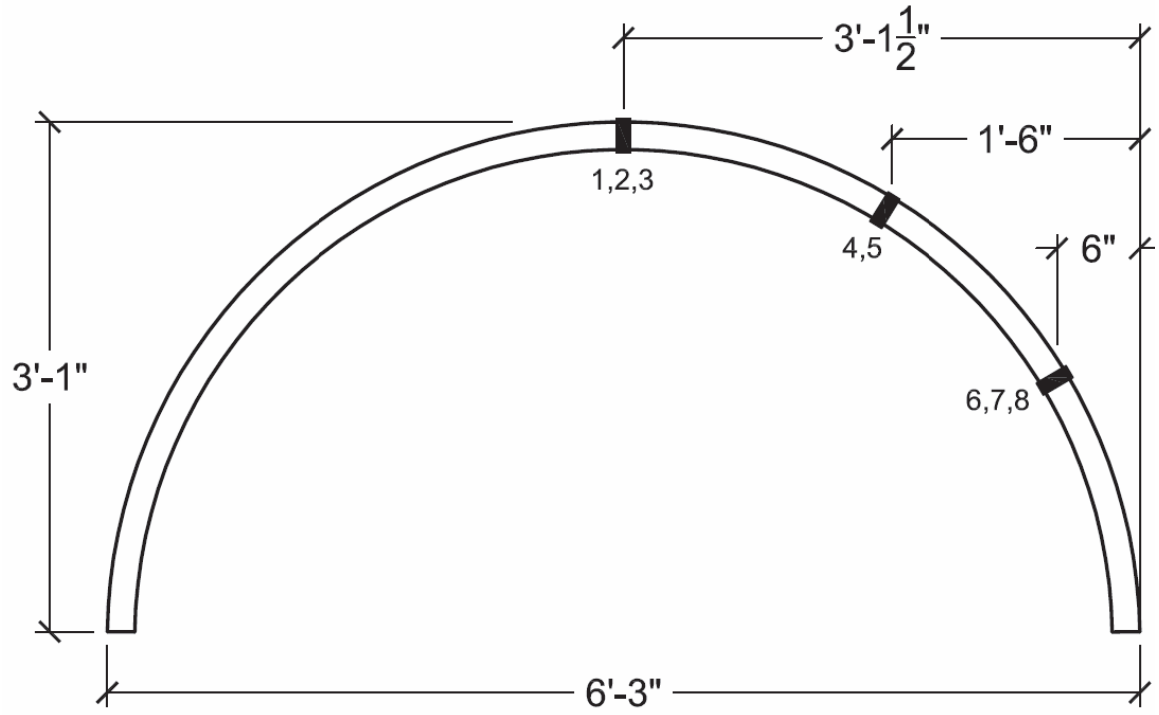


Figure 55 - Strain Gauge Locations.

The numbers next to the rectangles represent the locations of the numbered strain gauges. The gauge with the lower number is closer to the outside of the arch, i.e., SG1 is at the very top of the arch while SG3 is directly below it on the inside of the arch.

Three different loading patterns were used for testing, shown in Figure 56, Figure 57, and Figure 58, each to simulate a different real-world loading. Plastic bags, each filled with ten pounds of sand, were used to control the amount of load. The first series was to simulate a balanced snow load.



Figure 56 - Balanced Snow Load Simulation.

The second simulated a snow drift load by stacking sand bags on half of the structure. The sand bag loading does not exactly reflect the loading pattern depicted in the Simplified Figure 7-3 found in Appendix C since the loading is uniform. To counter this discrepancy, the loading pattern in the Simplified Figure 7-3 was averaged to $1.35p_f$ and the load put into the load table program was adjusted to match this value.

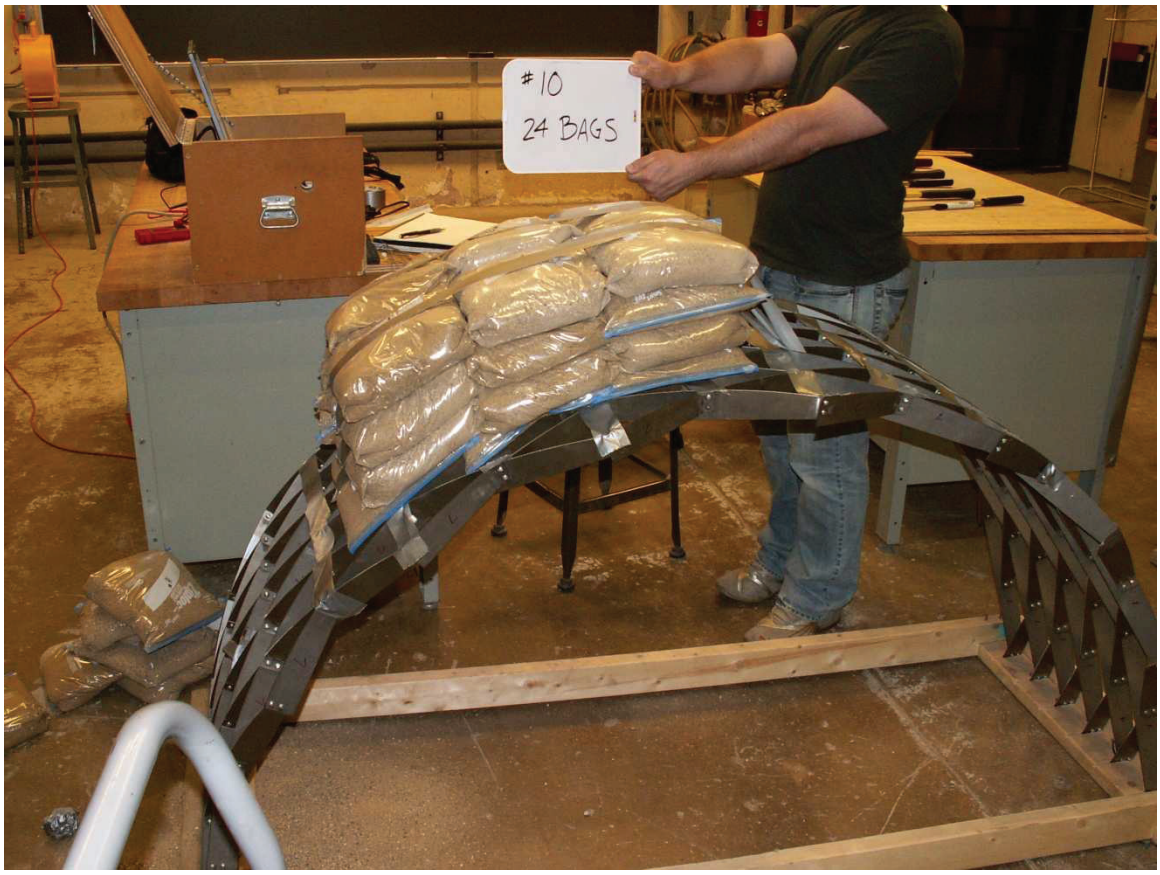


Figure 57 - Snow Drift Load Simulation.

The final loading stacked bags on the apex of the arch to simulate a point load. This point load would essentially be a lineal load along the length of the apex if the roof.



Figure 58 - Point Load Simulation.

Since the bags had a total bearing area of 10″ by 10″ (or 100 in^2), the corresponding area load would be 14.4 psf. Also, the point load simulation is modeled as a lineal load on the length of the apex, which would correlate to 12 plf per bag. These corresponding loads were inputted into the load table program developed by the author, then adjusted using the process outlined in the end of Section 5.1 to find the predicted stresses on the lamellas. Since the lamellas are in biaxial bending and compression, the stresses are summed to reflect correlate to the correct combination of compression and moment.

Table 12 displays a list of data found during the different loading tests. Perhaps most interesting are the data from Strain Gauges 6-8. It appears that weak axis bending was so

large that on the face the strain gauges were attached, the effects of strong axis bending and compression were not enough to put compressive stress into the fibers.

Table 12 - Strain Gauge Testing Data.

Load			Actual Stress [σ] (psi)							
			SG1	SG2	SG3	SG4	SG5	SG6	SG7	SG8
Balanced Snow	1	12 bags	-348	580	319	-290	435	1769	1682	841
	2	24 bags	-696	1160	1073	-377	841	3712	3219	1682
	3	36 bags	-1015	1653	1798	0	1624	5887	4901	2813
	4	48 bags	-1305	2291	2610	812	2755	8671	7308	4611
	5	60 bags	-1537	3045	3451	1885	4408	11687	10092	6902
	6	72 bags	-1769	4205	5423	2465	5771	15573	13949	10527
Snow Drift	7	6 bags	29	522	464	-1160	203	522	551	464
	8	12 bags	58	870	870	2523	493	1131	1189	1044
	9	18 bags	58	1218	1218	-3770	870	1769	1827	1624
	10	24 bags	87	1566	1595	-4901	1305	2436	2581	2291
	11	30 bags	87	1914	1943	-5829	1885	3219	3364	2987
	12	36 bags	116	2291	2407	-6728	2494	4031	4176	3654
Point Load	13	4 bags	-435	261	493	261	290	609	464	174
	14	8 bags	-725	725	1073	203	493	1044	725	290
	15	12 bags	-957	1131	1682	348	841	1624	1160	464
	16	16 bags	-1218	1508	2204	464	1131	2175	1566	667
	17	20 bags	-1537	1827	2813	638	1479	2871	2059	957
	18	24 bags	-1682	2291	3480	783	1769	3509	2523	1218

The data showing the predicted stress values are shown in Table 13.

Table 13 - Predicted Fiber Stresses.

Load			Program Stress [σ] (psi)							
			SG1	SG2	SG3	SG4	SG5	SG6	SG7	SG8
Balanced Snow	1	12 bags	-1125	-355	414	521	516	1463	670	-122
	2	24 bags	-2249	-711	828	1042	1031	2926	1341	-244
	3	36 bags	-3374	-1066	1243	1564	1547	4389	2011	-367
	4	48 bags	-4499	-1421	1657	2085	2062	5852	2681	-489
	5	60 bags	-5624	-1776	2071	2606	2578	7315	3352	-612
	6	72 bags	-6748	-2131	2486	3127	3094	8778	4022	-734
Snow Drift	7	6 bags	-872	-346	179	-741	1861	1219	968	717
	8	12 bags	-1744	-692	359	-1482	3721	2437	1936	1435
	9	18 bags	-2615	-1038	538	-2223	5582	3655	2903	2151
	10	24 bags	-3487	-1385	718	-2964	7443	4873	3871	2869
	11	30 bags	-4359	-1731	897	-3705	9303	6092	4839	3586
	12	36 bags	-5231	-2077	1076	-4446	11164	7310	5807	4303
Point Load	13	4 bags	-1102	-172	759	83	406	711	264	-184
	14	8 bags	-2204	-343	1518	166	812	1424	527	-369
	15	12 bags	-3306	-515	2277	248	1218	2135	791	-553
	16	16 bags	-4408	-686	3036	331	1625	2846	1054	-737
	17	20 bags	-5510	-858	3795	414	2031	3558	1318	-922
	18	24 bags	-6612	-1029	4554	495	2439	4270	1582	-1106

One can compare the predicted stresses to the actual stresses, which results in Table 14.

Table 14 - Percent Difference in Predicted versus Observed Stress.

Load			Percent Difference in Predicted versus Observed Stress							
			SG1	SG2	SG3	SG4	SG5	SG6	SG7	SG8
Balanced Snow	1	12 bags	69%	263%	23%	156%	16%	-21%	-151%	788%
	2	24 bags	69%	263%	-30%	136%	18%	-27%	-140%	788%
	3	36 bags	70%	255%	-45%	100%	-5%	-34%	-144%	867%
	4	48 bags	71%	261%	-57%	61%	-34%	-48%	-173%	1042%
	5	60 bags	73%	271%	-67%	28%	-71%	-60%	-201%	1229%
	6	72 bags	74%	297%	-118%	21%	-87%	-77%	-247%	1534%
Snow Drift	7	6 bags	103%	251%	-159%	-57%	89%	57%	43%	35%
	8	12 bags	103%	226%	-143%	270%	87%	54%	39%	27%
	9	18 bags	102%	217%	-126%	-70%	84%	52%	37%	25%
	10	24 bags	102%	213%	-122%	-65%	82%	50%	33%	20%
	11	30 bags	102%	211%	-117%	-57%	80%	47%	30%	17%
	12	36 bags	102%	210%	-124%	-51%	78%	45%	28%	15%
Point Load	13	4 bags	61%	252%	35%	-216%	29%	14%	-76%	194%
	14	8 bags	67%	311%	29%	-23%	39%	27%	-37%	179%
	15	12 bags	71%	320%	26%	-40%	31%	24%	-47%	184%
	16	16 bags	72%	320%	27%	-40%	30%	24%	-49%	190%
	17	20 bags	72%	313%	26%	-54%	27%	19%	-56%	204%
	18	24 bags	75%	323%	24%	-58%	27%	18%	-60%	210%

Unfortunately, this comparison of values appears to be inconclusive. There are enough values within the 10-40% overestimate range to make one wonder if the matrix program is predicting values correctly. Yet there are also plenty of values so far out of range that the predictions seem wildly incorrect. More testing would help clarify these inconsistencies.

Another factor that may contribute to the discrepancy in values is the stiffness of the steel arch. The exact stiffness is difficult to determine due to the nature of the lattice structure, and, as mentioned before, a stiffer structure has a tendency to take on more moment. A more flexible arch would see more axial thrust, which could help bring some of the values closer to those predicted by the matrix program.

The author also tested to see if the horizontal reaction of the arch matched that predicted by the matrix program. For testing, two tension gauges were attached to either end of the steel lamella arch to measure the horizontal reaction. One end of the arch was placed atop rollers to facilitate the stretching of the tension gauges while the other end was held in place. This setup is show in Figure 59.

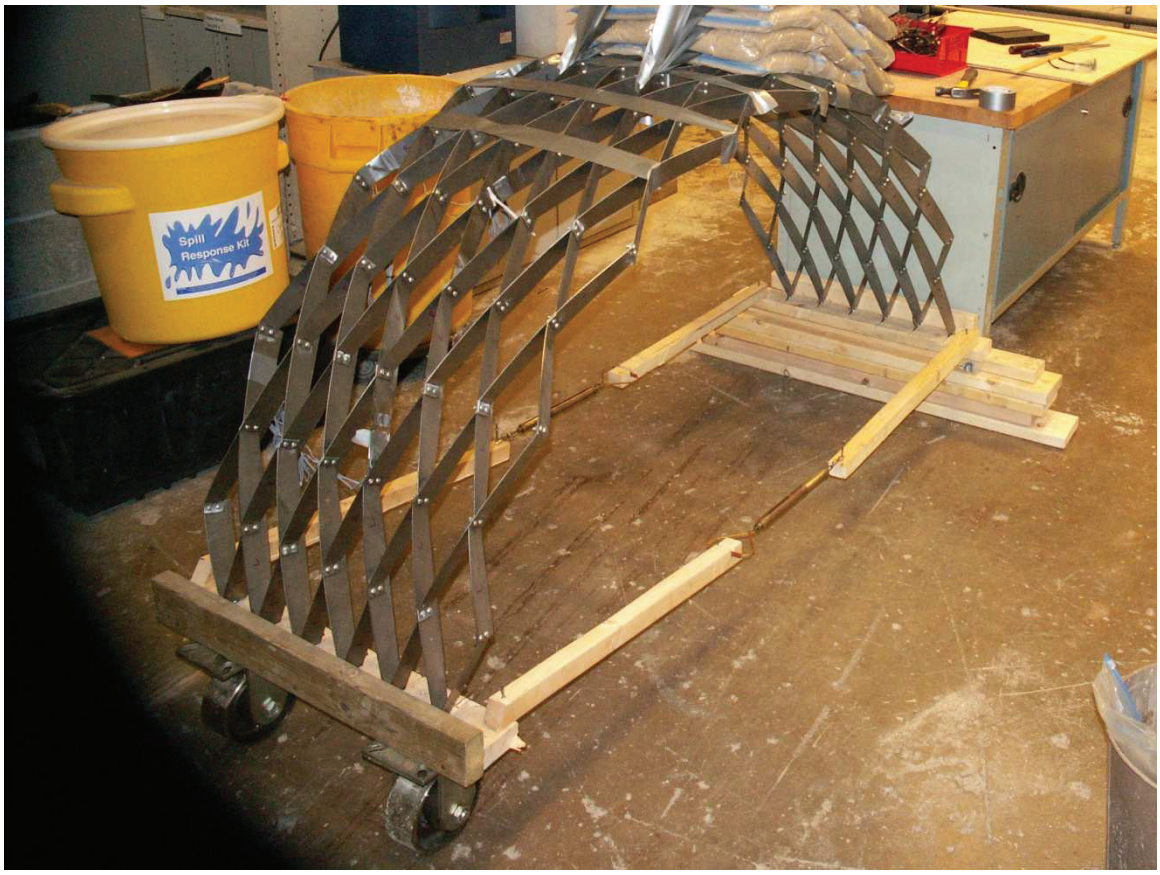


Figure 59 - Horizontal Reaction Test Setup.

The steel arch was subjected to the same loading conditions as the strain gauge tests. The measurements found on the tension gauges were averaged. Since the arch was two feet wide, the average of the two reactions is directly proportionate to the horizontal reaction per foot given by the matrix program developed by the author. The actual values are compared to the predicted values in Table 15.

Table 15 - Horizontal Reaction Comparison.

Horizontal Reaction					
Load			Actual (lbs)	Predicted (lbs)	% Diff
Balanced Snow	1	12 bags	6.25	17	63%
	2	24 bags	13.5	34.1	60%
	3	36 bags	19.75	51.1	61%
	4	48 bags	27.75	68.1	59%
	5	60 bags	37.5	85.1	56%
	6	72 bags	-	102.2	-
Snow Drift	7	6 bags	4.25	17.4	76%
	8	12 bags	8.25	34.8	76%
	9	18 bags	12.75	52.1	76%
	10	24 bags	16	69.5	77%
	11	30 bags	22.25	86.9	74%
	12	36 bags	27.25	104.3	74%
Point Load	13	4 bags	3.5	8.7	60%
	14	8 bags	6.5	17.3	62%
	15	12 bags	8.5	26	67%
	16	16 bags	14.5	34.6	58%
	17	20 bags	17.25	43.3	60%
	18	24 bags	20.75	51.9	60%

In all cases, the predicted values are gross overestimates of the actual horizontal reactions. Again, this could have to do with the stiffness of the steel arch being different than that used in the matrix program. Fortunately, none of the values are underestimates and the design horizontal reaction would be a conservative design value.

8 Conclusion

The lamella structure offers a unique and aesthetically pleasing architectural roof that has the added bonus of using less material than what a “traditional” roof spanning the same distance might. Its modular nature makes fabrication a cost-effective, repetitive task, and its use of widely-available dimensional lumber makes its construction an attainable goal for many smaller projects.

Previous efforts to engineer the structure relied on approximations due to the lack of computer analysis. Modern matrix systems can be used to accurately solve for the forces in a two-pinned arch with a given stiffness and updated building codes allow the engineer the peace of mind to know that he or she is designing for a real-life loading scenario.

The load tables developed by the author, coupled with a detailed explanation of the calculations necessary to check for member and connection adequacy, should allow one to perform an introductory strength check and come up with a preliminary design for a lamella roof. However, due to the fact that the loading patterns employed by the ASCE 7-10 are generally overestimates and due to the fact that the calculations assume absolutely worst case loads, a more in-depth analysis should be undertaken to more accurately find the forces in the arched roof.

Through testing, the author was unfortunately unable to find conclusive evidence that the values predicted by his matrix program matched those found from testing. Some values were close enough to be matches while others were clearly not. More testing and refining of the matrix program should be undertaken to determine how exactly the two relate.

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Appendix A: NDS 2005 Tables and Figures

This appendix features a copy of a relevant figure (Figure A-1) and copies of relevant tables (Tables A-1 through A-5) from the American Forest and Paper Association's National Design Specification for Wood Construction.[1]

Table A-1 – Edge Distance Requirements.

Table 11.5.1A Edge Distance Requirements [1,2]

Direction of Loading	Minimum Edge Distance
Parallel to Grain:	
when ℓ/D ≤ 6	1.5D
when ℓ/D > 6	1.5D or ½ the spacing between rows, whichever is greater
Perpendicular to Grain:[2]	
loaded edge	4D
unloaded edge	1.5D

1. The ℓ/D ratio used to determine the minimum edge distance shall be the lesser of:
   (a) length of fastener in wood main member/D = ℓ_m/D
   (b) total length of fastener in wood side member(s)/D = ℓ_s/D
2. Heavy or medium concentrated loads shall not be suspended below the neutral axis of a single sawn lumber or structural glued laminated timber beam except where mechanical or equivalent reinforcement is provided to resist tension stresses perpendicular to grain (see 3.8.2 and 10.1.3).

Table A-2 – End Distance Requirements.

Table 11.5.1B End Distance Requirements

Direction of Loading	End Distances: Minimum end distance for C_Δ = 0.5	End Distances: Minimum end distance for C_Δ = 1.0
Perpendicular to Grain	2D	4D
Parallel to Grain, Compression: (fastener bearing away from member end)	2D	4D
Parallel to Grain, Tension: (fastener bearing towards member end)		
for softwoods	3.5D	7D
for hardwoods	2.5D	5D

[1] American Forest & Paper Association. 2006. *National Design Specification for Wood Construction*, 2005 Edition. Washington D.C.: American Forest & Paper Association.

Table A-3 – Spacing Requirements for Fasteners in a Row.

Table 11.5.1C Spacing Requirements for Fasteners in a Row

Direction of Loading	Spacing	
	Minimum spacing	Minimum spacing for $C_\Delta = 1.0$
Parallel to Grain	3D	4D
Perpendicular to Grain	3D	Required spacing for attached members

Table A-4 – Spacing Requirements Between Rows.

Table 11.5.1D Spacing Requirements Between Rows [1,2]

Direction of Loading	Minimum Edge Distance
Parallel to Grain:	1.5D
Perpendicular to Grain:	
when $\ell/D \le 2$	2.5D
when $2 < \ell/D < 6$	$(5\ell + 10D) / 8$
when $\ell/D \ge 6$	5D

1. The ℓ/D ratio used to determine the minimum edge distance shall be the lesser of:
   (a) length of fastener in wood main member/D = ℓ_m/D
   (b) total length of fastener in wood side member(s)/D = ℓ_s/D
2. The spacing between outer rows of fasteners paralleling the member on a single splife plate shall not exceed 5" (see Figure 11H).

Table A-5 – Reduction Term, R_d.

Table 11.3.1B Reduction Term, R_d

Fastener Size	Yield Mode	Reduction Term, R_d
$0.25'' \le D \le 1''$	I_m, I_s	$4\ K_\theta$
	II	$3.6\ K_\theta$
	III_m, III_s, IV	$3.2\ K_\theta$
$D < 0.25''$	I_m, I_s, II, III_m, III_s, IV	K_D[1]

Notes:

$K_\theta = 1 + 0.25(\theta - 90)$

$\theta =$ maximum angle of load to grain $(0 \le \theta \le 90)$ for any member in a connection

$D =$ diameter, in. (see 11.3.6)

$K_D = 2.2$ for $D \le 0.17"$

$K_D = 10D + 0.5$ for $0.17" < D < 0.25"$

1. For threaded fasteners where nominal diameter (see Appendix L) is greater than or equal to 0.25" and root diameter is less than 0.25", $R_d = K_D K_\theta$.

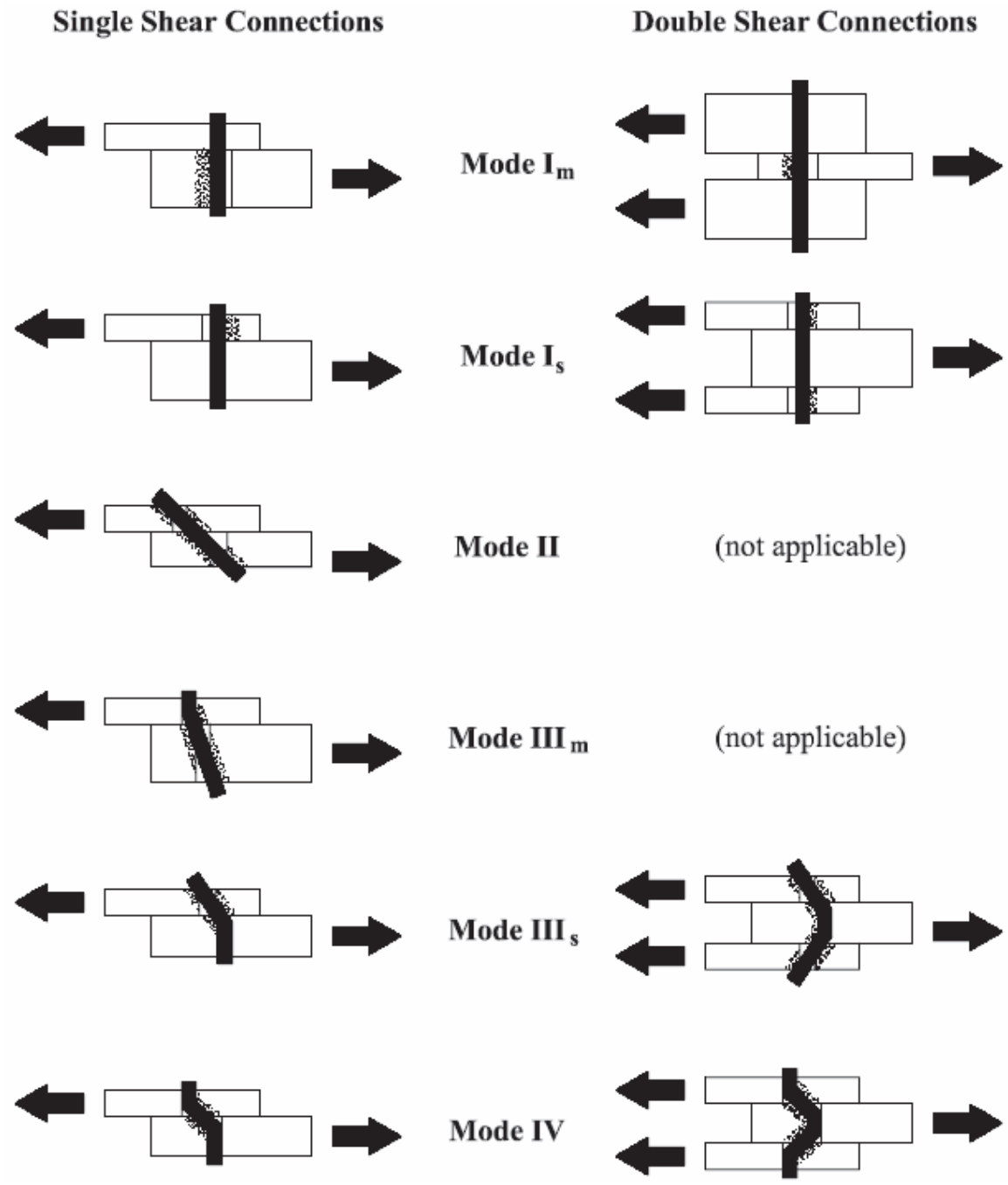


Figure A-1 – Connection Yield Modes.

Appendix B: Curvature versus Length Tables

Tables B-1 through B-10 feature curvature versus lamella length data for 1/4″, 5/16″, 3/8″, 1/2″, 3/4″, 7/8″, and 1″ bolts.

Table B-1 - 1/4" Bolts - Maximum Lamella Length [ℓ] (ft)
C_A = 1.0

Radius	(2) Bolts per Connection				(3) Bolts per Connection			(4) Bolts per Connection		
[R] (ft)	2 x 4	2 x 6	2 x 8	2 x 10	2 x 6	2 x 8	2 x 10	2 x 6	2 x 8	2 x 10
1000	31.0	55.9	70.8	84.7	42.1	60.5	76.3	20.4	48.1	66.9
900	29.4	53.1	67.2	80.4	40.0	57.5	72.4	19.4	45.7	63.5
800	27.8	50.0	63.4	75.8	37.7	54.2	68.3	18.3	43.1	59.9
700	26.0	46.8	59.3	70.9	35.3	50.7	63.9	17.1	40.3	56.0
600	24.1	43.4	54.9	65.7	32.7	47.0	59.2	15.9	37.4	51.9
500	22.0	39.6	50.2	60.0	29.9	42.9	54.1	14.5	34.1	47.4
400	19.7	35.5	44.9	53.7	26.8	38.4	48.4	13.0	30.6	42.4
450	20.9	37.6	47.6	56.9	28.4	40.7	51.3	13.8	32.4	45.0
400	19.7	35.5	44.9	53.7	26.8	38.4	48.4	13.0	30.6	42.4
350	18.5	33.2	42.0	50.2	25.1	36.0	45.3	12.2	28.6	39.7
300	17.1	30.8	38.9	46.5	23.2	33.3	41.9	11.3	26.5	36.8
275	16.4	29.5	37.3	44.6	22.3	31.9	40.2	10.9	25.4	35.2
250	15.7	28.1	35.6	42.5	21.2	30.4	38.3	10.4	24.2	33.6
225	14.9	26.7	33.8	40.3	20.2	28.9	36.4	9.9	23.0	31.9
200	14.1	25.2	31.9	38.0	19.0	27.3	34.3	9.3	21.7	30.1
175	13.2	23.6	29.8	35.6	17.8	25.5	32.1	8.7	20.3	28.2
150	12.2	21.9	27.6	33.0	16.5	23.7	29.8	8.1	18.8	26.1
125	11.2	20.0	25.3	30.1	15.1	21.6	27.2	7.4	17.2	23.9
100	10.0	17.9	22.6	27.0	13.6	19.4	24.4	6.7	15.5	21.4
90	9.5	17.0	21.5	25.6	12.9	18.4	23.1	6.4	14.7	20.3
80	9.0	16.1	20.3	24.2	12.2	17.4	21.8	6.0	13.9	19.2
70	8.5	15.0	19.0	22.6	11.4	16.3	20.4	5.7	13.0	17.9
60	7.9	14.0	17.6	21.0	10.6	15.1	18.9	5.3	12.0	16.6
50	7.2	12.8	16.1	19.2	9.7	13.8	17.3	4.8	11.0	15.2
40	6.5	11.5	14.4	17.2	8.7	12.4	15.5	4.4	9.9	13.6
30	5.7	10.0	12.5	14.9	7.6	10.8	13.5	3.8	8.6	11.8
20	4.7	8.2	10.3	12.2	6.3	8.8	11.0	3.2	7.1	9.7
18	4.5	7.8	9.8	11.6	5.9	8.4	10.5	3.0	6.7	9.2
16	4.2	7.4	9.2	10.9	5.6	7.9	9.9	2.9	6.4	8.7
14	4.0	6.9	8.6	10.2	5.3	7.4	9.3	2.7	6.0	8.2
12	3.7	6.4	8.0	9.5	4.9	6.9	8.6	2.6	5.6	7.6
10	3.4	5.9	7.3	8.7	4.5	6.3	7.9	2.4	5.1	7.0

Table B-2 - 5/16" Bolts - Maximum Lamella Length [ℓ] (ft) $C_\Delta = 1.0$										
Radius [R] (ft)	(2) Bolts per Connection				(3) Bolts per Connection			(4) Bolts per Connection		
	2 x 4	2 x 6	2 x 8	2 x 10	2 x 6	2 x 8	2 x 10	2 x 8	2 x 10	2 x 12
1000	22.4	51.7	67.5	82.0	35.1	55.9	72.7	41.1	62.1	77.5
900	21.3	49.0	64.1	77.8	33.3	53.1	69.0	39.0	58.9	73.6
800	20.1	46.3	60.4	73.3	31.4	50.0	65.1	36.8	55.5	69.4
700	18.8	43.3	56.6	68.6	29.4	46.8	60.9	34.5	52.0	64.9
600	17.4	40.1	52.4	63.6	27.3	43.4	56.4	31.9	48.1	60.1
500	16.0	36.6	47.8	58.0	24.9	39.6	51.5	29.2	44.0	54.9
400	14.3	32.8	42.8	52.0	22.3	35.5	46.1	26.1	39.4	49.1
450	15.2	34.8	45.4	55.1	23.7	37.6	48.9	27.7	41.7	52.1
400	14.3	32.8	42.8	52.0	22.3	35.5	46.1	26.1	39.4	49.1
350	13.4	30.7	40.1	48.6	20.9	33.2	43.1	24.5	36.9	46.0
300	12.4	28.5	37.1	45.0	19.4	30.8	40.0	22.7	34.1	42.6
275	11.9	27.3	35.6	43.1	18.6	29.5	38.3	21.7	32.7	40.8
250	11.4	26.0	33.9	41.1	17.7	28.1	36.5	20.7	31.2	38.9
225	10.8	24.7	32.2	39.0	16.8	26.7	34.7	19.7	29.6	36.9
200	10.2	23.3	30.4	36.8	15.9	25.2	32.7	18.6	27.9	34.8
175	9.6	21.8	28.4	34.5	14.9	23.6	30.6	17.4	26.2	32.6
150	8.9	20.2	26.4	31.9	13.8	21.9	28.4	16.1	24.2	30.2
125	8.2	18.5	24.1	29.2	12.6	20.0	25.9	14.8	22.2	27.6
100	7.3	16.6	21.6	26.1	11.3	17.9	23.2	13.2	19.9	24.7
90	7.0	15.7	20.5	24.8	10.8	17.0	22.0	12.6	18.9	23.5
80	6.6	14.9	19.3	23.4	10.2	16.1	20.8	11.9	17.8	22.2
70	6.2	13.9	18.1	21.9	9.5	15.0	19.5	11.1	16.7	20.7
60	5.8	12.9	16.8	20.3	8.9	14.0	18.0	10.3	15.5	19.2
50	5.3	11.8	15.4	18.6	8.1	12.8	16.5	9.5	14.1	17.6
40	4.8	10.6	13.8	16.6	7.3	11.5	14.8	8.5	12.7	15.7
30	4.2	9.2	12.0	14.4	6.4	10.0	12.8	7.4	11.0	13.7
20	3.5	7.6	9.8	11.8	5.3	8.2	10.5	6.1	9.1	11.2
18	3.3	7.2	9.3	11.2	5.0	7.8	10.0	5.8	8.6	10.6
16	3.1	6.8	8.8	10.6	4.7	7.4	9.4	5.5	8.1	10.0
14	3.0	6.4	8.3	9.9	4.5	6.9	8.9	5.2	7.6	9.4
12	2.8	6.0	7.7	9.2	4.2	6.4	8.2	4.8	7.1	8.7
10	2.6	5.5	7.0	8.4	3.8	5.9	7.5	4.4	6.5	8.0

Table B-3 - 3/8" Bolts - Maximum Lamella Length [ℓ] (ft) $C_A = 1.0$									
Radius [R] (ft)	(2) Bolts per Connection			(3) Bolts per Connection			(4) Bolts per Connection		
	2 x 6	2 x 8	2 x 10	2 x 6	2 x 8	2 x 10	2 x 8	2 x 10	2 x 12
1000	46.0	63.3	78.5	22.0	48.8	67.4	27.5	54.1	71.3
900	43.6	60.0	74.5	20.9	46.3	64.0	26.1	51.3	67.6
800	41.1	56.6	70.2	19.7	43.7	60.3	24.7	48.4	63.8
700	38.5	53.0	65.7	18.5	40.9	56.4	23.1	45.3	59.7
600	35.7	49.1	60.9	17.1	37.9	52.3	21.4	42.0	55.3
500	32.6	44.8	55.6	15.7	34.6	47.8	19.6	38.3	50.5
400	29.2	40.1	49.8	14.1	31.0	42.8	17.5	34.3	45.2
450	30.9	42.6	52.8	14.9	32.9	45.3	18.6	36.4	47.9
400	29.2	40.1	49.8	14.1	31.0	42.8	17.5	34.3	45.2
350	27.3	37.6	46.6	13.2	29.0	40.0	16.4	32.1	42.3
300	25.3	34.8	43.1	12.2	26.9	37.1	15.2	29.8	39.2
275	24.3	33.3	41.3	11.7	25.8	35.5	14.6	28.5	37.5
250	23.2	31.8	39.4	11.2	24.6	33.9	13.9	27.2	35.8
225	22.0	30.2	37.4	10.6	23.3	32.1	13.2	25.8	34.0
200	20.7	28.5	35.3	10.0	22.0	30.3	12.5	24.4	32.1
175	19.4	26.7	33.0	9.4	20.6	28.4	11.7	22.8	30.0
150	18.0	24.7	30.6	8.7	19.1	26.3	10.9	21.2	27.8
125	16.5	22.6	28.0	8.0	17.5	24.0	10.0	19.3	25.4
100	14.8	20.2	25.0	7.2	15.7	21.5	8.9	17.3	22.8
90	14.0	19.2	23.8	6.9	14.9	20.5	8.5	16.5	21.6
80	13.2	18.1	22.4	6.5	14.1	19.3	8.0	15.5	20.4
70	12.4	17.0	21.0	6.1	13.2	18.1	7.5	14.6	19.1
60	11.5	15.7	19.5	5.7	12.2	16.8	7.0	13.5	17.7
50	10.5	14.4	17.8	5.2	11.2	15.3	6.4	12.4	16.2
40	9.5	12.9	15.9	4.7	10.0	13.7	5.8	11.1	14.5
30	8.2	11.2	13.8	4.1	8.7	11.9	5.1	9.6	12.6
20	6.8	9.2	11.3	3.4	7.2	9.8	4.2	7.9	10.3
18	6.5	8.8	10.8	3.3	6.8	9.3	4.0	7.5	9.8
16	6.1	8.3	10.2	3.1	6.5	8.8	3.8	7.1	9.3
14	5.7	7.8	9.5	2.9	6.1	8.2	3.6	6.7	8.7
12	5.3	7.2	8.8	2.7	5.6	7.6	3.3	6.2	8.1
10	4.9	6.6	8.1	2.5	5.2	7.0	3.1	5.7	7.4

Table B-4 - 1/2" Bolts - Maximum Lamella Length [ℓ] (ft)

$C_\Delta = 1.0$

Radius [R] (ft)	(2) Bolts per Connection				(3) Bolts per Connection			(4) Bolts per Connection		
	2 x 6	2 x 8	2 x 10	2 x 12	2 x 8	2 x 10	2 x 12	2 x 10	2 x 12	2 x 14
1000	28.7	52.2	69.9	83.9	23.5	52.2	69.9	23.5	52.2	69.9
900	27.3	49.5	66.3	79.6	22.3	49.5	66.3	22.3	49.5	66.3
800	25.7	46.7	62.5	75.1	21.1	46.7	62.5	21.1	46.7	62.5
700	24.1	43.7	58.5	70.2	19.7	43.7	58.5	19.7	43.7	58.5
600	22.3	40.5	54.2	65.0	18.3	40.5	54.2	18.3	40.5	54.2
500	20.4	37.0	49.5	59.4	16.7	37.0	49.5	16.7	37.0	49.5
400	18.3	33.1	44.3	53.2	15.0	33.1	44.3	15.0	33.1	44.3
450	19.4	35.1	47.0	56.4	15.9	35.1	47.0	15.9	35.1	47.0
400	18.3	33.1	44.3	53.2	15.0	33.1	44.3	15.0	33.1	44.3
350	17.1	31.0	41.5	49.8	14.1	31.0	41.5	14.1	31.0	41.5
300	15.9	28.7	38.4	46.1	13.0	28.7	38.4	13.0	28.7	38.4
275	15.2	27.5	36.8	44.1	12.5	27.5	36.8	12.5	27.5	36.8
250	14.5	26.3	35.1	42.1	11.9	26.3	35.1	11.9	26.3	35.1
225	13.8	24.9	33.3	40.0	11.3	24.9	33.3	11.3	24.9	33.3
200	13.0	23.5	31.4	37.7	10.7	23.5	31.4	10.7	23.5	31.4
175	12.2	22.0	29.4	35.3	10.0	22.0	29.4	10.0	22.0	29.4
150	11.3	20.4	27.3	32.7	9.3	20.4	27.3	9.3	20.4	27.3
125	10.4	18.7	24.9	29.9	8.5	18.7	24.9	8.5	18.7	24.9
100	9.3	16.7	22.3	26.7	7.7	16.7	22.3	7.7	16.7	22.3
90	8.9	15.9	21.2	25.4	7.3	15.9	21.2	7.3	15.9	21.2
80	8.4	15.0	20.0	23.9	6.9	15.0	20.0	6.9	15.0	20.0
70	7.9	14.1	18.7	22.4	6.5	14.1	18.7	6.5	14.1	18.7
60	7.3	13.0	17.4	20.8	6.0	13.0	17.4	6.0	13.0	17.4
50	6.7	11.9	15.9	19.0	5.5	11.9	15.9	5.5	11.9	15.9
40	6.0	10.7	14.2	17.0	5.0	10.7	14.2	5.0	10.7	14.2
30	5.3	9.3	12.4	14.8	4.4	9.3	12.4	4.4	9.3	12.4
20	4.4	7.7	10.1	12.1	3.6	7.7	10.1	3.6	7.7	10.1
18	4.2	7.3	9.6	11.5	3.5	7.3	9.6	3.5	7.3	9.6
16	3.9	6.9	9.1	10.8	3.3	6.9	9.1	3.3	6.9	9.1
14	3.7	6.5	8.5	10.1	3.1	6.5	8.5	3.1	6.5	8.5
12	3.5	6.0	7.9	9.4	2.9	6.0	7.9	2.9	6.0	7.9
10	3.2	5.5	7.2	8.6	2.7	5.5	7.2	2.7	5.5	7.2

Table B-5 - 3/8" Bolts - Maximum Lamella Length [ℓ] (ft)

$C_\Delta = 0.5$

Radius [R] (ft)	(2) Bolts per Connection				(3) Bolts per Connection			(4) Bolts per Connection		
	2 x 4	2 x 6	2 x 8	2 x 10	2 x 6	2 x 8	2 x 10	2 x 8	2 x 10	2 x 12
1000	6.1	47.1	64.1	79.1	26.3	50.8	68.9	32.6	56.8	73.4
900	5.9	44.7	60.8	75.1	24.9	48.3	65.4	31.0	53.9	69.6
800	5.5	42.1	57.3	70.8	23.5	45.5	61.6	29.2	50.8	65.7
700	5.2	39.4	53.7	66.3	22.0	42.6	57.7	27.3	47.6	61.5
600	4.8	36.5	49.7	61.4	20.4	39.5	53.4	25.3	44.1	56.9
500	4.5	33.4	45.4	56.1	18.7	36.1	48.8	23.2	40.3	52.0
400	4.0	29.9	40.6	50.2	16.7	32.3	43.7	20.8	36.1	46.5
450	4.2	31.7	43.1	53.2	17.7	34.2	46.3	22.0	38.2	49.3
400	4.0	29.9	40.6	50.2	16.7	32.3	43.7	20.8	36.1	46.5
350	3.8	28.0	38.0	46.9	15.7	30.2	40.9	19.4	33.7	43.6
300	3.5	25.9	35.2	43.5	14.5	28.0	37.9	18.0	31.3	40.3
275	3.4	24.8	33.8	41.7	13.9	26.8	36.3	17.3	30.0	38.6
250	3.3	23.7	32.2	39.7	13.3	25.6	34.6	16.5	28.6	36.9
225	3.1	22.5	30.6	37.7	12.6	24.3	32.9	15.7	27.1	35.0
200	2.9	21.2	28.8	35.6	11.9	22.9	31.0	14.8	25.6	33.0
175	2.8	19.9	27.0	33.3	11.2	21.5	29.0	13.8	24.0	30.9
150	2.6	18.4	25.0	30.8	10.4	19.9	26.9	12.8	22.2	28.6
125	2.4	16.9	22.9	28.2	9.5	18.2	24.6	11.8	20.3	26.2
100	2.2	15.1	20.5	25.2	8.5	16.3	22.0	10.6	18.2	23.4
90	2.1	14.4	19.5	24.0	8.1	15.5	20.9	10.0	17.3	22.2
80	2.0	13.6	18.4	22.6	7.7	14.6	19.7	9.5	16.3	21.0
70	1.9	12.7	17.2	21.2	7.2	13.7	18.5	8.9	15.3	19.7
60	1.8	11.8	15.9	19.6	6.7	12.7	17.1	8.3	14.2	18.2
50	1.7	10.8	14.6	17.9	6.1	11.6	15.7	7.6	13.0	16.7
40	1.5	9.7	13.1	16.1	5.5	10.4	14.0	6.8	11.6	14.9
30	1.4	8.4	11.4	13.9	4.8	9.1	12.2	5.9	10.1	13.0
20	1.2	6.9	9.3	11.4	4.0	7.5	10.0	4.9	8.3	10.6
18	1.1	6.6	8.9	10.9	3.8	7.1	9.5	4.7	7.9	10.1
16	1.1	6.2	8.4	10.2	3.6	6.7	9.0	4.4	7.5	9.5
14	1.0	5.9	7.9	9.6	3.4	6.3	8.4	4.2	7.0	8.9
12	1.0	5.5	7.3	8.9	3.2	5.9	7.8	3.9	6.5	8.3
10	0.9	5.0	6.7	8.1	2.9	5.4	7.1	3.6	6.0	7.6

Table B-6 - 1/2" Bolts - Maximum Lamella Length [ℓ] (ft)

$C_\Delta = 0.5$

Radius [R] (ft)	(2) Bolts per Connection				(3) Bolts per Connection			(4) Bolts per Connection		
	2 x 6	2 x 8	2 x 10	2 x 12	2 x 8	2 x 10	2 x 12	2 x 10	2 x 12	2 x 14
1000	36.1	56.5	73.2	86.6	38.8	60.5	76.3	44.5	64.3	79.3
900	34.2	53.6	69.4	82.2	36.8	57.5	72.4	42.2	61.0	75.3
800	32.3	50.6	65.5	77.5	34.7	54.2	68.3	39.8	57.6	71.0
700	30.2	47.3	61.3	72.5	32.5	50.7	63.9	37.3	53.9	66.4
600	28.0	43.9	56.7	67.2	30.1	47.0	59.2	34.5	49.9	61.5
500	25.6	40.1	51.8	61.4	27.5	42.9	54.1	31.5	45.6	56.2
400	22.9	35.9	46.4	54.9	24.7	38.4	48.4	28.3	40.8	50.3
450	24.3	38.0	49.2	58.2	26.1	40.7	51.3	29.9	43.3	53.3
400	22.9	35.9	46.4	54.9	24.7	38.4	48.4	28.3	40.8	50.3
350	21.5	33.6	43.4	51.4	23.1	36.0	45.3	26.5	38.2	47.1
300	19.9	31.1	40.2	47.6	21.4	33.3	41.9	24.5	35.4	43.6
275	19.1	29.8	38.5	45.6	20.5	31.9	40.2	23.5	33.9	41.8
250	18.2	28.4	36.7	43.5	19.6	30.4	38.3	22.4	32.3	39.8
225	17.3	27.0	34.9	41.3	18.6	28.9	36.4	21.3	30.7	37.8
200	16.3	25.5	32.9	38.9	17.5	27.3	34.3	20.1	29.0	35.7
175	15.3	23.8	30.8	36.4	16.4	25.5	32.1	18.8	27.1	33.4
150	14.2	22.1	28.5	33.7	15.2	23.7	29.8	17.4	25.1	30.9
125	13.0	20.2	26.1	30.8	13.9	21.6	27.2	15.9	23.0	28.3
100	11.6	18.1	23.4	27.6	12.5	19.4	24.4	14.3	20.6	25.3
90	11.1	17.2	22.2	26.2	11.9	18.4	23.1	13.6	19.5	24.0
80	10.5	16.2	20.9	24.7	11.2	17.4	21.8	12.8	18.4	22.7
70	9.8	15.2	19.6	23.1	10.5	16.3	20.4	12.0	17.3	21.2
60	9.1	14.1	18.2	21.4	9.8	15.1	18.9	11.2	16.0	19.7
50	8.3	12.9	16.6	19.6	8.9	13.8	17.3	10.2	14.6	18.0
40	7.5	11.6	14.9	17.6	8.0	12.4	15.5	9.2	13.1	16.1
30	6.5	10.1	12.9	15.2	7.0	10.8	13.5	8.0	11.4	14.0
20	5.4	8.3	10.6	12.5	5.8	8.8	11.0	6.6	9.4	11.5
18	5.1	7.9	10.1	11.8	5.5	8.4	10.5	6.3	8.9	10.9
16	4.9	7.4	9.5	11.2	5.2	7.9	9.9	5.9	8.4	10.3
14	4.6	7.0	8.9	10.5	4.9	7.4	9.3	5.6	7.9	9.6
12	4.3	6.5	8.3	9.7	4.6	6.9	8.6	5.2	7.3	8.9
10	3.9	5.9	7.6	8.9	4.2	6.3	7.9	4.8	6.7	8.2

Table B-7 - 5/8" Bolts - Maximum Lamella Length [ℓ] (ft)

$C_A = 0.5$

Radius [R] (ft)	(2) Bolts per Connection				(3) Bolts per Connection			(4) Bolts per Connection		
	2 x 6	2 x 8	2 x 10	2 x 12	2 x 8	2 x 10	2 x 12	2 x 10	2 x 12	2 x 14
1000	14.5	46.0	65.4	80.2	8.5	47.4	66.4	14.5	48.8	67.4
900	13.8	43.6	62.0	76.1	8.1	45.0	63.0	13.8	46.3	64.0
800	13.0	41.1	58.5	71.8	7.7	42.4	59.4	13.0	43.7	60.3
700	12.2	38.5	54.7	67.1	7.2	39.7	55.6	12.2	40.9	56.4
600	11.3	35.7	50.7	62.2	6.7	36.8	51.5	11.3	37.9	52.3
500	10.4	32.6	46.3	56.8	6.1	33.6	47.0	10.4	34.6	47.8
400	9.3	29.2	41.5	50.8	5.5	30.1	42.1	9.3	31.0	42.8
450	9.9	30.9	44.0	53.9	5.9	31.9	44.6	9.9	32.9	45.3
400	9.3	29.2	41.5	50.8	5.5	30.1	42.1	9.3	31.0	42.8
350	8.7	27.3	38.8	47.6	5.2	28.2	39.4	8.7	29.0	40.0
300	8.1	25.3	36.0	44.1	4.8	26.1	36.5	8.1	26.9	37.1
275	7.8	24.3	34.4	42.2	4.7	25.0	35.0	7.8	25.8	35.5
250	7.5	23.2	32.9	40.3	4.5	23.9	33.4	7.5	24.6	33.9
225	7.1	22.0	31.2	38.2	4.2	22.7	31.7	7.1	23.3	32.1
200	6.7	20.7	29.4	36.0	4.0	21.4	29.9	6.7	22.0	30.3
175	6.3	19.4	27.5	33.7	3.8	20.0	28.0	6.3	20.6	28.4
150	5.9	18.0	25.5	31.3	3.5	18.6	25.9	5.9	19.1	26.3
125	5.4	16.5	23.3	28.6	3.3	17.0	23.7	5.4	17.5	24.0
100	4.8	14.8	20.9	25.6	2.9	15.2	21.2	4.8	15.7	21.5
90	4.6	14.0	19.8	24.3	2.8	14.5	20.1	4.6	14.9	20.5
80	4.4	13.2	18.7	22.9	2.7	13.7	19.0	4.4	14.1	19.3
70	4.1	12.4	17.5	21.4	2.5	12.8	17.8	4.1	13.2	18.1
60	3.8	11.5	16.3	19.9	2.4	11.9	16.5	3.8	12.2	16.8
50	3.5	10.5	14.9	18.2	2.2	10.9	15.1	3.5	11.2	15.3
40	3.2	9.5	13.3	16.3	2.0	9.8	13.5	3.2	10.0	13.7
30	2.8	8.2	11.6	14.1	1.8	8.5	11.8	2.8	8.7	11.9
20	2.4	6.8	9.5	11.6	1.5	7.0	9.7	2.4	7.2	9.8
18	2.3	6.5	9.0	11.0	1.5	6.7	9.2	2.3	6.8	9.3
16	2.2	6.1	8.5	10.4	1.4	6.3	8.7	2.2	6.5	8.8
14	2.0	5.7	8.0	9.7	1.3	5.9	8.1	2.0	6.1	8.2
12	1.9	5.3	7.4	9.0	1.3	5.5	7.5	1.9	5.6	7.6
10	1.8	4.9	6.8	8.2	1.2	5.0	6.9	1.8	5.2	7.0

Table B-8 - 3/4" Bolts - Maximum Lamella Length [ℓ] (ft) $C_A = 0.5$									
Radius [R] (ft)	(2) Bolts per Connection				(3) Bolts per Connection			(4) Bolts per Connection	
	2 x 8	2 x 10	2 x 12	2 x 14	2 x 10	2 x 12	2 x 14	2 x 12	2 x 14
1000	31.0	55.9	72.7	86.3	26.3	53.4	70.8	20.4	50.8
900	29.4	53.1	69.0	81.8	24.9	50.7	67.2	19.4	48.3
800	27.8	50.0	65.1	77.2	23.5	47.8	63.4	18.3	45.5
700	26.0	46.8	60.9	72.2	22.0	44.8	59.3	17.1	42.6
600	24.1	43.4	56.4	66.9	20.4	41.5	54.9	15.9	39.5
500	22.0	39.6	51.5	61.1	18.7	37.9	50.2	14.5	36.1
400	19.7	35.5	46.1	54.7	16.7	33.9	44.9	13.0	32.3
450	20.9	37.6	48.9	58.0	17.7	36.0	47.6	13.8	34.2
400	19.7	35.5	46.1	54.7	16.7	33.9	44.9	13.0	32.3
350	18.5	33.2	43.1	51.2	15.7	31.8	42.0	12.2	30.2
300	17.1	30.8	40.0	47.4	14.5	29.4	38.9	11.3	28.0
275	16.4	29.5	38.3	45.4	13.9	28.2	37.3	10.9	26.8
250	15.7	28.1	36.5	43.3	13.3	26.9	35.6	10.4	25.6
225	14.9	26.7	34.7	41.1	12.6	25.5	33.8	9.9	24.3
200	14.1	25.2	32.7	38.7	11.9	24.1	31.9	9.3	22.9
175	13.2	23.6	30.6	36.3	11.2	22.6	29.8	8.7	21.5
150	12.2	21.9	28.4	33.6	10.4	20.9	27.6	8.1	19.9
125	11.2	20.0	25.9	30.7	9.5	19.1	25.3	7.4	18.2
100	10.0	17.9	23.2	27.5	8.5	17.1	22.6	6.7	16.3
90	9.5	17.0	22.0	26.1	8.1	16.3	21.5	6.4	15.5
80	9.0	16.1	20.8	24.6	7.7	15.4	20.3	6.0	14.6
70	8.5	15.0	19.5	23.0	7.2	14.4	19.0	5.7	13.7
60	7.9	14.0	18.0	21.4	6.7	13.3	17.6	5.3	12.7
50	7.2	12.8	16.5	19.5	6.1	12.2	16.1	4.8	11.6
40	6.5	11.5	14.8	17.5	5.5	11.0	14.4	4.4	10.4
30	5.7	10.0	12.8	15.2	4.8	9.5	12.5	3.8	9.1
20	4.7	8.2	10.5	12.4	4.0	7.8	10.3	3.2	7.5
18	4.5	7.8	10.0	11.8	3.8	7.5	9.8	3.0	7.1
16	4.2	7.4	9.4	11.1	3.6	7.0	9.2	2.9	6.7
14	4.0	6.9	8.9	10.4	3.4	6.6	8.6	2.7	6.3
12	3.7	6.4	8.2	9.7	3.2	6.1	8.0	2.6	5.9
10	3.4	5.9	7.5	8.8	2.9	5.6	7.3	2.4	5.4

Table B-9 - 7/8" Bolts - Maximum Lamella Length [ℓ] (ft) $C_A = 0.5$						
Radius [R] (ft)	(2) Bolts per Connection			(3) Bolts per Connection		(4) Bolts per Connection
	2 x 10	2 x 12	2 x 14	2 x 12	2 x 14	2 x 14
1000	44.5	64.3	79.3	36.1	58.9	24.9
900	42.2	61.0	75.3	34.2	55.8	23.7
800	39.8	57.6	71.0	32.3	52.7	22.3
700	37.3	53.9	66.4	30.2	49.3	20.9
600	34.5	49.9	61.5	28.0	45.7	19.4
500	31.5	45.6	56.2	25.6	41.7	17.7
400	28.3	40.8	50.3	22.9	37.3	15.9
450	29.9	43.3	53.3	24.3	39.6	16.8
400	28.3	40.8	50.3	22.9	37.3	15.9
350	26.5	38.2	47.1	21.5	35.0	14.9
300	24.5	35.4	43.6	19.9	32.4	13.8
275	23.5	33.9	41.8	19.1	31.0	13.2
250	22.4	32.3	39.8	18.2	29.6	12.6
225	21.3	30.7	37.8	17.3	28.1	12.0
200	20.1	29.0	35.7	16.3	26.5	11.3
175	18.8	27.1	33.4	15.3	24.8	10.6
150	17.4	25.1	30.9	14.2	23.0	9.9
125	15.9	23.0	28.3	13.0	21.0	9.0
100	14.3	20.6	25.3	11.6	18.8	8.1
90	13.6	19.5	24.0	11.1	17.9	7.7
80	12.8	18.4	22.7	10.5	16.9	7.3
70	12.0	17.3	21.2	9.8	15.8	6.9
60	11.2	16.0	19.7	9.1	14.7	6.4
50	10.2	14.6	18.0	8.3	13.4	5.8
40	9.2	13.1	16.1	7.5	12.0	5.3
30	8.0	11.4	14.0	6.5	10.5	4.6
20	6.6	9.4	11.5	5.4	8.6	3.8
18	6.3	8.9	10.9	5.1	8.2	3.7
16	5.9	8.4	10.3	4.9	7.7	3.5
14	5.6	7.9	9.6	4.6	7.2	3.3
12	5.2	7.3	8.9	4.3	6.7	3.0
10	4.8	6.7	8.2	3.9	6.2	2.8

Table B-10 - 1" Bolts - Maximum Lamella Length [ℓ] (ft) $C_A = 0.5$				
Radius [R] (ft)	(2) Bolts per Connection			(3) Bolts per Connection
	2 x 10	2 x 12	2 x 14	2 x 14
1000	28.7	54.7	71.8	43.7
900	27.3	51.9	68.1	41.5
800	25.8	49.0	64.2	39.1
700	24.1	45.8	60.1	36.6
600	22.4	42.5	55.7	33.9
500	20.4	38.8	50.9	31.0
400	18.3	34.7	45.5	27.8
450	19.4	36.8	48.3	29.4
400	18.3	34.7	45.5	27.8
350	17.2	32.5	42.6	26.0
300	15.9	30.1	39.5	24.1
275	15.3	28.9	37.8	23.1
250	14.6	27.5	36.1	22.0
225	13.8	26.1	34.2	20.9
200	13.1	24.7	32.3	19.8
175	12.2	23.1	30.2	18.5
150	11.4	21.4	28.0	17.2
125	10.4	19.6	25.6	15.7
100	9.3	17.5	22.9	14.1
90	8.9	16.7	21.8	13.4
80	8.4	15.7	20.5	12.6
70	7.9	14.7	19.2	11.8
60	7.3	13.7	17.8	11.0
50	6.7	12.5	16.3	10.1
40	6.0	11.2	14.6	9.0
30	5.3	9.8	12.7	7.9
20	4.4	8.0	10.4	6.5
18	4.2	7.6	9.9	6.2
16	4.0	7.2	9.3	5.8
14	3.7	6.8	8.8	5.5
12	3.5	6.3	8.1	5.1
10	3.2	5.8	7.4	4.7

Appendix C: ASCE 7-10 Tables and Figures

Appendix C features copies of Table 7-2 and Figure 7-3 (complete and author-simplified versions) from the ASCE standard 7-10.

Table 7-2 Exposure Factor, C_e

Terrain Category	Exposure of Roof[a]		
	Fully Exposed	Partially Exposed	Sheltered
B (see Section 26.7)	0.9	1.0	1.2
C (see Section 26.7)	0.9	1.0	1.1
D (see Section 26.7)	0.8	0.9	1.0
Above the treeline in windswept mountainous areas.	0.7	0.8	N/A
In Alaska, in areas where trees do not exist within a 2-mile (3-km) radius of the site.	0.7	0.8	N/A

The terrain category and roof exposure condition chosen shall be representative of the anticipated conditions during the life of the structure. An exposure factor shall be determined for each roof of a structure.

[a]Definitions: Partially Exposed: All roofs except as indicated in the following text. Fully Exposed: Roofs exposed on all sides with no shelter[b] afforded by terrain, higher structures, or trees. Roofs that contain several large pieces of mechanical equipment, parapets that extend above the height of the balanced snow load (h_b), or other obstructions are not in this category. Sheltered: Roofs located tight in among conifers that qualify as obstructions.

[b]Obstructions within a distance of $10h_o$ provide "shelter," where h_o is the height of the obstruction above the roof level. If the only obstructions are a few deciduous trees that are leafless in winter, the "fully exposed" category shall be used. Note that these are heights above the roof. Heights used to establish the Exposure Category in Section 26.7 are heights above the ground.

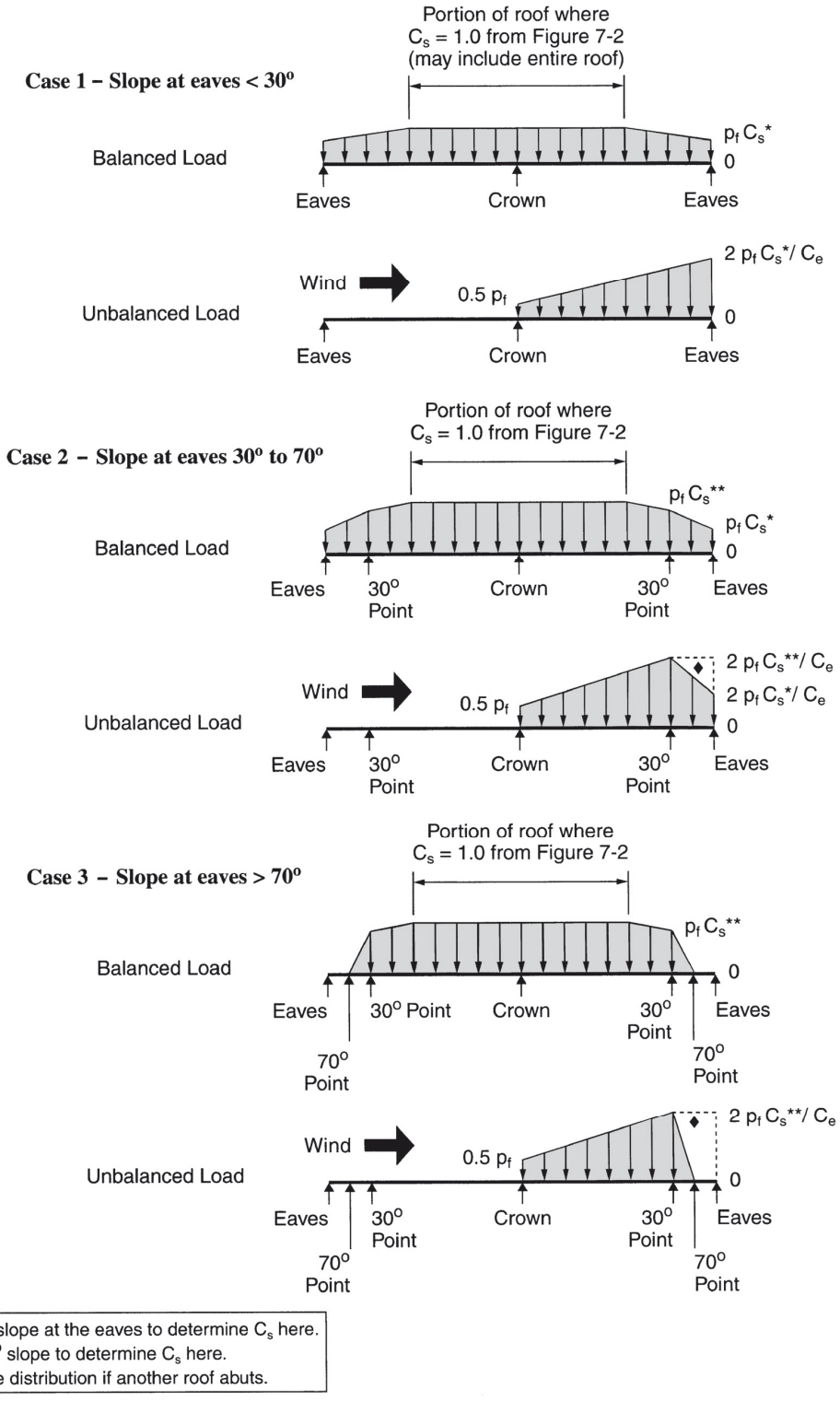
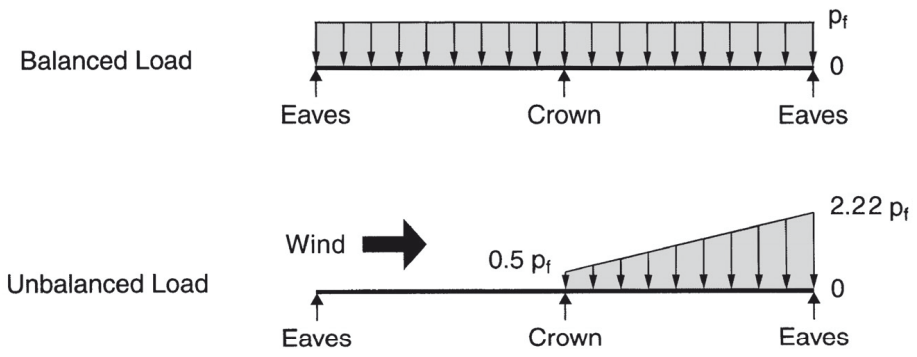
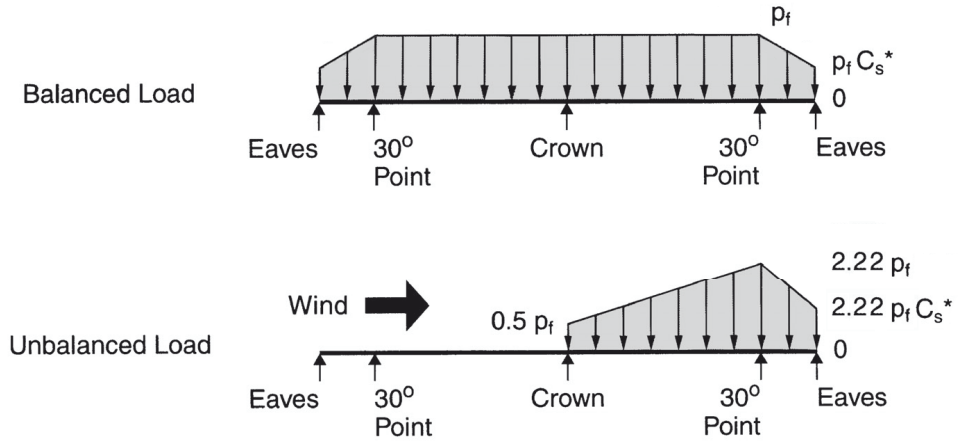


FIGURE 7-3 Balanced and Unbalanced Loads for Curved Roofs

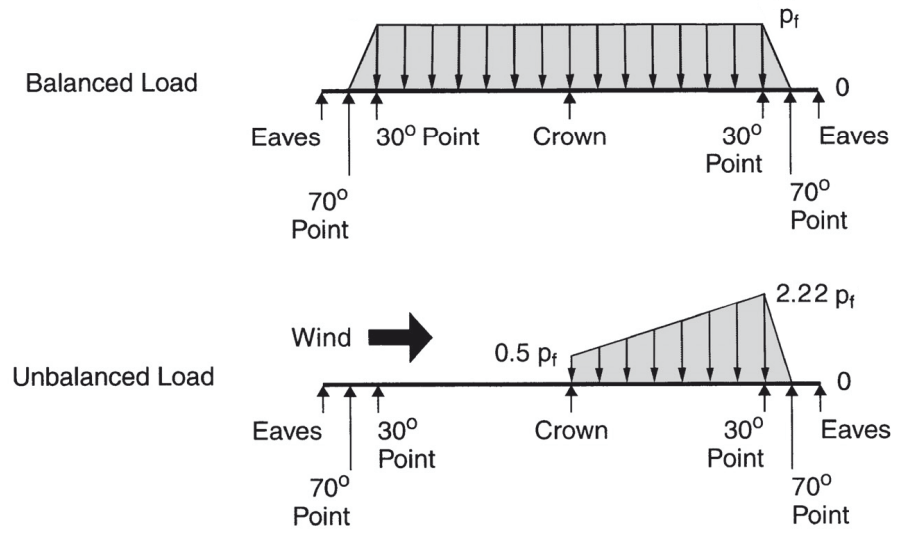
Case 1 – Slope at eaves < 30°



Case 2 – Slope at eaves 30° to 70°



Case 3 – Slope at eaves > 70°



SIMPLIFIED FIGURE 7-3 Balanced and Unbalanced Loads for Curved Roofs

Appendix D: Load versus Curvature Graphs

Appendix D displays graphs showing the theoretical behavior of a lamella arch with two different stiffness characteristics. Results are based on a finite element analysis conducted by the author.

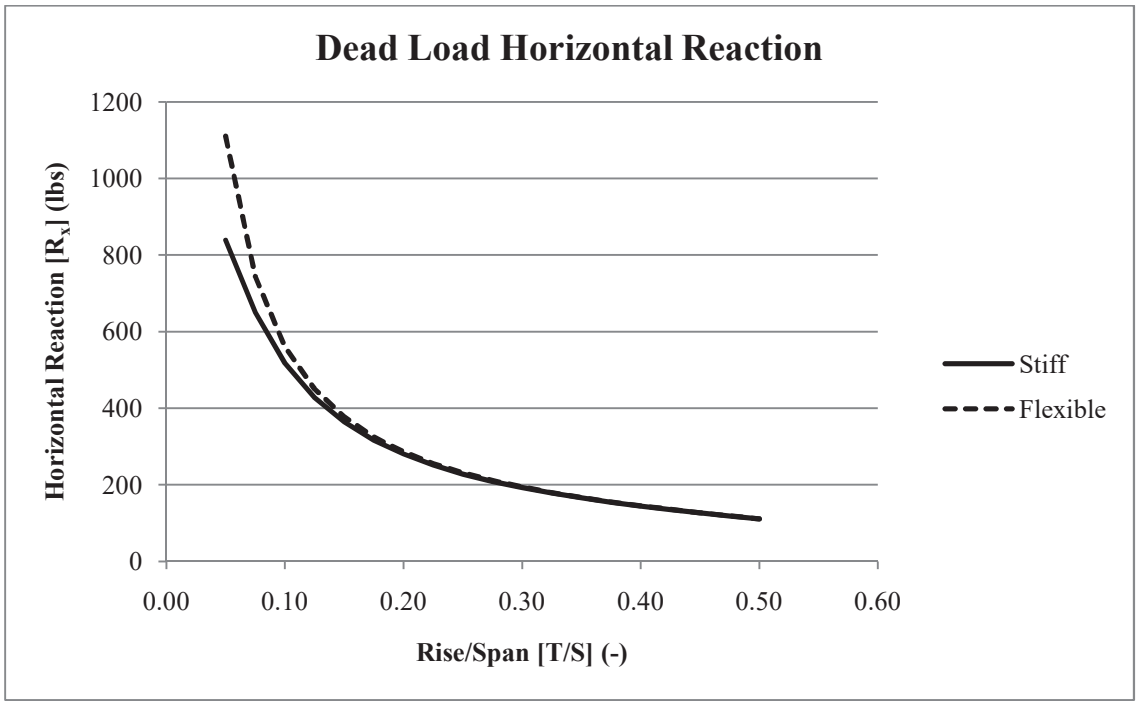


Figure D-1 – Dead Load Horizontal Reaction.

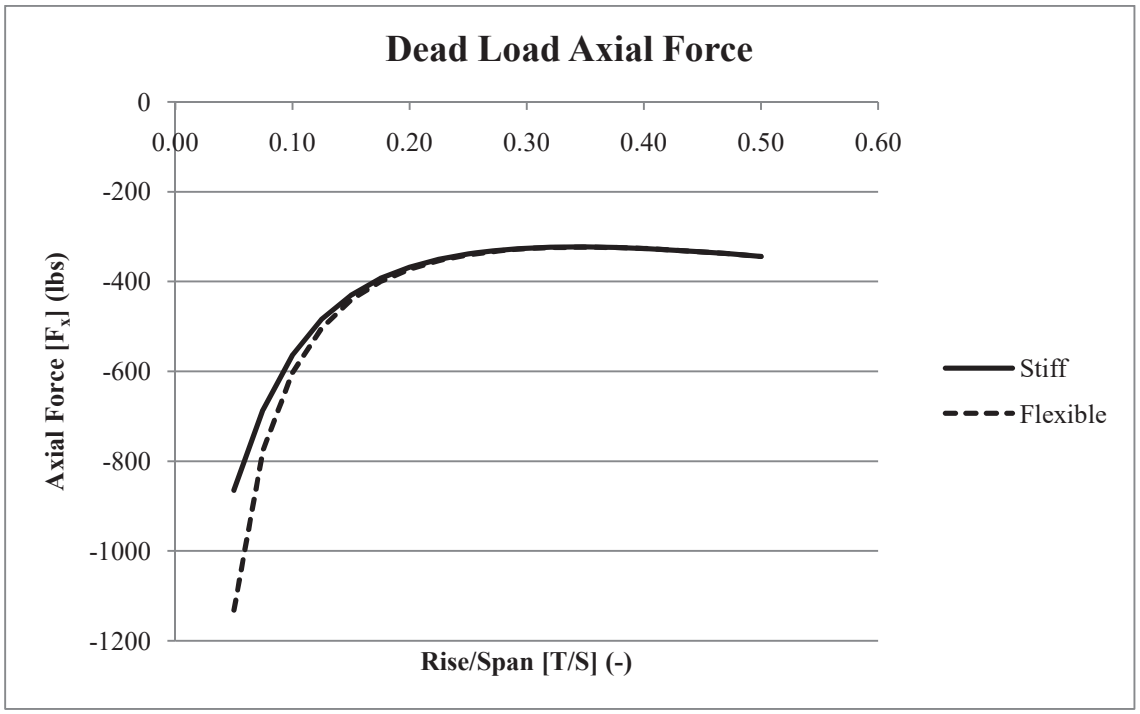


Figure D-2 – Dead Load Axial Force.

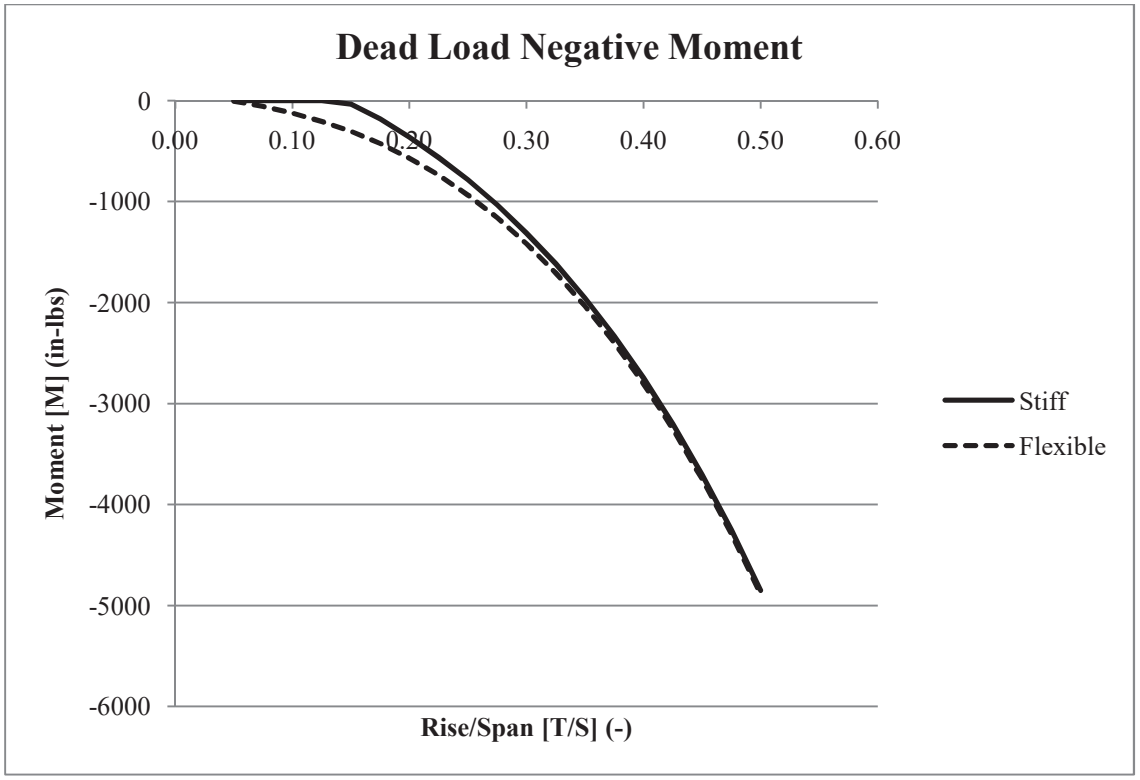


Figure D-3 – Dead Load Negative Moment.

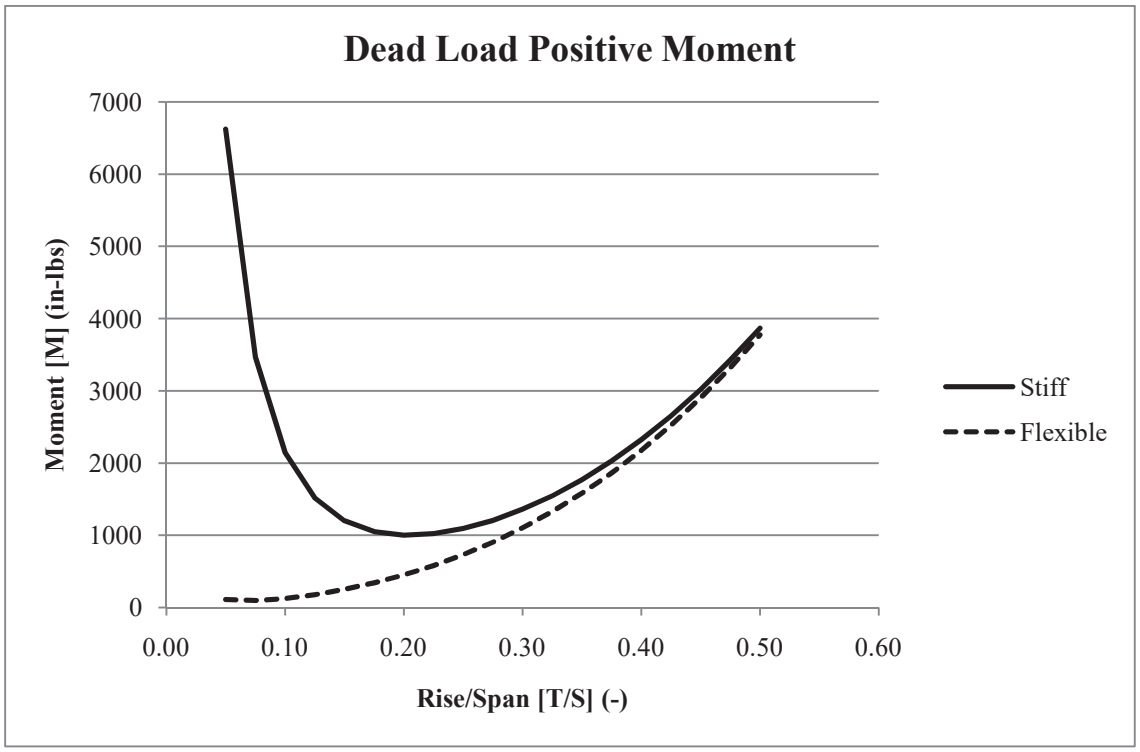


Figure D-4 – Dead Load Negative Moment.

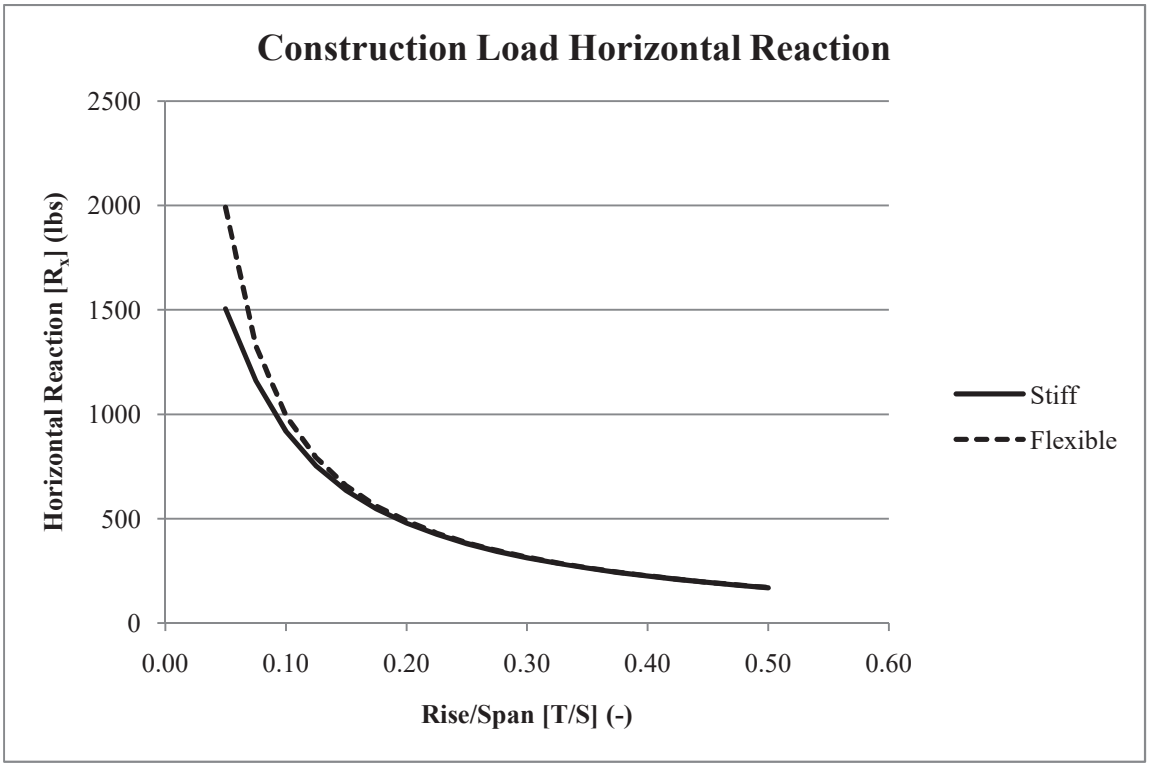


Figure D-5 – Dead Load Negative Moment.

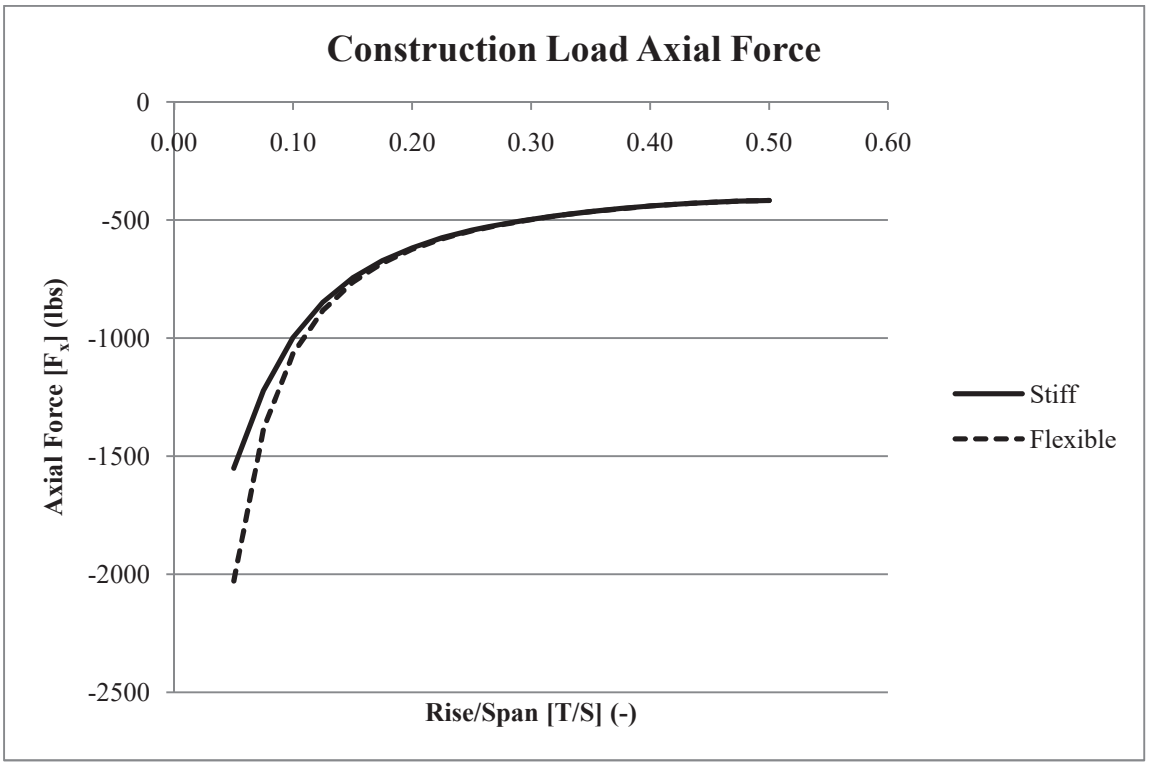


Figure D-6 – Dead Load Negative Moment.

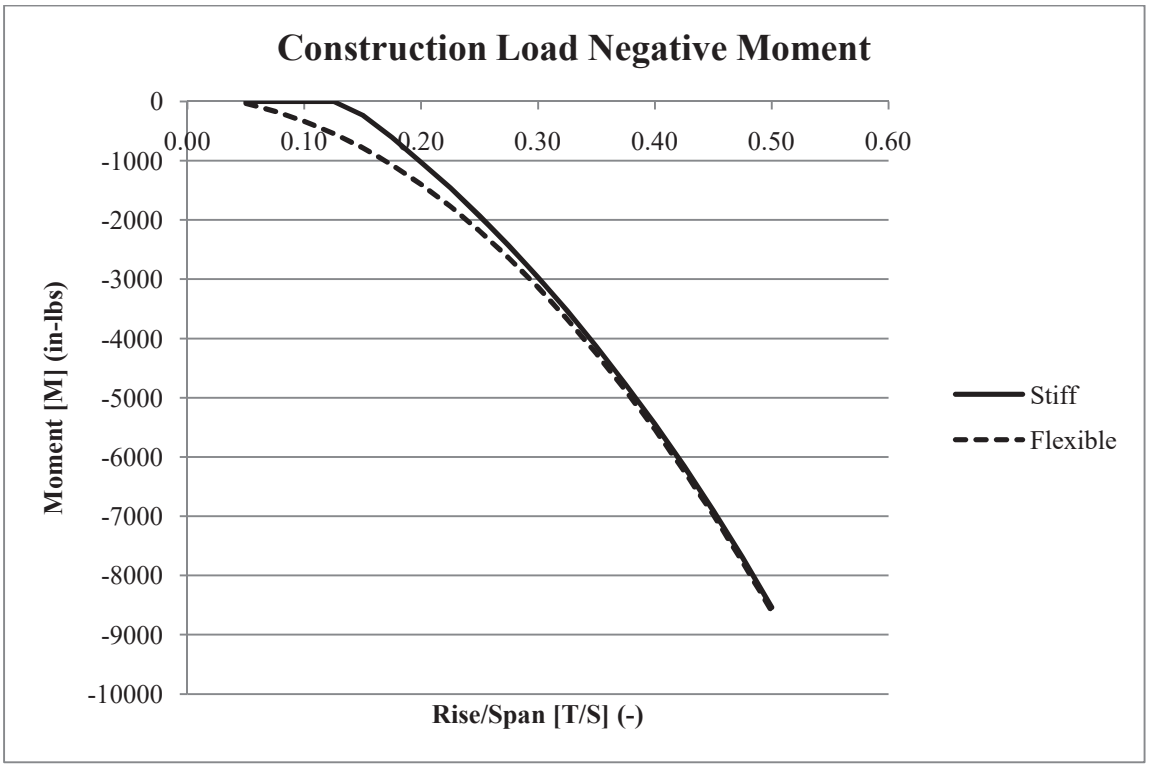


Figure D-7 – Dead Load Negative Moment.

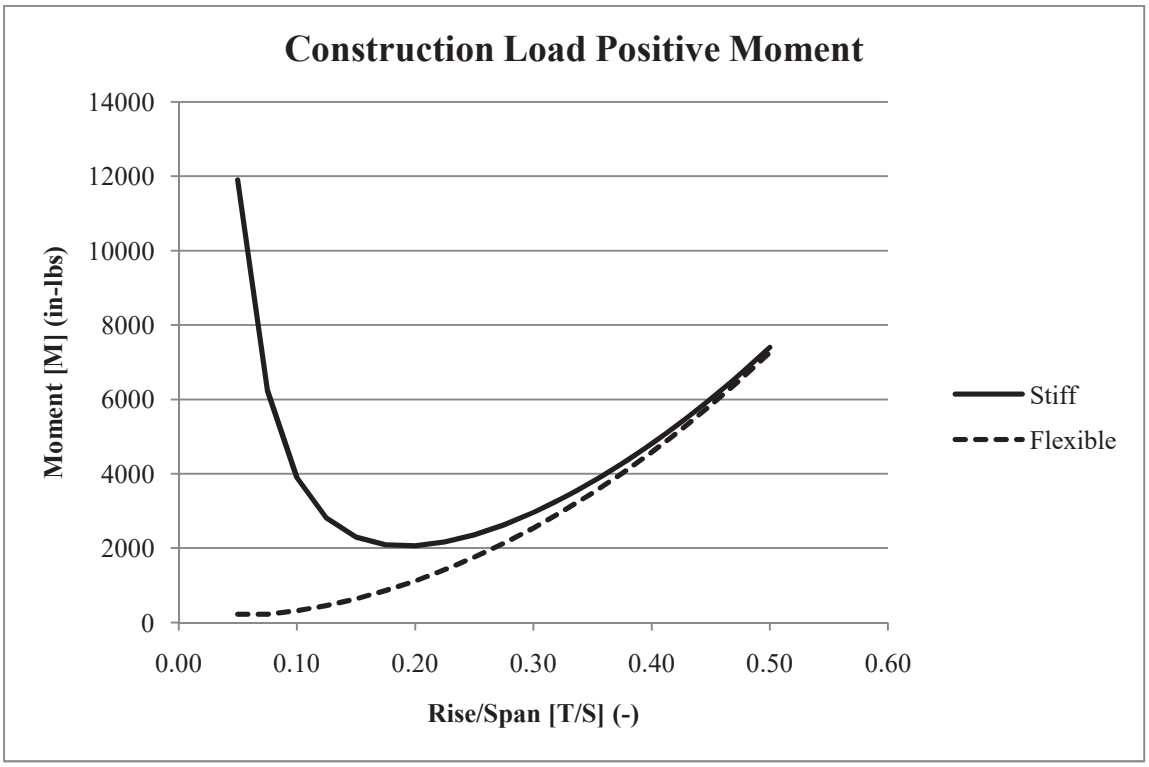


Figure D-8 – Dead Load Negative Moment.

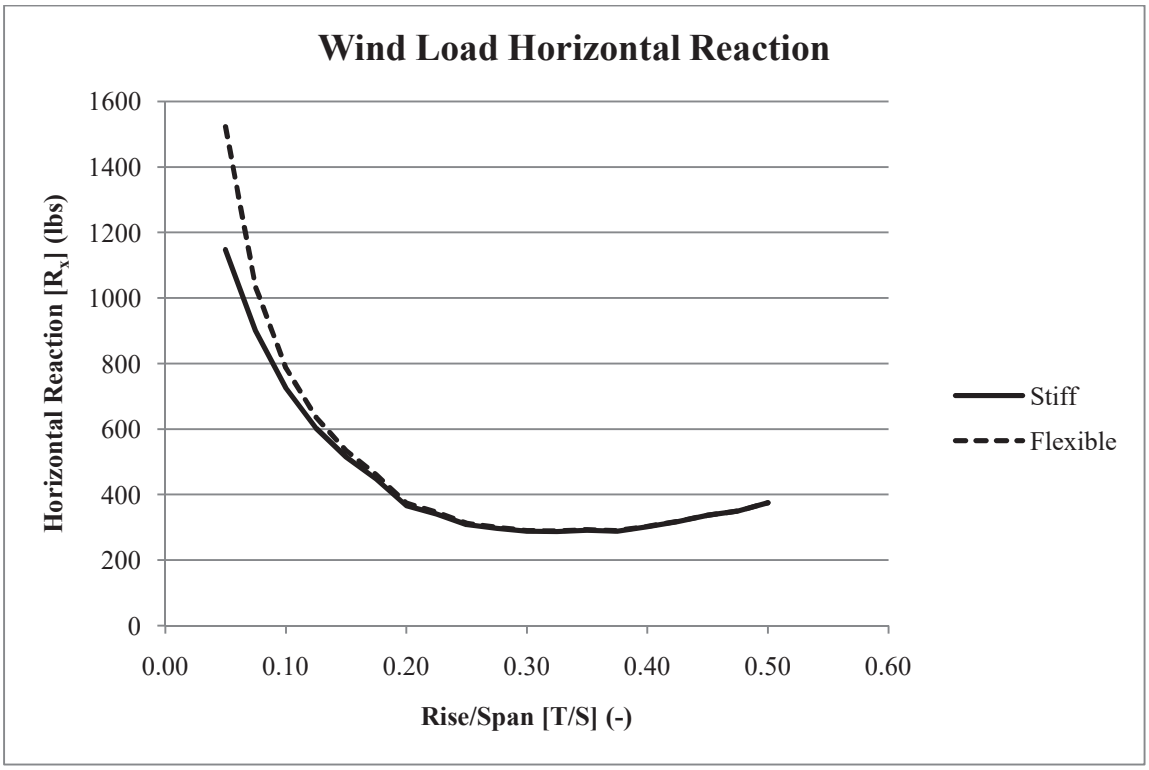


Figure D-9 – Dead Load Negative Moment.

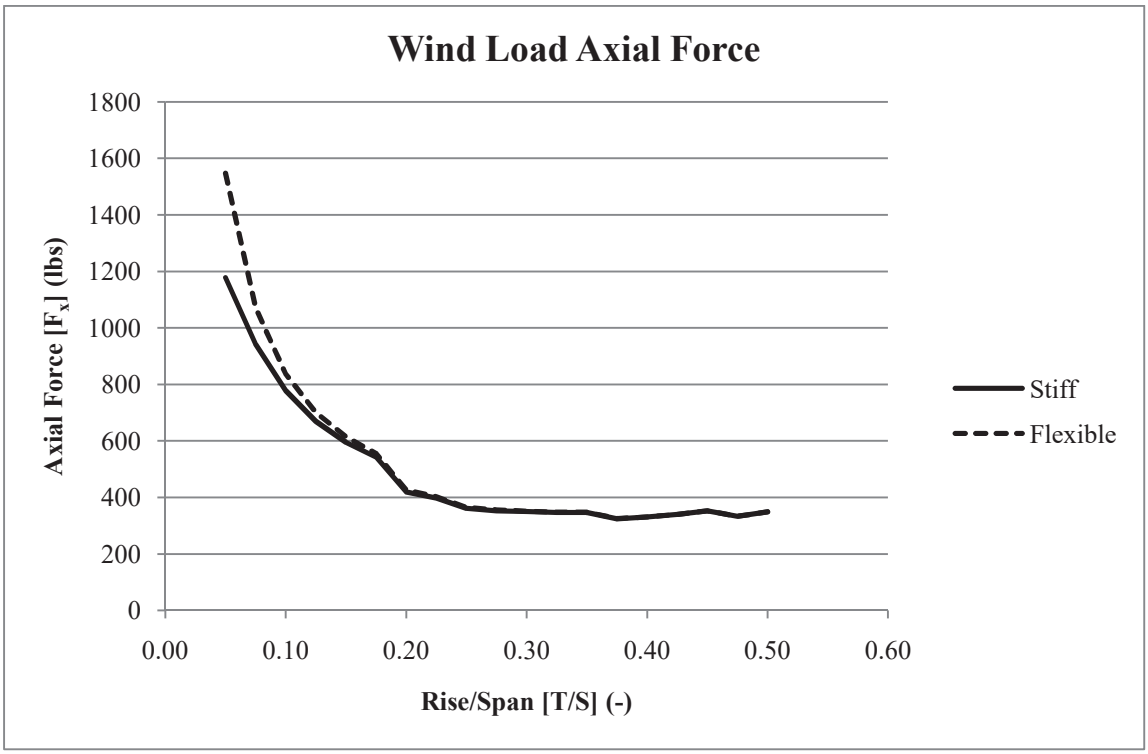


Figure D-10 – Dead Load Negative Moment.

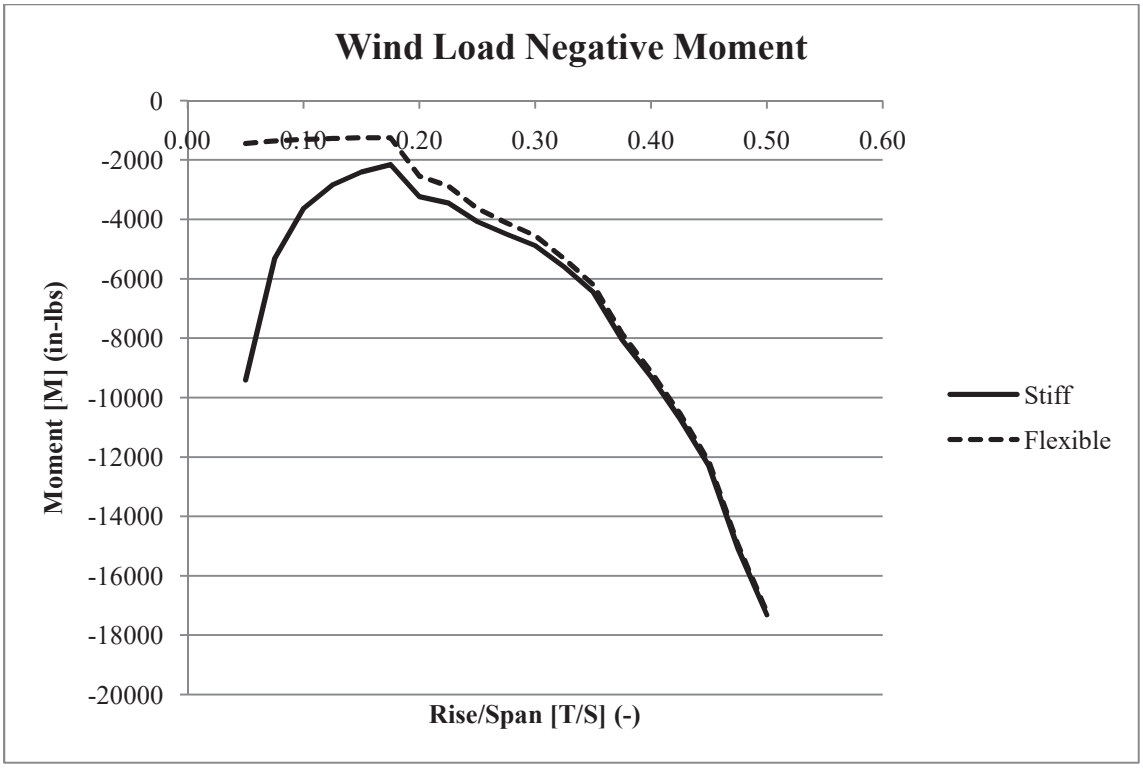


Figure D-11 – Dead Load Negative Moment.

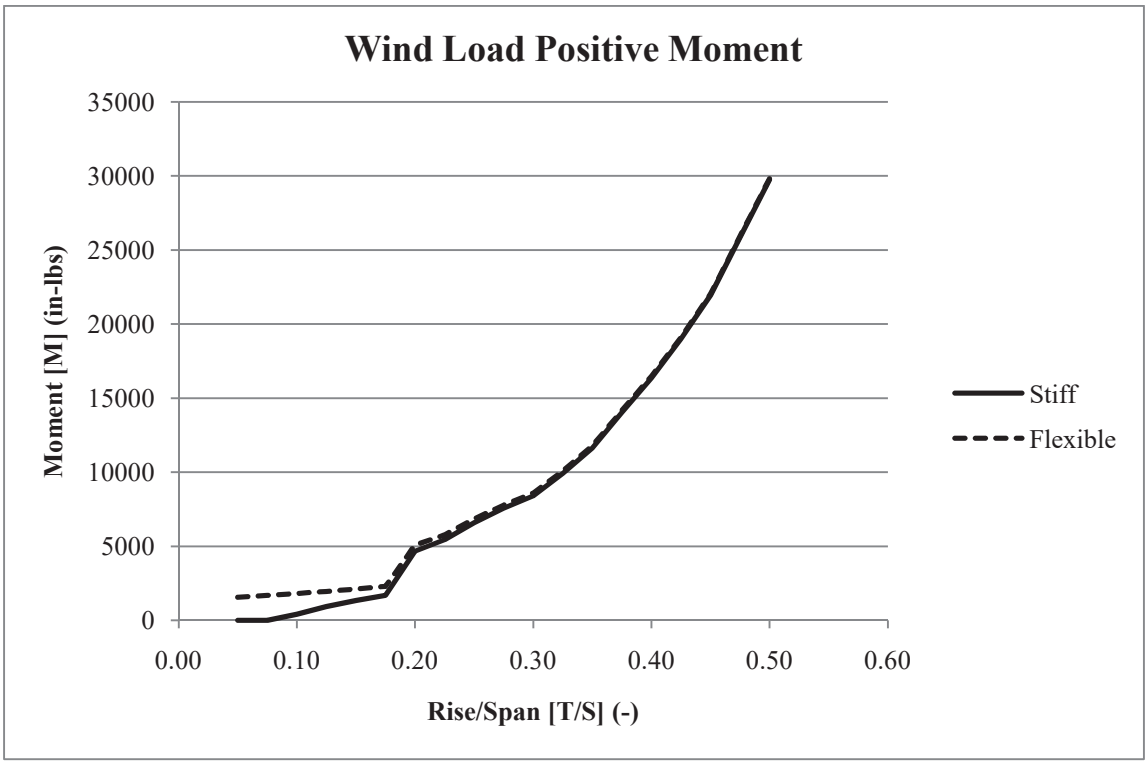


Figure D-12 – Dead Load Negative Moment.

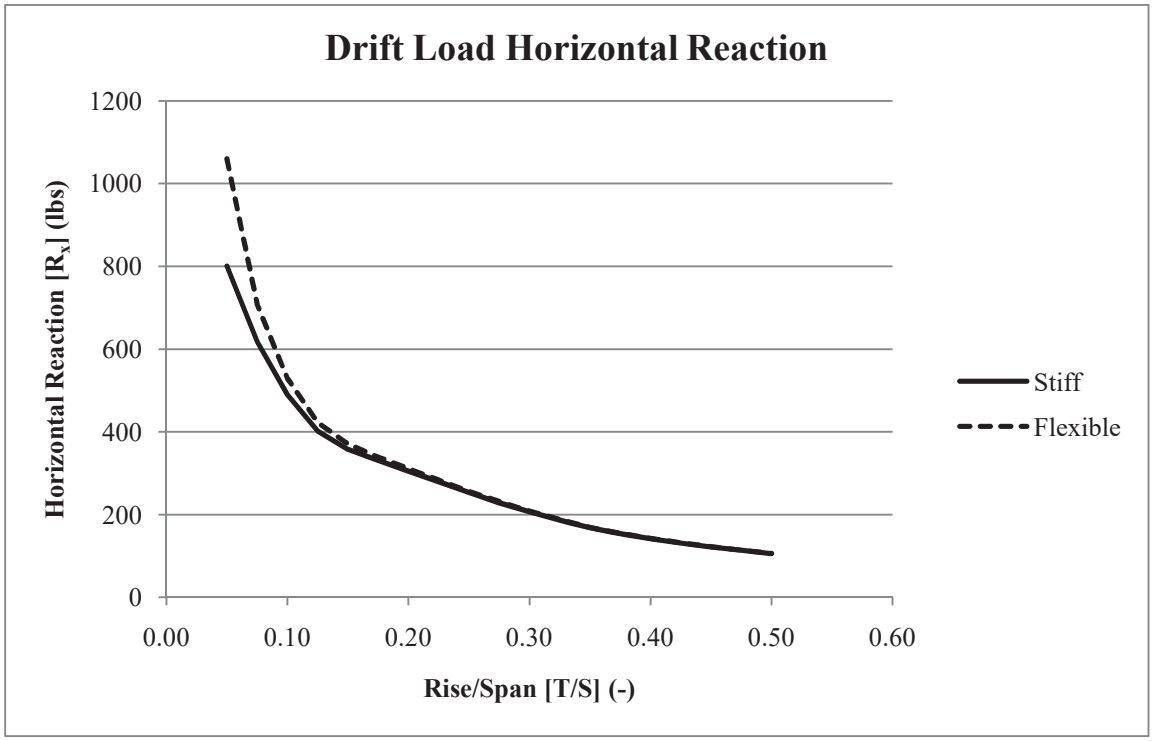


Figure D-13 – Dead Load Negative Moment.

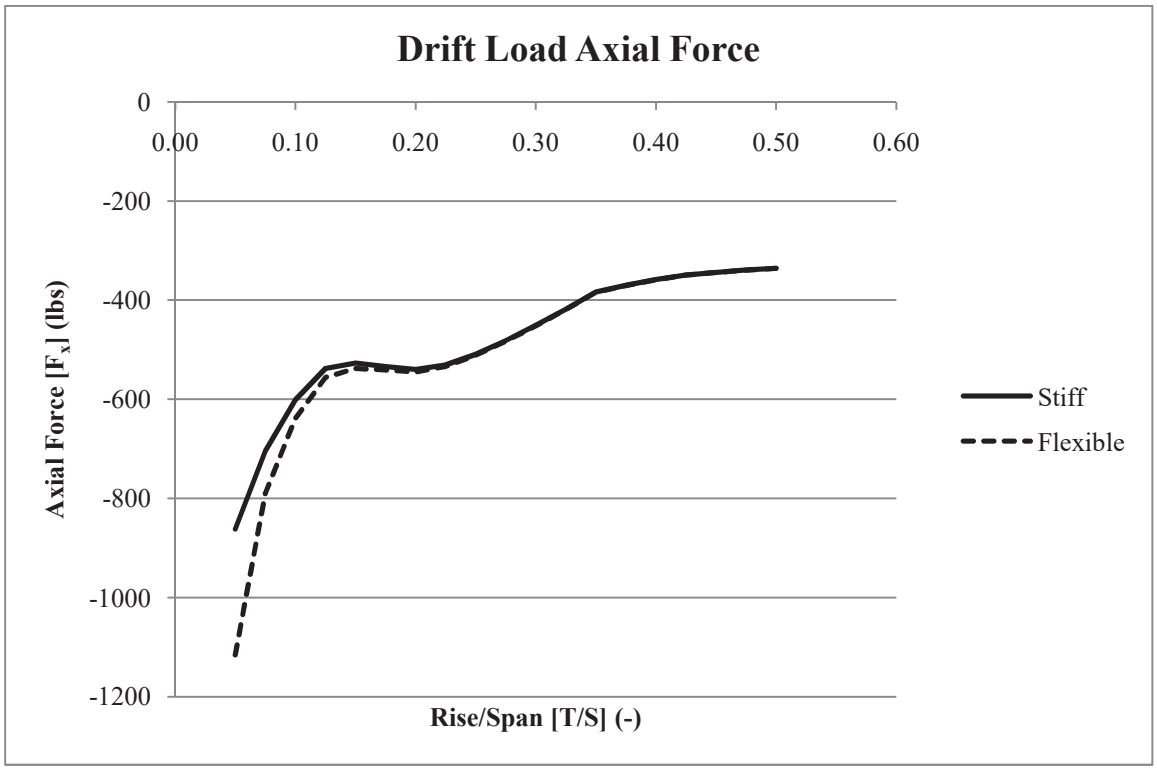


Figure D-14 – Dead Load Negative Moment.

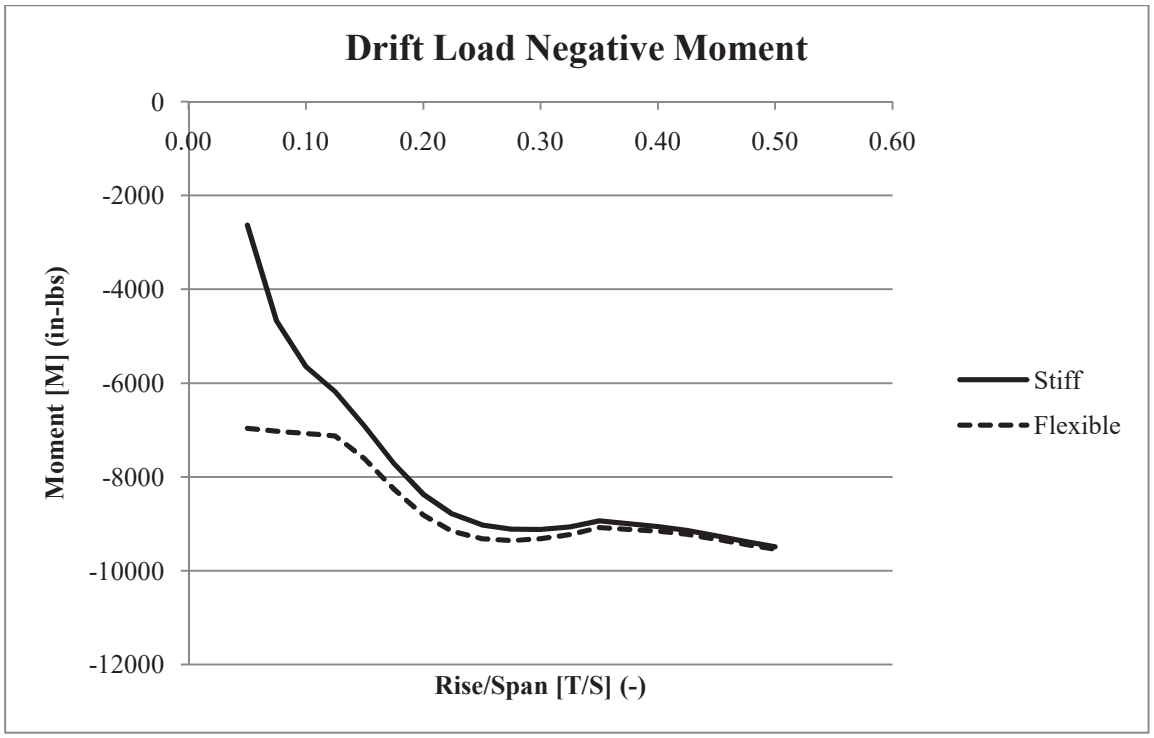


Figure D-15 – Dead Load Negative Moment.

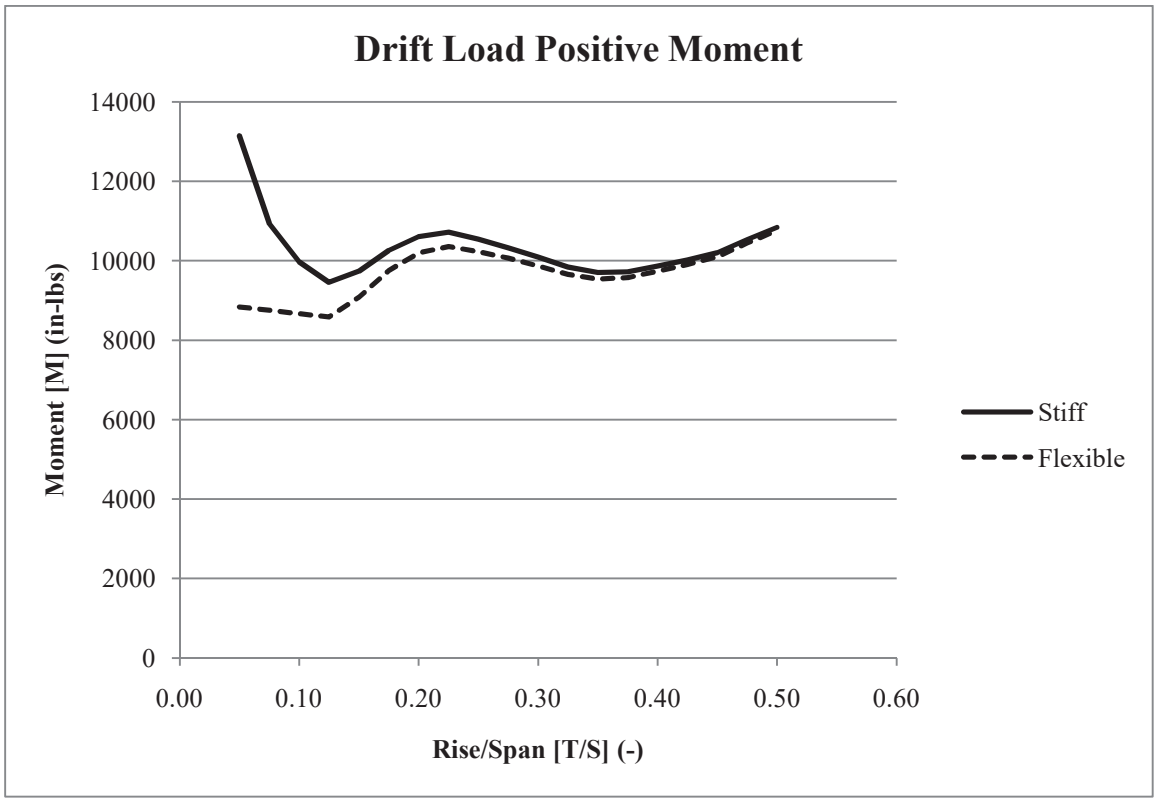


Figure D-16 – Dead Load Negative Moment.

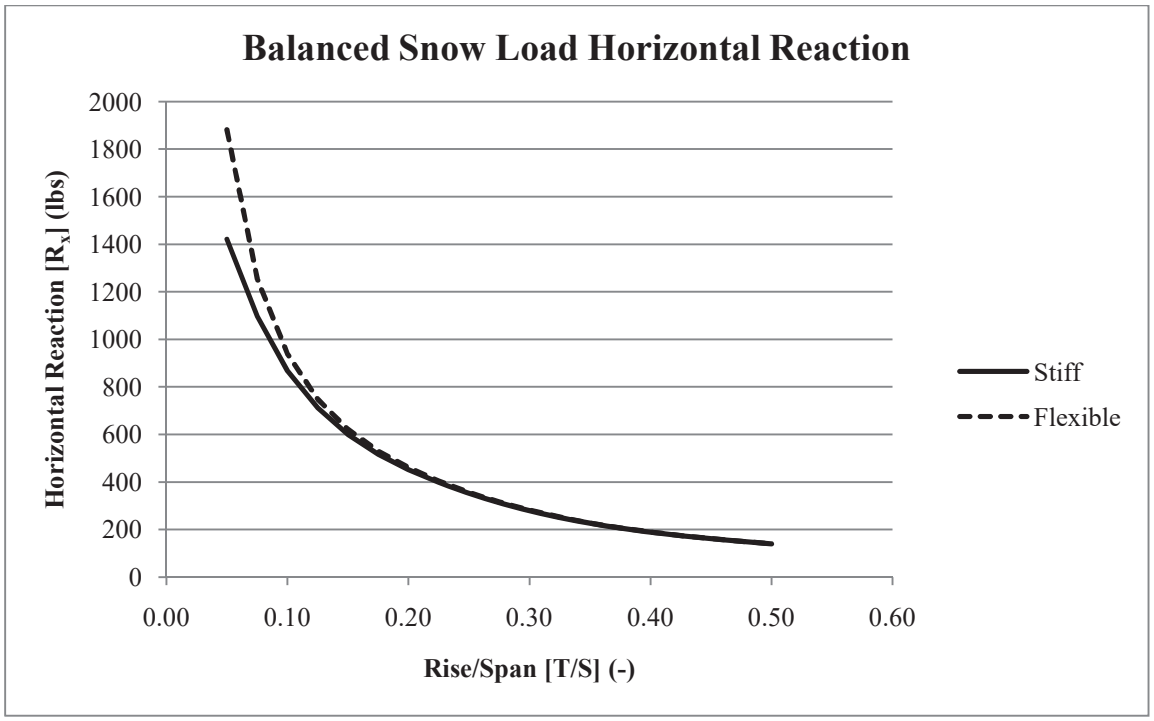


Figure D-17 – Dead Load Negative Moment.

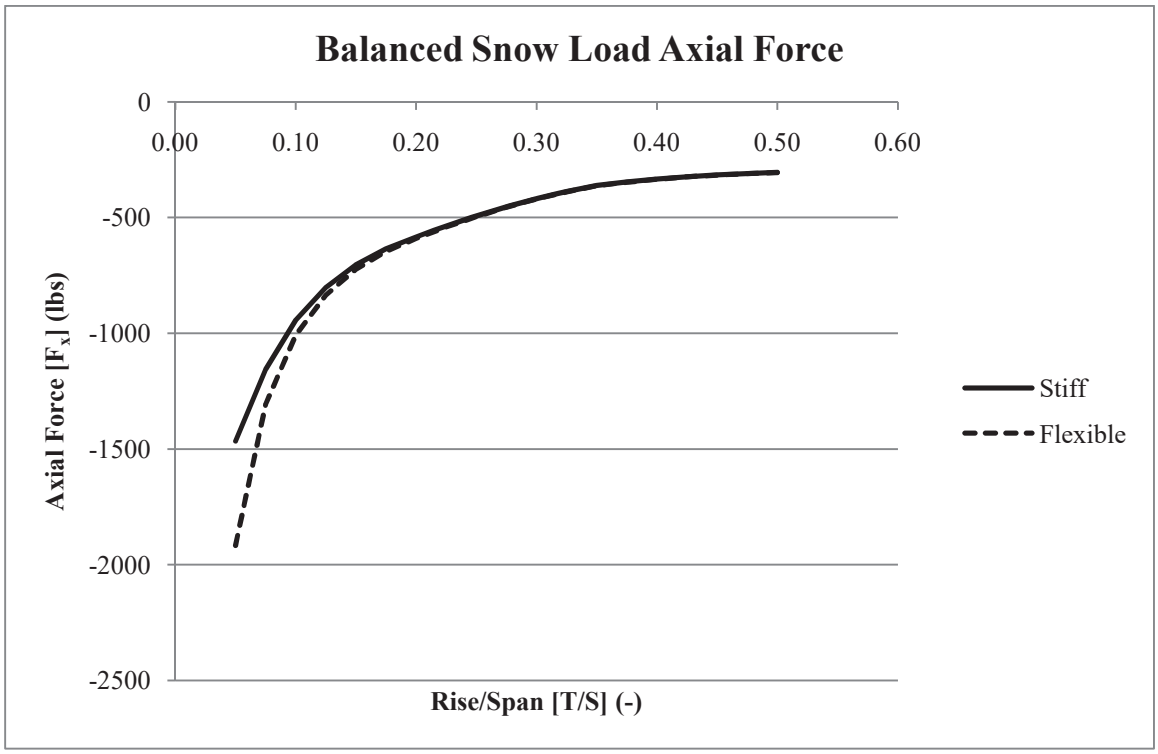


Figure D-18 – Dead Load Negative Moment.

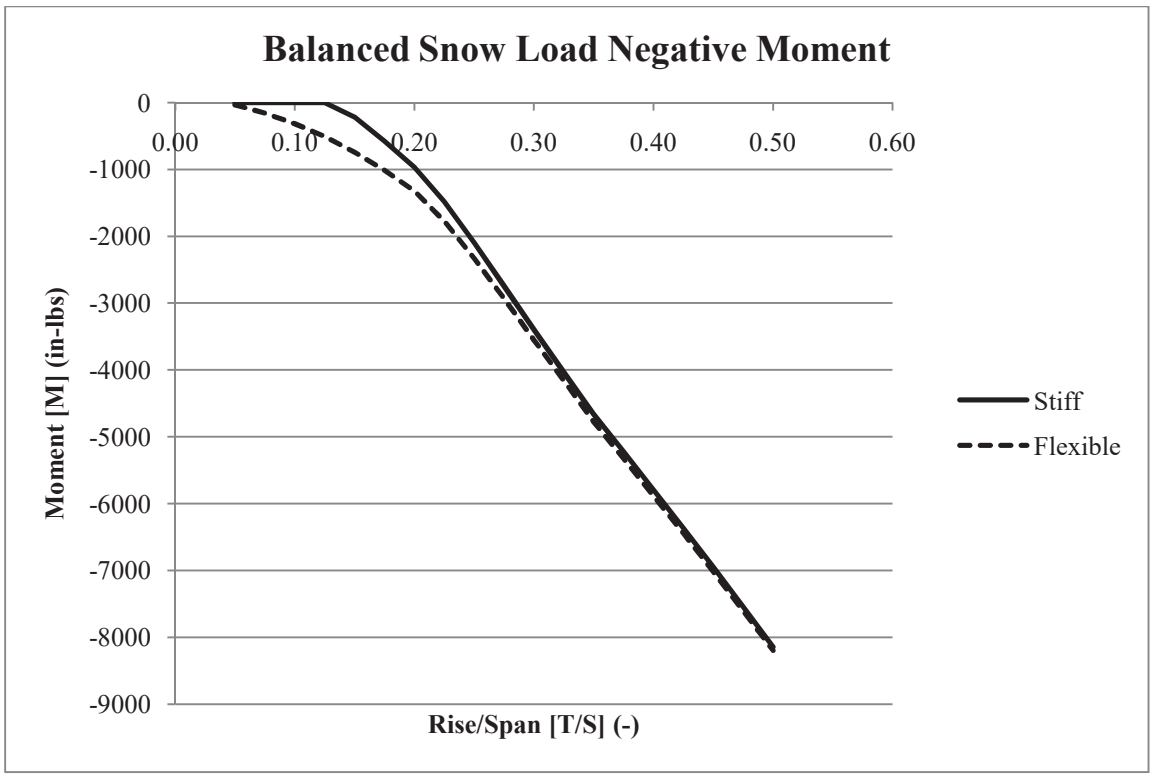


Figure D-19 – Dead Load Negative Moment.

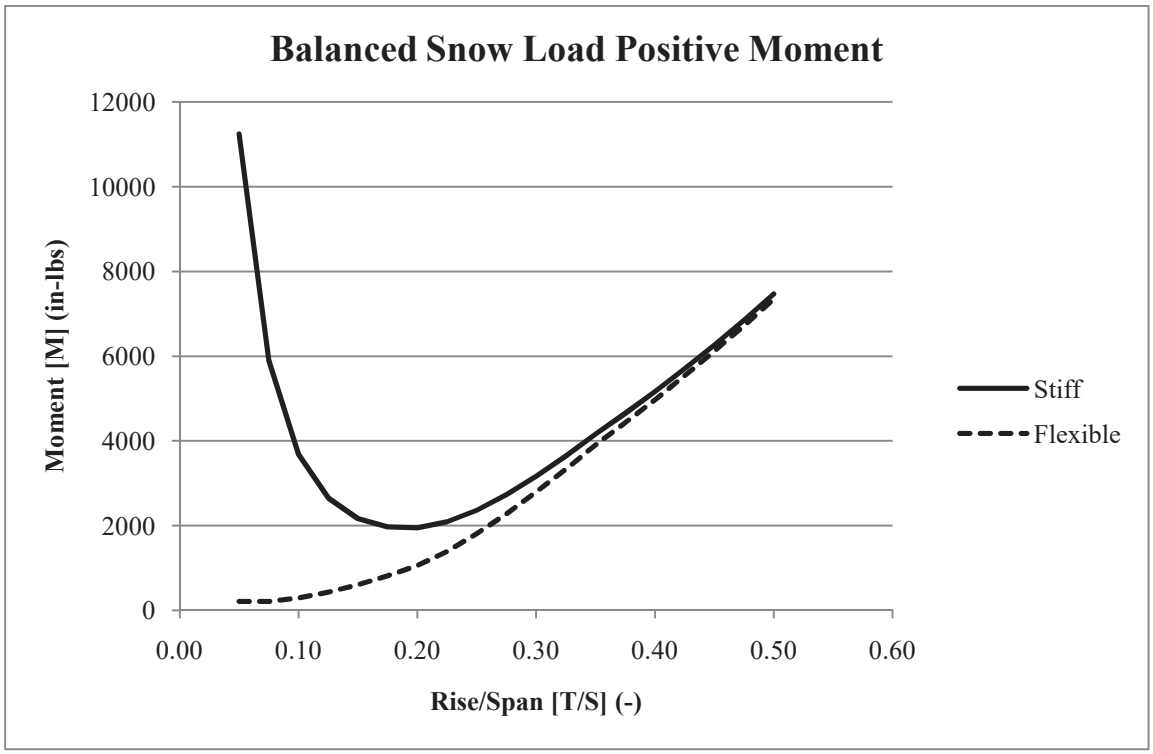


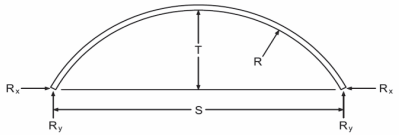
Figure D-20 – Dead Load Negative Moment.

Appendix E: Arched Roof Load Tables

Appendix E contains load tables developed by the author for use in the preliminary design of a lamella roof.

Table E-1 - 20 ft Span, Variable Snow Load.

10 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

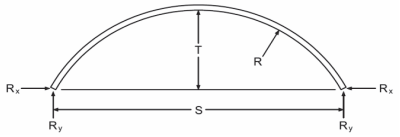
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 15 psf					20 psf					25 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
2	26.00	245	450	510	-485	3665	245	450	510	-485	3665	245	450	510	-485	3665
3	18.17	245	350	425	-400	2025	245	350	425	-510	2330	245	350	425	-630	2780
4	14.50	250	280	370	-655	1700	250	280	370	-930	2165	250	280	370	-1205	2630
5	12.50	255	230	335	-915	1560	255	230	335	-1235	2010	255	230	335	-1550	2455
6	11.33	260	190	315	-1085	1460	260	190	315	-1415	1880	260	190	315	-1745	2305
7	10.64	265	165	305	-1230	1430	265	165	305	-1550	1830	265	165	305	-1885	2230
8	10.25	275	145	295	-1500	1595	275	145	295	-1745	1910	275	145	295	-2080	2305
9	10.06	280	150	290	-1985	1975	280	150	290	-1985	2055	280	150	290	-2315	2460
10	10.00	290	160	290	-2525	2700	290	160	290	-2525	2700	290	160	290	-2595	2705
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 30 psf					35 psf					40 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
2	26.00	275	505	565	-485	4160	305	560	630	-485	4680	335	615	695	-485	5200
3	18.17	275	390	475	-825	3235	305	435	525	-1020	3690	335	475	575	-1220	4150
4	14.50	280	310	410	-1485	3100	310	345	455	-1765	3570	340	375	500	-2050	4045
5	12.50	275	250	375	-1870	2910	300	280	415	-2195	3370	330	305	455	-2520	3825
6	11.33	265	205	345	-2080	2725	290	230	380	-2415	3145	315	250	415	-2755	3570
7	10.64	265	170	310	-2215	2630	275	190	340	-2550	3030	300	205	370	-2880	3430
8	10.25	275	145	300	-2420	2700	280	160	330	-2765	3100	300	175	355	-3110	3505
9	10.06	280	150	295	-2655	2880	285	150	320	-3010	3300	305	155	345	-3365	3720
10	10.00	290	160	290	-2945	3135	290	160	315	-3295	3565	310	160	345	-3655	3995

Table E-1 - 20 ft Span, Variable Snow Load.

10 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

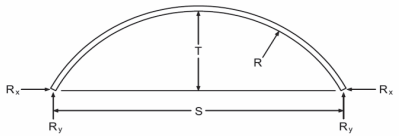
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 50 psf					60 psf					70 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
2	26.00	395	730	820	-575	6240	455	840	945	-690	7280	515	955	1070	-815	8320
3	18.17	395	565	680	-1625	5065	455	650	785	-2025	5980	515	735	890	-2430	6895
4	14.50	400	445	590	-2615	4990	460	515	680	-3180	5940	520	580	770	-3745	6885
5	12.50	385	360	535	-3165	4740	445	415	615	-3815	5655	500	465	695	-4460	6565
6	11.33	365	295	485	-3430	4425	415	335	560	-4110	5285	470	380	630	-4785	6140
7	10.64	345	240	435	-3555	4230	390	275	495	-4235	5035	440	315	555	-4915	5850
8	10.25	345	205	410	-3795	4320	390	235	470	-4480	5140	435	265	525	-5175	5955
9	10.06	350	180	400	-4075	4555	390	205	455	-4780	5395	435	230	510	-5490	6230
10	10.00	355	160	395	-4385	4850	400	180	445	-5120	5730	440	200	500	-5850	6615
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 80 psf					90 psf					100 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
2	26.00	575	1065	1200	-1020	9360	635	1180	1325	-1225	10410	695	1290	1450	-1435	11455
3	18.17	575	820	995	-2830	7810	635	910	1100	-3230	8730	695	995	1205	-3640	9645
4	14.50	580	650	860	-4310	7830	640	715	950	-4875	8780	700	785	1040	-5440	9725
5	12.50	555	520	775	-5110	7480	610	575	855	-5760	8395	670	630	935	-6405	9310
6	11.33	520	425	700	-5465	7000	570	465	770	-6140	7855	625	510	845	-6820	8715
7	10.64	485	350	615	-5595	6660	530	385	675	-6275	7475	575	420	740	-6955	8290
8	10.25	480	295	580	-5875	6775	525	325	640	-6575	7590	565	355	695	-7270	8410
9	10.06	480	255	560	-6200	7070	525	280	615	-6905	7910	565	305	670	-7625	8745
10	10.00	485	220	555	-6585	7495	530	245	605	-7315	8380	570	265	660	-8050	9265

Table E-2 - 30 ft Span, Variable Snow Load.

10 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

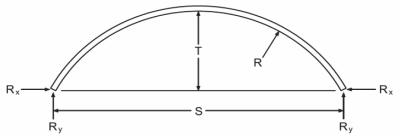
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		15 psf					20 psf					25 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
3	39.00	365	785	865	-785	4305	365	785	865	-1010	4995	365	785	865	-1230	5965
4	30.13	370	625	720	-1010	3275	370	625	720	-1500	4155	370	625	720	-2000	5035
5	25.00	370	515	630	-1570	3190	370	515	630	-2190	4125	370	515	630	-2815	5065
6	21.75	375	435	565	-2000	3155	375	435	565	-2715	4135	375	435	565	-3425	5115
7	19.57	380	375	525	-2305	3085	380	375	525	-3070	4060	380	375	525	-3835	5035
8	18.06	385	330	495	-2520	2990	385	330	495	-3295	3930	385	330	495	-4085	4870
9	17.00	390	290	475	-2690	2930	390	290	475	-3470	3830	390	290	475	-4250	4735
10	16.25	395	260	460	-2850	2935	395	260	460	-3625	3800	395	260	460	-4400	4665
11	15.73	400	235	450	-3045	3010	400	235	450	-3810	3865	400	235	450	-4585	4740
12	15.38	410	215	445	-3515	3345	410	215	445	-4065	4050	410	215	445	-4850	4915
13	15.15	415	220	440	-4205	4055	415	220	440	-4375	4280	415	220	440	-5140	5180
14	15.04	425	235	435	-4955	5060	425	235	435	-4955	5060	425	235	435	-5525	5505
15	15.00	430	240	430	-5765	6085	430	240	430	-5765	6085	430	240	430	-5925	6085
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		30 psf					35 psf					40 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
3	39.00	410	875	960	-1590	6935	455	975	1070	-2000	7910	500	1075	1175	-2415	8880
4	30.13	410	695	805	-2505	5915	455	775	890	-3015	6795	500	850	980	-3525	7675
5	25.00	415	575	700	-3435	6005	460	635	775	-4060	6940	505	700	855	-4685	7880
6	21.75	420	485	630	-4140	6100	465	535	700	-4850	7080	510	590	770	-5565	8065
7	19.57	415	415	580	-4600	6010	455	460	640	-5370	6985	500	505	705	-6135	7960
8	18.06	405	360	550	-4875	5810	445	400	610	-5665	6755	485	435	665	-6460	7695
9	17.00	395	315	515	-5050	5635	430	345	570	-5850	6550	470	380	625	-6650	7470
10	16.25	395	275	485	-5175	5560	420	305	530	-5970	6450	455	335	580	-6765	7345
11	15.73	400	245	460	-5365	5615	415	270	505	-6140	6495	450	295	550	-6915	7370
12	15.38	410	220	450	-5635	5785	415	245	490	-6425	6655	450	265	535	-7210	7545
13	15.15	415	220	440	-5945	6085	420	220	480	-6745	6985	455	240	520	-7545	7890
14	15.04	425	235	440	-6310	6425	425	235	480	-7130	7370	460	235	515	-7945	8310
15	15.00	430	240	435	-6725	6870	435	240	475	-7525	7815	465	240	515	-8355	8765

Table E-2 - 30 ft Span, Variable Snow Load.

10 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

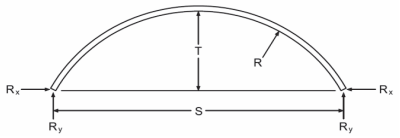
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		50 psf					60 psf					70 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
3	39.00	590	1270	1390	-3250	10825	680	1465	1605	-4080	12765	770	1660	1820	-4915	14710
4	30.13	590	1005	1160	-4545	9440	680	1160	1340	-5570	11210	770	1315	1515	-6590	12980
5	25.00	595	825	1010	-5935	9755	685	955	1165	-7185	11635	775	1080	1320	-8440	13520
6	21.75	600	695	910	-6995	10025	690	805	1045	-8435	11990	780	910	1185	-9875	13955
7	19.57	585	595	830	-7670	9910	675	685	955	-9215	11860	760	775	1080	-10765	13825
8	18.06	570	515	785	-8040	9600	650	590	900	-9625	11505	735	670	1020	-11205	13415
9	17.00	550	445	730	-8245	9310	625	515	840	-9840	11155	700	580	945	-11440	12995
10	16.25	530	390	680	-8355	9130	600	450	775	-9950	10915	670	505	875	-11540	12700
11	15.73	515	345	640	-8500	9120	585	400	725	-10090	10870	655	450	815	-11680	12625
12	15.38	515	310	620	-8790	9335	585	355	705	-10385	11125	650	400	785	-12000	12910
13	15.15	520	280	605	-9150	9690	585	325	685	-10750	11495	650	365	765	-12355	13300
14	15.04	525	255	595	-9585	10195	590	295	675	-11225	12080	655	330	755	-12865	13965
15	15.00	530	240	590	-10025	10660	595	270	670	-11690	12615	660	300	750	-13360	14570
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		80 psf					90 psf					100 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
3	39.00	860	1855	2035	-5750	16655	950	2055	2250	-6590	18595	1040	2250	2465	-7435	20545
4	30.13	860	1470	1695	-7610	14755	955	1625	1875	-8635	16530	1045	1780	2050	-9655	18305
5	25.00	865	1205	1470	-9700	15410	955	1335	1625	-10960	17295	1045	1460	1780	-12220	19185
6	21.75	870	1015	1325	-11315	15920	960	1120	1460	-12755	17880	1050	1230	1600	-14195	19845
7	19.57	850	865	1205	-12315	15790	935	955	1330	-13860	17755	1025	1045	1455	-15410	19715
8	18.06	815	745	1135	-12800	15320	900	820	1250	-14395	17230	980	900	1370	-15995	19135
9	17.00	780	645	1055	-13035	14835	855	710	1160	-14635	16675	935	780	1270	-16230	18520
10	16.25	745	565	970	-13130	14490	815	620	1065	-14720	16275	885	680	1165	-16315	18060
11	15.73	720	500	905	-13270	14375	790	550	995	-14860	16125	855	600	1085	-16450	17880
12	15.38	715	445	870	-13610	14700	785	490	955	-15220	16485	850	535	1040	-16830	18275
13	15.15	715	405	850	-13985	15105	780	445	930	-15620	16910	845	485	1015	-17255	18710
14	15.04	720	365	835	-14500	15850	785	405	920	-16140	17740	850	440	1000	-17800	19625
15	15.00	725	335	830	-15025	16525	790	370	910	-16695	18480	855	400	985	-18365	20435

Table E-3 - 40 ft Span, Variable Snow Load.

10 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

Wind Load

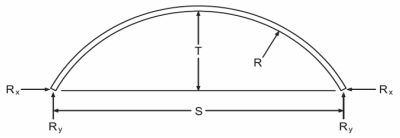
K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		15 psf					20 psf					25 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
4	52.00	485	1110	1205	-1725	5860	485	1110	1205	-2565	7430	485	1110	1205	-3440	9000
5	42.50	490	915	1030	-2305	5180	490	915	1030	-3285	6670	490	915	1030	-4265	8170
6	36.33	490	770	910	-2905	5055	490	770	910	-3995	6590	490	770	910	-5085	8130
7	32.07	495	670	825	-3465	5140	495	670	825	-4680	6765	495	670	825	-5895	8390
8	29.00	500	585	760	-3930	5200	500	585	760	-5250	6890	500	585	760	-6565	8580
9	26.72	505	525	715	-4280	5175	505	525	715	-5665	6860	505	525	715	-7050	8545
10	25.00	510	470	680	-4535	5085	510	470	680	-5955	6750	510	470	680	-7380	8430
11	23.68	515	430	655	-4745	5010	515	430	655	-6170	6645	515	430	655	-7610	8275
12	22.67	520	390	635	-4945	4985	520	390	635	-6345	6560	520	390	635	-7780	8130
13	21.88	525	360	620	-5130	5000	525	360	620	-6530	6525	525	360	620	-7930	8095
14	21.29	530	330	605	-5310	5070	530	330	605	-6695	6590	530	330	605	-8080	8105
15	20.83	535	310	595	-5620	5280	535	310	595	-6995	6755	535	310	595	-8395	8305
16	20.50	545	285	590	-6340	6045	545	285	590	-7310	7050	545	285	590	-8725	8575
17	20.26	550	285	585	-7235	7090	550	285	585	-7705	7370	550	285	585	-9095	8940
18	20.11	560	290	580	-8195	8280	560	290	580	-8195	8280	560	290	580	-9540	9345
19	20.03	565	310	575	-9215	9955	565	310	575	-9215	9955	565	310	575	-10050	9955
20	20.00	575	315	575	-10300	11560	575	315	575	-10300	11560	575	315	575	-10590	11560

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		30 psf					35 psf					40 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
4	52.00	545	1240	1345	-4340	10585	605	1375	1495	-5235	12175	665	1515	1645	-6130	13765
5	42.50	545	1020	1150	-5240	9675	605	1130	1275	-6220	11185	665	1245	1405	-7200	12690
6	36.33	550	860	1015	-6180	9685	610	955	1125	-7270	11235	670	1050	1240	-8375	12785
7	32.07	550	745	920	-7115	10010	610	825	1020	-8345	11635	670	910	1120	-9575	13270
8	29.00	555	655	850	-7885	10270	615	725	940	-9220	11965	675	800	1035	-10555	13655
9	26.72	550	580	790	-8435	10250	610	645	875	-9825	11960	670	710	960	-11225	13665
10	25.00	545	520	755	-8800	10110	600	575	835	-10225	11795	655	630	915	-11645	13475
11	23.68	535	465	720	-9050	9910	590	515	800	-10490	11545	640	565	875	-11925	13175
12	22.67	525	420	690	-9220	9710	575	465	760	-10665	11315	625	510	835	-12105	12925
13	21.88	525	380	655	-9355	9665	565	420	725	-10790	11235	610	460	790	-12230	12805
14	21.29	530	350	620	-9465	9625	550	385	685	-10860	11140	600	420	745	-12280	12660
15	20.83	535	320	610	-9790	9855	550	355	665	-11190	11405	595	385	725	-12590	12950
16	20.50	545	295	595	-10135	10095	555	325	655	-11550	11630	600	355	710	-12960	13205
17	20.26	550	285	590	-10520	10510	560	305	645	-11945	12085	600	330	700	-13375	13655
18	20.11	560	290	585	-10970	10970	565	290	640	-12420	12600	610	310	690	-13865	14225
19	20.03	565	310	580	-11460	11450	570	310	635	-12920	13110	615	310	685	-14390	14790
20	20.00	575	315	580	-12020	12090	580	315	630	-13445	13765	620	315	685	-14935	15445

Table E-3 - 40 ft Span, Variable Snow Load.

10 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

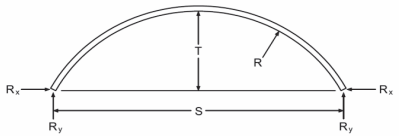
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		50 psf					60 psf					70 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
4	52.00	785	1790	1945	-7925	16945	905	2070	2250	-9720	20125	1025	2345	2550	-11515	23305
5	42.50	785	1470	1660	-9155	15705	905	1700	1915	-11130	18720	1025	1925	2170	-13100	21730
6	36.33	790	1245	1460	-10580	15890	910	1435	1685	-12785	18995	1030	1625	1910	-14990	22095
7	32.07	795	1075	1325	-12030	16545	915	1240	1525	-14490	19815	1035	1405	1730	-16950	23090
8	29.00	795	945	1220	-13220	17035	920	1085	1405	-15890	20420	1040	1230	1595	-18555	23805
9	26.72	790	835	1135	-14030	17085	905	960	1305	-16835	20500	1025	1090	1475	-19640	23920
10	25.00	770	745	1080	-14510	16835	885	855	1240	-17385	20200	995	970	1405	-20265	23560
11	23.68	750	665	1030	-14805	16445	860	765	1185	-17685	19710	965	865	1335	-20590	22975
12	22.67	730	600	975	-14990	16140	830	690	1120	-17875	19360	935	775	1265	-20760	22575
13	21.88	710	540	925	-15105	15945	805	620	1055	-17975	19080	905	700	1190	-20850	22220
14	21.29	690	490	865	-15120	15715	780	565	990	-17960	18805	875	635	1110	-20800	21900
15	20.83	685	450	845	-15445	16050	780	520	960	-18315	19145	870	585	1080	-21180	22240
16	20.50	685	415	825	-15785	16355	775	475	935	-18665	19500	865	540	1050	-21555	22645
17	20.26	690	385	810	-16230	16800	780	440	920	-19080	19945	865	495	1030	-21980	23090
18	20.11	695	360	800	-16765	17480	780	410	905	-19660	20730	870	460	1015	-22555	23985
19	20.03	700	335	790	-17330	18150	790	385	900	-20270	21510	875	430	1005	-23210	24865
20	20.00	710	315	790	-17915	18795	795	355	895	-20890	22250	880	400	1000	-23870	25705
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		80 psf					90 psf					100 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
4	52.00	1145	2625	2850	-13310	26485	1265	2900	3150	-15100	29665	1385	3175	3450	-16895	32845
5	42.50	1150	2155	2425	-15075	24745	1270	2380	2680	-17050	27760	1390	2605	2940	-19020	30775
6	36.33	1150	1815	2135	-17200	25200	1270	2010	2360	-19405	28305	1390	2200	2585	-21610	31405
7	32.07	1155	1570	1930	-19410	26360	1275	1735	2135	-21870	29630	1395	1895	2335	-24330	32905
8	29.00	1160	1375	1780	-21225	27185	1280	1520	1965	-23895	30570	1400	1665	2150	-26560	33950
9	26.72	1140	1215	1645	-22445	27335	1260	1345	1820	-25245	30750	1375	1470	1990	-28050	34170
10	25.00	1110	1080	1565	-23140	26925	1220	1195	1730	-26015	30290	1335	1305	1890	-28890	33650
11	23.68	1075	965	1490	-23495	26265	1180	1065	1645	-26405	29560	1290	1165	1800	-29310	32850
12	22.67	1040	865	1410	-23645	25795	1140	955	1550	-26530	29010	1245	1045	1695	-29440	32230
13	21.88	1000	780	1325	-23725	25360	1100	860	1455	-26600	28500	1195	940	1590	-29470	31635
14	21.29	965	705	1235	-23640	24995	1060	780	1355	-26480	28090	1150	850	1480	-29325	31185
15	20.83	960	650	1195	-24045	25340	1050	715	1310	-26910	28435	1140	780	1430	-29775	31535
16	20.50	955	600	1165	-24440	25795	1045	660	1275	-27330	28940	1130	720	1390	-30215	32085
17	20.26	955	555	1140	-24895	26245	1040	610	1250	-27805	29440	1130	665	1360	-30720	32635
18	20.11	955	515	1125	-25470	27235	1045	565	1230	-28420	30490	1130	615	1340	-31370	33745
19	20.03	960	480	1110	-26145	28225	1050	525	1220	-29085	31585	1135	575	1325	-32050	34940
20	20.00	970	445	1105	-26850	29160	1055	490	1210	-29825	32615	1140	535	1315	-32805	36070

Table E-4 - 50 ft Span, Variable Snow Load.

10 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

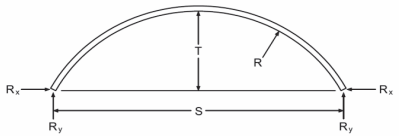
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		15 psf					20 psf					25 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
5	65.00	610	1425	1545	-3510	8150	610	1425	1545	-5025	10520	610	1425	1545	-6545	12890
6	55.08	610	1205	1345	-4115	7545	610	1205	1345	-5705	9835	610	1205	1345	-7295	12130
8	43.06	615	920	1095	-5320	7510	615	920	1095	-7160	9920	615	920	1095	-9015	12350
10	36.25	625	740	955	-6420	7820	625	740	955	-8515	10425	625	740	955	-10615	13025
12	32.04	630	615	870	-7135	7775	630	615	870	-9365	10380	630	615	870	-11595	12985
14	29.32	640	525	815	-7615	7620	640	525	815	-9860	10140	640	525	815	-12135	12665
16	27.53	655	460	775	-8055	7635	655	460	775	-10255	10045	655	460	775	-12465	12480
18	26.36	665	405	755	-8545	7890	665	405	755	-10725	10260	665	405	755	-12905	12635
20	25.63	680	360	735	-9965	9965	680	360	735	-11495	10910	680	360	735	-13710	13275
22	25.20	695	355	725	-12245	12830	695	355	725	-12500	12830	695	355	725	-14660	14240
24	25.02	710	385	720	-14770	16880	710	385	720	-14770	16880	710	385	720	-15910	16880
25	25.00	715	390	720	-16135	19020	715	390	720	-16135	19020	715	390	720	-16590	19020
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		30 psf					35 psf					40 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
5	65.00	680	1590	1720	-8060	15260	755	1770	1915	-9575	17630	830	1945	2105	-11090	20000
6	55.08	680	1345	1500	-8895	14420	755	1495	1665	-10505	16715	830	1645	1835	-12110	19010
8	43.06	685	1025	1225	-10875	14780	760	1140	1360	-12740	17210	835	1250	1495	-14605	19645
10	36.25	695	825	1065	-12740	15630	770	915	1180	-14865	18230	845	1005	1300	-16985	20835
12	32.04	685	680	960	-13825	15590	755	755	1065	-16055	18195	825	830	1165	-18315	20800
14	29.32	665	570	895	-14405	15190	730	635	990	-16680	17715	800	695	1085	-18950	20240
16	27.53	655	485	830	-14725	14915	705	540	910	-16985	17350	770	590	995	-19250	19785
18	26.36	665	420	770	-15085	15010	690	465	845	-17265	17385	745	510	920	-19500	19760
20	25.63	680	370	745	-15920	15645	690	410	815	-18135	18035	745	445	885	-20350	20480
22	25.20	695	355	730	-16915	16735	700	360	800	-19170	19235	755	395	865	-21425	21730
24	25.02	710	385	725	-18120	17990	715	385	790	-20405	20540	770	385	855	-22710	23170
25	25.00	715	390	725	-18825	19020	725	390	790	-21065	21420	775	390	855	-23395	24030

Table E-4 - 50 ft Span, Variable Snow Load.

10 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

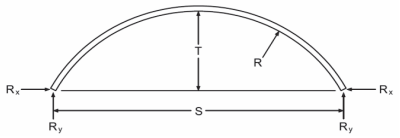
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		50 psf					60 psf					70 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
5	65.00	980	2305	2490	-14145	24735	1130	2660	2875	-17205	29475	1280	3015	3260	-20265	34215
6	55.08	980	1945	2170	-15330	23595	1130	2245	2505	-18545	28180	1285	2545	2840	-21765	32765
8	43.06	990	1480	1765	-18330	24505	1140	1705	2035	-22060	29365	1290	1935	2305	-25785	34225
10	36.25	995	1185	1530	-21235	26040	1145	1370	1765	-25485	31245	1295	1550	2000	-29735	36450
12	32.04	970	975	1375	-22830	26010	1115	1125	1580	-27345	31220	1260	1275	1790	-31860	36430
14	29.32	930	815	1275	-23495	25285	1065	940	1465	-28045	30335	1200	1060	1655	-32630	35380
16	27.53	890	690	1165	-23770	24655	1015	795	1335	-28295	29525	1135	895	1505	-32815	34400
18	26.36	860	595	1070	-23970	24510	975	680	1220	-28445	29260	1090	770	1370	-32920	34010
20	25.63	860	520	1030	-24780	25375	970	595	1170	-29310	30270	1080	675	1310	-33840	35165
22	25.20	865	460	1000	-25935	26725	975	530	1135	-30445	31720	1085	595	1275	-34955	36710
24	25.02	880	415	990	-27325	28430	985	470	1120	-31940	33690	1095	530	1255	-36555	38950
25	25.00	885	390	985	-28060	29255	995	445	1115	-32720	34640	1100	500	1245	-37385	40020
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		80 psf					90 psf					100 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
5	65.00	1430	3370	3645	-23325	38955	1580	3725	4030	-26385	43690	1730	4080	4415	-29440	48430
6	55.08	1435	2845	3170	-24985	37355	1585	3150	3505	-28200	41940	1735	3450	3840	-31420	46525
8	43.06	1440	2160	2575	-29510	39085	1590	2390	2845	-33240	43945	1740	2615	3120	-36965	48805
10	36.25	1450	1730	2235	-33980	41655	1600	1915	2465	-38230	46865	1750	2095	2700	-42480	52070
12	32.04	1400	1420	1995	-36380	41640	1545	1570	2200	-40895	46870	1690	1720	2410	-45410	52105
14	29.32	1335	1185	1845	-37220	40430	1465	1305	2035	-41810	45480	1600	1430	2225	-46395	50525
16	27.53	1260	1000	1675	-37340	39270	1385	1100	1845	-41860	44140	1505	1205	2015	-46385	49010
18	26.36	1205	855	1520	-37390	38760	1315	940	1670	-41865	43570	1430	1030	1820	-46335	48375
20	25.63	1190	750	1455	-38370	40055	1305	825	1595	-42895	44950	1415	900	1735	-47425	49845
22	25.20	1190	660	1410	-39555	41705	1300	730	1545	-44155	46700	1410	795	1685	-48755	51695
24	25.02	1205	590	1385	-41165	44210	1310	650	1520	-45780	49470	1420	710	1655	-50410	54735
25	25.00	1210	560	1380	-42050	45405	1320	615	1510	-46710	50790	1425	670	1645	-51375	56175

Table E-5 - 60 ft Span, Variable Snow Load.

10 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

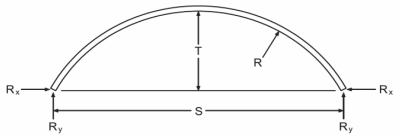
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 15 psf					20 psf					25 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
6	78.00	730	1740	1875	-5820	10970	730	1740	1875	-8095	14290	730	1740	1875	-10380	17610
8	60.25	735	1325	1505	-6790	9985	735	1325	1505	-9195	13180	735	1325	1505	-11625	16375
10	50.00	740	1065	1285	-8260	10580	740	1065	1285	-11025	14075	740	1065	1285	-13825	17590
12	43.50	745	890	1150	-9465	11025	745	890	1150	-12510	14740	745	890	1150	-15585	18455
14	39.14	755	760	1060	-10305	11055	755	760	1060	-13520	14785	755	760	1060	-16740	18515
16	36.13	765	665	995	-10860	10900	765	665	995	-14140	14530	765	665	995	-17420	18155
18	34.00	775	590	950	-11375	10850	775	590	950	-14570	14345	775	590	950	-17855	17840
20	32.50	790	525	920	-11885	11010	790	525	920	-15050	14370	790	525	920	-18215	17785
22	31.45	800	475	900	-12540	12040	800	475	900	-15685	14785	800	475	900	-18840	18215
24	30.75	815	430	885	-14400	14985	815	430	885	-16605	15620	815	430	885	-19800	19020
26	30.31	830	420	875	-17100	18505	830	420	875	-17775	18505	830	420	875	-20910	20180
28	30.07	845	450	865	-20050	23385	845	450	865	-20050	23385	845	450	865	-22350	23385
30	30.00	860	465	860	-23265	28560	860	465	860	-23265	28560	860	465	860	-23920	28560
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 30 psf					35 psf					40 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
6	78.00	815	1940	2095	-12680	20925	905	2155	2325	-14985	24245	995	2370	2560	-17290	27565
8	60.25	820	1475	1675	-14055	19565	910	1640	1865	-16485	22760	1000	1805	2050	-18915	25955
10	50.00	825	1190	1435	-16620	21105	915	1320	1590	-19415	24620	1005	1450	1750	-22210	28135
12	43.50	835	990	1280	-18675	22175	925	1100	1420	-21765	25890	1015	1210	1560	-24855	29605
14	39.14	825	845	1165	-19955	22245	910	935	1290	-23210	25975	1000	1030	1415	-26470	29730
16	36.13	805	725	1100	-20695	21780	885	805	1220	-23975	25440	970	885	1335	-27255	29120
18	34.00	785	635	1035	-21135	21360	860	700	1140	-24420	24930	940	765	1250	-27700	28505
20	32.50	790	555	965	-21435	21265	840	615	1065	-24690	24745	910	670	1160	-27940	28230
22	31.45	800	495	920	-21995	21640	825	545	1005	-25150	25070	895	595	1095	-28360	28500
24	30.75	815	445	895	-22995	22420	830	490	980	-26190	25860	895	535	1065	-29380	29375
26	30.31	830	420	880	-24150	23735	840	445	960	-27390	27290	905	485	1045	-30625	30840
28	30.07	845	450	875	-25550	25190	850	450	955	-28860	28915	915	450	1030	-32165	32640
30	30.00	860	465	870	-27140	28560	865	465	945	-30375	30770	930	465	1025	-33735	34525

Table E-5 - 60 ft Span, Variable Snow Load.

10 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

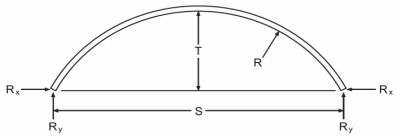
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		50 psf					60 psf					70 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
6	78.00	1175	2805	3030	-21895	34200	1355	3240	3500	-26500	40840	1535	3675	3965	-31105	47475
8	60.25	1180	2135	2425	-23775	32340	1360	2460	2795	-28635	38725	1540	2790	3170	-33495	45115
10	50.00	1185	1715	2070	-27805	35165	1365	1980	2385	-33395	42195	1550	2240	2700	-38985	49225
12	43.50	1195	1430	1840	-31035	37040	1375	1650	2125	-37215	44475	1555	1865	2405	-43395	51905
14	39.14	1170	1215	1670	-32985	37265	1345	1395	1920	-39500	44795	1520	1580	2170	-46015	52330
16	36.13	1135	1040	1570	-33840	36485	1300	1195	1805	-40470	43845	1465	1355	2045	-47100	51210
18	34.00	1095	900	1465	-34270	35655	1245	1035	1680	-40835	42800	1400	1170	1895	-47400	49950
20	32.50	1055	790	1355	-34445	35190	1195	905	1550	-40950	42155	1340	1020	1745	-47455	49120
22	31.45	1030	700	1275	-34830	35355	1165	800	1455	-41305	42210	1305	900	1630	-47775	49065
24	30.75	1030	625	1235	-35785	36400	1165	715	1405	-42320	43430	1295	810	1575	-48855	50460
26	30.31	1035	565	1205	-37105	37950	1165	645	1370	-43585	45060	1300	730	1530	-50130	52170
28	30.07	1045	515	1190	-38775	40090	1180	590	1350	-45390	47540	1310	660	1510	-52000	54990
30	30.00	1060	470	1180	-40460	42035	1190	535	1340	-47180	49780	1320	600	1495	-53905	57520
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		80 psf					90 psf					100 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
6	78.00	1715	4105	4435	-35715	54110	1895	4540	4900	-40320	60750	2080	4975	5370	-44925	67385
8	60.25	1720	3120	3545	-38355	51500	1905	3450	3915	-43215	57890	2085	3775	4290	-48075	64275
10	50.00	1730	2505	3020	-44580	56260	1910	2770	3335	-50170	63290	2090	3030	3655	-55765	70320
12	43.50	1735	2085	2685	-49580	59340	1915	2305	2965	-55760	66770	2100	2525	3245	-61940	74205
14	39.14	1695	1765	2425	-52535	59860	1870	1950	2675	-59050	67390	2045	2135	2925	-65565	74925
16	36.13	1630	1510	2280	-53730	58575	1795	1670	2515	-60360	65935	1955	1825	2750	-66990	73300
18	34.00	1555	1305	2115	-53980	57100	1710	1440	2330	-60600	64245	1865	1575	2545	-67225	71395
20	32.50	1485	1135	1940	-53965	56080	1630	1255	2135	-60470	63045	1770	1370	2330	-66975	70010
22	31.45	1440	1005	1810	-54245	55920	1575	1105	1990	-60720	62780	1710	1205	2165	-67190	69635
24	30.75	1430	900	1745	-55390	57490	1565	990	1915	-61925	64515	1695	1080	2085	-68460	71545
26	30.31	1430	810	1695	-56745	59275	1560	890	1860	-63355	66385	1690	975	2025	-69970	73495
28	30.07	1440	735	1675	-58615	62440	1570	810	1835	-65275	69890	1700	885	1995	-72010	77340
30	30.00	1450	670	1655	-60625	65265	1580	735	1815	-67350	73005	1710	805	1975	-74070	80750

Table E-6 - 70 ft Span, Variable Snow Load.

15 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

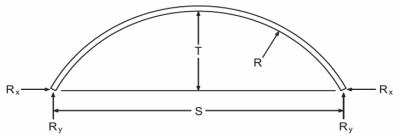
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		15 psf					20 psf					25 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
6	105.08	990	2760	2925	-7125	15735	990	2760	2925	-10210	20265	995	2775	2940	-13295	24795
8	80.56	995	2105	2320	-8765	14080	995	2105	2320	-12010	18455	1000	2115	2330	-15270	22825
10	66.25	1005	1695	1960	-10085	13585	1005	1695	1960	-13535	18005	1010	1705	1970	-17000	22440
12	57.04	1015	1420	1730	-11835	14255	1015	1420	1730	-15680	19005	1020	1425	1740	-19525	23755
14	50.75	1025	1220	1575	-13335	14665	1025	1220	1575	-17505	19695	1035	1225	1585	-21675	24730
16	46.28	1040	1065	1470	-14485	14780	1040	1065	1470	-18855	19825	1040	1070	1470	-23230	24865
18	43.03	1055	950	1390	-15490	14755	1055	950	1390	-19830	19675	1055	950	1395	-24300	24595
20	40.63	1070	850	1340	-16385	14845	1070	850	1340	-20740	19580	1070	850	1340	-25095	24320
22	38.84	1085	770	1300	-17270	15160	1085	770	1300	-21595	19670	1085	770	1300	-25930	24375
24	37.52	1105	705	1270	-18370	15740	1105	705	1270	-22480	20205	1105	705	1270	-26775	24785
26	36.56	1125	645	1250	-19790	16795	1125	645	1250	-23895	21230	1125	645	1250	-28055	25670
28	35.88	1145	625	1235	-22715	20055	1145	625	1235	-25615	22550	1145	625	1235	-29765	27170
30	35.42	1165	640	1230	-26410	24065	1165	640	1230	-27555	24230	1165	640	1230	-31760	28740
32	35.14	1185	655	1225	-30425	28735	1185	655	1225	-30425	28735	1185	655	1225	-34075	31035
34	35.01	1210	695	1220	-34765	35465	1210	695	1220	-34765	35465	1210	695	1220	-36560	35465
35	35.00	1220	710	1220	-37060	38615	1220	710	1220	-37060	38615	1220	710	1220	-37900	38615
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		30 psf					35 psf					40 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
6	105.08	1100	3070	3250	-16385	29325	1205	3365	3565	-19490	33855	1310	3660	3875	-22615	38385
8	80.56	1105	2340	2575	-18555	27195	1215	2565	2820	-21845	31565	1320	2785	3070	-25130	35940
10	66.25	1115	1885	2175	-20495	26875	1220	2065	2385	-23995	31310	1325	2245	2590	-27490	35745
12	57.04	1125	1575	1920	-23420	28540	1230	1725	2105	-27320	33345	1340	1875	2285	-31225	38150
14	50.75	1140	1355	1750	-25850	29760	1245	1480	1915	-30065	34795	1350	1610	2080	-34300	39825
16	46.28	1135	1180	1615	-27600	29910	1240	1290	1765	-31975	34955	1340	1400	1915	-36345	40020
18	43.03	1120	1040	1540	-28765	29530	1220	1135	1680	-33235	34565	1320	1230	1820	-37700	39600
20	40.63	1110	920	1465	-29580	29220	1200	1005	1595	-34070	34120	1295	1090	1730	-38560	39020
22	38.84	1095	825	1395	-30265	29115	1180	900	1515	-34645	33855	1270	970	1635	-39110	38600
24	37.52	1105	740	1325	-31065	29365	1165	810	1435	-35360	33945	1245	875	1545	-39655	38525
26	36.56	1125	675	1290	-32365	30240	1165	735	1390	-36675	34915	1245	790	1495	-40985	39595
28	35.88	1145	625	1265	-33970	31790	1180	670	1365	-38320	36405	1255	725	1465	-42675	41025
30	35.42	1165	640	1255	-35960	33540	1195	640	1350	-40195	38340	1270	665	1445	-44600	43140
32	35.14	1185	655	1250	-38355	35765	1215	655	1345	-42640	40495	1290	655	1435	-46925	45480
34	35.01	1210	695	1250	-40910	38395	1240	695	1340	-45265	43370	1315	695	1430	-49615	48350
35	35.00	1220	710	1250	-42290	39765	1250	710	1340	-46680	44870	1325	710	1430	-51070	49970

Table E-6 - 70 ft Span, Variable Snow Load.

15 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

Wind Load

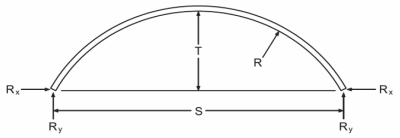
K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		50 psf					60 psf					70 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
6	105.08	1520	4250	4505	-28860	47445	1735	4840	5130	-35105	56505	1945	5435	5755	-41355	65565
8	80.56	1530	3235	3565	-31705	44680	1740	3685	4055	-38285	53425	1950	4135	4550	-44860	62165
10	66.25	1540	2605	3005	-34490	44620	1750	2965	3420	-41485	53490	1960	3325	3835	-48480	62360
12	57.04	1550	2175	2650	-39030	47760	1760	2475	3010	-46835	57375	1970	2775	3375	-54640	66985
14	50.75	1560	1865	2405	-42765	49890	1770	2120	2735	-51230	59955	1985	2375	3060	-59695	70020
16	46.28	1545	1620	2210	-45195	50240	1750	1840	2510	-54060	60460	1955	2065	2805	-62920	70685
18	43.03	1515	1420	2100	-46635	49670	1710	1615	2380	-55585	59740	1905	1805	2660	-64625	69810
20	40.63	1480	1260	1990	-47540	48815	1665	1425	2250	-56520	58615	1850	1595	2515	-65500	68415
22	38.84	1445	1120	1875	-48035	48080	1620	1265	2120	-56960	57565	1795	1415	2360	-65885	67050
24	37.52	1410	1005	1765	-48380	47720	1575	1135	1985	-57205	57125	1740	1265	2205	-66025	66530
26	36.56	1405	910	1700	-49605	48950	1565	1025	1910	-58290	58300	1720	1145	2115	-67130	67655
28	35.88	1410	830	1665	-51380	50270	1565	935	1860	-60085	59820	1720	1040	2060	-68790	69375
30	35.42	1425	760	1635	-53405	52740	1580	860	1825	-62210	62335	1730	955	2020	-71015	71935
32	35.14	1445	700	1625	-55860	55480	1595	790	1810	-64815	65480	1750	880	1995	-73770	75475
34	35.01	1465	695	1610	-58405	58305	1615	730	1795	-67490	68425	1770	810	1975	-76575	78775
35	35.00	1480	710	1610	-59845	60180	1630	710	1790	-68935	70385	1780	780	1970	-78090	80595

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		80 psf					90 psf					100 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
6	105.08	2155	6025	6380	-47600	74625	2365	6615	7005	-53850	83685	2575	7205	7630	-60095	92745
8	80.56	2160	4580	5045	-51435	70910	2375	5030	5540	-58010	79650	2585	5480	6030	-64585	88395
10	66.25	2170	3685	4250	-55480	71230	2380	4045	4665	-62475	80105	2595	4405	5080	-69470	88975
12	57.04	2180	3075	3740	-62445	76595	2390	3375	4100	-70250	86205	2605	3675	4465	-78055	95815
14	50.75	2195	2635	3390	-68160	80085	2405	2890	3720	-76625	90150	2615	3145	4045	-85090	100215
16	46.28	2160	2285	3105	-71785	80905	2365	2505	3400	-80650	91130	2570	2725	3700	-89515	101350
18	43.03	2100	1995	2940	-73665	79880	2295	2190	3225	-82705	89950	2490	2380	3505	-91745	100020
20	40.63	2035	1760	2775	-74480	78215	2220	1930	3040	-83475	88015	2405	2095	3300	-92540	97815
22	38.84	1965	1560	2600	-74815	76535	2140	1710	2845	-83740	86015	2315	1855	3085	-92665	95500
24	37.52	1905	1395	2425	-74845	75935	2065	1525	2645	-83665	85340	2230	1655	2865	-92490	94745
26	36.56	1880	1260	2320	-75965	77010	2040	1375	2530	-84805	86365	2195	1495	2735	-93640	95720
28	35.88	1880	1145	2255	-77635	78925	2035	1255	2455	-86545	88480	2190	1360	2655	-95450	98030
30	35.42	1885	1050	2210	-79820	81535	2040	1145	2400	-88625	91135	2190	1245	2590	-97560	100735
32	35.14	1900	965	2180	-82725	85475	2055	1055	2370	-91680	95470	2205	1145	2560	-100640	105470
34	35.01	1920	890	2160	-85660	89130	2070	975	2345	-94750	99480	2225	1055	2530	-103835	109830
35	35.00	1930	855	2155	-87245	90980	2085	935	2340	-96405	101510	2235	1015	2525	-105560	112040

Table E-7 - 80 ft Span, Variable Snow Load.

15 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

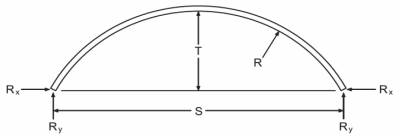
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		15 psf					20 psf					25 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
8	104.00	1135	2750	2960	-11280	18570	1135	2750	2960	-15495	24300	1140	2760	2975	-19775	30030
12	72.67	1150	1855	2165	-14120	17620	1150	1855	2165	-18795	23495	1160	1865	2175	-23520	29395
16	58.00	1170	1395	1800	-17615	18935	1170	1395	1800	-23085	25485	1180	1405	1815	-28555	32035
20	50.00	1200	1115	1610	-20025	19115	1200	1115	1610	-25740	25505	1200	1115	1615	-31565	31985
24	45.33	1230	925	1505	-22045	19345	1230	925	1505	-27730	25500	1230	925	1505	-33415	31680
28	42.57	1265	785	1445	-24415	20760	1265	785	1445	-29735	26435	1265	785	1445	-35315	32420
32	41.00	1305	710	1415	-29710	27045	1305	710	1415	-33495	29375	1305	710	1415	-38920	35405
36	40.22	1350	740	1400	-38420	37090	1350	740	1400	-38420	37090	1350	740	1400	-43745	39680
40	40.00	1395	805	1395	-48430	52060	1395	805	1395	-48430	52060	1395	805	1395	-49530	52060
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		30 psf					35 psf					40 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
8	104.00	1260	3055	3290	-24050	35760	1380	3345	3610	-28330	41485	1500	3640	3925	-32605	47215
12	72.67	1280	2060	2405	-28265	35290	1400	2255	2635	-33010	41185	1520	2450	2865	-37755	47085
16	58.00	1300	1550	2000	-34025	38590	1420	1695	2190	-39575	45140	1540	1840	2375	-45125	51690
20	50.00	1285	1225	1780	-37390	38560	1400	1340	1940	-43210	45135	1510	1450	2105	-49035	51705
24	45.33	1260	995	1635	-39150	37865	1360	1085	1775	-45010	44045	1465	1175	1920	-50870	50225
28	42.57	1265	825	1495	-40905	38410	1325	900	1620	-46500	44395	1420	970	1740	-52095	50385
32	41.00	1305	710	1450	-44425	41430	1345	765	1560	-50115	47455	1435	825	1675	-55805	53480
36	40.22	1350	740	1430	-49315	45765	1380	740	1535	-54880	52075	1470	740	1645	-60515	58535
40	40.00	1395	805	1430	-55265	52060	1430	805	1530	-61000	58540	1515	805	1635	-66735	65205

Table E-7 - 80 ft Span, Variable Snow Load.

15 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

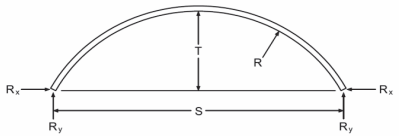
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		50 psf					60 psf					70 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
8	104.00	1745	4230	4555	-41160	58675	1985	4815	5190	-49715	70135	2225	5400	5820	-58270	81595
12	72.67	1760	2845	3320	-47245	58880	2000	3240	3780	-56735	70670	2240	3630	4240	-66225	82465
16	58.00	1785	2135	2750	-56225	64795	2025	2430	3125	-67325	77895	2265	2720	3500	-78425	90995
20	50.00	1740	1680	2430	-60680	64855	1965	1905	2755	-72440	78000	2190	2135	3080	-84230	91145
24	45.33	1670	1355	2210	-62590	62825	1875	1535	2495	-74305	75475	2080	1715	2785	-86025	88125
28	42.57	1605	1115	1985	-63375	62360	1790	1260	2230	-74860	74335	1970	1405	2475	-86345	86375
32	41.00	1610	950	1900	-67180	65550	1790	1070	2125	-78560	78010	1970	1190	2355	-89935	90475
36	40.22	1645	820	1855	-72165	71445	1820	920	2070	-83810	84360	1990	1025	2285	-95460	97275
40	40.00	1690	805	1840	-78205	78530	1860	805	2045	-90090	91855	2035	890	2255	-102050	105175
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		80 psf					90 psf					100 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
8	104.00	2465	5990	6455	-66825	93055	2705	6575	7085	-75380	104515	2950	7165	7720	-83935	115975
12	72.67	2485	4025	4695	-75720	94260	2725	4415	5155	-85210	106055	2965	4810	5615	-94700	117850
16	58.00	2505	3015	3880	-89530	104100	2750	3305	4255	-100630	117200	2990	3600	4630	-111730	130305
20	50.00	2420	2360	3405	-96020	104295	2645	2585	3730	-107810	117440	2870	2815	4055	-119600	130590
24	45.33	2285	1895	3075	-97745	100775	2490	2075	3360	-109465	113425	2695	2255	3650	-121185	126080
28	42.57	2155	1550	2720	-97835	98590	2340	1695	2965	-109320	110805	2525	1840	3210	-120805	123025
32	41.00	2145	1310	2580	-101515	102935	2325	1435	2805	-113155	115400	2500	1555	3030	-124795	127865
36	40.22	2165	1130	2500	-107110	110190	2340	1230	2715	-118760	123100	2515	1335	2930	-130410	136015
40	40.00	2210	980	2465	-114015	118735	2380	1070	2675	-125980	132480	2555	1160	2885	-137940	146225

Table E-8 - 90 ft Span, Variable Snow Load.

15 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

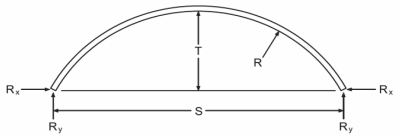
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 15 psf					20 psf					25 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
8	130.56	1275	3475	3690	-14125	23650	1275	3475	3690	-19480	30920	1280	3490	3710	-24880	38190
12	90.38	1290	2345	2660	-16530	21210	1290	2345	2660	-22105	28240	1295	2355	2675	-27740	35270
16	71.28	1305	1765	2175	-20670	23180	1305	1765	2175	-27210	31095	1315	1775	2190	-33765	39010
20	60.63	1330	1415	1915	-23920	24055	1330	1415	1915	-31130	32325	1330	1420	1920	-38340	40590
24	54.19	1360	1175	1765	-26310	23990	1360	1175	1765	-33500	32080	1360	1175	1770	-40900	40180
28	50.16	1390	1000	1675	-28520	24725	1390	1000	1675	-35710	32195	1390	1000	1675	-42895	40010
32	47.64	1430	870	1620	-31410	26545	1430	870	1620	-38155	33685	1430	870	1620	-45180	41215
36	46.13	1470	795	1590	-37635	35205	1470	795	1590	-42435	37115	1470	795	1590	-49300	44735
40	45.31	1515	825	1575	-47345	46650	1515	825	1575	-47615	46650	1515	825	1575	-54640	49395
42	45.11	1535	870	1570	-52685	55450	1535	870	1570	-52685	55450	1535	870	1570	-57760	55450
45	45.00	1570	900	1570	-61315	67755	1570	900	1570	-61315	67755	1570	900	1570	-62710	67755
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 30 psf					35 psf					40 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
8	130.56	1415	3865	4105	-30280	45455	1550	4235	4495	-35680	52725	1685	4610	4890	-41080	59995
12	90.38	1430	2605	2955	-33375	42295	1565	2855	3240	-39015	49325	1700	3105	3520	-44650	56355
16	71.28	1450	1960	2420	-40405	46930	1585	2150	2645	-47045	54925	1720	2335	2875	-53680	62920
20	60.63	1460	1565	2115	-45550	48940	1595	1710	2310	-52760	57350	1730	1860	2505	-60040	65765
24	54.19	1435	1285	1945	-48325	48280	1560	1400	2120	-55750	56375	1685	1520	2300	-63180	64475
28	50.16	1410	1075	1800	-50080	47825	1520	1170	1960	-57415	55640	1635	1265	2115	-64815	63455
32	47.64	1430	915	1675	-52275	48825	1495	995	1810	-59370	56430	1595	1075	1950	-66465	64035
36	46.13	1470	795	1630	-56275	52355	1515	860	1755	-63480	59975	1615	930	1885	-70685	67600
40	45.31	1515	825	1610	-61660	57040	1550	825	1730	-68685	65140	1645	825	1850	-75875	73240
42	45.11	1535	870	1605	-64890	60450	1570	870	1725	-72020	68405	1670	870	1845	-79150	76355
45	45.00	1570	900	1605	-69970	67755	1605	900	1720	-77230	74040	1705	900	1840	-84490	82465

Table E-8 - 90 ft Span, Variable Snow Load.

15 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

Wind Load

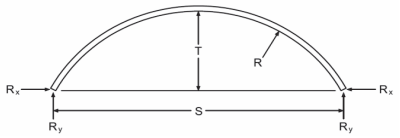
K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 50 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	60 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	70 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
8	130.56	1960	5350	5680	-51875	74530	2230	6095	6470	-62675	89070	2500	6840	7260	-73470	103605
12	90.38	1975	3605	4085	-55925	70410	2245	4100	4650	-67195	84465	2515	4600	5215	-78470	98520
16	71.28	1995	2705	3330	-66960	78915	2265	3080	3790	-80240	94910	2535	3450	4245	-93520	110900
20	60.63	1995	2155	2895	-74665	82590	2260	2445	3290	-89290	99415	2525	2740	3680	-103910	116245
24	54.19	1930	1755	2650	-78030	80775	2175	1990	3005	-92880	97230	2425	2225	3360	-107830	113685
28	50.16	1860	1460	2430	-79615	79090	2085	1650	2745	-94420	94720	2310	1845	3055	-109225	110350
32	47.64	1805	1230	2220	-80685	79245	2010	1390	2495	-95250	94455	2215	1550	2765	-109815	109670
36	46.13	1815	1065	2140	-85090	82860	2015	1205	2390	-99500	98625	2215	1340	2645	-113905	114385
40	45.31	1845	935	2090	-90575	89445	2040	1055	2335	-105270	105650	2235	1170	2575	-119970	121855
42	45.11	1865	875	2080	-93885	93055	2060	990	2320	-108790	109780	2255	1100	2555	-123690	126500
45	45.00	1900	900	2070	-99015	99325	2095	900	2300	-114060	116180	2290	1000	2535	-129205	133035

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 80 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	90 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	100 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
8	130.56	2770	7585	8050	-84270	118145	3040	8330	8840	-95070	132680	3315	9070	9630	-105865	147220
12	90.38	2785	5100	5780	-89745	112580	3055	5600	6345	-101015	126635	3330	6095	6910	-112290	140690
16	71.28	2805	3825	4700	-106795	126895	3080	4195	5160	-120075	142890	3350	4570	5615	-133355	158880
20	60.63	2790	3035	4070	-118535	133070	3060	3330	4465	-133160	149895	3325	3620	4855	-147785	166720
24	54.19	2670	2465	3715	-122850	130145	2920	2700	4065	-137870	146600	3165	2935	4420	-152895	163055
28	50.16	2540	2035	3370	-124025	126005	2765	2230	3685	-138830	141845	2990	2420	3995	-153630	157685
32	47.64	2420	1710	3040	-124380	124880	2630	1870	3310	-138940	140135	2835	2030	3585	-153505	155590
36	46.13	2415	1475	2900	-128575	130150	2615	1610	3155	-143315	145910	2815	1750	3410	-158060	161675
40	45.31	2430	1290	2815	-134670	138060	2630	1405	3060	-149370	154265	2825	1525	3305	-164065	170470
42	45.11	2450	1210	2795	-138595	143225	2645	1320	3035	-153495	159950	2845	1430	3280	-168400	176675
45	45.00	2485	1100	2770	-144350	150195	2680	1200	3005	-159495	167580	2875	1305	3245	-174645	184970

Table E-9 - 100 ft Span, Variable Snow Load.

15 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to $C_D = 1.0$.
Use ASD design procedure only.

Snow Load

$C_e = 0.9$
$C_t = 1.2$
$I_s = 1.10$

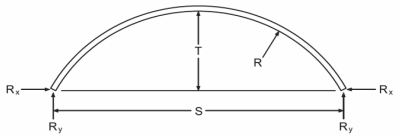
Wind Load

$K_{zt} = 1.0$
$K_d = 0.85$

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		15 psf					20 psf					25 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
10	130.00	1420	3460	3725	-18985	27655	1420	3460	3725	-25805	36485	1425	3475	3740	-32625	45310
14	96.29	1435	2490	2855	-21500	26240	1435	2490	2855	-28610	35085	1440	2500	2865	-35790	43925
18	78.44	1455	1940	2400	-25940	28510	1455	1940	2400	-34085	38315	1465	1950	2415	-42255	48115
22	67.82	1475	1585	2140	-29505	29550	1475	1585	2140	-38395	39725	1475	1595	2145	-47285	49920
26	61.08	1505	1340	1980	-32165	29575	1505	1340	1980	-41085	39570	1505	1340	1985	-50255	49560
30	56.67	1535	1155	1880	-34595	30005	1535	1155	1880	-43490	39605	1535	1155	1880	-52390	49245
34	53.76	1575	1015	1820	-37450	31610	1575	1015	1820	-45935	40790	1575	1015	1820	-54730	50100
38	51.89	1610	895	1780	-41610	39160	1610	895	1780	-49980	43880	1610	895	1780	-58425	53035
42	50.76	1655	890	1755	-51695	50665	1655	890	1755	-55110	50665	1655	890	1755	-63665	57400
46	50.17	1700	920	1745	-63045	64980	1700	920	1745	-63045	64980	1700	920	1745	-70165	64980
50	50.00	1745	995	1745	-75720	85750	1745	995	1745	-75720	85750	1745	995	1745	-77440	85750
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		30 psf					35 psf					40 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
10	130.00	1575	3845	4140	-39440	54140	1725	4215	4535	-46260	62965	1875	4585	4935	-53080	71790
14	96.29	1590	2765	3170	-42970	52770	1745	3030	3470	-50150	61610	1895	3290	3775	-57330	70455
18	78.44	1615	2155	2665	-50530	57920	1765	2360	2920	-58800	67795	1915	2565	3170	-67070	77695
22	67.82	1625	1760	2365	-56175	60290	1775	1925	2585	-65065	70660	1920	2090	2805	-74080	81030
26	61.08	1600	1465	2185	-59420	59550	1740	1605	2385	-68585	69655	1880	1740	2585	-77755	79860
30	56.67	1570	1245	2040	-61385	58880	1700	1360	2220	-70560	68520	1830	1470	2400	-79730	78155
34	53.76	1575	1070	1905	-63530	59405	1665	1165	2060	-72325	68715	1785	1260	2220	-81120	78020
38	51.89	1610	940	1830	-67275	62195	1670	1020	1975	-76125	71645	1780	1100	2120	-84975	81245
42	50.76	1655	890	1795	-72215	67060	1695	900	1935	-80995	76720	1805	975	2070	-89955	86380
46	50.17	1700	920	1785	-78930	73310	1740	920	1915	-87700	83000	1845	920	2050	-96470	93060
50	50.00	1745	995	1785	-86410	85750	1785	995	1915	-95375	91360	1895	995	2040	-104340	101760

Table E-9 - 100 ft Span, Variable Snow Load.

15 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

Wind Load

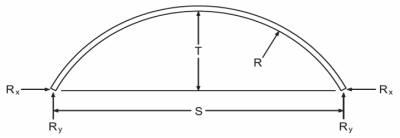
K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 50 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	60 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	70 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
10	130.00	2180	5325	5730	-66715	89445	2480	6060	6525	-80355	107100	2780	6800	7320	-93990	124755
14	96.29	2195	3820	4380	-71690	88140	2495	4350	4985	-86050	105820	2795	4880	5590	-100410	123505
18	78.44	2215	2975	3675	-83615	97495	2515	3380	4175	-100155	117290	2820	3790	4680	-116700	137090
22	67.82	2220	2420	3240	-92120	101770	2515	2750	3680	-110155	122510	2810	3080	4120	-128190	143250
26	61.08	2155	2010	2985	-96085	100270	2435	2280	3385	-114465	120680	2710	2550	3785	-133020	141090
30	56.67	2085	1695	2760	-98075	97815	2345	1920	3120	-116420	117540	2600	2145	3480	-134765	137265
34	53.76	2020	1450	2540	-99100	97025	2255	1640	2855	-117180	116190	2490	1825	3175	-135260	135355
38	51.89	2010	1265	2415	-102670	100445	2235	1425	2705	-120370	119640	2460	1590	2995	-138485	138840
42	50.76	2025	1115	2345	-107880	105700	2245	1255	2620	-125805	125020	2465	1400	2900	-143725	144340
46	50.17	2065	995	2315	-114730	113520	2280	1120	2580	-133060	133975	2500	1245	2845	-151395	154435
50	50.00	2110	995	2300	-122270	122565	2325	1000	2555	-140855	143370	2545	1110	2815	-159555	164175

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 80 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	90 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	100 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
10	130.00	3080	7540	8120	-107630	142410	3385	8280	8915	-121265	160060	3685	9020	9710	-134905	177715
14	96.29	3100	5405	6195	-114770	141190	3400	5935	6800	-129130	158875	3700	6465	7405	-143490	176560
18	78.44	3120	4200	5185	-133240	156890	3420	4610	5690	-149785	176690	3725	5020	6190	-166330	196490
22	67.82	3105	3410	4560	-146225	163990	3405	3740	4995	-164265	184730	3700	4070	5435	-182300	205470
26	61.08	2990	2820	4180	-151575	161505	3270	3090	4580	-170125	181915	3545	3360	4980	-188680	202325
30	56.67	2855	2370	3840	-153110	156990	3115	2595	4200	-171455	176715	3370	2820	4560	-189800	196440
34	53.76	2725	2015	3490	-153340	154520	2965	2205	3810	-171420	173685	3200	2390	4125	-189500	192850
38	51.89	2685	1750	3290	-156620	158035	2910	1910	3580	-174755	177235	3135	2075	3870	-192890	196430
42	50.76	2685	1540	3175	-161650	163660	2905	1680	3450	-179740	182980	3125	1825	3725	-198055	202600
46	50.17	2715	1370	3110	-169730	174890	2935	1495	3380	-188065	195345	3150	1620	3650	-206395	215805
50	50.00	2760	1225	3080	-178255	185350	2975	1335	3340	-196960	206810	3195	1450	3605	-215660	228270

Table E-10 - 110 ft Span, Variable Snow Load.

20 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

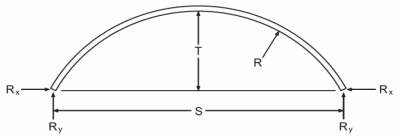
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		15 psf					20 psf					25 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
10	156.25	1780	4785	5090	-22260	34170	1780	4785	5090	-30435	44870	1810	4855	5165	-38670	55570
14	115.04	1800	3445	3865	-25100	31290	1800	3445	3865	-33425	41760	1830	3495	3925	-41860	52230
18	93.03	1825	2690	3225	-29955	33045	1825	2690	3225	-39335	44390	1855	2730	3275	-48715	55745
22	79.75	1855	2205	2850	-34785	34785	1855	2205	2850	-45185	46890	1885	2240	2895	-55585	59210
26	71.17	1890	1865	2615	-38895	35440	1890	1865	2615	-49485	47395	1890	1885	2645	-60420	59795
30	65.42	1930	1615	2465	-42450	36115	1930	1615	2465	-53220	47655	1930	1620	2500	-63990	59405
34	61.49	1970	1420	2370	-46470	37835	1970	1420	2370	-56770	48870	1970	1420	2370	-67520	59965
38	58.80	2020	1265	2310	-51070	40980	2020	1265	2310	-61160	51490	2020	1265	2310	-71250	62250
42	57.01	2070	1175	2275	-57700	46955	2070	1175	2275	-67435	56210	2070	1175	2275	-77645	67315
46	55.88	2130	1215	2260	-70485	59420	2130	1215	2260	-74745	62605	2130	1215	2260	-85085	73390
50	55.25	2185	1260	2250	-84795	74595	2185	1260	2250	-84795	74595	2185	1260	2250	-94060	81705
55	55.00	2265	1360	2260	-104925	102015	2265	1360	2260	-104925	102015	2265	1360	2260	-107170	102015
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		30 psf					35 psf					40 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
10	156.25	1975	5305	5645	-46900	66275	2140	5750	6120	-55135	76975	2305	6200	6595	-63365	87675
14	115.04	1995	3815	4285	-50320	62700	2160	4140	4640	-58780	73165	2325	4460	5000	-67235	83635
18	93.03	2020	2980	3570	-58180	67255	2185	3230	3865	-67705	78770	2350	3475	4165	-77235	90280
22	79.75	2050	2440	3155	-65980	71530	2220	2645	3415	-76380	83850	2385	2845	3670	-86865	96175
26	71.17	2050	2055	2875	-71370	72190	2210	2220	3105	-82325	84590	2370	2390	3335	-93280	96985
30	65.42	2035	1760	2710	-74850	71470	2185	1900	2925	-85970	83535	2330	2040	3135	-97095	95600
34	61.49	2020	1525	2560	-78275	71620	2155	1645	2755	-89025	83280	2295	1765	2945	-99780	94935
38	58.80	2020	1340	2420	-81785	73530	2135	1440	2590	-92400	84805	2265	1540	2765	-103020	96085
42	57.01	2070	1190	2360	-87855	78420	2160	1280	2520	-98230	89525	2285	1370	2680	-108950	100630
46	55.88	2130	1215	2330	-95430	84425	2205	1215	2480	-105770	96085	2325	1225	2635	-116110	107740
50	55.25	2185	1260	2325	-104630	93300	2260	1260	2470	-115200	104895	2380	1260	2615	-125770	116495
55	55.00	2265	1360	2335	-117730	105390	2340	1360	2475	-128580	117975	2460	1360	2615	-139430	130555

Table E-10 - 110 ft Span, Variable Snow Load.

20 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to $C_D = 1.0$.
Use ASD design procedure only.

Snow Load

$C_e = 0.9$
$C_t = 1.2$
$I_s = 1.10$

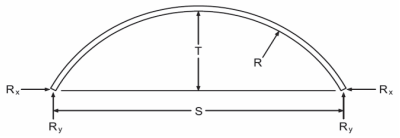
Wind Load

$K_{zt} = 1.0$
$K_d = 0.85$

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 50 psf					60 psf					70 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
10	156.25	2635	7095	7545	-79830	109080	2970	7990	8500	-96295	130485	3300	8885	9450	-112760	151885
14	115.04	2655	5100	5720	-84155	104575	2990	5740	6435	-101070	125510	3320	6380	7155	-117990	146450
18	93.03	2685	3975	4755	-96295	113300	3015	4470	5350	-115355	136320	3345	4965	5940	-134415	159340
22	79.75	2715	3250	4190	-107980	120815	3045	3655	4705	-129100	145455	3380	4055	5220	-150215	170100
26	71.17	2685	2725	3790	-115185	121780	3005	3060	4250	-137205	146575	3325	3395	4710	-159410	171370
30	65.42	2630	2320	3560	-119335	119735	2930	2600	3990	-141575	143870	3230	2880	4415	-163820	168000
34	61.49	2575	2000	3330	-121865	118250	2850	2240	3715	-144015	141565	3130	2475	4100	-166170	164880
38	58.80	2520	1745	3105	-124255	118640	2775	1945	3450	-145535	141190	3035	2150	3790	-167350	163745
42	57.01	2530	1545	3000	-130390	123515	2780	1725	3320	-151830	146775	3025	1900	3640	-173275	170035
46	55.88	2565	1380	2935	-137545	131050	2810	1540	3240	-159220	154360	3050	1695	3545	-180895	177670
50	55.25	2620	1260	2910	-146910	140335	2860	1385	3205	-168740	164880	3095	1525	3495	-190850	189430
55	55.00	2695	1360	2900	-161130	155725	2935	1360	3180	-182830	180890	3170	1360	3465	-204655	206060
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 80 psf					90 psf					100 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
10	156.25	3630	9780	10405	-129225	173290	3965	10675	11355	-145690	194695	4295	11575	12305	-162160	216095
14	115.04	3650	7020	7870	-134905	167385	3985	7660	8590	-151820	188325	4315	8300	9310	-168740	209260
18	93.03	3675	5460	6535	-153475	182365	4010	5960	7125	-172530	205385	4340	6455	7720	-191590	228405
22	79.75	3710	4460	5740	-171330	194740	4040	4865	6255	-192445	219380	4370	5265	6775	-213565	244025
26	71.17	3640	3725	5170	-181615	196165	3960	4060	5630	-203820	221100	4280	4395	6090	-226025	246105
30	65.42	3525	3160	4840	-186060	192135	3825	3440	5265	-208300	216265	4125	3720	5690	-230735	240595
34	61.49	3405	2710	4490	-188320	188200	3680	2950	4875	-210475	211515	3960	3185	5260	-232625	235160
38	58.80	3290	2350	4135	-189160	186770	3545	2555	4475	-210975	209880	3800	2755	4820	-232790	232985
42	57.01	3275	2080	3960	-194715	193300	3520	2255	4280	-216590	216560	3770	2435	4600	-238560	239820
46	55.88	3295	1855	3850	-202570	200980	3535	2010	4150	-224245	224295	3775	2165	4455	-245925	247605
50	55.25	3335	1665	3790	-212955	213980	3575	1805	4085	-235065	238525	3815	1945	4375	-257170	263075
55	55.00	3410	1465	3745	-227285	231225	3650	1590	4035	-249920	256395	3885	1710	4320	-272555	281640

Table E-11 - 120 ft Span, Variable Snow Load.

20 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

Wind Load

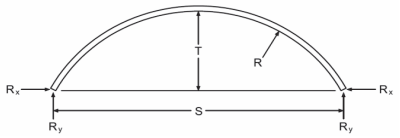
K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 15 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	20 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	25 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	156.00	1950	4765	5130	-28090	39060	1950	4765	5130	-37985	51670	1975	4840	5205	-47910	64285
16	120.50	1965	3595	4075	-30650	36445	1965	3595	4075	-40615	48840	2000	3650	4135	-50705	61235
20	100.00	1990	2885	3475	-36370	39310	1990	2885	3475	-47665	52910	2025	2930	3530	-58955	66515
24	87.00	2020	2405	3105	-41550	41220	2020	2405	3105	-53940	55620	2060	2445	3160	-66325	70270
28	78.29	2055	2060	2870	-46040	42005	2055	2060	2870	-58655	56360	2065	2085	2900	-71670	71105
32	72.25	2095	1800	2715	-49910	42685	2095	1800	2715	-62720	56370	2095	1810	2750	-75530	70730
36	68.00	2140	1600	2610	-54100	44340	2140	1600	2610	-66575	57375	2140	1600	2615	-79400	71175
40	65.00	2185	1430	2540	-58970	47345	2185	1430	2540	-71050	59875	2185	1430	2540	-83350	73235
44	62.91	2235	1290	2495	-64855	51715	2235	1290	2495	-76915	64350	2235	1290	2495	-88970	77245
48	61.50	2290	1295	2470	-76085	64290	2290	1295	2470	-84435	70365	2290	1295	2470	-96655	83200
52	60.62	2345	1340	2460	-90775	79500	2345	1340	2460	-93105	79500	2345	1340	2460	-105510	91275
56	60.14	2405	1425	2455	-107025	101435	2405	1425	2455	-107025	101435	2405	1425	2455	-115885	101435
60	60.00	2470	1475	2465	-124890	124010	2470	1475	2465	-124890	124010	2470	1475	2465	-127560	124010

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 30 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	35 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	40 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	156.00	2160	5285	5685	-57840	76895	2340	5730	6165	-67765	89505	2520	6175	6645	-77690	102120
16	120.50	2180	3980	4515	-60830	73630	2360	4315	4890	-70960	86025	2540	4650	5270	-81085	98420
20	100.00	2205	3195	3850	-70350	80265	2385	3460	4170	-81825	94055	2570	3725	4490	-93300	107850
24	87.00	2240	2665	3440	-78715	84920	2420	2885	3725	-91105	99570	2600	3105	4005	-103610	114220
28	78.29	2240	2275	3150	-84690	85845	2415	2460	3400	-97705	100585	2585	2645	3655	-110725	115325
32	72.25	2220	1965	2985	-88595	85090	2385	2125	3220	-101825	99450	2550	2280	3455	-115060	113810
36	68.00	2205	1725	2835	-92230	85035	2360	1860	3050	-105055	98900	2515	1995	3265	-118090	112760
40	65.00	2195	1525	2690	-96070	86595	2335	1640	2885	-108795	99955	2480	1755	3080	-121515	113310
44	62.91	2235	1360	2595	-101030	90140	2340	1465	2770	-113695	103290	2480	1565	2950	-126370	116930
48	61.50	2290	1295	2555	-108870	96735	2380	1320	2725	-121090	110265	2510	1410	2895	-133585	123800
52	60.62	2345	1340	2535	-117920	104495	2425	1340	2700	-130330	117840	2560	1340	2860	-142735	132000
56	60.14	2405	1425	2535	-128565	114810	2485	1425	2695	-141250	128935	2615	1425	2855	-153930	143065
60	60.00	2470	1475	2545	-140135	125380	2550	1475	2700	-153045	140355	2680	1475	2855	-165960	155325

Table E-11 - 120 ft Span, Variable Snow Load.

20 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

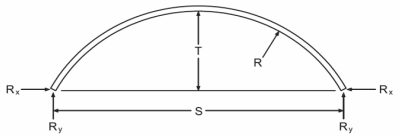
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 50 psf					60 psf					70 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	156.00	2880	7065	7600	-97540	127340	3245	7955	8560	-117395	152565	3605	8845	9520	-137245	177785
16	120.50	2905	5315	6025	-101340	123215	3265	5985	6780	-121595	148005	3625	6650	7535	-141850	172795
20	100.00	2930	4255	5125	-116250	135430	3290	4790	5765	-139195	163015	3655	5320	6400	-162145	190595
24	87.00	2960	3545	4570	-128770	143515	3325	3985	5135	-153925	172815	3685	4425	5700	-179085	202115
28	78.29	2935	3015	4160	-136755	144805	3285	3385	4665	-163020	174285	3635	3755	5165	-189415	203950
32	72.25	2880	2595	3930	-141520	142530	3210	2910	4400	-167985	171250	3540	3225	4870	-194450	200420
36	68.00	2820	2260	3695	-144530	140485	3130	2530	4130	-170975	168520	3440	2800	4560	-197415	196895
40	65.00	2770	1990	3470	-146960	140480	3055	2225	3860	-172970	168155	3345	2455	4250	-199135	195830
44	62.91	2750	1770	3310	-151715	144200	3025	1975	3665	-177065	171475	3295	2180	4020	-202415	198745
48	61.50	2780	1595	3235	-159220	150865	3045	1775	3570	-184855	177930	3310	1955	3910	-210490	205360
52	60.62	2820	1440	3185	-167950	160330	3085	1605	3515	-193940	188655	3345	1770	3840	-219925	216985
56	60.14	2875	1425	3170	-179295	171315	3140	1460	3485	-205050	200485	3400	1610	3805	-231555	230190
60	60.00	2940	1475	3160	-191785	185275	3200	1475	3470	-217610	215220	3460	1475	3780	-243590	245165
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 80 psf					90 psf					100 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	156.00	3965	9735	10475	-157095	203010	4330	10625	11435	-176950	228235	4690	11515	12390	-196800	253455
16	120.50	3985	7320	8290	-162105	197585	4350	7985	9045	-182360	222375	4710	8655	9800	-202615	247165
20	100.00	4015	5855	7040	-185095	218180	4375	6385	7680	-208045	245760	4735	6915	8315	-230990	273345
24	87.00	4045	4865	6260	-204240	231410	4410	5310	6825	-229400	260710	4770	5750	7390	-254560	290010
28	78.29	3985	4125	5670	-215805	233750	4330	4495	6175	-242200	263550	4680	4870	6680	-268595	293350
32	72.25	3870	3540	5345	-220910	229605	4200	3855	5815	-247565	258790	4525	4170	6285	-274335	287975
36	68.00	3745	3070	4995	-223860	225265	4055	3340	5425	-250300	253640	4365	3610	5860	-276745	282010
40	65.00	3630	2690	4640	-225300	223500	3915	2920	5030	-251460	251175	4205	3155	5420	-277625	278845
44	62.91	3570	2380	4380	-228305	226020	3840	2585	4735	-254305	253290	4115	2790	5090	-280305	280565
48	61.50	3580	2140	4250	-236125	233350	3845	2320	4590	-261760	261340	4110	2500	4930	-287645	289335
52	60.62	3610	1930	4165	-245910	245310	3870	2095	4490	-271895	273640	4135	2260	4815	-297880	301965
56	60.14	3660	1755	4120	-258065	259900	3920	1905	4440	-284575	289605	4180	2050	4755	-311085	319315
60	60.00	3720	1600	4090	-270530	275110	3980	1735	4400	-297470	305060	4240	1865	4715	-324410	335100

Table E-12 - 130 ft Span, Variable Snow Load.

20 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

Wind Load

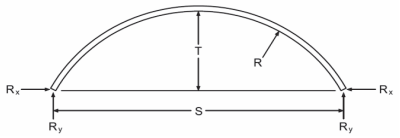
K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 15 psf					20 psf					25 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	182.04	2105	5595	5960	-32720	46115	2105	5595	5960	-44350	60940	2140	5675	6045	-55975	75770
16	140.03	2125	4215	4695	-35475	43290	2125	4215	4695	-47200	57885	2155	4280	4770	-59050	72480
20	115.63	2145	3380	3975	-40390	44680	2145	3380	3975	-53085	60050	2180	3435	4040	-65820	75640
24	100.02	2175	2825	3530	-46195	47230	2175	2825	3530	-60190	63905	2210	2870	3585	-74185	80585
28	89.45	2205	2420	3235	-51460	48835	2205	2420	3235	-66285	65925	2235	2460	3280	-81265	83015
32	82.02	2245	2120	3035	-55880	49335	2245	2120	3035	-70785	66090	2245	2135	3075	-85990	82845
36	76.68	2285	1880	2900	-60015	50365	2285	1880	2900	-75080	66510	2285	1880	2935	-90150	82650
40	72.81	2330	1685	2805	-64785	52550	2330	1685	2805	-79230	67935	2330	1685	2805	-94260	83530
44	70.01	2375	1525	2745	-70145	56160	2375	1525	2745	-84290	70710	2375	1525	2745	-98550	86250
48	68.01	2425	1390	2700	-76775	62860	2425	1390	2700	-90950	75940	2425	1390	2700	-105120	91130
52	66.63	2480	1400	2675	-89320	76950	2480	1400	2675	-99125	82530	2480	1400	2675	-113465	97590
56	65.72	2540	1440	2665	-105170	93635	2540	1440	2665	-108450	93635	2540	1440	2665	-122990	106260
60	65.21	2600	1530	2660	-122570	117630	2600	1530	2660	-122570	117630	2600	1530	2660	-134090	117630

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 30 psf					35 psf					40 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	182.04	2335	6200	6605	-67605	90595	2530	6720	7160	-79235	105420	2725	7245	7715	-90860	120245
16	140.03	2355	4670	5205	-70900	87075	2550	5065	5640	-82745	101670	2745	5455	6075	-94595	116265
20	115.63	2380	3745	4405	-78720	91225	2575	4060	4770	-91625	106815	2770	4375	5140	-104525	122400
24	100.02	2410	3125	3910	-88185	97260	2605	3385	4230	-102330	113940	2800	3645	4550	-116550	130620
28	89.45	2430	2680	3570	-96240	100335	2625	2900	3865	-111215	117800	2820	3120	4155	-126195	135265
32	82.02	2420	2325	3340	-101405	100025	2605	2515	3610	-116820	117310	2790	2700	3875	-132230	134595
36	76.68	2400	2045	3180	-105245	99405	2575	2205	3430	-120800	116230	2750	2370	3680	-136350	133055
40	72.81	2385	1815	3030	-109295	99800	2550	1955	3260	-124325	116065	2715	2095	3490	-139360	132335
44	70.01	2375	1620	2890	-113440	101955	2530	1745	3100	-128330	117655	2680	1865	3305	-143225	133355
48	68.01	2425	1465	2805	-119290	106320	2540	1575	3000	-134100	121555	2685	1680	3190	-148990	137595
52	66.63	2480	1400	2765	-127805	113470	2575	1430	2950	-142150	129345	2720	1530	3135	-156820	145225
56	65.72	2540	1440	2745	-137535	121695	2625	1440	2925	-152080	137520	2765	1440	3100	-166620	154080
60	65.21	2600	1530	2745	-148930	132825	2685	1530	2920	-163770	149245	2825	1530	3090	-178615	165665

Table E-12 - 130 ft Span, Variable Snow Load.

20 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

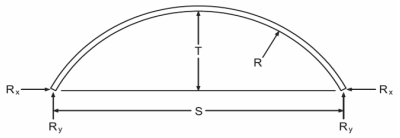
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 50 psf					60 psf					70 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	182.04	3115	8290	8830	-114115	149900	3510	9335	9945	-137370	179550	3900	10385	11060	-160625	209205
16	140.03	3135	6240	6950	-118290	145455	3530	7025	7825	-141990	174645	3920	7810	8695	-165685	203835
20	115.63	3160	5000	5870	-130325	153575	3555	5625	6605	-156130	184750	3945	6250	7340	-181930	215925
24	100.02	3190	4165	5195	-144985	164030	3585	4685	5840	-173420	197675	3975	5200	6485	-201855	231325
28	89.45	3205	3560	4735	-156460	170200	3595	4000	5315	-186860	205130	3980	4440	5895	-217255	240065
32	82.02	3160	3080	4410	-163060	169160	3530	3455	4945	-193890	203730	3900	3835	5475	-225000	238300
36	76.68	3100	2695	4180	-167460	166705	3450	3020	4675	-198570	200360	3800	3345	5175	-229680	234010
40	72.81	3045	2375	3945	-170310	164865	3370	2660	4405	-201285	197400	3700	2940	4860	-232260	229935
44	70.01	2990	2115	3720	-173010	164755	3295	2360	4135	-203220	196750	3605	2610	4550	-233835	229130
48	68.01	2980	1900	3575	-178775	169670	3275	2120	3960	-208565	201745	3570	2340	4345	-238350	233820
52	66.63	3010	1725	3500	-186910	176980	3300	1920	3870	-217000	208735	3585	2120	4240	-247090	240930
56	65.72	3050	1575	3455	-196280	187200	3335	1750	3810	-226740	220315	3620	1930	4165	-257205	253435
60	65.21	3105	1530	3435	-208295	198545	3390	1605	3780	-238660	233175	3675	1765	4125	-269690	267805
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 80 psf					90 psf					100 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	182.04	4290	11430	12170	-183880	238885	4685	12475	13285	-207135	268605	5075	13520	14400	-230390	298325
16	140.03	4310	8595	9570	-189385	233020	4705	9380	10440	-213080	262210	5095	10165	11315	-236775	291400
20	115.63	4335	6875	8070	-207735	247100	4730	7500	8805	-233535	278275	5120	8125	9540	-259340	309450
24	100.02	4365	5720	7130	-230290	264970	4760	6240	7775	-258720	298615	5150	6760	8420	-287155	332260
28	89.45	4370	4880	6475	-247655	274995	4760	5320	7055	-278055	309930	5145	5760	7635	-308450	344860
32	82.02	4270	4210	6010	-256230	272865	4640	4585	6545	-287465	307435	5010	4965	7075	-318695	342005
36	76.68	4150	3670	5675	-260785	267660	4500	3995	6170	-291895	301310	4850	4320	6670	-323100	334960
40	72.81	4030	3225	5320	-263235	262470	4360	3505	5780	-294210	295405	4685	3790	6235	-325185	328480
44	70.01	3915	2855	4965	-264450	261505	4220	3100	5380	-295065	293885	4530	3350	5795	-325680	326260
48	68.01	3865	2560	4730	-268650	265895	4160	2780	5115	-299195	297975	4455	2995	5500	-329740	330050
52	66.63	3875	2315	4605	-277185	273770	4165	2515	4975	-307275	306615	4455	2710	5340	-337665	339455
56	65.72	3905	2110	4515	-287665	286555	4190	2285	4870	-318125	319670	4475	2465	5225	-348585	352790
60	65.21	3955	1930	4470	-300725	302435	4240	2090	4815	-331755	337065	4520	2255	5160	-362785	371690

Table E-13 - 140 ft Span, Variable Snow Load.

20 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

Wind Load

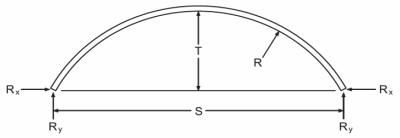
K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 15 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	20 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	25 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	210.17	2265	6485	6850	-37760	53735	2265	6485	6850	-51225	70955	2300	6580	6950	-64690	88170
16	161.13	2280	4890	5370	-40695	50675	2280	4890	5370	-54355	67645	2315	4960	5450	-68065	84615
20	132.50	2300	3920	4515	-44510	50130	2300	3920	4515	-58645	67490	2340	3980	4585	-72930	84890
24	114.08	2330	3275	3980	-50950	53535	2330	3275	3980	-66585	72255	2370	3325	4045	-82225	90980
28	101.50	2360	2810	3625	-56845	55765	2360	2810	3625	-73730	75365	2400	2855	3685	-90620	95275
32	92.56	2390	2455	3380	-62045	56705	2390	2455	3380	-79270	76470	2410	2490	3415	-96920	96460
36	86.06	2430	2180	3210	-66660	57440	2430	2180	3210	-84070	76715	2430	2195	3255	-101550	96245
40	81.25	2470	1960	3090	-71175	58845	2470	1960	3090	-88580	77490	2470	1960	3120	-106085	96300
44	77.68	2515	1775	3005	-76460	61475	2515	1775	3005	-93010	79410	2515	1775	3005	-110425	97340
48	75.04	2565	1620	2945	-82310	65745	2565	1620	2945	-98685	82700	2565	1620	2945	-115060	100345
52	73.12	2615	1485	2905	-89705	75340	2615	1485	2905	-106160	88500	2615	1485	2905	-122615	106175
56	71.75	2670	1500	2880	-103615	90885	2670	1500	2880	-114990	95665	2670	1500	2880	-131625	113130
60	70.83	2730	1540	2870	-120620	109070	2730	1540	2870	-124970	109070	2730	1540	2870	-141815	122395

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 30 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	35 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	40 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	210.17	2510	7185	7590	-78155	105385	2720	7795	8235	-91620	122605	2930	8400	8875	-105085	139820
16	161.13	2525	5415	5950	-81770	101585	2740	5870	6450	-95480	118550	2950	6325	6950	-109185	135520
20	132.50	2550	4345	5005	-87290	102290	2760	4710	5425	-101650	119690	2970	5070	5840	-116015	137090
24	114.08	2580	3625	4410	-97980	109755	2790	3930	4775	-113870	128715	3000	4230	5140	-129760	147680
28	101.50	2610	3110	4015	-107505	115190	2820	3365	4345	-124390	135105	3035	3625	4675	-141470	155015
32	92.56	2615	2710	3715	-114570	116455	2820	2930	4015	-132215	136450	3025	3155	4310	-149865	156440
36	86.06	2600	2390	3540	-119540	115775	2795	2580	3820	-137535	135300	2990	2775	4100	-155530	155050
40	81.25	2580	2125	3380	-123585	115105	2765	2295	3645	-141395	134255	2950	2460	3905	-159455	153735
44	77.68	2565	1905	3230	-127840	115745	2740	2050	3475	-145255	134610	2915	2200	3715	-162665	153475
48	75.04	2565	1720	3095	-132265	118580	2720	1850	3315	-149500	136810	2885	1980	3535	-166735	155045
52	73.12	2615	1565	3020	-139070	123850	2735	1680	3225	-156190	141525	2895	1800	3430	-173480	159955
56	71.75	2670	1500	2980	-148255	131540	2775	1540	3175	-164890	149955	2930	1645	3375	-181915	168365
60	70.83	2730	1540	2960	-158665	140215	2820	1540	3150	-175515	158725	2975	1540	3340	-192360	177870

Table E-13 - 140 ft Span, Variable Snow Load.

20 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

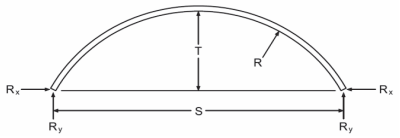
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		50 psf					60 psf					70 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	210.17	3355	9615	10155	-132015	174260	3775	10830	11440	-158945	208805	4195	12045	12720	-185880	243350
16	161.13	3370	7240	7950	-136600	169460	3795	8150	8950	-164015	203400	4215	9060	9950	-191425	237335
20	132.50	3395	5800	6675	-144735	171890	3815	6525	7510	-173460	206690	4240	7255	8345	-202185	241490
24	114.08	3420	4835	5870	-161540	185605	3845	5435	6600	-193320	223535	4265	6040	7330	-225100	261460
28	101.50	3455	4140	5335	-175765	194840	3875	4655	5990	-210060	234665	4300	5165	6650	-244355	274495
32	92.56	3435	3595	4905	-185165	196565	3845	4040	5505	-220955	237110	4255	4485	6100	-256755	277655
36	86.06	3380	3160	4665	-191515	195040	3770	3545	5225	-227500	235030	4160	3930	5790	-263485	275020
40	81.25	3320	2795	4430	-195575	192685	3690	3135	4955	-231700	231640	4065	3470	5480	-267820	270590
44	77.68	3265	2495	4200	-198225	191200	3615	2790	4680	-234095	228930	3960	3085	5165	-269960	266655
48	75.04	3210	2240	3975	-201205	191510	3540	2500	4415	-235925	227975	3870	2760	4855	-271340	265045
52	73.12	3210	2035	3845	-208060	197225	3530	2265	4260	-242645	234495	3845	2500	4670	-277225	271765
56	71.75	3240	1860	3770	-216815	205185	3550	2070	4165	-251720	242010	3865	2280	4565	-286620	279340
60	70.83	3280	1705	3725	-226825	216155	3590	1900	4105	-262120	254440	3895	2090	4485	-297410	292725
Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g]														
		80 psf					90 psf					100 psf				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	210.17	4620	13260	14000	-212810	277895	5040	14470	15285	-239740	312445	5460	15685	16565	-266670	346990
16	161.13	4635	9970	10950	-218840	271275	5060	10885	11950	-246255	305215	5480	11795	12950	-273670	339150
20	132.50	4660	7980	9185	-230905	276290	5080	8705	10020	-259630	311090	5505	9435	10855	-288355	345890
24	114.08	4690	6645	8060	-256875	299385	5110	7245	8795	-288655	337315	5530	7850	9525	-320435	375240
28	101.50	4720	5680	7310	-278655	314320	5140	6195	7965	-312950	354145	5565	6710	8625	-347245	393970
32	92.56	4665	4925	6695	-292555	318205	5075	5370	7295	-328350	358750	5485	5815	7890	-364150	399295
36	86.06	4555	4310	6350	-299805	315005	4945	4695	6915	-336240	354995	5335	5080	7475	-372670	394985
40	81.25	4435	3805	6005	-303940	309545	4805	4140	6530	-340060	348495	5175	4480	7055	-376185	387450
44	77.68	4310	3380	5650	-305825	304385	4660	3675	6130	-341690	342110	5010	3970	6615	-377555	379835
48	75.04	4195	3025	5290	-306755	302495	4525	3285	5730	-342170	339945	4850	3545	6170	-377590	377395
52	73.12	4165	2735	5085	-312285	309035	4480	2970	5500	-347745	346305	4795	3205	5910	-383205	383575
56	71.75	4175	2495	4960	-321525	317420	4485	2705	5355	-356430	355505	4795	2920	5750	-391685	393590
60	70.83	4205	2285	4870	-332705	331010	4510	2480	5250	-367995	369295	4815	2670	5635	-403290	407580

Table E-14 - 150 ft Span, Variable Snow Load.

20 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

Wind Load

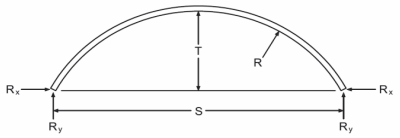
K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 15 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	20 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	25 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
14	207.89	2430	6400	6820	-44955	60090	2430	6400	6820	-60540	79730	2465	6490	6925	-76125	99370
18	165.25	2450	4995	5535	-47610	57265	2450	4995	5535	-63335	76670	2485	5070	5620	-79140	96075
22	138.84	2470	4095	4750	-52335	57920	2470	4095	4750	-68820	78050	2510	4155	4825	-85470	98280
26	121.17	2495	3470	4235	-59105	61480	2495	3470	4235	-77175	83065	2540	3525	4305	-95240	104650
30	108.75	2525	3010	3885	-65375	63880	2525	3010	3885	-84770	86375	2570	3060	3950	-104165	109225
34	99.72	2560	2655	3640	-70940	64880	2560	2655	3640	-90730	87660	2580	2690	3680	-110955	110580
38	93.01	2600	2375	3460	-75880	65545	2600	2375	3460	-95825	87905	2600	2390	3510	-115975	110275
42	87.96	2640	2145	3335	-80590	67020	2640	2145	3335	-100670	88535	2640	2145	3370	-120750	110045
46	84.14	2685	1950	3240	-86120	69700	2685	1950	3240	-105410	90155	2685	1950	3240	-125435	111020
50	81.25	2730	1790	3175	-92270	73745	2730	1790	3175	-111155	93320	2730	1790	3175	-130410	114175
54	79.08	2780	1645	3130	-99320	81470	2780	1645	3130	-118120	98695	2780	1645	3130	-136920	118620
58	77.49	2835	1585	3100	-110450	97280	2835	1585	3100	-127260	105435	2835	1585	3100	-146285	126205
60	76.88	2860	1605	3090	-118970	106105	2860	1605	3090	-132025	109775	2860	1605	3090	-151125	129820

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 30 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	35 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	40 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
14	207.89	2695	7090	7560	-91710	119010	2920	7690	8200	-107295	138655	3145	8285	8835	-122880	158295
18	165.25	2710	5535	6130	-94945	115485	2940	6000	6645	-110755	134890	3165	6465	7160	-126560	154295
22	138.84	2735	4535	5260	-102225	118510	2960	4915	5700	-118980	138740	3190	5295	6140	-135735	158975
26	121.17	2765	3845	4695	-113430	126235	2990	4165	5080	-131790	148060	3215	4485	5470	-150150	169910
30	108.75	2800	3335	4305	-123560	132070	3025	3610	4655	-142955	154920	3250	3885	5010	-162585	177770
34	99.72	2800	2930	4000	-131180	133495	3020	3170	4320	-151410	156415	3240	3410	4645	-171635	179330
38	93.01	2785	2600	3815	-136595	132650	2995	2810	4115	-157215	155295	3205	3020	4420	-177835	178260
42	87.96	2770	2330	3655	-140830	131975	2970	2515	3940	-161490	154350	3170	2700	4225	-182220	176725
46	84.14	2755	2100	3505	-145460	132665	2945	2265	3770	-165490	154310	3135	2425	4035	-185545	175955
50	81.25	2740	1905	3365	-150300	135030	2920	2050	3610	-170190	155885	3100	2195	3850	-190080	176740
54	79.08	2780	1740	3255	-155980	138615	2920	1870	3480	-175750	159780	3090	2000	3705	-195515	180940
58	77.49	2835	1600	3210	-165315	146975	2955	1720	3425	-184465	167750	3120	1835	3645	-204440	188520
60	76.88	2860	1605	3190	-170225	150955	2970	1650	3405	-189320	172085	3140	1765	3615	-208865	193215

Table E-14 - 150 ft Span, Variable Snow Load.

20 psf Dead Load
20 psf Construction Load
120 mph Wind Zone



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Snow Load

C_e = 0.9
C_t = 1.2
I_s = 1.10

Wind Load

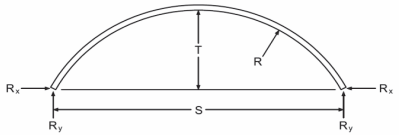
K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 50 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	60 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	70 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
14	207.89	3595	9485	10110	-154055	197575	4050	10680	11385	-185225	236855	4500	11875	12660	-216395	276225
18	165.25	3615	7395	8190	-158170	193110	4070	8325	9220	-189780	231920	4520	9255	10250	-221395	270735
22	138.84	3640	6055	7015	-169245	199435	4090	6815	7895	-202755	239895	4545	7570	8775	-236265	280355
26	121.17	3670	5120	6245	-186865	213615	4120	5760	7025	-223580	257315	4575	6400	7800	-260300	301020
30	108.75	3700	4435	5715	-201980	223465	4155	4985	6420	-241370	269160	4605	5535	7125	-280760	314860
34	99.72	3680	3890	5285	-212160	225655	4120	4370	5930	-253195	272190	4560	4850	6575	-294225	318720
38	93.01	3630	3440	5030	-219075	224195	4050	3860	5635	-260315	270125	4475	4280	6240	-301620	316060
42	87.96	3570	3070	4795	-223670	221475	3970	3440	5365	-265125	266230	4375	3810	5935	-306580	310980
46	84.14	3515	2755	4565	-226815	219245	3895	3080	5095	-268085	262530	4275	3410	5620	-309355	305820
50	81.25	3460	2485	4340	-229860	219170	3820	2780	4825	-270550	262375	4180	3070	5315	-311455	305580
54	79.08	3430	2260	4155	-235050	223265	3775	2520	4610	-274585	265590	4120	2785	5060	-314385	307915
58	77.49	3455	2075	4075	-244390	230410	3795	2315	4510	-284345	273775	4130	2550	4945	-324300	317140
60	76.88	3470	1990	4040	-248935	235480	3805	2220	4465	-289010	277745	4140	2445	4890	-329080	320595

Rise [T] (ft)	Radius [R] (ft)	Ground Snow Load [p_g] 80 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	90 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	100 psf R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
14	207.89	4955	13075	13935	-247565	315605	5405	14270	15210	-278740	354985	5855	15465	16485	-309910	394370
18	165.25	4970	10185	11280	-253005	309550	5425	11115	12310	-284615	348360	5875	12045	13340	-316230	387175
22	138.84	4995	8330	9650	-269775	320815	5450	9090	10530	-303285	361275	5900	9850	11405	-336795	401735
26	121.17	5025	7040	8575	-297015	344720	5475	7680	9350	-333730	388420	5930	8320	10130	-370450	432125
30	108.75	5055	6090	7830	-320150	360555	5510	6640	8535	-359540	406250	5960	7190	9240	-398930	451950
34	99.72	5000	5330	7215	-335255	365255	5445	5810	7860	-376285	411785	5885	6290	8505	-417315	458315
38	93.01	4895	4700	6850	-343385	361990	5315	5120	7455	-385145	407925	5740	5540	8065	-426905	453855
42	87.96	4775	4180	6505	-348030	355730	5175	4550	7080	-389485	400480	5580	4915	7650	-430940	445230
46	84.14	4655	3735	6150	-350625	349310	5035	4065	6680	-391895	393355	5415	4390	7210	-433165	437405
50	81.25	4535	3360	5800	-352365	348785	4895	3655	6290	-393270	391990	5255	3945	6775	-434175	435195
54	79.08	4460	3045	5510	-354955	350240	4805	3305	5960	-395525	392565	5145	3570	6415	-436090	434890
58	77.49	4465	2790	5375	-364250	360510	4800	3025	5810	-404695	403875	5140	3265	6245	-445620	447240
60	76.88	4470	2670	5315	-369150	364305	4805	2900	5740	-409220	408020	5140	3125	6160	-449705	451730

Table E-15 - 20 ft Span, Variable Wind Load.

10 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

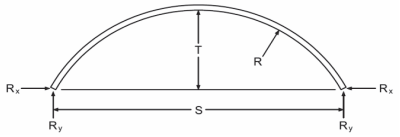
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V] 105 mph R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	110 mph R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	115 mph R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
2	26.00	245	450	510	-255	3665	245	450	510	-325	3665	245	450	510	-405	3665
3	18.17	245	350	425	-200	2025	245	350	425	-245	2025	245	350	425	-285	2025
4	14.50	250	280	370	-215	1410	250	280	370	-255	1410	250	280	370	-295	1410
5	12.50	255	230	335	-335	1210	255	230	335	-335	1210	255	230	335	-355	1210
6	11.33	260	190	315	-680	1220	260	190	315	-680	1220	260	190	315	-680	1220
7	10.64	265	165	305	-1070	1360	265	165	305	-1070	1360	265	165	305	-1070	1360
8	10.25	275	150	295	-1500	1595	275	150	295	-1500	1595	275	145	295	-1500	1595
9	10.06	280	160	290	-1985	1915	280	155	290	-1985	1915	280	150	290	-1985	1915
10	10.00	290	170	290	-2525	2310	290	165	290	-2525	2310	290	165	290	-2525	2460
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V] 120 mph R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	130 mph R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	140 mph R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
2	26.00	245	450	510	-485	3665	245	450	510	-660	3665	245	450	510	-855	3665
3	18.17	245	350	425	-335	2025	245	350	425	-435	2025	245	350	425	-550	2025
4	14.50	250	280	370	-335	1410	250	280	370	-425	1410	250	280	370	-525	1410
5	12.50	255	230	335	-400	1210	255	230	335	-495	1210	255	230	335	-595	1210
6	11.33	260	190	315	-680	1220	260	190	315	-680	1220	260	190	315	-680	1220
7	10.64	265	165	305	-1070	1360	265	165	305	-1070	1360	265	165	305	-1070	1445
8	10.25	275	145	295	-1500	1595	275	140	295	-1500	1760	275	140	295	-1500	2065
9	10.06	280	150	290	-1985	1975	280	140	290	-1985	2355	280	135	290	-1985	2770
10	10.00	290	160	290	-2525	2700	290	155	290	-2525	3210	290	150	290	-2570	3765

Table E-15 - 20 ft Span, Variable Wind Load.

10 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Wind Load

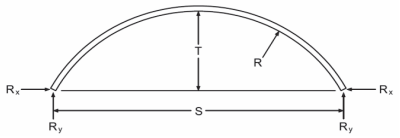
K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V] 150 mph R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	160 mph R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	170 mph R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
2	26.00	245	450	510	-1060	3665	245	450	510	-1285	3665	245	450	510	-1520	3665
3	18.17	245	350	425	-670	2025	245	350	425	-800	2025	245	350	425	-940	2025
4	14.50	250	280	370	-635	1410	250	280	370	-750	1410	250	280	370	-870	1410
5	12.50	255	230	335	-705	1210	255	230	335	-820	1210	255	230	335	-945	1210
6	11.33	260	190	315	-800	1220	260	190	315	-925	1365	260	190	315	-1060	1550
7	10.64	265	165	305	-1070	1675	265	165	305	-1180	1915	265	165	305	-1350	2175
8	10.25	275	140	295	-1500	2395	275	140	295	-1650	2745	275	140	295	-1880	3120
9	10.06	280	125	290	-1985	3210	280	125	290	-2180	3685	280	125	290	-2475	4190
10	10.00	290	145	290	-2725	4355	290	135	290	-3055	4995	290	135	290	-3465	5675

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V] 180 mph R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	190 mph R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	200 mph R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
2	26.00	245	450	510	-1770	3665	245	450	510	-2035	3665	245	450	510	-2315	3665
3	18.17	245	350	425	-1090	2025	245	350	425	-1245	2025	245	350	425	-1410	2025
4	14.50	250	280	370	-1000	1410	250	280	370	-1135	1410	250	280	370	-1280	1410
5	12.50	255	230	335	-1080	1340	255	230	335	-1220	1495	255	230	335	-1370	1655
6	11.33	260	190	315	-1205	1745	260	190	315	-1360	1950	260	190	315	-1520	2165
7	10.64	265	165	305	-1525	2455	265	165	305	-1715	2750	265	165	305	-1915	3060
8	10.25	275	140	295	-2125	3515	275	140	295	-2385	3935	275	145	295	-2655	4380
9	10.06	280	135	290	-2790	4725	280	150	290	-3120	5290	280	170	290	-3465	5885
10	10.00	290	155	290	-3900	6400	290	175	290	-4355	7170	290	195	290	-4840	7975

Table E-16 - 30 ft Span, Variable Wind Load.

10 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Wind Load

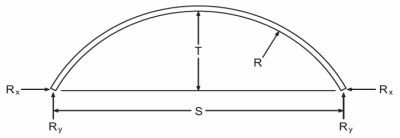
K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		105 mph					110 mph					115 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
3	39.00	365	785	865	-405	4305	365	785	865	-490	4305	365	785	865	-580	4305
4	30.13	370	625	720	-355	2765	370	625	720	-415	2765	370	625	720	-480	2765
5	25.00	370	515	630	-340	2095	370	515	630	-390	2095	370	515	630	-440	2095
6	21.75	375	435	565	-440	1830	375	435	565	-500	1830	375	435	565	-565	1830
7	19.57	380	375	525	-850	1790	380	375	525	-850	1790	380	375	525	-850	1790
8	18.06	385	330	495	-1285	1895	385	330	495	-1285	1895	385	330	495	-1285	1895
9	17.00	390	290	475	-1775	2110	390	290	475	-1775	2110	390	290	475	-1775	2110
10	16.25	395	260	460	-2305	2410	395	260	460	-2305	2410	395	260	460	-2305	2410
11	15.73	400	235	450	-2885	2785	400	235	450	-2885	2785	400	235	450	-2885	2785
12	15.38	410	225	445	-3515	3230	410	225	445	-3515	3230	410	220	445	-3515	3230
13	15.15	415	235	440	-4205	3745	415	230	440	-4205	3745	415	225	440	-4205	3745
14	15.04	425	245	435	-4955	4330	425	240	435	-4955	4330	425	235	435	-4955	4605
15	15.00	430	250	430	-5765	4975	430	250	430	-5765	5015	430	245	430	-5765	5540

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		120 mph					130 mph					140 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
3	39.00	365	785	865	-680	4305	365	785	865	-890	4305	365	785	865	-1120	4305
4	30.13	370	625	720	-545	2765	370	625	720	-695	2765	370	625	720	-850	2765
5	25.00	370	515	630	-490	2095	370	515	630	-605	2095	370	515	630	-730	2095
6	21.75	375	435	565	-635	1830	375	435	565	-785	1830	375	435	565	-945	1830
7	19.57	380	375	525	-850	1790	380	375	525	-860	1790	380	375	525	-1030	1790
8	18.06	385	330	495	-1285	1895	385	330	495	-1285	1895	385	330	495	-1285	2085
9	17.00	390	290	475	-1775	2110	390	290	475	-1775	2110	390	290	475	-1775	2395
10	16.25	395	260	460	-2305	2410	395	260	460	-2305	2540	395	260	460	-2305	2980
11	15.73	400	235	450	-2885	2785	400	235	450	-2885	3265	400	235	450	-2885	3835
12	15.38	410	215	445	-3515	3345	410	215	445	-3515	3990	410	215	445	-3515	4690
13	15.15	415	220	440	-4205	4055	415	210	440	-4205	4845	415	200	440	-4205	5695
14	15.04	425	235	435	-4955	5060	425	225	435	-4955	6020	425	215	435	-4955	7060
15	15.00	430	240	430	-5765	6085	430	230	430	-5765	7240	430	225	430	-5825	8490

Table E-16 - 30 ft Span, Variable Wind Load.

10 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

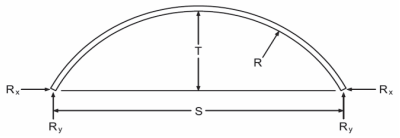
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		150 mph					160 mph					170 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
3	39.00	365	785	865	-1370	4305	365	785	865	-1640	4305	365	785	865	-1925	4305
4	30.13	370	625	720	-1025	2765	370	625	720	-1210	2765	370	625	720	-1405	2765
5	25.00	370	515	630	-865	2095	370	515	630	-1010	2095	370	515	630	-1165	2095
6	21.75	375	435	565	-1115	1830	375	435	565	-1305	1830	375	435	565	-1500	2030
7	19.57	380	375	525	-1210	1910	380	375	525	-1400	2180	380	375	525	-1605	2470
8	18.06	385	330	495	-1475	2410	385	330	495	-1700	2755	385	330	495	-1945	3130
9	17.00	390	290	475	-1775	2775	390	290	475	-1895	3180	390	290	475	-2160	3615
10	16.25	395	260	460	-2305	3455	395	260	460	-2305	3965	395	260	460	-2600	4505
11	15.73	400	235	450	-2885	4450	400	235	450	-2980	5100	400	235	450	-3395	5800
12	15.38	410	215	445	-3515	5440	410	215	445	-3610	6245	410	215	445	-4105	7100
13	15.15	415	195	440	-4205	6610	415	195	440	-4380	7585	415	195	440	-4970	8630
14	15.04	425	205	435	-5120	8175	425	195	435	-5650	9375	425	180	435	-6405	10660
15	15.00	430	215	430	-6170	9835	430	200	430	-6815	11270	430	200	430	-7725	12815
Rise [T] (ft)	**Radius [R] (ft)**	**Basic Wind Speed [V]**														
		180 mph					**190 mph**					**200 mph**				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
3	39.00	365	785	865	-2235	4305	365	785	865	-2555	4305	365	785	865	-2900	4305
4	30.13	370	625	720	-1620	2765	370	625	720	-1845	2765	370	625	720	-2080	2765
5	25.00	370	515	630	-1330	2095	370	515	630	-1510	2095	370	515	630	-1695	2095
6	21.75	375	435	565	-1710	2275	375	435	565	-1935	2535	375	435	565	-2165	2805
7	19.57	380	375	525	-1825	2775	380	375	525	-2060	3095	380	375	525	-2305	3440
8	18.06	385	330	495	-2200	3520	385	330	495	-2470	3935	385	330	495	-2760	4375
9	17.00	390	290	475	-2445	4075	390	290	475	-2745	4565	390	290	475	-3065	5075
10	16.25	395	260	460	-2940	5080	395	260	460	-3295	5690	395	260	460	-3675	6330
11	15.73	400	235	450	-3830	6535	400	235	450	-4295	7320	400	235	450	-4780	8140
12	15.38	410	215	445	-4630	8005	410	215	445	-5190	8965	410	220	445	-5775	9975
13	15.15	415	195	440	-5595	9730	415	215	440	-6255	10900	415	240	440	-6960	12130
14	15.04	425	205	435	-7210	12025	425	230	435	-8055	13465	425	260	435	-8945	14985
15	15.00	430	230	430	-8685	14455	430	260	430	-9705	16190	430	290	430	-10780	18015

Table E-17 - 40 ft Span, Variable Wind Load.

10 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Wind Load

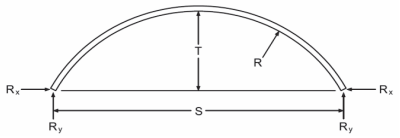
K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		105 mph					110 mph					115 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
4	52.00	485	1110	1205	-595	4665	485	1110	1205	-700	4665	485	1110	1205	-810	4665
5	42.50	490	915	1030	-560	3340	490	915	1030	-640	3340	490	915	1030	-725	3340
6	36.33	490	770	910	-545	2705	490	770	910	-615	2705	490	770	910	-685	2705
7	32.07	495	670	825	-655	2430	495	670	825	-685	2430	495	670	825	-720	2430
8	29.00	500	585	760	-1085	2375	500	585	760	-1085	2375	500	585	760	-1085	2375
9	26.72	505	525	715	-1570	2470	505	525	715	-1570	2470	505	525	715	-1570	2470
10	25.00	510	470	680	-2115	2675	510	470	680	-2115	2675	510	470	680	-2115	2675
11	23.68	515	430	655	-2695	2970	515	430	655	-2695	2970	515	430	655	-2695	2970
12	22.67	520	390	635	-3320	3345	520	390	635	-3320	3345	520	390	635	-3320	3345
13	21.88	525	360	620	-3995	3790	525	360	620	-3995	3790	525	360	620	-3995	3790
14	21.29	530	330	605	-4720	4305	530	330	605	-4720	4305	530	330	605	-4720	4305
15	20.83	535	310	595	-5500	4880	535	310	595	-5500	4880	535	310	595	-5500	4880
16	20.50	545	300	590	-6340	5520	545	295	590	-6340	5520	545	290	590	-6340	5520
17	20.26	550	305	585	-7235	6220	550	300	585	-7235	6220	550	295	585	-7235	6445
18	20.11	560	310	580	-8195	6985	560	305	580	-8195	6985	560	300	580	-8195	7525
19	20.03	565	325	575	-9215	7815	565	320	575	-9215	8220	565	315	575	-9215	9070
20	20.00	575	330	575	-10300	8705	575	325	575	-10300	9545	575	320	575	-10300	10530

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		120 mph					130 mph					140 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
4	52.00	485	1110	1205	-925	4665	485	1110	1205	-1175	4665	485	1110	1205	-1445	4665
5	42.50	490	915	1030	-815	3340	490	915	1030	-1010	3340	490	915	1030	-1220	3340
6	36.33	490	770	910	-765	2705	490	770	910	-925	2705	490	770	910	-1105	2705
7	32.07	495	670	825	-755	2430	495	670	825	-885	2430	495	670	825	-1045	2430
8	29.00	500	585	760	-1085	2375	500	585	760	-1275	2375	500	585	760	-1520	2540
9	26.72	505	525	715	-1570	2470	505	525	715	-1570	2475	505	525	715	-1655	2890
10	25.00	510	470	680	-2115	2675	510	470	680	-2115	2955	510	470	680	-2115	3455
11	23.68	515	430	655	-2695	2970	515	430	655	-2695	3345	515	430	655	-2695	3920
12	22.67	520	390	635	-3320	3345	520	390	635	-3320	3670	520	390	635	-3320	4310
13	21.88	525	360	620	-3995	3790	525	360	620	-3995	4315	525	360	620	-3995	5070
14	21.29	530	330	605	-4720	4305	530	330	605	-4720	5045	530	330	605	-4720	5925
15	20.83	535	310	595	-5500	5135	535	310	595	-5500	6130	535	310	595	-5500	7205
16	20.50	545	285	590	-6340	6045	545	285	590	-6340	7220	545	285	590	-6340	8485
17	20.26	550	285	585	-7235	7090	550	275	585	-7235	8465	550	265	585	-7235	9955
18	20.11	560	290	580	-8195	8280	560	280	580	-8195	9890	560	265	580	-8195	11625
19	20.03	565	310	575	-9215	9955	565	295	575	-9215	11845	565	285	575	-9235	13885
20	20.00	575	315	575	-10300	11560	575	305	575	-10300	13755	575	290	575	-10640	16120

Table E-17 - 40 ft Span, Variable Wind Load.

10 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Wind Load

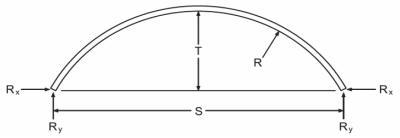
K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		150 mph					160 mph					170 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
4	52.00	485	1110	1205	-1740	4665	485	1110	1205	-2050	4665	485	1110	1205	-2385	4665
5	42.50	490	915	1030	-1450	3340	490	915	1030	-1695	3340	490	915	1030	-1960	3340
6	36.33	490	770	910	-1295	2705	490	770	910	-1505	2705	490	770	910	-1725	2705
7	32.07	495	670	825	-1215	2430	495	670	825	-1395	2430	495	670	825	-1595	2430
8	29.00	500	585	760	-1785	2925	500	585	760	-2065	3335	500	585	760	-2370	3775
9	26.72	505	525	715	-1935	3340	505	525	715	-2235	3820	505	525	715	-2555	4325
10	25.00	510	470	680	-2335	3995	510	470	680	-2690	4575	510	470	680	-3065	5195
11	23.68	515	430	655	-2695	4535	515	430	655	-2985	5200	515	430	655	-3405	5905
12	22.67	520	390	635	-3320	4995	520	390	635	-3320	5725	520	390	635	-3700	6510
13	21.88	525	360	620	-3995	5875	525	360	620	-3995	6740	525	360	620	-4285	7665
14	21.29	530	330	605	-4720	6880	530	330	605	-4720	7895	530	330	605	-4960	8975
15	20.83	535	310	595	-5500	8360	535	310	595	-5500	9595	535	310	595	-6240	10905
16	20.50	545	285	590	-6340	9850	545	285	590	-6445	11305	545	285	590	-7320	12855
17	20.26	550	265	585	-7235	11550	550	265	585	-7570	13260	550	265	585	-8580	15075
18	20.11	560	250	580	-8195	13490	560	250	580	-8860	15485	560	250	580	-10040	17610
19	20.03	565	270	575	-9775	16075	565	255	575	-11045	18435	565	260	575	-12515	20960
20	20.00	575	275	575	-11285	18660	575	260	575	-12855	21390	575	285	575	-14565	24315

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		180 mph					190 mph					200 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
4	52.00	485	1110	1205	-2745	4665	485	1110	1205	-3120	4665	485	1110	1205	-3520	4665
5	42.50	490	915	1030	-2235	3340	490	915	1030	-2530	3340	490	915	1030	-2840	3340
6	36.33	490	770	910	-1960	2705	490	770	910	-2210	2705	490	770	910	-2475	2705
7	32.07	495	670	825	-1805	2430	495	670	825	-2030	2430	495	670	825	-2265	2430
8	29.00	500	585	760	-2690	4240	500	585	760	-3030	4730	500	585	760	-3390	5250
9	26.72	505	525	715	-2895	4870	505	525	715	-3255	5440	505	525	715	-3635	6040
10	25.00	510	470	680	-3465	5850	510	470	680	-3890	6540	510	470	680	-4340	7270
11	23.68	515	430	655	-3845	6655	515	430	655	-4310	7450	515	430	655	-4805	8285
12	22.67	520	390	635	-4180	7345	520	390	635	-4685	8225	520	390	635	-5220	9155
13	21.88	525	360	620	-4835	8640	525	360	620	-5425	9680	525	360	620	-6040	10775
14	21.29	530	330	605	-5600	10120	530	330	605	-6275	11335	530	330	605	-6990	12615
15	20.83	535	310	595	-7040	12300	535	310	595	-7885	13775	535	310	595	-8775	15325
16	20.50	545	285	590	-8255	14495	545	285	590	-9245	16235	545	300	590	-10290	18065
17	20.26	550	265	585	-9655	17005	550	290	585	-10810	19040	550	325	585	-12025	21190
18	20.11	560	280	580	-11295	19860	560	315	580	-12625	22240	560	355	580	-14020	24750
19	20.03	565	295	575	-14075	23635	565	335	575	-15725	26465	565	375	575	-17460	29445
20	20.00	575	325	575	-16375	27415	575	365	575	-18290	30695	575	410	575	-20310	34155

Table E-18 - 50 ft Span, Variable Wind Load.

10 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to $C_D = 1.0$.
Use ASD design procedure only.

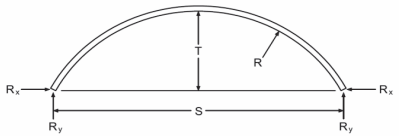
Wind Load

$K_{zt} = 1.0$
$K_d = 0.85$

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		105 mph					110 mph					115 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
5	65.00	610	1425	1545	-845	4945	610	1425	1545	-970	4945	610	1425	1545	-1100	4945
6	55.08	610	1205	1345	-815	3835	610	1205	1345	-920	3835	610	1205	1345	-1030	3835
8	43.06	615	920	1095	-945	3010	615	920	1095	-990	3010	615	920	1095	-1040	3010
10	36.25	625	740	955	-1915	3060	625	740	955	-1915	3060	625	740	955	-1915	3060
12	32.04	630	615	870	-3145	3575	630	615	870	-3145	3575	630	615	870	-3145	3575
14	29.32	640	525	815	-4540	4415	640	525	815	-4540	4415	640	525	815	-4540	4415
16	27.53	655	460	775	-6130	5515	655	460	775	-6130	5515	655	460	775	-6130	5515
18	26.36	665	405	755	-7930	6870	665	405	755	-7930	6870	665	405	755	-7930	6960
20	25.63	680	370	735	-9965	8460	680	365	735	-9965	8460	680	360	735	-9965	9060
22	25.20	695	380	725	-12245	10295	695	375	725	-12245	10550	695	365	725	-12245	11665
24	25.02	710	405	720	-14770	12575	710	400	720	-14770	13945	710	390	720	-14770	15380
25	25.00	715	410	720	-16135	14170	715	405	720	-16135	15715	715	400	720	-16135	17330
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		120 mph					130 mph					140 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
5	65.00	610	1425	1545	-1240	4945	610	1425	1545	-1540	4945	610	1425	1545	-1865	4945
6	55.08	610	1205	1345	-1150	3835	610	1205	1345	-1400	3835	610	1205	1345	-1675	3835
8	43.06	615	920	1095	-1090	3010	615	920	1095	-1280	3010	615	920	1095	-1495	3010
10	36.25	625	740	955	-1915	3060	625	740	955	-1915	3455	625	740	955	-2265	4035
12	32.04	630	615	870	-3145	3735	630	615	870	-3145	4430	630	615	870	-3145	5180
14	29.32	640	525	815	-4540	4530	640	525	815	-4540	5390	640	525	815	-4540	6320
16	27.53	655	460	775	-6130	5575	655	460	775	-6130	6650	655	460	775	-6130	7815
18	26.36	665	405	755	-7930	7655	665	405	755	-7930	9135	665	405	755	-7930	10735
20	25.63	680	360	735	-9965	9965	680	360	735	-9965	11890	680	360	735	-9965	13975
22	25.20	695	355	725	-12245	12830	695	340	725	-12245	15310	695	320	725	-12245	17990
24	25.02	710	385	720	-14770	16880	710	365	720	-14770	20075	710	350	720	-15155	23520
25	25.00	715	390	720	-16135	19020	715	375	720	-16135	22610	715	355	720	-16970	26490

Table E-18 - 50 ft Span, Variable Wind Load.

10 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

Wind Load

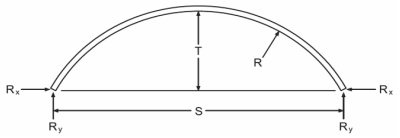
K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		150 mph					160 mph					170 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
5	65.00	610	1425	1545	-2215	4945	610	1425	1545	-2585	4945	610	1425	1545	-2985	4945
6	55.08	610	1205	1345	-1970	3835	610	1205	1345	-2285	3835	610	1205	1345	-2620	3835
8	43.06	615	920	1095	-1740	3010	615	920	1095	-1995	3010	615	920	1095	-2270	3010
10	36.25	625	740	955	-2640	4655	625	740	955	-3045	5320	625	740	955	-3485	6025
12	32.04	630	615	870	-3400	5995	630	615	870	-3910	6865	630	615	870	-4455	7790
14	29.32	640	525	815	-4540	7320	640	525	815	-4670	8385	640	525	815	-5315	9535
16	27.53	655	460	775	-6130	9065	655	460	775	-6130	10400	655	460	775	-6495	11820
18	26.36	665	405	755	-7930	12450	665	405	755	-8110	14280	665	405	755	-9220	16235
20	25.63	680	360	735	-9965	16210	680	360	735	-10520	18600	680	360	735	-11955	21140
22	25.20	695	320	725	-12245	20865	695	320	725	-13605	23945	695	320	725	-15420	27220
24	25.02	710	330	720	-16320	27220	710	310	720	-18645	31220	710	350	720	-21120	35480
25	25.00	715	340	720	-18430	30660	715	330	720	-21055	35145	715	380	720	-23845	39940

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		180 mph					190 mph					200 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
5	65.00	610	1425	1545	-3410	4945	610	1425	1545	-3860	4945	610	1425	1545	-4335	4945
6	55.08	610	1205	1345	-2980	3835	610	1205	1345	-3355	3835	610	1205	1345	-3755	3835
8	43.06	615	920	1095	-2560	3010	615	920	1095	-2865	3010	615	920	1095	-3190	3030
10	36.25	625	740	955	-3945	6775	625	740	955	-4435	7565	625	740	955	-4955	8400
12	32.04	630	615	870	-5030	8770	630	615	870	-5645	9810	630	615	870	-6290	10905
14	29.32	640	525	815	-6005	10750	640	525	815	-6730	12035	640	525	815	-7490	13390
16	27.53	655	460	775	-7335	13330	655	460	775	-8220	14935	655	460	775	-9150	16625
18	26.36	665	405	755	-10400	18305	665	405	755	-11645	20490	665	405	755	-12955	22800
20	25.63	680	360	735	-13475	23840	680	360	735	-15085	26690	680	395	735	-16785	29700
22	25.20	695	355	725	-17340	30690	695	400	725	-19375	34360	695	450	725	-21545	38230
24	25.02	710	395	720	-23745	40000	710	450	720	-26520	44780	710	500	720	-29445	49815
25	25.00	715	430	720	-26805	45025	715	485	720	-29935	50400	715	540	720	-33230	56065

Table E-19 - 60 ft Span, Variable Wind Load.

10 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

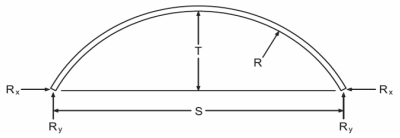
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		105 mph					110 mph					115 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
6	78.00	730	1740	1875	-1140	5215	730	1740	1875	-1295	5215	730	1740	1875	-1455	5215
8	60.25	735	1325	1505	-1110	3795	735	1325	1505	-1235	3795	735	1325	1505	-1365	3795
10	50.00	740	1065	1285	-1725	3555	740	1065	1285	-1725	3555	740	1065	1285	-1785	3555
12	43.50	745	890	1150	-2960	3900	745	890	1150	-2960	3900	745	890	1150	-2960	3900
14	39.14	755	760	1060	-4375	4615	755	760	1060	-4375	4615	755	760	1060	-4375	4615
16	36.13	765	665	995	-5960	5620	765	665	995	-5960	5620	765	665	995	-5960	5670
18	34.00	775	590	950	-7735	6875	775	590	950	-7735	6875	775	590	950	-7735	6875
20	32.50	790	525	920	-9730	8370	790	525	920	-9730	8370	790	525	920	-9730	8375
22	31.45	800	475	900	-11950	10095	800	475	900	-11950	10095	800	475	900	-11950	10950
24	30.75	815	440	885	-14400	12055	815	430	885	-14400	12330	815	430	885	-14400	13625
26	30.31	830	450	875	-17100	14250	830	440	875	-17100	15225	830	430	875	-17100	16830
28	30.07	845	475	865	-20050	17435	845	470	865	-20050	19330	845	460	865	-20050	21315
30	30.00	860	490	860	-23265	21300	860	480	860	-23265	23610	860	475	860	-23265	26030
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		120 mph					130 mph					140 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
6	78.00	730	1740	1875	-1625	5215	730	1740	1875	-1980	5215	730	1740	1875	-2370	5215
8	60.25	735	1325	1505	-1500	3795	735	1325	1505	-1790	3795	735	1325	1505	-2105	3795
10	50.00	740	1065	1285	-1850	3555	740	1065	1285	-1990	3555	740	1065	1285	-2160	3555
12	43.50	745	890	1150	-2960	4235	745	890	1150	-2960	5015	745	890	1150	-3170	5865
14	39.14	755	760	1060	-4375	4950	755	760	1060	-4375	5890	755	760	1060	-4375	6905
16	36.13	765	665	995	-5960	6225	765	665	995	-5960	7400	765	665	995	-5960	8675
18	34.00	775	590	950	-7735	7275	775	590	950	-7735	8675	775	590	950	-7735	10185
20	32.50	790	525	920	-9730	9210	790	525	920	-9730	10985	790	525	920	-9730	12905
22	31.45	800	475	900	-11950	12040	800	475	900	-11950	14360	800	475	900	-11950	16865
24	30.75	815	430	885	-14400	14985	815	430	885	-14400	17870	815	430	885	-14400	20990
26	30.31	830	420	875	-17100	18505	830	400	875	-17100	22070	830	390	875	-17100	25920
28	30.07	845	450	865	-20050	23385	845	430	865	-20050	27795	845	405	865	-20535	32555
30	30.00	860	465	860	-23265	28560	860	445	860	-23385	33940	860	420	860	-24850	39745

Table E-19 - 60 ft Span, Variable Wind Load.

10 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

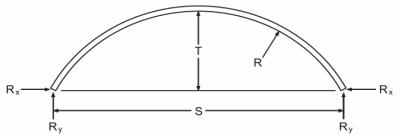
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		150 mph					160 mph					170 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
6	78.00	730	1740	1875	-2795	5215	730	1740	1875	-3245	5215	730	1740	1875	-3730	5215
8	60.25	735	1325	1505	-2440	3795	735	1325	1505	-2810	3795	735	1325	1505	-3200	3795
10	50.00	740	1065	1285	-2340	3555	740	1065	1285	-2635	3555	740	1065	1285	-2980	3555
12	43.50	745	890	1150	-3690	6770	745	890	1150	-4245	7740	745	890	1150	-4845	8775
14	39.14	755	760	1060	-4375	7995	755	760	1060	-4865	9155	755	760	1060	-5540	10395
16	36.13	765	665	995	-5960	10040	765	665	995	-6340	11510	765	665	995	-7215	13080
18	34.00	775	590	950	-7735	11810	775	590	950	-7735	13545	775	590	950	-8420	15395
20	32.50	790	525	920	-9730	14970	790	525	920	-9730	17170	790	525	920	-10580	19520
22	31.45	800	475	900	-11950	19555	800	475	900	-12660	22435	800	475	900	-14390	25495
24	30.75	815	430	885	-14400	24340	815	430	885	-15730	27920	815	430	885	-17870	31735
26	30.31	830	390	875	-17100	30060	830	390	875	-19505	34480	830	390	875	-22100	39185
28	30.07	845	385	865	-22500	37695	845	360	865	-25700	43230	845	415	865	-29110	49115
30	30.00	860	400	860	-27590	45985	860	415	860	-31510	52720	860	475	860	-35680	59900
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		180 mph					190 mph					200 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
6	78.00	730	1740	1875	-4240	5215	730	1740	1875	-4780	5215	730	1740	1875	-5350	5215
8	60.25	735	1325	1505	-3615	3795	735	1325	1505	-4050	3795	735	1325	1505	-4515	4080
10	50.00	740	1065	1285	-3350	3875	740	1065	1285	-3740	4330	740	1065	1285	-4150	4810
12	43.50	745	890	1150	-5480	9870	745	890	1150	-6155	11030	745	890	1150	-6860	12250
14	39.14	755	760	1060	-6255	11710	755	760	1060	-7010	13100	755	760	1060	-7810	14565
16	36.13	765	665	995	-8140	14745	765	665	995	-9120	16505	765	665	995	-10150	18360
18	34.00	775	590	950	-9500	17370	775	590	950	-10645	19455	775	590	950	-11850	21655
20	32.50	790	525	920	-11935	22005	790	525	920	-13365	24635	790	525	920	-14875	27425
22	31.45	800	475	900	-16220	28740	800	475	900	-18155	32175	800	475	900	-20195	35790
24	30.75	815	430	885	-20140	35775	815	440	885	-22540	40050	815	495	885	-25065	44555
26	30.31	830	435	875	-24850	44175	830	490	875	-27800	49450	830	550	875	-30915	55015
28	30.07	845	475	865	-32720	55365	845	535	865	-36545	61965	845	595	865	-40570	68925
30	30.00	860	535	860	-40105	67510	860	605	860	-44780	75555	860	675	860	-49710	84035

Table E-20 - 70 ft Span, Variable Wind Load.

15 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to $C_D = 1.0$.
Use ASD design procedure only.

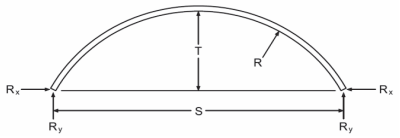
Wind Load

$K_{zt} = 1.0$
$K_d = 0.85$

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		105 mph					110 mph					115 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
6	105.08	990	2760	2925	-1255	7970	990	2760	2925	-1460	7970	990	2760	2925	-1670	7970
8	80.56	995	2105	2320	-1365	5470	995	2105	2320	-1530	5470	995	2105	2320	-1700	5470
10	66.25	1005	1695	1960	-1845	4775	1005	1695	1960	-1930	4775	1005	1695	1960	-2015	4775
12	57.04	1015	1420	1730	-3120	4920	1015	1420	1730	-3120	4920	1015	1420	1730	-3120	4920
14	50.75	1025	1220	1575	-4750	5575	1025	1220	1575	-4750	5575	1025	1220	1575	-4750	5575
16	46.28	1040	1065	1470	-6580	6605	1040	1065	1470	-6580	6605	1040	1065	1470	-6580	6605
18	43.03	1055	950	1390	-8620	7940	1055	950	1390	-8620	7940	1055	950	1390	-8620	7940
20	40.63	1070	850	1340	-10900	9560	1070	850	1340	-10900	9560	1070	850	1340	-10900	9560
22	38.84	1085	770	1300	-13430	11455	1085	770	1300	-13430	11455	1085	770	1300	-13430	11455
24	37.52	1105	705	1270	-16240	13615	1105	705	1270	-16240	13615	1105	705	1270	-16240	13615
26	36.56	1125	650	1250	-19330	16045	1125	645	1250	-19330	16045	1125	645	1250	-19330	16045
28	35.88	1145	665	1235	-22715	18750	1145	650	1235	-22715	18750	1145	640	1235	-22715	18750
30	35.42	1165	680	1230	-26410	21740	1165	665	1230	-26410	21740	1165	655	1230	-26410	21835
32	35.14	1185	695	1225	-30425	25015	1185	685	1225	-30425	25015	1185	670	1225	-30425	26075
34	35.01	1210	730	1220	-34765	28580	1210	720	1220	-34765	29065	1210	710	1220	-34765	32195
35	35.00	1220	740	1220	-37060	30480	1220	730	1220	-37060	31660	1220	720	1220	-37060	35060
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		120 mph					130 mph					140 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
6	105.08	990	2760	2925	-1890	7970	990	2760	2925	-2370	7970	990	2760	2925	-2895	7970
8	80.56	995	2105	2320	-1880	5470	995	2105	2320	-2265	5470	995	2105	2320	-2690	5470
10	66.25	1005	1695	1960	-2110	4775	1005	1695	1960	-2305	4775	1005	1695	1960	-2640	4775
12	57.04	1015	1420	1730	-3120	4920	1015	1420	1730	-3200	4920	1015	1420	1730	-3405	4920
14	50.75	1025	1220	1575	-4750	5575	1025	1220	1575	-4750	6650	1025	1220	1575	-4750	7815
16	46.28	1040	1065	1470	-6580	6605	1040	1065	1470	-6580	7665	1040	1065	1470	-6580	9040
18	43.03	1055	950	1390	-8620	7965	1055	950	1390	-8620	9540	1055	950	1390	-8620	11235
20	40.63	1070	850	1340	-10900	9560	1070	850	1340	-10900	11175	1070	850	1340	-10900	13190
22	38.84	1085	770	1300	-13430	11455	1085	770	1300	-13430	12965	1085	770	1300	-13430	15330
24	37.52	1105	705	1270	-16240	13615	1105	705	1270	-16240	15795	1105	705	1270	-16240	18685
26	36.56	1125	645	1250	-19330	16625	1125	645	1250	-19330	19985	1125	645	1250	-19330	23625
28	35.88	1145	625	1235	-22715	20055	1145	600	1235	-22715	24085	1145	590	1235	-22715	28475
30	35.42	1165	640	1230	-26410	24065	1165	615	1230	-26410	28875	1165	585	1230	-26410	34135
32	35.14	1185	655	1225	-30425	28735	1185	630	1225	-30425	34450	1185	600	1225	-30425	40720
34	35.01	1210	695	1220	-34765	35465	1210	675	1220	-34765	42415	1210	645	1220	-35190	49925
35	35.00	1220	710	1220	-37060	38615	1220	685	1220	-37060	46180	1220	660	1220	-38130	54350

Table E-20 - 70 ft Span, Variable Wind Load.

15 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to $C_D = 1.0$.
Use ASD design procedure only.

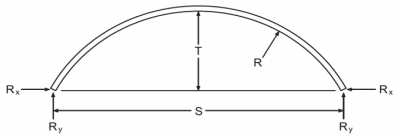
Wind Load

$K_{zt} = 1.0$
$K_d = 0.85$

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		150 mph					160 mph					170 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
6	105.08	990	2760	2925	-3460	7970	990	2760	2925	-4065	7970	990	2760	2925	-4710	7970
8	80.56	995	2105	2320	-3150	5470	995	2105	2320	-3645	5470	995	2105	2320	-4165	5470
10	66.25	1005	1695	1960	-3045	4775	1005	1695	1960	-3480	4775	1005	1695	1960	-3945	4775
12	57.04	1015	1420	1730	-3635	4920	1015	1420	1730	-3880	4920	1015	1420	1730	-4145	4920
14	50.75	1025	1220	1575	-4750	9065	1025	1220	1575	-5455	10400	1025	1220	1575	-6240	11820
16	46.28	1040	1065	1470	-6580	10515	1040	1065	1470	-6580	12090	1040	1065	1470	-7155	13770
18	43.03	1055	950	1390	-8620	13055	1055	950	1390	-8620	15005	1055	950	1390	-9300	17080
20	40.63	1070	850	1340	-10900	15350	1070	850	1340	-10900	17665	1070	850	1340	-10900	20125
22	38.84	1085	770	1300	-13430	17865	1085	770	1300	-13430	20580	1085	770	1300	-13430	23470
24	37.52	1105	705	1270	-16240	21790	1105	705	1270	-16240	25105	1105	705	1270	-16240	28635
26	36.56	1125	645	1250	-19330	27535	1125	645	1250	-19330	31710	1125	645	1250	-20375	36160
28	35.88	1145	590	1235	-22715	33185	1145	590	1235	-22715	38225	1145	590	1235	-24675	43590
30	35.42	1165	550	1230	-26410	39785	1165	545	1230	-26410	45820	1165	545	1230	-29715	52250
32	35.14	1185	565	1225	-30425	47450	1185	530	1225	-31375	54645	1185	505	1225	-35605	62305
34	35.01	1210	620	1220	-37195	57990	1210	590	1220	-40100	66615	1210	555	1220	-45480	75790
35	35.00	1220	630	1220	-40345	63125	1220	600	1220	-43745	72505	1220	570	1220	-49605	82490
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		180 mph					190 mph					200 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
6	105.08	990	2760	2925	-5395	7970	990	2760	2925	-6130	7970	990	2760	2925	-6900	7970
8	80.56	995	2105	2320	-4720	5470	995	2105	2320	-5305	5470	995	2105	2320	-5925	5470
10	66.25	1005	1695	1960	-4435	4915	1005	1695	1960	-4950	5485	1005	1695	1960	-5500	6085
12	57.04	1015	1420	1730	-4430	5440	1015	1420	1730	-4895	6100	1015	1420	1730	-5400	6795
14	50.75	1025	1220	1575	-7070	13325	1025	1220	1575	-7945	14920	1025	1220	1575	-8875	16600
16	46.28	1040	1065	1470	-8105	15550	1040	1065	1470	-9105	17430	1040	1065	1470	-10165	19415
18	43.03	1055	950	1390	-10520	19280	1055	950	1390	-11810	21615	1055	950	1390	-13170	24090
20	40.63	1070	850	1340	-12325	22735	1070	850	1340	-13835	25495	1070	850	1340	-15430	28405
22	38.84	1085	770	1300	-14325	26535	1085	770	1300	-16085	29770	1085	770	1300	-17935	33185
24	37.52	1105	705	1270	-17415	32380	1105	705	1270	-19550	36340	1105	705	1270	-21795	40510
26	36.56	1125	645	1250	-23005	40880	1125	645	1250	-25805	45870	1125	645	1250	-28750	51125
28	35.88	1145	590	1235	-27790	49280	1145	590	1235	-31090	55290	1145	590	1235	-34630	61630
30	35.42	1165	545	1230	-33465	59065	1165	545	1230	-37430	66275	1165	615	1230	-41605	73870
32	35.14	1185	535	1225	-40085	70430	1185	605	1225	-44825	79020	1185	685	1225	-49825	88070
34	35.01	1210	580	1220	-51185	85530	1210	660	1220	-57215	95935	1210	740	1220	-63570	106905
35	35.00	1220	615	1220	-55820	93080	1220	695	1220	-62390	104375	1220	785	1220	-69315	116300

Table E-21 - 80 ft Span, Variable Wind Load.

15 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to $C_D = 1.0$.
Use ASD design procedure only.

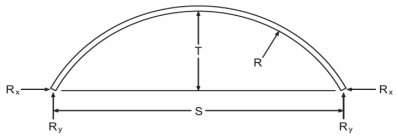
Wind Load

$K_{zt} = 1.0$
$K_d = 0.85$

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		105 mph					110 mph					115 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
8	104.00	1135	2750	2960	-1735	6725	1135	2750	2960	-1950	6725	1135	2750	2960	-2180	6725
12	72.67	1150	1855	2165	-2900	5470	1150	1855	2165	-2980	5470	1150	1855	2165	-3085	5470
16	58.00	1170	1395	1800	-6385	6865	1170	1395	1800	-6385	6865	1170	1395	1800	-6385	6865
20	50.00	1200	1115	1610	-10680	9630	1200	1115	1610	-10680	9630	1200	1115	1610	-10680	9630
24	45.33	1230	925	1505	-15925	13490	1230	925	1505	-15925	13490	1230	925	1505	-15925	13490
28	42.57	1265	785	1445	-22235	18400	1265	785	1445	-22235	18400	1265	785	1445	-22235	18400
32	41.00	1305	755	1415	-29710	24385	1305	740	1415	-29710	24385	1305	725	1415	-29710	24545
36	40.22	1350	785	1400	-38420	31480	1350	770	1400	-38420	31480	1350	755	1400	-38420	33660
40	40.00	1395	840	1395	-48430	39745	1395	830	1395	-48430	42710	1395	815	1395	-48430	47285
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		120 mph					130 mph					140 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
8	104.00	1135	2750	2960	-2415	6725	1135	2750	2960	-2920	6725	1135	2750	2960	-3480	6725
12	72.67	1150	1855	2165	-3200	5470	1150	1855	2165	-3435	5470	1150	1855	2165	-3725	5470
16	58.00	1170	1395	1800	-6385	7395	1170	1395	1800	-6385	8830	1170	1395	1800	-6385	10380
20	50.00	1200	1115	1610	-10680	10335	1200	1115	1610	-10680	12360	1200	1115	1610	-10680	14550
24	45.33	1230	925	1505	-15925	13490	1230	925	1505	-15925	15805	1230	925	1505	-15925	18670
28	42.57	1265	785	1445	-22235	18590	1265	785	1445	-22235	22370	1265	785	1445	-22235	26450
32	41.00	1305	710	1415	-29710	27045	1305	675	1415	-29710	32485	1305	675	1415	-29710	38385
36	40.22	1350	740	1400	-38420	37090	1350	710	1400	-38420	44480	1350	670	1400	-38420	52545
40	40.00	1395	805	1395	-48430	52060	1395	775	1395	-48430	62225	1395	745	1395	-50375	73200

Table E-21 - 80 ft Span, Variable Wind Load.

15 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

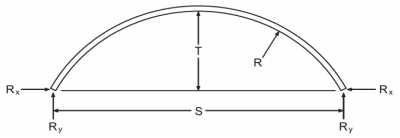
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		150 mph					160 mph					170 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
8	104.00	1135	2750	2960	-4085	6725	1135	2750	2960	-4725	6725	1135	2750	2960	-5410	6725
12	72.67	1150	1855	2165	-4035	5470	1150	1855	2165	-4475	5470	1150	1855	2165	-5020	5990
16	58.00	1170	1395	1800	-6385	12045	1170	1395	1800	-7160	13820	1170	1395	1800	-8175	15715
20	50.00	1200	1115	1610	-10680	16900	1200	1115	1610	-10680	19415	1200	1115	1610	-11970	22090
24	45.33	1230	925	1505	-15925	21750	1230	925	1505	-15925	25045	1230	925	1505	-15925	28550
28	42.57	1265	785	1445	-22235	30830	1265	785	1445	-22235	35515	1265	785	1445	-22235	40500
32	41.00	1305	675	1415	-29710	44720	1305	675	1415	-29710	51495	1305	675	1415	-33155	58705
36	40.22	1350	635	1400	-38420	61205	1350	595	1400	-40330	70465	1350	590	1400	-45760	80320
40	40.00	1395	710	1395	-53345	84990	1395	675	1395	-58810	97595	1395	640	1395	-66680	111010
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		180 mph					190 mph					200 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
8	104.00	1135	2750	2960	-6140	6725	1135	2750	2960	-6910	6725	1135	2750	2960	-7720	6925
12	72.67	1150	1855	2165	-5595	6745	1150	1855	2165	-6210	7545	1150	1855	2165	-6875	8390
16	58.00	1170	1395	1800	-9255	17725	1170	1395	1800	-10395	19845	1170	1395	1800	-11600	22080
20	50.00	1200	1115	1610	-13535	24930	1200	1115	1610	-15185	27960	1200	1115	1610	-16925	31150
24	45.33	1230	925	1505	-17385	32265	1230	925	1505	-19515	36195	1230	925	1505	-21760	40340
28	42.57	1265	785	1445	-24540	45785	1265	785	1445	-27535	51380	1265	785	1445	-30695	57270
32	41.00	1305	675	1415	-37335	66350	1305	675	1415	-41775	74430	1305	675	1415	-46530	82955
36	40.22	1350	610	1400	-51515	90775	1350	695	1400	-57605	101825	1350	785	1400	-64020	113475
40	40.00	1395	725	1395	-75025	125250	1395	820	1395	-83850	140455	1395	925	1395	-93150	156480

Table E-22 - 90 ft Span, Variable Wind Load.

15 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

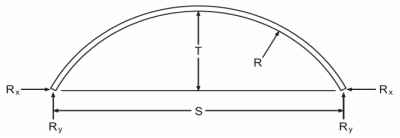
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		105 mph					110 mph					115 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
8	130.56	1275	3475	3690	-2160	8150	1275	3475	3690	-2435	8150	1275	3475	3690	-2725	8150
12	90.38	1290	2345	2660	-2990	6095	1290	2345	2660	-3125	6095	1290	2345	2660	-3260	6095
16	71.28	1305	1765	2175	-6185	7185	1305	1765	2175	-6185	7185	1305	1765	2175	-6185	7185
20	60.63	1330	1415	1915	-10485	9760	1330	1415	1915	-10485	9760	1330	1415	1915	-10485	9850
24	54.19	1360	1175	1765	-15670	13460	1360	1175	1765	-15670	13460	1360	1175	1765	-15670	13460
28	50.16	1390	1000	1675	-21870	18185	1390	1000	1675	-21870	18185	1390	1000	1675	-21870	18185
32	47.64	1430	870	1620	-29165	23945	1430	870	1620	-29165	23945	1430	870	1620	-29165	23945
36	46.13	1470	845	1590	-37635	30770	1470	825	1590	-37635	30770	1470	810	1590	-37635	31960
40	45.31	1515	875	1575	-47345	38700	1515	860	1575	-47345	38700	1515	840	1575	-47345	42350
42	45.11	1535	915	1570	-52685	43095	1535	900	1570	-52685	45500	1535	885	1570	-52685	50370
45	45.00	1570	945	1570	-61315	50245	1570	930	1570	-61315	55620	1570	915	1570	-61315	61555
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		120 mph					130 mph					140 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
8	130.56	1275	3475	3690	-3030	8150	1275	3475	3690	-3670	8150	1275	3475	3690	-4380	8150
12	90.38	1290	2345	2660	-3405	6095	1290	2345	2660	-3735	6095	1290	2345	2660	-4245	6095
16	71.28	1305	1765	2175	-6185	7185	1305	1765	2175	-6185	7185	1305	1765	2175	-6225	7185
20	60.63	1330	1415	1915	-10485	10860	1330	1415	1915	-10485	13010	1330	1415	1915	-10485	15325
24	54.19	1360	1175	1765	-15670	14740	1360	1175	1765	-15670	17655	1360	1175	1765	-15670	20805
28	50.16	1390	1000	1675	-21870	18535	1390	1000	1675	-21870	22275	1390	1000	1675	-21870	26315
32	47.64	1430	870	1620	-29165	26270	1430	870	1620	-29165	31560	1430	870	1620	-29165	37270
36	46.13	1470	795	1590	-37635	35205	1470	760	1590	-37635	42295	1470	760	1590	-37635	49950
40	45.31	1515	825	1575	-47345	46650	1515	785	1575	-47345	55960	1515	745	1575	-47345	66075
42	45.11	1535	870	1570	-52685	55450	1535	835	1570	-52685	66265	1535	800	1570	-53230	77945
45	45.00	1570	900	1570	-61315	67755	1570	865	1570	-61315	80940	1570	830	1570	-64405	95185

Table E-22 - 90 ft Span, Variable Wind Load.

15 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to $C_D = 1.0$.
Use ASD design procedure only.

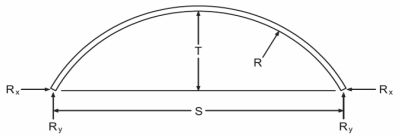
Wind Load

$K_{zt} = 1.0$
$K_d = 0.85$

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		150 mph					160 mph					170 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
8	130.56	1275	3475	3690	-5145	8150	1275	3475	3690	-5965	8150	1275	3475	3690	-6835	8150
12	90.38	1290	2345	2660	-4855	6095	1290	2345	2660	-5505	6455	1290	2345	2660	-6205	7310
16	71.28	1305	1765	2175	-6585	7185	1305	1765	2175	-6965	7385	1305	1765	2175	-7370	8440
20	60.63	1330	1415	1915	-10485	17815	1330	1415	1915	-10485	20480	1330	1415	1915	-11925	23315
24	54.19	1360	1175	1765	-15670	24185	1360	1175	1765	-15670	27795	1360	1175	1765	-17025	31645
28	50.16	1390	1000	1675	-21870	30650	1390	1000	1675	-21870	35285	1390	1000	1675	-21870	40220
32	47.64	1430	870	1620	-29165	43400	1430	870	1620	-29165	49960	1430	870	1620	-31955	56935
36	46.13	1470	760	1590	-37635	58175	1470	760	1590	-37915	66965	1470	760	1590	-43030	76320
40	45.31	1515	700	1575	-47345	76940	1515	670	1575	-50555	88555	1515	670	1575	-57355	100920
42	45.11	1535	760	1570	-56265	90490	1535	720	1570	-62225	103900	1535	675	1570	-70560	118175
45	45.00	1570	795	1570	-68255	110480	1570	755	1570	-76360	126835	1570	735	1570	-86565	144245
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		180 mph					190 mph					200 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
8	130.56	1275	3475	3690	-7760	8150	1275	3475	3690	-8735	8150	1275	3475	3690	-9765	8600
12	90.38	1290	2345	2660	-6960	8215	1290	2345	2660	-7760	9175	1290	2345	2660	-8605	10190
16	71.28	1305	1765	2175	-7805	9560	1305	1765	2175	-8260	10745	1305	1765	2175	-8760	11990
20	60.63	1330	1415	1915	-13485	26320	1330	1415	1915	-15135	29500	1330	1415	1915	-16870	32850
24	54.19	1360	1175	1765	-19240	35725	1360	1175	1765	-21580	40040	1360	1175	1765	-24045	44625
28	50.16	1390	1000	1675	-24380	45455	1390	1000	1675	-27355	50990	1390	1000	1675	-30490	56825
32	47.64	1430	870	1620	-36090	64340	1430	870	1620	-40465	72165	1430	870	1620	-45075	80410
36	46.13	1470	760	1590	-48450	86245	1470	760	1590	-54225	96735	1470	760	1590	-60395	107795
40	45.31	1515	695	1575	-64565	114030	1515	790	1575	-72185	127895	1515	890	1575	-80220	142510
42	45.11	1535	735	1570	-79395	133455	1535	830	1570	-88740	149650	1535	935	1570	-98590	166720
45	45.00	1570	840	1570	-97390	162765	1570	950	1570	-108835	182490	1570	1065	1570	-120895	203285

Table E-23 - 100 ft Span, Variable Wind Load.

15 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

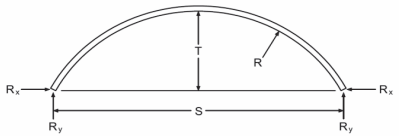
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		105 mph					110 mph					115 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
10	130.00	1420	3460	3725	-2750	7510	1420	3460	3725	-3055	7510	1420	3460	3725	-3375	7510
14	96.29	1435	2490	2855	-4230	6915	1435	2490	2855	-4385	6915	1435	2490	2855	-4545	6915
18	78.44	1455	1940	2400	-8045	8590	1455	1940	2400	-8045	8590	1455	1940	2400	-8045	8590
22	67.82	1475	1585	2140	-12765	11590	1475	1585	2140	-12765	11590	1475	1585	2140	-12765	12330
26	61.08	1505	1340	1980	-18390	15655	1505	1340	1980	-18390	15655	1505	1340	1980	-18390	16335
30	56.67	1535	1155	1880	-25020	20730	1535	1155	1880	-25020	20730	1535	1155	1880	-25020	20730
34	53.76	1575	1015	1820	-32740	26815	1575	1015	1820	-32740	26815	1575	1015	1820	-32740	26815
38	51.89	1610	920	1780	-41610	33940	1610	900	1780	-41610	33940	1610	895	1780	-41610	35510
42	50.76	1655	950	1755	-51695	42150	1655	930	1755	-51695	42150	1655	910	1755	-51695	46005
46	50.17	1700	980	1745	-63045	51480	1700	960	1745	-63045	53300	1700	945	1745	-63045	59015
50	50.00	1745	1045	1745	-75720	63275	1745	1030	1745	-75720	70435	1745	1010	1745	-75720	77925
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		120 mph					130 mph					140 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
10	130.00	1420	3460	3725	-3710	7510	1420	3460	3725	-4415	7510	1420	3460	3725	-5185	7510
14	96.29	1435	2490	2855	-4720	6915	1435	2490	2855	-5125	6915	1435	2490	2855	-5565	6915
18	78.44	1455	1940	2400	-8045	8590	1455	1940	2400	-8045	8590	1455	1940	2400	-8045	8590
22	67.82	1475	1585	2140	-12765	13590	1475	1585	2140	-12765	16270	1475	1585	2140	-12765	19165
26	61.08	1505	1340	1980	-18390	17995	1505	1340	1980	-18390	21535	1505	1340	1980	-18390	25360
30	56.67	1535	1155	1880	-25020	21705	1535	1155	1880	-25020	26060	1535	1155	1880	-25020	30770
34	53.76	1575	1015	1820	-32740	28690	1575	1015	1820	-32740	34470	1575	1015	1820	-32740	40720
38	51.89	1610	895	1780	-41610	39160	1610	895	1780	-41610	47020	1610	895	1780	-41610	55505
42	50.76	1655	890	1755	-51695	50665	1655	845	1755	-51695	60825	1655	800	1755	-51695	71800
46	50.17	1700	920	1745	-63045	64980	1700	880	1745	-63045	77915	1700	830	1745	-63045	91955
50	50.00	1745	995	1745	-75720	85750	1745	955	1745	-75720	102400	1745	915	1745	-80240	120380

Table E-23 - 100 ft Span, Variable Wind Load.

15 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

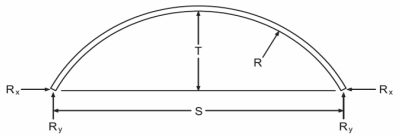
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		150 mph					160 mph					170 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
10	130.00	1420	3460	3725	-6030	7510	1420	3460	3725	-6930	7510	1420	3460	3725	-7885	8340
14	96.29	1435	2490	2855	-6040	7165	1435	2490	2855	-6805	8210	1435	2490	2855	-7620	9320
18	78.44	1455	1940	2400	-8425	8590	1455	1940	2400	-8895	9490	1455	1940	2400	-9395	10850
22	67.82	1475	1585	2140	-12765	22270	1475	1585	2140	-13005	25595	1475	1585	2140	-14825	29135
26	61.08	1505	1340	1980	-18390	29465	1505	1340	1980	-18390	33855	1505	1340	1980	-20680	38525
30	56.67	1535	1155	1880	-25020	35825	1535	1155	1880	-25020	41230	1535	1155	1880	-25160	46985
34	53.76	1575	1015	1820	-32740	47430	1575	1015	1820	-32740	54605	1575	1015	1820	-33250	62240
38	51.89	1610	895	1780	-41610	64625	1610	895	1780	-41885	74370	1610	895	1780	-47530	84745
42	50.76	1655	800	1755	-51695	83590	1655	800	1755	-54595	96190	1655	800	1755	-61940	109605
46	50.17	1700	780	1745	-63045	107030	1700	730	1745	-70415	123145	1700	735	1745	-79860	140300
50	50.00	1745	875	1745	-85105	139690	1745	830	1745	-96450	160335	1745	840	1745	-109330	182310
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		180 mph					190 mph					200 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
10	130.00	1420	3460	3725	-8900	9295	1420	3460	3725	-9975	10310	1420	3460	3725	-11110	11375
14	96.29	1435	2490	2855	-8485	10500	1435	2490	2855	-9400	11750	1435	2490	2855	-10395	13065
18	78.44	1455	1940	2400	-9930	12295	1455	1940	2400	-10490	13820	1455	1940	2400	-11120	15430
22	67.82	1475	1585	2140	-16755	32885	1475	1585	2140	-18795	36850	1475	1585	2140	-20945	41030
26	61.08	1505	1340	1980	-23360	43480	1505	1340	1980	-26195	48750	1505	1340	1980	-29180	54315
30	56.67	1535	1155	1880	-28440	53085	1535	1155	1880	-31905	59535	1535	1155	1880	-35555	66335
34	53.76	1575	1015	1820	-37575	70340	1575	1015	1820	-42145	78900	1575	1015	1820	-46965	87925
38	51.89	1610	895	1780	-53645	95745	1610	895	1780	-60130	107380	1610	895	1780	-66960	119640
42	50.76	1655	800	1755	-69730	123830	1655	825	1755	-77960	138875	1655	930	1755	-86645	154725
46	50.17	1700	840	1745	-89885	158495	1700	955	1745	-100480	177730	1700	1075	1745	-111645	198005
50	50.00	1745	960	1745	-122990	205735	1745	1085	1745	-137430	230640	1745	1215	1745	-152655	256890

Table E-24 - 110 ft Span, Variable Wind Load.

20 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

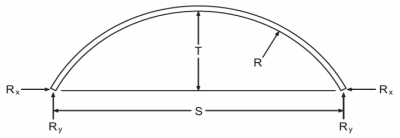
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		105 mph					110 mph					115 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
10	156.25	1780	4785	5090	-3125	9820	1780	4785	5090	-3485	9820	1780	4785	5090	-3870	9820
14	115.04	1800	3445	3865	-4725	8440	1800	3445	3865	-4915	8440	1800	3445	3865	-5120	8440
18	93.03	1825	2690	3225	-8745	10000	1825	2690	3225	-8745	10000	1825	2690	3225	-8745	10000
22	79.75	1855	2205	2850	-14060	13165	1855	2205	2850	-14060	13165	1855	2205	2850	-14060	13165
26	71.17	1890	1865	2615	-20365	17575	1890	1865	2615	-20365	17575	1890	1865	2615	-20365	17575
30	65.42	1930	1615	2465	-27785	23130	1930	1615	2465	-27785	23130	1930	1615	2465	-27785	23130
34	61.49	1970	1420	2370	-36430	29825	1970	1420	2370	-36430	29825	1970	1420	2370	-36430	29825
38	58.80	2020	1265	2310	-46375	37685	2020	1265	2310	-46375	37685	2020	1265	2310	-46375	37685
42	57.01	2070	1240	2275	-57700	46760	2070	1220	2275	-57700	46760	2070	1200	2275	-57700	46760
46	55.88	2130	1280	2260	-70485	57095	2130	1260	2260	-70485	57095	2130	1235	2260	-70485	57095
50	55.25	2185	1325	2250	-84795	68750	2185	1305	2250	-84795	68750	2185	1280	2250	-84795	68750
55	55.00	2265	1415	2260	-104925	85260	2265	1395	2260	-104925	85260	2265	1380	2260	-104925	92355
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		120 mph					130 mph					140 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
10	156.25	1780	4785	5090	-4280	9820	1780	4785	5090	-5145	9820	1780	4785	5090	-6075	9820
14	115.04	1800	3445	3865	-5330	8440	1800	3445	3865	-5810	8440	1800	3445	3865	-6420	8440
18	93.03	1825	2690	3225	-8745	10000	1825	2690	3225	-8745	10000	1825	2690	3225	-9190	10000
22	79.75	1855	2205	2850	-14060	14490	1855	2205	2850	-14060	17420	1855	2205	2850	-14060	20580
26	71.17	1890	1865	2615	-20365	18780	1890	1865	2615	-20365	22575	1890	1865	2615	-20365	26670
30	65.42	1930	1615	2465	-27785	23130	1930	1615	2465	-27785	27525	1930	1615	2465	-27785	32620
34	61.49	1970	1420	2370	-36430	29825	1970	1420	2370	-36430	32945	1970	1420	2370	-36430	39155
38	58.80	2020	1265	2310	-46375	37685	2020	1265	2310	-46375	42340	2020	1265	2310	-46375	50350
42	57.01	2070	1175	2275	-57700	46955	2070	1130	2275	-57700	56520	2070	1130	2275	-57700	67005
46	55.88	2130	1215	2260	-70485	59420	2130	1165	2260	-70485	71515	2130	1115	2260	-70485	84685
50	55.25	2185	1260	2250	-84795	74595	2185	1210	2250	-84795	89755	2185	1160	2250	-84795	106165
55	55.00	2265	1360	2260	-104925	102015	2265	1315	2260	-104925	122570	2265	1270	2260	-107365	144770

Table E-24 - 110 ft Span, Variable Wind Load.

20 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to $C_D = 1.0$.
Use ASD design procedure only.

Wind Load

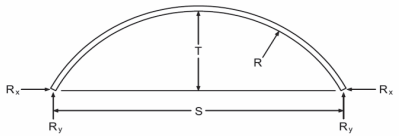
$K_{zt} = 1.0$
$K_d = 0.85$

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		150 mph					160 mph					170 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
10	156.25	1780	4785	5090	-7080	9820	1780	4785	5090	-8150	9820	1780	4785	5090	-9310	10185
14	115.04	1800	3445	3865	-7255	8440	1800	3445	3865	-8190	9565	1800	3445	3865	-9190	10860
18	93.03	1825	2690	3225	-9740	10000	1825	2690	3225	-10325	10735	1825	2690	3225	-10945	12290
22	79.75	1855	2205	2850	-14060	23980	1855	2205	2850	-14060	27610	1855	2205	2850	-15935	31475
26	71.17	1890	1865	2615	-20365	31070	1890	1865	2615	-20365	35775	1890	1865	2615	-21825	40785
30	65.42	1930	1615	2465	-27785	38090	1930	1615	2465	-27785	43940	1930	1615	2465	-27785	50170
34	61.49	1970	1420	2370	-36430	45825	1970	1420	2370	-36430	52960	1970	1420	2370	-36430	60550
38	58.80	2020	1265	2310	-46375	58955	2020	1265	2310	-46375	68150	2020	1265	2310	-46375	77940
42	57.01	2070	1130	2275	-57700	78400	2070	1130	2275	-57700	90580	2070	1130	2275	-58650	103545
46	55.88	2130	1060	2260	-70485	99075	2130	1020	2260	-70485	114455	2130	1020	2260	-74660	130830
50	55.25	2185	1100	2250	-84795	124175	2185	1040	2250	-84795	143430	2185	980	2250	-94205	163925
55	55.00	2265	1225	2260	-113365	168610	2265	1175	2260	-119780	194100	2265	1120	2260	-133640	221230

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		180 mph					190 mph					200 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
10	156.25	1780	4785	5090	-10545	11310	1780	4785	5090	-11855	12505	1780	4785	5090	-13230	13760
14	115.04	1800	3445	3865	-10245	12230	1800	3445	3865	-11365	13680	1800	3445	3865	-12540	15210
18	93.03	1825	2690	3225	-11605	13945	1825	2690	3225	-12305	15695	1825	2690	3225	-13430	17535
22	79.75	1855	2205	2850	-18050	35570	1855	2205	2850	-20285	39905	1855	2205	2850	-22640	44475
26	71.17	1890	1865	2615	-24705	46095	1890	1865	2615	-27750	51710	1890	1865	2615	-30960	57650
30	65.42	1930	1615	2465	-30345	56775	1930	1615	2465	-34095	63755	1930	1615	2465	-38050	71115
34	61.49	1970	1420	2370	-36645	68600	1970	1420	2370	-41195	77110	1970	1420	2370	-45995	86080
38	58.80	2020	1265	2310	-47240	88320	2020	1265	2310	-52990	99295	2020	1265	2310	-59150	110865
42	57.01	2070	1130	2275	-66125	117295	2070	1130	2275	-74035	131830	2070	1130	2275	-82425	147150
46	55.88	2130	1020	2260	-84160	148195	2130	1020	2260	-94200	166555	2130	1020	2260	-104785	185910
50	55.25	2185	925	2250	-106165	185660	2185	995	2250	-118805	208640	2185	1125	2250	-132130	232860
55	55.00	2265	1060	2260	-150505	250005	2265	1165	2260	-168330	280425	2265	1315	2260	-187120	312490

Table E-25 - 120 ft Span, Variable Wind Load.

20 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to $C_D = 1.0$.
Use ASD design procedure only.

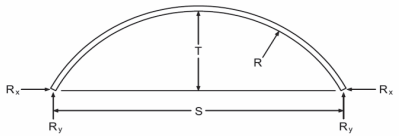
Wind Load

$K_{zt} = 1.0$
$K_d = 0.85$

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		105 mph					110 mph					115 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	156.00	1950	4765	5130	-3920	9570	1950	4765	5130	-4325	9570	1950	4765	5130	-4755	9570
16	120.50	1965	3595	4075	-6350	9510	1965	3595	4075	-6575	9510	1965	3595	4075	-6810	9510
20	100.00	1990	2885	3475	-11080	11715	1990	2885	3475	-11080	11715	1990	2885	3475	-11080	11715
24	87.00	2020	2405	3105	-16860	15365	2020	2405	3105	-16860	15365	2020	2405	3105	-16860	15940
28	78.29	2055	2060	2870	-23655	20200	2055	2060	2870	-23655	20200	2055	2060	2870	-23655	20200
32	72.25	2095	1800	2715	-31570	26160	2095	1800	2715	-31570	26160	2095	1800	2715	-31570	26160
36	68.00	2140	1600	2610	-40695	33235	2140	1600	2610	-40695	33235	2140	1600	2610	-40695	33235
40	65.00	2185	1430	2540	-51110	41465	2185	1430	2540	-51110	41465	2185	1430	2540	-51110	41465
44	62.91	2235	1330	2495	-62885	50875	2235	1310	2495	-62885	50875	2235	1290	2495	-62885	50875
48	61.50	2290	1370	2470	-76085	61530	2290	1345	2470	-76085	61530	2290	1320	2470	-76085	61530
52	60.62	2345	1410	2460	-90775	73470	2345	1390	2460	-90775	73470	2345	1365	2460	-90775	73470
56	60.14	2405	1485	2455	-107025	86750	2405	1465	2455	-107025	86750	2405	1445	2455	-107025	91830
60	60.00	2470	1540	2465	-124890	101415	2470	1520	2465	-124890	101415	2470	1500	2465	-124890	112305
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		120 mph					130 mph					140 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	156.00	1950	4765	5130	-5205	9570	1950	4765	5130	-6165	9570	1950	4765	5130	-7200	9570
16	120.50	1965	3595	4075	-7065	9510	1965	3595	4075	-7650	9510	1965	3595	4075	-8280	9510
20	100.00	1990	2885	3475	-11080	11715	1990	2885	3475	-11080	11715	1990	2885	3475	-11425	11715
24	87.00	2020	2405	3105	-16860	17610	2020	2405	3105	-16860	21165	2020	2405	3105	-16860	25005
28	78.29	2055	2060	2870	-23655	20945	2055	2060	2870	-23655	25305	2055	2060	2870	-23655	30015
32	72.25	2095	1800	2715	-31570	26850	2095	1800	2715	-31570	32370	2095	1800	2715	-31570	38335
36	68.00	2140	1600	2610	-40695	33235	2140	1600	2610	-40695	37560	2140	1600	2610	-40695	44615
40	65.00	2185	1430	2540	-51110	41465	2185	1430	2540	-51110	47420	2185	1430	2540	-51110	56355
44	62.91	2235	1290	2495	-62885	51625	2235	1290	2495	-62885	62110	2235	1290	2495	-62885	73680
48	61.50	2290	1295	2470	-76085	64290	2290	1245	2470	-76085	77345	2290	1185	2470	-76085	91650
52	60.62	2345	1340	2460	-90775	79500	2345	1285	2460	-90775	95630	2345	1225	2460	-90775	113195
56	60.14	2405	1425	2455	-107025	101435	2405	1375	2455	-107025	121865	2405	1325	2455	-107025	143935
60	60.00	2470	1475	2465	-124890	124010	2470	1430	2465	-124890	148925	2470	1380	2465	-128675	175835

Table E-25 - 120 ft Span, Variable Wind Load.

20 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

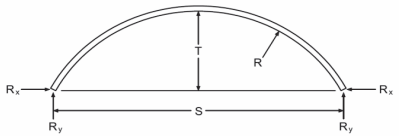
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		150 mph					160 mph					170 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	156.00	1950	4765	5130	-8315	9620	1950	4765	5130	-9500	10875	1950	4765	5130	-10775	12250
16	120.50	1965	3595	4075	-8955	10230	1965	3595	4075	-10005	11755	1965	3595	4075	-11165	13375
20	100.00	1990	2885	3475	-12080	11715	1990	2885	3475	-12775	13220	1990	2885	3475	-13520	15155
24	87.00	2020	2405	3105	-16860	29130	2020	2405	3105	-16890	33540	2020	2405	3105	-19295	38230
28	78.29	2055	2060	2870	-23655	35075	2055	2060	2870	-23655	40485	2055	2060	2870	-23655	46240
32	72.25	2095	1800	2715	-31570	44740	2095	1800	2715	-31570	51585	2095	1800	2715	-31570	58870
36	68.00	2140	1600	2610	-40695	52190	2140	1600	2610	-40695	60285	2140	1600	2610	-40695	68905
40	65.00	2185	1430	2540	-51110	65950	2185	1430	2540	-51110	76210	2185	1430	2540	-51110	87130
44	62.91	2235	1290	2495	-62885	86175	2235	1290	2495	-62885	99535	2235	1290	2495	-64145	113750
48	61.50	2290	1170	2470	-76085	107190	2290	1170	2470	-76085	123805	2290	1170	2470	-80355	141490
52	60.62	2345	1165	2460	-90775	132370	2345	1100	2460	-90775	152865	2345	1065	2460	-99880	174685
56	60.14	2405	1270	2455	-112110	167635	2405	1210	2455	-118235	192970	2405	1150	2455	-132050	219945
60	60.00	2470	1330	2465	-135945	204735	2470	1270	2465	-143720	235630	2470	1210	2465	-162095	268515
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		180 mph					190 mph					200 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	156.00	1950	4765	5130	-12140	13705	1950	4765	5130	-13585	15245	1950	4765	5130	-15110	16870
16	120.50	1965	3595	4075	-12400	15090	1965	3595	4075	-13705	16910	1965	3595	4075	-15080	18825
20	100.00	1990	2885	3475	-14305	17205	1990	2885	3475	-15140	19370	1990	2885	3475	-16285	21655
24	87.00	2020	2405	3105	-21845	43210	2020	2405	3105	-24540	48470	2020	2405	3105	-27380	54015
28	78.29	2055	2060	2870	-26365	52345	2055	2060	2870	-29630	58800	2055	2060	2870	-33070	65605
32	72.25	2095	1800	2715	-35555	66600	2095	1800	2715	-39940	74770	2095	1800	2715	-44555	83385
36	68.00	2140	1600	2610	-41660	78045	2140	1600	2610	-46825	87710	2140	1600	2610	-52270	97900
40	65.00	2185	1430	2540	-52645	98715	2185	1430	2540	-59165	110960	2185	1430	2540	-66040	123865
44	62.91	2235	1290	2495	-72320	128830	2235	1290	2495	-81070	144775	2235	1290	2495	-90425	161575
48	61.50	2290	1170	2470	-90580	160245	2290	1170	2470	-101390	180070	2290	1170	2470	-112780	200970
52	60.62	2345	1065	2460	-112560	197825	2345	1065	2460	-125965	222285	2345	1160	2460	-140095	248070
56	60.14	2405	1085	2455	-148730	248550	2405	1130	2455	-166370	278790	2405	1275	2455	-184955	310930
60	60.00	2470	1145	2465	-182530	303395	2470	1300	2465	-204135	340270	2470	1465	2465	-226905	379195

Table E-26 - 130 ft Span, Variable Wind Load.

20 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

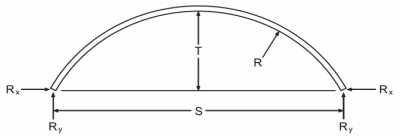
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		105 mph					110 mph					115 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	182.04	2105	5595	5960	-4520	10640	2105	5595	5960	-5005	10640	2105	5595	5960	-5515	10640
16	140.03	2125	4215	4695	-6600	10100	2125	4215	4695	-6870	10100	2125	4215	4695	-7150	10100
20	115.63	2145	3380	3975	-10865	12065	2145	3380	3975	-10865	12065	2145	3380	3975	-10865	12065
24	100.02	2175	2825	3530	-16655	15550	2175	2825	3530	-16655	15550	2175	2825	3530	-16655	15550
28	89.45	2205	2420	3235	-23410	20250	2205	2420	3235	-23410	20250	2205	2420	3235	-23410	20645
32	82.02	2245	2120	3035	-31245	26060	2245	2120	3035	-31245	26060	2245	2120	3035	-31245	26060
36	76.68	2285	1880	2900	-40250	32970	2285	1880	2900	-40250	32970	2285	1880	2900	-40250	32970
40	72.81	2330	1685	2805	-50495	40995	2330	1685	2805	-50495	40995	2330	1685	2805	-50495	40995
44	70.01	2375	1525	2745	-62045	50170	2375	1525	2745	-62045	50170	2375	1525	2745	-62045	50170
48	68.01	2425	1440	2700	-74965	60540	2425	1415	2700	-74965	60540	2425	1390	2700	-74965	60540
52	66.63	2480	1480	2675	-89320	72145	2480	1455	2675	-89320	72145	2480	1425	2675	-89320	72145
56	65.72	2540	1520	2665	-105170	85035	2540	1495	2665	-105170	85035	2540	1470	2665	-105170	85035
60	65.21	2600	1600	2660	-122570	99255	2600	1575	2660	-122570	99255	2600	1550	2660	-122570	106520
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		120 mph					130 mph					140 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	182.04	2105	5595	5960	-6045	10640	2105	5595	5960	-7180	10640	2105	5595	5960	-8405	10640
16	140.03	2125	4215	4695	-7480	10100	2125	4215	4695	-8170	10100	2125	4215	4695	-9030	10220
20	115.63	2145	3380	3975	-10865	12065	2145	3380	3975	-11390	12065	2145	3380	3975	-12120	12065
24	100.02	2175	2825	3530	-16655	15550	2175	2825	3530	-16655	15550	2175	2825	3530	-16655	15550
28	89.45	2205	2420	3235	-23410	22840	2205	2420	3235	-23410	27510	2205	2420	3235	-23410	32555
32	82.02	2245	2120	3035	-31245	28790	2245	2120	3035	-31245	34625	2245	2120	3035	-31245	40925
36	76.68	2285	1880	2900	-40250	33960	2285	1880	2900	-40250	40965	2285	1880	2900	-40250	48535
40	72.81	2330	1685	2805	-50495	40995	2330	1685	2805	-50495	47495	2330	1685	2805	-50495	56395
44	70.01	2375	1525	2745	-62045	50170	2375	1525	2745	-62045	58795	2375	1525	2745	-62045	69845
48	68.01	2425	1390	2700	-74965	62860	2425	1390	2700	-74965	75595	2425	1390	2700	-74965	89680
52	66.63	2480	1400	2675	-89320	76950	2480	1340	2675	-89320	92535	2480	1280	2675	-89320	109660
56	65.72	2540	1440	2665	-105170	93635	2540	1380	2665	-105170	112585	2540	1320	2665	-105170	133285
60	65.21	2600	1530	2660	-122570	117630	2600	1475	2660	-122570	141275	2600	1420	2660	-122570	166805

Table E-26 - 130 ft Span, Variable Wind Load.

20 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to C_D = 1.0.
Use ASD design procedure only.

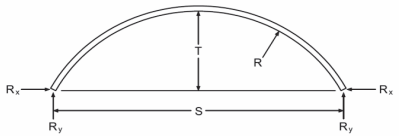
Wind Load

K_{zt} = 1.0
K_d = 0.85

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		150 mph					160 mph					170 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	182.04	2105	5595	5960	-9720	11245	2105	5595	5960	-11125	12700	2105	5595	5960	-12620	14275
16	140.03	2125	4215	4695	-10205	11835	2125	4215	4695	-11500	13570	2125	4215	4695	-12880	15410
20	115.63	2145	3380	3975	-12900	13130	2145	3380	3975	-13735	15170	2145	3380	3975	-14625	17345
24	100.02	2175	2825	3530	-16655	15550	2175	2825	3530	-17370	16855	2175	2825	3530	-18235	19390
28	89.45	2205	2420	3235	-23410	37975	2205	2420	3235	-23410	43770	2205	2420	3235	-25110	49940
32	82.02	2245	2120	3035	-31245	47690	2245	2120	3035	-31245	54925	2245	2120	3035	-33400	62625
36	76.68	2285	1880	2900	-40250	56660	2285	1880	2900	-40250	65345	2285	1880	2900	-40250	74590
40	72.81	2330	1685	2805	-50495	65960	2330	1685	2805	-50495	76180	2330	1685	2805	-50495	87060
44	70.01	2375	1525	2745	-62045	81715	2375	1525	2745	-62045	94405	2375	1525	2745	-62045	107915
48	68.01	2425	1390	2700	-74965	104850	2425	1390	2700	-74965	121070	2425	1390	2700	-77970	138335
52	66.63	2480	1270	2675	-89320	128210	2480	1270	2675	-89320	148045	2480	1270	2675	-95975	169150
56	65.72	2540	1250	2665	-105170	155810	2540	1175	2665	-105170	179890	2540	1165	2665	-117340	205525
60	65.21	2600	1360	2660	-128485	194230	2600	1295	2660	-135525	223545	2600	1225	2660	-152725	254755
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		180 mph					190 mph					200 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	182.04	2105	5595	5960	-14230	15950	2105	5595	5960	-15940	17715	2105	5595	5960	-17735	19580
16	140.03	2125	4215	4695	-14340	17365	2125	4215	4695	-15880	19430	2125	4215	4695	-17510	21610
20	115.63	2145	3380	3975	-15610	19650	2145	3380	3975	-17130	22090	2145	3380	3975	-18735	24660
24	100.02	2175	2825	3530	-19150	22075	2175	2825	3530	-20120	24910	2175	2825	3530	-21140	27905
28	89.45	2205	2420	3235	-28425	56480	2205	2420	3235	-31925	63395	2205	2420	3235	-35615	70680
32	82.02	2245	2120	3035	-37785	70795	2245	2120	3035	-42420	79425	2245	2120	3035	-47310	88530
36	76.68	2285	1880	2900	-44990	84400	2285	1880	2900	-50530	94765	2285	1880	2900	-56370	105695
40	72.81	2330	1685	2805	-52570	98600	2330	1685	2805	-59075	110800	2330	1685	2805	-65930	123660
44	70.01	2375	1525	2745	-65145	122240	2375	1525	2745	-73200	137385	2375	1525	2745	-81695	153350
48	68.01	2425	1390	2700	-87895	156650	2425	1390	2700	-98515	176010	2425	1390	2700	-109865	196415
52	66.63	2480	1270	2675	-108175	191540	2480	1270	2675	-121070	215210	2480	1270	2675	-134660	240160
56	65.72	2540	1165	2665	-132230	232710	2540	1165	2665	-147970	261450	2540	1270	2665	-164560	291745
60	65.21	2600	1155	2660	-172010	287855	2600	1220	2660	-192395	322845	2600	1380	2660	-213885	360145

Table E-27 - 140 ft Span, Variable Wind Load.

20 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to $C_D = 1.0$.
Use ASD design procedure only.

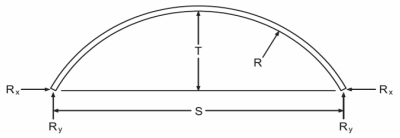
Wind Load

$K_{zt} = 1.0$
$K_d = 0.85$

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		105 mph					110 mph					115 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	210.17	2265	6485	6850	-5175	11800	2265	6485	6850	-5745	11800	2265	6485	6850	-6340	11800
16	161.13	2280	4890	5370	-6880	10745	2280	4890	5370	-7195	10745	2280	4890	5370	-7550	10745
20	132.50	2300	3920	4515	-10645	12450	2300	3920	4515	-10645	12450	2300	3920	4515	-10860	12450
24	114.08	2330	3275	3980	-16455	15775	2330	3275	3980	-16455	15775	2330	3275	3980	-16455	15775
28	101.50	2360	2810	3625	-23190	20340	2360	2810	3625	-23190	20340	2360	2810	3625	-23190	22525
32	92.56	2390	2455	3380	-30970	26020	2390	2455	3380	-30970	26020	2390	2455	3380	-30970	26100
36	86.06	2430	2180	3210	-39875	32785	2430	2180	3210	-39875	32785	2430	2180	3210	-39875	32785
40	81.25	2470	1960	3090	-49975	40640	2470	1960	3090	-49975	40640	2470	1960	3090	-49975	40640
44	77.68	2515	1775	3005	-61340	49610	2515	1775	3005	-61340	49610	2515	1775	3005	-61340	49610
48	75.04	2565	1620	2945	-74030	59730	2565	1620	2945	-74030	59730	2565	1620	2945	-74030	59730
52	73.12	2615	1550	2905	-88105	71050	2615	1520	2905	-88105	71050	2615	1495	2905	-88105	71050
56	71.75	2670	1590	2880	-103615	83605	2670	1560	2880	-103615	83605	2670	1530	2880	-103615	83605
60	70.83	2730	1630	2870	-120620	97445	2730	1600	2870	-120620	97445	2730	1575	2870	-120620	98720
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		120 mph					130 mph					140 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	210.17	2265	6485	6850	-6960	11800	2265	6485	6850	-8285	11800	2265	6485	6850	-9715	11800
16	161.13	2280	4890	5370	-7935	10745	2280	4890	5370	-8955	10745	2280	4890	5370	-10215	11735
20	132.50	2300	3920	4515	-11235	12450	2300	3920	4515	-12030	12450	2300	3920	4515	-12885	12840
24	114.08	2330	3275	3980	-16455	15775	2330	3275	3980	-16455	15775	2330	3275	3980	-16580	15775
28	101.50	2360	2810	3625	-23190	24880	2360	2810	3625	-23190	29890	2360	2810	3625	-23190	35305
32	92.56	2390	2455	3380	-30970	28905	2390	2455	3380	-30970	34875	2390	2455	3380	-30970	41320
36	86.06	2430	2180	3210	-39875	36075	2430	2180	3210	-39875	43415	2430	2180	3210	-39875	51350
40	81.25	2470	1960	3090	-49975	42065	2470	1960	3090	-49975	50755	2470	1960	3090	-49975	60145
44	77.68	2515	1775	3005	-61340	49610	2515	1775	3005	-61340	58765	2515	1775	3005	-61340	69765
48	75.04	2565	1620	2945	-74030	59730	2565	1620	2945	-74030	71555	2565	1620	2945	-74030	84975
52	73.12	2615	1485	2905	-88105	75340	2615	1485	2905	-88105	90560	2615	1485	2905	-88105	107435
56	71.75	2670	1500	2880	-103615	90885	2670	1440	2880	-103615	109245	2670	1370	2880	-103615	129470
60	70.83	2730	1540	2870	-120620	109070	2730	1480	2870	-120620	131085	2730	1410	2870	-120620	155210

Table E-27 - 140 ft Span, Variable Wind Load.

20 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to $C_D = 1.0$.
Use ASD design procedure only.

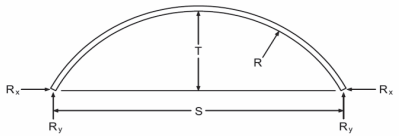
Wind Load

$K_{zt} = 1.0$
$K_d = 0.85$

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		150 mph					160 mph					170 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	210.17	2265	6485	6850	-11245	13000	2265	6485	6850	-12890	14660	2265	6485	6850	-14635	16455
16	161.13	2280	4890	5370	-11620	13560	2280	4890	5370	-13135	15520	2280	4890	5370	-14745	17600
20	132.50	2300	3920	4515	-13805	14975	2300	3920	4515	-14790	17265	2300	3920	4515	-16070	19700
24	114.08	2330	3275	3980	-17480	16430	2330	3275	3980	-18440	19070	2330	3275	3980	-19465	21880
28	101.50	2360	2810	3625	-23190	41115	2360	2810	3625	-23750	47330	2360	2810	3625	-27100	53945
32	92.56	2390	2455	3380	-30970	48240	2390	2455	3380	-30970	55640	2390	2455	3380	-31870	63520
36	86.06	2430	2180	3210	-39875	59865	2430	2180	3210	-39875	68970	2430	2180	3210	-41895	78665
40	81.25	2470	1960	3090	-49975	70225	2470	1960	3090	-49975	81005	2470	1960	3090	-49975	92480
44	77.68	2515	1775	3005	-61340	81575	2515	1775	3005	-61340	94200	2515	1775	3005	-61340	107645
48	75.04	2565	1620	2945	-74030	99390	2565	1620	2945	-74030	114800	2565	1620	2945	-74030	131200
52	73.12	2615	1485	2905	-88105	125575	2615	1485	2905	-88105	144965	2615	1485	2905	-93300	165605
56	71.75	2670	1365	2880	-103615	151325	2670	1365	2880	-103615	174690	2670	1365	2880	-113130	199560
60	70.83	2730	1335	2870	-120620	181390	2730	1260	2870	-120620	209370	2730	1260	2870	-136375	239160
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		180 mph					190 mph					200 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
12	210.17	2265	6485	6850	-16505	18360	2265	6485	6850	-18490	20375	2265	6485	6850	-20585	22495
16	161.13	2280	4890	5370	-16450	19810	2280	4890	5370	-18255	22140	2280	4890	5370	-20160	24600
20	132.50	2300	3920	4515	-17755	22280	2300	3920	4515	-19535	25010	2300	3920	4515	-21410	27890
24	114.08	2330	3275	3980	-20550	24855	2330	3275	3980	-21695	28005	2330	3275	3980	-22975	31325
28	101.50	2360	2810	3625	-30660	60960	2360	2810	3625	-34420	68375	2360	2810	3625	-38380	76190
32	92.56	2390	2455	3380	-36070	71875	2390	2455	3380	-40510	80705	2390	2455	3380	-45195	90015
36	86.06	2430	2180	3210	-47395	88945	2430	2180	3210	-53210	99810	2430	2180	3210	-59335	111270
40	81.25	2470	1960	3090	-55730	104650	2470	1960	3090	-62590	117510	2470	1960	3090	-69820	131070
44	77.68	2515	1775	3005	-64935	121900	2515	1775	3005	-72955	136970	2515	1775	3005	-81410	152855
48	75.04	2565	1620	2945	-79160	148600	2565	1620	2945	-88925	166990	2565	1620	2945	-99225	186375
52	73.12	2615	1485	2905	-105165	187495	2615	1485	2905	-117855	210640	2615	1485	2905	-131420	235035
56	71.75	2670	1365	2880	-127495	225935	2670	1365	2880	-142680	253820	2670	1365	2880	-158690	283210
60	70.83	2730	1260	2870	-153665	270755	2730	1260	2870	-171940	304155	2730	1380	2870	-191210	339355

Table E-28 - 150 ft Span, Variable Wind Load.

20 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to $C_D = 1.0$.
Use ASD design procedure only.

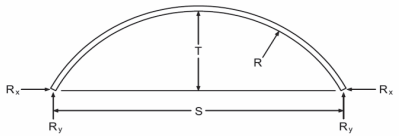
Wind Load

$K_{zt} = 1.0$
$K_d = 0.85$

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		105 mph					110 mph					115 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
14	207.89	2430	6400	6820	-6150	11700	2430	6400	6820	-6775	11700	2430	6400	6820	-7430	11700
18	165.25	2450	4995	5535	-8840	11895	2450	4995	5535	-9225	11895	2450	4995	5535	-9650	11895
22	138.84	2470	4095	4750	-13240	14275	2470	4095	4750	-13240	14275	2470	4095	4750	-13240	14275
26	121.17	2495	3470	4235	-19505	18105	2495	3470	4235	-19505	18105	2495	3470	4235	-19505	18105
30	108.75	2525	3010	3885	-26720	23115	2525	3010	3885	-26720	23670	2525	3010	3885	-26720	26300
34	99.72	2560	2655	3640	-34990	29215	2560	2655	3640	-34990	29215	2560	2655	3640	-34990	30190
38	93.01	2600	2375	3460	-44395	36380	2600	2375	3460	-44395	36380	2600	2375	3460	-44395	37330
42	87.96	2640	2145	3335	-54985	44625	2640	2145	3335	-54985	44625	2640	2145	3335	-54985	44625
46	84.14	2685	1950	3240	-66835	53975	2685	1950	3240	-66835	53975	2685	1950	3240	-66835	53975
50	81.25	2730	1790	3175	-79990	64460	2730	1790	3175	-79990	64460	2730	1790	3175	-79990	64460
54	79.08	2780	1645	3130	-94515	76125	2780	1645	3130	-94515	76125	2780	1645	3130	-94515	76125
58	77.49	2835	1675	3100	-110450	89005	2835	1645	3100	-110450	89005	2835	1615	3100	-110450	89005
60	76.88	2860	1695	3090	-118970	95915	2860	1665	3090	-118970	95915	2860	1635	3090	-118970	96055
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		120 mph					130 mph					140 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
14	207.89	2430	6400	6820	-8110	11700	2430	6400	6820	-9560	11700	2430	6400	6820	-11125	13000
18	165.25	2450	4995	5535	-10085	11895	2450	4995	5535	-11020	11895	2450	4995	5535	-12235	13960
22	138.84	2470	4095	4750	-13620	14275	2470	4095	4750	-14535	14275	2470	4095	4750	-15525	15175
26	121.17	2495	3470	4235	-19505	18105	2495	3470	4235	-19505	18105	2495	3470	4235	-19505	18105
30	108.75	2525	3010	3885	-26720	29045	2525	3010	3885	-26720	34885	2525	3010	3885	-26720	41195
34	99.72	2560	2655	3640	-34990	33420	2560	2655	3640	-34990	40300	2560	2655	3640	-34990	47725
38	93.01	2600	2375	3460	-44395	41265	2600	2375	3460	-44395	49630	2600	2375	3460	-44395	58660
42	87.96	2640	2145	3335	-54985	47640	2640	2145	3335	-54985	57435	2640	2145	3335	-54985	68010
46	84.14	2685	1950	3240	-66835	53975	2685	1950	3240	-66835	65030	2685	1950	3240	-66835	77165
50	81.25	2730	1790	3175	-79990	64750	2730	1790	3175	-79990	78305	2730	1790	3175	-79990	92950
54	79.08	2780	1645	3130	-94515	81470	2780	1645	3130	-94515	97970	2780	1645	3130	-94515	116195
58	77.49	2835	1585	3100	-110450	97280	2835	1520	3100	-110450	116890	2835	1520	3100	-110450	138610
60	76.88	2860	1605	3090	-118970	106105	2860	1535	3090	-118970	127495	2860	1465	3090	-118970	151110

Table E-28 - 150 ft Span, Variable Wind Load.

20 psf Dead Load
20 psf Construction Load
No Ground Snow Load



Notes:

All values normalized to $C_D = 1.0$.
Use ASD design procedure only.

Wind Load

$K_{zt} = 1.0$
$K_d = 0.85$

Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		150 mph					160 mph					170 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
14	207.89	2430	6400	6820	-12805	14865	2430	6400	6820	-14600	16880	2430	6400	6820	-16515	19055
18	165.25	2450	4995	5535	-13850	16180	2450	4995	5535	-15585	18550	2450	4995	5535	-17435	21075
22	138.84	2470	4095	4750	-16585	17730	2470	4095	4750	-17720	20460	2470	4095	4750	-18930	23365
26	121.17	2495	3470	4235	-20545	19330	2495	3470	4235	-21660	22440	2495	3470	4235	-22840	25750
30	108.75	2525	3010	3885	-26720	47970	2525	3010	3885	-27665	55215	2525	3010	3885	-31560	62925
34	99.72	2560	2655	3640	-34990	55700	2560	2655	3640	-34990	64225	2560	2655	3640	-36730	73300
38	93.01	2600	2375	3460	-44395	68365	2600	2375	3460	-44395	78735	2600	2375	3460	-47785	89780
42	87.96	2640	2145	3335	-54985	79375	2640	2145	3335	-54985	91515	2640	2145	3335	-55575	104445
46	84.14	2685	1950	3240	-66835	90195	2685	1950	3240	-66835	104125	2685	1950	3240	-66835	118955
50	81.25	2730	1790	3175	-79990	108680	2730	1790	3175	-79990	125490	2730	1790	3175	-79990	143385
54	79.08	2780	1645	3130	-94515	135770	2780	1645	3130	-94515	156700	2780	1645	3130	-100490	178975
58	77.49	2835	1520	3100	-110450	161965	2835	1520	3100	-110450	186930	2835	1520	3100	-120595	213505
60	76.88	2860	1465	3090	-118970	176570	2860	1465	3090	-118970	203785	2860	1465	3090	-131845	232755
Rise [T] (ft)	Radius [R] (ft)	Basic Wind Speed [V]														
		180 mph					190 mph					200 mph				
		R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb	R_y lbs	R_x lbs	F_a lbs	M^- in-lb	M^+ in-lb
14	207.89	2430	6400	6820	-18545	21360	2430	6400	6820	-20720	23800	2430	6400	6820	-23010	26370
18	165.25	2450	4995	5535	-19390	23755	2450	4995	5535	-21465	26585	2450	4995	5535	-23650	29570
22	138.84	2470	4095	4750	-20820	26445	2470	4095	4750	-22875	29700	2470	4095	4750	-25040	33135
26	121.17	2495	3470	4235	-24095	29265	2495	3470	4235	-25420	32975	2495	3470	4235	-26910	36890
30	108.75	2525	3010	3885	-35690	71100	2525	3010	3885	-40060	79750	2525	3010	3885	-44660	88860
34	99.72	2560	2655	3640	-41560	82925	2560	2655	3640	-46665	93105	2560	2655	3640	-52050	103830
38	93.01	2600	2375	3460	-54040	101490	2600	2375	3460	-60655	113865	2600	2375	3460	-67625	126915
42	87.96	2640	2145	3335	-62885	118155	2640	2145	3335	-70605	132650	2640	2145	3335	-78750	147930
46	84.14	2685	1950	3240	-71710	134680	2685	1950	3240	-80555	151305	2685	1950	3240	-89880	168830
50	81.25	2730	1790	3175	-86440	162370	2730	1790	3175	-97100	182435	2730	1790	3175	-108335	203585
54	79.08	2780	1645	3130	-113370	202600	2780	1645	3130	-127250	227580	2780	1645	3130	-141880	253905
58	77.49	2835	1520	3100	-135910	241695	2835	1520	3100	-152095	271490	2835	1520	3100	-169385	302900
60	76.88	2860	1465	3090	-148575	263475	2860	1465	3090	-166260	295960	2860	1465	3090	-184900	330195

Appendix F: Connection Tables

Appendix F displays tables showing design connection strength values of bolts for varying connection skew angles. Linear interpolation is allowed to find values for skews between those shown.

Table F-1 - 19° Skew Angle Lamella Shear Connection Strength [Z] (lbs/bolt)								
Wood Specific Gravity [G]	Bolt Diameter							
	1/4"	5/16"	3/8"	1/2"	5/8"	3/4"	7/8"	1"
0.31	135	165	210	300	335	365	395	425
0.35	150	180	230	355	400	435	470	505
0.36	155	185	235	370	415	455	490	525
0.37	155	190	240	385	430	475	510	545
0.38	160	190	245	400	450	490	530	570
0.39	165	195	250	410	465	510	550	590
0.40	165	200	255	420	485	530	575	615
0.41	170	200	255	430	500	550	595	635
0.42	170	205	260	435	520	570	615	660
0.43	175	210	265	445	535	590	635	680
0.44	180	215	270	450	555	610	660	705
0.45	180	215	275	460	575	630	680	725
0.46	185	220	280	465	595	650	700	750
0.47	185	225	285	470	610	670	725	775
0.48	190	225	290	480	630	690	745	800
0.49	190	230	295	485	650	710	770	825
0.50	195	235	300	495	670	735	795	850
0.51	200	240	300	500	690	755	815	870
0.52	200	240	305	510	710	775	840	895
0.53	205	245	310	515	730	800	865	920
0.54	205	250	315	525	750	820	885	950
0.55	210	250	320	530	770	845	910	975
0.56	210	255	325	535	790	865	935	1000
0.57	215	260	330	545	805	890	960	1025
0.58	220	260	330	550	815	910	985	1050
0.67	240	290	370	610	905	1125	1215	1295
0.68	245	295	375	620	915	1145	1240	1325
0.71	250	305	385	640	945	1220	1320	1410
0.73	260	310	390	650	965	1270	1375	1470

Table F-2 - 20° Skew Angle Lamella Shear Connection Strength [Z] (lbs/bolt)								
Wood Specific Gravity [G]	Bolt Diameter							
	1/4"	5/16"	3/8"	1/2"	5/8"	3/4"	7/8"	1"
0.31	135	165	210	305	345	375	405	435
0.35	150	180	230	365	410	450	485	520
0.36	155	185	235	380	425	470	505	540
0.37	155	190	240	395	445	485	525	565
0.38	160	190	245	405	460	505	545	585
0.39	165	195	250	410	480	525	570	605
0.40	165	200	255	420	500	545	590	630
0.41	170	200	255	430	515	565	610	655
0.42	170	205	260	435	535	585	635	675
0.43	175	210	265	445	555	605	655	700
0.44	180	215	270	450	570	625	675	725
0.45	180	215	275	460	590	645	700	750
0.46	185	220	280	465	610	670	720	770
0.47	185	225	285	470	630	690	745	795
0.48	190	225	290	480	650	710	770	820
0.49	190	230	295	485	670	735	790	845
0.50	195	235	300	495	690	755	815	870
0.51	200	240	300	500	710	775	840	895
0.52	200	240	305	510	730	800	865	925
0.53	205	245	310	515	750	820	890	950
0.54	205	250	315	525	770	845	910	975
0.55	210	250	320	530	785	865	935	1000
0.56	210	255	325	535	795	890	960	1030
0.57	215	260	330	545	805	915	985	1055
0.58	220	260	330	550	815	935	1010	1080
0.67	240	290	370	610	905	1155	1250	1335
0.68	245	295	375	620	915	1180	1275	1365
0.71	250	305	385	640	945	1255	1355	1450
0.73	260	310	390	650	965	1310	1415	1510

Table F-3 - 21° Skew Angle Lamella Shear Connection Strength [Z] (lbs/bolt)								
Wood Specific Gravity [G]	Bolt Diameter							
	1/4"	5/16"	3/8"	1/2"	5/8"	3/4"	7/8"	1"
0.31	135	165	210	315	355	390	420	450
0.35	150	180	230	375	420	465	500	535
0.36	155	185	235	390	440	480	520	555
0.37	155	190	240	395	460	500	540	580
0.38	160	190	245	405	475	520	565	605
0.39	165	195	250	410	495	540	585	625
0.40	165	200	255	420	515	560	610	650
0.41	170	200	255	430	530	585	630	675
0.42	170	205	260	435	550	605	650	695
0.43	175	210	265	445	570	625	675	720
0.44	180	215	270	450	590	645	700	745
0.45	180	215	275	460	610	665	720	770
0.46	185	220	280	465	630	690	745	795
0.47	185	225	285	470	650	710	770	820
0.48	190	225	290	480	670	735	790	845
0.49	190	230	295	485	690	755	815	875
0.50	195	235	300	495	710	780	840	900
0.51	200	240	300	500	730	800	865	925
0.52	200	240	305	510	750	825	890	950
0.53	205	245	310	515	765	845	915	980
0.54	205	250	315	525	775	870	940	1005
0.55	210	250	320	530	785	895	965	1030
0.56	210	255	325	535	795	915	990	1060
0.57	215	260	330	545	805	940	1015	1085
0.58	220	260	330	550	815	965	1045	1115
0.67	240	290	370	610	905	1190	1285	1375
0.68	245	295	375	620	915	1215	1315	1405
0.71	250	305	385	640	945	1295	1400	1495
0.73	260	310	390	650	965	1325	1455	1560

Table F-4 - 22° Skew Angle
Lamella Shear Connection Strength [Z] (lbs/bolt)

Wood Specific Gravity [G]	Bolt Diameter							
	1/4"	5/16"	3/8"	1/2"	5/8"	3/4"	7/8"	1"
0.31	135	165	210	325	365	400	435	465
0.35	150	180	230	380	435	480	515	555
0.36	155	185	235	390	455	500	540	575
0.37	155	190	240	395	475	520	560	600
0.38	160	190	245	405	490	540	585	625
0.39	165	195	250	410	510	560	605	645
0.40	165	200	255	420	530	580	630	670
0.41	170	200	255	430	550	600	650	695
0.42	170	205	260	435	570	625	675	720
0.43	175	210	265	445	590	645	695	745
0.44	180	215	270	450	610	665	720	770
0.45	180	215	275	460	630	690	745	795
0.46	185	220	280	465	650	710	770	825
0.47	185	225	285	470	670	735	795	850
0.48	190	225	290	480	690	760	820	875
0.49	190	230	295	485	710	780	845	900
0.50	195	235	300	495	730	805	870	930
0.51	200	240	300	500	740	825	895	955
0.52	200	240	305	510	755	850	920	985
0.53	205	245	310	515	765	875	945	1010
0.54	205	250	315	525	775	900	970	1040
0.55	210	250	320	530	785	925	1000	1065
0.56	210	255	325	535	795	950	1025	1095
0.57	215	260	330	545	805	975	1050	1125
0.58	220	260	330	550	815	1000	1080	1150
0.67	240	290	370	610	905	1230	1330	1420
0.68	245	295	375	620	915	1255	1360	1450
0.71	250	305	385	640	945	1300	1445	1545
0.73	260	310	390	650	965	1325	1505	1610

Table F-5 - 22.5° Skew Angle Lamella Shear Connection Strength [Z] (lbs/bolt)								
Wood Specific Gravity [G]	Bolt Diameter							
	1/4"	5/16"	3/8"	1/2"	5/8"	3/4"	7/8"	1"
0.31	135	165	210	330	370	410	440	470
0.35	150	180	230	380	445	485	525	560
0.36	155	185	235	390	465	505	550	585
0.37	155	190	240	395	480	530	570	610
0.38	160	190	245	405	500	550	595	635
0.39	165	195	250	410	520	570	615	660
0.40	165	200	255	420	540	590	640	685
0.41	170	200	255	430	560	615	660	710
0.42	170	205	260	435	580	635	685	735
0.43	175	210	265	445	600	655	710	760
0.44	180	215	270	450	620	680	735	785
0.45	180	215	275	460	640	700	760	810
0.46	185	220	280	465	660	725	785	835
0.47	185	225	285	470	680	745	810	865
0.48	190	225	290	480	705	770	835	890
0.49	190	230	295	485	720	795	860	915
0.50	195	235	300	495	730	820	885	945
0.51	200	240	300	500	740	840	910	970
0.52	200	240	305	510	755	865	935	1000
0.53	205	245	310	515	765	890	960	1030
0.54	205	250	315	525	775	915	990	1055
0.55	210	250	320	530	785	940	1015	1085
0.56	210	255	325	535	795	965	1040	1115
0.57	215	260	330	545	805	990	1070	1145
0.58	220	260	330	550	815	1015	1095	1170
0.67	240	290	370	610	905	1245	1350	1445
0.68	245	295	375	620	915	1260	1380	1475
0.71	250	305	385	640	945	1300	1470	1575
0.73	260	310	390	650	965	1325	1530	1635

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: April 29, 2024

From: Joshua Bednarek
Planning and Development Director

Subject: CONTINUANCE OF ITEM 113 ON THE MAY 1, 2024, PUBLIC HEARING AND ORDINANCE ADOPTION - REZONING APPLICATION Z-117-23-7 - APPROXIMATELY 450 FEET NORTH OF THE NORTHEAST CORNER OF 7TH AVENUE AND VAN BUREN STREET (ORDINANCE G-7254)

Item 113, rezoning application Z-117-23-7 is a request to rezone 1.31 acres located approximately 450 feet north of the northeast corner of 7th Avenue and Van Buren Street from DTC-Van Buren (Downtown Code, Van Buren Character Area) to DTC-Van Buren HP (Downtown Code, Van Buren Character Area, Historic Preservation Overlay).

In order to provide the necessary briefings on the historic context and legal aspects of the request to Mayor and City Council staff proposes a continuance to the May 29, 2024, City Council Formal meeting.

Approved:

Alan Stephenson
Deputy City Manager

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 58

(CONTINUED FROM JUNE 12 AND JULY 1, 2024) - Public Hearing and Ordinance Adoption - Rezoning Application Z-SP-6-23-8 - Southeast Corner of 41st Street and Baseline Road (Ordinance G-7270)

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-SP-6-23-8 and rezone the site from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow a self-service storage facility and underlying C-2 uses.

Summary

Current Zoning: C-2
Proposed Zoning: C-2 SP
Acreage: 3.84
Proposal: Self-service storage facility and underlying C-2 uses

Owner: Highline Investment, LLC
Applicant: SAFStor Real Estate Co, LLC
Representative: Mike Maerowitz, Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Info: The South Mountain Village Planning Committee heard this item for information only on March 12, 2024.
VPC Action: The South Mountain Village Planning Committee heard this item on April 9, 2024, and recommended denial, by a vote of 10-0-1.
PC Action: The Planning Commission heard this item on May 2, 2024, and recommended approval, per the staff memo dated May 1, 2024, by a vote of 5-4.

The Planning Commission recommendation was appealed by a community member on May 9, 2024.

Location

Southeast corner of 41st Street and Baseline Road
Council District: 8
Parcel Address: 4115, 4119, 4125, 4155, and 4175 E. 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 (Z-SP-6-23-8) FROM C-2 (INTERMEDIATE COMMERCIAL) TO C-2 SP (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT).

_____

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

SECTION 1. The zoning of a 3.84-acre property located at the southeast corner of 41st Street and Baseline Road in a portion of Section 6, Township 1 South, Range 4 East, as described more specifically in Exhibit “A,” is hereby changed from “C-2” (Intermediate Commercial) to “C-2 SP” (Intermediate Commercial, Special Permit) to allow self-service storage facility and underlying C-2 uses.

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

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

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

1. The development shall be in general conformance with the elevations date stamped April 26, 2024, as approved by the Planning and Development Department.

2. 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.

3. A minimum of one green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

4. A minimum of 10% of the required parking spaces shall be EV capable.

5. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department

6. Four bicycle spaces shall be provided on the site through Inverted U and/or artistic racks located near the building entrances or in a secure location inside the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

7. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

8. 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% shade, as approved by Planning and Development Department.

9. All public and private pedestrian pathways including sidewalks shall be shaded to a minimum 75%, as approved by the Planning and Development Department.

10. In addition to the landscape materials listed in the Baseline Area Master Plan Plant List, Cercidium Hybrid (Desert Museum Palo Verde), Quercus Virginiana

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(Live Oak), and Pistacia X 'Red-Push (Red Push Pistache), may be permitted as approved by Planning and Development Department and shall be utilized, as approved or modified by the Planning and Development Department.

11. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.

13. The developer shall dedicate right-of-way and construct a bus stop pad on eastbound Baseline Road. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from 41st Street according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide minimum 50% shade coverage to bus stop pad.

14. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Baseline 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 or modified by the Planning and Development Department.

15. A minimum 70-feet of right-of-way shall be dedicated for the south half of Baseline Road, adjacent to the development.

16. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 8-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved or modified by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings.

    b. Drought tolerant vegetation to achieve a minimum of 75 percent live coverage.

    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.

17. A minimum 5-foot-wide sidewalk shall be constructed on the north side of

DRAFT

Highline Lane, adjacent to the development.

18. A minimum 5-foot-wide sidewalk shall be constructed on the east side of 41st Street, adjacent to the development.

19. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 42nd Place, adjacent to the development.

20. Existing streetscape beginning at back of curb and median islands shall be replenished with the approved landscaping and trees along Baseline Road, as approved by the Planning and Development Department.

21. All streets within and adjacent to the development shall be constructed 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. 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.

23. 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.

24. 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.

25. Prior to final 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.

DRAFT

PASSED by the Council of the City of Phoenix this 12th day of June, 2024.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

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

DRAFT

EXHIBIT A

Within a portion of Section 6, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Lot 1, HIGHLINE SHOPPES, according to Book 935 of Maps, Page 29, records of Maricopa County, Arizona. Exempt per ARS 11-1134 B9

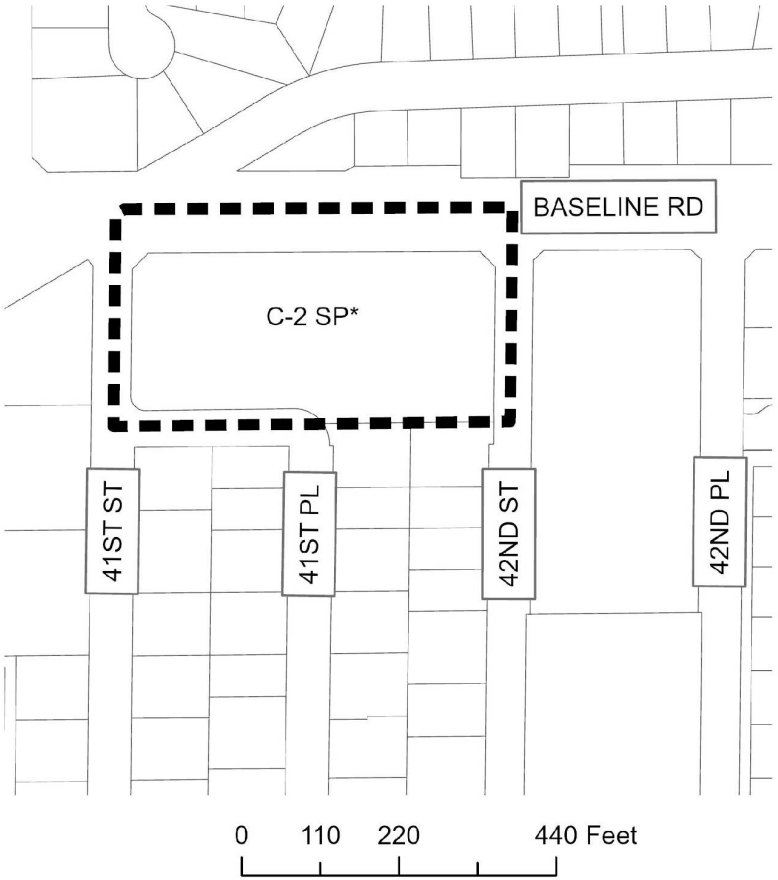
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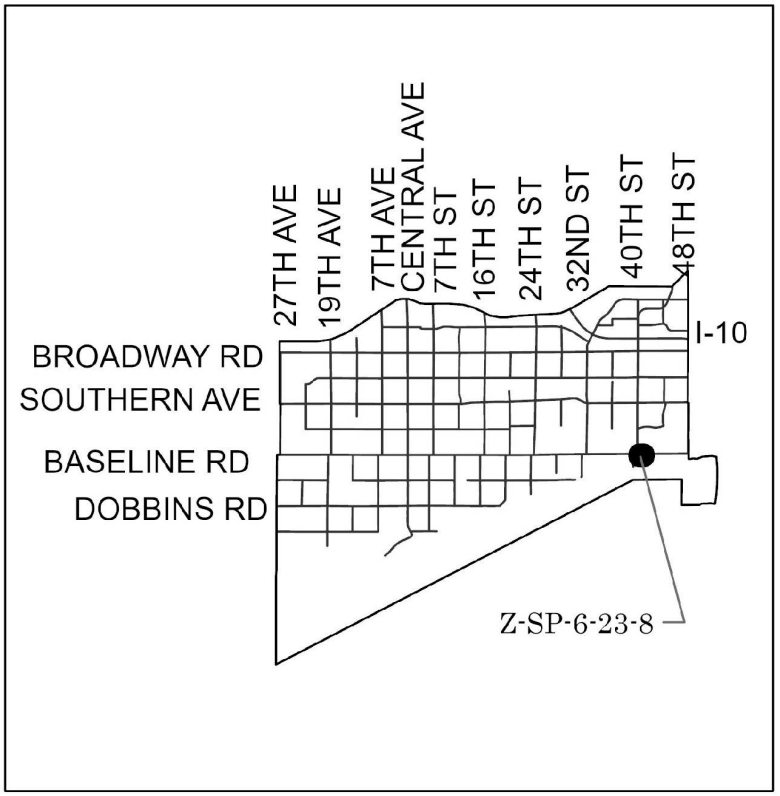
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-SP-6-23-8
Zoning Overlay: N/A
Planning Village: South Mountain





NOT TO SCALE

N

Drawn Date: 5/8/2024

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2024 Ord\6-15-24\6-15-24.aprx

ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-SP-6-23-8
March 30, 2024

South Mountain Village Planning Committee Meeting Date:	April 9, 2024
Planning Commission Hearing Date:	May 2, 2024
Request From:	C-2 (Intermediate Commercial) (3.84 acres)
Request To:	C-2 SP (Intermediate Commercial, Special Permit) (3.84 acres)
Proposal:	Self-service storage facility and underlying C-2 uses
Location:	Southeast corner of 41st Street and Baseline Road
Owner:	Highline Investment, LLC
Applicant:	SAFStor Real Estate Co, LLC
Representative:	Mike Maerowitz, Snell & Wilmer, LLP
Staff Recommendation:	Approval, subject to stipulations

<table>
<tr><th colspan="4">General Plan Conformity</th></tr>
<tr><td colspan="2">General Plan Land Use Map Designation</td><td colspan="2">Commercial</td></tr>
<tr><td rowspan="4">Street Map Classification</td><td>Baseline Road</td><td>Major Arterial</td><td>60-foot south half street</td></tr>
<tr><td>41st Street</td><td>Local</td><td>25-foot east half street</td></tr>
<tr><td>42nd Street</td><td>Local</td><td>25-foot west half street</td></tr>
<tr><td>Highline Lane</td><td>Local</td><td>20-foot north half street</td></tr>
<tr><td colspan="4">CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.
The proposal, as stipulated, includes design features to encourage walking, bicycling,</td></tr>
</table>

and transit use. These features include the provision of shaded sidewalks, bicycle parking, shade within surface parking lots, and a multi-use trail that connects the development with the existing multi-use trail along Baseline Road.
CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking. The proposal, as stipulated, includes shaded bicycle parking to encourage bicycling and transit use by leveraging its proximity to commercial developments, neighborhoods, schools, and the multi-use trail along Baseline Road.
BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix. The proposal, as stipulated, includes a detached sidewalk with landscape area along Baseline Road that will be planted with shade trees, shaded public and private sidewalks, and shaded bicycle and vehicle parking areas. These improvements will create a comfortable pedestrian environment along Baseline Road, reduce the urban heat island affect, and make the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives
Tree and Shade Master Plan: Background Item No. 7.
Complete Streets Guidelines: Background Item No. 8.
Transportation Electrification Action Plan: Background Item No. 9.
Zero Waste PHX: Background Item No. 10.
Comprehensive Bicycle Master Plan: Background Item No. 11.
Phoenix Climate Action Plan: Background Item No. 12.
Conservation Measures for New Development: Background Item No. 13

Surrounding Land Uses and Zoning		
	Land Use	**Zoning**
On Site	Vacant	C-2
North (across Baseline Road)	Vacant, commercial, single-family residences, and the Highline Canal	C-1, C-2, and R1-6
West (across 41st Street)	Vacant and the Highline Canal	R1-6
East (across 42nd Street)	Water facility and fire station	C-2
South (across Highline Lane)	Single-family residences	R1-6
South	Single-family residences	R1-6

C-2 (Intermediate Commercial)		
Standards	**Requirements**	**Met or Not Met**
Minimum Building Setbacks		
North (adjacent to Baseline Road)	Average 25 feet, minimum 20 feet permitted for up to 50% of structure	25 feet (Met)
West (adjacent to 41st Street)	Average 25 feet, minimum 20 feet permitted for up to 50% of structure	25 feet (Met)
East (adjacent to 42nd Street)	Average 25 feet, minimum 20 feet permitted for up to 50% of structure	25 feet (Met)
South (adjacent to Highline Lane)	Average 25 feet, minimum 20 feet permitted for up to 50% of structure	25 feet (Met)
South (adjacent to R1-6)	50 feet	50 feet (Met)
Minimum Landscaped Setbacks		
North (adjacent to Baseline Road)	Average 25 feet, minimum 20 feet permitted for up to 50% of frontage	25 feet (Met)
West (adjacent to 41st Street)	Average 25 feet, minimum 20 feet permitted for up to 50% of frontage	25 feet (Met)

East (adjacent to 42nd Street)	Average 25 feet, minimum 20 feet permitted for up to 50% of frontage	25 feet (Met)
South (adjacent to Highline Lane)	Average 25 feet, minimum 20 feet permitted for up to 50% of frontage	25 feet (Met)
South (adjacent to R1-6)	10 feet	10 feet (Met)
Maximum Lot Coverage	50 percent	45.5% (Met)
Maximum Building Height	2 stories and 30 feet	24 feet, 8 inches (Met)
Minimum Parking	Mini-warehouses: 1 space per 35 storage units Office: 1 space per 300 sf 734 units = 21 spaces 900 sf office = 3 spaces 24 parking spaces required	19 parking spaces (Not met)*

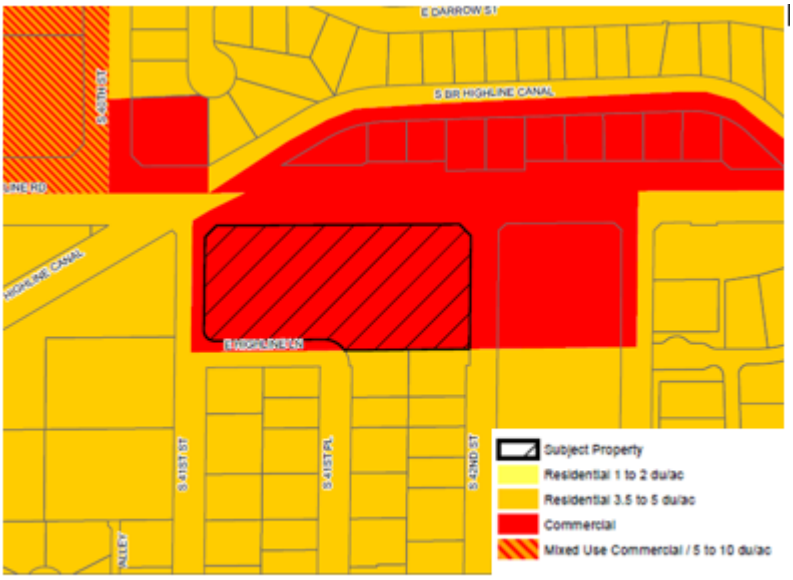
**Site plan revision or variance required*

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 3.84 acres located on the southeast corner of 41st Street and Baseline Road from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) for a self-service storage facility and underlying C-2 uses. The subject site is currently vacant.

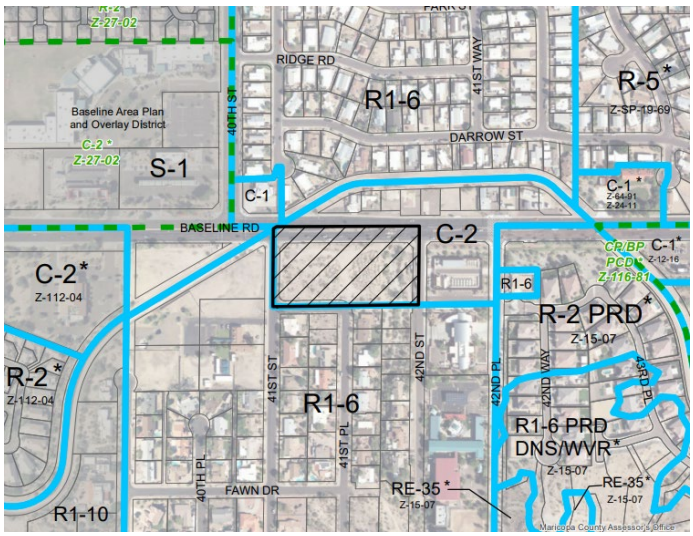
2. The subject site is designated as Commercial on the General Plan Land Use Map. The areas to the west of the subject site across 41st Street and to the south are designated Residential 3.5 to 5 dwelling units acre and the area to the east across 42nd Street is designated Commercial. The area to the north is designated Commercial and Residential 3.5 to 5 dwelling units acre. The requested C-2 SP zoning district is consistent with the General Plan Land Use Map designation of Commercial.



General Plan Land Use Map; Source: Planning and Development Department

SURROUNDING LAND USE AND ZONING

3. To the north across Baseline Road is vacant land, commercial, single-family residences, and the Highline Canal zoned C-1 (Neighborhood Retail), C-2 (Intermediate Commercial), and R1-6 (Single-Family Residence District); to the west across 41st Street is vacant land and the Highline Canal zoned R1-6 (Single-Family Residence District); to the south across Highline Lane and immediately adjacent to the site are single-family residences zoned R1-6 (Single-Family Residence District); and to the east across 42nd Street is city owned property developed with a water facility and a fire station zoned C-2 (Intermediate Commercial) and R1-6 (Single-Family Residence District)



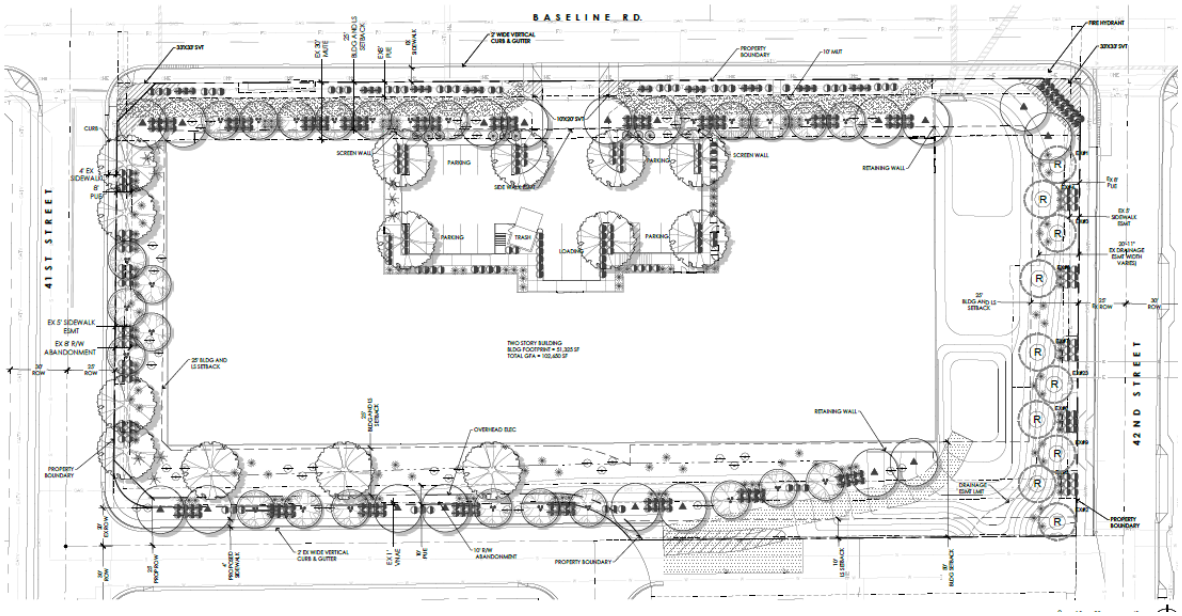
Location Map; Source: Planning and Development Department

to the southeast.

PROPOSAL

4. *Site Plan*

The proposal is for a self-service storage use with storage units accessed from the interior of the building. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of the building, parking area, trash enclosure, drainage easement along the east portion of the site, and multi-use trail along Baseline Road. The site will have one point of ingress/egress on Baseline Road. The applicant proposes to request a variance to reduce the required parking on the site from 24 to 19 spaces, therefore staff does not recommend general conformance to the site plan.



Conceptual Site Plan; Source: Scapegoat Design Studios

Staff recommends Stipulation No. 2 to require pavement treatment that visually contrast with parking and drive aisles where pedestrian walkways cross a vehicular path to improve pedestrian safety. To promote enhanced walking, cycling, and transit-use staff recommends Stipulation No. 14 to require a multi-use trail along Baseline Road, and Stipulation Nos. 5 through 7 to require shaded bicycle parking and electric bicycle charging. Additionally, Stipulation No. 9 requires that all public and private pedestrian pathways will be shaded to a minimum of 75 percent. Stipulation No. 10 requires the use of plants listed in the Baseline Area Master Plan Plant List, alongside three additional tree species, to maintain consistency with nearby developments and in consideration of the subject site's proximity to the Baseline Area Overlay District.

5. *Conceptual Building Elevations*

The conceptual building elevations, attached as an exhibit, depict four-sided architecture on the building with stone veneer, wood cladding, aluminum panels, materials consistent with structures in the area, and glazing along the building frontages. Staff recommends Stipulation No. 1 to require general conformance to the conceptual elevations date stamped March 15, 2024, so the design of the development is consistent with what is proposed and with the surrounding area.

Conceptual Building Elevations; Source: ARCO Design/Build





6. **Special Permit**

Self-service storage facilities are allowed in the C-2 district with a Special Permit (Section 647.A.2.i), subject to the following conditions:

a) All storage shall be within a closed building except that within the grounds of a self-service storage warehouse where trailers and motor vehicles may be

placed in outdoor storage areas which are separate from view from adjacent streets and property by walls, fences or landscaping. Outdoor storage areas shall not exceed ten percent of the gross site area and shall not count toward meeting parking requirements.

b) No auctions, sales, service or repair activities or anything other than dead storage and the rental and supervision of storage units and such additional uses permitted in the C-2 district that are specified through special permit approval shall be conducted on the premises.
c) There shall be no storage [or] use of hazardous or dangerous materials on the premises.
d) The premises shall abut or have direct access to a freeway or arterial street, as designated on the street classification map.
e) Screening the perimeter of the premises of a self-service storage warehouse may be required. All parts of the perimeter which are adjacent to a residential zone shall be screened by a fence or wall with a landscaped area at least ten feet wide, additional setback and the reorientation of buildings may be required to ensure compatibility with surrounding properties.
f) A self-storage warehouse may be combined with a household moving center.

The proposal meets the above conditions by proposing solely indoor storage on the site, and it does not propose to store any hazardous or dangerous materials on the premises. Access is provided via Baseline Road, which is a major arterial street.

STUDIES AND POLICIES

7. **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 frontage should be detached from the curb 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. The development proposal, as stipulated, will create a comfortable streetscape environment with detached sidewalks along Baseline Road, shaded bicycle parking, shaded walkways, and shaded surface parking areas. These are addressed in Stipulation Nos. 7, 8, 9, and 16.

8. **Complete Streets Guidelines:**
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 development, as stipulated, will support walking, bicycling, and transit-use by including shaded bicycle parking on the site, electric bicycle parking, a multi-use trail along Baseline

Road, and by constructing a detached sidewalk along Baseline Road. These are addressed in Stipulation Nos. 5, 6, 7, 14, and 16.

9. **Transportation Electrification Action Plan:**
In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation Nos. 4 and 5 which require a minimum of one electric bicycle charging receptacles and a minimum 10 percent of the required parking spaces to be EV Capable.

10. **Zero Waste Phoenix PHX:**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal states that recycling shall be provided.

11. **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 development will provide shaded bicycle parking, two electrical bike charging receptacles, and a multi-use trail along Baseline Road. This is addressed in Stipulation Nos. 5 through 7, and 14.

12. **Phoenix Climate Action Plan:**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 3, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

13. **Conservation Measures for New Development:**
In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "*Build the Sustainable Desert City*". The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 10 through 12.

COMMUNITY CORRESONDENCE

14. As of the writing of this report 25 letters of opposition have been received for the request. Concerns raised were regarding the proposal's architecture, impacts on adjacent home values, the number of existing self-service storage uses in the area, impacts on traffic, and the obstruction of views. Two letters of support has been received for the request.

INTERDEPARTMENTAL COMMENTS

15. The Street Transportation Department recommended that right-of-way be dedicated for Baseline Road, that a detached sidewalk be built on Baseline Road, and that attached sidewalks be built along Highline Lane, 41st Street, and 42nd Street. This is addressed in Stipulation Nos. 15 through 19. The Street Transportation Department also required the developer to replenish landscaping within the right-of-way and construct all improvements in the right-of-way with all required elements and to ADA standards. This is addressed in Stipulation Nos. 20 and 21.

16. The Public Transit Department required that a bus stop be constructed on

eastbound Baseline Road. This is addressed in Stipulation No. 13.

OTHER

17. 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. 22 through 24.

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 final site plan approval. This is addressed in Stipulation No. 25.

19. Development and use of the site are 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 proposal is consistent with the General Plan Land Use Map designation of Commercial.

2. The proposal, as stipulated, will create a strong pedestrian environment along Baseline Road with detached sidewalks and a multi-use trail. These pathways will convey individuals safely and comfortably to the nearby educational uses, commercial uses, and residential neighborhoods.

3. The site is appropriately located along a major arterial roadway, and as stipulated will be compatible with surrounding uses..

Stipulations:

1. The development shall be in general conformance with the elevations date stamped March 15, 2024, as approved by the Planning and Development Department.

2. 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.

3. A minimum of one green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

4. A minimum of 10% of the required parking spaces shall be EV capable.

5. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department

6. Four bicycle spaces shall be provided on the site through Inverted U and/or artistic racks located near the building entrances or in a secure location inside the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

7. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

8. 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% shade, as approved by Planning and Development Department.

9. All public and private pedestrian pathways including sidewalks shall be shaded to a minimum 75%, as approved by the Planning and Development Department.

10. In addition to the landscape materials listed in the Baseline Area Master Plan Plant List, Cercidium Hybrid (Desert Museum Palo Verde), Quercus Virginiana

(Live Oak), and Pistacia X 'Red-Push (Red Push Pistache), may be permitted as approved by Planning and Development Department and shall be utilized, as approved or modified by the Planning and Development Department.

11. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.

13. The developer shall dedicate right-of-way and construct a bus stop pad on eastbound Baseline Road. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from 41st Street according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide minimum 50% shade coverage to bus stop pad.

14. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Baseline 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 or modified by the Planning and Development Department.

15. A minimum 70-feet of right-of-way shall be dedicated for the south half of Baseline Road, adjacent to the development.

16. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 8-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved or modified by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings.

    b. Drought tolerant vegetation to achieve a minimum of 75 percent live coverage.

    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.

17. A minimum 5-foot-wide sidewalk shall be constructed on the north side of Highline Lane, adjacent to the development.

18. A minimum 5-foot-wide sidewalk shall be constructed on the east side of 41st Street, adjacent to the development.

19. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 42nd Place, adjacent to the development.

20. Existing streetscape beginning at back of curb and median islands shall be replenished with the approved landscaping and trees along Baseline Road, as approved by the Planning and Development Department.

21. All streets within and adjacent to the development shall be constructed 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. 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.

23. 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.

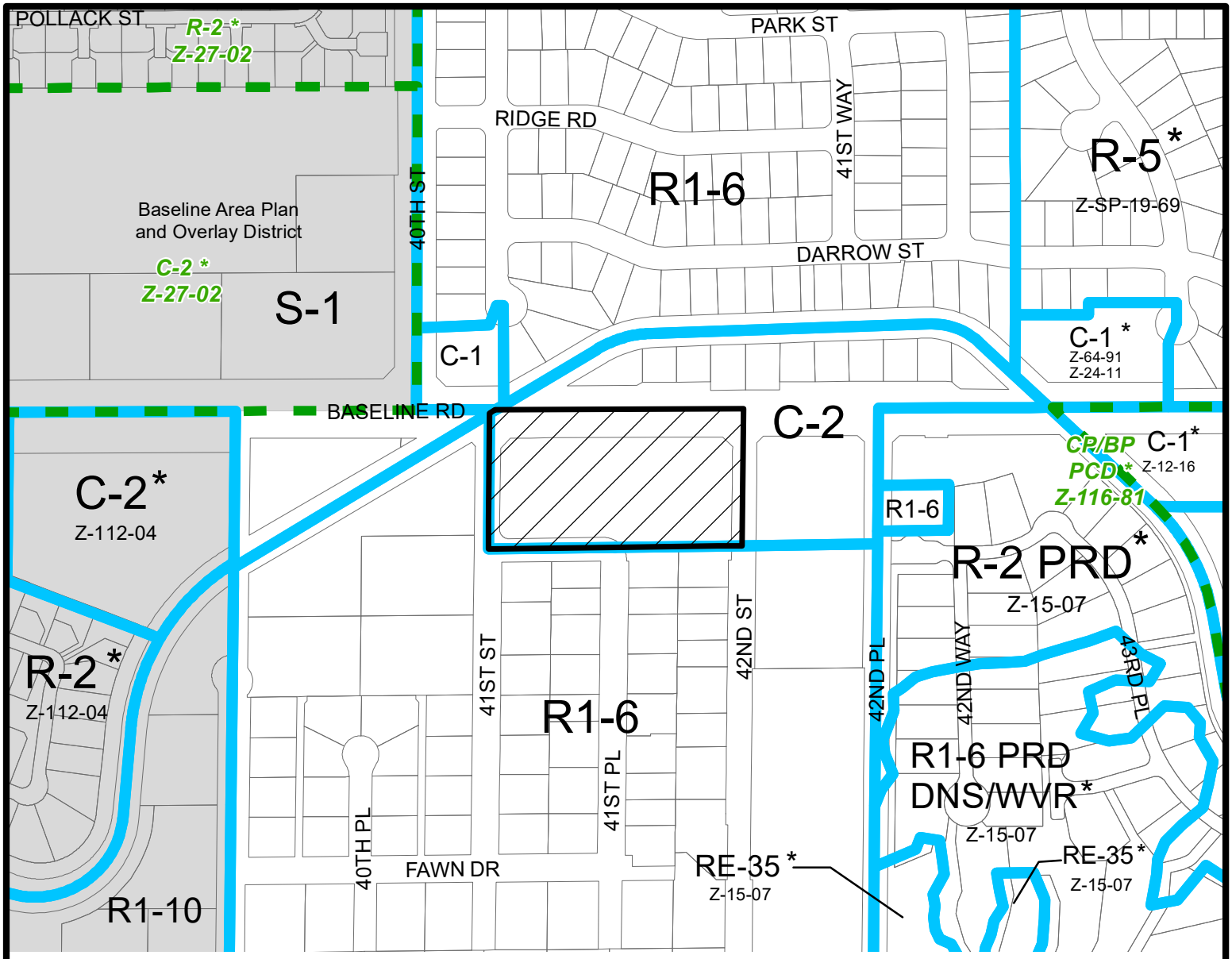
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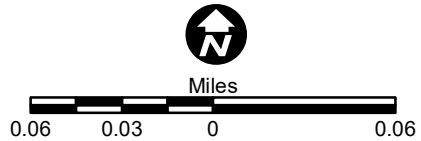
25. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer
Samuel Rogers
March 28, 2024

Team Leader
Racelle Escolar

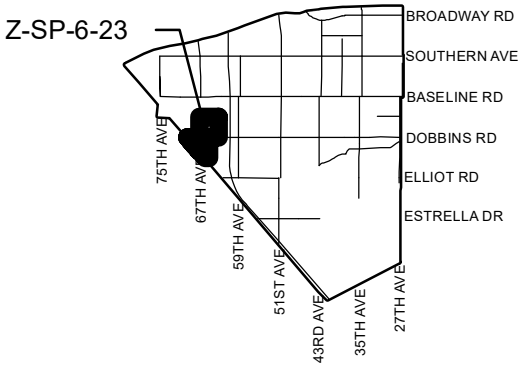
Exhibits
Zoning sketch map
Aerial sketch map
Conceptual Site Plan date stamped March 15, 2024 (3 pages)
Conceptual Building Elevations date stamped March 15, 2024
Conceptual Renderings date stamped March 15, 2024 (2 pages)
Conceptual Landscape Plan date stamped March 15, 2024
Correspondence (66 pages)





SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	SAFStor Real Estate Co, LLC
APPLICATION NO.	Z-SP-6-23
DATE:	9/14/2023
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	3.84 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 01-37
ZONING MAP	D-10

REQUESTED CHANGE:

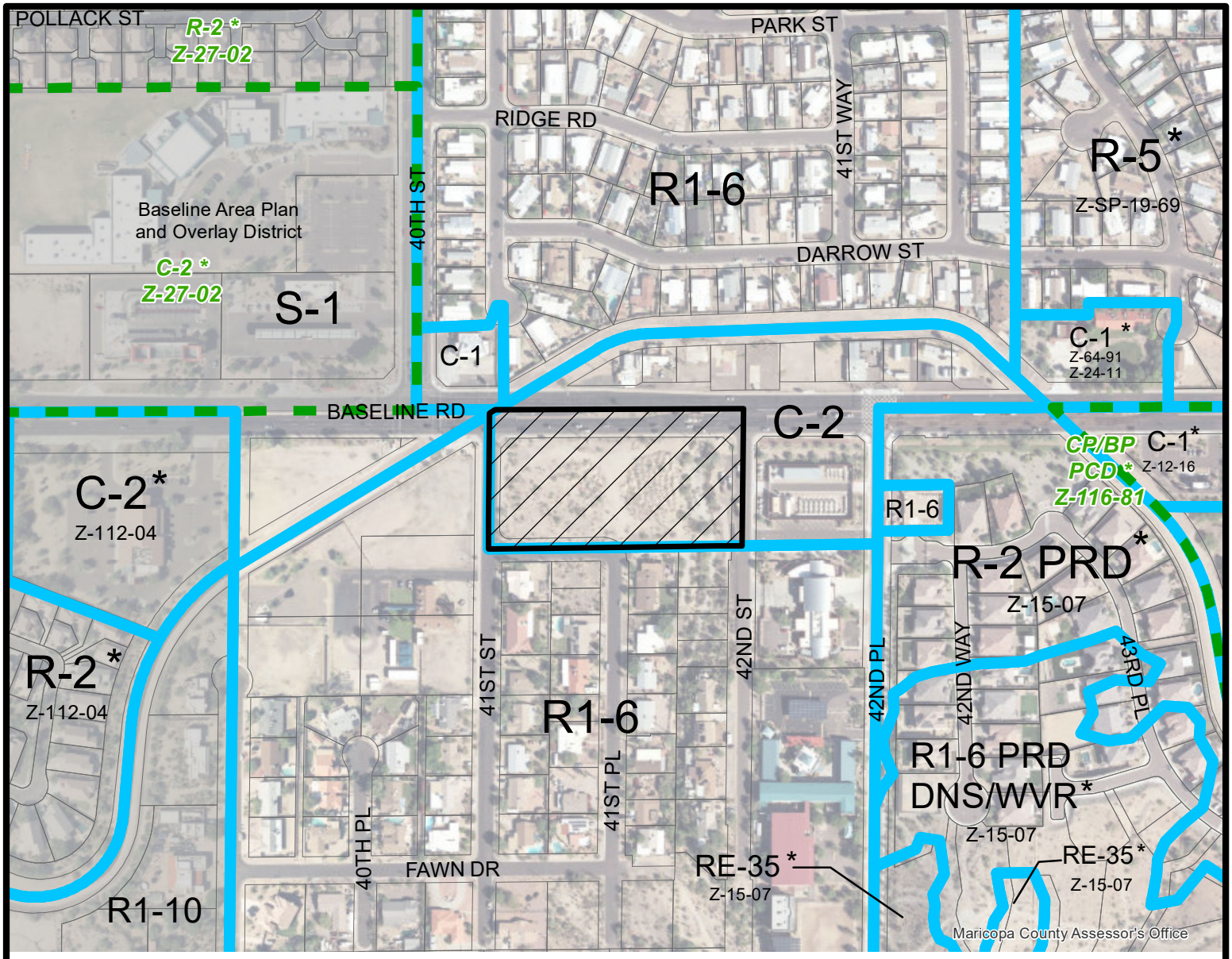
FROM: C-2 (3.84 a.c.)

TO: C-2 SP (3.84 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
C-2	55	67
C-2 SP	55	67

* **Maximum Units Allowed with P.R.D. Bonus**

Document Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2023\Z-SP-6-23.mxd

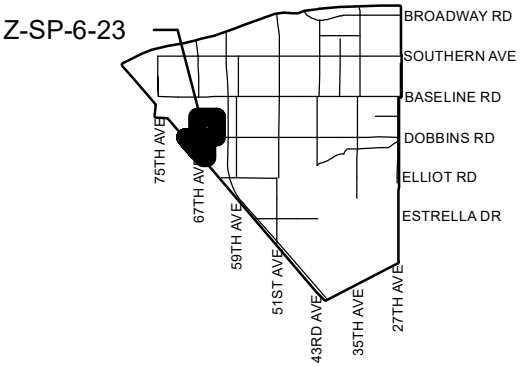


Miles

0.06 0.03 0 0.06

SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	SAFStor Real Estate Co, LLC
APPLICATION NO.	Z-SP-6-23
DATE:	9/14/2023
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	3.84 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 01-37
ZONING MAP	D-10

REQUESTED CHANGE:

FROM: C-2 (3.84 a.c.)

TO: C-2 SP (3.84 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
C-2	55	67
C-2 SP	55	67

* **Maximum Units Allowed with P.R.D. Bonus**

Document Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2023\Z-SP-6-23.mxd

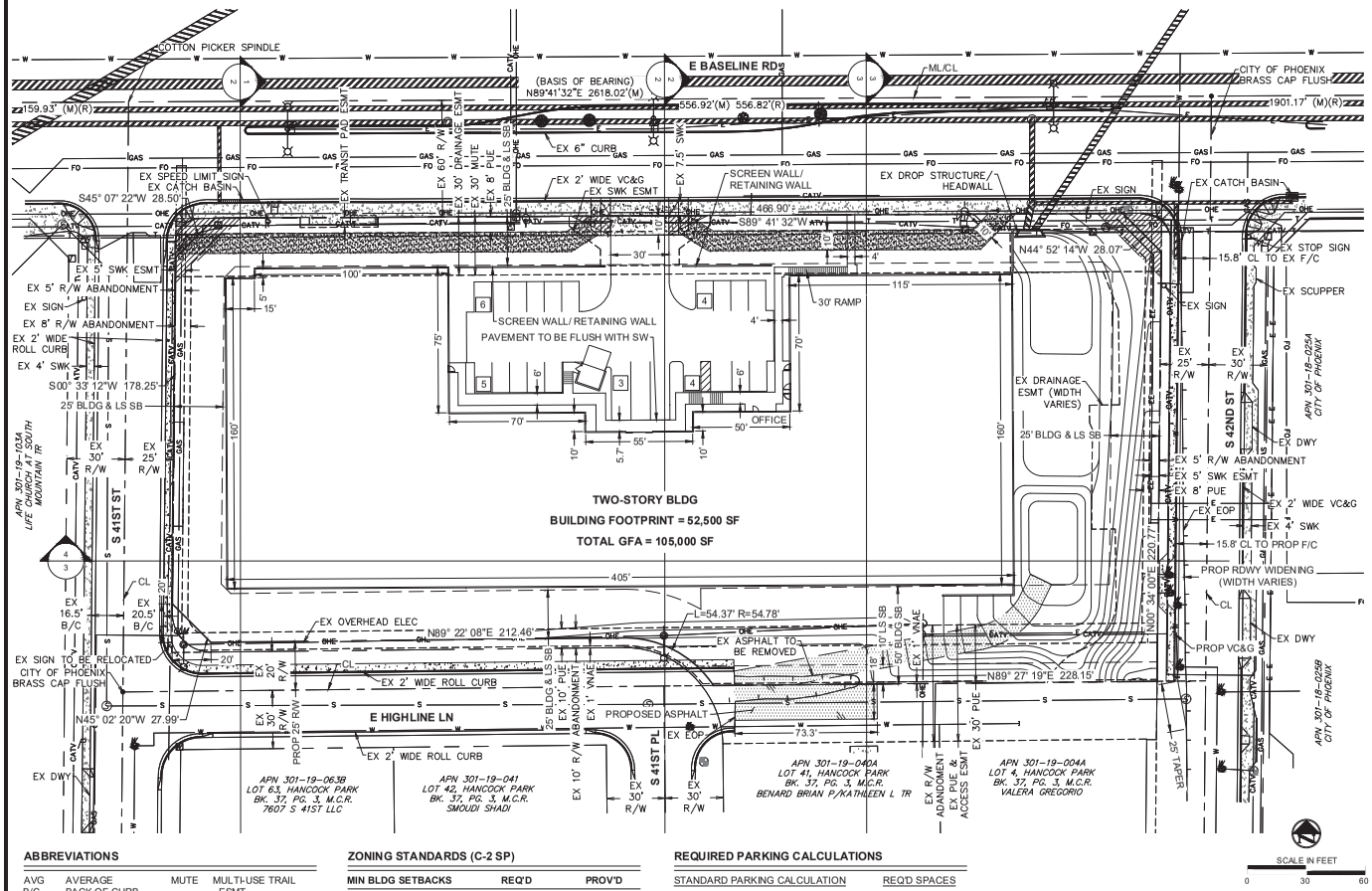
CONCEPTUAL SITE PLAN FOR

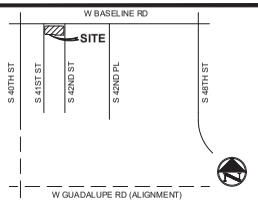
SAFStor SELF-STORAGE

4125 E BASELINE RD

PHOENIX, AZ 85042

A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.





VICINITY MAP

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE. SUITE 420
PHOENIX, ARIZONA 85012

CONTACT: SCOTT KROUS
PHONE: (602) 297-8732
EMAIL: SKROUS@TERRASCAPE.US

ARCHITECT

ARCO DESIGN/BUILD
2100 S TYRON ST, SUITE 205
CHARLOTTE, NC

CONTACT: JOSH WARKENTINE
PHONE: (770) 508-3952
EMAIL: JWARKENTINE@ARCODB.COM

DEVELOPER / APPLICANT

SAFStor REAL ESTATE CO., LLC
444 SEABREEZE BLVD, STE 840
BEACH, FL 32118

CONTACT: CHRIS RUSS, P.E.
PHONE: (704) 578-3161
EMAIL: CHRIS.RUSS@SAFSTOR.COM

PROPERTY OWNER

HIGHLINE INVESTMENT, LLC
4111 N 39TH ST
PHOENIX, AZ 85018

LANDSCAPE ARCHITECT

SCAPEGOAT DESIGN STUDIO
645 E MISSOURI AVE, SUITE 420
PHOENIX, AZ 85016

CONTACT: STEVE VOORHEES, RLA
PHONE: (480) 454-8015
EMAIL: SVOORHEES@SCAPEGOATDS.COM

SITE DATA

JURISDICTION:	CITY OF PHOENIX
ADDRESS:	4125 E BASELINE RD PHOENIX, AZ 85042
APN#:	301-19-108
EXISTING ZONING:	C-2
EXISTING LAND USE:	VACANT
PROPOSED ZONING:	C-2 SP
PROPOSED LAND USE:	COMMERCIAL
NET AREA:	2.65 AC (115,386 SF)
GROSS AREA (TO CL):	3.86 AC (168,124 SF)

LEGEND

- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- SETBACK
- EASEMENT
- SCREENWALL
- ADA ACCESSIBLE ROUTE
- NUMBER OF PARKING STALLS PER ROW (X)
- EXISTING FIRE HYDRANT
- CONCRETE
- DECOMPOSED GRANITE
- ASPHALT

ABBREVIATIONS

AVG	AVERAGE	MUTE	MULTI-USE TRAIL ESMT
B/C	BACK OF CURB	PUE	PUBLIC UTILITY ESMT
BLDG	BUILDING	PROP	PROPOSED
BOT	BOTTOM	PROV'D	PROVIDED
CB	CATCH BASIN	REQ'D	REQUIRED
CL	CENTERLINE	RDWY	ROADWAY
COMM	COMMUNICATION	R/W	RIGHT-OF-WAY
CONC	CONCRETE	SB	SETBACK
COP	CITY OF PHOENIX	SD	STORM DRAIN
DWY	DRIVEWAY	SF	SQUARE FEET
ELEC	ELECTRIC	SP	SPECIAL PERMIT
EOP	EDGE OF PERMIT	SS	SANITARY SEWER
ESMT	EASEMENT	SWK	SIDEWALK
EX	EXISTING	SVT	SIGHT VISIBILITY TRIANGLE
F/C	FACE OF CURB	TYP	TYPICAL
FH	FIRE HYDRANT	UN	UNIT
GFA	GROSS FLOOR AREA	VC&G	VERTICAL CURB & GUTTER
IRR	IRRIGATION		
LS	LANDSCAPE		
ML	MONUMENT LINE		

ZONING STANDARDS (C-2 SP)

MIN BLDG SETBACKS	REQ'D	PROV'D
ADJACENT STREET	25' AVG	25'
ADJACENT SINGLE-FAMILY	50'	50'
MIN LS SETBACKS		
ADJACENT STREET	25' AVG	25'
ADJACENT SINGLE-FAMILY	10'	10'
MAX BLDG HEIGHT	30' (2 STORIES)	30' (2 STORIES)
LOT COVERAGE	50%	45.5%

LOADING REQUIREMENTS

REQUIRED NUMBER OF LOADING SPACES IS BASED OFF TOTAL GROSS FLOOR AREA PER TABLE A, SECTION 702.H.1.a OF THE CITY OF PHOENIX ZONING CODE.

LOADING SUMMARY	REQ'D	PROV'D
105,000 GFA	3	3

REQUIRED PARKING CALCULATIONS

STANDARD PARKING CALCULATION	REQ'D SPACES
734 STORAGE UN (1 SPACE/35 UN)	21
900 SF OFFICE SPACE (1 SPACE/ 300 SF)	3
ADA PARKING CALCULATION	REQ'D SPACES
STANDARD (1 TO 25 TOTAL SPACES*)	1
TOTAL REQUIRED PARKING	24

* NUMBER OF ACCESSIBLE PARKING SPACES PER TABLE 1, SECTION 702.G.1.c PER CITY OF PHOENIX ZONING CODE

PROVIDED PARKING CALCULATIONS

PROVIDED PARKING CALCULATION	PROV'D SPACES
STANDARD VEHICLE PARKING (9'X18'*)	18
ADA PARKING (11'X18' W/ 5' AISLE*)	1
TOTAL PROVIDED PARKING	19**

* TOTAL STALL LENGTH OF 18' INCLUDES A 2.5' OVERHANG FROM THE F/C

** A PARKING VARIANCE WILL BE REQUIRED TO MEET PARKING REQUIREMENTS AS OUTLINED IN SECTION 702(C) OF THE CITY OF PHOENIX ZONING CODE.

CITY OF PHOENIX
MAR 15 2024
Planning & Development Department

consulting
Terrascape
civil engineering • surveying • urban planning
645 East Missouri Ave, Suite 420 • Phoenix, Arizona 85012
602.297.8732 • info@terrascape.us • terrascape.us

SAFStor SELF-STORAGE

4125 E BASELINE RD
PHOENIX, AZ 85042

CONCEPTUAL SITE PLAN

SAFSTOR
444 SEABREEZE BLVD, STE 840,
BEACH, FL 32118

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com

DATE	DESCRIPTION
08/22/2023	1ST ZONING SUBMITTAL
01/18/2024	2ND ZONING SUBMITTAL
03/04/2024	3RD ZONING SUBMITTAL

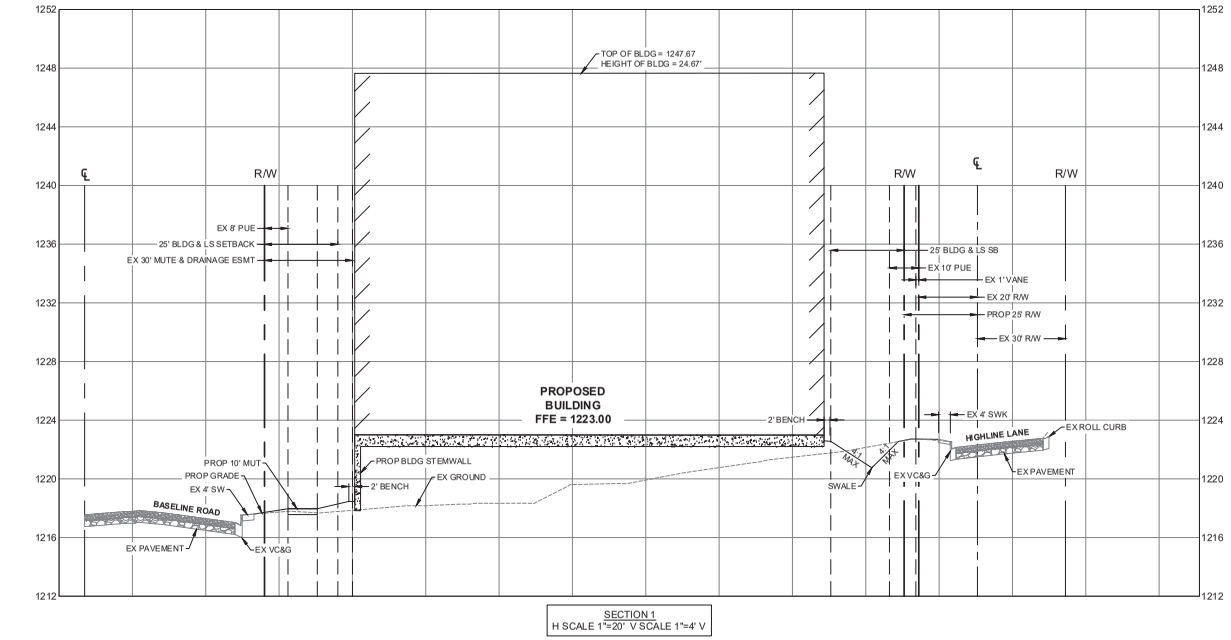
CHECKED BY: SAK
DRAWN BY: ICB

TITLE: **CONCEPTUAL SITE PLAN**

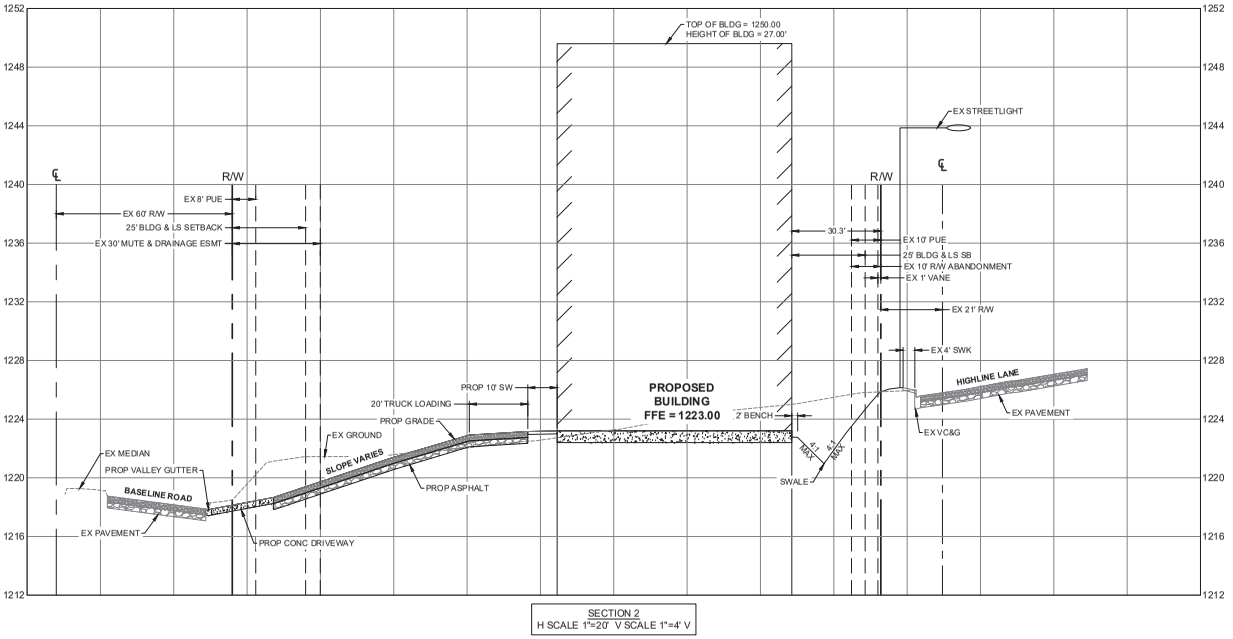
SHEET No. 1 of 3

PROJECT No. 1515

Plotted: 03/04/24 - 12:58 PM By: mwilliams
H:\Projects\1515_SAFStor_Baseline_Phoenix\CAD\SP\Preliminary\1515_PR_SP1.dwg -> 1:1\CONCEPTUAL SITE PLAN



SECTION 1
H SCALE 1"=20' V SCALE 1"=4' V



SECTION 2
H SCALE 1"=20' V SCALE 1"=4' V

Plotted: 03/04/24 - 12:24 PM By: ianbrown
File: N:\1515 SAFStor Baseline\Drawings\CD\SP\Preliminary\1515_PR_SITE.dwg — 2 SAMPLE SECTIONS

consulting
Terrascape
civil engineering • surveying • urban planning
445 East Elliot Rd, Suite 109, Tempe, Arizona
480.967.1343 - info@terrascape.us - terrascape.us

SAFStor
SELF-STORAGE
4125 E BASELINE RD
PHOENIX, AZ 85042

CONCEPTUAL SITE PLAN

SAFSTOR
444 SEABREEZE BLVD,
STE 840,
BEACH, FL 32118

Contact Arizona 811 at least two full working days before you begin excavation
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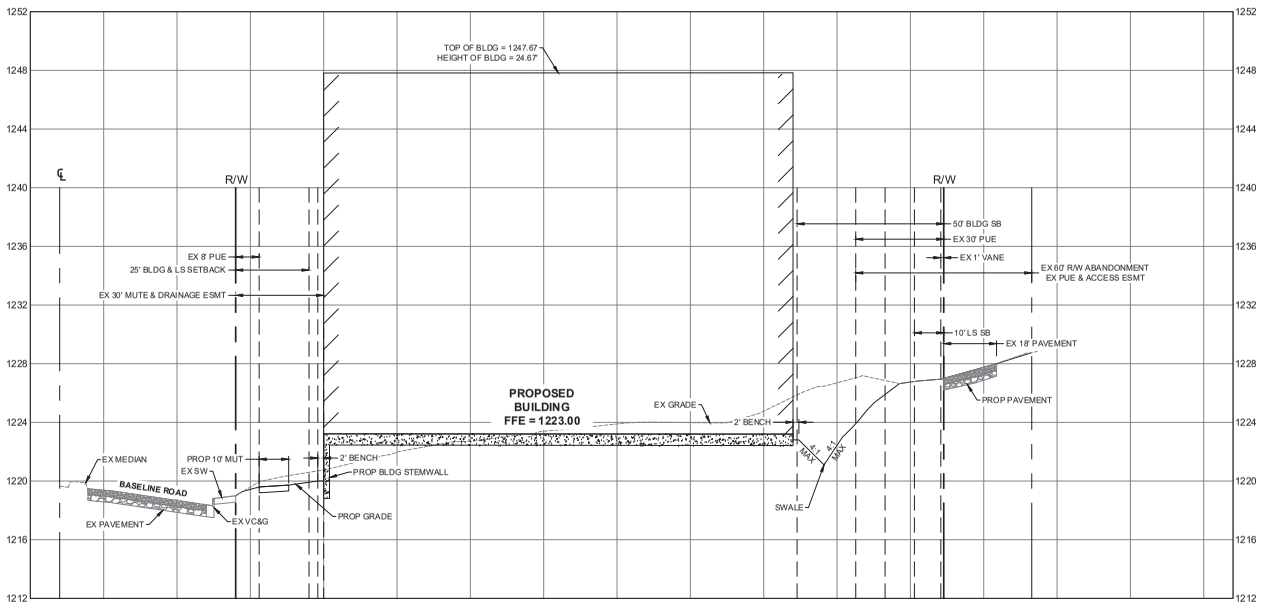
DATE	DESCRIPTION
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01/18/2024	2ND ZONING SUBMITTAL
03/04/2024	3RD ZONING SUBMITTAL

CHECKED BY: SAK
DRAWN BY: ICB

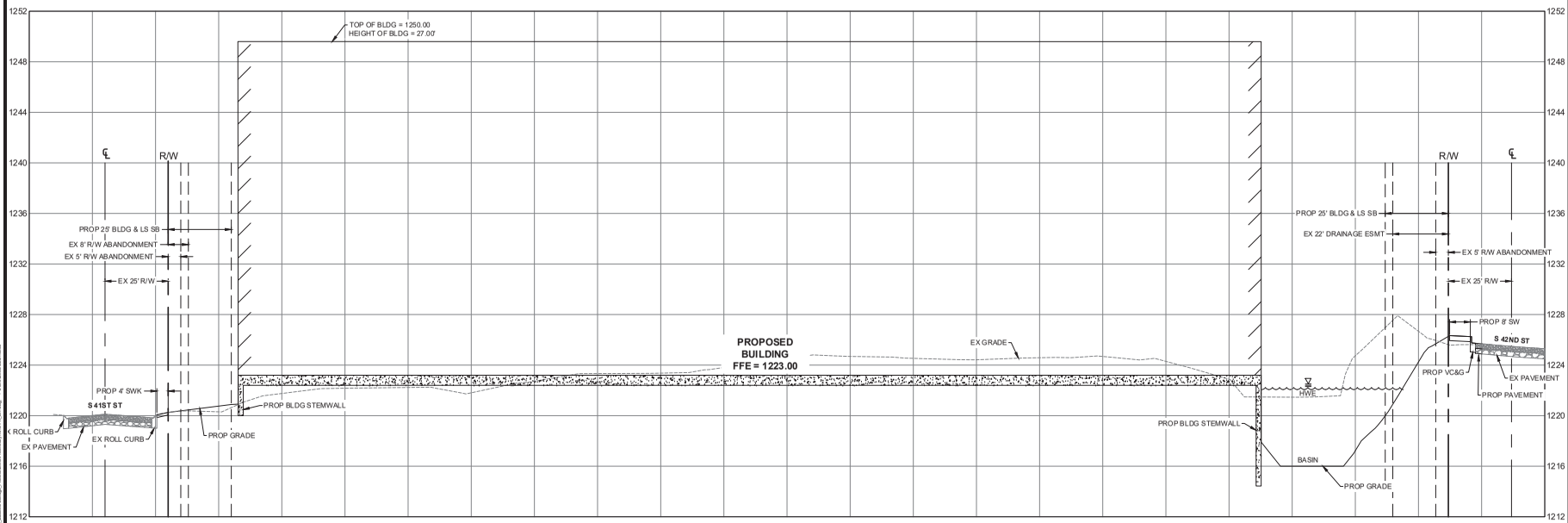
TITLE:
CONCEPTUAL SITE PLAN

SHEET No.
2 of 3

PROJECT No.
1515



SECTION 3
H SCALE 1"=20' V SCALE 1"=4' V



SECTION 4
H SCALE 1"=20' V SCALE 1"=4' V

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SAFStor
SELF-STORAGE
4125 E BASELINE RD
PHOENIX, AZ 85042

CONCEPTUAL SITE PLAN

SAFSTOR
444 SEABREEZE BLVD,
STE 840,
BEACH, FL 32118

Contact Arizona 811 at least two full working days before you begin excavation
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DATE	DESCRIPTION
08/22/2023	1ST ZONING SUBMITTAL
01/18/2024	2ND ZONING SUBMITTAL
03/04/2024	3RD ZONING SUBMITTAL

CHECKED BY: SAK
DRAWN BY: ICB

TITLE:
CONCEPTUAL SITE PLAN

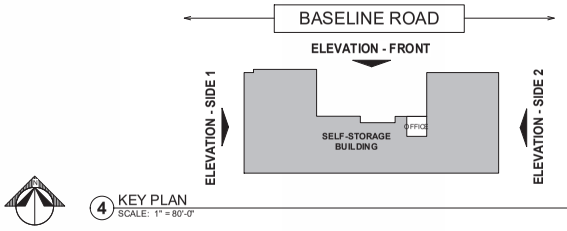
SHEET No.
3 of 3

PROJECT No.
1515

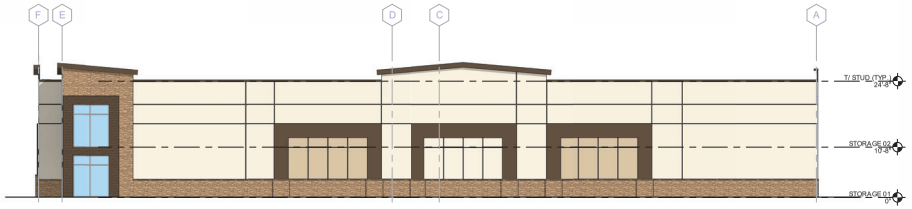
Plotted: 03/04/24 - 12:54 PM By: mschram
File: N:\Active Projects\1515 SAFStor Baseline\Drawings\CivilCAD\Preliminary\1515_PP_ST.dwg -- 3 GRADING SECTIONS

SAFSTOR BASELINE COLOR SCHEME





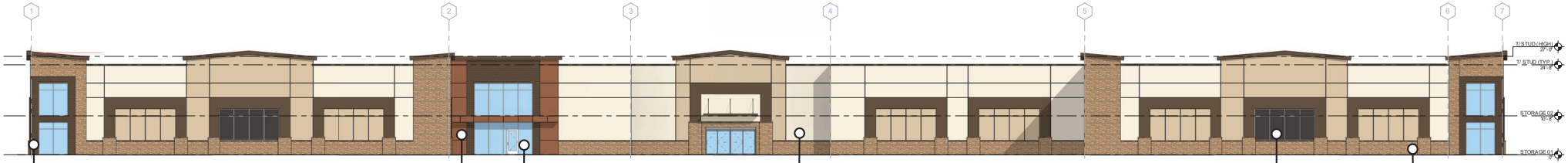
4 KEY PLAN
SCALE: 1" = 80'-0"



3 ELEVATION - SIDE 1
SCALE: 3/32" = 1'-0"



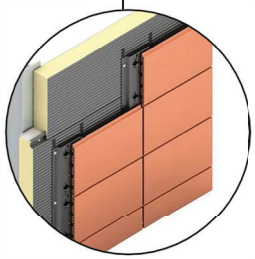
2 ELEVATION - SIDE 2
SCALE: 3/32" = 1'-0"



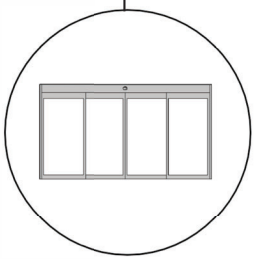
1 ELEVATION - FRONT
SCALE: 3/32" = 1'-0"



COMPOSITE WOOD CLADDING



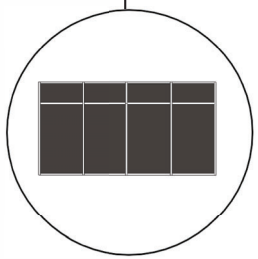
ALUMINUM COMPOSITE PANELS (ACM)



LOW ENERGY INSULATED GLAZING SYSTEM



EXTERIOR INSULATED FINISHING SYSTEM (EIFS)



FAUX GLAZING SYSTEM WITH SPANDREL COATING



MANUFACTURED STONE VENEER SYSTEM

ONE FOUR TWO DESIGN GROUP
380 Interstate North Pkwy. SE, Atlanta, GA 30339
Suite 210 770.541.1700

ARCO DESIGN/BUILD

SAFSTOR BASLINE

EXTERIOR DESIGN

BASELINE ROAD
PHOENIX, AZ

CITY OF PHOENIX
MAR 15 2024
Planning & Development Department

SAFSTOR

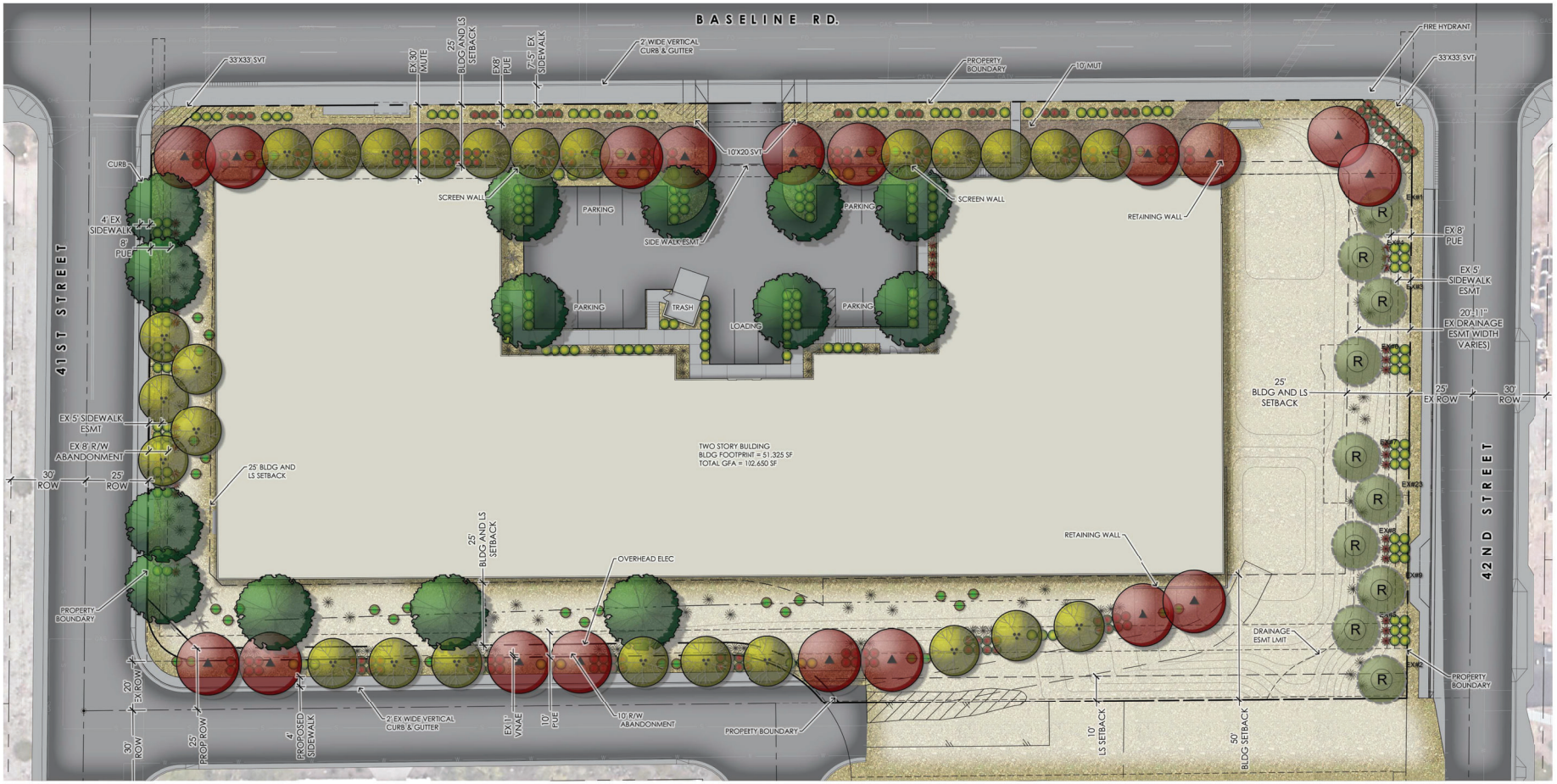
SCHEMATIC ELEVATIONS

2-00

Date: 02/09/24


CITY OF PHOENIX
MAR 15 2024
Planning & Development Department
SAFSTOR
ARCO
DESIGN/BUILD


CITY OF PHOENIX
MAR 15 2024
Planning & Development
Department
SAFSTOR
ARCO
DESIGN/BUILD



TREE PLAN

SCALE 1" = 20'-0"

SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)
TREES (LARGE)					*Tree - Install Size
	PARKINSONIA hybrid 'Desert Museum'	Desert Museum Palo Verde 25'x25'	2"/36"-BOX*	26	14'x8'
	PISTACIA x 'Red Push'	Red Push Pistache 30'x30'	2"/24" BOX*	18	9'X4'
	QUERCUS virginiana	Live Oak 30'x30'	2"/24" BOX*	14	9'X4'
			TREES TOTAL:	58	
EXISTING					
R EX#1	EXISTING TREE (SALVAGE/RELOCATE)	VARIES	VARIES	10	VARIES
			TREES (EXISTING) TOTAL:	10	

					*Shrub - Mature Size
SHRUBS					
	CAESALPINIA 'PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	47	8'h x 10'w
	CORDIA PARVIFOLIA	Little Leaf Cordia	5 GAL.	108	3'h x3'w
	TECOMA stans v. stans 'Gold Star'	Gold Star Esperanza	5 GAL.	38	5'h x5'w
	CAESALPINIA MEXICANA	Mexican Bird of Paradise	24" Box	9	8'h x 10'w
	MYRTUS COMMUNIS	True Myrle, Romna Myrtle	5 GAL	9	5'h x 5'w
			SHRUBS TOTAL:	204	
GROUNDCOVERS					
	LANTANA 'DALLAS RED'	RED LANTANA	5 GAL.	170	2'h x 4'w
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.	185	2'h x 4'w
			GROUND COVERS TOTAL:	349	

GROUND PLANE

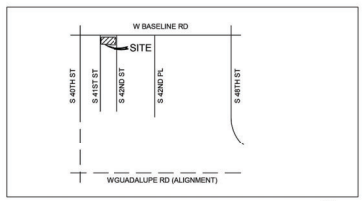
LANDSCAPE AREAS — DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED 'APACHE GOLD'

CITY OF PHOENIX LANDSCAPE REQUIREMENTS

PROVIDE A MIX OF PLANT MATERIAL SIZES CONSISTING OF SIXTY PERCENT (50%) TREES WITH TWO INCH (2") MINIMUM CALIPER AND FORTY PERCENT (40%) WITH ONE INCH (1") MINIMUM CALIPER IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION STANDARDS PER CITY OF PHOENIX ZONING ORDINANCES. ONLY CALIPER SIZES WILL BE REVIEWED AND APPROVED.

STREET FRONTAGE: 1 TREE AND 5 SHRUBS PER 25 LINEAR FEET
FIFTY PERCENT (50%) LIVE COVERAGE IN ALL LANDSCAPE AREA

NORTH 507' LINEAR FEET	
TREES/SHRUBS REQUIRED	= 21 TREES / 102 SHRUBS
PROVIDED	= 21 TREES / 179 SHRUB
EAST 241' LINEAR FEET	
TREES/SHRUBS REQUIRED	= 10 TREES / 49 SHRUBS
PROVIDED	= 12 TREES / 78 SHRUBS
WEST 219' LINEAR FEET	
TREES/SHRUBS REQUIRED	= 9 TREES / 44 SHRUBS
PROVIDED	= 9 TREES / 60 SHRUBS
SOUTH 499' LINEAR FEET	
TREES/SHRUBS REQUIRED	= 20 TREES / 100 SHRUBS
PROVIDED	= 20 TREES / 113 SHRUBS
TOTAL LANDSCAPE AREA	= 48,682.98 SF
50% LANDSCAPE AREA	= 24,341.49 SF
54% TOTAL COVERAGE	= 26,556.34 SF
TOTAL SURFACE PARKING AREA	= 2,759 SF
10% LANDSCAPE AREA REQUIRED	= 275.9 SF
21% LANDSCAPE AREA PROVIDED	= 600.47 SF



VICINITY MAP

N.T.S.

PROJECT NUMBERS

KIVA:	23-259
SDEV:	2300073
PAPP (OPTION 1):	2301024

SCAPEGOAT DESIGN STUDIO
7507 E. McDonald Drive Suite 2
Scottsdale, Arizona 85250
Telephone 480.999.4400
www.SCAPEGOATds.com
consulting Terrascape

CITY OF PHOENIX
MAR 15 2024
Planning & Development Department

SAFSTOR SELF-STORAGE
CONCEPTUAL LANDSCAPING
4152 E BASELINE RD
PHOENIX, AZ 85042

23444 STEVEN D. VOORHEES 02/29/2024 ARIZONA, U.S.A.
LICENSE EXPIRES 9/30/2024

DATE	DESCRIPTION
10/17/2023	REVISION
01/12/2024	2ND REVISION
02/29/2024	3RD REVISION

CHECKED BY: SV
DRAWN BY: CL
TITLE: TREE PLAN
SHEET No. L1.1 01 of 01
PROJECT No. 1515

Z-SP-6-23

Mike Davis <davismi34@hotmail.com>

Thu 9/28/2023 4:59 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Samuel,

I hope this email finds you well. I would like to share some comments about a proposed development (Z-SP-6-23) of a self-service storage warehouse in a C-2 zoned property near my house. The notice I received from the developer's attorney lists you as the City of Phoenix contact person.

The proposed vehicular access is not compatible with the adjacent residential district. Vehicular access is proposed via 41st Street which is adjacent to the residential district to the west. 647.A.2.i.5 states that "All parts of the perimeter which are adjacent to a residential zone shall be screened by a fence or wall with a landscaped area at least ten feet wide, additional setback and the reorientation of buildings may be required to ensure compatibility with surrounding properties." Adjacent property to the south and west are zoned R1-6 and developer is obligated to screen the perimeter in these directions. The current plan includes unscreened driveway to the west. Furthermore, 41st street is a local street (i.e. not designated an arterial or collector road on the Street Classification Map). A better choice will be to utilize access from Baseline Road which is designated a Major Arterial street

Also, access via 41st is problematic from a safety standpoint. The intersection at 41st Street and Baseline is in close proximity to a unique intersection of 40th St and Baseline. 40th St and Baseline is unique because it is a T-intersection of two major arterial streets, and the light patterns are non-standard. Access to my neighborhood is via 41st St and I know this intersection well. I always warn guests/new neighbors that the non-standard light patterns can give a false sense of when it is safe to turn on/off Baseline Rd. There will be serious accidents involving moving trucks driven by inexperienced drivers at this intersection unless the access plan is changed.

Finally, the notice did not include any details about the location of industrial equipment (e.g. chiller system for climate control) and I am concerned about the possibility of a large noise source in the neighborhood. I would like assurances that no such noise source will exist. The Zoning Code gives a metric that applies all the way up to A-2 Industrial Districts that I think makes sense to include as a stipulation. This stipulation has also been added to other Special Permit uses. Please stipulate “The average noise level, measured at the property line, shall not exceed fifty-five dB (l dn) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency.”

Thanks,
Mike Davis

Comments on Case # Z-SP-6-23 Storage facility at 41st Street and Baseline Rd.

Laurie Pheil <creativebenefitcommunications@gmail.com>

Tue 10/3/2023 4:05 PM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Samuel,

Thanks for taking the time to talk to me about this project today. I am a spokesperson for the Baseline Area Resident's Association.

After a careful review of the packet sent to by Snell and Wilmer, here are my concerns about the project as it stands now.

1. There are already several storage buildings in the area. There are 2 structures at 48th Street and Baseline already and I was surprised to hear that they are at almost 90 percent capacity, plus an additional one on 15th Street and Baseline. Do we really need yet another storage facility in our neighborhood?
2. Traffic coming in and out of their facility at 41st Street is sure to cause back ups and accidents on Baseline. New people visiting our neighborhood don't realize that the lights at 40th Street and Baseline are not timed the same, so when the west-bound traffic is stopped, east-bound traffic is still coming, usually over 50 MPH. This will cause accidents in the beginning, especially as people move in and out of a new storage facility. I would appreciate it if you could ask the developer why they're not using Baseline as the access point. Probably because it would reduce their building footprint to do so or interfere with the wash on the east end of the property.
3. Additional traffic congestion will come from people wanting to turn left from 41st Street onto Baseline Rd. This is usually not possible during normal business hours, so as residents, we turn right and make a U-turn at 42nd Street. They won't necessarily know that, so they will most likely sit and wait for traffic to clear, or pull out and block people trying to turn into our community from Baseline.
4. The building height is 24 feet which will definitely block the mountain views, as shown by their own illustration. There are no other 2 story buildings in the area, especially not something with such a big footprint.
5. There is minimal landscaping. It's all gravel with a few trees. There's a small wash on the east side at 42nd Street that they are just going to put in gravel, so it doesn't look like they're going to deal with the water run off from their own building as far as I can see.
6. The vision for the Baseline Corridor Master Plan was to promote community gathering. This type of commercial use will not do that at all. Some possible alternative uses could be a bookstore/coffee shop or a vet clinic, or even a bakery might be a good use for this site. They could be a little more creative than just constructing a huge windowless building that does nothing more for the community than a place to stash their un-used stuff!

If you have any questions for me, please feel free to contact me by email or the phone number below.

Thanks!
Laurie

Laurie Pheil
Creative Benefit Communications
Phone: 602-696-3800
E-mail: creativebenefitcommunications@gmail.com

Special Permit for 2 story Storage facility on Baseline and 41st Street

Cynthia Standage-Beier <standagebeier@gmail.com>

Wed 10/4/2023 12:10 PM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>

Cc:Laurie Pheil <LAdesign@fastq.com>

Cynthia Standage-Beier
3633 E Highline Canal Road
Phoenix, Az 85042

City of Phoenix
Planning and Development Department
(submitted via email) Samuel.rogers@phoenix.gov

Dear Mr. Rogers

No Application number listed-
The "Special Permit for 2 story Storage facility on Baseline and 41st Street" is proposed at the only entrance to our foothills neighborhoods.

Here are my initial observations-

This proposal is immediately next to a many stable foothills neighborhoods. The neighborhood immediately south has been deed restricted to one story (and enforced) for many years.

The proposal is along the south side of Baseline Road at the eastern edge of the overlay district. All development in the immediate area both residential and commercial including the City of Phoenix Fire station are low profile. The proposal for an approximately 400 ft long 24 ft high two story warehouse is not consistent with the character of our area.

Many of my neighbors (South mountain residents) have represented this area for decades to ensure we were not overrun by warehouses. It would be an unfortunate failing of long range planning for one of the final remaining infill parcels to be approved for the very land use that so many have worked to prevent.

This proposal utilizes queuing on 41st to operate. The proposed warehouse creates access and exit problems on a residential street for the residents that rely on 41st as their only access. Additionally, the site plan shows an additional access point on Highline Lane further in the neighborhood. Traffic accessing Baseline Road is already a challenge with the closeness of 41st to the 40th st and Baseline intersection with a traffic light.

There is no way this application for a Special Permit is compatible with the surrounding area.

My family and I are opposed to this proposal at this location.

Sincerely,

Cynthia Standage-Beier
Standage-beier@gmail.com

Fwd: Special Permit

Olga Klem <olga.klem56@gmail.com>
Wed 10/4/2023 1:15 PM
To:Samuel S Rogers <samuel.rogers@phoenix.gov>

Sent from my iPhone

Begin forwarded message:

Date: October 4, 2023 at 12:24:09 PM MST
To: samuel.rogers@phoenix.gov
Cc: JEFF KLEM <JEFFKLEM00@msn.com>
Subject: Special Permit

To: Mr. Samuel Rogers

After a more careful review of the packet, here are our concerns about the project as well as it stands now.

1. There are already several storage buildings in the area. There are 2 structures at 48th Street being at almost 90 percent capacity, plus an additional one on 15th Street and Baseline. Having another storage facility in our neighborhood would be overkill.
2. Traffic coming in and out of their facility at 41st Street will cause back ups and accidents on Baseline. New people visiting our neighborhood don't realize that the lights at 40th Street and Baseline are not timed the same, so when the west-bound traffic is stopped, east-bound traffic is coming, usually over 50 MPH. This will cause accidents in the beginning, especially as people move in and out of a new storage facility. Will Baseline be used as the access point? Does this reduce their building footprint to do so?
3. Safety! Additional traffic congestion will come from people wanting to turn left from 41st Street onto Baseline Rd. This is usually not possible during normal business hours, so as residents, we turn right and make a U-turn. They won't necessarily know that, so they will most likely sit and wait for traffic to clear, or pull out and block people trying to turn into our community from Baseline.

4. The building height is 24 feet which will definitely block the mountain views. There are no other 2 story buildings in the area, especially not something with such a big footprint.
5. The landscaping is gravel and littered It's all gravel with a few trees. There's a small wash on the east side at 42nd Street that they are just going to put in gravel, so it doesn't look like they're going to deal with the water run off from their own building as far as I can see.
6. The vision of the Baseline Corridor Master Plan is to promote community gathering. How about a bookstore/coffee shop or a vet clinic, or even a bakery might be a good use for this site.

Sent from my iPhone

Case number Z-SP-6-23

Ron Bruce <rontron5@gmail.com>

Sun 10/22/2023 8:17 PM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>

1 attachments (278 KB)

StorageBldng.jpg;

To: Mr. Samuel Rogers
Fm: Ron Bruce

I was playing around a little with my idea of mirror imaging the building. I don't have the dimensions to make an accurate representation and the wash on the east side presents a bit of a problem. At the meeting, I asked about installing a culvert and I was told the city objects because it would increase the flow rate due to the smoothness. I assume they were proposing it for the full width of the property. I don't think that is necessary. I would suggest just bridging about a 20ft width with abutments on each end and using double tee concrete beams of maybe 50ft. They could install a retaining wall along the sides of the wash if needed. This would eliminate the primary objection most people have to using 41st St. for access and avoiding 40th St. traffic control in that when west bound Baseline traffic gets a red light, east bound is still green. Another problem is left turn traffic from south bound 40th St. often switch lanes to the outside Baseline lane within the turn along with some red arrow violators. Also the right lane east bound traffic on Baseline view is partially blocked by the canal arch, especially for people with a long hood if you use the stop line. Most days Baseline traffic speed is above 45 mph. See attached.

Case number Z-SP-6-23

Jason Edwards <jedwards1019@gmail.com>

Tue 10/24/2023 2:34 PM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>

Hello Mr. Rogers,
I understand that there is a review of a potential storage facility near 41st and Baseline Road. I am concerned about this for a couple of reasons, however, the most important reason is that it is proposed to have entry from 41st st.

This is a very hard location to get out onto Baseline from and even harder to get to west bound Baseline. It's already a dangerous intersection due to the proximity to 40th St where there is a stop light. Increasing traffic coming in and out of that spot is going to cause congestion and likely many more accidents (some of which will be fatal).

Please take this all into consideration before approving any business for that particular location.

Regards,
Jason Edwards
8243 S. 40th st
Phoenix, AZ 85042

RE: Proposed development at 41st and Baseline

Eric Buskirk <eric.buskirk@phoenix.gov>

Wed 12/13/2023 3:03 PM

To:Streets P STR <streetsp@phoenix.gov>
Cc:Samuel S Rogers <samuel.rogers@phoenix.gov>;Maja Brkovic <maja.brkovic@phoenix.gov>;Joshua A Rogers <joshua.rogers@phoenix.gov>

Sam,

I'm not sure if this is related to a zoning case or not around 41st St & Baseline, so wanted to make you aware. Please see the resident's comments below.

Eric Buskirk
Special Projects Administrator
Street Transportation Department
City of Phoenix
602.262.7580 (o)
480.915.4585 (c)

Please be advised I have taken a new role in the Street Transportation Department. David Goodman will assume Team Leader responsibility for all projects I am previously assigned. Please include David, at david.goodman@phoenix.gov, on all future correspondence as part of the transition.

From: Streets P STR <streetsp@phoenix.gov>
Sent: Wednesday, December 13, 2023 2:47 PM
To: Eric Buskirk <eric.buskirk@phoenix.gov>
Subject: FW: Proposed development at 41st and Baseline

Good afternoon,

Is this something that Streets handles or should this go to PDD?

Thank you,
Toni Dueñas
Administrative Secretary
602-262-6136

-----Original Message-----
From: Laurie Iosue <laurieiosue@gmail.com>
Sent: Monday, December 11, 2023 4:31 PM
To: Streets P STR <streetsp@phoenix.gov>
Subject: Proposed development at 41st and Baseline

I'm writing to say my husband and I oppose the Safe Store storage facility making their ingress and regress on 41st Street. This is the only access to 80 plus families who live in this area. Please suggest that developers make the ingress and regress on Baseline Road, with a bus storage lane to avoid the congestion. Too many accidents are happening now with just the traffic on Baseline. We can almost never turn west on Baseline, and instead have to make a u-turn. This will be much worse with so much more traffic.
Thank you,
Laurie Iosue
Sent from my iPad

FW: emdist8 - Form Submission

Council District 8 PCC <council.district.8@phoenix.gov>
Fri 12/8/2023 2:53 PM
To:Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Sam,

I wanted to share this constituent comment and recommendation with you because I think this item is on the agenda for the VPC meeting on 12/12.

Have a great weekend!

Sincerely,

Kalea Moore
Constituent Services Manager
Office of Councilwoman Kesha Hodge Washington
Phoenix City Council District 8
Main Office: 602-262-7493

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Date: Thursday, December 7, 2023 at 6:46 PM
To: Council District 8 PCC <council.district.8@phoenix.gov>
Subject: emdist8 - Form Submission

FROM : Laurie Iosue

SUBJECT : Zoning exception for land at Baseline Road & 41st Street

MESSAGE : Dear Ms. Hodge-Washington,
I would like to state my disapproval of the 2 story zoning exception for the storage facility to be built at 41st and Baseline Roads. Also, and more importantly, I would like to request that the builder provide ingress/regress on Baseline Road, which would include removing part of the divider in order to keep people from making u-turns in front of 41st Street. This is the only access that our neighborhood has and there are many accidents in this intersection. The current plan is ingress/regress on 41st Street, and there is no benefit to this other than to reduce costs for the developer/builder. If the 41st Street plan goes forward, it's imperative that the developer add a 3rd lane on their property. There will be moving trucks on the street daily, which will add to road congestion for homeowners. Please keep our South Mountain Village a safe and beautiful place to live.
Best regards,
Laurie Iosue

Email : fiveofnine@cox.net

AREA : 480

PHONE : 2052396

ADDRESS : 8035 S 38th Way

CITY : Phoenix

STATE : AZ

ZIP : 85042

Submission ID: 6328bb4adc45401a91a9fb0fa8fca456

Form Submission On : 12/7/2023 6:46:56 PM

Referer: https://phoenix.gov/district8/contact-district-8

This is Not Spam - This message is sent on behalf of the City of Phoenix. Please handle appropriately.

FW: emdist8 - Form Submission- Z-SP-6-23

Council District 8 PCC <council.district.8@phoenix.gov>
Thu 12/28/2023 10:02 AM
To:Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Sam,

I just wanted to forward this email to you to add to the case file regarding zoning case Z-SP-6-23, as I know this one is coming up at VPC.

Happy New Year!

Sincerely,

Kalea Moore
Constituent Services Manager
Office of Councilwoman Kesha Hodge Washington
Phoenix City Council District 8
Main Office: 602-262-7493

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Date: Wednesday, December 27, 2023 at 9:40 AM
To: Council District 8 PCC <council.district.8@phoenix.gov>
Subject: emdist8 - Form Submission

FROM : Chris Calacci

SUBJECT : Lot on 41st St. south of Baseline- zoning exemption

MESSAGE : Dear Honorable Councilman Washington,

My wife and I live on E. Pollock St., Phoenix, AZ 85042. Living a block north of baseline and 40th St. we often travel to Highline Canal and the Hancock Park neighborhood which is just south of Baseline off of 41st. street.

A law firm representing developers of the lot at 41st St. and baseline have proposed building a huge storage facility on the lot. It would have no entrance off of Baseline. They propose entering a it would have no entrance off of Baseline. They propose entering and exiting on 41st St. very near baseline. The business would average at least 11 cars an hour entering and exiting this neighborhood/church street, just south of baseline.

I fear this develop that would further adversely effect the safety of the intersection of 40th St. and Baseline which is already a very dangerous intersection. It has more than its share of fatalities and crashes potentially injuring children (Skyline School Traffic) and adult pedestrians and motorists. This is a messed up intersection that on a school day has a lot of chaotic traffic. I've asked the street department for the number of fatalities around the intersection of 40th and Baseline.

If you need to exit 41st street onto baseline west your life is in danger as the traffic lights you see exiting appear red but on the other side (to oncoming speeders) are green and the traffic is going 55-60 miles an hour.

Besides the concern of traffic safety, the Hancock park neighborhood character would be greatly changed negatively and their views to the south significantly blocked.

In contacting the south mountain village planning group yesterday, 12/26/23, I received a response from one of the board members a Trent Marchuck, suggesting my vigorous opposition of this development wasn't in line with my neighbors or the group working with the developers on a "compromise". I didn't hear a lot of copper guys in the meetings I went to, so I'm a little confused.

Since there's been no meeting on this matter by the Neighborhood group since before Christmas and the December meeting of the South Mountain Village Planning Group was canceled. I'm not sure what's going on. In the two meeting I went to there was strong and vocal opposition to this development. Yet it's implied there's a deal being struck.. Why? There's been no update to the email list by the group coordinator Catherine Napoli in this time.

There is this notion that the owner has a "right to develop" and a right to some sort of exemption or compromise. No. This is not the case. The current zoning expressly prohibits storage facilities and ought not be changed. The end.

Why are the laws for normal citizen put aside when big firms like these guys come into push us around. They want to make our existence more perilous and negatively affect our property values and neighborhood.

Please look into this matter. There's a meeting of the SMVP coming up that should be very well attended.

Thank you for your representation and service to the community, Chris Calacci

Ps the traffic on baseline is too fast can we ever get it lowered to 40 from 45. A reduction to 40 mph would save lives on baseline.

Email : chris.p.calacci@gmail.com

AREA : 480

PHONE : 5402652

ADDRESS : 3903 E Pollack St

CITY : Phoenix

STATE : AZ

ZIP : 85042

Submission ID: 9557779a6d3e45b2b3c2cf57643883f0

Form Submission On : 12/27/2023 9:40:39 AM

Referer: https://phoenix.gov/district8/contact-district-8

This is Not Spam - This message is sent on behalf of the City of Phoenix. Please handle appropriately.

Recap of meeting 2/12/24

Catherine Napoli <catherine9196@gmail.com>

Fri 2/16/2024 1:34 PM

To:Brian Harvey <contact_me@brianjamesharvey.com>;Laurie Pheil <creativebenefitcommunications@gmail.com>; trentchristopher@gmail.com <trentchristopher@gmail.com>;mmaerowitz@swlaw.com <mmaerowitz@swlaw.com>; mdellow@swlaw.com <mdellow@swlaw.com>;support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>
Cc:Sina Matthes <sina.matthes@phoenix.gov>;Council District 8 PCC <council.district.8@phoenix.gov>;Samuel S Rogers <samuel.rogers@phoenix.gov>;PDD South Mountain VPC <southmountainvpc@phoenix.gov>

Present at Meeting:
Marcia Busching, Michael Maerowitz, Maggie Dellow, Christopher Russ, Trent Marchuk, David Soltysik, Scott Krous, Catherine Napoli, Laurie Pheil

Thank you members of SMVPC, Snell & Wilmer, and SafStor for meeting with Laurie and I as the representatives of the neighborhood south of the proposed storage facility.

Working together, the building proposal has come a long way to fitting into our established, historical, unique neighborhood. However, there are still several points that the neighbors feel must be addressed and solutions be found before we are fully behind the project.

We want to acknowledge the positive changes to the original plan.

The new color palette and materials, including the wood and stone, are more in keeping with the feel of the area. The palo verde trees are native and a better choice than the pines on the original plan. Also, Trent Marchuk mentioned there are an additional 5 tree species that are native and very drought resistant. We look forward to seeing how they will be incorporated into the design.

The entrance and exit on Baseline Road is one thing the neighbors really wanted and we are glad that worked out. We thank you for getting with City of Phoenix Streets Department to clarify our misunderstanding about the left turn lane on the westbound side of Baseline Road onto 41st Street. We also confirmed that lane will remain.

Because of no longer needing to add traffic to 41st Street, there is no reason the developer should restripe 41st Street to create 3 lanes. As discussed, making the southbound lane narrower onto 41st Street will cause additional problems because the turn is sharp and most people end up going a bit far over the line currently.

Per David Soltysik, the wash on the east side of the property will be dug out to provide a deeper wash and better water flow to Baseline Road. Because of this, we understand the finished floor elevation (FFE) as measured on the SE corner of the property will be 2 foot lower than the current elevation. As per the comment by Trent Marchuk, lower would be even better, bringing it as close as possible to the elevation against Baseline Road.

We applaud the re-use of the current sidewalk along Baseline Road with the added feature of a mixed use trail that meanders away from Baseline, giving people a choice where to walk.

The change of the entrance and exit onto Baseline Road brought its own issues. And we are still wanting resolution on the views from Baseline Road up to the mountain and vice versa, specific to 41st Place.

The new layout of the building, with entrance/exit and parking on Baseline Road has brought the building far to the west side of the property. This adds a new area of views blocked for everyone on 41st Street and for the entire neighborhood because our only way in and out of the area is on 41st Street. We request that the building move as far east as possible to preserve the views looking both north by the neighborhood and looking south toward the mountain from Baseline Road. Moving the building east preserves the views along the Baseline Scenic Route by not blocking the views up 41st Street.

While the original request of the neighbors was that the building be only a single story throughout, we understand that is not economically feasible for the developer. We do request that the second story be taken out of the area just behind the south end of the parking lot. That area, with some shifting, lines up with 42nd Place. Lining up a view corridor of a single story, moving the units to the east end of the building, preserves views of the neighborhood looking north and preserves the views from Baseline Road looking south.
At the time of the Baseline Area Master Plan and subsequent revisions, Baseline Road was designated a view corridor. Moving the building east away from 41st Street and eliminating the second story from the area adjacent to 41st Place will preserve the views.

These adjustments will also add interest to the building, breaking it up in the middle.

As a side note, in an earlier conversation, the possibility of a third story was brought up as a way to capture some of the lost units if the second story was eliminated from part of the building. The neighborhood wants to be extremely clear on this, under no circumstances will we accept a third story. That sentiment has been echoed by numerous officials and volunteers.

We thank you for working with the neighbors and for the improvements already made.

We look forward to the last 2 updates that will correct a problem created (moving the building east) and address the very first concern brought by the neighbors (the second story).

Thank you,
Catherine Napoli for the neighborhood

NOTE - I didn't have everyone's email address. Please forward as needed.

Fwd: FW: Storage Facility in North Phoenix

Catherine Napoli <catherine9196@gmail.com>

Wed 2/28/2024 12:12 PM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>

Shane had your email address incorrect. I am including my response back to Shane below.

Catherine Napoli
602-295-3411

---------- Forwarded message ---------
From: **Shane Gore** <shane@futurephx.org>
Date: Wed, Feb 28, 2024 at 11:35 AM
Subject: Re: FW: Storage Facility in North Phoenix
To: <catherine9196@gmail.com>, <sam.rogers@phoenix.gov>, <sarah.stockham@phoenix.gov>, Josh Bednarek <joshua.bednarek@phoenix.gov>
Cc: <creativebenefitcommunications@gmail.com>, <contact_me@brianjamesharvey.com>, Nick Klimek <nick.klimek@phoenix.gov>, <contact@strongtownsphx.org>

Hi Catherine—

I'm following up on my previous email to see if you had any updates on your community's feedback and position overall on this project. I look forward to speaking with you!

Sam, Sarah, Josh—

Generally, I think self storage is already overbuilt in the city and this project would be a poor use of the site. I've compiled the below map which shows existing storage facilities with red dots, with the subject property indicated with a red X. The circles around the X represent 1, 3 and 5 mile radii around the subject property.

Moreover, I have a few concerns about this project which I'll discuss in detail below.

Complete Streets

Reviewing the site plan for Z-SP-6-23 and looking at the existing streetscape, I noticed that accommodations in the site plan for the existing bus stop on the south side of Baseline Road, just east of 41st Street are essentially the bare minimum—maintaining the existing stop, but without any special improvements or consideration for Complete Streets. The existing bus stop appears in the renderings of the building, but is represented with what looks like the existing shade canopy and bench structure.

It's also worth noting—though this may be a minor discrepancy due to limitations of rendering software—that the renderings do not indicate separated sidewalks or appropriate shade cover and heat mitigation for sidewalk users. This point should be clarified and included as a stipulation in the staff report for the project.

In reviewing the Adopted Complete Streets Policy Dated June 28, 2017, I believe there's a strong argument to be made that the private developer has a responsibility to contribute much more significantly to a true "Complete Street" adjacent to their project—especially when the project is a not-especially-desirable commercial use such as self storage:

> ROLES AND RESPONSIBILITIES
>
> - (A) While the Street Transportation Department will lead implementation of Complete Streets for projects, transformation of the Phoenix street environment to be more inclusive of pedestrians, cyclists, and transit-users will require coordination with and support of many City departments and adjacent landowners. These departments may include, but are not limited to: Public Transit, Planning and Development, Neighborhood Services, Water Services, Police, Fire, and Community and Economic Development.
> - (B) The Planning and Development Department will provide guidance for privately funded projects to implement the Policy, and will encourage coordination and support of private landowners, developers, builders, city departments, and other stakeholders.
> - (C) The City will continue efforts to coordinate with adjacent municipalities and agencies to encourage interjurisdictional connectivity.
> - (D) The City will work with builders, developers, utilities, and industry trade associations to encourage the use of the Policy for privately funded projects and all relevant partners for publicly funded projects.

Likewise, the Complete Streets Principles Ordinance S-41094 makes clear that projects should contribute to Complete Streets by—among other things:

> WHEREAS, transportation improvements will include an array of integral facilities that contribute to Complete Streets, including, but not limited to: street and sidewalk lighting; pedestrian and bicycle safety improvements; accommodations for freight; access improvements including compliance with the Americans with Disabilities Act; public transit facilities accommodation including, but not limited to, pedestrian and bicycle access improvements to transit stops and stations; landscaping; drainage; and street amenities like street furniture and shade accommodations;

> BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:
> SECTION 1. City streets will be planned, designed, constructed, and maintained to support and encourage walking, bicycling and transit use while promoting safe and effective operations for all users in accordance with current design standards, to be supplemented by the Complete Streets Design Manual upon adoption.
> SECTION 4. The City will coordinate with persons over which Phoenix has permitting authority to facilitate compliance with this Ordinance.

Should this rezoning application be granted, this property owner should be encouraged—if not compelled—to create a more thoughtful transit stop that is consistent with the Complete Streets objectives of creating safe, comfortable, and convenient transit access for pedestrians and cyclists. This could include:

- additional trees to provide heat mitigation and shade to the transit stop
- bicycle lockers for transit users who may bike to the bus stop and wish to secure their bicycle there before using bus transit to reach their destination
- appropriate types and quantities of seating to accommodate bus transit users

This is something that seems to be a commonly overlooked item in many proposed projects—more emphasis needs to be placed on expecting private developers to "do their part" for complete streets. **Separated sidewalks with a landscape strip is not sufficient.**

Building Design

While I recognize that the renderings could be limited in their ability to accurately illustrate the final appearance of the building—I would point out that although the application cover letter states that storage units will only be accessible from inside the building and that no warehouse or bay doors will be visible to the outside—the architectural treatments of the "front" elevation facing Baseline Road includes tall gray rectangles that look like two-story high warehouse doors. This feature should be modified as necessary to eliminate this appearance.

Building Height

The building's proposed height is likely to have the effect of negatively impacting views and vistas of South Mountain Park to the south of the subject property for the existing residential properties on the north side of Baseline Road. A two-story mini warehouse does not provide adequate "step down" to the adjacent residential land uses. It is not clear how the proposed project would be compatible with the adjacent land uses.

Traffic

The developer's traffic and parking statement indicates that the facility could generate 160 or more trips per weekday, all of which will ingress and egress from 41st Street. It is important to note that

residential properties south and west of the project have only one ingress and egress point for their neighborhood, which is likely to be substantially impacted by the trips generated into the proposed project.

Due to the proximity of a traffic signal at 40th Street, it's unlikely that another traffic signal at 41st Street would be feasible or recommended, which raises important questions about how traffic to the proposed project as well as existing residents to the south and west will safely enter and exit the neighborhood.

Parking

The developer's traffic and parking statement indicates that on weekdays, the project will be "underparked" by 1 space or 4%. This raises important questions about where potential overflow traffic will park to visit the site or to load/unload, given the potential for "peak" days and the limited possibility for the parking needs to "average out" onto non-peak days.

Conclusion

Based on my review of the available documents, I'm not sure this project is ready for the "prime time" of being presented at the VPC on March 12. I believe my concerns above should be strongly represented in the Staff Report, and communicated to the applicant so that the applicant isn't blindsided by what will likely be substantial public opposition to their project.

Thank you and I look forward to your feedback.

Shane Gore *(he/him)*
FUTURE PHX
(602) 315-2734
shane@futurephx.org
www.futurephx.org [futurephx.org]
The People Shape The Future.

Catherine Napoli <catherine9196@gmail.com> 11:51 AM (19 minutes ago)
to Shane, sam.rogers, sarah.stockham, Josh, creativebenefitcommunications, contact_me, Nick, contact

Shane -

Thank you so much for all this information and research. I am including the information in an email to the neighbors as we speak. I added you to the email list and as soon as all this is complete, go ahead and unsubscribe.

There are so many things the developer can do that would make the property more appealing without destroying completely the views of 2 blocks of houses and the views from Baseline Road, a Scenic Corridor, up toward South Mountain.

I am including the links you sent to me in the email to the neighbors. Brian Harvey, one of three neighborhood residents asked to represent us (Laurie Pheil, myself, Catherine Napoli, and Brian) designs building and spaces for a

living. He has created a beautiful design that preserves views, gives the developer all the units they want, and gives character to the building.

Some of the changes we requested have been made, specifically taking the entrance off the residential street and putting it on to Baseline Road. However, the redesign of the building blocks even more views! And again, Brian created an amazing solution for the developer.

You are absolutely correct, the developer is doing nothing to improve the lot when it comes to the bus stop. We do not know if the City is requiring a cut out for the bus stop. We hope they do.

I will look over the new information you sent and include it in my newsletter as appropriate. We have another meeting with the attorneys for the developer on Friday.

Thank you again for all your hard work on our project.

Catherine Napoli
602-295-3411

On Sat, Feb 24, 2024 at 10:58 AM Shane Gore <shane@shawbuttephx.org> wrote:

> Hi Catherine,
>
> I am so glad you reached out to Nick and that Nick was able to connect us! I am not at all keen on self storage in general, and it is especially upsetting when it is proposed in a location that has so many other potential uses that can offer more to the neighborhood and strengthen our communities.
>
> **Z-SP-6-23**
> I don't see that Planning has published a staff report yet for this proposed rezoning, so I went ahead and filed a public records request for the application and any supporting or related documents so I can get more information on what the developer is planning to do, and how they are framing it to the village planning committee. I also googled SafStor and found on their website that they tend to look at a 1, 3, and 5 mile radius around locations in their analysis—so I've put together a map that begins looking at the area around their site.
>
> - Within 1 mile there are zero self storage facilities
> - Within 3 miles there are 8 self storage facilities
> - Within 5 miles there are 22 self storage facilities
>
> Link to Map: https://www.google.com/maps/d/u/3/edit?mid=1H8sjDEli230opXVqCnmzD9H1F0w1MV8&usp=sharing [google.com]
>
> **Z-32-23**

In the case of the self storage that I opposed in North Mountain Village, the proposed rezoning was from R1-10 to C-3. We were able to argue that potential land for housing shouldn't be repurposed for commercial use, and that C-3 was much too broad and would allow the property owner to pull a "bait and switch" and build any number of undesirable things on the parcel if given the C-3 zoning.

In my research for this proposed storage in my area, I looked at a 1, 5, and 10 mile radius:

- Within 1 mile there are 4 self storage facilities
- Within 5 miles there are 42 self storage facilities
- Within 10 miles there are 169 self storage facilities

This strengthened our argument against self storage because the area is already so saturated with them.

Here is some of the written documentation I put together when opposing the facility in North Mountain Village:

- Fact Sheet: https://www.dropbox.com/scl/fi/7nmszzdbe9s1pbnz9lnhw/FPHX_flier-case-against-self-storage.pdf?rlkey=uhvx1dukawar81atkc03ttomt&dl=0 [dropbox.com]
- Policy Paper: https://www.dropbox.com/scl/fi/euzco4jau4y26rn8yb7ug/Policy-Paper-2-Self-Storage-2023_reducedfilesize.pdf?rlkey=2rho05oxe4rnbree7hbm8rtzo&dl=0 [dropbox.com]
- Policy Paper Addendum: https://www.dropbox.com/scl/fi/bukh8adsuvkjxxldc6cr8/Policy-Paper-2-Addendum-1-Additional-Background-Analysis-Commentary.pdf?rlkey=voaupsc0f5rfxfmmvbjaz8k92&dl=0 [dropbox.com]

Your Goals

I would love to hear more about your thoughts on the proposed project on Baseline and what your desire would be for the site instead of self-storage. The map link I shared above has toggles for different layers including grocery, apartments, and restaurants to get an idea of what's in the area around the project site and what might be lacking.
Admittedly I do not know the area very well myself, so I don't have a feel for what might be a good use for it instead—generally, I think many of our communities need more density (housing) in order to support quality restaurants, public schools, and grocery stores in the area.

Let's talk more about what you want for the area and how I can help you oppose this project. I would be happy to put together a similar policy paper or fact sheet with infographics, and I can help connect you with other civic activists who might be able to help show up at the village and speak in opposition to the SafStor project.

Keep me posted on your neighborhood meeting and I'll try to be in attendance to share my experience and give you guys whatever support I'm able to.

Shane Gore *(he/him)*
CO-CHAIR
SHAW BUTTE NEIGHBORHOOD ALLIANCE
(602) 315-2734
shane@shawbuttephx.org
www.shawbuttephx.org [shawbuttephx.org]

linktr.ee/shawbuttephx [linktr.ee]

CIVIC PRIDE • PUBLIC SAFETY • COMMUNITY INVOLVEMENT • INFRASTRUCTURE IMPROVEMENT

On Fri, Feb 23, 2024 at 10:12 AM Nick Klimek <nick.klimek@phoenix.gov> wrote:

> Hi Shane,
>
> FYI – See the below correspondence between some neighborhood leaders and me. I passed along your email address. I hope that's ok.
>
> And thanks for the message a few weeks ago about the PV VPC meeting! I shared your kind words with Adrian Zambrano.
>
> Nick

Nick Klimek, AICP
Acting Planner III – Transit Oriented Communities

Growth, Infrastructure, & Special Projects Division

Office: 602-534-7696

E-mail: nick.klimek@phoenix.gov

City of Phoenix

Planning & Development Department

200 West Washington Street

Phoenix, AZ 85003

Online appointment scheduling is now available!

https://www.phoenix.gov/pddsite/Pages/Planning-and-Development-Online-Appointment-Scheduling.aspx

Shape PHX Portal:

https://shapephx.phoenix.gov/s/

From: Nick Klimek
Sent: Friday, February 23, 2024 8:50 AM
To: Catherine Napoli <catherine9196@gmail.com>
Cc: Laurie Pheil <creativebenefitcommunications@gmail.com>; Brian Harvey <contact_me@brianjamesharvey.com>; Chase Hales <chase.hales@phoenix.gov>
Subject: RE: Storage Facility in North Phoenix

Good morning, Catherine –

Thanks for reaching out. I've cc'd my colleague and the current North Mountain Village Planner, Chase Hales, to loop him in on the conversation.

I assume you are referring to Z-32-23-3 near Mescal Avenue and Cave Creek Road. This project was recommended for denial by the Planning Commission in the face of public opposition. At this time, the applicant has not submitted a new site plan or requested to proceed back to the City Council.

You may be interested in talking with North Mountain VPC Member Shane Gore. Shane was the primary contact for the opposition, and I bet he'd be willing to chat.

- shane@shawbuttephx.org

The South Mountain Village Planner is my colleague, Samuel Rogers. If you and/or your neighbors wish to provide written testimony in opposition to the proposal, I suggest you email samuel.rogers@phoenix.gov and speak at the VPC Meeting.

Kind regards,

Nick

Nick Klimek, AICP
Acting Planner III – Transit Oriented Communities

Growth, Infrastructure, & Special Projects Division

Office: 602-534-7696

E-mail: nick.klimek@phoenix.gov

City of Phoenix

Planning & Development Department

200 West Washington Street

Phoenix, AZ 85003

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Shape PHX Portal:

https://shapephx.phoenix.gov/s/

From: Catherine Napoli <catherine9196@gmail.com>
Sent: Thursday, February 22, 2024 8:17 PM
To: Nick Klimek <nick.klimek@phoenix.gov>; Laurie Pheil <creativebenefitcommunications@gmail.com>; Brian Harvey <contact_me@brianjamesharvey.com>
Subject: Storage Facility in North Phoenix

Nick -

My neighbors and I are faced with the prospect of a huge storage facility being built at the entrance of our older (my home was built in 1949 and is not the oldest home in the

neighborhood) mixed, residential neighborhood at the base of South Mountain Park on the corner of 41st Street and East Baseline Road.

As the representatives chosen by our 85 home, one-way-in, one-way-out neighborhood (the facility is at the corner of our only entrance to our neighborhood) we have been petitioning the South Mountain Village Planning Committee, our Councilwoman, the attorneys for the developer, Snell and Wilmer, and the developer, SafStor.

Of the four main things the neighborhood has been asking for, they gave us one, which created a new problem, did a slight remodel on the look of the building so it isn't as warehouse looking. However they have blocked a majority of the views from the residents by putting in a 2 story building. Working tirelessly trying to reach a compromise, they have not given in at all, ruining the views both from the mountain and from Baseline Road, a scenic corridor according to the City.

Laurie and Brian met with Grading and Drainage at the City of Phoenix today to get some understanding of what can and cannot be done. It is there they learned North Valley denied the application to put the building in a residential neighborhood.

Could you explain the resident's concerns and why the planning commission denied the storage facility its application? A phone call or Zoom would be greatly appreciated so we can understand how this process went.

Do you know if the developer is going to resubmit a revised site plan to the commission and when so we can follow the progress.

This goes to Village Planning March 12. We are organizing a meeting the Monday or Tuesday before to update the neighbors and create our position. Would it be possible for you to meet with the three of us before our neighborhood meeting?

Feel free to call me or "reply all."

Thank you so much!

Catherine Napoli

602-295-3411

Analysis & Commentary
in Opposition to Self Storage

Z-SP-6-23 SafStor 41st St & Baseline Rd

FUTURE PHX

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Introduction

The purpose of this policy paper is discussion and analysis of broad self storage industry trends to inform neighborhood leaders and residents about development trends that affect our communities. This paper also discusses and responds to a specific proposal for new self storage being proposed at 41st Street & Baseline Road in Phoenix.

Executive Summary

Self storage companies have been on a record growth streak for more than five years, occupying key parcels throughout the city—which for all practical purposes permanently precludes the possibility that those parcels might be developed into other land uses that contribute to vibrant, livable neighborhoods.

Self storage isn't something most people think about every day, but the presence of these often benign-looking facilities in our city can have far-reaching consequences to the fabric of our communities.

In terms of vibrancy and vitality in cities, one of the most critical issues is the vacuum that self storage creates, where people and activity are—by design—low volume. Most facilities have few employees, operate primarily during daytime hours, and "self-serve" systems are gaining popularity with operators—leading to some facilities being completely unstaffed 24 hours a day. While these facilities generally enjoy tall fences and security systems for their property, the activity vacuums they create have ripple effects for the surrounding properties and neighborhoods.

An often overlooked aspect of growth in the self storage industry are troubling lease terms and a regulatory structure which allows facility operators wide latitude in the disposition of a defaulting tenant's personal property—leading to property loss. Operators can dispose of a defaulting tenants' medical or tax records, family ashes, heirlooms, etc. the same way they would chairs or a bookshelf. People experiencing housing insecurity, or facing hurdles like medical emergencies, job loss, or other financial hardship are among the most likely storage users to default.

Lastly, while it's not the most pressing neighborhood concern, we should be honest with ourselves about the carbon footprint of an industry built almost exclusively from steel and concrete—two of the most carbon-intensive building materials—and which is designed to exploit the growing mountains of mass produced "stuff" which fills our homes.

Relentless Growth

The self storage industry has experienced significant growth across the U.S. and in Phoenix since at least 2018. New self storage facilities are being built in close proximity to each other, and to existing facilities—regardless of need or the presence of competitors.

For major self storage companies the purpose of overdeveloping new facilities is to capture market share for the purpose of reporting positive growth metrics to their boards and shareholders. Like many industries—they are flush with cash and morally bankrupt—so they continue developing new facilities regardless of the impact to the neighborhood and local community. They believe if they can only grow fast enough and large enough, they can eliminate the competition.

As a result of the way "Big Self Storage" has pursued non-stop development of new facilities, market research companies continue to breathlessly report record growth in the industry, which has also drawn in "mom and pop" investors who may not be sophisticated enough to independently evaluate market conditions and the need for additional new facilities. The big self storage companies have no moral qualms about watching people sink their life savings into expensive new facilities, because they know their companies have the power and leverage to buy up any struggling independent self storage facilities in the future.

Housing Displacement

Due to relatively low overhead and the recent growth of the industry, self storage facilities continue to proliferate in the city by buying up and developing any available piece of land—regardless of location or the other potential uses a parcel could sustain.

Traditionally, self storage has been developed on unique, odd-shaped and/or physically constrained parcels. The industry's boom of the last five years has led major storage companies to seek and obtain large or more traditionally shaped parcels for new facility development.

Big Storage also buys up and develops long-vacant parcels into self storage facilities, betting that neighborhoods typically won't object to self storage uses because they are desperate for any development that will convert a long-vacant parcel in their community to any productive use.

Land in cities is a finite resource—self storage concerns itself with physical property, and profits above all else. In the self storage arms race to capture market share—housing developers—including affordable housing developers—are forced to compete with well-capitalized storage behemoths who can pay virtually any price for properties they want.

Perhaps not legally—but morally, this is an outright theft from the city's residents—theft of housing units, theft of neighborhood density, and theft of the conditions necessary for vibrant, livable cities.

Permanence of Physical Infrastructure

Self storage buildings are typically constructed primarily from steel and concrete—making these buildings effectively permanent fixtures in our neighborhoods. While it can be useful and convenient to have that reliable storage, the permanence of construction methods should be a key consideration in the regulatory approval of self storage facility locations.

These facilities lack design features like sufficient utilities, windows, and other architectural elements that make them largely incompatible with most common commercial building uses,

and because the design and materials are so permanent in nature—self storage facilities are almost always poorly suited for future creative re-use or adaptation of the structure.

Effect on Neighborhood Density

Self storage facilities are typically low intensity industrial or commercial uses without substantial second-order economic effects to nearby businesses or residences. They don't provide a significant number of jobs, or manufacture a physical product, or generate a significant amount of vehicle or pedestrian traffic. They have minimal marketing needs and few other opportunities to engage the local economy. And perhaps most detrimentally, they contribute to lower densities in our neighborhoods which starves our communities of their most important resource: the people.

Economics of Self Storage

The economic structure of a self-storage facility is variable, but due to low overhead facilities can withstand significant economic pressures by varying the rates they charge for storage—either to induce more customers, or to extract additional revenue from existing customers.

Self storage companies know that the cost and effort barrier to a customer moving their belongings from one self storage facility to another is prohibitive, and they can often take advantage of that fact with significant and arbitrary price increases to their existing customers with short notice.

Across the board, self storage companies are generating enormous profits, in part due to the shortage of affordable housing units. The leading seven publicly traded firms listed below earned more than $4B (billion with a B) in net operating income.

STOCK SYMBOL	NAME	2022 ANNUAL REVENUE	2022 NET OPERATING INCOME	2022 NOI MARGIN
NYSE:PSA	Public Storage	$3,946,000,000	$2,077,673,000	52.65%
NYSE:EXR	Extra Space Storage Inc.	$1,924,170,000	$921,156,000	47.87%
NYSE:CUBE	CubeSmart	$1,009,624,000	$291,263,000	28.85%
NYSE:UHAL	U-Haul (self storage revenues)	$617,120,000	$168,492,900	27.30%
NYSE:LSI	Life Storage, Inc.	$917,100,000	$358,128,000	39.05%
NYSE:NSA	National Storage Affiliates Trust	$801,569,000	$183,765,000	22.93%
NASDAQ:SELF	Global Self Storage, Inc.	$11,944,850	$3,527,190	29.53%
		$9,227,527,850	**$4,004,005,090**	

$4,004,005,090 is equal to—

53,687 people earning 2022 Real median household income **$74,580**

11,503 homes at the 2022 average U.S. home price **$348,079**

18,366,995 square feet of multi-family housing at the Phoenix multi-family average construction cost of **$218 per square foot**

Conclusion

Self storage is a parasitic land use that preys on our collective obsession with *stuff*. It does not provide substantial or meaningful employment. It does not contribute to active and walkable communities. And it occupies key sites throughout the city and the purpose-built building design and construction all-but makes them permanent fixtures which are unable to adapt to changing cultural or economic conditions.

Even when a site or community is open to the possibility of self storage being developed, the companies and their representatives frequently claim that the community's desire for appropriate building designs, necessary infrastructure improvements for pedestrians and members of the community, and changes in size or scale of the facilities is simply not economically viable—while these companies enjoy outsized returns that accrue and accumulate significant wealth outside the community where the facilities are located.

Cities should carefully consider whether the net benefit of zoning changes or use permits to allow self storage are worth the enormous costs that are borne by the communities where these developments are allowed.

Appendix: Citations

1. *Market Trends & Sector Outlook U.S. Self Storage H1 2023* - **Cushman & Wakefield**
https://melestoragegroup.com/wp-content/uploads/2023/08/CWSSAG_Self-Storage-Performance-Quarterly-Overview-2023-H1_WEB.pdf

2. *Four Property Wrongs of Self-Storage Law* - **Jeffrey Douglas Jones - Associate Professor of Law, Lewis & Clark Law School; J.D., The University of Michigan Law School-Ann Arbor; Ph.D. Philosophy, The University of Wisconsin-Madison**
https://www.pnrc.net/wp-content/uploads/2011/08/Four-Property-Wrongs-of-Self-Storage.pdf

3. *Phoenix Self Storage Market Statistics: Rent Prices, Local Inventory and Development Trends (June 2023)* - **StorageCafe**
https://www.storagecafe.com/self-storage-industry-statistics/us/az/phoenix/

4. *"Pawtucket looks to put limits on self-storage"* - **Ethan Shorey - Valley Breeze**
https://www.valleybreeze.com/news/pawtucket-looks-to-put-limits-on-self-storage/article_3cc43784-4b0d-11ee-bd69-835222c2a2b6.html

5. *"Too many things to keep for the future?"* - **Sharon Macdonald, Jennie Morgan and Harald Fredheim**
https://www.jstor.org/stable/j.ctv13xps9m.16

6. *"Self-storage Market Revenues to Reach USD 72.15 billion by 2028 - Market Size, Share, Forecasts, & Trends Analysis Report"* - **Mordor Intelligence - 07/26/2023**

https://finance.yahoo.com/news/self-storage-market-revenues-reach-133000991.html

7. *"The Fate of Oversupplied Self-Storage Markets and How to Pull Back From the Brink"* - **Frank DeSalvo, David Perlleshi, Inside Self-Storage November 15, 2023**

https://www.insideselfstorage.com/self-storage-investing-real-estate/the-fate-of-oversupplied-self-storage-markets-and-how-to-pull-back-from-the-brink

8. *2022 Annual reports of Public Storage, Extra Space Storage Inc., CubeSmart, U-Haul (self storage division), Life Storage, Inc., National Storage Affiliates Trust, & Global Self Storage, Inc.*

Concered resident - Baseline/40th St.

Clea M. Edwards <cleasenneville@gmail.com>

Thu 2/29/2024 4:48 AM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>

Dear Mr. Rogers,

As a resident and property owner in the neighborhood south of the proposed **SAFStor Building, Z-SP-6-23**, I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the ***extremely dangerous area around the intersection at Baseline and 40th to 41st*** Sts.

Also, the building height has destroyed all views from my home to the city lights. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.

In working with our neighbors, SAFStor has made some changes to their original plan. We commend SAFStor on changes to the look of the building and on moving the entry from 41st Street, a residential street, to Baseline Road.

However, our biggest concern, our property value reduction based on the destruction of our views, has not only never been addressed, in changing the entrance of the parking lot, views on an additional street have also been completely blocked.

Right now, there are far too many storage facilities in Phoenix and specifically our area.

Within 1 mile there are zero self storage facilities

Within 3 miles there are 8 self storage facilities

Within 5 miles there are 22 self storage facilities

Link to Map: https://www.google.com/maps/d/u/3/edit?mid=1H8sjDEli230opXVqCnmzD9H1F0w1MV8&usp=sharing [google.com]. This map clearly shows there are many storage facilities in the area already.

In addition, most storage units in the area are single story. On average, 85% of storage facilities build a level as a basement. Yet SAFStor is looking for a 2 story building completely above ground with a profile that will destroy all views for the neighborhood.

City light views are not just a "nice bonus." Our property values include our homes being on view properties. Destroy the views, destroy the values, destroy the income to the City of Phoenix, Maricopa County, and the State of Arizona. Building on this land as the developer has currently proposed will NOT increase revenue in the form of taxes. It will decrease revenue because of lowered property values.

Shane Gore of the Shaw Butte Neighborhood Alliance helped his neighborhood to get the City to deny a zoning change that would allow an unneeded, property-value-decreasing storage facility in his neighborhood. Mr. Gore was kind enough to review the case in our neighborhood and offered input which has been forwarded to the City of Phoenix.

The neighbors of the South Mountain Gateway Residents Association are not asking for this building to be built somewhere else. We are requesting that it be built in a way that does not destroy our homes and property values.

Brian Harvey, a homeowner in my neighborhood, created a floor plan that includes some basement units, bringing most of the building to only 1 story above ground. This plan would solve the biggest issue still on the table, the destruction of our views and property values.

Accepting the development as it currently stands will be a detriment to our neighborhood and the City of Phoenix. Keeping the building to one story above the ground/above grade by building a basement level allows the development to come into our neighborhood without destroying our neighborhood.

With respect,
Clea Edwards

SAFStor Building Z-SP-6-23 Baseline and 40th St, Phoenix

Alberto Rodriguez <2015silver@cox.net>

Thu 3/7/2024 6:13 PM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>

Sam Rogers, City Planner

Dear Sir,

I reside and I am property owner at 7649 S 41st Place, Phoenix, AZ 85042 south of the proposed building. I am concerned with the damage this building will do to my neighborhood as proposed by the developer.

1) Views will be destroyed...I will no longer be able to appreciate the historical views from the airport as planes are landing or taking off. Not longer will I be able to see the Presidential planes arriving or departing as well as other planes.

2) The property values in our homes will go down.

3) City of Phoenix and State of Arizona will lose revenue due to property values declining and residents will be expected to accomodate any future tax increases.

4) As it stands today, too many automobile accidents have been experienced in this Baseline and 40th St corridor. The traffic we will encounter will create undesirable negative impact added to what is presently in statistics.

5) Right now, there are far two many storage facilities in the Baseline Corridor. One more will take away from our "Flower Garden", previously where we used to drive to admire the various flower stores.

Do you in your respective situation, if you had a home in this area, will allow a developer to come in and affect negatively your castle (home). Please, reconsider not allowing and not accepting this project to go foward as proposed by the developer.

You depend on our vote, and we truly respect your positive endeavor in this matter.

Respectfully,

Carmen L. Rodriguez
7649 S. 41st Place
Phoenix, AZ 85042
602-510-3367

safestor building Z-SP-6-23

cynthia harvey <harvey.cin@gmail.com>

Thu 3/7/2024 12:47 PM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>

As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6-23, I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the building height has destroyed all views from my home to the city lights. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.

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Link to Map: https://www.google.com/maps/d/u/3/edit?mid=1H8sjDEli230opXVqCnmzD9H1F0w1MV8&usp=sharing [email.mail.marketingsuccesspros.com]. ***This map clearly shows there are many storage facilities in the area already.***

Please make note of my point of view about this developement,

--

Cynthia Harvey

Input to proposed SafStor project: Z-SP-6-23

MARIE MITCHEL <mtbkmem@aol.com>
Sat 3/9/2024 5:38 PM
To:Samuel S Rogers <samuel.rogers@phoenix.gov>

Emails and Calls

Send emails or letter to the following representatives. A sample letter is provided below. Be sure to write to every person on this list and show up at every meeting. Only when we show up in numbers and we write our concerns will our voices be heard.

Sam Rogers, City Planner
Phone: 602-534-4010
Email: samuel.rogers@phoenix.gov

Members of the South Mountain Village Planning Committee **Email:** SouthMountainVPC@phoenix.gov

Councilwoman Kesha Hodge Washington
Phone: 602.262.7493
Email: council.district.8@phoenix.gov

Mayor Kate Gallego
Phone: 602-262-7111
Email: mayor.gallego@phoenix.gov

Michael Maerowitz, Attorney for the developer at Snell & Wilmer
Email: mmaerowitz@swlaw.com

To express your opinion, voice concern, or any comments on the case, use email or go to Phoenix.gov and fill in the online form.

SAMPLE LETTER FOR Z-SP-6-23:

As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6-23, I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the building height has destroyed all views from my home to the city lights. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.

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In addition, most storage units in the area are single story. About 75% to 80% of all storage facilities here in Phoenix build a level as a basement. Yet SAFStor is looking for a 2 story building completely above ground with a profile that will destroy all views for the neighborhood.

City light views are not just a "nice bonus." Our property values include our homes being on view properties. Destroy the views, destroy the values, destroy the income to the City of Phoenix, Maricopa County, and the State of Arizona. Building on this land as the developer has currently proposed will NOT increase revenue in the form of taxes. It will decrease revenue because of lowered property values.

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The neighbors of the South Mountain Gateway Residents Association are not asking for this building to be built somewhere else. We are demanding that it be built in a way that does not destroy our homes and property values.

Brian Harvey, a homeowner in my neighborhood, took time out of his busy schedule as a designer, to create a floor plan that includes some basement units, bringing most of the building to only 1 story above ground. This plan would solve the biggest issue still on the table, the destruction of our views and property values.

Accepting the development as it currently stands will be a detriment to our neighborhood and the City of Phoenix. Keeping the building to one story above the ground/above grade by building a basement level allows the development to come in to our neighborhood without destroying our neighborhood.

Sent from my iPad

Re: Z-SP-6-23. Urgent Appeal: Please Preserve Our Neighborhood's Character and Property Values

Patrick McGrorty <pj.mcgrorty@gmail.com>

Sun 3/10/2024 3:20 PM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>

Dear Samuel Rogers,

As longtime residents of Hancock Park, we are writing to express our deep concern regarding the proposed construction of a large storage unit building in our community. This development threatens to irreversibly alter the character of our neighborhood and significantly diminish property values for current residents.

One of the most cherished aspects of living in Hancock Park is the breathtaking scenic views of the city and surrounding mountains that we enjoy from our homes. These views are not only aesthetically pleasing but also contribute to the overall sense of tranquility and well-being that residents have come to appreciate. The construction of a towering commercial building would effectively block these views, robbing us of one of the key features that attracted many of us to this neighborhood in the first place.

Furthermore, the proposed development poses a serious threat to our property values. Studies have consistently shown that the presence of commercial and industrial structures, such as this proposed building, can have a detrimental impact on nearby residential property values. Potential buyers are likely to be deterred by the sight of a large storage unit building looming over the neighborhood, leading to a decrease in demand for homes in the area and a subsequent significant decline in the value of our property.

We urge you to carefully consider the long-term consequences of allowing this development to proceed. Our neighborhood is more than just a collection of houses; it is a community where families have put down roots and invested their hard-earned resources. The current plans also encroach upon a protected wash, which not only channels water from the mountain, but also acts as a travel corridor for wildlife. Allowing this SAFStor building to be built here, as currently designed, would undermine the sense of community that we have worked so hard to cultivate and would have far-reaching negative effects on the quality of life for residents and native animals alike.

In light of these concerns, unless SAFStor is willing to compromise on the building height by placing the first story underground, we respectfully request that you deny the permits needed for the construction of the storage unit building in our neighborhood. Instead, we urge you to

explore alternative development options that are more compatible with the character of our community and that will not jeopardize property values or the scenic beauty of our surroundings.

Thank you for taking the time to consider our perspective on this important issue. We trust that you will make the decision that is in the best interests of our neighborhood and its residents.

Sincerely,

Patrick and Lorina McGrorty

7635 South 41st Place

Phoenix, Az 85042

(480) 628-8911

pj.mcgrorty@gmail.com

41st and Baseline proposed storage units for March 12 meeting

Renee Lufkin <renee3854@outlook.com>

Sun 3/10/2024 2:02 PM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>;council.district.8@phoenix.gov mayor. <council.district.8@phoenix.gov.mayor>;Mayor Gallego <mayor.gallego@phoenix.gov>
Cc:c.lufkin@outlook.com <c.lufkin@outlook.com>

Dear Mr. Rogers,

I have been a resident of Phoenix for 65 years and love this city. I'm a second-generation Phoenician. However, I would like to express my frustration and concern about the storage building proposed for Baseline and 41 St. I am aware that eventually something will go at that location. We need a turn lane on baseline for the business and a bus turnout at the least. If the one-story structure could be lower ground level so the view isn't restricted. There are so many accidents and fatalities at the corner of Baseline and 40th St. We can't have more congestion in this location.

Because Phoenix is continuing to grow, I can understand why this storage business would want this corner, I feel this suggestion would be helpful. It should push the building south so when we pull out of the homes and Church, we can see the traffic coming from the east.

I will be attending the March 12 meeting at South Mountain Junior College.

Thank you for your time.

Renee Lufkin
3854 E. Vineyard Rd.
Phoenix, Arizona
85042

602-799-8101

Re: Opposition statements to Z-SP-6-23 Self Storage Facility

Debra McPeters <debmcpeters@msn.com>

Mon 3/11/2024 6:36 PM

To:Laurie Pheil <creativebenefitcommunications@gmail.com>;PDD South Mountain VPC <southmountainvpc@phoenix.gov>; Samuel S Rogers <samuel.rogers@phoenix.gov>
Cc:Brian Harvey <contact_me@brianjamesharvey.com>;catherine9196@gmail.com <catherine9196@gmail.com>;Joshua Bednarek <joshua.bednarek@phoenix.gov>;Nick Klimek <nick.klimek@phoenix.gov>

Very well spoken. We agree with you 100%.

Debra and Bill McPeters
Highline Canyon

Get Outlook for iOS [aka.ms]

From: Laurie Pheil <creativebenefitcommunications@gmail.com>
Sent: Monday, March 11, 2024 5:02:57 PM
To: SouthMountainVPC@phoenix.gov <SouthMountainVPC@phoenix.gov>; samuel.rogers@phoenix.gov <samuel.rogers@phoenix.gov>
Cc: Brian Harvey <contact_me@brianjamesharvey.com>; catherine9196@gmail.com <catherine9196@gmail.com>; Debra McPeters <debmcpeters@msn.com>; joshua.bednarek@phoenix.gov <joshua.bednarek@phoenix.gov>; nick.klimek@phoenix.gov <nick.klimek@phoenix.gov>
Subject: Opposition statements to Z-SP-6-23 Self Storage Facility

Chair Marchuk, members of the committee and planning department:

We have made an earnest attempt to meet with Snell and Wilmer, to give them educated input and solid proposals for how they could modify their development to gain support from the surrounding neighborhood. After many weeks and countless hours of our volunteered efforts, we have come to an impasse on improving safety and preserving views for the area residents.

We are now withdrawing our support for this development and recommending the Village Planning Committee deny their rezoning application Z-SP-6-23 for a self storage facility at 41st Street and Baseline Road.

Attached are some of the talking points that I will be sharing with the committee on Tuesday. When you finish hearing their informative presentation, as a neighborhood, we hope that you will ask the developer the following questions…

- Have done all they can to ensure that surrounding property values are maintained?
- Have they improved the lives of the residents in the village with improvements to infrastructure regarding traffic, the multi-use trail or maintenance of city and mountain views?
- Will they connect our village with access to jobs, services or arts and culture?
- Have they taken the connectivity to the environment seriously in order to preserve natural open space, view corridors, or low environmental impact for the future?
- Have they even tried to incorporate the South Mountain Village Character Plan, or the new Phoenix General Plan being approved in the next few months?

We hope you will consider all of these neighborhood concerns, read over our documented talking points and let the applicants know that there's still work to be done on this project before anyone can get behind it.

Thank you for your time and attention!

Laurie Pheil
Representative of the South Mountain Gateway Residents Association

Laurie Pheil
South Mountain Gateway Residents Association
Phone: 602-696-3800
E-mail: creativebenefitcommunications@gmail.com

SAFStor Building

Diego Munoz <40blockdesign@gmail.com>

Mon 3/11/2024 9:38 PM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>

Mr. Rogers

As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6-23, I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the building height has destroyed all views from my home to the city lights. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.

In working with our neighbors, SAFStor has made some changes to their original plan. We commend SAFStor on changes to the look of the building and on moving the entry from 41st Street, a residential street, to Baseline Road.

However, our biggest concern, our property value reduction based on the destruction of our views, has not only never been addressed, in changing the entrance of the parking lot, views on an additional street have also been completely blocked.

Right now, there are far too many storage facilities in Phoenix and specifically our area.

Within 1 mile there are zero self storage facilities

Within 3 miles there are 8 self storage facilities

Within 5 miles there are 22 self storage facilities

Link to Map: https://www.google.com/maps/d/u/3/edit?mid=1H8sjDEli230opXVqCnmzD9H1F0w1MV8&usp=sharing [email.mail.marketingsuccesspros.com]. This map clearly shows there are many storage facilities in the area already.

In addition, most storage units in the area are single story. About 75% to 80% of all storage facilities here in Phoenix build a level as a basement. Yet SAFStor is looking for a 2 story building completely above ground with a profile that will destroy all views for the neighborhood.

City light views are not just a "nice bonus." Our property values include our homes being on view properties. Destroy the views, destroy the values, destroy the income to the City of Phoenix, Maricopa County, and the State of Arizona. Building on this land as the developer has currently proposed will NOT increase revenue in the form of taxes. It will decrease revenue because of lowered property values.

Shane Gore of the Shaw Butte Neighborhood Alliance helped his neighborhood to get the City to deny a zoning change that would allow an unneeded, property-value-decreasing storage facility in his neighborhood. Mr. Gore was kind enough to review the case in our neighborhood and offered input which has been forwarded to the City of Phoenix.

The neighbors of the South Mountain Gateway Residents Association are not asking for this building to be built somewhere else. We are demanding that it be built in a way that does not destroy our homes and property values.

Brian Harvey, a homeowner in my neighborhood, took time out of his busy schedule as a designer, to create a floor plan that includes some basement units, bringing most of the building to only 1 story above ground. This plan would solve the biggest issue still on the table, the destruction of our views and property values.

Accepting the development as it currently stands will be a detriment to our neighborhood and the City of Phoenix. Keeping the building to one story above the ground/above grade by building a basement level allows the development to come in to our neighborhood without destroying our neighborhood.

Regards,
Diego Munoz

Opposing Z-SP-6-23 Self Storage

Shane Gore <shane@futurephx.org>

Mon 3/11/2024 11:48 AM

To:PDD South Mountain VPC <southmountainvpc@phoenix.gov>
Cc:Brian Harvey <contact_me@brianjamesharvey.com>;Catherine Napoli <catherine9196@gmail.com>;Joshua Bednarek <joshua.bednarek@phoenix.gov>;Laurie Pheil <creativebenefitcommunications@gmail.com>;Samuel S Rogers <samuel.rogers@phoenix.gov>

1 attachments (175 KB)

Z-SP-6-23%20Analysis%20&%20Commentary%20Self%20Storage%2041st%20&%20Baseline.pdf.pdf;

Chair Marchuk and members of the committee:

Please vote to recommend denial of rezoning application Z-SP-6-23 for self storage at 41st St and Baseline Road.

Self storage represents a terrible land use that is contrary to virtually every part of the South Mountain Village Character Plan and the City of Phoenix General Plan.

Attached is additional analysis and commentary for your review.

Thank you for your support in opposing this project.

Shane Gore *(he/him)*
FUTURE PHX
(602) 315-2734
shane@futurephx.org
www.futurephx.org [futurephx.org]
The People Shape The Future.

SAFStor Building

Aaron Bernard <aaronabernard@gmail.com>
Tue 3/12/2024 4:34 PM
To:Samuel S Rogers <samuel.rogers@phoenix.gov>

Dear Samuel,

As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6-23, I am OPPOSED to this project. After the neighbors and neighborhood representatives met with the developer and attorneys, the developer refuses to address the biggest areas of concern. These concerns impact the beauty, property values, and safety of our neighborhood.

I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the building height has destroyed all views from my home to the city lights. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.

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In addition, most storage units in the area are single story. On average, 85% of storage facilities build a level as a basement. Yet SAFStor is looking for a 2 story building completely above ground with a profile that will destroy all views for the neighborhood.

City light views are not just a "nice bonus." Our property values include our homes being on view properties. Destroy the views, destroy the values, destroy the income to the City of Phoenix, Maricopa County, and the State of Arizona. Building on this land as the developer has currently proposed will NOT increase revenue in the form of taxes. It will decrease revenue because of lowered property values.

Shane Gore of the Shaw Butte Neighborhood Alliance helped his neighborhood to get the City to deny a zoning change that would allow an unneeded, property-value-decreasing storage facility in

his neighborhood. Mr. Gore was kind enough to review the case in our neighborhood and offered input which has been forwarded to the City of Phoenix.

The neighbors of the South Mountain Gateway Residents Association are not asking for this building to be built somewhere else. We are demanding that it be built in a way that does not destroy our homes and property values.

Brian Harvey, a homeowner in my neighborhood, took time out of his busy schedule as a designer, to create a floor plan that includes some basement units, bringing most of the building to only 1 story above ground. This plan would solve the biggest issue still on the table, the destruction of our views and property values.

Accepting the development as it currently stands will be a detriment to our neighborhood and the City of Phoenix. We believe this proposal should be rejected in its entirety.

Aaron Bernard

Safe Storage Z-SP-6-23 - Letter of Opposition

Alberto Rodriguez <2015silver@cox.net>

Tue 3/12/2024 3:26 PM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>;Council District 8 PCC <council.district.8@phoenix.gov>;Mayor Gallego <mayor.gallego@phoenix.gov>;Council District 3 PCC <council.district.3@phoenix.gov>;mmaerowitz@swlaw.com <mmaerowitz@swlaw.com>;support@phxazdistrict3.zendesk.com <support@phxazdistrict3.zendesk.com>

1 attachments (140 KB)

3.12.24 Baseline opposition points.pdf;

Z-SP-6-23 Self Storage - 41st St & Baseline Neighborhood Concerns

- We are able to acknowledge that Snell and Wilmer did meet with the neighbors on two occasions to present their proposed vision for their project.

- The tone of their presentation and in all future negotiations made it quite clear to the residents that this building could be 30' tall by right and if we didn't get on board with their project, something a whole lot worse would be placed there.

- Well, a 2-story warehouse style storage facility cannot be built there by right, no matter what its height. Which is why they are requesting your approval of their special permit application.

- Both the City of Phoenix and the South Mountain Village have approved and implemented their vision for the future character of our neighborhood. This village has indicated that it values the rich agricultural heritage of the area as well as bordering on the nation's largest municipal park. The City of Phoenix has classified Baseline Road as a Scenic Drive.

- Furthermore, the Village embraces modern development that harmonizes with the character of its open spaces and connected neighborhoods. This development falls short of being compatible in scale, design and appearance.

- Since this property is adjacent to, but not included in the Baseline Area Master Plan, the Village has requested that the developer include those recommendations when presenting their proposal. Michael indicated that they did include a sloping roof, some additional landscaping setbacks to the south and the continuation of the multi-use trail in their development. However, the multi-use trail abruptly stops with a retaining wall at the wash on the east side of the property and does nothing to improve bicycle and pedestrian safety along Baseline Road.

- One of the most important requirements of the BAMP is to protect views of both South Mountain and the City for those living on the south side of Baseline Road. This project will block views for neighborhood residents.

- The revised masterplan for the City of Phoenix that is scheduled to be approved by the City Council in April talks about "Planning Equity" which relates to ensuring that urban and regional planning processes and outcomes are fair, just and inclusive, to provide all of us with equal access to resources within our community.

- Connectivity to retail, services, recreation and natural open space is outlined over and over again in the revised plan for our city. This project does nothing to add neighborhood retail, healthy restaurants or healthcare facilities which are the number one challenges for the South Mountain Village.

- Goals setting a strategic path to growth, preservation and investment supports development that enhances neighborhood retail and restaurants while maintaining walking and biking as access to these amenities. This project does not facilitate employment generating uses for our village or promote outdoor recreation like walking, hiking or biking.

- This storage facility will most likely not be accessed by the surrounding neighborhood since most of the properties to the south of are larger lots with the potential of having their own onsite storage, or not be economically viable to the other residents in close proximity.

- We have repeatedly asked the developer to include a few small things that would support the traffic congestion that the residents are currently dealing with. We've asked them to notch a small corner of their building to allow for 41st Street to be widened enough to include a dedicated right turn lane that will greatly improve traffic flow in and out of our neighborhood. We've also requested a deceleration lane leading into their parking area to reduce back up on Baseline. We can see how valuable that has been at the Lins restaurant just to the west of their proposed development.

- Because the access to their property is right in and right out only, there is a very good possibility that people wishing to access their site will first turn into our only neighborhood access point on 41st Street, then either try to make a U-turn or turn around at Highline Lane, further blocking ingress and egress to our neighborhood. Bicyclists along the sidewalk in front of their development will have limited views of cars leaving the neighborhood or those making a quick U-turn to enter the storage facility, furthering the potential for serious or fatal accidents along Baseline Road.

- There is already an overabundance of storage facilities within a three-mile radius of their proposed project, including 2 existing facilities less than a mile to the east. Over time, once a development no longer meets their profit margins, most buildings can be repurposed to better fit the needs of the local community. However, this project with its very defined interior storage units will forever be a storage facility with even the possibility of a vacant storage facility in the future should there no longer be a need for this type of retail.

- We realize that this particular property poses some unique development challenges, but the residents feel that it's better to wait for a more appropriate development that meets the criteria of the City's vision of The Connected Oasis that enhances our neighborhood instead of diminishing its value.

So, in closing, the residents would like you to consider the future of our neighborhood and the South Mountain Village and ask the developer if they have done all they can to ensure that surrounding property values are maintained? Have they improved the lives of the residents in the village with improvements to infrastructure regarding traffic or maintenance of city and mountain views? Will they connect our village with access to jobs, services or arts and culture? Have they taken the connectivity to the environment seriously in order to preserve natural open space, view corridors, or low environmental impact for the future?

Speaking on behalf of the residents, we feel that this is not the best commercial use for this property and wholeheartedly oppose their special permit request.

To learn more about the "Connected Oasis" in the Phoenix General Plan Update, visit

https://www.phoenix.gov/pddsite/Documents/121823_60-Day%20Draft%20PlanPHX%202025%20Update_8.5x11.pdf

Re: SAFStor Building, Z-SP-6-23 OBJECTION

aw50 <aw50@cox.net>
Tue 3/12/2024 4:45 PM
To:Samuel S Rogers <samuel.rogers@phoenix.gov>
Anthony White

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Samuel S Rogers <samuel.rogers@phoenix.gov>
Date: 3/12/24 3:03 PM (GMT-07:00)
To: aw50@cox.net
Subject: Re: SAFStor Building, Z-SP-6-23 OBJECTION

Good afternoon,

Thank you for the letter, can you please provide your name for my records?

Thank you,

Samuel Rogers, AICP
Village Planner II*
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Samuel.Rogers@phoenix.gov
602-534-4010

PLANNING & DEVELOPMENT
PRESERVE
SHAPE
BUILD

From: aw50@cox.net <aw50@cox.net>
Sent: Monday, March 11, 2024 10:07 PM
To: Samuel S Rogers <samuel.rogers@phoenix.gov>
Subject: SAFStor Building, Z-SP-6-23 OBJECTION

Thx,

LETTER FOR SAFStor Building, Z-SP-6-23 **OBJECTION**

As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6-23, I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the building height has destroyed all views from my home to the city lights. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.

In working with our neighbors, SAFStor has made some changes to their original plan. We commend SAFStor on changes to the look of the building and on moving the entry from 41st Street, a residential street, to Baseline Road.

However, our biggest concern, our property value reduction based on the destruction of our views, has not only never been addressed, in changing the entrance of the parking lot, views on an additional street have also been completely blocked.

Right now, there are far too many storage facilities in Phoenix and specifically our area.

Within 1 mile there are zero self storage facilities

Within 3 miles there are 8 self storage facilities

Within 5 miles there are 22 self storage facilities

Link to
Map: https://www.google.com/maps/d/u/3/edit?mid=1H8sjDEli230opXVqCnmzD9H1F0w1MV8&usp=sharing. This map clearly shows there are many storage facilities in the area already.

In addition, most storage units in the area are single story. About 75% to 80% of all storage facilities here in Phoenix build a level as a basement. Yet SAFStor is looking for a 2 story building completely above ground with a profile that will destroy all views for the neighborhood.

City light views are not just a "nice bonus." Our property values include our homes being on view properties. Destroy the views, destroy the values, destroy the income to the City of Phoenix, Maricopa County, and the State of Arizona. Building on this land as the developer has currently proposed will NOT increase revenue in the form of taxes. It will decrease revenue because of lowered property values.

Shane Gore of the Shaw Butte Neighborhood Alliance helped his neighborhood to get the City to deny a zoning change that would allow an unneeded, property-value-decreasing storage facility in his neighborhood. Mr. Gore was kind enough to review the case in our neighborhood and offered input which has been forwarded to the City of Phoenix.

The neighbors of the South Mountain Gateway Residents Association are not asking for this building to be built somewhere else. We are demanding that it be built in a way that does not destroy our homes and property values.

Brian Harvey, a homeowner in my neighborhood, took time out of his busy schedule as a designer, to create a floor plan that includes some basement units, bringing most of the building to only 1 story above ground. This plan would solve the biggest issue still on the table, the destruction of our views and property values.

Accepting the development as it currently stands will be a detriment to our neighborhood and the City of Phoenix. Keeping the building to one story above the ground/above grade by building a basement level allows the development to come in to our neighborhood without destroying our neighborhood.

Storage Facility

Hartman, Chris <chartman@SFGIANTS.com>

Tue 3/12/2024 11:16 AM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>

Subject: Storage Facility

As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6-23, I am NOT in agreement with the proposed site plan as it has been currently presented to us. I have deep concerns with the damage this building will bring to our historic neighborhood.

Specifically, the building height has destroyed all views from my home to the city lights. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.

Our property value reduction based on the destruction of our views, has not been acknowledged or addressed by the development team and Right now, there are already too many storage facilities in Phoenix and specifically our area.

In addition to the views, the site development as is currently proposed adds a further danger to the inflow/outflow of our street as it blocks the sightline to pedestrians and bicycles that currently use the sidewalk traveling against traffic to access canal entrance and bus stop.

In summary, I do not believe this development is a value add to our community and as such I do not support nor want this proposed development.

Sincerely,
Christopher Hartman
7647 South 41st Place
Phoenix, AZ 85042
cmhemail@icloud.com
chartman@sfgiants.com
602-670-9555
Sent from my iPhone

FW: emdist8 - Form Submission- Z-SP-6-23

Council District 8 PCC <council.district.8@phoenix.gov>
Tue 3/12/2024 1:32 PM
To:Samuel S Rogers <samuel.rogers@phoenix.gov>

2 attachments (29 KB)
Storage Facility.eml; emdist8 - Form Submission.eml;

Hi Sam,

Below is another email regarding Z-SP-6-23 and we received 2 more which I have also attached to this email.

Sincerely,

Kalea Moore
Constituent Services Manager
Office of Councilwoman Kesha Hodge Washington
Phoenix City Council District 8
Main Office: 602-262-7493

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Date: Tuesday, March 12, 2024 at 12:32 PM
To: Council District 8 PCC <council.district.8@phoenix.gov>
Subject: emdist8 - Form Submission

FROM : Jesus Diaz

SUBJECT : Proposed Storage Facility (Baseline/41st St)

MESSAGE : Dear Ms Washington,
With regards to the proposed storage facility, while the building height and location will not affect any of our views in Highline Canyon, our neighbors on 41st Street and the next street will be affected as their views will be obstructed or eliminated. Being that an action by the city of Phoenix would be to allow such a structure that is outside the zoning, it probably would open the City to an Inverse Eminent Domaine action by those whose property values are affected. Should the homeowners take such an action and are awarded damages, the cost of these damages are shared by all residents of the city. I am not certain that all members of the planning and zoning or city counsel are aware, but their approval of this project could expose the city to substantial monetary damages.
It is my understanding that the developer has made changes to ingress and egress so that is attained off of Baseline Road instead of 41st street. If that is the case, the only other issue to resolve is the height of the building. I think if the developer would keep it's height to single story, they would resolve most of the issues most homeowners have. This could be accomplished by putting one level below ground instead of building 2 stories. Seems to me that should be a reasonable compromise. Otherwise, I'm sure there will be attorney's salivating over creating an action on behalf of the homeowners most affected.
Inverse eminent domain is a legal concept and cause of action used by property owners when a governmental entity takes an action which damages or decreases the value of private property without

obtaining ownership of the property through the use of eminent domain. Inverse condemnation is initiated by the property owner when the government exacts a taking without following the eminent domain procedures. This is often a land-use dispute in which a property owner challenges development restrictions.
I sure hope this can be resolved to everyone's satisfaction and all can live in harmony as they have over the years. Looking forward to meet you in person some day and look forward to doing so.

Best Regards,
Jesus & Gracie Diaz

Email : jesus.a.diaz@outlook.com

AREA : 480

PHONE : 467-9505

ADDRESS : 8020 S 38th Way

CITY : Phoenix

STATE : AZ

ZIP : 85042

Submission ID: 8b778bf8c19245b6b37e1237abf06170

Form Submission On : 3/12/2024 12:32:44 PM

Referer: https://phoenix.gov/district8/contact-district-8

This is Not Spam - This message is sent on behalf of the City of Phoenix. Please handle appropriately.

SAFStor Building opinion

patricia ragbir <givinaunder@hotmail.com>

Tue 3/19/2024 1:54 PM

To:mmaerowitz@swlaw.com <mmaerowitz@swlaw.com>;Mayor Gallego <mayor.gallego@phoenix.gov>;Council District 8 PCC <council.district.8@phoenix.gov>;PDD South Mountain VPC <southmountainvpc@phoenix.gov>;Samuel S Rogers <samuel.rogers@phoenix.gov>
Cc:dassa2009mama@gmail.com <dassa2009mama@gmail.com>

My name is Patricia Ragbir and I am the owner of 7634 S 41st place Phoenix, Az 85042
As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6_23, I am OPPOSED to this project. After the neighbors and neighborhood representatives met with the developer and attorneys, the developer refuses to address the biggest areas of concern. These concerns impact the beauty, property values, and safety of our neighborhood.

I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the building height has destroyed all views from my home to the city lights, and it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the city of Phoenix and the State of Arizona, who will lose revenue with lowered values.

In working with our neighbors, SAFStor has made some changes to their original plan. We commend SAFStor on changes to the look of the building and on moving with entry with 41st Street, a residential street to Baseline Road.

However, our biggest concern, our property value reduction based on the destruction of our views, has not only never addressed, in changing the entrance of the parking lot, views on an additional street have also been completely blocked. Right now, there are too many storage facilities in Phoenix and specifically our area.

Within 1 mile there are zero self storage facilities

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Link to map:
https://www.google.com/maps/search/storage+unit/@33.3853397,-112.0426803,13z/data=!4m2!2m1!6e6?entry=ttu [google.com]
This ma5p clearly shows there are many storage facilities in the area already.

In addition, most storage units in the area are single story. On average, 85% of storage facilities build a level as a basement. Yet SAFStor in looking for a 2 story building completely above ground with a profile that will destroy all views for the neighborhood.

City light views are not just a “nice bonus.” Our property values include our homes being on view properties. Destroy the views, destroy the values, destroy the income to the City of Phoenix, Maricopa County, and the State of Arizona. Building on this land as the developer has currently proposed will NOT increase revenue in the form of taxes. It will decrease revenue because of lowered property values.

Shane Gore of the Shaw Butte Neighborhood Alliance helped his neighborhood to the City to deny a zoning change that would allow an unneeded property-value-decreasing storage facility in his neighborhood.

Mr. Gore was kind enough to review the case in our neighborhood and offered input which has been forwarded to the City of Phoenix.
The neighbors of the South Mountain Gateway Residents Association are not asking for this building to be built somewhere else. We are demanding that it be built in a way that does not destroy our homes and property values.

Brian Harvey, a homeowner in my neighborhood, took time out of his busy schedule as a designer, to create a floor plan that includes some basement units, bringing most the building to only 1 story above ground. This plan would solve the biggest issue still on the table, the destruction of our views and property values.

Accepting the development as it currently stands will be a detriment to our neighborhood and the City of Phoenix. We believe this proposal should be rejected in its entirety.

Sincerely Patricia Ragbir

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-SP-6-23-8
INFORMATION ONLY

Date of VPC Meeting	March 12, 2024
Request From	C-2
Request To	C-2 SP
Proposal	Self-service storage warehouse and underlying C-2 uses
Location	Southeast corner of 41st Street and Baseline Road

VPC DISCUSSION:

Committee Members Fatima Muhammad Roque and George Brooks joined the meeting during this item bringing quorum to nine members (nine needed for a quorum).

27 members of the public registered to speak in opposition to this item, 16 members of the public registered in opposition but did not wish to speak, and one member of the public registered to speak in favor of this item. Seven members of the public donated their time to Brian Harvey and three members of the public donated their time to Alberto Rodriguez.

APPLICANT PRESENTATION

Mike Maerowitz, representing the applicant with Snell & Wilmer, LLP, presented the proposal, outreach, subject site location, examples of by-right uses allowed in the C-2 zoning district, C-2 development standards, benefits of self-storage, and changes to the proposal based on community feedback.

PUBLIC COMMENT

Darcy Thomas stated that she supports the project and stated the self-storage does not produce much traffic.

Cynthia Standage-Beyer asked if the VPC had quorum. **Chair Trent Marchuk** explained that the VPC needs one more member to reach quorum and stated that he is hopeful another member will make it to the meeting.

Paul Sapio stated that he is opposed to the project, stated the neighborhood deals with other uses, stated that the Baseline Corridor is nice but ends at 40th Street, stated concerns about traffic, and stated that a child recently died on Baseline Road.

Bill McPeters stated that he is opposed to the project, stated that the project does not provided benefits to the community, echoed Paul Sapio's concerns about traffic safety and the recent fatality, stated that there was an accident at 41st and Baseline earlier that day, stated that Baseline Road has no traffic control at the intersection, stated people will have to do U-Turns to access the property, stated that a nearby café built a deceleration lane, stated that turning left onto Baseline Road is dangerous, that the proposal does not address the dangerous left turns, and that the proposal makes turning onto Baseline Road more dangerous.

Luis Enriquez stated that he is opposed to the project, stated he has been in area since 1947, stated Baseline used to be two lanes and flowers, groves, farmland, and citrus, explained he purchased a home in South Phoenix and stayed, explained that he bought one of the first homes in the area, explained that District 8 has turned into beautiful place, stated that District 8 used to be the a ghetto and where all the dumps were placed, stated that the area has maintained the country architecture of homes, stated that there will be four self-storage facilities in the area, and stated that another self-storage facility is not needed.

Brian Harvey introduced himself, explained that he has 30 years of architectural design, stated that he was asked by neighbors to speak about architecture, stated that progress has been made on the refining the proposal's traffic, safety, and design, but explained that the preservation of view corridors had not been addressed, stated that the proposal is massively out of scale, stated that the building positioning creates safety risks, stated that the architecture does not reflect the history of area, stated that the alternative designs from the community have been dismissed by the applicant team without consideration, stated that he is in opposition to the project until the preservation of view corridors is addressed, stated it feels like a large business rather than a local business, and stated that other C-2 uses would offer the community amenities.

Laurie Pheil stated appreciation that the applicant team had met with her three times, stated the applicant team's tone in the meetings was always that things could be worse if a by-right development comes to build, stated that the self-storage use is not allowed to be 30 feet tall by-right, stated that building's scale is not compatible with the neighborhood, stated that the VPC requested incorporation of the Baseline Area Overlay District (BAOD) and Mixed-Use Agricultural District design elements, stated that the proposed Multi-Use Trail abruptly stops when it hits the wash, stated that the proposal does not preserve view corridors like the BAOD requires, stated that Brian Harvey produced drawings to build a basement while lowering the height, stated that the applicant team has not given up any square footage of space since the initial presentation, stated that City of Phoenix General Plan includes planning equity policies, and stated that residents purchased properties with the belief that the BAOD would protect property values and enhance the area.

Catherine Napoli explained that she has been a resident in the area since 1997, stated that residents were told by the developer that the community should accept the proposal

because the elevations had been updated and the ingress/egress had been moved to Baseline Road, stated that the building's proposed location will limit sight view triangles when people are trying to turn onto Baseline Road, stated a U-turn will be required to go westbound out of the development, stated that the development team refuses to bring the height down, and stated that the development will create a potentially deadly scenario.

Alberto Rodriguez explained his history in the area and background, stated that he is opposed to the project, stated that other uses would support the Connect Oasis General Plan Core Value, stated that the Circle K across Baseline is the only retail use that the school to the north has access to, stated that an amenity that students could use would be beneficial, stated that a proper crossing at 40th Street is needed, stated a need to slow down traffic on Baseline Road, stated that self-storage will only employ two or three people, echoed concerns about recent traffic accidents, and stated that the development will make things more dangerous.

Julia Taggart explained that she had been through the same process in Sunnyslope, stated that a HAWK costs $250,000 and requires a six month survey, stated that self-storage did not help the community in Sunnyslope, stated that her community had been dealing with traffic safety issues, stated that Cave Creek Road was approved for a HAWK but it will not be built for 10 years, stated that law suits will happen, and encouraged the community to attend the Planning Commission and City Council hearings on the case.

Chair Marchuk stated that there had been some confusion on the role of the VPC and asked staff to explain who the VPC members are and what they do. **Mr. Rogers** explained that the VPC is voluntary committee made up of residents and workers in South Mountain that are meant to represent the needs and wants of the South Mountain community.

Brian Harvey explained some proposed design changes he had developed to provide a more compatible and safer development, explained that 1/3 of the building could be a basement and explained that he had sought out a quote for excavation, stated that building setbacks will improve the design, stated that he had won a Tempe beautification award on industrial building, stated that the development team had given up zero square footage, stated that the development team needs to consider moving somewhere else or changing the design massing, stated that when the building comes in a whole block will have views blocked, and stated that the out-of-state developer is unwilling to modify the design.

Shane Gore asked how the development will comply with the South Mountain Village Character Plan and the General Plan, asked about the envisioned benefits for the community, and stated that the top self-storage companies each made approximately 4 billion in profit and can afford to build a HAWK.

Patrick McGrorty stated he has been in the area since 2005, stated that the building is out of character with the area, stated that the building should be one story, stated that other C-2 uses would generally be one story, stated that he lives just south of the subject site, stated the project will block his views and inhibit him from sitting with his daughter to watch planes land, and stated that the notched building elevation is the least he is willing to compromise on.

APPLICANT RESPONSE

Mr. Maerowitz stated that in his experience you cannot please everyone, stated that what is important is to invite the neighbors into the discussion, and stated that the proposed self-storage use is low traffic generating use. Mr. Maerowitz explained that, in response to community concerns, the development team had altered the proposal by moving the ingress/egress to Baseline Road, spoke to the Street Transportation Department to help with the timing of the intersection, changed the proposed building materials and colors, changed the rooflines, and changed the landscaping. Mr. Maerowitz explained that community outreach process is a negotiation, stated that everyone needs to be reasonable, and stated that building a basement is not a reasonable request because it is cost prohibitive. Mr. Maerowitz explained that self-storage uses can benefit communities by providing extra space for storage, stated it is a low traffic generating use, stated that there are no back-of-house functions that are disruptive, stated that the proposal will provide certainty for the property, and explained that the development team is planning to come back with a proposal that shows a dedicated turn lane.

QUESTIONS FROM THE COMMITTEE

Committee Member Fatima Muhammad Roque asked for more information on the traffic analysis conducted for this project and how many units are proposed. **Mr. Maerowitz** explained that the applicant team had investigated the peak trip generation and stated that during weekdays there will be approximately nine trips and on weekends there will be approximately 20 trips, explained that the applicant team had worked with the Street Transportation Department to fix the traffic light timing, explained that the proposal is for 726 units, and explained that units are smaller interior units.

Committee Member Kay Shepard stated concerns about the building's aesthetics. **Mr. Maerowitz** stated that the development team aims to create the most attractive self-storage building possible and clarified that although the subject site is not within the BAOD, the proposal has incorporated BOAD design elements such as the inclusion of wood, stone veneer, and sloping roofs. Committee Member Shepard stated that the design project aligns with a parking garage, stated that just because the proposal is more attractive that most self-storage uses does not mean the proposal is desirable, and stated that the development will block views. Mr. Maerowitz explained that the building is lower than the maximum height allowed and stated that the City of Phoenix says that view corridors are not protected.

Committee Member Darlene Jackson questioned the use of words like "give", brought attention to the history of South Phoenix, highlighted issues such as drugs, crime, and family member deaths, emphasized the importance of community engagement, stated that community outreach should be engaging rather than telling, stated disappointment in not seeing the humanity in the project, stated the need to connect with the community, stated that suggestions are not being considered, questioned whether the project is useful for the community, and expressed a desire to hear more about the human side of the project. **Mr. Maerowitz** stated that he hopes it does not to sound like the development team are brushing off the community, mentioned significant changes made in response to community feedback, particularly regarding traffic, design, and landscaping, explained that the proposed building aligns with what is expected to be seen in Baseline areas, and highlighted the human side of the project, mentioning that four units would be reserved free of charge for the community.

Committee Member Lee Coleman inquired about the zoning that allows self-storage by right. **Mr. Rogers** responded that self-storage facilities are allowed in C-3 and above zoning districts.

Committee Member Tremikus Muhammad asked why the company wasn't considering the alternatives the neighborhood has offered. **Mr. Maerowitz** explained that that the team made a lot of requested changes, emphasized the need for reasonable requests, mentioned that they looked into building a basement, but it was cost-prohibitive, and discussed dedicated right-in/right-out options to move traffic off of 41st Street. Committee Member Muhammad asked if it is reasonable for the community to accept a drop in property value. Mr. Maerowitz explained that being adjacent to a vacant C-2 property negatively impacts home values and stated that the proposal for self-storage will improve values by removing the possibility of a use that includes loading and other nuisances.

Committee Member Greg Brownell emphasized the importance of the community standing firm against threats of "something worse," highlighted the community's courage in risking something else rather than approving something they do not like, and stressed the importance of not being afraid of something unknown.

Vice Chair Arthur Greathouse III asked about the context behind the building's height being lower than 30ft. **Mr. Maerowitz** explained that a higher building wouldn't be a huge benefit and wouldn't impact views unnecessarily, while still being economically sound.

Committee Member Muhammad Roque asked about the number of jobs and rental rates and stated that four out of 726 units had been allocated to the community.

Mr. Maerowitz provided details on employment opportunities, rental rates, and community units and explained that four units will be reserved for the community

because Safestor will continue to own the property and wants to provide benefits for the community. Committee Member Muhammad Roque asked about the standard occupancy. **Christopher Russ**, with the applicant team, stated that the development is expected to be 90% leased within two years. Committee Member Muhammad Roque clarified that the vacancy rate would be around 10% and stated the four units reserved for the community is much less than 10%.

Committee Member Coleman asked about due diligence in site selection and asked why a C-3 site wasn't found. **Mr. Maerowitz** explained that if a suitable C-3 zoned property were available, the applicant team would pursue it, and stated the benefits of the site being next to residences. Committee Member Coleman stated that there are C-3 zoned sites all over South Mountain.

Committee Member Brownell questioned the philosophy of picking a site with opposition rather than settling for a site zoned C-3 and questioned the logic that the self-storage use will be good for a neighborhood that opposes it. **Mr. Maerowitz** stated that it is important that self-storage is close to residences and discussed the benefits of the Special Permit process in showcasing the development to the community.

Committee Member Jackson summarized the discussion, emphasized the economic benefits of further investing in the community, asked why they had not taken the hit and invested in the community, and stated she believes the community is worth more than just four units.

Committee Member Coleman commented on the need for the product but not in the specific area and suggested that locating near a multifamily development would be more beneficial than near an established single-family residential community.

Dr. Brooks asked for clarification that no decisions were to be made at the meeting. **Chair Marchuk** stated that the meeting is for informational purposes only, emphasized the importance of hearing the community and VPC perspectives, stated that more than 36 comment cards had been received, summarized various responsibilities outlined in the Village Handbook, encouraged residents to not be afraid of the unknown, stated residents should understand the risk, stated that the VPC are representatives of the community, and stated that the process has multiple steps.

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-SP-6-23-8

Date of VPC Meeting	April 9, 2024
Request From	C-2
Request To	C-2 SP
Proposal	Self-service storage warehouse and underlying C-2 uses
Location	Southeast corner of 41st Street and Baseline Road
VPC Recommendation	Denial
VPC Vote	10-0-1

VPC DISCUSSION:

50 members of the public registered to speak in opposition to this item, five members of the public registered in opposition but did not wish to speak, two members of the public registered to speak in favor of this item, and one member of the public registered in favor but did not wish to speak. Seven members of the public donated their time to Brian Harvey and three members of the public donated their time to Alberto Rodriguez.

STAFF PRESENTATION

Samuel Rogers, staff, presented the request, the location of the subject site, the surrounding context, the General Plan Land Use Map designation, the site plan, proposed elevations, the staff recommendation, the staff findings, and concluded by presenting the proposed stipulations.

Mike Maerowitz, representing the applicant with Snell & Wilmer, LLP, requested a continuance to provided time to prepare plans that address community concerns.

Chair Trent Marchuk stated that in order to consider the continuance request there is a need to consider the appropriateness of the proposed use. **Mr. Maerowitz** explained that a development's impact on a neighborhood is a function of the design, clarified the difference between requesting a Special Permit and a C-3 designation, and stated that one purpose of the Special Permit process is to address community design concerns.

Committee Member Greg Brownell stated that the request for the continuance needs to be addressed before discussing the case. **Chair Marchuk** asked staff for clarification on the process. **Mr. Rogers** stated that discussion of the land use is germane to the continuance request. Chair Marchuk stated that the committee should discuss the land use and continuance request.

Committee Member Kay Shepard stated that if the motion to continue fails the VPC will hear the presentation and make a recommendation on the case. **Committee Member Emma Viera** stated that it is important to consider the case's issues today out of respect to the people attending the meeting. Chair Marchuk stated that if the land use is not acceptable it is not necessary for the applicant to revise their plans.

Chair Marchuk discussed public comment, asked the community members to raise their hands if they wanted to deny the continuance request, and stated the community wants to deny the continuance request.

MOTION
Committee Member Kay Shepard made a motion to deny the continuance of Z-SP-6-23-8. **Committee Member Emma Viera** seconded the motion.

VOTE
5-6, motion to deny the continuance of Z-SP-6-23-8 failed with Committee Members Brooks, Shepard, Smith, Viera, Marchuk in favor and Committee Members Brownell, F. Daniels, T. Daniels, Falcon, Jackson, and Greathouse opposed.

APPLICANT PRESENTATION
Mike Maerowitz, representing the applicant with Snell & Wilmer, LLP, presented the proposal, outreach, subject site location, examples of by-right uses allowed in the C-2 zoning district, C-2 development standards, benefits of self-storage, and changes to the proposal based on community feedback.

PUBLIC COMMENT
Darcy Thomas expressed her support for the project, stated that the project had been improved through negotiation with the neighborhood, stated that the project would be the best look large box retail store in the neighborhood, emphasized the importance of quiet uses and expressed a preference for a lower building, and stated that some neighbors support the project, but explained she had difficulty in rallying them to attend the meeting.

Brian Harvey shared his recent interactions with the community, highlighting discussions at a budget committee meeting where advocates for marginalized voices were heartening. Mr. Harvey questioned the benefits of a C-3 use for the community and raised concerns about the proposed design, likening it to a massive industrial warehouse. Mr. Harvey also discussed alternative design proposals and the importance of considering design aspects such as view corridors and stepped design.

Laurie Pheil provided a summary of work with the development team, stated most residents do not want self-storage, stated that the neighborhood was told that building a basement was not financially viable, but now a basement is proposed, stated that self-

storage will always be a warehouse type building and the neighborhood prefers a commercial development, and stated it is better to wait for something more appropriate.

Cynthia Standage-Beyer stated that she sat through two hearing on this case, stated that she used to serve on the VPC, and expressed concerns about the project's alignment with long-range planning goals.

Catherine Napoli stated that the proposal will be the 12th self-storage use in the area, stated that self-storage is an inappropriate use for this site, stated the proposal does not align with the South Mountain Character Plan, raised safety concerns, stated that the Village needs neighborhood retail, and asked VPC members to recommend denial.

Shane Gore criticized the project's design, stated that land is the Village's most valuable resource, and stated that the applicant team cannot get the design right because the use is not appropriate for the subject site.

Mike Davis raised concerns about parking requirements, noting the need for a variance and the additional parking spaces storage units would necessitate.

Bill McPeters expressed concerns about access to Baseline Road and the potential impact of a large warehouse on property values and the neighborhood's aesthetic.

Carmen Rodriguez, explained her experience working in HR at a jail, likened the project's design to a jail, and urged against its approval.

APPLICANT RESPONSE

Mr. Maerowitz emphasized the importance of community dialogue in zoning cases, stated that the applicant has addressed all concerns raised by neighbors prior to the meeting, highlighted alternative uses for the site would result in higher traffic volumes, stated that the applicant team moved access onto Baseline Road and proposed dedicated turn lanes on 41st Street in response to community concerns, stated that the applicant team had added materials and updated the design in response to community concerns, and highlighted the shifting perspectives on design and land use, noting that despite efforts to address concerns, some community members now express opposition to the proposed use. Mr. Maerowitz clarified that if the application is approved, the specific proposal would be the only permitted project and highlighted community benefits in landscaping, design, and traffic management that would accompany the project.

QUESTIONS FROM THE COMMITTEE

Chair Marchuk noted the substantial opposition with 56 cards against and only two in support.

Committee Member Tamala Daniels stated that the distributed map shows other C-2 and C-3 zoned properties and stated that it is disappointing to hear that other communities deserve this use. **Ms. Pheil** explained that many of the listed sites already host industrial and multifamily properties, making them more appropriate for storage facilities. Committee Member T. Daniels emphasized the importance of considering the entire village and avoiding the implication that some areas are less valuable.

Committee Member Emma Viera stated that she is in opposition to the development because it lacks service to the community.

Committee Member Shelly Smith inquired about the variance on parking requirements. **Mr. Maerowitz** explained that the Phoenix's parking ratio system is based on the number of units, stated that the proposal includes very small units, and explained that the development will not need total number of required parking spaces.

Committee Member Darlene Jackson urged unity among the community and reiterated the need to focus on the request.

Committee Member Greg Brownell stated that the project should go on a C-3 zoned property and stated that there are a lot of appropriate places in the Village for the proposed use.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION
Committee Member Greg Brownell made a motion to recommend denial of Z-SP-6-23-8. **Committee Member Kay Shepard** seconded the motion.

VOTE
10-0-1, motion to recommend denial of Z-SP-6-23-8 passed with Brooks, Brownell, F. Daniels, T. Daniels, Falcon, Jackson, Shepard, Smith, Viera, and Greathouse in favor and Chair Marchuk abstained.

Chair Marchuk explained that he abstained because there was not tie to break.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

ATTACHMENT D

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** May 1, 2024

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 7 (Z-SP-6-23-8) – SOUTHEAST CORNER OF 41ST STREET AND BASELINE ROAD

The purpose of this is memo is to update a stipulation to reference updated elevations submitted by the applicant on April 26, 2024, and to convey additional updated plans and correspondence that has been received regarding this rezoning request.

Rezoning Case No. Z-SP-6-23-8 is a request to rezone 3.84 acres located at the southeast corner of 41st Street and Baseline Road from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow a self-service storage facility and underlying C-2 uses.

The South Mountain VPC heard this request on April 9, 2024, and recommended denial by a vote of 10-0-1.

Staff recommends updating Stipulation No. 1, regarding general conformance to the elevations, to reference the updated elevations date stamped April 26, 2024.

Enclosed with this memo are updated plans submitted by the applicant, a letter of support, and a petition and letters of opposition received after the publication of the Staff Report. The letters cite concerns with the proposed use, height, limited job creation, building design, property values, crime, number of self-storage uses in already in the area, obstruction of view corridors, compatibility with the surrounding area, and the proposal's misalignment with the South Mountain Character Plan and the City of Phoenix General Plan.

The updated plans submitted by the applicant reflect changes made based on community input. Updates include the following:

- Notched building design at the northwest corner of the site to improve site view triangles;
- The center of the building was reduced to one story to preserve view corridors (a basement is proposed to keep the unit count the same);
- Additional architectural variation and building materials; and
- Modification of the roof line.

Staff recommends approval, per the modified stipulations in **bold** font below:

1. The development shall be in general conformance with the elevations date stamped ~~March 15, 2024~~ **APRIL 26, 2024**, as approved by the Planning and Development Department.

2. 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.

3. A minimum of one green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

4. A minimum of 10% of the required parking spaces shall be EV capable.

5. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department

6. Four bicycle spaces shall be provided on the site through Inverted U and/or artistic racks located near the building entrances or in a secure location inside the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

7. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

8. 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% shade, as approved by Planning and Development Department.

9. All public and private pedestrian pathways including sidewalks shall be shaded to a minimum 75%, as approved by the Planning and Development Department.

10. In addition to the landscape materials listed in the Baseline Area Master Plan Plant List, Cercidium Hybrid (Desert Museum Palo Verde), Quercus Virginiana (Live Oak), and Pistacia X 'Red-Push (Red Push Pistache), may be permitted as approved by Planning and Development Department and shall be utilized, as approved or modified by the Planning and Development Department.

11. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.

13. The developer shall dedicate right-of-way and construct a bus stop pad on eastbound Baseline Road. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from 41st Street according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide minimum 50% shade coverage to bus stop pad.

14. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Baseline 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 or modified by the Planning and Development Department.

15. A minimum 70-feet of right-of-way shall be dedicated for the south half of Baseline Road, adjacent to the development.

16. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 8-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved or modified by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings.

    b. Drought tolerant vegetation to achieve a minimum of 75 percent live coverage.

    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.

17. A minimum 5-foot-wide sidewalk shall be constructed on the north side of Highline Lane, adjacent to the development.

18. A minimum 5-foot-wide sidewalk shall be constructed on the east side of 41st Street, adjacent to the development.

19. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 42nd Place, adjacent to the development.

20. Existing streetscape beginning at back of curb and median islands shall be replenished with the approved landscaping and trees along Baseline Road, as approved by the Planning and Development Department.

21. All streets within and adjacent to the development shall be constructed 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. 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.

23. 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.

24. 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.

25. Prior to final 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.

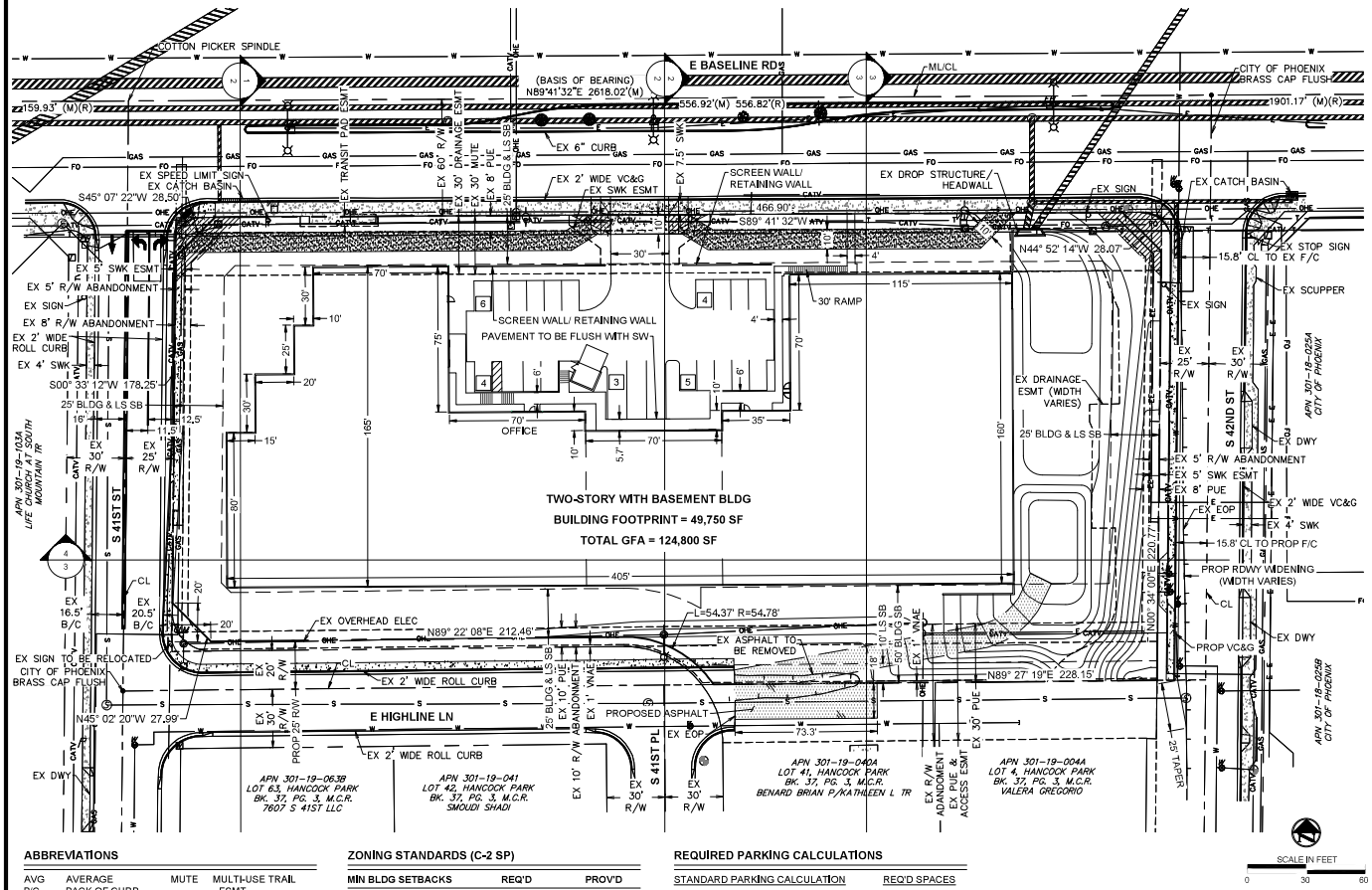
Attachments

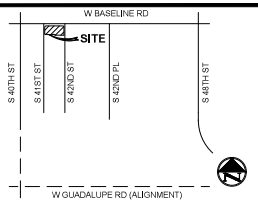
Conceptual Site Plan date stamped April 26, 2024 (3 pages)
Conceptual Landscape Plan date stamped April 26, 2024 (2 pages)
Conceptual Building Elevations date stamped April 26, 2024 (2 pages)
Conceptual Rendering date stamped April 26, 2024 (2 pages)
Correspondence (143 pages)

CONCEPTUAL SITE PLAN FOR

SAFStor SELF-STORAGE

4125 E BASELINE RD
PHOENIX, AZ 85042
A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.





VICINITY MAP

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E. MISSOURI AVE, SUITE 420
PHOENIX, ARIZONA 85012

CONTACT: SCOTT KROUS
PHONE: (602) 297-8732
EMAIL: SKROUS@TERRASCAPE.US

ARCHITECT

ARCO DESIGN/BUILD
2100 S TYRON ST, SUITE 205
CHARLOTTE, NC

CONTACT: JOSH WARKENTINE
PHONE: (770) 508-3952
EMAIL: JWARKENTINE@ARCODB.COM

DEVELOPER / APPLICANT

SAFStor REAL ESTATE CO., LLC
444 SEABREEZE BLVD, STE 840
BEACH, FL 32118

CONTACT: CHRIS RUSS, P.E.
PHONE: (704) 578-3161
EMAIL: CHRIS.RUSS@SAFSTOR.COM

PROPERTY OWNER

HIGHLINE INVESTMENT, LLC
4111 N 39TH ST
PHOENIX, AZ 85018

LANDSCAPE ARCHITECT

SCAPEGOAT DESIGN STUDIO
645 E MISSOURI AVE, SUITE 420
PHOENIX, AZ 85016

CONTACT: STEVE VOORHEES, RLA
PHONE: (480) 454-8015
EMAIL: SVOORHEES@SCAPEGOATDS.COM

SITE DATA

JURISDICTION:	CITY OF PHOENIX
ADDRESS:	4125 E BASELINE RD PHOENIX, AZ 85042
APN#:	301-19-108
EXISTING ZONING:	C-2
EXISTING LAND USE:	VACANT
PROPOSED ZONING:	C-2 SP
PROPOSED LAND USE:	COMMERCIAL
NET AREA:	2.65 AC (115,386 SF)
GROSS AREA (TO CL):	3.86 AC (168,124 SF)

LEGEND

PROPERTY LINE
BOUNDARY LINE
CENTERLINE
SETBACK
EASEMENT
SCREENWALL
ADA ACCESSIBLE ROUTE
NUMBER OF PARKING STALLS PER ROW (X)
EXISTING FIRE HYDRANT
CONCRETE
DECOMPOSED GRANITE
ASPHALT

ABBREVIATIONS

AVG	AVERAGE	MUTE	MULTI-USE TRAIL ESMT
B/C	BACK OF CURB	PUE	PUBLIC UTILITY ESMT
BLDG	BUILDING	PROP	PROPOSED
BOT	BOTTOM	PROV'D	PROVIDED
CB	CATCH BASIN	REQ'D	REQUIRED
CL	CENTERLINE	RDWY	ROADWAY
COMM	COMMUNICATION	R/W	RIGHT-OF-WAY
CONC	CONCRETE	SB	SETBACK
COP	CITY OF PHOENIX	SD	STORM DRAIN
DWY	DRIVEWAY	SF	SQUARE FEET
ELEC	ELECTRIC	SP	SPECIAL PERMIT
EOP	EDGE OF PERMIT	SS	SANITARY SEWER
ESMT	EASEMENT	SWK	SIDEWALK
EX	EXISTING	SVT	SIGHT VISIBILITY TRIANGLE
F/C	FACE OF CURB	TYP	TYPICAL
FH	FIRE HYDRANT	UN	UNIT
GFA	GROSS FLOOR AREA	VC&G	VERTICAL CURB & GUTTER
IRR	IRRIGATION		
LS	LANDSCAPE		
ML	MONUMENT LINE		

ZONING STANDARDS (C-2 SP)

MIN BLDG SETBACKS	REQ'D	PROV'D
ADJACENT STREET	25' AVG	25'
ADJACENT SINGLE-FAMILY	50'	50'
MIN LS SETBACKS		
ADJACENT STREET	25' AVG	25'
ADJACENT SINGLE-FAMILY	10'	10'
MAX BLDG HEIGHT	30' (2 STORIES)	30' (2 STORIES)
LOT COVERAGE	50%	45.5%

LOADING REQUIREMENTS

REQUIRED NUMBER OF LOADING SPACES IS BASED OFF TOTAL GROSS FLOOR AREA PER TABLE A, SECTION 702.H.1.a OF THE CITY OF PHOENIX ZONING CODE.

LOADING SUMMARY	REQ'D	PROV'D
105,000 GFA	3	3

REQUIRED PARKING CALCULATIONS

STANDARD PARKING CALCULATION	REQ'D SPACES
895 STORAGE UN (1 SPACE/35 UN)	26
900 SF OFFICE SPACE (1 SPACE/ 300 SF)	3
ADA PARKING CALCULATION	REQ'D SPACES
STANDARD (26 TO 50 TOTAL SPACES*)	2
TOTAL REQUIRED PARKING	29

* NUMBER OF ACCESSIBLE PARKING SPACES PER TABLE 1, SECTION 702.G.1.c PER CITY OF PHOENIX ZONING CODE

PROVIDED PARKING CALCULATIONS

PROVIDED PARKING CALCULATION	PROV'D SPACES
STANDARD VEHICLE PARKING (9'X18'*)	18
ADA PARKING (11'X18' W/ 5' AISLE*)	1
TOTAL PROVIDED PARKING	19**

* TOTAL STALL LENGTH OF 18' INCLUDES A 2.5' OVERHANG FROM THE F/C

** A PARKING VARIANCE WILL BE REQUIRED TO MEET PARKING REQUIREMENTS AS OUTLINED IN SECTION 702(C) OF THE CITY OF PHOENIX ZONING CODE.

CITY OF PHOENIX
APR 26 2024
Planning & Development Department

consulting Terrascape civil engineering • surveying • urban planning
445 East Missouri Ave., Suite 420, Phoenix, Arizona 85012
P (602.297.8732) • hello@terrascape.us • terrascapeconsulting.com

SAFStor SELF-STORAGE
4125 E BASELINE RD
PHOENIX, AZ 85042

CONCEPTUAL SITE PLAN

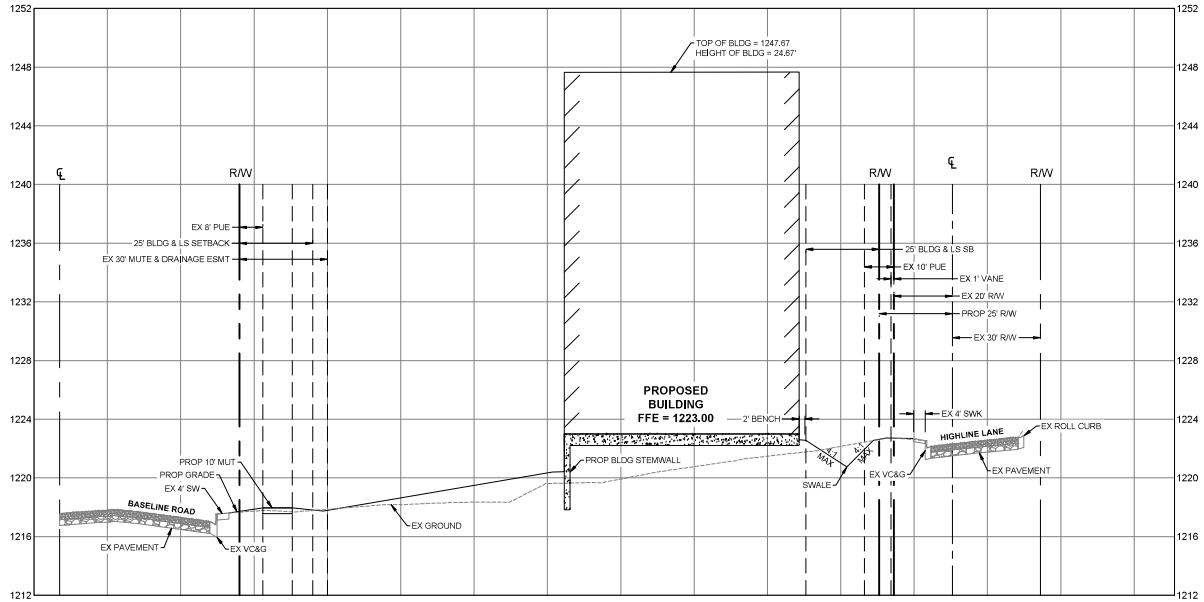
SAFSTOR
444 SEABREEZE BLVD, STE 840,
BEACH, FL 32118

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or Click Arizona811.com

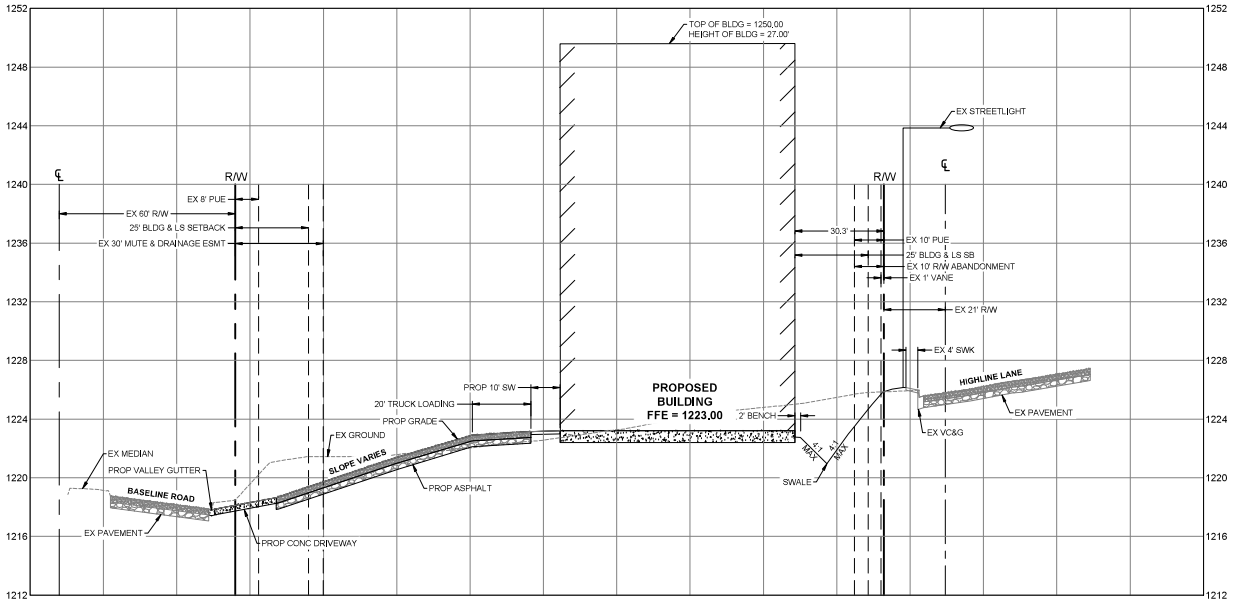
DATE	DESCRIPTION
08/22/2023	1ST ZONING SUBMITTAL
01/18/2024	2ND ZONING SUBMITTAL
03/04/2024	3RD ZONING SUBMITTAL
04/05/2024	VERSION 2

CHECKED BY: SAK
DRAWN BY: ICB

TITLE: CONCEPTUAL SITE PLAN
SHEET No. 1 of 3
PROJECT No. 1515



SECTION 1
H SCALE 1"=20' V SCALE 1"=4' V



SECTION 2
H SCALE 1"=20' V SCALE 1"=4' V

CITY OF PHOENIX
APR 26 2024
Planning & Development Department

consulting
Terrascape
civil engineering • surveying • urban planning
445 East Missouri Ave., Suite 450, Phoenix, Arizona 85012
P:(602.297.8752 • hello@terrascape.us • terrascapeconsulting.com

SAFStor
SELF-STORAGE
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PHOENIX, AZ 85042

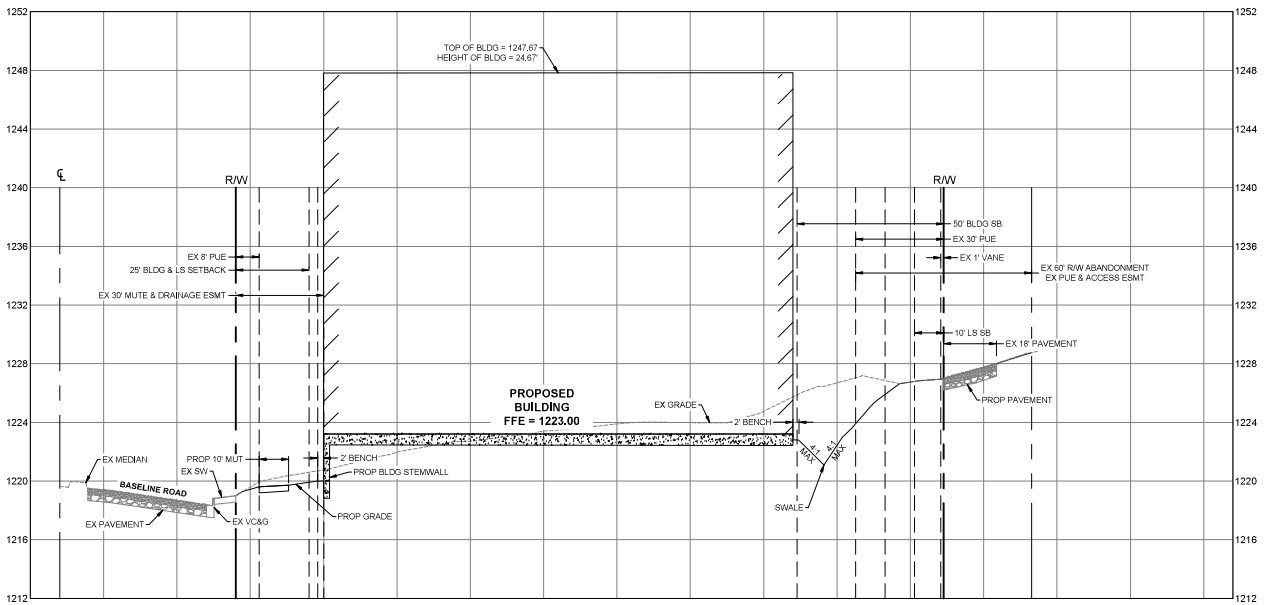
CONCEPTUAL SITE PLAN

SAFSTOR
444 SEABREEZE BLVD,
STE 840,
BEACH, FL 32118

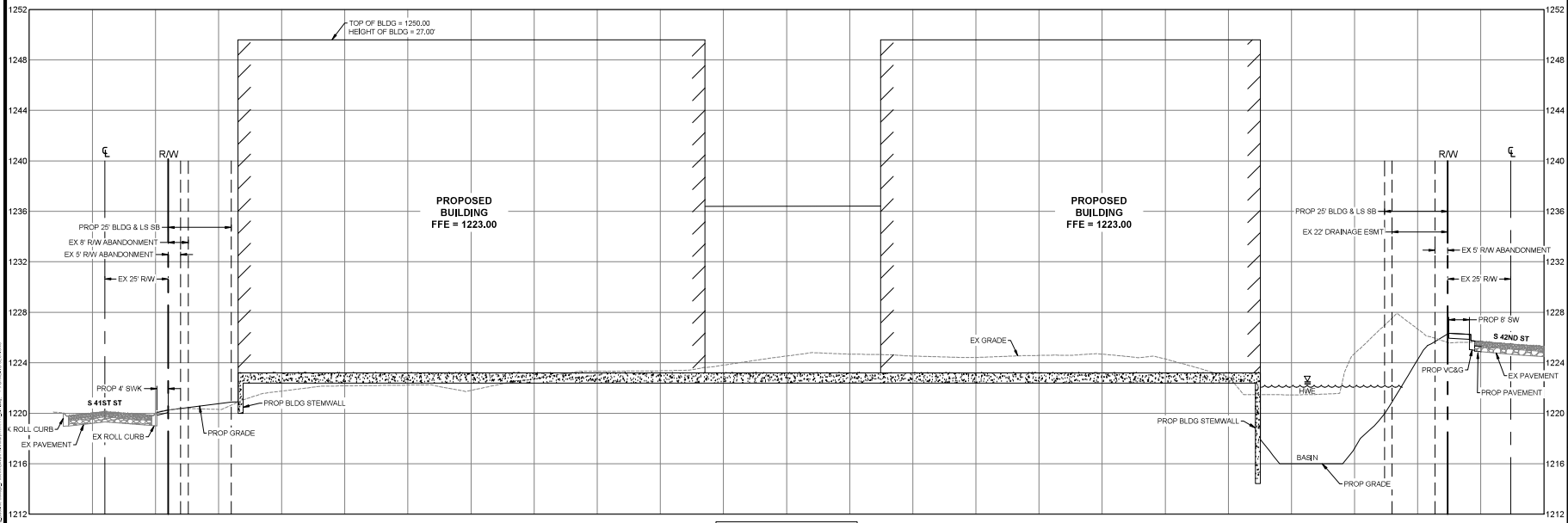
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DATE	DESCRIPTION
08/22/2023	1ST ZONING SUBMITTAL
01/18/2024	2ND ZONING SUBMITTAL
03/04/2024	3RD ZONING SUBMITTAL
04/05/2024	VERSION 2

CHECKED BY: SAK
DRAWN BY: ICB
TITLE: CONCEPTUAL SITE PLAN
SHEET No. 2 of 3
PROJECT No. 1515



SECTION 3
H SCALE 1"=20' V SCALE 1"=4' V



SECTION 4
H SCALE 1"=20' V SCALE 1"=4' V

consulting
Terrascape
civil engineering • surveying • urban planning
445 East Missouri Ave., Suite 450, Phoenix, Arizona 85012
P:(602.297.5725 • hello@terrascape.us • terrascapeconsulting.com

CITY OF PHOENIX
APR 26 2024
Planning & Development Department

SAFStor SELF-STORAGE
4125 E BASELINE RD
PHOENIX, AZ 85042

CONCEPTUAL SITE PLAN

SAFSTOR
444 SEABREEZE BLVD,
STE 840,
BEACH, FL 32118

Contact Arizona 811 at least two full working days before you begin excavation
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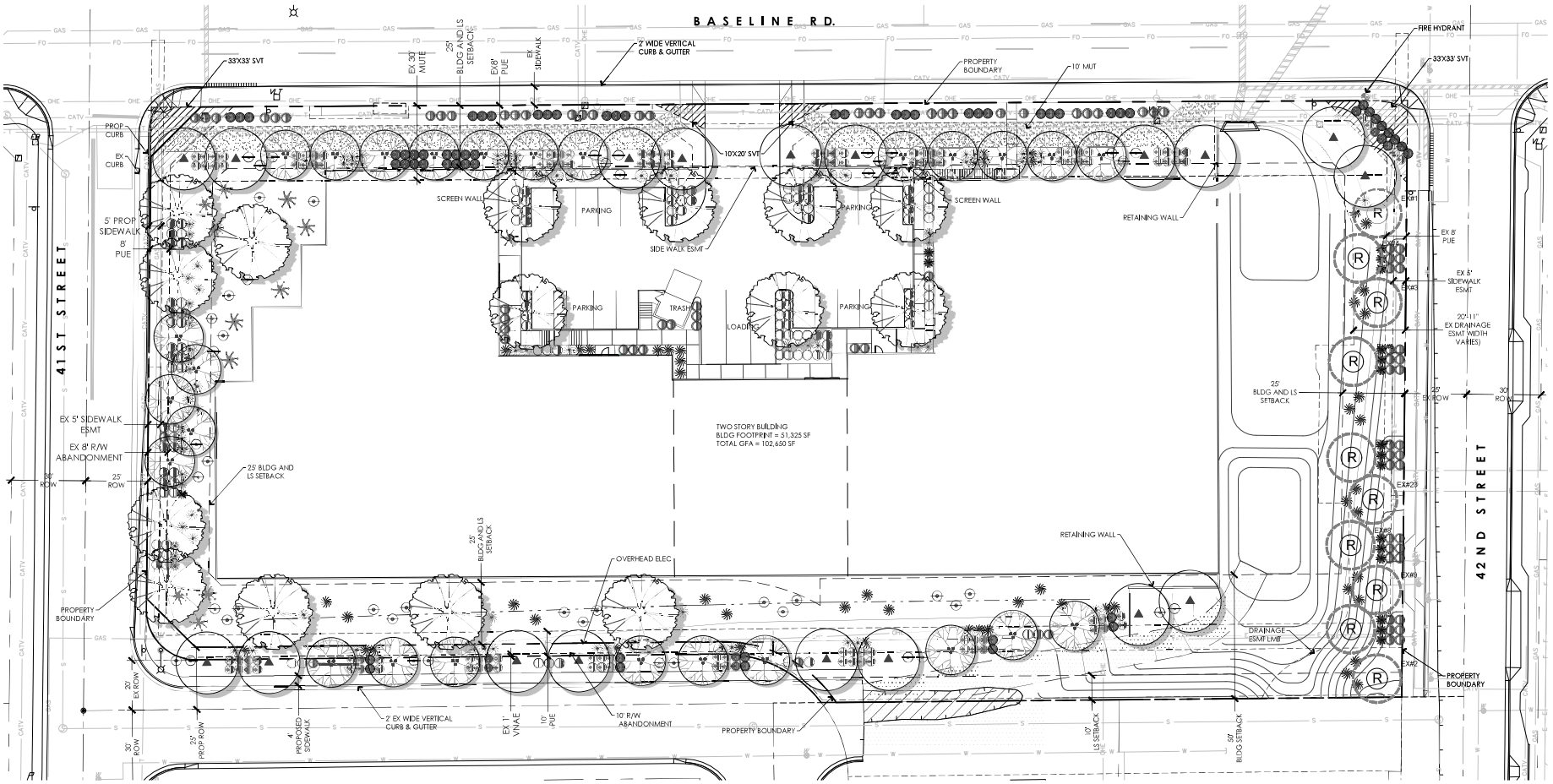
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08/22/2023	1ST ZONING SUBMITTAL
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03/04/2024	3RD ZONING SUBMITTAL
04/05/2024	VERSION 2

CHECKED BY: SAK
DRAWN BY: ICB

TITLE:
CONCEPTUAL SITE PLAN

SHEET No.
3 of 3

PROJECT No.
1515



TREE PLAN

SCALE 1" = 20'-0"

SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)
TREES (LARGE)					*Tree - Install Size
	PARKINSONIA hybrid 'Desert Museum'	Desert Museum Palo Verde 20'x20'	2"/36"-BOX*	26	14'x8'
	PISTACIA x 'Red Push'	Red Push Pistache 30'x30'	2"/24" BOX*	18	9'X4'
	QUERCUS virginiana	Live Oak 30'x30'	2"/24" BOX*	15	9'X4'
			TREES TOTAL:	59	
EXISTING					
EXIST (R)	EXISTING TREE (SALVAGE/RELOCATE)	VARIES	VARIES	10	VARIES
			TREES (EXISTING) TOTAL:	10	

					*Shrub - Mature Size
SHRUBS					
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	51	8'h x 10'w
	CORDIA PARVIFOLIA	Little Leaf Cordia	5 GAL.	107	3'h x3'w
	TECOMA stans v. stans 'Gold Star'	Gold Star Esperanza	5 GAL.	38	5'h x5'w
	CAESALPINIA MEXICANA	Mexican Bird of Paradise	24" Box	12	8'h x 10'w
	MYRTUS COMMUNIS	True Myrle, Romna Myrtle	5 GAL	9	5'h x 5'w
			SHRUBS TOTAL:	217	
GROUNDCOVERS					
	LANTANA 'DALLAS RED'	RED LANTANA	5 GAL.	186	2'h x 4'w
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.	195	2'h x 4'w
			GROUND COVERS TOTAL:	381	

GROUND PLANE

LANDSCAPE AREAS — DECOMPOSED GRANITE: 2" DEPTH OF 1/2" SCREENED "APACHE GOLD"

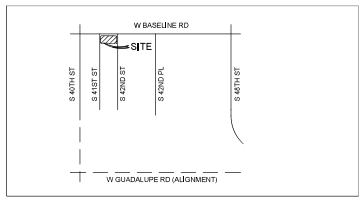
CITY OF PHOENIX
APR 26 2024
Planning & Development Department

CITY OF PHOENIX LANDSCAPE REQUIREMENTS

PROVIDE A MIX OF PLANT MATERIAL SIZES CONSISTING OF SIXTY PERCENT (60%) TREES WITH TWO INCH (2") MINIMUM CALIPER AND FORTY PERCENT (40%) WITH ONE INCH (1") MINIMUM CALIPER IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION STANDARDS PER CITY OF PHOENIX ZONING ORDINANCES. ONLY CALIPER SIZES WILL BE REVIEWED AND APPROVED.

STREET FRONTAGE: 1 TREE AND 5 SHRUBS PER 25 LINEAR FEET
FIFTY PERCENT (50%) LIVE COVERAGE IN ALL LANDSCAPE AREA

NORTH 507' LINEAR FEET	
TREES/SHRUBS REQUIRED	= 21 TREES / 102 SHRUBS
PROVIDED	= 21 TREES / 179 SHRUB
EAST 247' LINEAR FEET	
TREES/SHRUBS REQUIRED	= 10 TREES / 49 SHRUBS
PROVIDED	= 12 TREES / 78 SHRUBS
WEST 219' LINEAR FEET	
TREES/SHRUBS REQUIRED	= 9 TREES / 44 SHRUBS
PROVIDED	= 9 TREES / 60 SHRUBS
SOUTH 499' LINEAR FEET	
TREES/SHRUBS REQUIRED	= 20 TREES / 100 SHRUBS
PROVIDED	= 20 TREES / 113 SHRUBS
TOTAL LANDSCAPE AREA	= 48,682.98 SF
50% LANDSCAPE AREA	= 24,341.49 SF
54% TOTAL COVERAGE	= 26,556.34 SF
TOTAL SURFACE PARKING AREA	= 2,759 SF
10% LANDSCAPE AREA REQUIRED	= 275.9 SF
21% LANDSCAPE AREA PROVIDED	= 600.47 SF



VICINITY MAP

N.T.S.

PROJECT NUMBERS

KIVA:	23-259
SDEV:	2300073
PAPP (OPTION 1):	2301024

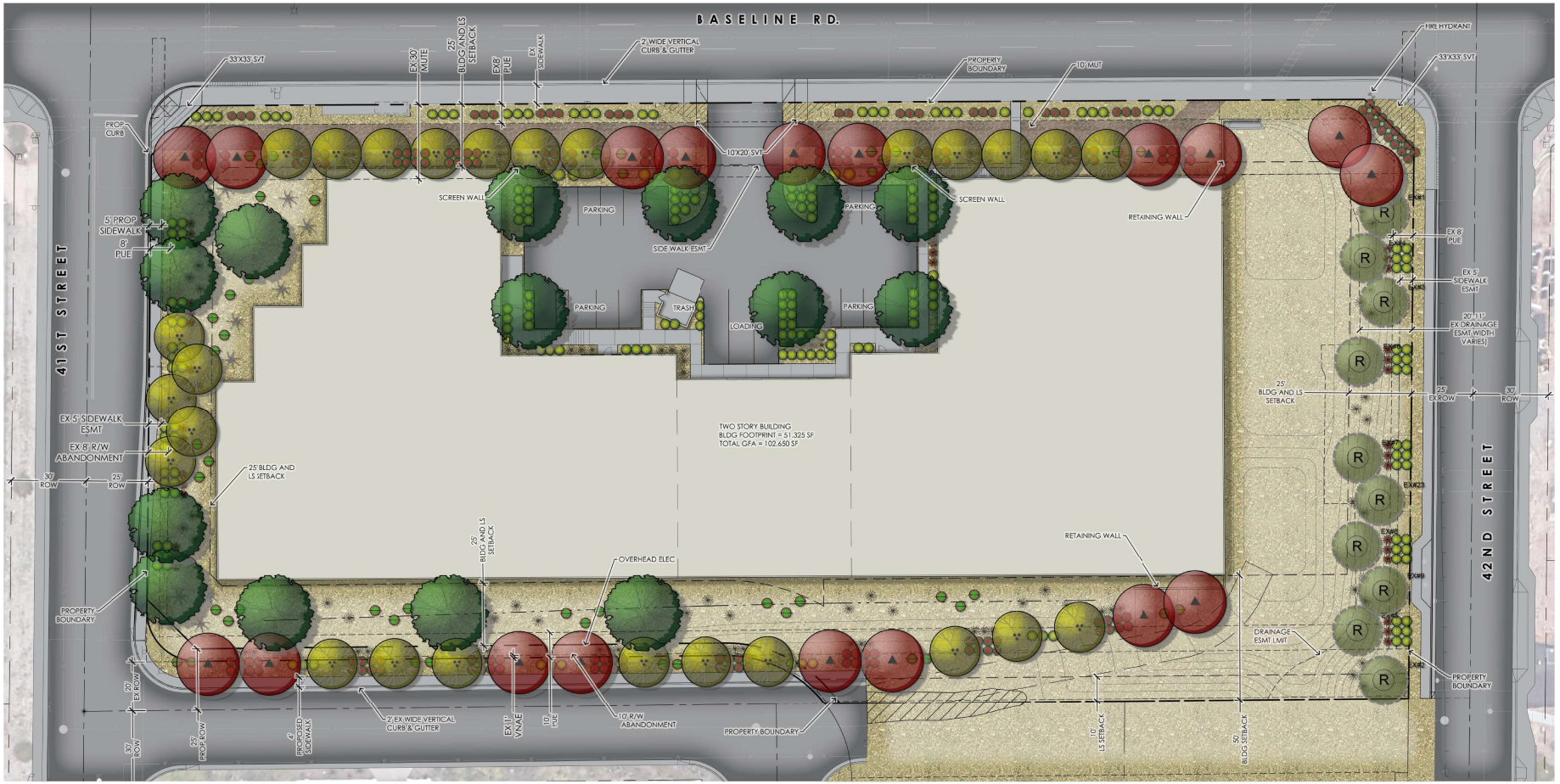
SCAPEGOAT DESIGN STUDIO
7507 E. McDonald Drive Suite 2
Scottsdale, Arizona 85250
Telephone 480.999.4400
www.SCAPEGOATds.com
Terrascape consulting

SAFSTOR SELF-STORAGE
CONCEPTUAL LANDSCAPING
4152 E BASELINE RD
PHOENIX, AZ 85042

23444 STEVEN D. VOORHEES 02/29/2024 PROFESSIONAL LANDSCAPE ARCHITECT ARIZONA, U.S.A.
LICENSE EXPIRES 9/30/2024

DATE	DESCRIPTION
10/17/2023	REVISION
01/12/2024	2ND REVISION
02/29/2024	3RD REVISION
04/05/2024	4RD REVISION

CHECKED BY: SV
DRAWN BY: CL
TITLE: TREE PLAN
SHEET No. L1.1 01 of 01
PROJECT No. 1515



TREE PLAN

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CITY OF PHOENIX

APR 26 2024

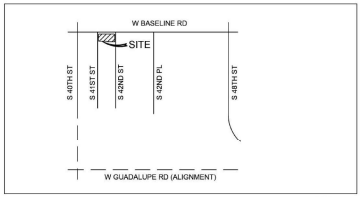
Planning & Development Department

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N.T.S.

PROJECT NUMBERS

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SCAPEGOAT DESIGN STUDIO
7507 E. McDonald Drive Suite 2
Scottsdale, Arizona 85250
Telephone 480.999.4400
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consulting Terrascape

SAFSTOR SELF-STORAGE

CONCEPTUAL LANDSCAPING

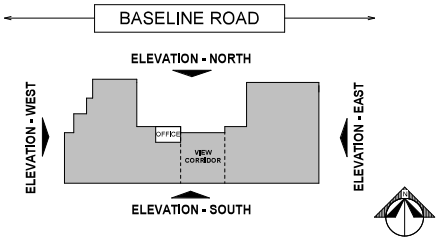
4152 E BASELINE RD
PHOENIX, AZ 85042

23444 STEVEN D. VOORHEES 10/09/2024 ARIZONA, U.S.A.
LICENSE EXPIRES 9/30/2024

DATE	DESCRIPTION
10/17/2023	REVISION
01/12/2024	2ND REVISION
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04/05/2024	4RD REVISION

CHECKED BY: SV
DRAWN BY: CL
TITLE: TREE PLAN

SHEET No. L1.1 01 of 01
PROJECT No. 1515

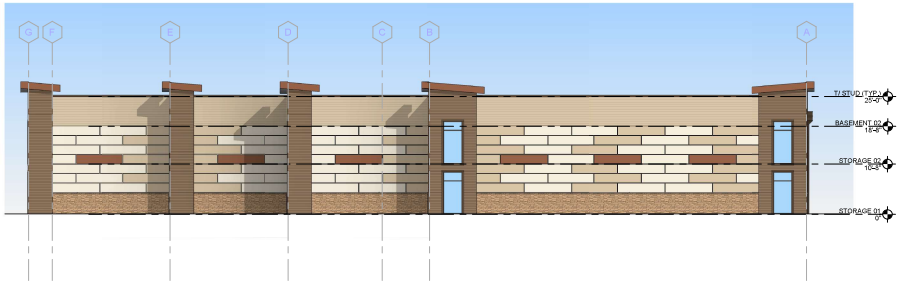


SAFSTOR BASELINE COLOR SCHEME

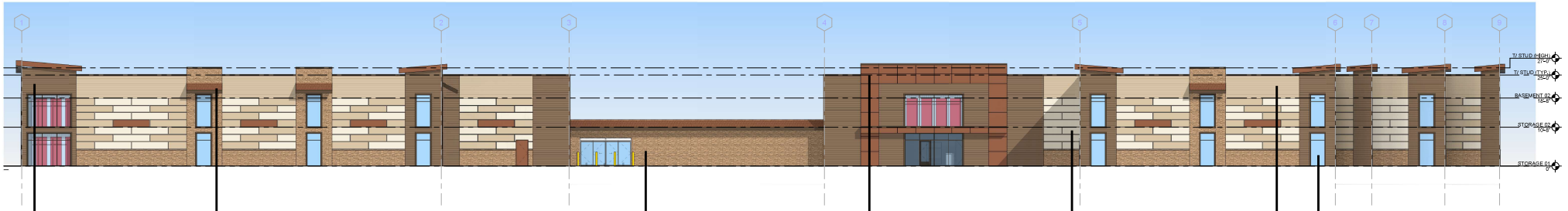




3 3D - BUILDING MODEL
SCALE:

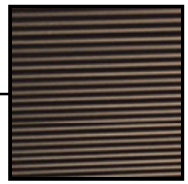


2 ELEVATION - WEST
SCALE: 3/32" = 1'-0"



1 ELEVATION - NORTH
SCALE: 3/32" = 1'-0"

CORRUGATED METAL PANEL



TERRA COTTA AWNINGS



MANUFACTURED STONE VENEER



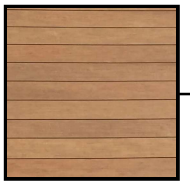
ALUMINUM COMPOSITE PANEL



EXTERIOR INSULATING FINISH SYSTEM (EIFS)



HORIZONTAL FIBER CEMENT



TINTED GLAZING WITH BRONZE MULLIONS



ONE FOUR TWO DESIGN GROUP
380 Interstate North Pkwy, SE, Atlanta, GA 30339
Suite 210 770.541.1700

ARCO DESIGN/BUILD

SAFSTOR BASELINE

CONCEPT DESIGN

BASELINE ROAD
PHOENIX, AZ

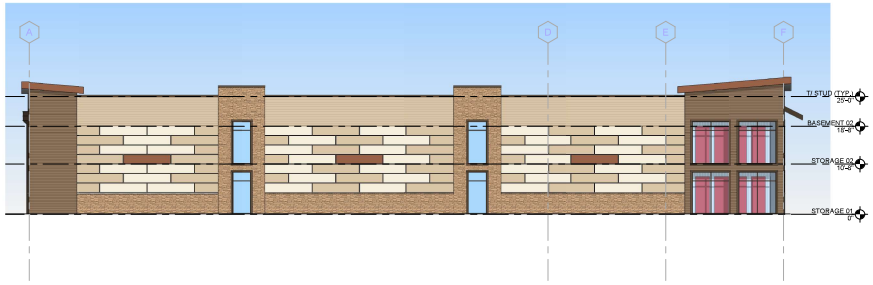
CITY OF PHOENIX
APR 26 2024
Planning & Development Department

SAFSTOR

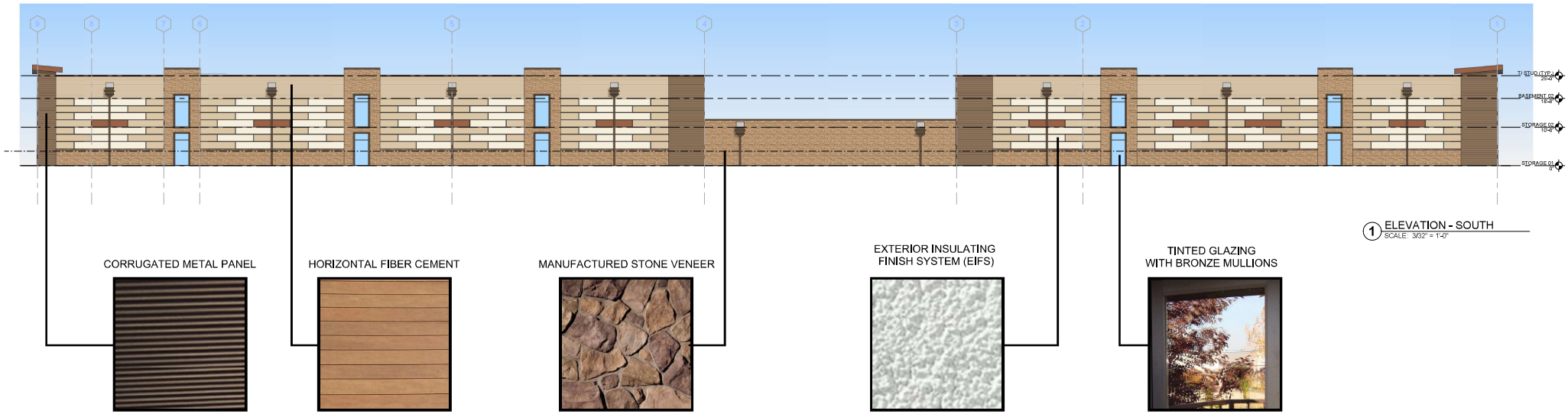
SCHEMATIC ELEVATIONS

2-01

Date: 04/23/24



2 ELEVATION - EAST
SCALE: 3/32" = 1'-0"



1 ELEVATION - SOUTH
SCALE: 3/32" = 1'-0"

CORRUGATED METAL PANEL

HORIZONTAL FIBER CEMENT

MANUFACTURED STONE VENEER

EXTERIOR INSULATING FINISH SYSTEM (EIFS)

TINTED GLAZING WITH BRONZE MULLIONS

ONE FOUR TWO DESIGN GROUP
380 Interstate North Pkwy, SE, Atlanta, GA 30339
Suite 210 770.541.1700

ARCO DESIGN/BUILD

SAFSTOR BASELINE

CONCEPT DESIGN

BASELINE ROAD
PHOENIX, AZ

CITY OF PHOENIX
APR 26 2024
Planning & Development Department

SAFSTOR

SCHEMATIC ELEVATIONS

2-02

Date: 04/25/24


CITY OF PHOENIX
APR 26 2024
Planning & Development
Department
ONE FOUR TWO
ARCO
DESIGN/BUILD
SAFSTOR


CITY OF PHOENIX
APR 26 2024
Planning & Development
Department
ONE FOUR TWO ARCHITECTURE
ARCO
DESIGN/BUILD
SAFSTOR

SUPPORT

From: Darcy Thomas <darcyluhu4@gmail.com>
Sent: Tuesday, April 30, 2024 6:00 PM
To: PDD Planning Commission
Subject: Safe Stor z-SP 6-23-8

I am Darcy Thomas. I live at 7636 S 41st in Phoenix AZ.

I am in favor of the Safstor unit being built on the corner of 41st and Baseline. Safstor has made many changed requested by the neighborhood. I definitely approve of their final plans for this corner.

The entrance being moved to Baseline was very important to keep traffic our of the neighborhood. There will be little traffic or noise added to the neighborhood. There might even be less noise from Baseline since it will block traffic noise.

I am pleased with the changes Safstor made to accommodate the neighborhood concerns.

I do not want retail shops on that corner. Traffic, trash, noise, strangers in the neighborhood.

Darcy Thomas

OPPOSITION

South Mountain Village Planning Committee - SAFStore Informational meeting - 3/12/24

South Mountain Gateway Residents Association - Presentation

Our neighbourhood members have voted to withdraw our support for Special Permit Application Z-SP-6-23 at this time.

We may be inclined to reverse our decision should the developer choose to resolve Item 2 of the following stipulations:

1. Traffic – 90% resolved
    a. Move entrance off 41st Street
    b. Addition of dedicated right turn lane on 41st Street
    c. Building setbacks to improve safety sight lines for bicycle and pedestrian traffic from 41st Street
2. **View Corridors** – **UNRESOLVED**
    a. Deference to 41st Street and 41st Place view corridors
    b. Building setbacks and knock-outs to improve view corridors on 41st Street and 41st Place
    c. Reduces massing of 2nd level of building to improve views on Baseline Road
3. Building Aesthetics – 80% resolved
    a. Improve building aesthetics
    b. Improve west and south building elevations using set backs, knock-out and architectural detailing
    c. Minimize branding and signage on west elevation to reduce visual pollution from adjacent church and residential areas

South Mountain Village Planning Committee - SAFStore Informational meeting - 3/12/24

SMG - Residents Association - Item 2 Recommendations

Our members have retained industry experts, civil engineers and architectural design professionals who have provided the following analysis

1. Traffic
    - **a. Add notch at northwest corner of building to improve sight lines for pedestrian and bicycle traffic**
    - b. Addition of dedicated right turn lane on 41st Street
    - c. Add motion sensor flashing amber “Pedestrian Crossing” light at 41st Street intersection
    - d. Add pedestrian bridge over existing wash to link Highline Canal Pathway from 42nd Street to 41st Street along Highline Lane
2. View Corridors
    - **a. Add basement to approximately 30% of western building block to provide additional rental square footage**
    - **b. Net positive +3250 square feet of rentable area and +32 additional rental units (average 10’ x 10’ unit)**
    - c. Building setbacks and knock-outs to improve view corridors on 41st Street and 41st Place
    - d. Reduces massing of 2nd level of building to improve views on Baseline Road
3. Building Aesthetics
    - **a. In general the building is massively out of scale with all surrounding commercial, retail and residential buildings**
    - b. Reducing the volume of the 2nd floor will improve visual massing and soften the buildings “Industrial Warehouse” appearance
    - c. Building set backs, knock-outs and architectural detailing can help disguise the building to look more like a cluster of smaller buildings
    - d. Minimizing branding and signage will help the building look more like an office building instead of a warehouse

Proposed building is grossly out of scale for surrounding residential area and all other ajacent commercial buildings.



SAFStor Proposed Site Plan

Blocks views of South Mountain to the South and Valley views to the North.



SAFStor Proposed Site Plan

Adding step backs improves views of West bound bicycle & pedestrian sidewalk traffic and existing 41st View Corridor.



Hancock Neighbourhood Proposed Building Modifications

Adding step backs provides oppertunity to create dedicated right turn lane - Improving existing 41st ingress and egress.



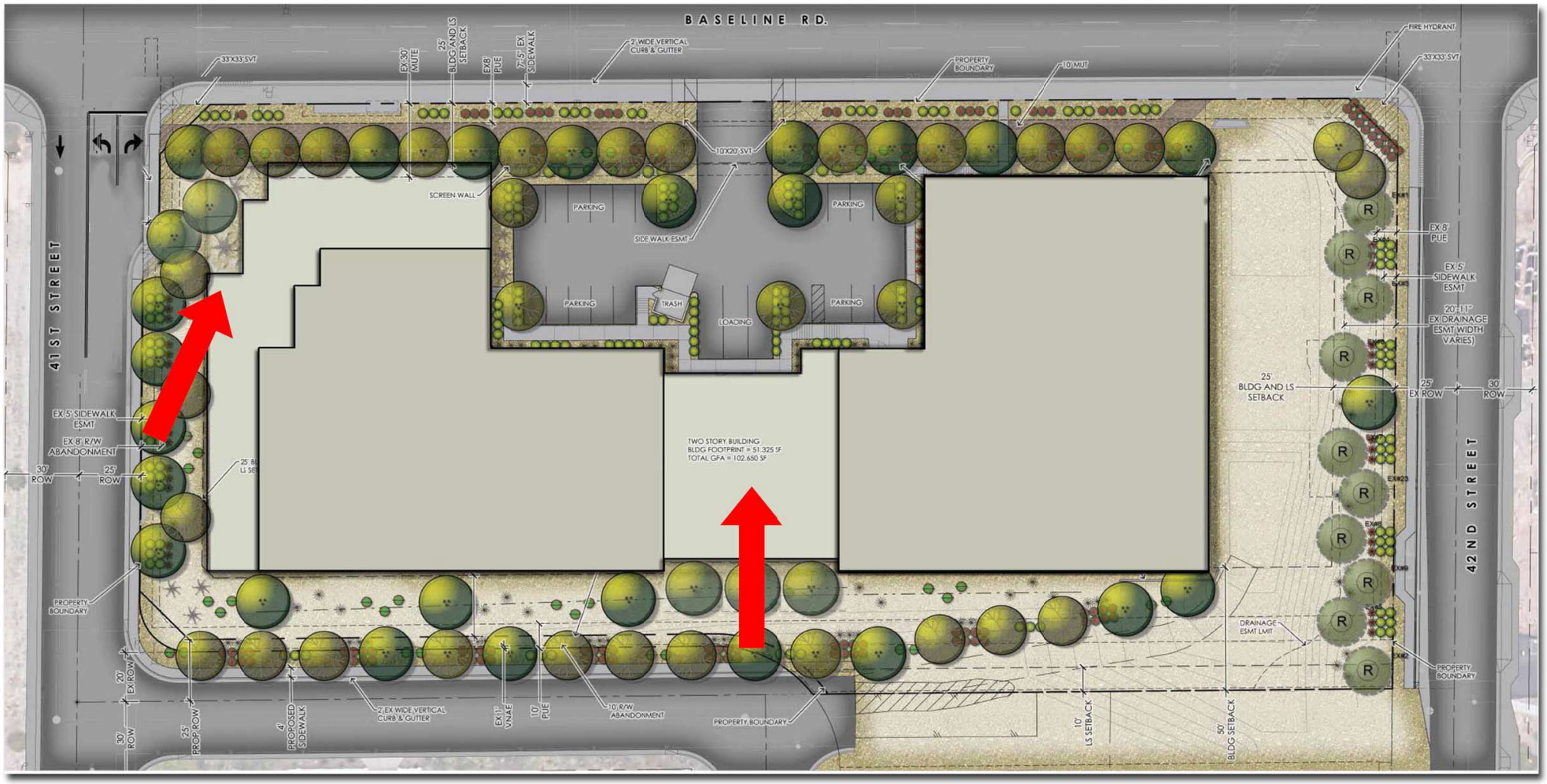
Hancock Neighbourhood Proposed Building Modifications

Adding step backs - Improves 41st Valley views.



Hancock Neighbourhood Proposed Building Modifications

Adding step backs and cut outs to Second floor improves building massing and opens 41st Valley views.



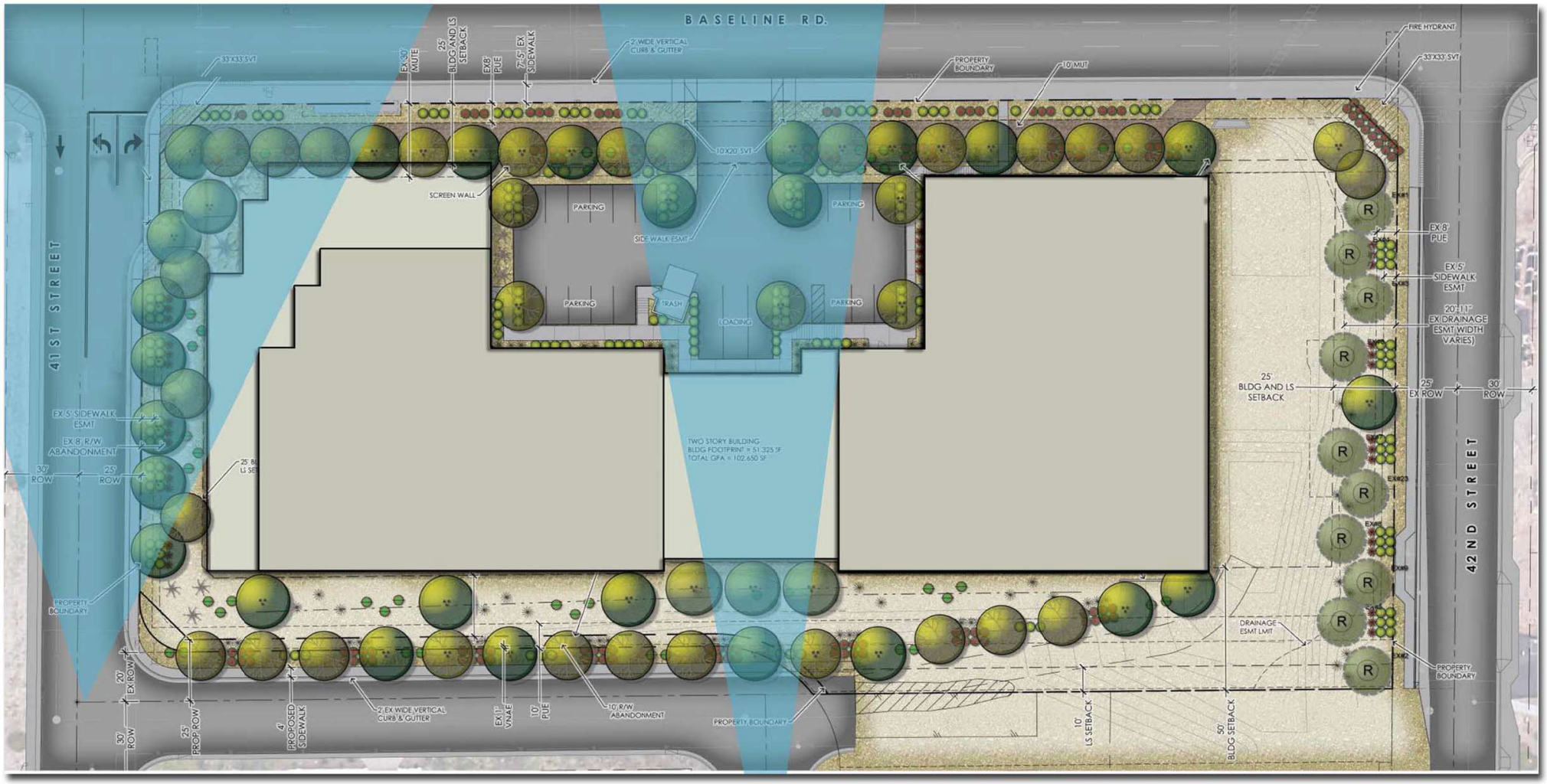
Hancock Neighbourhood Proposed Building Modifications

Adding step backs to Second floor improves building massing and opens West bound street views - Creates building depth.



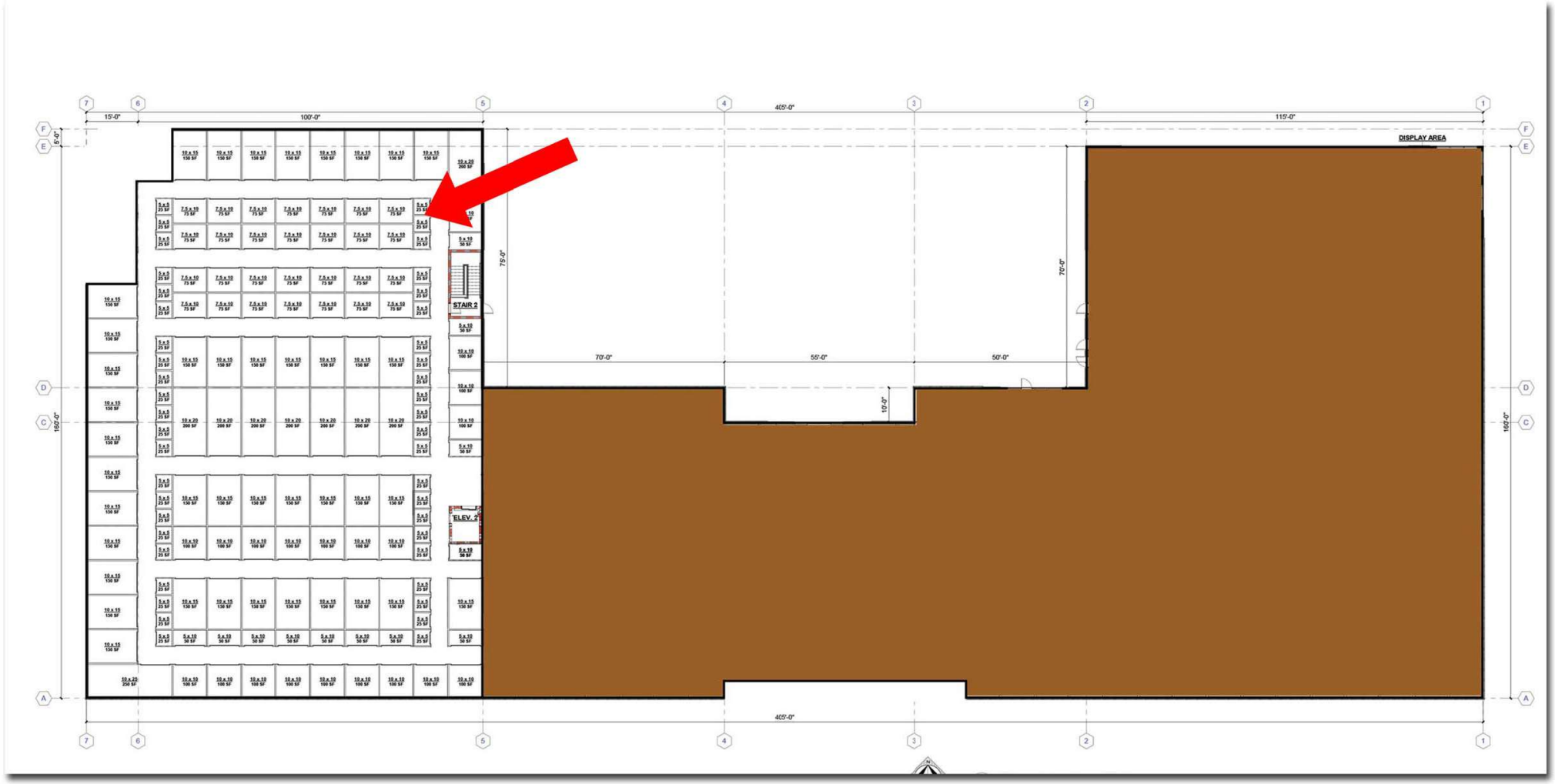
Hancock Neighbourhood Proposed Building Modifications

Adding step backs and cutouts to Second floor improves building North Valley views - Maintaining residential property values.



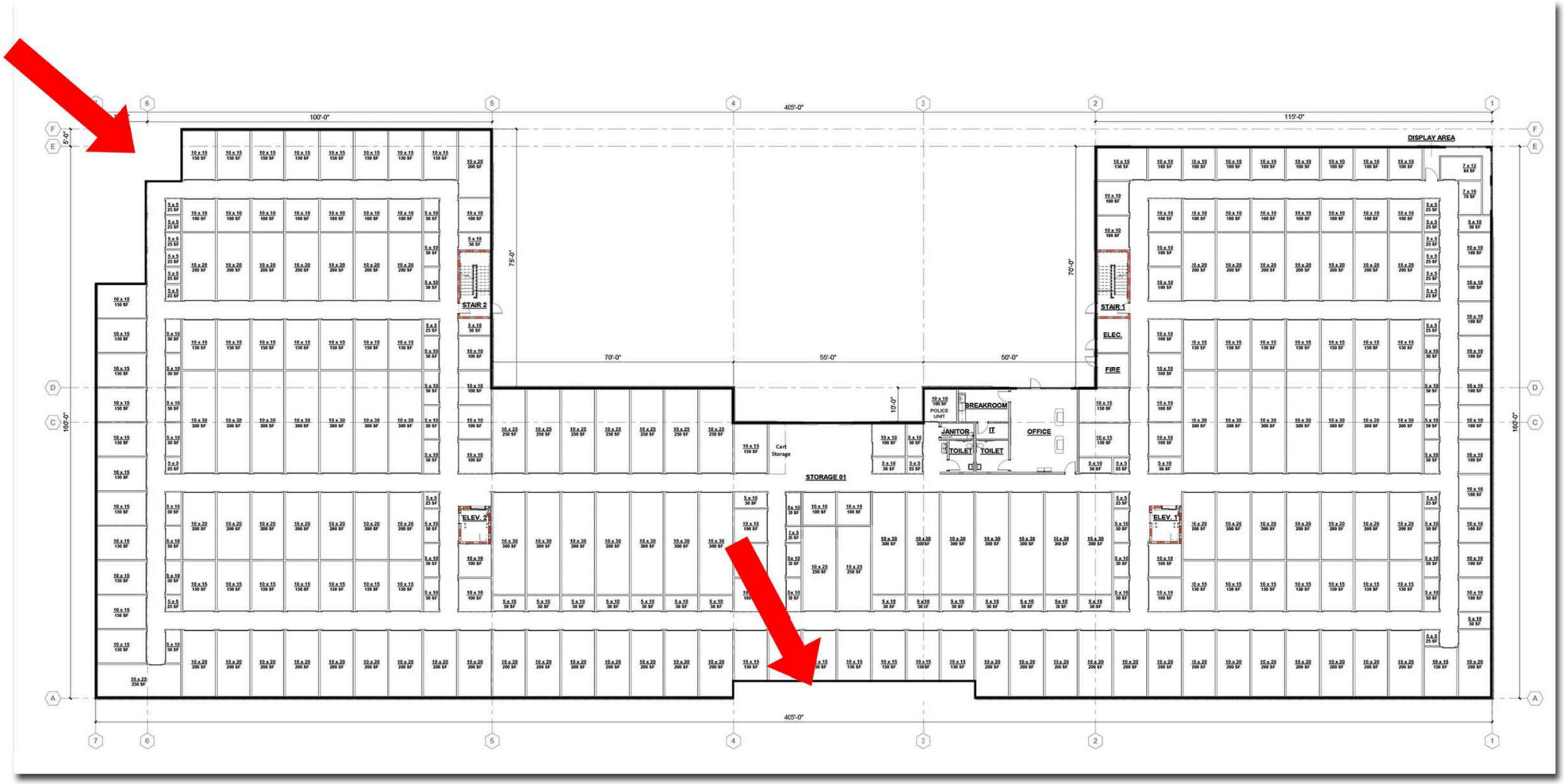
Hancock Neighbourhood Proposed Building Modifications

Adding Basement provides additional 16,000 square feet of rentable building area for proposed step backs and cutouts on Second floor.



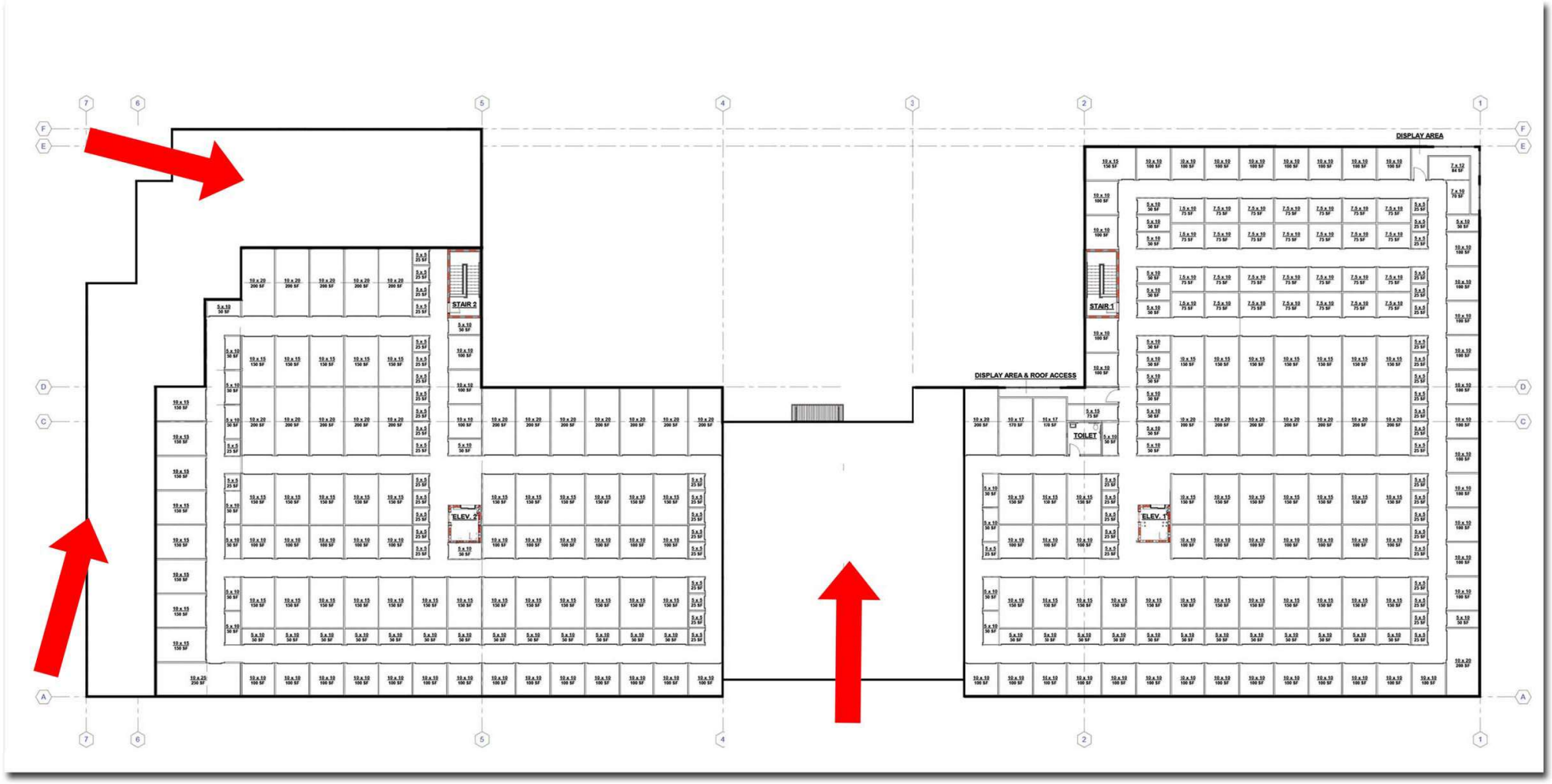
Hancock Neighbourhood Proposed Building Modifications

Proposed step backs and cutouts on Ground floor to improve building massing.



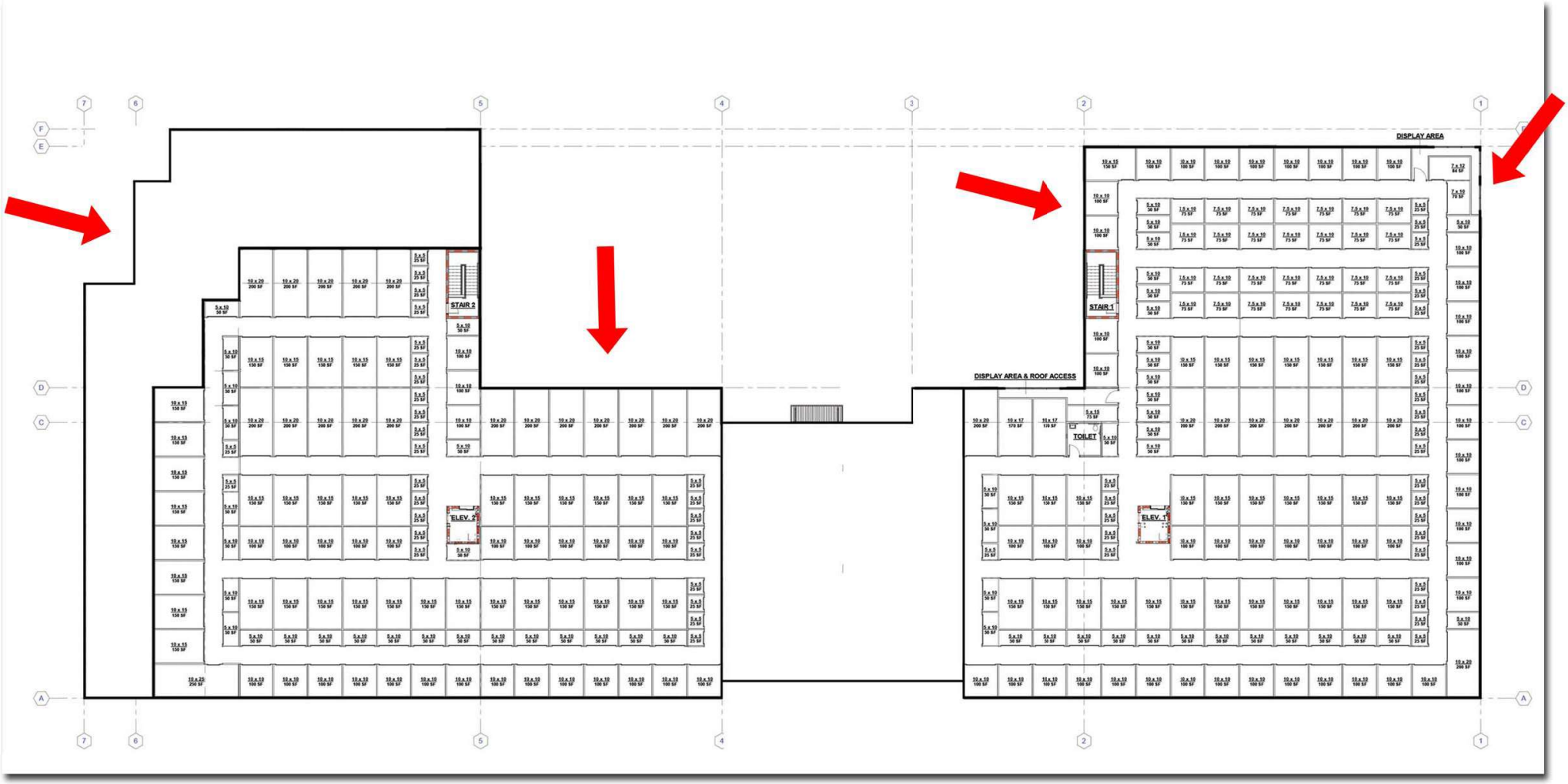
Hancock Neighbourhood Proposed Building Modifications

Proposed step backs and cutouts on Second floor to improve building massing and Valley views.



Hancock Neighbourhood Proposed Building Modifications

Proposed signage locations.



Hancock Neighbourhood Proposed Building Modifications

South Mountain Village Planning Committee - SAFStore Informational meeting - 3/12/24

South Mountain Gateway Residents Association - Closing Comments

Our neighbourhood members may be inclined to support Special Permit Application Z-SP-6-23 with resolution to the following stipulations:

1. Traffic

   Improve sight lines for pedestrian traffic on Baseline Road

2. View Corridors

   Reduce 2nd Story massing to preserve 41st Street & 41st Place view corridors

3. Building Aesthetics

   Reduce volume of 2nd Story to soften "Industrial Warehouse" appearance

From: Catherine Napoli <catherine9196@gmail.com>
Sent: Monday, April 1, 2024 6:36 PM
To: PDD Planning Commission
Subject: Z-SP-6-23 No more self storage facilities in South Mountain Village
Attachments: Self storage in the area.docx; 27th Ave to 48th St.jpg

Members of the Planning Commission -

As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6-23, I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the building height has destroyed all views from my home to the city lights. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.

In working with our neighbors, SAFStor has made some changes to their original plan. We commend SAFStor on changes to the look of the building and on moving the entry from 41st Street, a residential street, to Baseline Road.

However, our biggest concern, our property value reduction based on the destruction of our views, has not only never been addressed, in changing the entrance of the parking lot, views on an additional street have also been completely blocked.

Right now, there are far too many storage facilities in Phoenix and specifically our area. There are a total of 11 self-storage facilities from 48th Street to 19th Avenue in the South Mountain Village area. There are an additional 3 facilities north of the river and south of the airport.

From 19th Avenue west to the 202 (Laveen) there are 5 self-storage facilities. This makes our neighborhood the "Self-Storage Facility Capital of the World!"

In addition, most storage units in the area are single story. On average, 85% of storage facilities build a level as a basement. Yet SAFStor is looking for a 2 story building completely above ground with a profile that will make entering and leaving our neighborhood at 41st Street, our ONLY WAY in and out, dangerous.

City light views are not just a "nice bonus." Our property values include our homes being on view properties. Destroy the views, destroy the values, destroy the income to the City of Phoenix, Maricopa County, and the State of Arizona. Building on this land as the developer has currently

proposed will NOT increase revenue in the form of taxes. It will decrease revenue because of lowered property values.

This neighborhood and South Mountain Village are in desperate need of real retail. Another unneeded self-storage facility brings one or two jobs and no needed retail.

Neighborhood representatives have been meeting with representatives of Snell & Wilmer and SafStor in an effort to create something that would enhance the neighborhood. Brian Harvey, a designer, has even created an entire plan that would preserve views, give SafStor additional units, and preserve the views. SafStor has not budged beyond changing the color of the building and moving the entrance to Baseline Road.

The neighbors of the South Mountain Gateway Residents Association were not asking for this building to be built somewhere else. We demanded that it be built in a way that does not destroy our homes and property values.

However - SafStor will not compromise. We now want the City of Phoenix to deny this petition so that real retail that will enhance our neighborhood and the Village can come in.

Accepting the special use permit and allowing self-storage facility #12 to come into South Mountain Village will be a detriment to our neighborhood and the City of Phoenix.

Bring real retail into our neighborhood, NOT another box that will attract crime and be a blight to our RESIDENTIAL community.

Catherine Napoli
Resident since 1996 & Neighborhood Representative
3928 E. Beverly Road
Phoenix, AZ 85042
602-295-3411

There are 11 Self Storage Facilities in the South Mountain Village from 48th Street to 27th Avenue, River to the north and South Mountain Park to the south:

SmartStop Self Storage at 4715 E. Baseline Road, drive up self-storage.

SmartStop Self Storage at 4730 E. Baseline Road, indoor self-storage.

Self-Storage at U-Haul at 3525 S. 40th Street.

Arizona Storage Inns at 1620 E. Baseline Road.

SmartStop Self Storage at 1500 E. Baseline Road.

Simon Storage at 1725 E. Broadway Road.

U-Haul Moving & Storage at 340 E. Baseline Road.

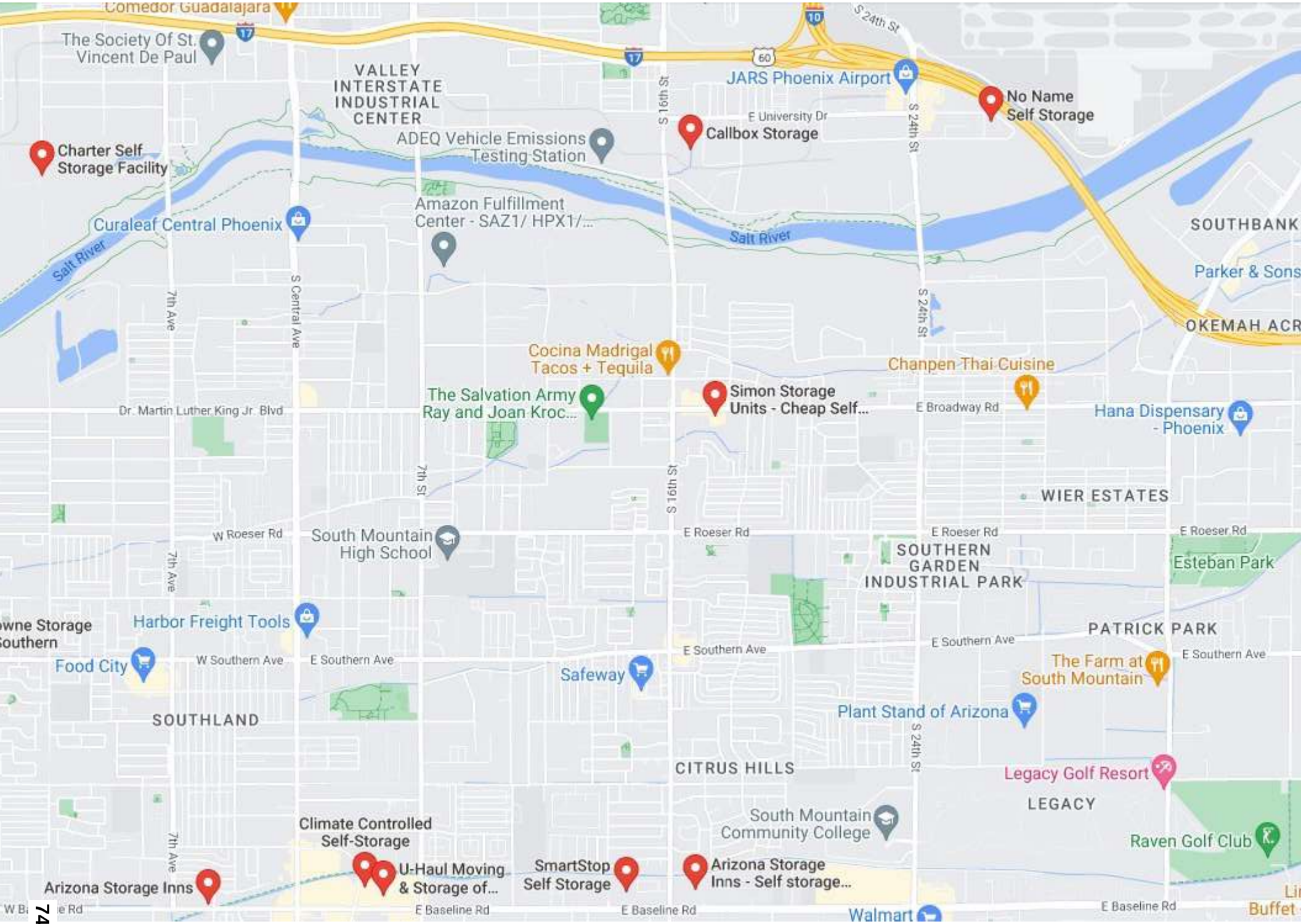
U-Haul Moving & Storage near 340 E. Baseline. This is a new self-storage building.

Arizona Storage Inns at 502 W. Baseline Road.

Towne Storage – Southern at 1706 W. Southern Avenue.

StorAmerica Self Storage at 1935 W. Baseline Road.

Callbox Storage, Charter Self-Storage Facility, and No Name Self-Storage are north of the river, south of I-17. Going west into Laveen, there are an additional 5 self-storage units between 27th Avenue and the 202, south of the river.


Comedor Guadalajara
The Society Of St. Vincent De Paul
VALLEY INTERSTATE INDUSTRIAL CENTER
JARS Phoenix Airport
No Name Self Storage
E University Dr
Callbox Storage
ADEQ Vehicle Emissions Testing Station
Charter Self Storage Facility
Amazon Fulfillment Center - SAZ1/ HPX1/...
Curaleaf Central Phoenix
Salt River
SOUTHBANK
Parker & Sons
OKEMAH ACR
Cocina Madrigal Tacos + Tequila
Chanpen Thai Cuisine
The Salvation Army Ray and Joan Kroc...
Simon Storage Units - Cheap Self...
E Broadway Rd
Hana Dispensary - Phoenix
Dr. Martin Luther King Jr. Blvd
WIER ESTATES
W Roeser Rd
South Mountain High School
E Roeser Rd
SOUTHERN GARDEN INDUSTRIAL PARK
Esteban Park
Harbor Freight Tools
PATRICK PARK
Food City
W Southern Ave
E Southern Ave
Safeway
The Farm at South Mountain
Plant Stand of Arizona
SOUTHLAND
CITRUS HILLS
Legacy Golf Resort
LEGACY
South Mountain Community College
Climate Controlled Self-Storage
U-Haul Moving & Storage of...
SmartStop Self Storage
Arizona Storage Inns - Self storage...
Raven Golf Club
Arizona Storage Inns
E Baseline Rd
Walmart
S 24th St
S 16th St
S Central Ave
7th Ave
7th St

Re: Z-SP-6-23 and the South Mountain Village Character Plan

contact_me@brianjamesharvey.com <contact_me@brianjamesharvey.com>
Fri 4/5/2024 6:10 PM
To:Catherine Napoli <catherine9196@gmail.com>;support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>
Cc:Samuel S Rogers <samuel.rogers@phoenix.gov>;PDD South Mountain VPC <southmountainvpc@phoenix.gov>;Council District 8 PCC <council.district.8@phoenix.gov>;Mayor Gallego <mayor.gallego@phoenix.gov>

I 100% agree with this letter. Well said Catherine.

Brian Harvey
Hancock resident

On Apr 5, 2024 5:02 PM, Catherine Napoli <catherine9196@gmail.com> wrote:

> Members of the South Mountain Village Planning Committee -
>
> Last month, Snell & Wilmer presented a proposal for SAFStor to build a huge self storage facility about a mile from two facilities to the east at 48th Street and Baseline Road and several more to the west including two at 16th Street and Baseline Road. In fact, South Mountain VIllage currently has ELEVEN self storage facilities, most on Baseline Road. There are three more self storage facilities adjacent to SMV between the river and I-17 and 5 in Laveen between 19th Avenue and the 202. (Red pins are self storage facilities between 48th Street and 19th Avenue.)
>
> 
> unnamed.jpg
>
> Since the last meeting, representatives of the neighborhood, Brian Harvey, Laurie Pheil, and Catherine Napoli, met with the applicant and their representatives numerous times, including a meeting at the offices of Snell & Wilmer. Brian Harvey, an architectural industrial designer by trade, and a resident of Hancock Park, the neighborhood directly south of this site, created in-depth renderings for SafSTOR. These renderings reflected not only the desires of the neighborhood to protect views and have an aesthetically pleasing building in our neighborhood, it also answered the questions from you, the Village Planning Committee, posed to the applicant last month. Further, the renderings created by Mr. Harvey were in keeping with the South Mountain Village Character Plan.
>
> The designers for SAFStor took few ideas from these plans and never created anything in keeping with the Character Plan.
>
> Over and over, residents of South Mountain VIllage have been promised real neighborhood retail by our elected officials. SMVPC is the first line of defense for the residents. We were promised for decades, when the rooftops were built, our elected officials would work to bring retail. So what are we presented with? Another monolithic box with zero value to the neighborhood.
>
> Attached is a document created as a result of meetings with our neighbors, meetings with the applicant, research of the area, and careful review of the South Mountain Village Character Plan. This document clearly shows why this special permit **should not** be granted. The other uses, permitted under current zoning, could bring us the neighborhood retail we so desperately need, we were promised, and we never got. Included in the packet are renderings of what could be if you, the

> members of the Village Planning Committee vote NO on this special permit and task our appointed and elected officials on Planning Commission and City Council to do the same.
>
> South Mountain Village can do better. We deserve better!
>
> Brian Harvey, Laurie Pheil, and Catherine Napoli for the residents of Hancock Park, Highline Canyon, Beverly Highlands, neighbors south of this project.

Z-SP-6-23

Debra McPeters <debmcpeters@msn.com>

Mon 4/8/2024 12:59 PM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>;PDD South Mountain VPC <southmountainvpc@phoenix.gov>; council.district8@phoenix.gov <council.district8@phoenix.gov>;Mayor Gallego <mayor.gallego@phoenix.gov>; mmaerowitz@swlaw.com <mmaerowitz@swlaw.com>

As a resident and property owner in the neighborhood south of the proposed SAFStor Building, A-SP-6-23 we are concerned with the damage this building as proposed by the developer will do our neighborhood. Specifically, the building height will destroy all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, our property values will go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona who will lose revenue with lowered values.

In working with our neighbors, SAFStor has made some changes to their original plan. We commend SAFStor on changes to the look of the building and on moving the entry from 41st Street, a residential street to Baseline Road.

However, our biggest concern, our property value reduction based on the destruction of our views, has not only never been addressed, in changing the entrance of the parking lot, views on an additional street have also been completely blocked.

Right now, there are far too many storage facilities in Phoenix and specifically our area. There are a total of 11 self-storage facilities from 48th Street to 19th Avenue in the South Mountain Village area. There are an additional 3 facilities north of the river and south of the airport.

From 19th Avenue west to the 202 (Laveen) there are 5 self-storage facilities. This makes our neighborhood the "Self-Storage Facility Capital of the World!"

In addition, most storage units in the area are single story. On average 85% of storage facilities build a level as a basement, saving the facilities money on their electric bills. Yet SAFStor is looking for a 2-story building completely above ground with a profile that will make entering and leaving our neighborhood at 41st Street our ONLY WAY in and out more dangerous than it already is. There have been at several major car accidents (one with fatalities) at 41St Street and Baseline in the past couple months alone. The SAFStor facility will block our view of traffic and make entering Baseline even more dangerous. Also, there is a bus stop on the corner of 41st Street on Baseline already restricting our entering onto Baseline and making it more dangerous.

City light views are not just a "nice bonus". Our property values include our homes being on view properties. Destroy the views, destroy the values. Building on this land as the developer has currently proposed will NOT increase revenue in the form of taxes. It will decrease revenue because of lowered property values.

The neighborhood and South Mountain Village are in desperate need of real retail. Another unneeded self-storage facility brings one or two jobs and no needed retail. Many of the homes in the immediate area are on half to one acre lots and are not in need of another self-storage facility.

Neighborhood representatives have been meeting with the representatives of Snell & Wilmer and SAFStor in an effort to create something that would enhance the neighborhood. Brian Harvey, a

designer, has even created an entire plan that would preserve views, give SAFStor additional units and preserve our views. SAFStor has not budged beyond changing the color of the building and moving the entrance to Baseline Road.

The neighbors of the South Mountain Gateway Residents Association were not asking for this building to be built somewhere else. We demanded that it be built in a way that does not destroy our homes and property values and stick to the Baseline Master Plan that was designed years ago. This storage facility will also take away the walking path used by walkers and bicyclists that frequently use this path.

However - SAFStor will not compromise. We now ask the City of Phoenix to deny this petition so that real retail that will enhance our neighborhood and the Village can come in.

Accepting the special use permit and allowing self-storage facility #12 to come into South mountain Village will be a detriment to our neighborhood and the City of Phoenix.

Sincerely,

Debra and Bill McPeters
8040 S. 38th Way
(residents in the area for over 25 years)

RE: Z-SP-6-23SP SAFStor - Hancock Neighborhood Rep. Brian Harvey Presentation 4.9.24

Brian Harvey <contact_me@brianjamesharvey.com>

Tue 4/9/2024 12:04 PM

To:'Brian Harvey' <contact_me@brianjamesharvey.com>;Samuel S Rogers <samuel.rogers@phoenix.gov>

1 attachments (3 MB)

FINAL SAFStor Neighborhood Feedback REVISED II 4.9.24.pdf;

Sam,

Here is the revised presentation per our call this morning.

Thank you for your continued help.

Brian
602.228.5003

From: Brian Harvey [mailto:contact_me@brianjamesharvey.com]
Sent: Tuesday, April 09, 2024 6:18 AM
To: 'Samuel S Rogers'
Subject: RE: Z-SP-6-23SP SAFStor - Hancock Neighborhood Rep. Brian Harvey Presentation 4.9.24

Sam,

Can you please delete the previous presentation I sent yesterday. I had to cut down on my time, so I have attached a revised presentation and it would be very helpful if you could have this queued up for me to present.

Many thanks,

Brian
602.228.5003

From: Brian Harvey [mailto:contact_me@brianjamesharvey.com]
Sent: Monday, April 08, 2024 6:12 PM
To: 'Samuel S Rogers'
Subject: Z-SP-6-23SP SAFStor - Hancock Neighborhood Rep. Brian Harvey Presentation 4.9.24

Sam,

Please see the attached PDF I am hoping to present to the Village Committee for Z-SP-6-23 SAFStor meeting tomorrow (Tuesday 4/9 at 6pm). It would be very helpful if you could have this on the Laptop as you did for me last time as I don't any other means to share on the screen.

I appreciate you help, please confirm we are good to go.

Thank you,

Brian

South Mountain Character Plan - Key Points

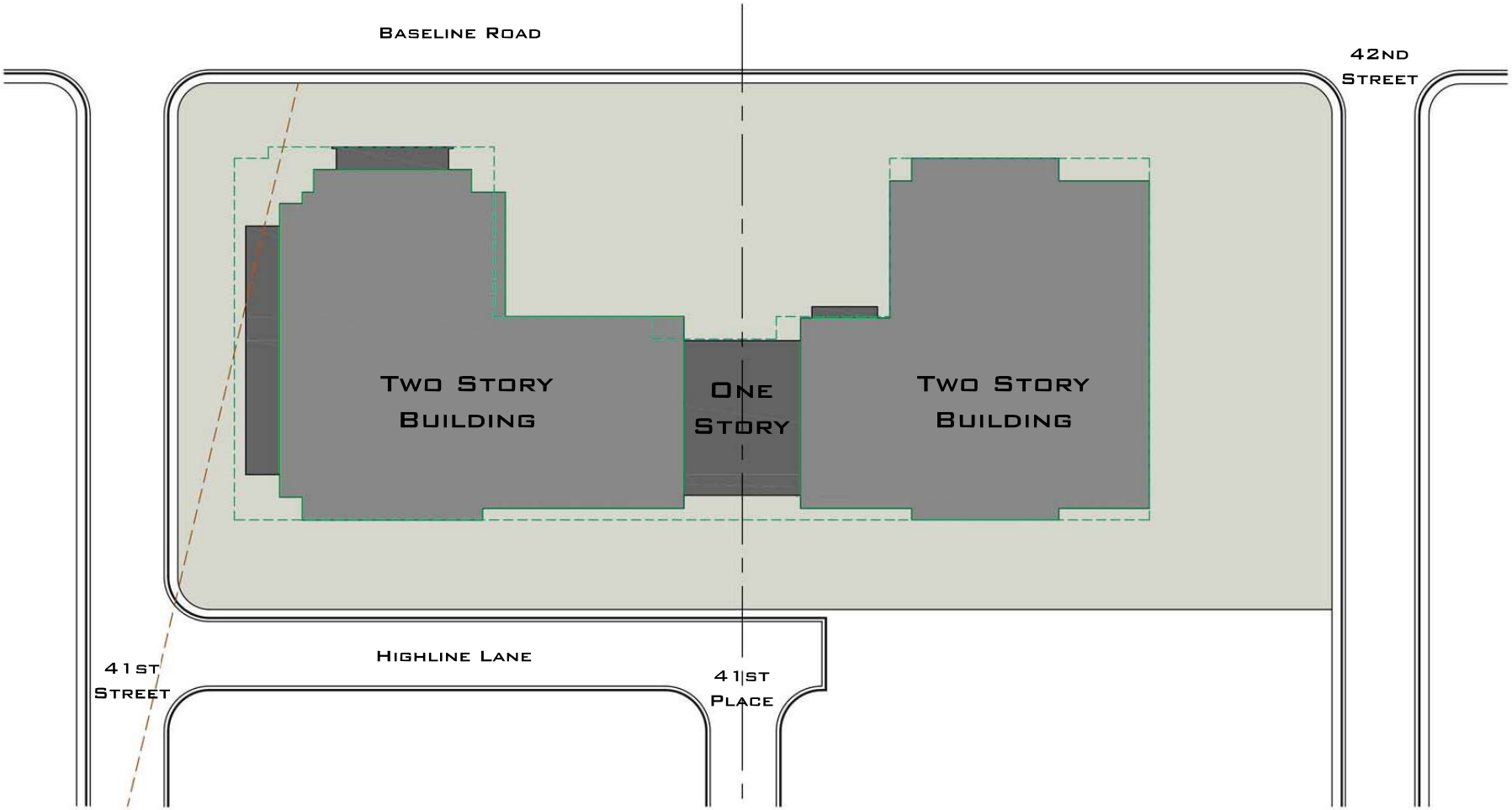
Agricultural Heritage
Agrarian Character
Open Spaces
Connected Neighborhoods
Unique Area Landscape
Agricultural & Equestrian
Gathering Places
Public Art Installations
Mixed-Use Developments
City-Wide Views
Live-Work-Play
Baseline Area Plan
Baseline Overlay District

Neighborhood Retail Shopping
Healthy Restaurants
Employment-Generating Uses
Land Use Promoting Health
Protect & Enhance Character Neighborhoods
Compatible in Scale, Design & Appearance
Protect Neighborhood Views
Promote Neighborhood Identity
Integrate Design Character
Encourage Bicycle & Pedestrian Amenities
Drought-Tolerant Native Vegetation
Abundance of Shade
Multi-Use Trails.

Sensitivity to Residential Areas
Beautify the Built Environment
Preserve Unique History
Avoid Generic, Cookie-Cutter Design
Positive Neighborhood Impact
Pedestrian, Biking & Equestrian Infrastructure
Enhance Retail, Restaurant, Health Sectors
Promote Connectivity Between Communities
Access to Parks, Multi-use Trails & Bike Paths
Create Neighborhood Cohesion
Preserve Village Unique History
Support Diverse Activities
Enhance Village Positive Reputation

Let's Build With Character

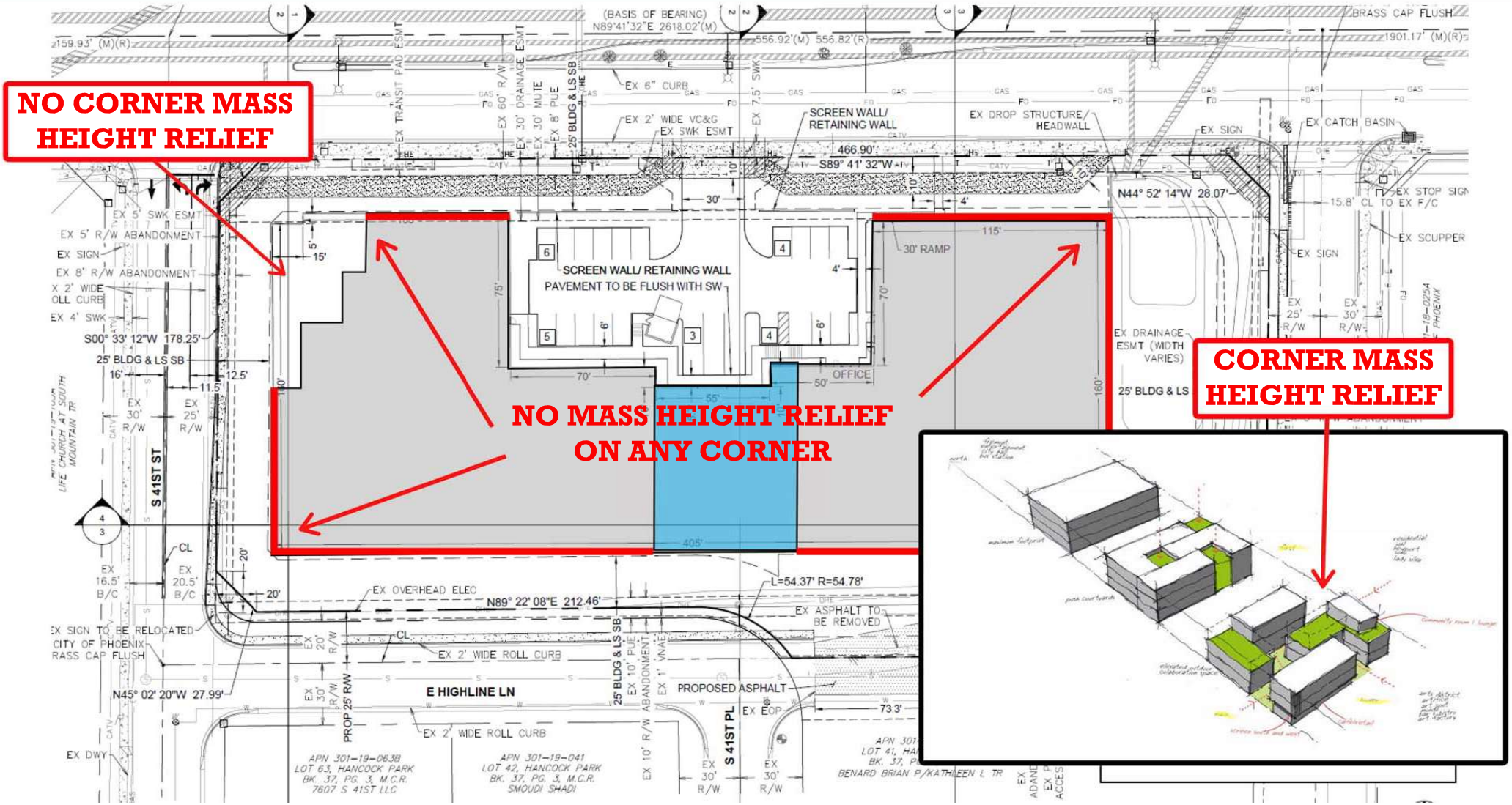
South Mountain Character Plan - Design Inspiration



South Mountain Character Plan - Design Inspiration



South Mountain - SAFStore Latest Site Plan



South Mountain Character Plan - Key Points

Agricultural Heritage
Agrarian Character
Open Spaces
Connected Neighborhoods
Unique Area Landscape
Agricultural & Equestrian
Gathering Places
Public Art Installations
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Create Neighborhood Cohesion
Preserve Village Unique History
Support Diverse Activities
Enhance Village Positive Reputation

Let's Build With Character

South Mountain Character Plan - Highline Vision





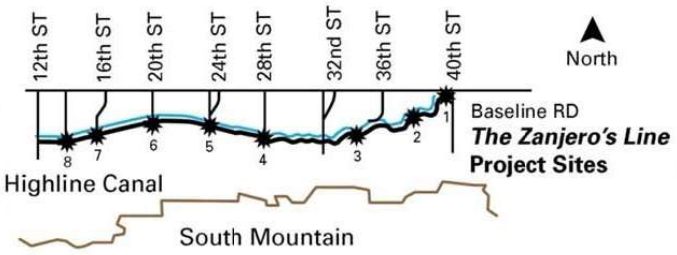














Artists, Mags Harries & Lajos Héder with Ten Eyck Landscape Architects
Project of The Phoenix Office of Arts & Culture and The Parks & Recreation Department









South Mountain Character Plan - Retail Vision



South Mountain Character Plan - Retail Vision



South Mountain Character Plan - Retail Vision



South Mountain Character Plan - Retail Vision



South Mountain Character Plan - Retail Vision



South Mountain Character Plan - Retail Vision



South Mountain Character Plan - Retail Vision



South Mountain Village - Let's Build With Character



Stop SAFstor

CMH <cmhemail@icloud.com>
Tue 4/9/2024 2:47 PM
To:Samuel S Rogers <samuel.rogers@phoenix.gov>

Mr Rogers,

As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6-23, I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the building height has destroyed all views from my home to the city lights. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.

In working with our neighbors, SAFStor has made some changes to their original plan. We commend SAFStor on changes to the look of the building and on moving the entry from 41st Street, a residential street, to Baseline Road.

However, our biggest concern, our property value reduction based on the destruction of our views, has not only never been addressed, in changing the entrance of the parking lot, views on an additional street have also been completely blocked.

Right now, there are far too many storage facilities in Phoenix and specifically our area. There are a total of 11 self-storage facilities from 48th Street to 19th Avenue in the South Mountain Village area. There are an additional 3 facilities north of the river and south of the airport.

From 19th Avenue west to the 202 (Laveen) there are 5 self-storage facilities. This makes our neighborhood the "Self-Storage Facility Capital of the World!"

In addition, most storage units in the area are single story. On average, 85% of storage facilities build a level as a basement. Yet SAFStor is looking for a 2 story building completely above ground with a profile that will make entering and leaving our neighborhood at 41st Street, our ONLY WAY in and out, dangerous.

City light views are not just a "nice bonus." Our property values include our homes being on view properties. Destroy the views, destroy the values, destroy the income to the City of Phoenix, Maricopa County, and the State of Arizona. Building on this land as the developer has currently proposed will NOT increase revenue in the form of taxes. It will decrease revenue because of lowered property values.

This neighborhood and South Mountain Village are in desperate need of real retail. Another unneeded self-storage facility brings one or two jobs and no needed retail.

Neighborhood representatives have been meeting with representatives of Snell & Wilmer and SafStor in an effort to create something that would enhance the neighborhood. Brian Harvey, a designer, has even created an entire plan that would preserve views, give SafStor additional units, and preserve the views. SafStor has not budged beyond changing the color of the building and moving the entrance to Baseline Road.

The neighbors of the South Mountain Gateway Residents Association were not asking for this building to be built somewhere else. We demanded that it be built in a way that does not destroy our homes and property values.

However - SafStor will not compromise. We now want the City of Phoenix to deny this petition so that real retail that will enhance our neighborhood and the Village can come in.

Accepting the special use permit and allowing self-storage facility #12 to come into South Mountain Village will be a detriment to our neighborhood and the City of Phoenix.

Sent from my iPhone

As a resident of South Mountain Village in Phoenix, I am concerned with the damage this building, the proposed SAFStor Building, Z-SP-6-23, will do to my neighborhood. This design is NOT in keeping with the South Mountain Village Character Plan. In addition, this type of business, contrary to what the developer wants us to believe, does not serve our community in any way.

We were promised for decades, when the rooftops were built, our elected officials would work to bring retail. So, what are we presented with? Another monolithic box with zero value to the neighborhood.

This is a Special Permit REQUEST. That does not mean it must be accepted out-of-hand. We are asking you to do what will benefit the neighborhood you serve, not the out of state developers. This special permit should not be granted.

CITY OF PHOENIX
APR 09 2024
Planning & Development Department

Signature	First Name	Last Name	Address	City	State	Zip	Date
	Lynne	Tinker	1715E So. Mtn Ave	Phx	AZ	85042	4/6/24
	Carmen	Rodriguez	7649 S. 41st Pl	Phx	AZ	85042	4/6/24
		Rodriguez	7649 S. 41st Place	Phx	Az	85042	4/6/24
	Cristina	Buescher	7629 S. 40th St	Phx	Az	85042	4/6/24
	Bobby	Buescher	7629 S. 40th St	Phx	AZ	85042	4/6/24
	Kathleen	Johnston	1338 E Ellis	Tempe	AZ	85282	4/6/24
	PETER	COOKE	7634 S 40th Pl,	Phx	AZ	85042	4/6/24
	Jason	Edmonds	8243 S. 40th ST	Phx	AZ	85042	4/6/24
	Barbara	Cooke	7634 S. 40th PL	Phx	AZ	85042	4/6/24
	MERCEDES	MUNOZ	4007 E. FAIRMOUNT	PHX	AZ	85042	4/6/24
	Julie	Hardy	7619 S. 40th PL	Phx	AZ	85042	4/6/24
	LAURIE	PHEIL	3940 E BEVERLY RD	PHX	AZ	85042	4/6/24
Oliver Pheil	Oliver	Pheil	3940 E Beverly Rd.	Phx	AZ	85042	4/6/2024
Ross Pheil	Ross	Pheil	3940 E Beverly Rd	Phx	AZ	85042	4/6/2024

As a resident of South Mountain Village in Phoenix, I am concerned with the damage this building, the proposed SAFStor Building, Z-SP-6-23, will do to my neighborhood. This design is NOT in keeping with the South Mountain Village Character Plan. In addition, this type of business, contrary to what the developer wants us to believe, does not serve our community in any way.

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CITY OF PHOENIX
APR 09 2024
Planning & Development Department

Signature	First Name	Last Name	Address	City	State	Zip	Date
	Edith	Lopez	7607 S. 4th St	Phoenix	AZ	85042	04/06/24
Karen Marshall	Karen	Marshall	7830 S. 40th St	Phoenix	AZ	85042	4/6/24
	Jessica	Sapio	7620 S. 40th Pl. Phx	AZ		85042	4/6/24

Diego Muñoz
Name

4907 E. FAWN DR. Phoenix, AZ 85042
Address

602-920-8694 mdmunozpub@yahoo.com
Phone Email

April 6, 2024
Re: Z-SP-6-23
Sam Rogers, City Planner
Members of the South Mountain Village Planning Committee

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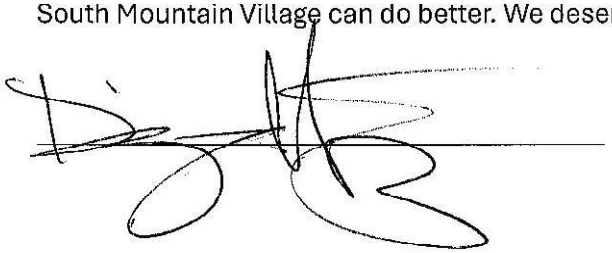
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MARGARET SMUNDT

Name

4027 E. DAWN DR Phoenix, AZ 85042

Address

480 280 4800 catvet87@yahoo.com

Phone Email

April 6, 2024
Re: Z-SP-6-23
Sam Rogers, City Planner
Members of the South Mountain Village Planning Committee

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Kathleen Johnston
Name

1538 e Ellis dr Phoenix, AZ 85042
Address

480 3002814 katiedarling21@yahoo.com
Phone Email

April 6, 2024
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Sam Rogers, City Planner
Members of the South Mountain Village Planning Committee

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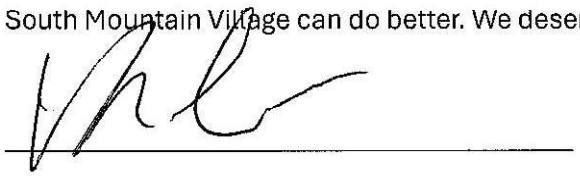
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Kathy Bloom

Name

13336 E. Ellis Dr. Phoenix, AZ 85042

Address

602 323 6765 kathyBloom@gmail.com

Phone Email

April 6, 2024
Re: Z-SP-6-23
Sam Rogers, City Planner
Members of the South Mountain Village Planning Committee

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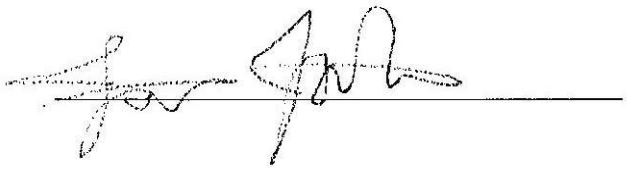
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Carmen L. Rodriguez
Name

7649 S. 41st Place Phoenix, AZ 85042
Address

602 510-3367 3015silver@cox.net
Phone Email

April 6, 2024
Re: Z-SP-6-23
Sam Rogers, City Planner
Members of the South Mountain Village Planning Committee

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Vincent Bailey
Name

7628 S 40th PL Phoenix, AZ 85042
Address

480-227-1627 verbaileya@cox.net
Phone Email

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Vincent Bailey

Ellen Bailey
Name

7628 S 40th Pl Phoenix, AZ 85042
Address

480-203-8000 verbailey@cox.net
Phone Email

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Ellen Bailey

Ross Phei
Name

3940 E. Beverly Dr. Phoenix, AZ 85042
Address

602-244-1924 rossphei@cox.net
Phone Email

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Members of the South Mountain Village Planning Committee

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Jessica Soto
Name

7620 S. 40th Pl. Phoenix, AZ 85042
Address

480 343-4918
Phone Email

April 6, 2024
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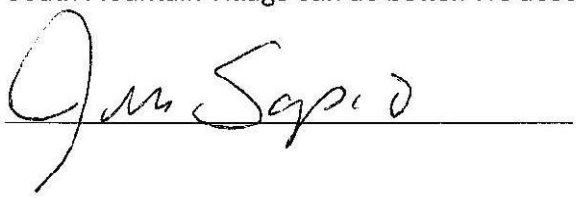
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Bobby Bueschers
Name

7429.S. 40th St. Phoenix, AZ 85042
Address

(480)710-5288 [redacted] contact@thebueschers.com
Phone Email

April 6, 2024
Re: Z-SP-6-23
Sam Rogers, City Planner
Members of the South Mountain Village Planning Committee

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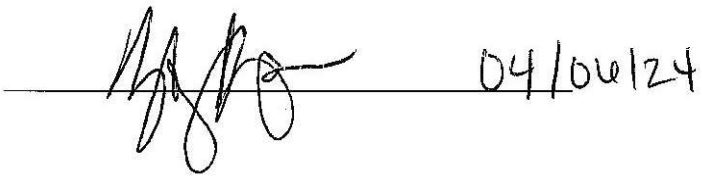
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Jason Edwards
Name

8243 S. 40th ST Phoenix, AZ 85042
Address

602-321-8505 jedwards1019@gmail.com
Phone Email

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Sam Rogers, City Planner
Members of the South Mountain Village Planning Committee

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Edith Lopez
Name

7607 S. 41st St Phoenix, AZ 85042
Address

602-802-6579 Alemoha0915@gmail.com
Phone Email

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Members of the South Mountain Village Planning Committee

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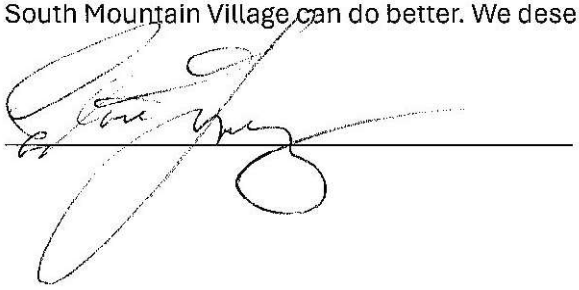
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Oliver Pfeil
Name

3940 E Beverly Rd. Phoenix, AZ 85042
Address

480-282-0420 oliver.pfeil@gmail.com
Phone Email

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Members of the South Mountain Village Planning Committee

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Name

7620 S 40th Pl Phoenix, AZ 85042
Address

480.708.9250
Phone Email

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Cristina Buescher
Name

7629 S. 40th St. Phoenix, AZ 85042
Address

(480)300 1399 Crismaebuescher@gmail.com
Phone Email

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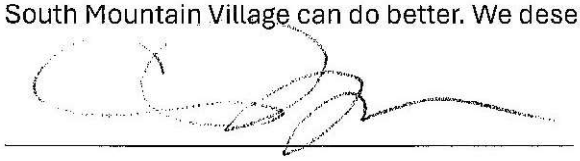
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04/04/24

LAURIE PHEIL
Name

3940 E. BEVERLY RD Phoenix, AZ 85042
Address

602-696-3800 creativebenefitcommunications@gmail.com
Phone Email

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Sam Rogers, City Planner
Members of the South Mountain Village Planning Committee

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Lynne Tinker
Name

4156 E. South Mtn. Ave Phoenix, AZ 85042
Address

6027493626 lynne@lynnetinker.com
Phone Email

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Members of the South Mountain Village Planning Committee

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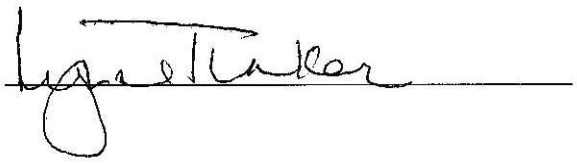
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Barbara Cooke
Name

7634 S. 40th Pl Phoenix, AZ 85042
Address

480-277-4201 BarbCooke@gmail.com
Phone Email

April 6, 2024
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Members of the South Mountain Village Planning Committee

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OF PHOENIX

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South Mountain Village can do better. We deserve better!

Barbara Cooke

Eugene E. Derr
Name

7638 S. 41st Place Phoenix, AZ 85042
Address

602-499-7523 on-pointe@cox.net
Phone Email

April 6, 2024
Re: Z-SP-6-23
Sam Rogers, City Planner
Members of the South Mountain Village Planning Committee

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Estevan E. Davis

Eric Bruce
Name

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Address

207 495 6514 eric.bruce0001@gmail.com
Phone Email

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April 9, 2024

Sam Rogers, City Planner, Planning & Development Department, City of Phoenix
Members of the South Mountain Village Planning Committee, City of Phoenix
Council Woman Kesha Hodge Washington, City of Phoenix
Mayor Kate Gallego, City of Phoenix
Michel Maerowitz, Attorney for the developer at Snell & Wilmer

RE: Letter in opposition to SAFStor Building **Z-SP-6-23** Proposal to modify zoning for self storage facility

I write to express my opposition to rezoning application Z-SP-6-23; to request your support in opposing the application; and your vote to recommend denial of the application.

As a native Phoenician I have seen this city grow from a beautiful oasis in the desert with a multitude of palm trees, citrus orchids, beautiful Japanese flower gardens that lined Baseline Road along the north and south from 40th street to the west towards the town of Laveen. A swimming pool that was surrounded by palm trees that to us looked like a real oasis. The pool was located near 7th street and Baseline where a golf course now sits and operates. The Mystery Castle, that I and my neighborhood school mates visited many times while hiking south mountain to play at hidden valley. Additionally, a Boy Scout training camp operates to teach scouts to place into effect those tasks taught in the hand book.

I grew up in deep south Phoenix near 20th street and south of the existing railroad tracks. As a child my brothers and I picked cotton and potatoes in Phoenix and Queen Creek. After the airport purchased our home for future growth, which I have always supported, we moved to 20th street and Southern and I obtained a 360-paper delivery route, attended Sierra Vista Grammer school, now closed. South Mountain was very visible then as it is now, and Barry Goldwater farm was our neighbor.

The parcel proposed for the development is a prime location for neighborhood retail-oriented commercial use—specifically active, low-intensity uses like: breakfast cafes, sandwich shops, wine bars, brewpubs, or small retail such as a UPS Store franchise.

Any of the uses above would provide useful services to the community while supporting the General Plan's vision of Phoenix as a connected oasis and creating a sense of place with the opportunity for people to connect. E.g., The school which is currently located directly north of the Circle K and gas station at 40th street and Baseline Road is the only retail store providing convenient access to students for their daily needs. A group of small convenient stores would provide students and staff from a group of stores with their school related needs within a short distance of the need to drive several miles for food and school supplies. If Self storage is approved, employment opportunity is increased by only a few employees as opposed to ten plus employees at numerous retail shops.

Vehicular safety must be a major factor in this rezoning consideration. First, 40th street and Baseline Road is now experiencing extremely high-speed vehicular movement. From my neighborhood, we are bombarded 24 hours daily by extremely loud muscle cars and motorcycles racing and displaying how loud and fast they can go from 48th street to Central Avenue. A recent accident resulting in the death of a young teenage child is evidence enough that this corner is a dangerous location. Second, consider those numerous school students and faculty crossing the intersection during heavy traffic hours and heavily loaded trucks turning in and out from the proposed entrance Self storage facility.

Self storage is the wrong scale and character of commercial development for this parcel, especially with the property's proximity to the Highline Canal's multi-use trails and the city's South Mountain Park.

Please, protect the character of our community, and preserve our cherished city views from the south of the site, and our treasured views of South Mountain from the north.

Thank you for your support.

Cordially,

Alberto Rodriguez
Home Owner
7649 S 41st Place
Phoenix, AZ 85042

MUAP 4/9/2024

Mr. Chairman and Members of Committee:

from Rebecca Rodriguez Barranca - a community member

I am a 4th generation Phoenician and I do oppose the SAF Star application.

I feel that this project will not:

- improve already dangerous vehicle traffic issues at the intersection. and

It will increase concerns about crime.

- The project will remove and/or decrease both skyline views for local neighbors and for all travelers on Baseline Road.
- The project does nothing to benefit elderly residents in the neighborhood
- I do not see that the project does anything to honor the fact that this area is ancient native land as well as historical Phoenix area
- The idea of putting a large storage building on the proposed site is truly saddening to me and would prefer that it be placed in a more industrial area.

Sincerely Rebecca Barranca

811

From: Catherine Napoli <catherine9196@gmail.com>
Sent: Tuesday, April 9, 2024 2:46 PM
To: Samuel S Rogers; PDD Planning Commission; Mayor Gallego; PDD South Mountain VPC; Council District 8 PCC
Subject: Letters against Z-SP-6-23
Attachments: Comment Card.pdf; Letter 1.pdf; Letter 1A.pdf; Letter 2.pdf; Letter 2A.pdf; Letter 3A.pdf; Letter 4.pdf; Letter 4A.pdf; Letter 3.pdf; Letter 5.pdf; Letter 5A.pdf; Letter 6A.pdf; Letter 6.pdf; Letter 7A.pdf; Letter 7.pdf; Letter 8.pdf; Letter 9.pdf; Letter 9A.pdf; Letter 8A.pdf; Letter 10.pdf; Letter 10A.pdf; Letter 11 A.pdf; Letter 11.pdf; Letter 12.pdf; Letter 12A.pdf; Letter 13.pdf; Letter 13A.pdf; Letter 14A.pdf; Letter 14.pdf; Letter 15 A.pdf; Letter 15.pdf; Letter 16 A.pdf; Letter 17.pdf; Letter 16.pdf; Letter 17A.pdf; Letter 18 A.pdf; Letter 18.pdf; Petition.pdf

Village Planning, Sam Rogers, Planning Commission, Councilwoman Hodge Washington, Mayor Gallego -

At a recent neighborhood block party, a number of neighbors signed letters and a petition asking all of you to vote against Z-SP-6-23 and instead work on getting real retail, neighborhood retail, retail promised us over the last years, retail that never happened.

I submit these letters on behalf of my neighbors and I will bring the originals to the South Mountain VIllage Planning Committee meeting tonight.

Respectfully submitted
Catherine Napoli

Date: April 9, '24

City of Phoenix

SPEAKER COMMENT CARD

Please fill out completely and return to staff.

Item #: 4

(ONE CARD PER ITEM)

Village: South Mountain

___ I am in favor of this item.

X I am opposed to this item.

X I wish to speak.

Your name here

Name / Company or Organization

Your address Phoenix 85042

Address City Zip Code

Phone: 602 295 3411 (Your Phone) E-mail: You@youremail.com

PLEASE NOTE: This card, including any street address, phone number or e-mail address provided, is a public record open to public viewing pursuant to Arizona public records law. This information will be used for the meeting minutes and may be used by staff for follow-up.

70-5.2D Rev. 1/19

Barbara Cooke
Name

7634 S. 40th Pl Phoenix, AZ 85042
Address

480-277-4201 BarbCooke@gmail.com
Phone Email

April 6, 2024
Re: Z-SP-6-23
Sam Rogers, City Planner
Members of the South Mountain Village Planning Committee

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Lynne Tinker
Name

MISE. South Mtn. Ave Phoenix, AZ 85042
Address

6027433626 lynne@lynnetinker.com
Phone Email

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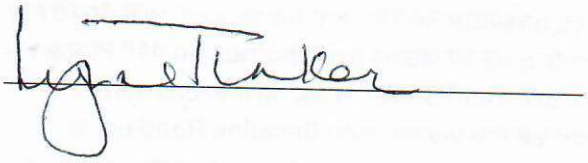
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LAURIE PHEIL
Name

3940 E. BEVERLY RD Phoenix, AZ 85042
Address

602-696-3800 creativebenefitcommunications@gmail.com
Phone Email

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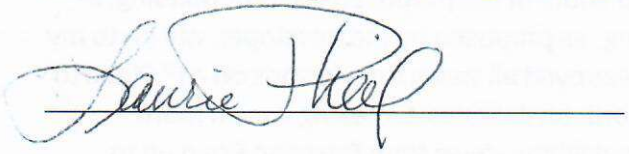
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Ross Pheil
Name

3940 E. Beverly Rd. Phoenix, AZ 85042
Address

602-244-1924 rossphei@cox.net
Phone Email

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Cristina Buescher
Name

7629 S. 40th St. Phoenix, AZ 85042
Address

(480)300 1399 Crismabuescher@gmail.com
Phone Email

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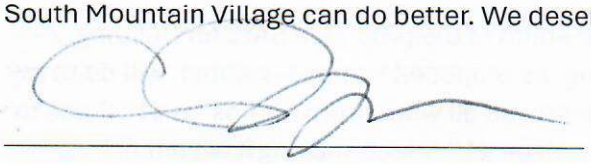
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04/04/24

Name

7620 S 40th Pl Phoenix, AZ 85042
Address

480.708.9250
Phone Email

April 6, 2024
Re: Z-SP-6-23
Sam Rogers, City Planner
Members of the South Mountain Village Planning Committee

As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6-23, I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the building height has destroyed all views from homes on 41st Place to the city lights. It has destroyed view corridors going north on 41st Street, making it even more dangerous to enter Baseline Road. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.

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From 19th Avenue west to the 202 (Laveen) there are 5 self-storage facilities. There are a total of 293 self-storage facilities in the city of Phoenix.

These facilities are dangerous and will bring more crime to the area. Access by key card is not sufficient to protect users. There is no security at most of these places to keep costs down. This makes our neighborhood the "Self-Storage Facility Capital of the World!"

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Oliver Pheil
Name

3940 E Beverly Rd. Phoenix, AZ 85042
Address

480-282-0420 oliver.pheil@gmail.com
Phone Email

April 6, 2024
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Members of the South Mountain Village Planning Committee

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Edith Lopez
Name

7607 S. 41st St Phoenix, AZ 85042
Address

602-802-6579 Alemoha0915@gmail.com
Phone Email

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Members of the South Mountain Village Planning Committee

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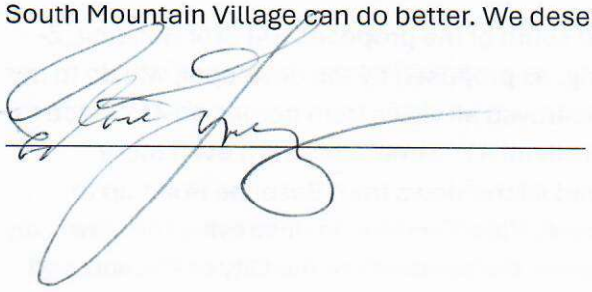
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Jason Edwards
Name

8243 S. 40th ST Phoenix, AZ 85042
Address

602-321-8505 jedwards1019@gmail.com
Phone Email

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Members of the South Mountain Village Planning Committee

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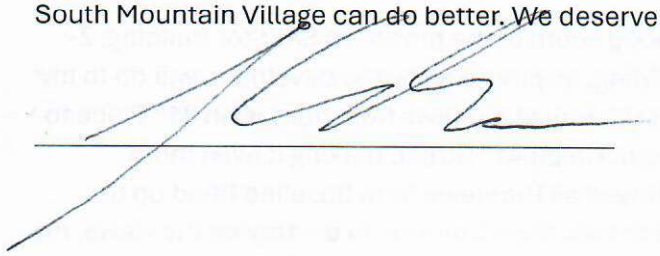
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Bobby Bruescher
Name

7429 S. 40th St. Phoenix, AZ 85042
Address

(480) 710-5288 [redacted]
Phone Email contact@thebruschers.com

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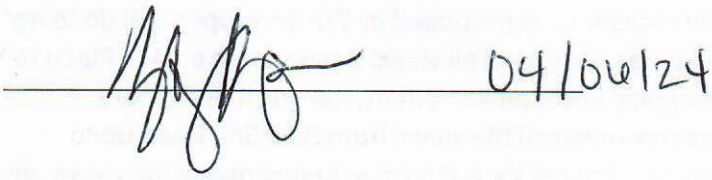
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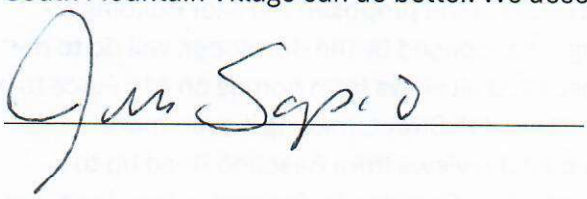
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Jessica Sapio
Name

7620 S. 40th Pl. Phoenix, AZ 85042
Address

480 343-4918
Phone Email

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Ellen Bailey
Name

7628 S 40th Pl Phoenix, AZ 85042
Address

480-203-8000 verbailey@cox.net
Phone Email

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Ellen Bailey

Vincent Bailey
Name

11628 S 40th PL Phoenix, AZ 85042
Address

480-227-1627 verbaileya@cox.net
Phone Email

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Vincent Bailey

CARMEN L. Rodriguez
Name

7649 S. 41st Place Phoenix, AZ 85042
Address

602
510-3367 2015silver@cox.Net
Phone Email

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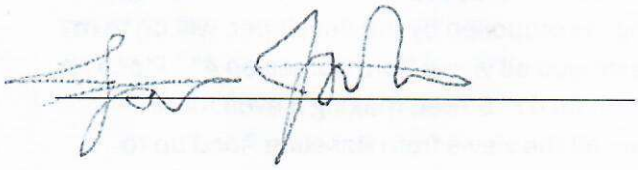
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Name

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Address

602 303 6765 KathyBlown@gmail.com
Phone Email

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Members of the South Mountain Village Planning Committee

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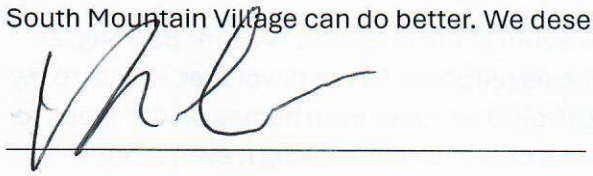
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South Mountain Village can do better. We deserve better!



Kathleen Johnston
Name

1338 E Ellis Dr Phoenix, AZ 85042
Address

480 3002814 katiedarling21@yahoo.com
Phone Email

April 6, 2024
Re: Z-SP-6-23
Sam Rogers, City Planner
Members of the South Mountain Village Planning Committee

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MERCEDES MUNOZ
Name

4007 E. DAWN DR Phoenix, AZ 85042
Address

480 280 4800 catvet87@yahoo.com
Phone Email

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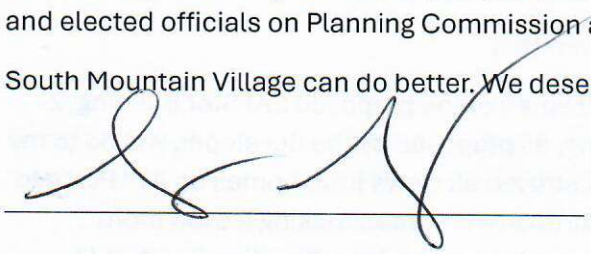
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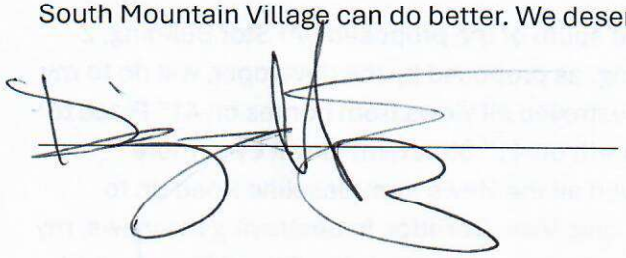
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Diego Muñoz
Name

4907 E. FAWN DR. Phoenix, AZ 85042
Address

602-920-8694 mdmuniz pub@yahoo.com
Phone Email

April 6, 2024
Re: Z-SP-6-23
Sam Rogers, City Planner
Members of the South Mountain Village Planning Committee

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Signature	First Name	Last Name	Address	City	State	Zip	Date
Lynn Tinker	Lynne	Tinker	1715E So. Mountain Ave	Phx	AZ	85042	4/6/24
Carmen G Rody	Carmen	Rodriguez	7649 S. 41st Pl	Phx	AZ	85042	4/6/24
Alberto Rodriguez	Milita Rodriguez	Rodriguez	7649 S. 41st Place	Phx	Az	85042	4/6/24
	Cristina	Buescher	7629 S. 40th St	Phx	AZ	85042	4/6/24
	Bobby	Buescher	7629 S. 40th St	Phx	AZ	85042	4/6/24
	Kathleen	Johnston	1338 e ellis	tempe	AZ	85282	4/6/24
Peter Cooke	PETER	COOKE	7634 S 40TH PL,	PHX	AZ	85042	4/6/24
	Jason	Edmonds	8243 S. 40th ST	Phx	AZ	85042	4/6/24
Barbara Cooke	Barbara	Cooke	7634. S. 40th PL	Phx	AZ	85042	4/6/24
	MERCEDES	MUNOZ	4007 E. FAIRMOUNT	PHX	AZ	85042	4/6/24
Julie Hardy	Julie	Hardy	7619 S. 40th PL	Phx	AZ	85042	4/6/24
Laurie Phil	LAURIE	PHEIL	3940 E BEVERLY RD	PHX	AZ	85042	4/6/24
oliver Phil	oliver	Phil	3940 E Beverly Rd.	Phx	AZ	85042	4/6/2024
Ross Phil	Ross	Phil	3940 E Beverly Rd	Phx	AZ	85042	4/6/2024

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Signature	First Name	Last Name	Address	City	State	Zip	Date
	Edith	Lopez	7607 S. 41st St	Phoenix	AZ	85042	04/06/24
Karen Marshall	Karen	Marshall	7830 S. 40th St	Phoenix	AZ	85042	4/6/24
	Jessica	Sapio	7620 S. 40th Pl. Phx		AZ	85042	4/6/24

Eric Bruce
Name

3928 E Beverly Rd Phoenix, AZ 85042
Address

207 495 6514 eric.bruce0001@gmail.com
Phone Email

April 6, 2024
Re: Z-SP-6-23
Sam Rogers, City Planner
Members of the South Mountain Village Planning Committee

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CITY OF PHOENIX
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Planning & Development Department

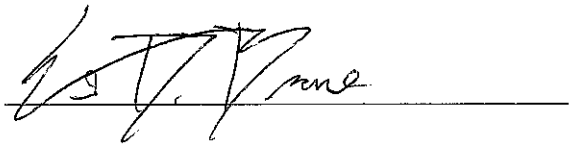
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From: Catherine Napoli <catherine9196@gmail.com>
Sent: Wednesday, April 24, 2024 12:56 PM
To: PDD Planning Commission; Mayor Gallego; Council District 8 PCC; Racelle Escolar; Samuel S Rogers; support@phxazdistrict8.zendesk.com
Subject: Z-SP-6-23

Members of Planning Commission -
SAFStor is requesting a Special Permit to allow a C3 use, specifically for the building of a self-storage facility, on a C2 zoned property (Z-SP-6-23). As a resident of the small neighborhood south of Baseline Road located to the south and west of this self-storage facility, there are a number of reasons to vote no on this special use permit. However, the most compelling fact to vote no, in accordance with the South Mountain Village Planning Committee with a vote of 10 to 0, is that this is not an appropriate use for this parcel.

From the beginning of this special permit request I, and the majority of my neighbors, have been against having a self-storage facility at the corner of 41st Street and Baseline Road. Their proposal of a two story building blocking both the views of my neighbors, that will result in bringing down property values and well as the view up the mountain from Baseline Road, identified by the City as a Scenic View Corridor. The look of their building, which is a massive box and, while changes have been made, it is still a massive box at the gateway of South Mountain Village.

Even though I and other neighbors are very opposed, we listened to what the developer had to say. In fact, we asked three neighbors, Laurie Pheil, Catherine Napoli, and Brian Harvey, to bring our concerns and requests to the developer. We felt if we had to have this shoved into our neighborhood, we could hopefully make it as non-offensive as possible.

Over the course of the past 5 months, the developer would say that our requests were impossible and then create a slight variation of the request in the hope that it would appear as if they were listening to our concerns. Our representatives engaged in good faith conversations, meeting with the developer and their attorney firm for many hours.

The fact is, a special permit, essentially a C3 use in a C2 zone that is adjacent to a residential neighborhood is not an appropriate land use for this site. The Baseline Area Character Plan, created by the residents of South Mountain Village, with the City of Phoenix, set guidelines for what is needed in our Village. Strategic tools, in the form of plans and codes, were created to guide the growth of this unique area. The Baseline Area Master Plan and Baseline Area Overlay are in place to ensure we get what is so needed in our neighborhood. The PhxCAN plan looks at creating Connected Active Neighborhoods. This special permit request fits none of these guidelines.
Specific to the Character Plan, retail, something this area desperately needs is identified in the existing land use. Retail that has long been promised the residents of South Mountain Village. As "South Phoenix," we were told retail was not coming in until rooftops came here. We have the rooftops. We have a diverse mix of culture, housing, socio-economics. Where is the retail? Allowing this special permit takes away yet another area slated for neighborhood retail.

Jobs are needed in our Village. Other actual C2 uses that are permitted by right, including neighborhood retail, would bring jobs. A self-storage facility may bring 2 to 3 jobs at most.

The aesthetics of building in the Village calls for an agrarian feel that protects views. creates a gathering place for neighbors, and is sensitive to the residents. Protecting views both to the north and south of any new development is part of the plan.

The types of businesses that can be built by right are far more appropriate land uses than a self storage facility that needs you to approve a special permit.

Does this change positively affect the neighbors and area? No. Does it have a majority of the 39 points in the South Mountain Village Character Map? No.

Is this special permit use going to bring more money and more jobs into the Village than what can currently be built by right? No.

The recommendation by the Village Planner for South Mountain Village looks at this parcel in a vacuum. The neighborhood's needs are not taken into account. The local opposition by the residents has not been considered. The Character Plan, the Baseline Area Master Plan and Overlay are not considered. And the PhxCAN plan is ignored. South Mountain Village Planning knows what the neighborhood needs. What can be built there by right is far more in keeping with the City's own plans than a facility that requires a special permit. As a concerned resident, I am asking you not to allow this special permit to pass.

Thank you for your consideration,

Catherine P. Napoli-Cohen
Resident since 1997 in a 75 year old house (built in 1949)
3928 E. Beverly Road, Phoenix 85042
602-295-3411

From: Alberto Rodriguez <2015silver@cox.net>
Sent: Thursday, April 25, 2024 12:41 PM
To: PDD Planning Commission; Racelle Escolar; Council District 8 PCC; Mayor Gallego; support@phxazdistrict8.zendesk.com
Subject: From Carmen L. Rodriguez Re: SAFStor-Request to Deny Special Permit Z-SP-6-23 from Carmen L. Rodriguez

Respected Members of Planning Commission-

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Respectfully,

Carmen L. Rodriguez
7649 S. 41st Place
Phoenix, AZ 85042

From: Alberto Rodriguez <2015silver@cox.net>
Sent: Saturday, April 27, 2024 8:21 PM
To: PDD Planning Commission; Racelle Escolar; Council District 8 PCC; Mayor Gallego; support@phxazdistrict8.zendesk.com
Subject: SAF Stor Z-SP-6-23-8 Request to not allow the special permit to pass

Phoenix Planning Commission - pdd.planningcomm@phoenix.gov
Racelle Escolar with Planning Commission - racelle.escolar@phoenix.gov
Councilwoman Kesha Hodge Washington - council.district.8@phoenix.gov
Mayor Kate Gallego - mayor.gallego@phoenix.gov

Members of Planning Commission -

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Jobs are needed in our Village. Other actual C2 uses that are permitted by right, including neighborhood retail, would bring jobs. A self-storage facility may bring 2 to 3 jobs at most.

The aesthetics of building in the Village calls for an agrarian feel that protects views. creates a gathering place for neighbors, and is sensitive to the residents. Protecting views both to the north and south of any new development is part of the plan.

The types of businesses that can be built by right are far more appropriate land uses than a self storage facility that needs you to approve a special permit.

Does this change positively affect the neighbors and area? No. Does it have a majority of the 39 points in the South Mountain Village Character Map? No.

Is this special permit use going to bring more money and more jobs into the Village than what can currently be built by right? No.

The recommendation by the Village Planner for South Mountain Village looks at this parcel in a vacuum. The neighborhood's needs are not taken into account. The local opposition by the residents has not been considered. The Character Plan, the Baseline Area Master Plan and Overlay are not considered. And the PhxCAN plan is ignored. South Mountain Village Planning knows what the neighborhood needs. What can be built there by right is far more in keeping with the City's own plans than a facility that requires a special permit. As a concerned resident, I am asking you not to allow this special permit to pass.

Alberto Rodriguez
7649 S. 41st Place
Phoenix, AZ 85042
602 882-9271

From: Alberto Rodriguez <2015silver@cox.net>
Sent: Saturday, April 27, 2024 8:28 PM
To: PDD Planning Commission; Racelle Escolar; Council District 8 PCC; Mayor Gallego; support@phxazdistrict8.zendesk.com
Subject: SAF-Stor Z-SP-6-23-8 Request not to allow this special permit to pass.

Phoenix Planning Commission - pdd.planningcomm@phoenix.gov
Racelle Escolar with Planning Commission - racelle.escolar@phoenix.gov
Councilwoman Kesha Hodge Washington - council.district.8@phoenix.gov
Mayor Kate Gallego - mayor.gallego@phoenix.gov

Members of Planning Commission -

SAFStor is requesting a Special Permit to allow a C3 use, specifically for the building of a self-storage facility, on a C2 zoned property (Z-SP-6-23 / Z-SP-6-23-8 Agenda Item 7). As a resident of the small neighborhood south of Baseline Road located to the south and west of this self-storage facility, there are a number of reasons to vote no on this special use permit. However, the most compelling fact to vote no, in accordance with the South Mountain Village Planning Committee with a vote of 10 to 0, is that this is not an appropriate use for this parcel.

From the beginning of this special permit request I, and the majority of my neighbors, have been against having a self-storage facility at the corner of 41st Street and Baseline Road. Their proposal of a two story building blocking both the views of my neighbors, that will result in bringing down property values and well as the view up the mountain from Baseline Road, identified by the City as a Scenic View Corridor. The look of their building, which is a massive box and, while changes have been made, it is still a massive box at the gateway of South Mountain Village.

Even though I and other neighbors are very opposed, we listened to what the developer had to say. In fact, we asked three neighbors, Laurie Pheil, Catherine Napoli, and Brian Harvey, to bring our concerns and requests to the developer. We felt if we had to have this shoved into our neighborhood, we could hopefully make it as non-offensive as possible.

Over the course of the past 5 months, the developer would say that our requests were impossible and then create a slight variation of the request in the hope that it would appear as if they were listening to our concerns. Our representatives engaged in good faith conversations, meeting with the developer and their attorney firm for many hours.

The fact is, a special permit, essentially a C3 use in a C2 zone that is adjacent to a residential neighborhood is not an appropriate land use for this site. The Baseline Area Character Plan, created by the residents of South Mountain Village, with the City of Phoenix, set guidelines for what is needed in our Village. Strategic tools, in the form of plans and codes, were created to guide the growth of this unique area. The Baseline Area Master Plan and Baseline Area Overlay are in place to ensure we get what is so needed in our neighborhood. The PhxCAN plan looks at creating Connected Active Neighborhoods. This special permit request fits none of these guidelines.

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Is this special permit use going to bring more money and more jobs into the Village than what can currently be built by right? No.

The recommendation by the Village Planner for South Mountain Village looks at this parcel in a vacuum. The neighborhood's needs are not taken into account. The local opposition by the residents has not been considered. The Character Plan, the Baseline Area Master Plan and Overlay are not considered. And the PhxCAN plan is ignored. South Mountain Village Planning knows what the neighborhood needs. What can be built there by right is far more in keeping with the City's own plans than a facility that requires a special permit. As a concerned resident, I am asking you not to allow this special permit to pass.

Carmen L. Rodriguez (Resident and Wife to Alberto Rodriguez)
7649 S. 41st Place
Phoenix, AZ 85042
602 510 3367

From: cynthia harvey <harvey.cin@gmail.com>
Sent: Saturday, April 27, 2024 12:45 PM
To: Racelle Escolar
Subject: SafeStor Special permit application

Members of Planning Commission -

SAFStor is requesting a Special Permit to allow a C3 use, specifically for the building of a self-storage facility, on a C2 zoned property (Z-SP-6-23 / Z-SP-6-23-8 Agenda Item 7). As a resident of the small neighborhood south of Baseline Road located to the south and west of this self-storage facility, there are a number of reasons to vote no on this special use permit. However, the most compelling fact to vote no, in accordance with the South Mountain Village Planning Committee with a vote of 10 to 0, is that this is not an appropriate use for this parcel.

From the beginning of this special permit request I, and the majority of my neighbors, have been against having a self-storage facility at the corner of 41st Street and Baseline Road. Their proposal of a two story building blocking both the views of my neighbors, that will result in bringing down property values and well as the view up the mountain from Baseline Road, identified by the City as a Scenic View Corridor. The look of their building, which is a massive box and, while changes have been made, it is still a massive box at the gateway of South Mountain Village.

Even though I and other neighbors are very opposed, we listened to what the developer had to say. In fact, we asked three neighbors, Laurie Pheil, Catherine Napoli, and Brian Harvey, to bring our concerns and requests to the developer. We felt if we had to have this shoved into our neighborhood, we could hopefully make it as non-offensive as possible.

Over the course of the past 5 months, the developer would say that our requests were impossible and then create a slight variation of the request in the hope that it would appear as if they were listening to our concerns. Our representatives engaged in good faith conversations, meeting with the developer and their attorney firm for many hours.

The fact is, a special permit, essentially a C3 use in a C2 zone that is adjacent to a residential neighborhood is not an appropriate land use for this site. The Baseline Area Character Plan, created by the residents of South Mountain Village, with the City of Phoenix, set guidelines for what is needed in our Village. Strategic tools, in the form of plans and codes, were created to guide the growth of this unique area. The Baseline Area Master Plan and Baseline Area Overlay are in place to ensure we get what is so needed in our neighborhood. The PhxCAN plan looks at creating Connected Active Neighborhoods. This special permit request fits none of these guidelines.
Specific to the Character Plan, retail, something this area desperately needs is identified in the existing land use. Retail that has long been promised the residents of South Mountain Village. As "South Phoenix," we were told retail was not coming in until rooftops came here. We have the rooftops. We have a diverse mix of culture, housing, socio-economics. Where is the retail? Allowing this special permit takes away yet another area slated for neighborhood retail.

Jobs are needed in our Village. Other actual C2 uses that are permitted by right, including neighborhood retail, would bring jobs. A self-storage facility may bring 2 to 3 jobs at most.

The aesthetics of building in the Village calls for an agrarian feel that protects views. creates a gathering place for neighbors, and is sensitive to the residents. Protecting views both to the north and south of any new development is part of the plan.
The types of businesses that can be built by right are far more appropriate land uses than a self storage facility that needs you to approve a special permit.

Does this change positively affect the neighbors and area? No. Does it have a majority of the 39 points in the South Mountain Village Character Map? No.

Is this special permit use going to bring more money and more jobs into the Village than what can currently be built by right? No.

The recommendation by the Village Planner for South Mountain Village looks at this parcel in a vacuum. The neighborhood's needs are not taken into account. The local opposition by the residents has not been considered. The Character Plan, the Baseline Area Master Plan and Overlay are not considered. And the PhxCAN plan is ignored. South Mountain Village Planning knows what the neighborhood needs. What can be built there by right is far more in keeping with the City's own plans than a facility that requires a special permit. As a concerned resident, I am asking you not to allow this special permit to pass.

Regards,

Cynthia Harvey
816.868.3829

From: Paul Sapio <jessapio@gmail.com>
Sent: Saturday, April 27, 2024 8:48 PM
To: Racelle Escolar
Subject: Save our neighbor

Members of Planning Commission -
SAFStor is requesting a Special Permit to allow a C3 use, specifically for the building of a self-storage facility, on a C2 zoned property (Z-SP-6-23 / Z-SP-6-23-8 Agenda Item 7). As a resident of the small neighborhood south of Baseline Road located to the south and west of this self-storage facility, there are a number of reasons to vote no on this special use permit. However, the most compelling fact to vote no, in accordance with the South Mountain Village Planning Committee with a vote of 10 to 0, is that this is not an appropriate use for this parcel.

From the beginning of this special permit request I, and the majority of my neighbors, have been against having a self-storage facility at the corner of 41st Street and Baseline Road. Their proposal of a two story building blocking both the views of my neighbors, that will result in bringing down property values and well as the view up the mountain from Baseline Road, identified by the City as a Scenic View Corridor. The look of their building, which is a massive box and, while changes have been made, it is still a massive box at the gateway of South Mountain Village.

Even though I and other neighbors are very opposed, we listened to what the developer had to say. In fact, we asked three neighbors, Laurie Pheil, Catherine Napoli, and Brian Harvey, to bring our concerns and requests to the developer. We felt if we had to have this shoved into our neighborhood, we could hopefully make it as non-offensive as possible.

Over the course of the past 5 months, the developer would say that our requests were impossible and then create a slight variation of the request in the hope that it would appear as if they were listening to our concerns. Our representatives engaged in good faith conversations, meeting with the developer and their attorney firm for many hours.

The fact is, a special permit, essentially a C3 use in a C2 zone that is adjacent to a residential neighborhood is not an appropriate land use for this site. The Baseline Area Character Plan, created by the residents of South Mountain Village, with the City of Phoenix, set guidelines for what is needed in our Village. Strategic tools, in the form of plans and codes, were created to guide the growth of this unique area. The Baseline Area Master Plan and Baseline Area Overlay are in place to ensure we get what is so needed in our neighborhood. The PhxCAN plan looks at creating Connected Active Neighborhoods. This special permit request fits none of these guidelines.
Specific to the Character Plan, retail, something this area desperately needs is identified in the existing land use. Retail that has long been promised the residents of South Mountain Village. As "South Phoenix," we were told retail was not coming in until rooftops came here. We have the rooftops. We have a diverse mix of culture, housing, socio-economics. Where is the retail? Allowing this special permit takes away yet another area slated for neighborhood retail.

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The aesthetics of building in the Village calls for an agrarian feel that protects views. creates a gathering place for neighbors, and is sensitive to the residents. Protecting views both to the north and south of any new development is part of the plan.
The types of businesses that can be built by right are far more appropriate land uses than a self storage facility that needs you to approve a special permit.

Does this change positively affect the neighbors and area? No. Does it have a majority of the 39 points in the South Mountain Village Character Map? No.

Is this special permit use going to bring more money and more jobs into the Village than what can currently be built by right? No.

The recommendation by the Village Planner for South Mountain Village looks at this parcel in a vacuum. The neighborhood's needs are not taken into account. The local opposition by the residents has not been considered. The Character Plan, the Baseline Area Master Plan and Overlay are not considered. And the PhxCAN plan is ignored. South Mountain Village Planning knows what the neighborhood needs. What can be built there by right is far more in keeping with the City's own plans than a facility that requires a special permit. As a concerned resident, I am asking you not to allow this special permit to pass.

Sent from
Paul Sapio
7620 s 40th pl Phoenix 85042

From: Debra McPeters <debmcpeters@msn.com>
Sent: Monday, April 29, 2024 10:54 AM
To: Council District 8 PCC; Mayor Gallego; PDD Planning Commission; racell.escolar@phoenix.gov; support@phxazdistrict8.zendesk.com
Subject: Z-SP-6-23

Members of the Planning Commission,

SAFStor is requesting a Special permit to allow a C3 use, specifically for the building of a self-storage facility on a C2 zoned property (**Z-SP-6-23**). As residents of the small neighborhood south of Baseline Road located to the south and west of this proposed facility, there a number of reasons to vote NO on this special use permit. However, the most compelling fact to vote NO, in accordance with the South Mountain Village Planning Committee with a vote of 10 to 0, is that this is not an appropriate use for this parcel.

From the beginning of this special permit request we, and the majority of our neighbors have been against having a self-storage facility at the corner of 41st Street and Baseline Road. Their proposal of a two story building blocking both the views of my neighbors, that will result in bringing down property values as well as blocking the view up the mountain from Baseline Road, identified by the City as a Scenic View Corridor. The look of their building, which is a massive box and, while changes have been made, it is still a massive box at the gateway of South Mountain Village.

Even though we and other neighbors are very opposed, we listened to what the developer had to say. In fact, we asked three neighbors (Laurie Pheil, Catherine Napoli and Brian Harvey) to bring our concerns and requests to the developer. We felt if we had to have this shoved into our neighborhood, we could hopefully make it as non-offensive as possible.

Over the course of the past 5 months, the developer would say that our requests were impossible and then create a slight variation of the request in hope that it would appear as if they were listening to our concerns. Our representatives engaged in good faith conversations, meeting with the developer and their attorney firm for many hours.

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The aesthetics of building in the Village calls for an agrarian feel that protects views, creates a gathering place for neighbors, and is sensitive to the residents. Protecting views both to the north and south of any new development is part of the plan. The types of businesses that can be built by right are far more appropriate land uses than a self-storage facility that needs you to approve a special permit.

This change negatively affects the neighbors and area. It also not not have a majority of the 39 points in the South Mountain Village Character Map.

Is this special permit use going to bring more money and more jobs into the Village than what can currently be built by right? NO

The baseline Area Master Plan and Overlay are not being considered. South Mountain Village Planning knows what the neighborhood needs. What can be built there by right is far more in keeping with the City's own plans than a facility that requires a special permit. As concerned residents in the neighborhood for over 25 years, we are asking you not to allow this special permit to pass.

Thank You,

Debra & Bill McPeters
8040 S. 38th Way
Phoenix, AZ 85042
Highline Canyon Residents

From: mike iosue <mjiosue@gmail.com>
Sent: Monday, April 29, 2024 1:29 PM
To: Racelle Escolar
Subject: Z-SP-6-23

Ms. Escolar,

I am your constituent residing at 8035 S 38th Way, Phoenix 85042. I am writing in opposition to the subject zoning variance for the property at 41st St. and Baseline which will allow a Big Box storage facility to be built on this site. I oppose the variance for many reasons:

- Economic Impact - though this facility may provide some bump in tax revenue it does not provide a significant positive impact on our community and will only employ a few people to operate the facility. Further any short term gain in tax revenue will likely be lost as property values in the surrounding neighborhood will very likely be driven down by the presence of this facility.

- No need within the community. There are existing storage facilities in the baseline corridor at 16th St. and 48th St. we don't need another.

- Crime. A quick internet search reveals that these types of facilities are crime hotbeds in communities across the nation. I have first-hand experience with this effect having stored an RV at the 16th and Baseline Smart Store facility which my RV was vandalized and broken into twice during the 1 year period thar I sored it there.

- We should be encouraging the property owners to pursue development thar is consistent with the current zoning requirements and that will provide jobs and enhance the community such as a restaurant or retail sales.

Please consider the negative impact to our community when addressing this zoning waiver and stand with us in opposition to this effort.

Thank you,

Michael Iosue

From: Lorina McGrorty <lorina_hiatt@yahoo.com>
Sent: Monday, April 29, 2024 11:48 AM
To: Racelle Escolar
Subject: Z-SP-6-23. Urgent Appeal: Please Preserve Our Neighborhood's Character and Property Values

Dear Racelle Escolar,

As longtime residents of Hancock Park, we are writing to express our deep concern regarding the proposed construction of a large storage unit building in our community. This development threatens to irreversibly alter the character of our neighborhood and significantly diminish property values for current residents.

One of the most cherished aspects of living in Hancock Park is the breathtaking scenic views of the city and surrounding mountains that we enjoy from our homes. These views are not only aesthetically pleasing but also contribute to the overall sense of tranquility and well-being that residents have come to appreciate. The construction of a towering commercial building would effectively block these views, robbing us of one of the key features that attracted many of us to this neighborhood in the first place.

Furthermore, the proposed development poses a serious threat to our property values. Studies have consistently shown that the presence of commercial and industrial structures, such as this proposed building, can have a detrimental impact on nearby residential property values. Potential buyers are likely to be deterred by the sight of a large storage unit building looming over the neighborhood, leading to a decrease in demand for homes in the area and a subsequent significant decline in the value of our property.

We urge you to carefully consider the long-term consequences of allowing this development to proceed. Our neighborhood is more than just a collection of houses; it is a community where families have put down roots and invested their hard-earned resources. The current plans also encroach upon a protected wash, which not only channels water from the mountain, but also acts as a travel corridor for wildlife. Allowing this SAFStor building to be built here, as currently designed, would undermine the sense of community that we have worked so hard to cultivate and would have far-reaching negative effects on the quality of life for residents and native animals alike.

In light of these concerns, unless SAFStor is willing to compromise on the building height by placing the first story underground, we respectfully request that you deny the permits needed for the construction of the storage unit building in our neighborhood. Instead, we urge you to explore

alternative development options that are more compatible with the character of our community and that will not jeopardize property values or the scenic beauty of our surroundings.

Thank you for taking the time to consider our perspective on this important issue. We trust that you will make the decision that is in the best interests of our neighborhood and its residents.

Sincerely,

Patrick and Lorina McGrorty

7635 South 41st Place

Phoenix, Az 85042

(480) 628-8911

From: PDD Planning Commission
Subject: FW: Phoenix Planning Commission Agenda Item 7: Z-SP-6-23-8

From: Laurie Pheil <creativebenefitcommunications@gmail.com>
Sent: Tuesday, April 30, 2024 12:27 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Phoenix Planning Commission Agenda Item 7: Z-SP-6-23-8

To the Planning Commission,

My name is Laurie Pheil and I am requesting a recommendation of denial for case number Z-SP-6-23-8.

This Special Permit requests is for a C3 or Industrial Use on a C2 zoned property. It is surrounded by a Church, two schools, a Fire station, some small neighborhood retail and lots and lots of housing.

A warehouse style storage facility does not fit into the local area in many ways. Based on their last presentation to the Village Planning Committee in April of this year where the Village Committee voted unanimously to deny their land use, their request falls short in several ways…

- It does not preserve views for the adjacent neighborhood
- The architecture does not reflect the area's agricultural heritage
- It does not provide a good employment source for the Village for generations to come
- Plus, it all but ignores the standards outlined in the **Plan Phoenix** General Plan for Connectivity, Enhancing Neighborhood Retail, Healthy restaurants, or being a place where neighbors can meet to have a cold drink, plan a hike or hike ride, or perhaps get a bike tire repaired.

Thank you for your consideration!
Laurie

Laurie Pheil
Creative Benefit Communications
Phone: 602-696-3800
E-mail: creativebenefitcommunications@gmail.com

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION
May 2, 2024

ITEM NO: 7

DISTRICT NO.: 8

SUBJECT:

Application #:	Z-SP-6-23-8
Location:	Southeast corner of 41st Street and Baseline Road
From:	C-2
To:	C-2 SP
Acreage:	3.84
Proposal:	Self-service storage facility and underlying C-2 uses
Applicant:	SAFStor Real Estate Company, LLC
Owner:	Highline Investment, LLC
Representative:	Mike Maerowitz, Snell & Wilmer, LLP

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
South Mountain 3/12/2024 Information only.
South Mountain 4/9/2024 Denial. Vote 10-0 (1 abstained).

Planning Commission Recommendation: Approval, per the staff memo dated May 1, 2024.

Motion Discussion: N/A

Motion details: Commissioner Mangum made a MOTION to approve Z-SP-6-23-8, per the staff memo dated May 1, 2024.

Maker: Mangum
Second: Gorraiz
Vote: 5-4 (Vice-Chairperson Busching, Boyd, Jaramillo, Matthews)
Absent: N/A
Opposition Present: Yes

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation of Commercial.

2. The proposal, as stipulated, will create a strong pedestrian environment along Baseline Road with detached sidewalks and a multi-use trail. These pathways will convey individuals safely and comfortably to the nearby educational uses, commercial uses, and residential neighborhoods.

3. The site is appropriately located along a major arterial roadway, and as stipulated will be compatible with surrounding uses.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped ~~March 15, 2024~~ APRIL 26, 2024, as approved by the Planning and Development Department.

2. 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.

3. A minimum of one green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

4. A minimum of 10% of the required parking spaces shall be EV capable.

5. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department

6. Four bicycle spaces shall be provided on the site through Inverted U and/or artistic racks located near the building entrances or in a secure location inside the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

7. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

8. 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% shade, as approved by Planning and Development Department.

9. All public and private pedestrian pathways including sidewalks shall be shaded to a minimum 75%, as approved by the Planning and Development Department.

10. In addition to the landscape materials listed in the Baseline Area Master Plan Plant List, Cercidium Hybrid (Desert Museum Palo Verde), Quercus Virginiana (Live Oak), and Pistacia X 'Red-Push (Red Push Pistache), may be permitted as approved by Planning and Development Department and shall be utilized, as approved or modified by the Planning and Development Department.

11. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.

13. The developer shall dedicate right-of-way and construct a bus stop pad on eastbound Baseline Road. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from 41st Street according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide minimum 50% shade coverage to bus stop pad.

14. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Baseline 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 or modified by the Planning and Development Department.

15. A minimum 70-feet of right-of-way shall be dedicated for the south half of Baseline Road, adjacent to the development.

16. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 8-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved or modified by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings.

    b. Drought tolerant vegetation to achieve a minimum of 75 percent live coverage.

    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.

17. A minimum 5-foot-wide sidewalk shall be constructed on the north side of Highline Lane, adjacent to the development.

18. A minimum 5-foot-wide sidewalk shall be constructed on the east side of 41st Street, adjacent to the development.

19. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 42nd Place, adjacent to the development.

20. Existing streetscape beginning at back of curb and median islands shall be replenished with the approved landscaping and trees along Baseline Road, as approved by the Planning and Development Department.

21. All streets within and adjacent to the development shall be constructed 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. 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.

23. 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.

24. 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.

25. Prior to final 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 Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT F

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC **I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:**					
APPLICATION NO/ LOCATION	**Z-SP-6-23-8 Southeast corner of 41st Street and Baseline Road**	***(SIGNATURE ON ORIGINAL IN FILE)***			
		opposition	**x**	**applicant**	
APPEALED FROM:	PC May 2, 2024	3940 East Beverly Road Phoenix, AZ 85042			
	PC DATE	*STREET/ADDRESS/CITY/STATE/ZIP*			
TO PC/CC HEARING	CC June 12, 2024	Laurie Pheil (602) 696-3800 creativebenefitcommunications@gmail.com			
	CC DATE	*NAME / PHONE / EMAIL*			
REASON FOR REQUEST: Opposition to the special permit land use on this property.					
RECEIVED BY:	Greg Harmon	**RECEIVED ON:**		5/9/2024	

Alan Stephenson
Joshua Bednarek
Tricia Gomes
Racelle Escolar
Sarah Stockham
Stephanie Vasquez
Heather Klotz

Camryn Thompson
Paul M. Li
GIS
Byron Easton (for PHO Appeals only)
Vikki Cipolla-Murillo
Village Planner
Applicant

CITY OF PHOENIX

MAY 09 2024

Planning & Development Department

City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

The **PLANNING COMMISSION** agenda for **May 2, 2024** is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

   There is a $630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **May 9, 2024**.

   Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m. **May 9, 2024.**

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

   To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. **May 9, 2024.**

   The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an $830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **May 16, 2024.**

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

Z-SP-6-23-8
APPLICATION NO.

Southeast corner of 41st Street & Baseline Road
LOCATION OF APPLICATION SITE

MAY 2, 2024
DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

Greg Harmon
PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

LAURIE PHEIL
PRINTED NAME OF PERSON APPEALING

Laurie Pheil
SIGNATURE

3940 E. BEVERLY RD.
STREET ADDRESS

5/3/24
DATE OF SIGNATURE

PHOENIX, AZ 85042
CITY, STATE & ZIP CODE

602-696-3800
TELEPHONE NO.

creativebenefitcommunications@gmail.com
EMAIL ADDRESS

REASON FOR REQUEST:
OPPOSITION TO THE SPECIAL PERMIT LAND USE ON THIS PROPERTY

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

ATTACHMENT G

For additional correspondence, please see Z-SP-6-23-8 on the following website:

https://www.phoenix.gov/pdd/planning-zoning/pzservices/pzstaff-reports

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: June 10, 2024

From: Joshua Bednarek
Planning and Development Director

Subject: CONTINUANCE OF ITEM 146 ON THE JUNE 12, 2024, PUBLIC HEARING AND ORDINANCE ADOPTION - REZONING APPLICATION Z-SP-6-23-8 – SOUTHEAST CORNER OF 41ST STREET AND BASELINE ROAD (ORDINANCE G-7270)

Item 146, rezoning application Z-SP-6-23-8 is a request to rezone 3.84 acres located at the southeast corner of 41st Street and Baseline Road from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow self-service storage facility and underlying C-2 uses.

Staff has received correspondence from the applicant requesting a continuance.

Staff recommends continuing this item to the July 1, 2024, City Council Formal meeting.

Approved:

Alan Stephenson
Deputy City Manager

Attachment:
Exhibit A – Applicant's request for continuance

Snell & Wilmer
ONE EAST WASHINGTON STREET
SUITE 2700
PHOENIX, ARIZONA 85004-2556
602.382.6000 P
602.382.6070 F

Michael Maerowitz
(602) 382-6494
mmaerowitz@swlaw.com

June 10, 2024

Mayor and City Council
City of Phoenix
200 West Washington Street
Phoenix, Arizona 85003

Re: Z-SP-6-23 (the "Application") — Request for Continuance

Dear Mayor and City Council:

Our firm represents SAFStor Real Estate Co., LLC (the "Applicant") with respect to the Application referenced above. The Application request is for approval of a Special Permit to allow a self-storage facility within the existing Commercial C-2 District--Intermediate Commercial ("C-2") zoning district. The Application is currently scheduled to be heard at the City Council meeting on June 12, 2024. Specifically, the Application is agenda Item 146.

On behalf of the Applicant, please accept this letter as our formal request for a continuance of the Application to the July 1, 2024 City Council agenda.

Respectfully submitted,

Snell & Wilmer

Michael Maerowitz

Michael Maerowitz

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: June 28, 2024

From: Joshua Bednarek
Planning and Development Director

Subject: CONTINUANCE OF ITEM 69 ON THE JULY 1, 2024 FORMAL AGENDA – PUBLIC HEARING/FORMAL ACTION - REZONING APPLICATION Z-SP-6-23-8 – SOUTHEAST CORNER OF 41ST STREET AND BASELINE ROAD (ORDINANCE G-7270)

Item 69, Rezoning Application Z-SP-6-23-8, is a request to rezone 3.84 acres located at the southeast corner of 41st Street and Baseline Road, from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow a self-service storage facility and underlying C-2 uses.

The Council District 8 Office has requested the item be continued to the September 4 2024, City Council Formal Meeting to provide additional time to engage with the community regarding their concerns.

Staff concurs with this request for continuance.

Approved: _____
Alan Stephenson, Deputy City Manager

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 59

Public Hearing and Resolution Adoption - General Plan Amendment GPA-DV-1-24-1 - Southwest Corner of 36th Avenue and Pinnacle Peak Road (Resolution 22241)

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 on 80.31 acres from Parks/Open Space - Publicly Owned to Residential 3.5 to 5 dwelling units per acre and Commercial. This is a companion case to Z-28-24-1 and should be heard first, followed by Z-28-24-1.

Summary

Application: GPA-DV-1-24-1
Current Designation: Parks/Open Space - Publicly Owned
Requested Designation: Residential 3.5 to 5 dwelling units per acre (74.50 acres) and Commercial (5.81 acres)
Acreage: 80.31
Proposed Use: Minor General Plan Amendment to facilitate development of a new single-family residential community with a small, neighborhood-scale commercial element.

Owner: Arizona State Land Department
Applicant: Lennar Arizona, LLC
Representative: Stephen Anderson, Gammage & Burnham, PLC

Staff Recommendation: Approval.
VPC Action: The Deer Valley Village Planning Committee heard this item on May 21, 2024, and continued the item, by a vote of 9-0. The Deer Valley Village Planning Committee heard this item on July 16, 2024, and recommended approval, per the staff recommendation, by a vote of 8-1.
PC Action: The Planning Commission heard this item on June 6, 2024, and continued the item, by a vote of 8-0. The Planning Commission heard this item on August 1, 2024, and recommended approval, per the Deer Valley Village Planning Committee recommendation, by a vote of 8-0.

Location
Southwest corner of 36th Avenue and Pinnacle Peak Road
Council District: 1
Parcel Address: 3847 W. 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 RESOLUTION

RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2015 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-DV-1-24-1, 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-1-24-1. The 80.31 acres of property located at the southwest corner of 36th Avenue and Pinnacle Peak Road is designated as 74.50 acres of Residential 3.5 to 5 dwelling units per acre and 5.81 acres of Commercial.

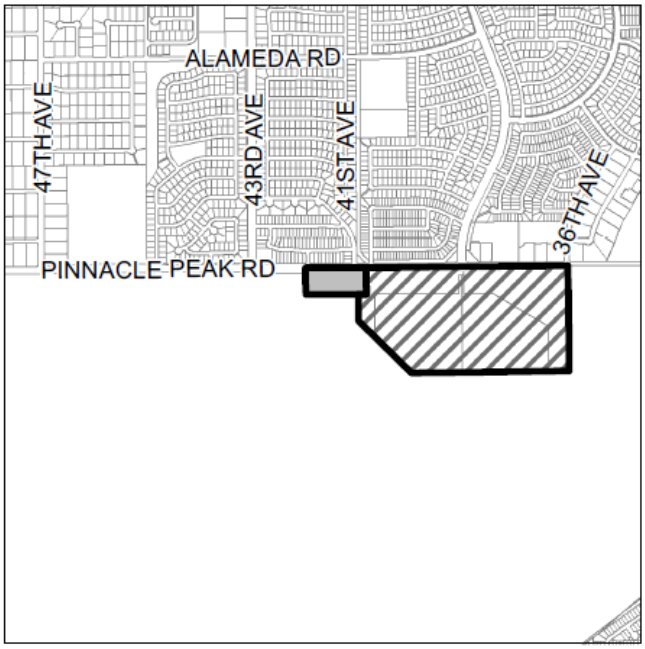
SECTON 2. The Planning and Development Director is instructed to modify the 2015 Phoenix General Plan to reflect this land use classification change as shown below:

DRAFT

PROPOSED CHANGE:

Residential 3.5 to 5 du/ac (74.50 +/- Acres)
Commercial (5.81 +/- Acres)

Proposed Change Area
Residential 3.5 to 5 du/acre
Commercial



PASSED by the Council of the City of Phoenix this 4th day of September 2024.

_____
M A Y O R

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:

DRAFT

Julie M. Kriegh, City Attorney

By:_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DRAFT

ATTACHMENT B

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT
STAFF ANALYSIS
May 16, 2024

Application:	GPA-DV-1-24-1
Representative:	Stephen Anderson, Gammage & Burnham, PLC
Applicant:	Lennar Arizona, LLC
Owner:	Arizona State Land Department
Location:	Southwest corner of 36th Avenue and Pinnacle Peak Road
Acreage:	80.31 acres
Current Plan Designation:	Parks/Open Space - Publicly Owned
Requested Plan Designation:	Residential 3.5 to 5 dwelling units per acre (74.50 acres) and Commercial (5.81 acres)
Reason for Requested Change:	Minor General Plan Amendment to facilitate development of a new single-family residential community with a small, neighborhood-scale commercial element.
Deer Valley Village Planning Committee Meeting Date:	May 21, 2024
Staff Recommendation:	Approval

FINDINGS:

1) The proposed Residential 3.5 to 5 dwelling units per acre and Commercial General Plan Land Use Map designations are compatible with surrounding designations and will complement and diversify the area's land uses.

2) The companion rezoning case, Z-28-24-1, proposes a development that is consistent in scale and character with the land uses in the surrounding area.

3) The companion rezoning case, Z-28-24-1, as stipulated, provides enhanced open space and design standards to make the proposed development a compatible addition to the area.

BACKGROUND

The subject site is 80.31 acres and is located at the southwest corner of 36th Avenue and Pinnacle Peak Road. The subject site is currently vacant. The companion rezoning case Z-28-24-1 is requesting to rezone the site from RE-43 (One-Family Residence) and RE-43 SP (One-Family Residence, Special Permit) to C-2 (Intermediate Commercial) and R1-6 (Single-Family Residence District) to allow single-family residential and commercial.

This request proposes a minor amendment to the General Plan Land Use Map to facilitate development of a new single-family residential community with a small, neighborhood-scale commercial element. The proposal will modify the land use designation from 80.31 acres of Parks/Open Space – Publicly Owned to 5.81 acres of Commercial and 74.50 acres of Residential 3.5 to 5 dwelling units per acre.

SURROUNDING LAND USES

NORTH
North of the subject site, across Pinnacle Peak Road, is a service station, restaurant pads, commercial strip centers, and single-family residential homes and is designated Commercial, Residential 5 to 10 dwelling units per acre, and Residential 3.5 to 5 dwelling units per acre.

SOUTH
South of the subject site is vacant and designated Parks/Open Space – Publicly Owned.

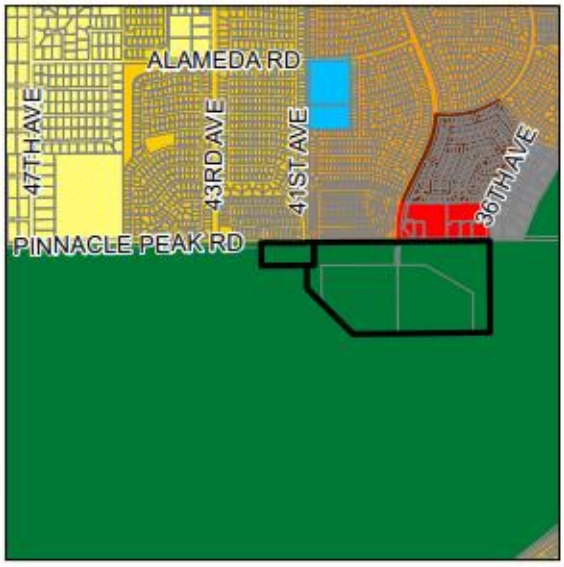
EAST
East of the subject site is an indoor/outdoor sports facility and vacant land designated as Parks/Open Space – Publicly Owned.

WEST
West of the subject site contains vacant land and a water park designated Parks/Open Space – Publicly Owned.

EXISTING:

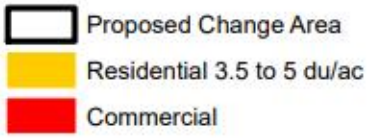
Parks/Open Space - Publicly Owned
(80.31 +/- Acres)

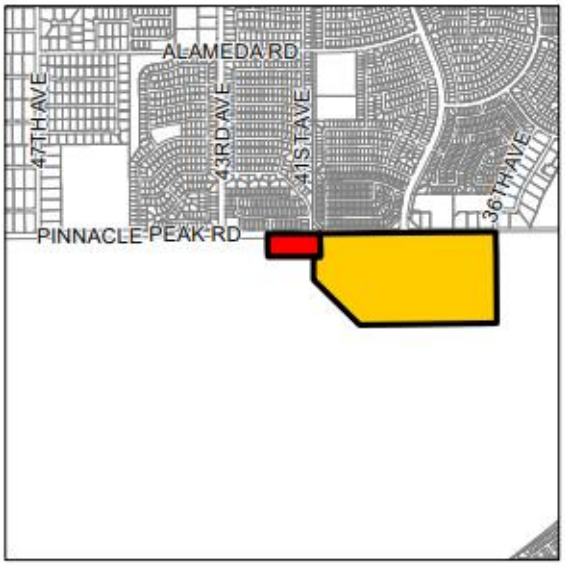




PROPOSED CHANGE:

Residential 3.5 to 5 du/ac (74.50 +/- Acres)
Commercial (5.81 +/- Acres)





Existing and Proposed General Land Use Designation Maps
Source: City of Phoenix Planning and Development Department

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

- **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 housing opportunities in the Village that will help alleviate the housing crisis.

- **CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.**

  The proposed rezoning case, Z-28-24-1, will develop vacant property with a single-family residential and commercial development that are compatible with the surrounding uses which will protect the area from incompatible land uses. The existing recreational open space uses will be near the proposed single-family homes and the development will provide a commercial component which will help be supportive of the area.

- **BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; *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-28-24-1, includes enhanced landscaping along Pinnacle Peak Road on both sides of the sidewalk and within the landscape setbacks. Also, enhanced landscaping shall be planted within the landscape strips of internal detached sidewalks. This will create a comfortable pedestrian environment along Pinnacle Peak Road and internal to the development by reducing the urban heat island affect and making the walk to nearby destinations safer and more comfortable.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-DV-1-24-1. The proposed land use map designation allows for future single-family residential and commercial development that is compatible with surrounding designations. The companion rezoning case, Z-28-24-1, as stipulated, will require enhanced standards for landscaping, pedestrian pathways, bicycle infrastructure, building elevations, and open space.

Writer
Matteo Moric
May 16, 2024

Team Leader
Racelle Escolar

Exhibits
Sketch Maps (2 pages)
Correspondence (14 pages)

GENERAL PLAN AMENDMENT

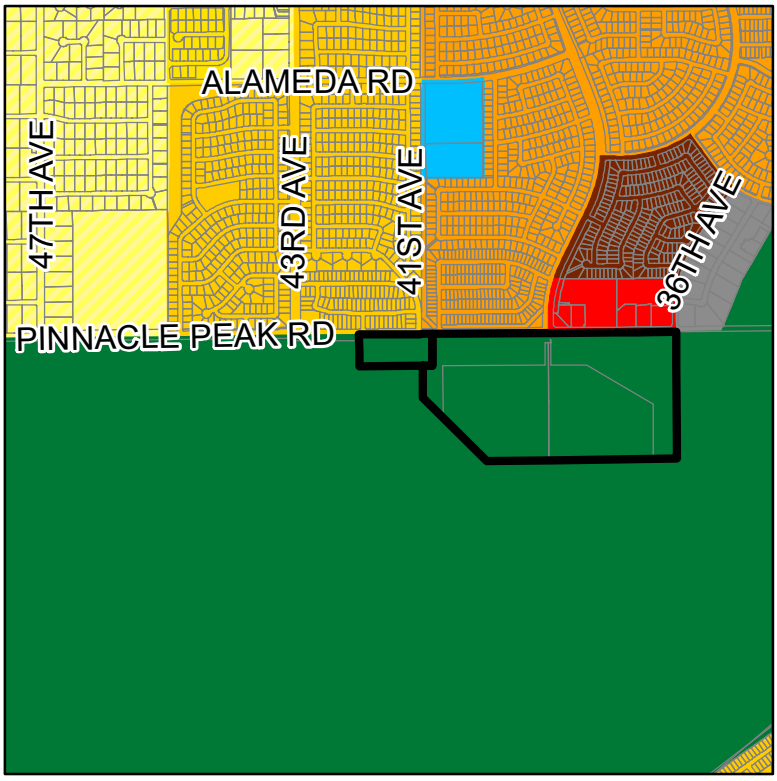
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DV-1-24-1	ACRES: 80.31 +/-	REVISION DATE:
VILLAGE: DEER VALLEY	COUNCIL DISTRICT: 1	
APPLICANT: Gammage & Burnham, PLC		

EXISTING:

Parks/Open Space - Publicly Owned
(80.31 +/- Acres)

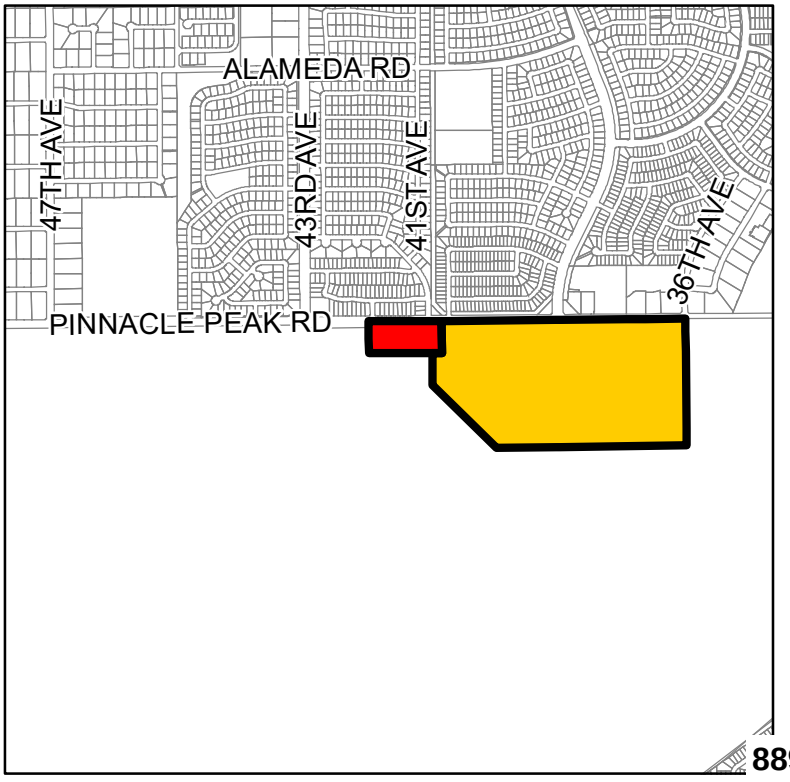
- Proposed Change Area
- Residential 0 to 2 du/ac
- Residential 2 to 3.5 du/ac
- Residential 3.5 to 5 du/ac
- Residential 5 to 10 du/ac
- Residential 15+ du/ac
- Commercial
- Industrial
- Public/Quasi-Public
- Parks/Open Space - Publicly Owned



PROPOSED CHANGE:

Residential 3.5 to 5 du/ac (74.50 +/- Acres)
Commercial (5.81 +/- Acres)

- Proposed Change Area
- Residential 3.5 to 5 du/ac
- Commercial



GENERAL PLAN AMENDMENT

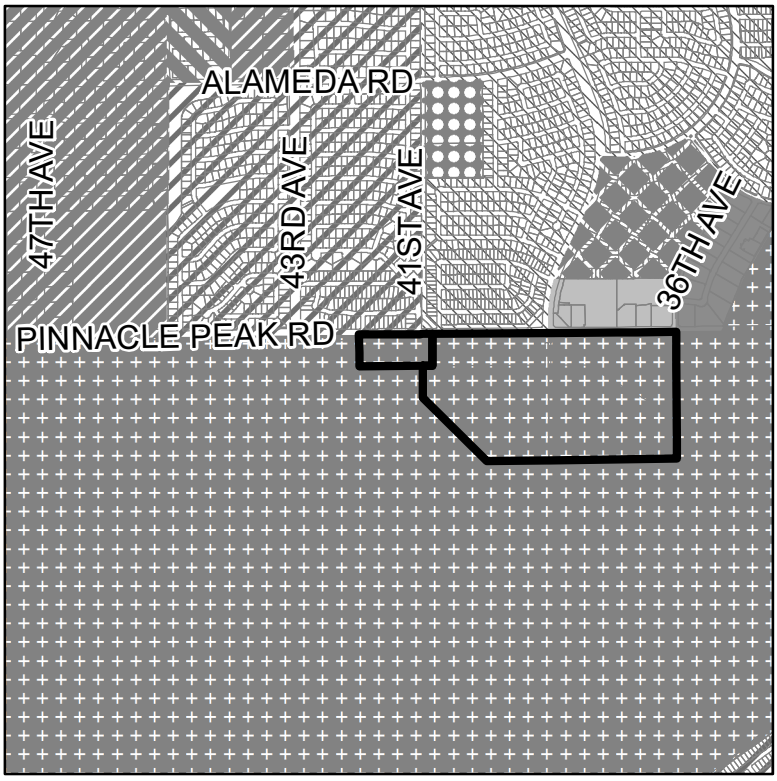
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-DV-1-24-1	ACRES: 80.31 +/-	REVISION DATE:
VILLAGE: DEER VALLEY	COUNCIL DISTRICT: 1	
APPLICANT: Gammage & Burnham, PLC		

EXISTING:

Parks/Open Space - Publicly Owned
(80.31 +/- Acres)

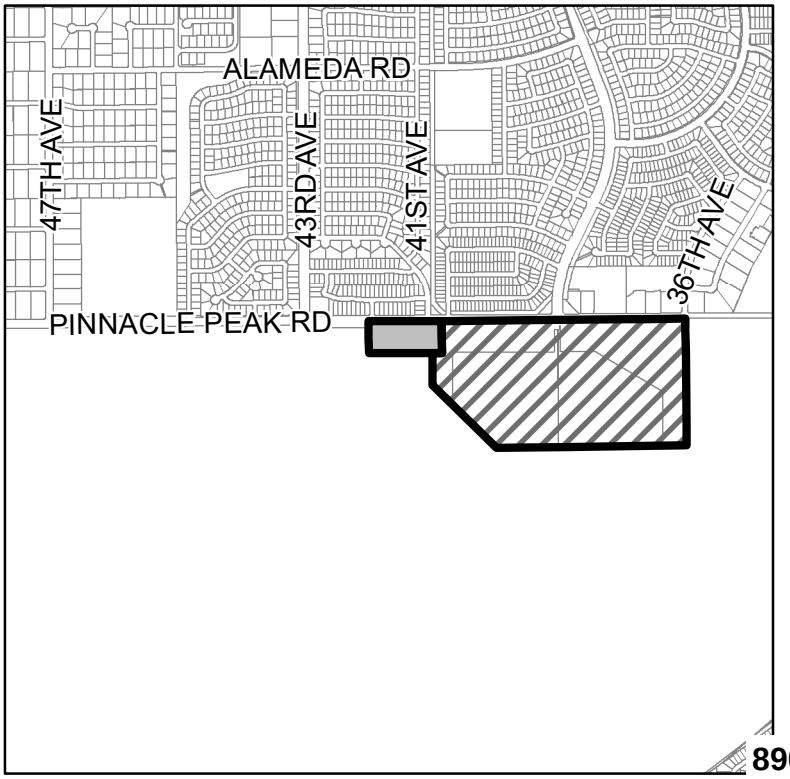
- Proposed Change Area
- Residential 0 to 1 / 1 to 2 du/acre
- Residential 2 to 3.5 du/acre
- Residential 3.5 to 5 du/acre
- Residential 5 to 10 du/acre
- Residential 15+ du/acre
- Commercial
- Industrial
- Public/Quasi-Public
- Parks/Open Space - Publicly Owned



PROPOSED CHANGE:

Residential 3.5 to 5 du/ac (74.50 +/- Acres)
Commercial (5.81 +/- Acres)

- Proposed Change Area
- Residential 3.5 to 5 du/acre
- Commercial



NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

Goelet A. Beuf Community Center, Room 106
3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

CITY OF PHOENIX
APR 16 2024
Planning & Development Department

~~I SUPPORT~~

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: Joe Hoyle
ADDRESS: 5235 N. Electra Ln
CITY, STATE & ZIP CODE: Glendale AZ 85310
TELEPHONE:
EMAIL: G2330800355

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

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CITY OF PHOENIX
APR 16 2024
Planning & Development Department

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: Margaret Hayer
ADDRESS: 5235 W. Electra Ln.
CITY, STATE & ZIP CODE: 85310
TELEPHONE:
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

Matteo Moric

Subject: Comments regarding Z-28-24

From: noreply@formstack.com <noreply@formstack.com>
Sent: Tuesday, May 14, 2024 8:13 AM
To: PDD Zoning <zoning@phoenix.gov>
Subject: Contact Us

formstack

Formstack Submission For: Contact Us [phoenix-gov.formstack.com]

Submitted at 05/14/24 8:13 AM

First and Last Name:	Amanda Barba
Email Address:	Fatducky3000@gmail.com
:	Planning and zoning (property use and setback requirements)
Is your question, request, or comments regarding:	
Questions, requests or comments:	Objection to Case Number Z-28-24/ Village: Deer Valley Area has been a Native habitat for Arizona's plants and wildlife; human development and growth in the area is demolishing Native species livable areas. Additionally, expansion in the area is enabling human climate impact, adding residential and commercial buildings/parking spaces retains heat. Water consumption for the proposed zoning and building is also dentrimental to the already dwindling water supplies in the desert. This zone hearing information was not put out to the surrounding community and was rushed, it was secretive and appears that those who approved have taken bribes.

Copyright © 2024 Formstack, LLC. All rights reserved. This is a customer service email.
Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

From: PDD Zoning Adjustment
To: Matteo Moric
Subject: FW: Z-28-24 Don't rezone 39 Ave and Pinnacle Peak Road
Date: Thursday, May 9, 2024 1:28:44 PM

Hi Matteo,

Please see the correspondence below.

Thank you,
Eric Morales, Planner III
City of Phoenix
Planning & Development Department
Planning Division, Zoning Section
Office: 602-262-7927
200 West Washington Street
Phoenix, AZ 85003

-----Original Message-----
From: Natalie Varvel <nvarvel78@hotmail.com>
Sent: Thursday, May 9, 2024 1:10 PM
To: PDD Zoning Adjustment <zoning.adjustment@phoenix.gov>
Subject: Z-28-24 Don't rezone 39 Ave and Pinnacle Peak Road

To whom it concerns,

I have lived in the area of 39 Ave and Pinnacle Peak for over 20 years. I liked it out here because of the beautiful desert scenery. It was an understanding that the desert south of Pinnacle Peak from 35 Avenue to 55 Avenue and was to only be recreation area. There is a lot of desert animals that live in this area. If you allow the builders to build homes in this area it will be disappointing. We will lose our beautiful desert. I don't understand why everyone wants to take away all of the desert scenery. Also go back on the promises made to all the home owners in this area. If you allow this to happen then were will it stop. We already have a ton of traffic on Happy Valley Road because of all the building they have done. Us homeowners did not want the apartments on Happy Valley Road let alone a bunch of restaurants to make it a lot busier in the area. Our traffic will get even worse on Pinnacle Peak Road if you allow them to build homes. You will also take the homes away from the desert animals and they will come into our neighborhoods. Please reconsider the home owners feelings to not allow the home to be built on 39th Ave and Pinnacle Peak Road. Please also reconsider that there are lots of desert animals you will be running them out of their home and they have feelings to. Please don't go back on the promises made to the home owner about not allowing homes to be built south of Pinnacle Peak Road and 39th Avenue. Remind yourself that we want this area to remain recreational area and to be able to enjoy the beautiful desert landscape. Please don't allow homes to be build in this area the neighborhood doesn't want it. Thanks for listening.

Sincerely,

Natalie Varvel
3930 W Mariposa Grande
Glendale, AZ 85310
602-819-0675
nvarvel78@hotmail.com

Sent from my iPhone

CITY OF PHOENIX
APR 16 2024
Planning & Development Department

NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

Goelet A. Beuf Community Center, Room 106
3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

~~I DO NOT SUPPORT~~

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: BONNIE EDENBURN
ADDRESS: 5113 W. SAGUARO PARK LANE
CITY, STATE & ZIP CODE: GLENDALE, AZ
TELEPHONE:
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

CITY OF PHOENIX
APR 16 2024
Planning & Development Department

NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

Goelet A. Beuf Community Center, Room 106
3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS: We do not need the increased traffic, pollution & dense Dev. Eion

NAME: Calcagnos
ADDRESS: 5135 W. Misty Willow Ln.
CITY, STATE & ZIP CODE: Glendale, AZ
TELEPHONE:
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

CITY OF PHOENIX
APR 16 2024
Planning & Development Department

NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

Goelet A. Beuf Community Center, Room 106
3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: GARY Kivela
ADDRESS: 5113 W. SAGUARO PARK LANE
CITY, STATE & ZIP CODE: GLENDALE, AZ
TELEPHONE:
EMAIL:

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COMMENTS:
39th Drive Cannot handle the traffic from Pin Peak to Happy Valley
It will cause congestion all the way around as schools are already full -
what about Water & Sewages?
The people on Pinnacle Peak will be harmed with this many drivers added
No one cares like us about the community! Please

NAME: George & Jeri Maynard
ADDRESS: 3927 W Mariposa Grande
CITY, STATE & ZIP CODE: Glendale Az 85310
TELEPHONE: 928-812-3390
EMAIL: Jeri.M.38@yahoo.com

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Goelet A. Beuf Community Center, Room 106
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Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS: No more Houses!!

NAME: Lynda Montgomery
ADDRESS: 5201 W. Misty Willow Ln.
CITY, STATE & ZIP CODE: Glendale AZ 85310
TELEPHONE: 623-824-4687
EMAIL: lynda417@gmail.com

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

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rlane@gblaw.com

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APR 16 2024
Planning & Development Department

NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

Goelet A. Beuf Community Center, Room 106
3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

WE WISH TO SUBMIT WRITTEN COMMENTS ON THE RECORD.

COMMENTS:
PHOENIX KART RACING ASSOCIATION SUPPORTS PUBLIC RECREATION AT ADOBE MT. PARK. PKRA HAS BEEN AT THE PARK PROVIDING PUBLIC RECREATION SINCE 1983.

THERE NEEDS TO BE CONSIDERATION FOR MAINTAINING ALL EXISTING USES AND NO ENCROACHMENT OF THE AREA BY RESIDENTIAL VERSE COMMERCIAL + PUBLIC RECREATION USES DUE TO NEW RESIDENCE PETITIONING AGAINST EXISTING USES.

NAME: PAUL HENDRICKS
ADDRESS: 19002 N 21ST AVE
CITY, STATE & ZIP CODE: PHX, AZ 85027
TELEPHONE: 623 204 4901
EMAIL: HENDRICKS.PAUL@OUTLOOK.COM

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

CITY OF PHOENIX
APR 16 2024
Planning & Development Department

NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

Goelet A. Beuf Community Center, Room 106
3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:
New Home Buyers need full disclosures on concessionaire In Adobe Dam Regional Park
Future Buyers through CC&R's need to be made aware.
Please See Attached in Regards to Adobe Mnt Speedway
I would Also like to receive any info in Regards to the progress of Lennar Paseo Heights

Ted Williams
NAME: Adobe Mountain Speedway, LLC
ADDRESS: 22602 N 49th Ave
CITY, STATE & ZIP CODE: Glendale, AZ 85310
TELEPHONE: 602 501-1077
EMAIL: Ted@adobemountainspeedway.com

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

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CITY OF PHOENIX
APR 16 2024
Planning & Development
Department

April 9th, 2024

Lennar Arizona, LLC
Z-28-24-1 and GPA-DV-11-24-1

RE: Rezoning Adobe State Land

The vacated golf course, Adobe Dam Family Golf Center, 79.86 gross acres.

We request Lennar Arizona, LLC or its representative to draft a stipulation to be reviewed by and agreed on, by both parties.

Warning: There is an automotive racing facility in the area, A Concessionaire of Maricopa County Through its Parks & Recreation Department @ Adobe Dam Regional Park.
Adobe Mountain Speedway, LLC., produces heavy traffic, noise, dust, and lighting.

Has a Curfew of 10 PM, all racing stops, quiet time 10:00 PM to 8:00 AM.

All new home buyers will need to read, accept, and sign knowledge of such activities, on the agreed upon stipulation.

Also, the agreed upon stipulation should be included for all future buyers having knowledge of the stipulation, added in the CC & R's.

I would like to be added to all future correspondences regarding this project.

Feel free to contact me.
ted@diamondmechanical.com
ted@adobemountainspeedway.com
cell: 602 501-1077

Sincerely Yours,
Ted Williams

Deer Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-DV-1-24-1
*REVISED June 5, 2024

Date of VPC Meeting	May 21, 2024
Request From	Parks/Open Space - Publicly Owned
Request To	Residential 3.5 to 5 dwelling units per acre and Commercial
Proposal	Single-family residential community with a small, neighborhood-scale commercial element
Location	Southwest corner of 36th Avenue and Pinnacle Peak Road
VPC Recommendation	Continuance to July 16, 2024
VPC Vote	9-0

Item No. 4 (GPA-DV-1-24-1) and Item No. 5 (Z-28-24-1) are companion cases and were heard together.

14 members of the public registered to speak in opposition, and five members of the public registered to speak donated their time to Scott Anderson.
155 members of the public registered in opposition not wishing to speak.

VPC DISCUSSION:

Chair Trilese DiLeo stated that a request was made by Gammage & Burnham, PLC for a continuance for 60 days and wanted to share this with the committee for discussion. Chair DieLeo stated that with the audience present at the meeting she asked if the committee had comments on the applicant's request. Chair DiLeo stated the meeting will proceed in an orderly manner for the presentation, discussion and to hear all the public comment.

Keith Greenberg stated the committee and members of the public were present and the applicant had time to prepare for the presentation so it should be heard.

Vice Chair Gregory Freeman stated there are things to consider with the applicant's request for an extension, if the committee takes action the project moves to the next phase for review by the Planning Commission. Vice Chair Freeman said that with the applicant request, they would come back to the committee in 60 days to allow time for discussion with the community, and that hearing the presentation would be a good use

of time to hear public comment. Vice Chair Freeman stated he is in favor of hearing the presentation.

Chair Trilese DiLeo asked staff if the presentation could be heard with a motion to continue the cases as requested by the applicant. **Mr. Moric** responded yes; the committee may proceed with hearing the cases with a motion to proceed as determined by the committee.

Chair Trilese DiLeo asked the committee if they would prefer to hear the applicant's presentation with the consideration of a continuance of 60 days to allow time for discussion and to hear the publics comments. Chair. DiLeo stated the committee may also proceed with a motion to approve or deny the cases.

Vice Chair Gregory Freeman stated the committee should hear the presentation, Chair **Trilese DiLeo** agreed that the cases should be heard as well as the public's comments. Chair DiLeo asked staff to proceed with the presentation.

STAFF PRESENTATION

Matteo Moric, staff provided an introduction to the General Plan Amendment case and noted the companion rezoning case. Mr. Moric provided an overview of the current site noting the site and adjacent zoning and land uses. Mr. Moric describe the site location, size, adjacent streets, densities, and the requested changes to allow for the proposed use.

Vice Chair Keith Greenberg asked with the General Plan designation of parks and open space, publicly owned, who owns the land. **Mr. Moric** responded that the Arizona State Land Department owns the land, and the applicant will provide additional details.

Mr. Moric reviewed and discussed the current and propose uses, staff findings for the General Plan Amendment and the rezoning case. Mr. Moric displayed the proposed residential site plan and discussed the lots, elevations, drainage, amenities, and open space. Mr. Moric displayed the proposed commercial site plan stating that a PHO (Planning Hearing Officer) hearing process would be required to achieve the use consistent with the proposal. Mr. Moric stated that 12 letters were received, two in support and 10 in opposition. Mr. Moric reviewed the noted concerns which included preservation, water use, school capacity, increased density, and loss of recreational use. Mr. Moric stated the findings for each case and the stipulations that address the commercial and residential components of the proposal, and staff's recommendation for approval.

Chair Trilese DiLeo stated that staff recommendations are based on conformance to the zoning and general plan requirements, which are part of the review process. Chair DiLeo said that in addition to staff review projects are presented to Village Planning

Committees and the public as part of the review before final decisions are made. Chair DiLeo stated projects get reviewed by the Planning Commission and eventually City Council.

APPLICANT PRESENTATION

Stephen Anderson, with Gammage & Burnham, PLC representing the applicant, Lennar Arizona, LLC introduced himself and requested a continuance for the General Plan Amendment and rezoning requests. Mr. Anderson read a letter dated May 18, 2024, that was provided to staff and the committee to allow time for discussion, requesting a 60-day continuance. Mr. Anderson stated he was prepared to proceed with the presentation but asked that the committee not take action at this time. Mr. Anderson, provided an introduction of the design concept, architect and engineering team for the proposed Paseo Heights project. Mr. Anderson described the site layout, residential units, the expected price range, details of the location, and the land acquisition of the property. Mr. Anderson noted that adjacent to the site is Pinnacle Peak Road, an arterial street, which is aligned with some existing single family residential developments, and the proposal is similar to the existing adjacent residential developments. Mr. Anderson stated the design was prepared to be compatible with the existing neighborhoods and information was provided at the neighborhood meeting held in April. Mr. Anderson stated that the location of the development is not within a floodplain and reviewed the location and noted there was no need to raise the land, and there is a channel on the west side that connects to a floodplain off the site. Mr. Anderson stated that the engineers from Kimley-Horn were available to discuss the conditions of the site. Mr. Anderson stated that the property is not part of the County Park and there are lease holds with the County Flood Control District in the area, and there are no plans to change the boundaries of the park. Mr. Anderson stated the development is suitably located adjacent to the existing recreational park, and some of the business operators around the park attended the neighborhood meeting. Mr. Anderson stated there was a suggestion from the business operators to prepare a recorded notice to all current and future homeowners that they are next to a regional park. Mr. Anderson said the city requires a notice for the Deer Valley Airport and a notice to residents would be similar. Mr. Anderson stated that there was an idea that the property would become part of the existing County Park, and this is not correct, there may have been a consideration to include state land as part of the park and that is not possible. Mr. Anderson stated the State Land Department has the responsibility to maximize the value of the property and it was appraised, and the assessed value was $15 million dollars in July 2023. Mr. Anderson stated the Arizona Land Department verified the land value in a public hearing in front of the Arizona State Land Board of Appeals, then advertised the land for two and a half months as they are required. Mr. Anderson stated that when the land was auctioned, and the value was $30 million dollars, and this is what Lennar would be required to pay. Mr. Anderson said that the review and sale of the land were all publicly noticed. Mr. Anderson discussed traffic on Pinnacle Peak Road, and the volume that would be generated, and stated that a previous golf school generated traffic as well as the existing residential developments.

Mr. Anderson stated a traffic study was conducted and area intersections would meet acceptable standards when Paseo Heights is completed. Mr. Anderson stated the traffic engineers were present to answer any questions and displayed the City's Street Classification Map. Mr. Anderson stated that Pinnacle Peak Road is an arterial road, one of the highest classifications for traffic flow, and when a new development is made additional improvements are required but this will not be necessary because improvements were already made. Mr. Anderson stated when the land department was going to auction the land, they asked the City, and the City requested that it be reimbursed $2.3 million dollars for the roadway infrastructure along Pinnacle Peak Road. Mr. Anderson stated that Lennar and all parties interested in the auction were aware of this cost for the improvements which is an obligation for any buyer. Mr. Anderson stated this is also included as Stipulation No. 10. Mr. Anderson stated at the neighborhood meeting participants expressed that no more homes be constructed in the area. Mr. Anderson stated that Phoenix is a fast-growing city and there is a need for more housing, there is a demand which is noted in the Housing Phoenix Plan, and this development would provide housing. Mr. Anderson stated city staff has reviewed the General Plan Amendment and rezoning request and recommended approval with stipulations, which the applicant is in agreement with the exception of Stipulation No. 8 which asks for a new street south of Pinnacle Peak Road. Mr. Anderson concluded his comments and looked forward to hearing from the public.

QUESTIONS FROM COMMITTEE

Vice Chair Gregory Freeman asked about the gated entry at 39th Drive and exit locations, and if there were going to have additional traffic lights. **Mr. Anderson** responded that there is no plan to have additional traffic lights. Vice Chair Freeman asked how will turning movements work for the exit locations. **Taylor Swanson** from Kimley-Horn responded that exits would be left out and right out would be permitted which was reviewed and approved by the city.

Chair Trilese DiLeo asked if there was a turn lane on Pinnacle Peak Road. **Mr. Swanson** responded there is a two way left turn out lane along Pinnacle Peak Road.

Keith Greenberg asked if the requested density was going from one house per acre to 3.5 houses per acre and if the density was going to increase what is the impact to the school district. **Mr. Anderson** responded that the city requires a notice be sent to the school district in the review process, and a notice was sent but there was no response.

Ricardo Romero asked if there were any other subdivisions of similar size along Pinnacle Peak Road, and if in some places there was a buffer or entrances that are off other streets. Ricardo Romero asked about the proposed street on the south side and was this to alleviate traffic congestion. **Mr. Anderson** responded that the road is to allow additional access and the cost of adding the road did not have a financial obligation from adjacent properties.

Ricardo Romero asked if from the traffic study was there any subdivisions that directly accessed Pinnacle Peak Road. **Mr. Anderson** responded, yes there were other subdivisions off Pinnacle Peak Road.

Keith Greenberg commented the request is for a 60-day delay and is scheduled for the Planning Commission on July 1, 2024. Keith Greenberg asked if the case will automatically be delayed. Mr. Anderson responded that if the case is continued all other actions would be delayed as well and new hearing dates would be established.

Chair Trilese DiLeo responded that another meeting with the committee would be held in July then the Planning Commission in August.

Ricardo Romero asked how many other bidders were there for the land auction. **Mr. Anderson** responded there was at least one other home builder.

Public Comments

Chair Trilese DiLeo stated that 14 members of the community requested to speak on this item and the committee received 155 cards of opposition and more are expected from the audience.

Scott Anderson introduced himself and stated he resides on Whispering Wind Drive. Mr. Anderson stated he was on the Deer Valley Village Planning Committee 39 years ago and they did most of the planning in Little Deer Valley, Canyon Ranch and the recreational area south of Pinnacle Peak Road. Mr. Anderson stated he wanted to address the concerns that the community stated with the commercial portion of the request starting with the area at 41st Avenue which will be near a 12-acre site that has an anchor store, 27 tenants and various restaurants and a gas station. Mr. Anderson stated this is within a quarter mile of where the new development is proposed and there does not need to be commercial development every quarter mile along Pinnacle Peak Road. Mr. Anderson stated there is a 27-acre commercial development on Happy Valley Road and the location has had unoccupied commercial space. Mr. Anderson stated the commercial site at 39th Avenue has two failed grocery stores and was empty for years and now there is a Goodwill Store at the location. Mr. Anderson said the commercial site is not at a corner and traffic access is an issue which has prevented their success. Mr. Anderson stated the commercial location is not ideal and all previous commercial development was east of 39th Avenue and the neighborhood have opposed new commercial development. Mr. Anderson stated that there were four times that the Village Planning Committee presented commercial cases that were opposed in the area. Mr. Anderson stated the proposed development does not serve the area and will only benefit the developer. Mr. Anderson stated the intent of the project is to change the zoning then sell it for a profit, so this is being done at the expense of the neighborhood. Mr. Anderson said he would address the residential component, and the purpose of zoning is to keep compatible things together, this project violates the heart of this

concept where the recreation area has a lot of noise with a water park, a go cart track and baseball fields and those events go on late into the night. Mr. Anderson stated even with a notification, it would not protect the recreational area. Mr. Anderson stated the existing recreational area is well planned and there is no other place like it in Phoenix. Mr. Anderson said the recreational area is very unique and the proposed location of the subdivision is bad planning and is not compatible with the location. Mr. Anderson stated the proposed development will undermine the activities at the Adobe Dam Recreational area and many of the commercial operators and concessioners are concerned with the development. Mr. Anderson stated that being a resident of the area he has seen the development area flood, it is beneath the spillway of the Adobe Dam, and it is an area that floods. Mr. Anderson stated the project is an abomination, neighborhoods were told in Canyon Ranch that this site would remain as a recreational area forever and this proposal would change that. Mr. Anderson stated the area was in a flood plain that was changed in 2018 and this allowed it to be auctioned, lines were drawn, and rules were changed without public announcement and input. Mr. Anderson stated that when these types of changes are made, they are done without notification and public input from the neighbors and the recreational facility. Mr. Anderson stated they did meet with Maricopa County Parks, and they said they thought the land would be donated to them for a park and they were surprised when the land was available for auction. Mr. Anderson stated they asked to meet with Lennar to consider other options not just single-family homes and residences. Mr. Anderson stated this invitation was extended to the developer to find an alternative use that is compatible with the existing recreational uses. Mr. Anderson stated another issue that has occurred is ball games going on as late as 3:00 am at the recreational facility. Mr. Anderson stated there have been activities that have gone on late, and neighbors could close their windows and doors and shut out the sound and for the new development the recreational area will be over their back fence. Mr. Anderson stated that originally in Little Deer Valley there were one-acre homes, and those mini farms were the heart of the community and when Canyon Ranch came in, they wanted to put commercial on every corner right up against the mini farms. Mr. Anderson stated the developer at the time was Coventry Homes and they worked with the farms to get transitional zoning to allow adjustment of lots, and this was more compatible for the area. Mr. Anderson stated that the existing residential developments are nicely buffered from the recreational area. Mr. Anderson stated the proposed residential location violates this concept of transitional zoning. Mr. Anderson stated that the placement of the new residential development next to the recreational area is insane and the residents even with the disclosure will still have a problem with noise. Mr. Anderson stated traffic will be an issue on Pinnacle Peak Road, which narrows at different locations, and they are single lanes which will restrict flow and is the reason why there is vacant commercial space, and some of the spaces are being used for warehousing. Mr. Anderson requested the committee allow more time for Lennar to speak with the community to find alternatives and seek solutions that are compatible with the recreational area.

Keith Greenberg asked if Mr. Scott Anderson was ok with a 60-day continuance. **Mr. Anderson** responded that granting more time would allow consideration for options**.**

Ricardo Romero asked about the recreational activities at night, and their impact to the north side of Pinnacle Peak Road, and with closing the windows, what is the concern that the current neighbors have. **Mr. Anderson** stated there is noise, but it is consistent with the type of use there. Mr. Anderson stated it is a bit of a nuisance, but it is tolerated because of its benefits as a recreational area.

Amber Friend introduced herself and stated this is our community, and this is something that needs to be understood. Ms. Friend stated the neighborhood is something that needs to be kept because it holds a lot of character, for families and kids. Ms. Friend stated that there would be many problems if things change, it could cause valley fever and other challenges, there is a lot within the community. Ms. Friend stated instead of housing there could be an amenity or a parking lot and there are many alternative options. Ms. Friend stated that as a community they enjoy the area as it is.

George Maynard asked how many houses would be included in the proposed development. **Mr. Anderson** responded 294 houses. Mr. Maynard stated that each house would include three people which would be too many people for the area. Mr. Maynard stated he heard there was going to be 500 houses, regardless of the number of homes traffic would increase and there is already a lot of traffic from Pinnacle Peak Road and I-17. Mr. Maynard said he does not want more traffic, and this should be a consideration. Mr. Maynard stated there is not sufficient room for more people in the area. Mr. Maynard stated the area is subject to flooding due to the location of the dam. Mr. Maynard stated he has seen flooding in the area after a rainstorm. Mr. Maynard stated that the existing housing is filled and that is how it needs to stay.

Joann Cooper introduced herself as a resident on Questa Drive and stated that the concerns listed in the staff presentation were legitimate and should be considered. Ms. Cooper stated that in her neighborhood there is wildlife, and any new development would damage the habitat. Ms. Cooper stated that traffic will impact the area, and there is a farmers market off Pinnacle Peak Road that will be greatly impacted by more traffic. Ms. Cooper stated that a fire hydrant was leaking, and it was reported to the city, and there was no immediate response. Ms. Cooper stated with the leak this could cause sink holes and if the city cannot respond to problems and handle the current neighborhoods then more housing and streets would create a bigger problem.

Joseph Kalisak introduced himself as a resident on Saguaro Park Lane and is a member of the Maricopa Live Steamers, a non-profit organization, and is aware of the noise and lights from the recreational area. Mr. Kalisak stated many organizations rely on the recreational area for events and bring people in. Mr. Kalisak stated for community events the recreational area uses fireworks and with the new development close by there would be a restraint on the fireworks. Mr. Kalisak stated that with the new homes in the areas it would restrict the recreational area and it could go away. Mr. Kalisak shared an audio recording with the committee regarding an ongoing event at the

recreational area that occurred at 3:00 am on July 9, 2023. Mr. Kalisak stated this is what new neighbors could expect.

Lisa Rader stated that it is suspect that the applicant, Lennar, has requested a continuance when many of the local residents will be out of town in July. Ms. Rader stated Pinnacle Peak Road as an arterial eventually becomes a two-lane road, and with exponential development more people use Pinnacle Peak Road, and to the north there are established residences which will be greatly impacted. Ms. Rader stated that traffic engineers have a responsibility to take all consequences into consideration.

Nancy Williams introduced herself and stated she and her family reside in Adobe Highlands. Ms. Williams stated the proposed development will affect their neighborhood as well. Ms. Williams stated she wanted to talk about the children, and she has been a foster parent and is concerned about the planning and the impact to schools and the safety of children in the area. Ms. Williams stated kids walk and bike to school along Pinnacle Peak Road and more cars will create a hazard. Ms. Williams asked about the size of the area and the proposed density of 3.5 dwelling units per acre. Ms. Williams provided an estimation of how many children could be added to the area based on the proposed density, and there is no way for the schools to handle more students. Ms. Williams stated this plan is too many people and she is willing to meet with the Lennar representative to consider other development options.

Teresa Sanders introduced herself and stated she is a science teacher with the Deer Valley School District. Ms. Sanders stated she is not a spokesperson for the district and stated the classrooms are full and there is no room for more students. Ms. Sanders stated that as a teacher she tells students to stand up to protect the environment and this project does not do that. Ms. Sanders stated that water needs will not be met and adding this development is not a responsible action. Ms. Sanders stated she is a resident near the recreational area and can hear the racetrack and for anyone living close by this will be a problem. Ms. Sanders stated that the water level at Lake Mead has dropped and that is where most of the source water for the area comes from. Ms. Sanders asked where is additional water going to come from. Ms. Sanders stated she is also a parent and would not feel comfortable with children riding and walking along Pinnacle Peak Road with more traffic. Ms. Sanders stated the area is experiencing climate change and with more houses there will be more heat. Ms. Sanders said the area needs more green space and parks.

Tim Everhart stated that this request is inconsistent with the current uses and disagrees with the staff's findings. Mr. Everhart stated that the proposed development does not compliment the natural diversity of the area. Mr. Everhart stated that the area as a park would be complimentary. Mr. Everhart said the proposed development would have many problems. Mr. Everhart stated that 295 homes will be a very small addition to the city's housing supply. Mr. Everhart stated that there needs to be a response from the Deer Valley School District for this proposed development. Mr. Everhart thanked the committee and concluded his comments.

Applicant Response

Chair Trilese DiLeo invited Mr. Stephen Anderson to respond to the comments presented. **Mr. Anderson** stated on behalf of the developer they are willing to meet and foster dialogue with the community and this has been agreed upon. Mr. Anderson stated they are requesting additional time for review of the proposal before the committee.

Sandra Hoffman asked Mr. Anderson if he was also requesting the General Plan Amendment to be extended as well as the rezone request. **Mr. Anderson** responded that the extension request includes GPA-DV-1-24-1 and Z-28-24-1.

Comments from Committee

Keith Greenberg stated there was no downside to allowing a continuance and was in favor for allowing the applicant to comeback in 60 days to see if any changes have been made.

Ricardo Romero stated that with the amount of time in discussion a continuance would be fair and there could be some solutions.

Vice Chair Gregory Freeman commented that the benefit of the Village Planning Committee is the opportunity for the public to make their opinion known before projects get built. Vice Chair Freeman thanked the audience for participating in the democratic process and it is clear this project does not have the support of the community.

Chair Trilese DiLeo stated that a change in the community can change lives, and she hears the need for open spaces but there is also a need for housing. Chair DiLeo stated that there are people that cannot afford homes, rental costs are increasing, and the only way to address the housing crisis is to lower demand, and this requires an increase in supply. Chair DiLeo asked that when the community meets with the developer, that they consider compromises and think about other communities. Chair DiLeo stated additional residential units are a concern as well as the increase in traffic on Pinnacle Peak Road but there has to be a workable solution.

MOTION:
Vice Chair Gregory Freeman made a motion to continue GPA-DV-1-24-1 to the July *16, 2024 Deer Valley Village Planning Committee meeting. **Committee Member Keith Greenberg** seconded the motion.

VOTE:
9-0, motion to recommend a continuance of GPA-DV-1-24-1 passes with Committee *Members Davenport, Greenberg, Herber, Hoffman, Hoover, Romero, Sutphen, Freeman, and DiLeo in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

No comment.

Deer Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
GPA-DV-1-24-1

Date of VPC Meeting	July 16, 2024
Request From	Parks/Open Space - Publicly Owned
Request To	Residential 3.5 to 5 dwelling units per acre and Commercial
Proposal	Single-family residential community with a small, neighborhood-scale commercial element
Location	Southwest corner of 36th Avenue and Pinnacle Peak Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	8-1

Item No. 4 (GPA-DV-1-24) and Item No. 5 (Z-28-24-1) are companion cases and were heard together.

121 total speaker cards were received for this item.

64 members of the public registered to speak on this item or donated their time to a speaker, in opposition. 51 members of the public registered in opposition, not wishing to speak.

5 members of the public registered to speak on this item, in support.
1 member of the public registered in support, not wishing to speak.

STAFF PRESENTATION

Matteo Moric, staff, stated that case GPA-DV-1-24-1 is a companion case and would be heard with case Z-28-24-1, noting two separate motions would be made, one for each item. Mr. Moric provided an overview and identified where the site was located, the site size and the requests. Mr. Moric noted a general plan amendment was required and there would be no stipulations associated with the general plan land use map change request. Mr. Moric showed a map depicting the surrounding zoning, uses and general plan land use map designation and shared the applicant's renderings and conceptual site plan.

Mr. Moric noted the community input included 47 letters received with 29 letters in support and 18 not supportive of the requests. Mr. Moric stated the support letters identified the proposal was a well-planned project, anticipated contributions to the community and public schools, welcoming more residents for local businesses, quality

housing, help with the housing shortage, Lennar's reputation, and the positive step in addressing housing affordability and access. Mr. Moric shared the concerns listed in the letters, such as: maintaining all existing uses with no encroachment of the area by residential uses, preserving the Sonoran Desert and habitat life, increased traffic congestion, school capacity, water shortage, density, planning and review process, keeping the area as recreational, need to disclose activities taking place especially at the Adobe Dam Regional Park, limited emergency access to the area, pollution, not wanting more overpriced single-family homes, safety concerns for pedestrians and children, flooding, flood zone, money in the developer's pocket and not in the surrounding community, cookie cutter homes, proposed zoning incompatible with neighboring uses and excessive commercial zoning.

Mr. Moric summarized the staff findings, stipulations, recommendations, and the next steps in the process.

APPLICANT PRESENTATION

Stephen W. Anderson, representative with Gammage & Burnham, PLC., identified the development team for Lennar with two new consultants since the original meeting. Mr. Anderson stated the new consultants completed a noise study and economic impact report. Mr. Anderson thanked the committee for continuing the case, which allowed them the opportunity to meet with Scott Anderson with the Little Deer Valley Homeowners group to discuss other potential uses of the property. Stephen Anderson said Scott Anderson indicated he heard from a group interested in acquiring the property for potential uses that would be more compatible with the existing recreational activity that was established for decades. When Mr. Anderson stated he met with Scott Anderson, Scott described the opportunity for the site like Legacy Park, the large sports facility located in Mesa. Stephen Anderson said Scott reported the group was not prepared to buy them out and they did not want to meet as the project is very conceptual and the development currently does not have financing. Stephen Anderson said the name of the group was never identified.

Stephen Anderson then stated the development team met with the Maricopa County Parks Department on June 24th and he learned the development group was unable to perform financially to date as the group missed internal deadlines with the County.

Stephen Anderson summed up that no group was able and willing to acquire the subject property for non-residential uses at this time. Mr. Anderson then provided an overview of the Lennar Paseo Heights project. Mr. Anderson said the park included over 1,450 acres of land with a majority remaining vacant and was not clear why the park would need to buy 80 acres when 1,400 acres is free.

Mr. Anderson then explained the outreach efforts, noting they made efforts to contact all who attended the May meeting by distributing flyers, setting up a website, calling and emailing. Mr. Anderson noted there was clear support from nearby businesses and some residents signed support. Mr. Anderson stated his team talked with all park neighbors and multiple drafts of the park disclosure language was revised and provided

but there was no conclusive support. Mr. Anderson indicated the disclosure will be recorded on the property and goes to subsequent purchasers of the property. Also, Mr. Anderson stated he received no objections from the existing water park and the Arizona Sports Complex.

Mr. Anderson consulted with the State Fire Marshal and the proposed development met the separation distance requirements and would not be problematic to the fireworks that the surrounding properties set off. Mr. Anderson added they received support from Friends of Deer Valley and the Deer Valley Unified School District.

Mr. Anderson said an acoustical study was completed and he thought concerns of the park being shut down because of neighborhood complaints is unfounded. Mr. Anderson said the loudest operators of the park were the racetracks, and that existing homes were closer to them and the water park than the proposed homes. Mr. Anderson stated there were only 5 complaints reported in the past 10 years. Mr. Anderson believed people like parks and living next to them. Mr. Anderson stated the Maricopa County Parks Department did not have concerns about noise and just wanted to talk about access. Mr. Anderson thought future residents would have a favorable experience with the park.

Mr. Anderson noted the Deer Valley Unified School District Board was supportive of the Paseo Heights project and the District asked for their standard financial request which they ask for from all developments and Lennar agreed to it. Mr. Anderson added they made a financial commitment and are providing $30 million to the State School Trust Fund.

Mr. Anderson explained through an economic impact report they discovered the park has been paying zero in property taxes while their project would pay over $1 million per year. Mr. Anderson explained the city recently made improvements to Pinnacle Peak Road and Lennar will reimburse $2.3 million for the traffic they will be contributing to the street.

Mr. Anderson introduced Scott Hintze from Diversified Properties who shared his interest of developing the commercial portion of the site. **Mr. Hintze** said the intent of his company was to invest in the community.

Mr. Stephen Anderson then said he wanted to look at the assertion the proposal was destroying 40 years of forward planning. Mr. Anderson said he met with Scott Anderson who took out the General Plan from 1985 and Mr. Stephen Anderson said the plan shows two things, the property, and the entirety of the park, was designated as green (Parks/Open Space designation) and everything north of Pinnacle Peak Road was Residential 0 to 2 dwelling units per acre.

Mr. Anderson said the parcel was not part of and never had been part of the Parks Master Plan. Mr. Anderson stated the city threw a green blob of land as County Park but never went to see if there was private land in there. Mr. Anderson felt this was not good planning and a taking, but the city lucked out since the Arizona State Land Department

did not notice 40 years ago as it owns so much land in Arizona. Mr. Anderson said these 80 acres is 1/100,000 of the State's inventory, so the loser of this oversight is the beneficiary which is the school kids and the State Education Trust Fund and Mr. Anderson thought this was not good planning.

Mr. Anderson said in the 40 years there had been many major projects such as USAA, TSMC, the Loop Freeway system, etc., so the city and the General Plan have evolved for the north side of Pinnacle Peak Road. Mr. Anderson explained if the General Plan changed from Residential 0 to 2 dwelling units per acre on the north side of Pinnacle Peak Road, now it makes sense for the south side to change.

Mr. Anderson described the neighbors to the north had R1-6 and R-2 zoning and their proposal had slightly larger, R1-6 lots. Mr. Anderson said this proposal was consistent with the housing policy to build as many homes as possible at different price ranges to address the housing crisis.

QUESTIONS FROM THE COMMITTEE

Ricardo Romero asked about the proposed traffic information. **Stephen Anderson** explained the information demonstrated what the impact would be at the signalized intersection. Mr. Anderson stated the project would have a small contribution of 15 to 17% traffic at the intersection, while the northbound traffic would generate approximate 85% of the traffic during peak hours. Mr. Anderson suggested this the proposal had a small percentage of vehicles using Pinnacle Peak Road. Mr. Anderson said this is because there are many more houses on the north side.

Al Field questioned if there were only 12 neighbors supportive of the project, how many were contacted and opposed. **Mr. Stephen Anderson** stated they contacted everyone who was at the May meeting. **Al Field** said he did not hear an answer. **Tom Bilsten**, who said he worked on the outreach efforts, mentioned through public records request he got all those that signed in at the May meeting and sent them emails or conducted phone calls. Mr. Bilsten stated out of the phone calls he spoke with 70 people and left over 100 voice messages and received two returned phone calls and three email responses of people who said they did not like the project. Mr. Bilsten stated the purpose of this outreach was to direct people to the website or a one-on-one meeting. **Mr. Field** replied he was hoping to get additional information.

Chair Trilese DiLeo said support and opposition letters were received which a public records request can be made.

Susan Herber asked if there were concerns about drainage in the subdivision and how it would be addressed. **Mr. Stephen Anderson** showed a 2005 floodplain map and was assured by his engineers it was not within the floodplain. Mr. Anderson also stated the sheet flow of water across Pinnacle Peak Road was resolved as part of the road improvement project. **Ms. Herber** also asked about more details of the small commercial site. **Mr. Stephen Anderson** indicated because of staff stipulations the commercial component would need to come back through the public hearing process in

the future. Mr. Anderson stated Scott Hintze from Diversified Partners was at the meeting and he was the preferred buyer of the commercial portion of the project.

Mick Hoover said many of the opposition letters expressed concerns with the availability of water. **Mr. Stephen Anderson** said the City of Phoenix is on the forefront of responsible water stewardship. Mr. Anderson noted staff requested a series of water conservation stipulations including use of drought tolerant plants, encouraging xeriscape, regulating sprinkler heads, limiting the size of pools, etc.

Mr. Hoover also asked about school capacity and how this would be addressed. Stephen Anderson responded that information provided by the school district indicates that an increased student population would not be an issue.

Vice Chair Gregory Freeman asked about the noise study. **Mr. Stephen Anderson** introduced Tony Sola the acoustical engineer who completed the noise study. **Mr. Sola** said the site complies with Housing and Urban Development (HUD) standards for exterior noise and with the construction of the proposed homes the interior will be substantially quieter. Mr. Sola indicated the noise levels would be in compliance with City of Phoenix noise standards. **Chair DiLeo** stated she was aware HUD's standards were very conservative.

Chair DiLeo said there was discussion with the City of Phoenix Water Department management to review water issues and welcomed others to participate in the meeting. Chair DiLeo noted as a generality the city plans for future water use and with efficiencies over the past 30 years they have lowered consumption rate. Chair DiLeo emphasized that in the desert we need to be smart about the water use and noted there would be a presentation from the Water Department in August or September and welcomed the audience to attend the meeting.

Chair DiLeo asked about the disclosures. **Mr. Stephen Anderson** said both disclosures for the airport and park would be recorded per zoning stipulations. Mr. Anderson added that as part of the park stipulation, that the stipulation was vetted with each of the businesses and entities located in the park and he believed the language was settled. Mr. Anderson indicated the park disclosure would be in the chain of title for all Lennar's properties.

PUBLIC COMMENT

Chair DiLeo noted that around 30 members of the public donated their time to Scott Anderson.

Scott Anderson thanked the Committee and said he was a resident of Little Deer Valley. Mr. Anderson added he had been involved in zoning with the community over the past 45 years and could bring history and context to the discussion. Mr. Anderson said in the 1950's and 60's Little Deer Valley was in the County and Phoenix ended at Camelback Road. Mr. Anderson noted there was a potato field in the area and over the years developers saw the potential for the area and a couple gentleman got together to

develop homes in Little Deer Valley area. Mr. Anderson said he lived just on the north edge of the potato field. Mr. Anderson mentioned in the 1970's and 80's there was the theme of mini farms in Little Deer Valley and the first subdivision went in called Saddleback Meadows. Mr. Anderson said the area started getting busy as Adobe Dam developed in the early 1980's which created the flood plain and ultimately Adobe Dam Recreation area. Mr. Anderson stated at that time the neighborhood became very involved in how the area would be developed. Mr. Anderson added that developers came to the area and wanted convenience stores and gas stations on every corner and high-density housing right up against the neighborhood of existing one-acre low density mini farms.

Mr. Anderson stated there were lots of discussions taking place to plan the area which involved the County, City of Phoenix, City of Glendale, Arizona State Trust Land, and the community residents.

Mr. Anderson said previously there were meetings with the City of Phoenix which did not have a budget to develop a new park, however, Mr. Anderson said there is a consortium of developers who have been meeting with the Director of the County Parks Department, and the owner of Victory Lanes who have been meeting for months putting together plans for a sports complex at the Adobe Dam Recreational area. Mr. Anderson indicated this was for a 380-acre sports complex. Mr. Anderson noted plans do exist and they are very interested and desire to acquire land for what Lennar is using and said they'd like outbuildings for indoor sports and land suitable for putting hard buildings.

Mr. Anderson said the consortium is real and they were only a matter of weeks away of from making their information available to the public. Mr. Anderson then showed an example of such a sports complex at Legacy Park in Mesa. Mr. Anderson said it included baseball, pickle ball, soccer fields and would be economically beneficial. Mr. Anderson stated all the money generated from this project could be directed to the County, City and State level and augments the tax base and helps with the tax burden on residents of Phoenix.

Mr. Anderson asked the Committee to notice the homes were not tucked in the middle and surrounded on three sides by Legacy Park. Mr. Anderson shared photos of Legacy Park and explained homes were not next to or placed in the middle of the park like this Lennar project. Mr. Anderson also showed photos of other complexes such as the Peoria Sports Complex with many baseball fields with stadiums and highlighted no homes and activity of the park nearby. Mr. Anderson shared images of the other complexes superimposed on this area and showed they fit and there still is room available for other recreational uses.

Mr. Anderson said the developer's noise studies were not conducted when the highest intensity activities are taking place and how the noise study describes distance separations, but the proposal will be right up against the backyard fences. Mr. Anderson said the planned recreational uses will be coming and no one wants to live so close to these intense activities.

Mr. Anderson shared the recent General Plan map. Mr. Anderson said it was not by chance but the result of many discussions and meetings between the ASLD, County, City of Phoenix, City of Glendale, and the neighborhood community and over 40 years of planning. Mr. Anderson described this proposal as located between a sports complex on the south, water park on the west, and the Arizona Sports Complex on the east and that when homes want to be next to a park, Mr. Anderson expressed it was not this intense of a user. Mr. Anderson added when Lennar bought the property it was deemed as recreational property and used for recreational purposes for decades as a driving range. Mr. Anderson summed up the homes are not compatible with the proposed activity.

Mr. Anderson reminded the committee the proposed commercial uses are located a quarter mile to the commercial uses which already exist. Mr. Anderson noted additional commercial and there were several commercial businesses which remained vacant. Mr. Anderson showed an aerial of the entire Little Deer Valley area and said it was well planned as there was a transition of uses where the more intense uses were at the perimeter, so traffic is not drawn into the center of the community. Mr. Anderson felt Lennar's plans violate and destroys the 40 years of planning. Mr. Anderson hoped the committee would respect what he said was 40 years of planning by so many people.

Mr. Anderson said Little Deer Valley has almost 1,000 members and he shared documents with a list of 970 neighbors who wanted to respect what was done here for years. Mr. Anderson thought this would give Lennar the ability to reconsider what they are doing and stated the neighborhood would much rather support compatible uses with the recreational area.

Chair DiLeo asked if the sports complex was willing to pay $30 million for the plot of land. **Mr. Scott Anderson** said when he asked them the question they were still interested.

Mr. Romero asked if the sports complex were to be located on the 380 acres what it would do in terms of water uses. Mr. Romero said he thought 380 acres of a sports complex would be a more water intense user and generate more noise and traffic than the proposed development. **Mr. Scott Anderson** said water would not be required because the fields would have artificial turf and water on site was provided by a water tank and tapped into the aquifer to water the fields.

Mr. Hoover said the Legacy Park project is now called Arizona Athletic Grounds. Mr. Hoover noted they were bought out of bankruptcy and almost liquidated $400 million. Mr. Hoover noted the owner of the grounds had stated the only way for them to survive was if they built residential up to their grounds. Mr. Hoover was concerned that they could be left with a blighted sports park. **Mr. Scott Anderson** stated any development has the risk of being blighted if not financed properly, and to mitigate that is to take due process ensuring they have funding to finance the project.

Mr. Scott Anderson said the land was recreational property and Lennar knew it was recreational property for decades and now they want to take the property to increase their profits.

George Maynard said he did not believe only 9 people were against the project and thought there should be a new vote of all the people in attendance. Mr. Maynard felt the voting on one side was so pathetic and hoped the next meeting in Phoenix would be on television. **Chair DiLeo** said the public may send public comments and emails for the next meeting.

Eric Hirschberg made a comment that Legacy Park was charging a fee for parking which he did not like.

Dena Dixon said traffic is an issue beyond Pinnacle Peak Road. Ms. Dixon added the area going to the west is going to be affected by traffic as it already gets backed up over the hill. Ms. Dixon explained other concerns with traffic and was concerned with loitering and crime at the commercial sites. Ms. Dixon expressed concerns of the community meeting if they would not be listened to.

Michael Morgan asked a question about the traffic details presented by the applicant, he wondered what the percentage of increased traffic would be coming from the two exit points east and west of the main entrance on 39th Drive.

Teresa Sanders said she was concerned of the impacts on the infrastructure and the continued affordability of the homes. Ms. Sanders indicated that her homeowner's insurance and property taxes increased significantly and people working like her on a teacher's salary have not seen salaries go up relative to the increased cost of living.

Ms. Sanders said with these homes being sold at $530,000+ will push people like her and renters out of the community. Ms. Sanders added this would possibly make people homeless due to the rising housing cost. Also, Ms. Sanders identified concerns with habitat disruption and said unless they can survey the site there will be habitat disruption. Ms. Sanders was worried about the wildlife which she thought would need to be euthanized because they will be labeled as menaces, even if they were here first. Ms. Sanders disagreed with what was said for the number of cars that will be increased. Ms. Sanders indicated trees help with flood risk would be removed and the site would lose valuable drainage and return of water to the aquifer. Ms. Sanders referenced the need for all to make things better.

Wilma Allen said she lived in the neighborhood for the last 30 years and indicated there was a lot of wildlife in the recreational area which presented a danger to children and small pets.

Chris Henderson said his family lived in the area since 1992 and expressed his concern with traffic. Mr. Henderson stated it scares him to have more cars flying down the road and the impacts on kids in the area.

Mary Jo Slunder stated she lived in North Canyon Ranch for over 20 years and there are times when she could not pull out of her driveway due to traffic along 39th Avenue, which at times could be backed up to Happy Valley Road. Ms. Slunder felt more cars in the area was scary, and identified concerns with space at the schools, and wildlife in the area.

Sass Buick encouraged a reassessment of vehicle impact in the area and was concerned with the ratio of space for students at schools. Ms. Buick was also concerned with the built environment and its effect on heat generated in the area. Ms. Buick's final concern was the limited access and egress points along Pinnacle Peak Road.

Shannon Porter stated she was a resident in North Canyon Ranch and her major concerns are emergency care if needed with the shortage of first responders, police officer and fire fighters. Ms. Porter also wanted a traffic density report from Gammage & Burnham. Ms. Porter felt such a report should be issued to all residents so they could review the report and a diagram, and she wanted to have time for her attorney to evaluate the information.

John Buscemi asked if approved if the applicant could lower the density of the number of dwelling units. Mr. Buscemi also wanted to know the percent of the houses which would be rented and if corporations could buy houses. Mr. Buscemi noted he lived two miles away from the cart racing and it sounds like a bunch of buzz saws and if the proposed development will have backyards next to it, it would be an issue.

Scott Anderson summarized when Lennar bought the property it was recreational and was not clear why they should change the land use since they just want a profit. Mr. Anderson felt after 40 years of planning, it does not make sense to make the change.

Scott Hintze of Diversified Partners said he would develop the small commercial portion of the project and he liked the community's passion and he wanted to put uses on site the neighborhood would like.

Jules Ketcham said he lived in the neighborhood for 35 years just west of the McDonald's and asked the VPC to use critical thinking when evaluating the merits of the proposal as well as to take into consideration the qualified sources. Mr. Ketcham said there are qualified experts providing them with the facts.

Courtney Anderson said she represented Valley Leadership and is a civil engineer. Ms. Anderson said she was in favor of the development and felt the area needs more housing, but it must be developed in a responsible manner. Ms. Anderson liked the project because it provides more inventory and will lead to more affordable homes, and potentially provide homes for first time buyers.

Applicant Response:

Stephen Anderson said the Legacy Park history was funded in 2000 and got shady financing and was in trouble when it first came out, it went bankrupt leaving $200 million

dollars of creditors in debt. Mr. Anderson thought it was not fair for Lennar to wait for a project that would not get financing in this market and was not viable. Mr. Anderson said there was three other homebuilders interested in acquiring the property from the Arizona State Land Department. Mr. Anderson told the committee it was appraised with the proposed use, before putting it out for auction. Mr. Anderson reminded everyone the current site was a result of a bankruptcy from a previous golf course which abandoned its lease with the State Land Department.

Mr. Anderson added there was no guarantee that the sports complex would be using artificial turf as it would be exempt from zoning and their proposed development had 40 stipulations controlling it. Mr. Anderson stated the commercial properties on the north side of Pinnacle Peak Road were supportive. Mr. Anderson added the AZ Sports Complex was built in the County. Mr. Anderson believed the development consortium for the 380-acre sports complex did not want to meet because they did not have a real project. Mr. Anderson stated there were no real concerns expressed from the Arizona Sports Complex and the Hurricane Harbor Water Park.

Mr. Anderson noted the General Plan Land Use Map designation is both recreational and publicly owned and this site was not publicly owned as it is held by the Arizona State Land Department in trust for school children of Arizona to be used as an asset to benefit the trust. Mr. Anderson concluded that the hundreds of families who live in the area love the park and Mr. Anderson felt the new homeowners will love the park too. Mr. Anderson reminded the Committee the Friends of Deer Valley and the school district's support. Also, Mr. Anderson stated most of the park amenities do not oppose it and even a few of neighbors support it. Mr. Anderson said there were 40 stipulations, and he requested the VPC approval.

Ronni Pfeiffer stated she lives in the area and was frustrated when she received a call after the original VPC meeting and the people calling would not say who they represented. Ms. Pfeiffer added the go karts and other activities are louder than the fireworks for fourth of July.

Floor/Public Discussion Closed: Committee Discussion and Vote:

Ricardo Romero asked if Lennar is the current owner and if they had purchased the property outright. **Stephen Anderson** said Lennar made a downpayment as the successful bidder at auction, and now they are under contract to pay the State Land Department. Mr. Anderson added the State Land Department does not issue a certificate of purchase to buyers until payment is made in full.

Mr. Romero asked since the State Land Department is for the benefit of the education trust will they do anything to alleviate the shortage of schools or faculty in the district. **Stephen Anderson** said the State Land Department sells the land in the general revenue benefit rather than going to an individual district.

MOTION:
Vice Chair Gregory Freeman motioned to recommend approval of Z-28-24-1 per the staff recommendation. **Committee Member Susan Herber** seconded the motion.

MOTION:
Vice Chair Gregory Freeman motioned to recommend approval of GPA-DV-1-24-1 per the staff recommendation. **Committee Member Braden Lopez-Biggs** seconded the motion.

VOTE:
8-1, motion to recommend approval of GPA-DV-1-24-1 per the staff recommendation passes with Committee Members Herber, Hoffman, Hoover, Lopez-Biggs, Romero, Sutphen, Freeman, Chair DiLeo in favor; and Field in opposition.

Scott Anderson requested the audience to respect the process and was concerned it would negatively affect their case if they did not maintain the decorum of the meeting.

Chair DiLeo said the VPC meeting was the first step in the public hearing process and they could continue staying involved as the cases would go to the Planning Commission and ultimately to City Council for a decision.

Matteo Moric said there were opportunities to attend the future meetings virtually.

Chair DiLeo said that everyone on the Committee cares for the community and they volunteer for the general interest of helping the community. Chair DiLeo said she is available to discuss the matter more with individuals after the meeting.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

No comment.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
August 1, 2024

ITEM NO: 7	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	GPA-DV-1-24-1 (Companion Case Z-28-24-1) (Continued from June 6, 2024)
Request:	Map Amendment
Location:	Southwest corner of 36th Avenue and Pinnacle Peak Road
From:	Parks/Open Space - Publicly owned
To:	Residential 3.5 to 5 dwelling units per acre and Commercial
Acreage:	80.31
Proposal:	Minor General Plan Amendment to facilitate development of a new single-family residential community with a small, neighborhood-scale commercial element.
Applicant:	Lennar Arizona, LLC
Owner:	Arizona State Land Department
Representative:	Stephen Anderson, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:
Deer Valley: 5/21/2024 Continued to July 16, 2024. Vote: 9-0.
7/16/2024 Approval, per the staff recommendation. Vote: 8-1.

Planning Commission Recommendation: Approval, per the Deer Valley Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve GPA-DV-1-24-1, per the Deer Valley Village Planning Committee recommendation.

Maker: Matthews
Second: Jaramillo
Vote: 8-0
Absent: Read
Opposition Present: Yes

Findings:

1. The proposed Residential 3.5 to 5 dwelling units per acre and Commercial General Plan Land Use Map designations are compatible with surrounding designations and will complement and diversify the area's land uses.

2. The companion rezoning case, Z-28-24-1, proposes a development that is consistent in scale and character with the land uses in the surrounding area.

3. The companion rezoning case, Z-28-24-1, as stipulated, provides enhanced open

space and design standards to make the proposed development a compatible addition to the area.

This publication can be made available in alternate format upon request. Please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov, TTY: Use 7-1-1.

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Lennar's Paseo Heights project 36th Avenue/Pinnacle Peak Road

From: Korin Blair <korinspahr@hotmail.com>
Sent: Wednesday, July 31, 2024 6:29 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Lennar's Paseo Heights project 36th Avenue/Pinnacle Peak Road

Dear Planning Commission members,

My name is Korin Blair and I'm reaching out as a resident of the City of Phoenix to express my support for Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda (Items #7 and #8) for August 1, 2024.

This project proposes 294 new single-family homes at a time when Arizona and Phoenix are facing a housing shortage with increasing home prices. The average Arizona home value [zillow.com] is $434,773, up 3.9% over the last year. In Phoenix, a household earning the median income [azcentral.com] would have to put down 40% or as much as $186,000 to afford monthly payments on a median priced home.

This is unsustainable, and we must combat rising home prices by increasing supply. The availability of new market-rate housing in a given neighborhood can help steady the prices of existing homes, reducing drastic property value increases and the resulting property tax increases and easing financial pressures for existing residents.

Phoenix has seen massive population growth over the last decade, but housing construction has not kept pace. Nearly 200,000 people [census.gov] have moved to the Phoenix region since 2020, yet the region has built only 254,300 new housing units [azmag.gov] since 2012. We have to continue to build new housing to make up for the current shortage and plan for future growth.

While this project alone will not solve this crisis, every new housing unit approved is a new place for an Arizonan to be at home so that they're able to live a stable, purposeful life.

I support this project.

Sincerely,

Korin Blair, Esq.
10 W. Georgia Ave #27
Phoenix, AZ 85013
(602)509-6848

Racelle Escolar

From: st.flaaen@gmail.com
Sent: Tuesday, July 30, 2024 9:10 PM
To: PDD Planning Commission
Subject: RE: Application # GPA-DV-1-24-1

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Planning Commission members,

My name is Stephen Flaaen and I'm reaching out as a resident of the Deer Valley Village to express my support for Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda (Items #7 and #8) for August 1, 2024.

This project proposes 294 new single-family homes at a time when Arizona and Phoenix are facing a housing shortage with increasing home prices. The average Arizona home value [zillow.com] is $434,773, up 3.9% over the last year. In Phoenix, a household earning the median income [azcentral.com] would have to put down 40% or as much as $186,000 to afford monthly payments on a median priced home.

This is unsustainable, and we must combat rising home prices by increasing supply. The availability of new market-rate housing in a given neighborhood can help steady the prices of existing homes, reducing drastic property value increases and the resulting property tax increases and easing financial pressures for existing residents.

Phoenix has seen massive population growth over the last decade, but housing construction has not kept pace. Nearly 200,000 people [census.gov] have moved to the Phoenix region since 2020, yet the region has built only 254,300 new housing units [azmag.gov] since 2012. We have to continue to build new housing to make up for the current shortage and plan for future growth.

While this project alone will not solve this crisis, every new housing unit approved is a new place for an Arizonan to be at home so that they're able to live a stable, purposeful life.

I support this project.

Sincerely,
Stephen Flaaen
17635 N 2nd Ave, Phoenix, AZ 85023

Racelle Escolar

From: Samantha Jackson <sjackson@vsuw.org>
Sent: Tuesday, July 30, 2024 4:52 PM
To: PDD Planning Commission
Subject: Support for Paseo Heights

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Planning Commission members,

My name is Samantha Jackson and I'm reaching out as a housing advocate through Valley of the Sun United Way to express my support for Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda (Items #7 and #8) for August 1, 2024.

At a time when there is a housing shortage in the Phoenix area along with sustained demand, we need more supply to strengthen our market. For many, home/rent prices are out of reach. And while this is not an "affordable" project, adding supply lessens the demand burden within our community.

New housing will likely stabilize prices in that neighborhood while staving off high property taxes which will ease the financial pressures on families in that area.

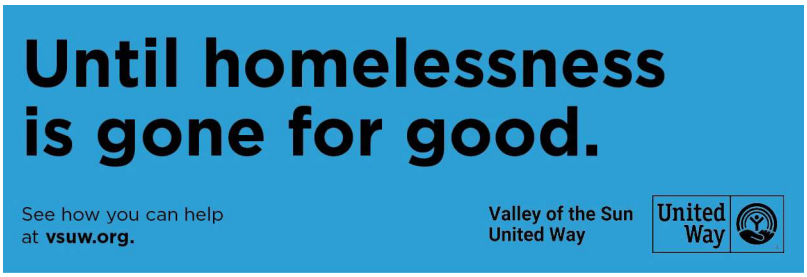
Phoenix could not have prepared for this boon of new residents; Maricopa County is setting records with its growth. Every new unit of housing matters now, helping to assure individuals in the Valley can live stable, purposeful lives.

I support this project.

Sincerely,

Samantha Jackson (she/her)
Community Development & Engagement Director, Housing & Homelessness

VALLEY OF THE SUN UNITED WAY
3200 E. Camelback Road, Suite 375
Phoenix, AZ 85018-2328
480.276.9930 voice/text
sjackson@vsuw.org



[vsuw.org]

[vsuw.org] [facebook.com] [instagram.com] [linkedin.com] [x.com] [youtube.com]

Racelle Escolar

From: PDD Planning Commission
Subject: FW: In Support of GPA-DV-1-24-1

From: Courtney Anderson <cmande56@gmail.com>
Sent: Tuesday, July 30, 2024 10:56 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: In Support of GPA-DV-1-24-1

Dear Planning Commission members,

My name is Courtney and I'm reaching out as a resident of the City of Phoenix to express my support for Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda (Items #7 and #8) for August 1, 2024.

This project proposes 294 new single-family homes at a time when Arizona and Phoenix are facing a housing shortage with increasing home prices. The average Arizona home value [zillow.com] is $434,773, up 3.9% over the last year. In Phoenix, a household earning the median income [azcentral.com] would have to put down 40% or as much as $186,000 to afford monthly payments on a median priced home.

This is unsustainable, and we must combat rising home prices by increasing supply. The availability of new market-rate housing in a given neighborhood can help steady the prices of existing homes, reducing drastic property value increases and the resulting property tax increases and easing financial pressures for existing residents.

Phoenix has seen massive population growth over the last decade, but housing construction has not kept pace. Nearly 200,000 people [census.gov] have moved to the Phoenix region since 2020, yet the region has built only 254,300 new housing units [azmag.gov] since 2012. We have to continue to build new housing to make up for the current shortage and plan for future growth.

While this project alone will not solve this crisis, every new housing unit approved is a new place for an Arizonan to be at home so that they're able to live a stable, purposeful life.

I support this project.

Sincerely,
Courtney Anderson
2202 N 28th St.
Phoenix, AZ 85008
--
Courtney Anderson
email: cmande56@gmail.com
phone: 602.980.3125

Racelle Escolar

From: Amy Schwabenlender <aschwabenlender@gmail.com>
Sent: Monday, July 29, 2024 5:33 PM
To: PDD Planning Commission
Cc: Amy Schwabenlender
Subject: GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Planning Commission members,

My name is Amy Schwabenlender, and I'm reaching out as a resident of the City of Phoenix to express my support for Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda (Items #7 and #8) for August 1, 2024.

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Phoenix has seen massive population growth over the last decade, but housing construction has not kept pace. Nearly 200,000 people [census.gov] have moved to the Phoenix region since 2020, yet the region has built only 254,300 new housing units [azmag.gov] since 2012. We have to continue to build new housing to make up for the current shortage and plan for future growth.

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I support this project.

Sincerely,
Amy Schwabenlender
25604 N. 55th Drive,
Phoenix 85083

From:	Abby Wilkymacky
To:	Matteo Moric
Subject:	Housing
Date:	Tuesday, July 16, 2024 11:58:58 AM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Mr. Morric,

My name is Abby Wilkymacky, and I'm reaching out as a resident of the City of Phoenix to express my support for the Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Deer Valley Village Planning Committee Meeting Agenda for July 16, 2024.

This project proposes 294 new single-family homes when Arizona and Phoenix face a housing shortage with increasing home prices. While this project alone will not solve this crisis, every new housing unit approved is a new place for an Arizonan to be at home so that they can live a stable, purposeful life.

I support this project.

Sincerely,
Abby Wilkymacky
Phoenix Resident and Small Business Owner
2514 N 15th St. Phoenix, AZ 85006



Abby Wilkymacky
Founder, Facilitator
abby@mindflowerstudio.com
513-265-0438 (mobile)
Phoenix, Arizona

www.MindflowerStudio.com [mindflowerstudio.com]

@MindflowerStudio

From:	Amy Schwabenlender
To:	Matteo Moric
Cc:	Amy Schwabenlender
Subject:	GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Deer Valley Village Planning Committee Meeting Agenda for July 16, 2024.
Date:	Monday, July 15, 2024 5:42:22 PM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Mr. Morric,

My name is Amy Schwabenlender, and I'm reaching out as a resident of the City of Phoenix to express my support for the Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Deer Valley Village Planning Committee Meeting Agenda for July 16, 2024.

This project proposes 294 new single-family homes at a time when Arizona and Phoenix are facing a housing shortage with increasing home prices. While this project alone will not solve this crisis, every new housing unit approved is a new place for an Arizonan to be at home so that they're able to live a stable, purposeful life.

I support this project.

Thank you,
Amy Schwabenlender
25604 N 55th Drive, Phoenix, AZ 85083

From: Courtney Anderson
To: Matteo Moric
Subject: In Support of GPA-DV-1-24-1
Date: Monday, July 15, 2024 5:27:50 PM
Attachments: image001.png

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Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

VL IMPACT MAKER
In partnership with:
Home Matters TO ARIZONA
Home is where it all starts.

Dear Mr. Morric,

My name is Courtney and I'm reaching out as a resident of the City of Phoenix to express my support for the Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Deer Valley Village Planning Committee Meeting Agenda for July 16, 2024.

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I support this project.

Sincerely,
Courtney Anderson

Home Address: 2202 N 28th St, Phoenix 85008

Courtney Anderson, PE | Development Services Project Manager
Entellus, Inc [entellus.com]. **| 3033 N. 44th St, Ste 250 | Phoenix, AZ 85018**
Main: 602.244.2566 **| Direct:** 602.595.3076 **| Cell:** 602.980.3125
Intelligent. Innovative. Inclusive

From:	Stephen W. Anderson
To:	Matteo Moric
Subject:	FW: Lennar Paseo Heights - SWC of 36th Avenue and Pinnacle Peak Road - School District Response Form and Site Plan Attached
Date:	Monday, July 15, 2024 1:29:44 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

Stephen W. Anderson
Gammage & Burnham | Profile [gblaw.com]
602.256.4422 Direct

From: Jim Migliorino <Jim.Migliorino@dvusd.org>
Sent: Monday, July 15, 2024 1:28 PM
To: Robert Lane <rlane@gblaw.com>; Stephen W. Anderson <SAnderson@gblaw.com>; Todd Skoro(todd.skoro@lennar.com) <todd.skoro@lennar.com>; vickey.morris@lennar.com
Subject: RE: Lennar Paseo Heights - SWC of 36th Avenue and Pinnacle Peak Road - School District Response Form and Site Plan Attached

Mr. Anderson:

We are definitely in support of this development, and our Governing Board approved this agreement at our July 9, 2024 Board Meeting:
https://go.boarddocs.com/az/dvusd/Board.nsf/goto?open&id=D6NRGU6DFC84 [linkprotect.cudasvc.com]

Thanks,

Jim Migliorino
Deputy Superintendent of Fiscal and Business Services
Deer Valley Unified School District
(623) 445-4958

Our mission is to provide extraordinary educational opportunities to every learner.

>>> "Stephen W. Anderson" <SAnderson@gblaw.com> 7/15/2024 10:25 AM >>>
CAUTION: This email originated from outside the DVUSD Organization. Exercise caution when opening attachments or on clicking links from unknown senders.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or

clicking links, especially from unknown senders.

Jim:

Good morning. Would it be possible for you to send Todd Skoro a brief letter confirming the District's support for Lennar's project?

-Stephen Anderson

Stephen W. Anderson
Gammage & Burnham | Profile [linkprotect.cudasvc.com]
602.256.4422 Direct

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

We are seeing the demand for housing continue to grow exponentially in our area. It is an exciting time with the relocation of major corporations, growth in our economy and a very strong job market. If we are going to keep attracting businesses to our community, we are going to need to be able to provide safe, reliable and well-built communities.

What Lennar is proposing will blend very nicely with our existing homes and will be compatible to what is already out here. It will be especially great to have more families who can take advantage of the county park and all of its amenities.

Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature Sarah Huish

Name Sarah Huish

Address 4425 W Charlotte Dr.

City Glendale State AZ Zip 85310

Date 6/28/24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature Elle Layton

Name Elle Layton

Address 4414 W Park View Ln.

City Glendale State AZ Zip 85310

Date 6.28.24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature Mariana Bates

Name Mariana Bates

Address 4023 W Park View Ln

City Glendale State Arizona Zip 85310

Date 6/28/24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature _____

Name Cody Kirby

Address 4224 W. Sagueno Point Ln.

City Glendale State AZ Zip 85310

Date 7/11/24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature [signature]

Name Kendra Cusick

Address 24432 N. 45th Ln

City Gln State AZ Zip 85310

Date Co. 26. 24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature _____

Name CARL HANCOCK

Address 4124 W PARK VIEW LN

City GLENDALE State AZ Zip 85310

Date 6/28/24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Sincerely,

Signature Whitney Layton

Name Whitney Layton

Address 4414 W. Park View Ln.

City Glendale State AZ Zip 85310

Date 6.28.24

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Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature Jaclyn Rausch

Name Jaclyn Rausch

Address 4717 W Villa Linda Dr

City Glendale State AZ Zip 85310

Date 12-28-24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature _____

Name April Johnson

Address 5501 W. Northwood Dr.

City Glendale State AZ Zip 85310

Date 6/28/24

From:	Josh Hansma
To:	PDD Deer Valley VPC; Matteo Moric
Cc:	Layla Villasenor; Kyle Moyer
Subject:	Lennar at Paseo Heights
Date:	Thursday, July 11, 2024 7:33:26 AM
Attachments:	image001.png FDV_Lennar Paseo Heights_Support Letter_07-10-2024.pdf

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Hello—my name is Joshua Hansma, and I am the Executive Director of the Friends of Deer Valley. I am writing to you to today to express our organization's support for the Lennar Project at Paseo Heights which will be before your Village Planning Committee at your next meeting. Attached to this email you will find our organization's letter of support for the project. We look forward to your thoughtful examination of this project and urge you to support the project as well. Thank you for your time and consideration.

Joshua Hansma

Josh Hansma

Associate, Kyle Moyer & Company

KM &CO [kylemoyer.com]

(616) 540-5825
Josh@kylemoyer.com
KyleMoyer.com [kylemoyer.com]

Deer Valley Village Planning Committee
City of Phoenix
200 West Washington
Phoenix, Arizona 85003

Dear Members of the Village Planning Committee,

On behalf of the Friends of Deer Valley we are writing thing letter in support of Lennar at Paseo Heights project. The Friends of Deer Valley is a non-profit organization, formed in 2022 with the goal of giving residents a voice in the Deer Valley region in support of economic development through collation building and community outreach.

The Lennar at Paseo Heights Project is an extremely well-planned project which will be a welcomed addition to the Deer Valley region. We were happy to have been included as part of the ongoing community outreach by Lennar regarding the entitlement of this project, and we are pleased to offer our full support and endorsement of their development plan. We hope that the Village Planning Committee, the Planning Commission and the Phoenix City Council will support this project as well. This development will be a positive step in addressing housing affordability and access.

Respectfully,

Kyle Moyer
Chairman, Friends of Deer Valley

Cc: Mark Davenport
Cc: Trilese DiLeo
Cc: Al Field
Cc: Gregory Freeman
Cc: Keith Greenberg
Cc: Joseph Grossman
Cc: Susan Herber
Cc: Sandra Hoffman
Cc: Michael Hoover
Cc: Matthew Kenney
Cc: Stuart Kimball
Cc: Braden Lopez-Biggs
Cc: Ricardo Romero
Cc: Brandon Shipman
Cc: James Sutphen
Cc: Ozzie Virgil

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

As a Phoenix business, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

As businesses who have seen a shift in purchasing patterns over the last couple of years, we welcome more residents who can walk, bike or drive the short distance to become customers.

Growth in Maricopa County has exploded, and more quality housing is needed to support our economy and businesses. Lennar has an excellent reputation as a quality builder in Arizona. Thank you for joining us in support of this project, the proposed 294 homes, and thank you for your service to this community.

Sincerely,

Signature _____

Name Antonio Soto

Business Name PT Pho

Date 6/25/2024



Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

As a Phoenix business, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Sincerely,

Signature Chris Mobley

Name Chris Mobley

Business Name Leslie's Pool Supply

Date 6/25/24

LESLIE'S We know pools.

Store 573
NE Glendale/Glendale
3830 Pinnacle Peak Rd
Glendale, AZ 85310

623.580.9476
800.537.5437
lesliespool.com

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

As a Phoenix business, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Sincerely,

Signature 

Name Emanuel Lerma

Business Name Prostyles Barbershop

Date 6/25/24

23425 N. 39th. Dr.
Ste. 111
Glendale AZ 85310

(623) 251-5315
ProStylesBarbershop.com

Barber

@|# ProStyles Barbershop

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

As a Phoenix business, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Sincerely,

Signature _____

Name Adnan Khan

Business Name Happy Valley Family Dentistry

Date 6/28/2024

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

As a Phoenix business, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Growth in Maricopa County has exploded, and more quality housing is needed to support our economy and businesses. Lennar has an excellent reputation as a quality builder in Arizona. Thank you for joining us in support of this project, the proposed 294 homes, and thank you for your service to this community.

Sincerely,

Signature _____

Name Allie Agaciewski

Business Name for Dominos

Date 6.25.24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

As a Phoenix business, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Sincerely,

Signature _____

Name Holly Vo

Business Name Polish Room 1

Date 6/25/2024

Polish Room
Mani & Pedi

3632 W Pinnacle Peak Rd
Suite 110
Glendale, AZ 85310
623.587.9619
polishroom.com

Open 7 days a week:
Mon - Fri, 9:30am - 7pm • Sat 9am - 6pm • Sun 11 am - 5pm

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

As a Phoenix business, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Sincerely,

Signature Jadyn Zimmermann

Name Jadyn Zimmermann

Business Name Taco Bell

Date 10/25/24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

As a Phoenix business, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Sincerely,

Signature _____

Name Jun Choi

Business Name Pinnacle Dry Cleaners

Date 06/25/2024

I've been here 24 year
Please build asap!

Mr. & Mrs. Choi

Pinnacle Dry Cleaners
Professional Dry Cleaning & Laundry Service

23425 N. 39th Drive, #114
Glendale, AZ 85310

Pinnacle Peak Rd. &
(623) 58

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

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Sincerely,

Signature _____

Name Chris Brown

Business Name Brandi Carpet

Date 6-28-24



Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

As a Phoenix business, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Sincerely,

Signature Heather

Name Heather Trautman

Business Name Safeway #2821

Date 6/28/2024

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

As a Phoenix business, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Sincerely,

Signature _____

Name Wyatt McMurtry

Business Name McDonald's

Date 6/25/24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

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Sincerely,

Signature Denice R. Heintz

Name DENICE R HEINTZ

Business Name 4 SONS

Date 28 JUNE 24

From: Jules Ketcham
To: Matteo Moric
Cc: council.district1@phoenix.gov
Subject: Rezoning Meeting for Lennar Homes between 36th & 42nd Ave.
Date: Saturday, May 25, 2024 2:55:42 PM
Attachments: Outlook-pj54roty

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Mr. Moric,

I am a North Canyon Ranch resident (35yrs.) who was present at the Deer Valley Village Planning Committee meeting on Tuesday May 21st in which a number of rezoning items were discussed. The one I wish to comment on is the Lennar Homes project on the land just south of Pinnacle Peak Rd. Between 36th and 42nd Ave.

I went to the meeting admittedly pro-development, expecting to gain further information about the project. The meeting did not disappoint. Lennar's attorney, Stephen Anderson, laid out the facts, answering questions I never knew I had. His presentation was factual and to the point. What I witnessed from the opposition was anything but.

The audience was made up of mostly 55+ yr. old residents (I am 75 yrs. old) who seemed to already have a NIMBY anti-development mindset, no doubt encouraged by Scott Anderson (I believe he was the main speaker for the opposition) who is a community activist from the Saddleback Home Community. What I heard from the various speakers were numerous spiels of emotion encompassing climate change, environment, school overcrowding, traffic congestion/safety, etc. In some instances, the speaker indicated he/she knew more about a specific issue than the experts. Let me just say ignorance and misinformation were on full display. The moderator of the meeting did an excellent job of controlling the sometimes-unruly group - firm, but respectful - allowing everyone who wanted to speak a chance to speak.

Lastly, I came away from the meeting being even more pro-development in support of this project, but with a concern that the lack of education and misinformation will defeat a well-thought-out addition to our community. I firmly believe in participating in the planning of the development rather than opposing it, only to see the homes built

somewhere else. Change is inevitable - better to be a part of it than opposed to it.

Jules Ketcham
4008 W. Electra Ln.
Glendale, AZ 85310
(623) 581-1216

Reply Reply all Forward



x

Racelle Escolar

From: Saddleback Home Owners <saddlebackhoa@cox.net>
Sent: Tuesday, July 23, 2024 10:44 AM
To: Racelle Escolar
Subject: RE: Slides for August 1st Planning Commission Hearing
Attachments: LDV Opposition 970.pdf

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Hello Racelle,

Thank you for your prompt response. I will send my PPT slides to you by Wednesday, July 31st.

I have attached the names of the 970 members of the Little Deer Valley Homeowners group who oppose rezoning the Adobe Dam Recreational area, to afford Lennar a greater profit margin. We already have failing commercial one-quarter-mile from the proposed site and the addition of 294 homes will not provide any significant relief to the current housing shortage while sacrificing a significant portion of the park. Please pass this on to the Planning Commission for consideration in this matter.

Thank you,

Scott Anderson
5029 W. Whispering Wind Dr.
Glendale, AZ 85310
(623) 582-0865
saddlebackhoa@cox.net

From: Racelle Escolar <racelle.escolar@phoenix.gov>
Sent: Monday, July 22, 2024 4:09 PM
To: Saddleback Home Owners <saddlebackhoa@cox.net>
Subject: RE: Slides for August 1st Planning Commission Hearing

Yes, please send me the presentation by Wednesday, July 31.

Thanks,

The Little Deer Valley Homeowners

Dedicated to Maintaining the Integrity of Our Community



To Whom It May Concern,

We 970 Little Deer Valley Homeowners wish to make known our opposition to the zoning change Z-28-24-1 and the General Plan Amendment GPA-DV-1-24-1. We do NOT want 75-acres of single-family homes and we do NOT want 6-acres of commercial, to be built on the south side of Pinnacle Peak Road, intruding into the middle of Adobe Dam Regional Park. This property has been designated as recreational on the Phoenix General Plan for over 40 years and we wish it to remain designated as recreational property.

The Little Deer Valley Homeowners

CITY OF PHOENIX
JUL 16 2024
Planning & Development Department

Name	Street Address	City	State	Zip
Harry Aalto	4201 W. Cielo Grande	Glendale	AZ	85310
Kristi Aalto	4201 W. Cielo Grande	Glendale	AZ	85310
Emad Abushanab	5635 W. Alameda Rd	Glendale	AZ	85310
Richard Acampora	4816 W. Misty Willow Ln	Glendale	AZ	85310
Dorothy Acampora	4816 W. Misty Willow Ln	Glendale	AZ	85310
Oscar Acosta	3827 W. Mariposa Grande	Glendale	AZ	85310
Robert Adams	4627 W. Villa Linda Dr	Glendale	AZ	85310
Barbara Adams	4627 W. Villa Linda Dr	Glendale	AZ	85310
Nick Alejandre	5044 W. Saguaro Park Ln	Glendale	AZ	85310
Stacey Alejandre	5044 W. Saguaro Park Ln	Glendale	AZ	85310
Joe Alessi	4416 W. Fallen Leaf Ln	Glendale	AZ	85310
Cathy Alfieri	23421 N. 45th Ave	Glendale	AZ	85310
Michele Alfieri	23421 N. 45th Ave	Glendale	AZ	85310
Frank Allen	5547 W. Cavedale Dr	Glendale	AZ	85310
Diane Allen	5547 W. Cavedale Dr	Glendale	AZ	85310
Ken Allen	5041 W. Whispering Wind Dr	Glendale	AZ	85310
Wilma Allen	5041 W. Whispering Wind Dr	Glendale	AZ	85310
Rick Allen	5345 W. Misty Willow Ln	Glendale	AZ	85310
Kathy Allen	5345 W. Misty Willow Ln	Glendale	AZ	85310
Michael Altamura	5735 W. Cielo Grande	Glendale	AZ	85310
Emily Altamura	5735 W. Cielo Grande	Glendale	AZ	85310
Richard Amos	5516 W. Misty Willow Ln	Glendale	AZ	85310
Russell Anderson	5308 W. Soft Wind Drive	Glendale	AZ	85310
Scott Anderson	5029 W. Whispering Wind Dr	Glendale	AZ	85310
Tina Anderson	5029 W. Whispering Wind Dr	Glendale	AZ	85310
Patty Appleby	23825 N. 57th Dr	Glendale	AZ	85310
Philip Arcuri	25844 W. Fernbush Dr	Phoenix	AZ	85083
Paula Arcuri	25844 W. Fernbush Dr	Phoenix	AZ	85083
Jennifer Armstrong	23833 N. 44th Lane	Glendale	AZ	85310
Tchaun Armstrong	23833 N. 44th Lane	Glendale	AZ	85310
Steve Armstrong	23620 N. 45th Avenue	Glendale	AZ	85310
Kay Armstrong	23620 N. 45th Avenue	Glendale	AZ	85310
Jenni Arthur	4153 W. Questa Dr	Glendale	AZ	85310
Terry Arthur	4153 W. Questa Dr	Glendale	AZ	85310
Doris Atwood	5112 W. Creedance Blvd	Glendale	AZ	85310
Bill Austin	3104 W. Casitas del Rio Dr	Phoenix	AZ	85027
Colleen Austin	3104 W. Casitas del Rio Dr	Phoenix	AZ	85027
Daniel Bacon	5552 W. Saguaro Park Ln	Glendale	AZ	85310
Megan Bacon	5552 W. Saguaro Park Ln	Glendale	AZ	85310
Jess Bakos	4728 W. Saguaro Park Ln	Glendale	AZ	85310
John Bakos	4728 W. Saguaro Park Ln	Glendale	AZ	85310
Heidi Banister	26307 N. 49th Lane	Phoenix	AZ	85083
James Banks	4225 W. Avenida Del Sol	Glendale	AZ	85310
Karen Banks	5904 W. Straight Arrow Ln	Phoenix	AZ	85083
Amanda Barba	24002 N. 40th Dr	Glendale	AZ	85310
Elaine Barkl	4608 W. Fallen Leaf Ln	Glendale	AZ	85310
Charles Barney	4918 W. Park View Ln	Glendale	AZ	85310

CITY OF PHOENIX
JUL 16 2024
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Name	Street Address	City	State	Zip
Phyllis Barney	4918 W. Park View Ln	Glendale	AZ	85310
Jodi Barnum	5527 W. Andrea Dr	Phoenix	AZ	85083
Ken Barrick	5622 W. Saguaro Park Ln	Glendale	AZ	85310
Nancy Barrick	5622 W. Saguaro Park Ln	Glendale	AZ	85310
John Barto	5419 W. Creedance Blvd	Glendale	AZ	85310
Sheila Barto	5419 W. Creedance Blvd	Glendale	AZ	85310
Lisa Bauschelt	4928 W. Soft Wind Dr	Glendale	AZ	85310
Joe Bauschelt	4928 W. Soft Wind Dr	Glendale	AZ	85310
DeNage Bautista	5826 W. Cielo Grande	Glendale	AZ	85310
David Bautista	5826 W. Cielo Grande	Glendale	AZ	85310
David Baxter	4335 W. Electra Ln	Glendale	AZ	85310
Jean Baxter	4335 W. Electra Ln	Glendale	AZ	85310
Brad Beebe	5344 W. Electra Ln	Glendale	AZ	85310
Cindy Beebe	5344 W. Electra Ln	Glendale	AZ	85310
Rachelle Benishek	5101 W. Whispering Wind Dr	Glendale	AZ	85310
Jan Bennett	5633 W. Misty Willow Ln	Glendale	AZ	85310
Jill Bennett	4815 W. Park View Lane	Glendale	AZ	85310
Joy Bennett	5633 W. Misty Willow Ln	Glendale	AZ	85310
Maralyn Bennett	4727 W. Saguaro Park Ln	Glendale	AZ	85310
Walter Berger	5443 W. West Wind Dr	Glendale	AZ	85310
James Bernatawicz	5340 W. Park View Ln	Glendale	AZ	85310
Eileen Bernatawicz	5340 W. Park View Ln	Glendale	AZ	85310
Sharon Bernier	5645 W. Soft Wind Dr	Glendale	AZ	85310
Gary Beyschau	5135 W. Park View Ln	Glendale	AZ	85310
Pat Beyschau	5135 W. Park View Ln	Glendale	AZ	85310
Wende Biddle	6156 W. Saguaro Park Ln	Glendale	AZ	85310
Michael Biddle	6156 W. Saguaro Park Ln	Glendale	AZ	85310
Walter Bieniek	5331 W. Alameda Rd	Glendale	AZ	85310
Michael Biodrowski	5134 W. Fallen Leaf Ln	Glendale	AZ	85310
Julie Biodrowski	5134 W. Fallen Leaf Ln	Glendale	AZ	85310
Steve Bird	5502 W. Alameda Rd	Glendale	AZ	85310
Debbie Bjorna	4132 W. Soft Wind Dr	Glendale	AZ	85310
Bruce Bjorna	4132 W. Soft Wind Dr	Glendale	AZ	85310
Paul Black	5235 W. Soft Wind Dr	Glendale	AZ	85310
Julie Black	5235 W. Soft Wind Dr	Glendale	AZ	85310
Emily Blosser	5122 W. Cavedale Dr	Phoenix	AZ	85083
Joel Blosser	5122 W. Cavedale Dr	Phoenix	AZ	85083
Suzanne Bluff	5102 W. Misty Willow Ln	Glendale	AZ	85310
Anne Boatman	24017 N. 55th Ave	Glendale	AZ	85310
Danny Boehning	5123 W. Misty Willow Ln	Glendale	AZ	85310
Deborah Boehning	5123 W. Misty Willow Ln	Glendale	AZ	85310
Mary Kay Bolin	4505 W. Park View Ln	Glendale	AZ	85310
Jeff Bootz	4663 W. Soft Wind Dr	Glendale	AZ	85310
Mari Bootz	4663 W. Soft Wind Dr	Glendale	AZ	85310
Michael aBound	26216 N. 56th Dr	Phoenix	AZ	85083
Tanya Bound-Thies	26216 N. 56th Dr	Phoenix	AZ	85083
Lailie Bozner	4127 W. Creedance Blvd	Glendale	AZ	85310

CITY OF PHOENIX
JUL 16 2024
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Name	Street Address	City	State	Zip
Amanda Bradbury	4351 W. Mariposa Grande	Glendale	AZ	85310
Bonnie Bradbury	6417 W. Lariat Ln	Phoenix	AZ	85083
KathLeen Bradbury	4351 W. Mariposa Grande	Glendale	AZ	85310
Fred Brandenburg	5041 W. Park View Ln	Glendale	AZ	85310
Carrie Brandenburg	5041 W. Park View Ln	Glendale	AZ	85310
Frank Brandt	5214 W. Misty Willow Ln	Glendale	AZ	85310
Jennifer Brandt	5214 W. Misty Willow Ln	Glendale	AZ	85310
Kendra Branham	4902 W. Whispering Wind Dr	Glendale	AZ	85310
Richard Bregant	4350 W. Soft Wind Dr	Glendale	AZ	85310
Danelle Bregant	4350 W. Soft Wind Dr	Glendale	AZ	85310
Dave Briant	4946 W. Whispering Wind Dr	Glendale	AZ	85310
Yvonne Brimball	5626 W. Creedance Blvd	Glendale	AZ	85310
Allen Briscoe	5017 W. Creedance Blvd	Glendale	AZ	85310
Hope Briscoe	5017 W. Creedance Blvd	Glendale	AZ	85310
Edna Briscoe	5017 W. Creedance Blvd	Glendale	AZ	85310
Christina Brooks	4721 W. Creedance Blvd	Glendale	AZ	85310
Robert Brost	5101 W. Misty Willow Ln	Glendale	AZ	85310
Donna Brost	5101 W. Misty Willow Ln	Glendale	AZ	85310
Charlene Brown	5414 W. Misty Willow Ln	Glendale	AZ	85310
Charles Brown	22012 N. 27th Ave	Phoenix	AZ	85027
Greg Brown	5414 W. Misty Willow Ln	Glendale	AZ	85310
Charlene Brown	5414 W. Misty Willow Ln	Glendale	AZ	85310
Jackie Brown	23833 N. 44th Lane	Glendale	AZ	85310
Steve Bruflat	5426 W. Misty Willow Ln	Glendale	AZ	85310
Donna Bruflat	5426 W. Misty Willow Ln	Glendale	AZ	85310
Kate Bruning	5039 W. Soft Wind Dr	Glendale	AZ	85310
Brian Bruning	5039 W. Soft Wind Dr	Glendale	AZ	85310
Jim Bruzewski	5124 W. Soft Wind Dr	Glendale	AZ	85310
James Buchanan	5114 W. Alameda Rd	Glendale	AZ	85310
Kristi Buchanan	5114 W. Alameda Rd	Glendale	AZ	85310
Sunny Buchannan	4701 W. Creedance Blvd	Glendale	AZ	85310
Toni Burbridge	5356 W. Electra Ln	Glendale	AZ	85310
Jim Burbridge	5356 W. Electra Ln	Glendale	AZ	85310
Gerald Burghout	5202 W. Soft Wind Dr	Glendale	AZ	85310
Judy Burghout	5202 W. Soft Wind Dr	Glendale	AZ	85310
Ben Burgin	4110 W. Alameda Rd	Glendale	AZ	85310
Jan Burgin	4110 W. Alameda Rd	Glendale	AZ	85310
Dave Burgoon	4839 W. Soft Wind Dr	Glendale	AZ	85310
Viki Burgoon	4839 W. Soft Wind Dr	Glendale	AZ	85310
Charles Burke	4630 W. Marcus Dr	Phoenix	AZ	85083
CeciliaBurke	4630 W. Marcus Dr	Phoenix	AZ	85083
Anita Burnett	5004 W. Creedance Blvd	Glendale	AZ	85310
Lisa Burns	4504 W. Park View Ln	Glendale	AZ	85310
Sean Burns	4504 W. Park View Ln	Glendale	AZ	85310
John Buscemi	4940 W. Misty Willow Ln	Glendale	AZ	85310
Charles Cady	5130 W. Creedance Blvd	Glendale	AZ	85310
Chet Cady	5130 W. Creedance Blvd	Glendale	AZ	85310

CITY OF PHOENIX
JUL 16 2024
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Name	Street Address	City	State	Zip
Meg Cady	5130 W. Creedance Blvd	Glendale	AZ	85310
Tom Cady	23410 N.45th Ave	Glendale	AZ	85310
Sylvia Cady	23410 N.45th Ave	Glendale	AZ	85310
Charles Cady	5130 W. Creedance Blvd	Glendale	AZ	85310
Tasha Cady	5130 W. Creedance Blvd	Glendale	AZ	85310
Emily Calcagno	5135 W. Misty Willow Ln	Glendale	AZ	85310
Grant Call	24100 N. 51st Ave	Glendale	AZ	85310
Joanna Call	24100 N. 51st Ave	Glendale	AZ	85310
Ed Cameron	5302 W. Electra Ln	Glendale	AZ	85310
Mindy Campbell	4414 W. Avenida Del Sol	Glendale	AZ	85310
Londell Cannon	5343 W. Whispering Wind Dr	Glendale	AZ	85310
Chris Cantella	5526 W. Misty Willow Ln	Glendale	AZ	85310
Michelle Cardone	5533 W. Misty Willow Ln	Glendale	AZ	85310
Sherry Carnett	24821 N. 41st Ave	Glendale	AZ	85310
Sheri Carrel	23415 N. 43rd Dr	Glendale	AZ	85310
Charles Carroll	5229 W. Whispering Wind Dr	Glendale	AZ	85310
Lynn Carroll	5229 W. Whispering Wind Dr	Glendale	AZ	85310
Bill Catalanotte	5551 W. Saguaro Park Ln	Glendale	AZ	85310
Karen Catalanotte	5551 W. Saguaro Park Ln	Glendale	AZ	85310
Linda Chapman	4421 W. Mariposa Grande	Glendale	AZ	85310
Brian Chatelain	5333 W. Whispering Wind Dr	Glendale	AZ	85310
Linda Chatelain	5333 W. Whispering Wind Dr	Glendale	AZ	85310
Philip Cheatham	23842 N. 58th Dr	Glendale	AZ	85310
Lyn Chowdry	4946 W. Creedance Blvd	Glendale	AZ	85310
Ken Clark	23416 N. 45th Avenue	Glendale	AZ	85310
Caleb Clausing	4217 W. Saguaro Park Lane	Glendale	AZ	85310
Kevin Cleary	4801 W. Soft Wind Dr	Glendale	AZ	85310
Jeff Clemmer	4703 W. Saguaro Park Ln	Glendale	AZ	85310
Susan Clemmer	4703 W. Saguaro Park Ln	Glendale	AZ	85310
Eileen Clifton	3855 W. Alameda Rd	Glendale	AZ	85310
Dottie Clubb	23828 N. 58th Ave	Glendale	AZ	85310
Jerry Clubb	23828 N. 58th Ave	Glendale	AZ	85310
Bill Coffin	5214 W. Soft Wind Dr	Glendale	AZ	85310
Sandra Coffin	5214 W. Soft Wind Dr	Glendale	AZ	85310
Deborah Coker	5522 W. Saguaro Park Ln	Glendale	AZ	85310
Pat Collins	4416 W. Camino Vivaz	Glendale	AZ	85310
Chris Comley	4630 W. Park View Circle	Glendale	AZ	85310
Richard Condit	4840 W. Soft Wind Dr	Glendale	AZ	85310
Paula Condit	4840 W. Soft Wind Dr	Glendale	AZ	85310
Bob Cooper	5401 W. Fallen Leaf Ln	Glendale	AZ	85310
Charles Copeland	4812 W. Creedance Blvd	Glendale	AZ	85310
Jon Copeland	5415 W. Electra Ln	Glendale	AZ	85310
Vince Coppola	5031 W. Electra Ln	Glendale	AZ	85310
Gloria Coppola	5031 W. Electra Ln	Glendale	AZ	85310
Ralph Cordova	4927 W. Misty Willow Ln	Glendale	AZ	85310
Cathy Cordova	4927 W. Misty Willow Ln	Glendale	AZ	85310
Kim Couture	5135 W. Soft Wind Dr	Glendale	AZ	85310

CITY OF PHOENIX
JUL 16 2024
Planning & Development Department

Name	Street Address	City	State	Zip
Dennis Couture	5135 W. Soft Wind Dr	Glendale	AZ	85310
Jose Cowles	5114 W. Park View Ln	Glendale	AZ	85310
Wendy Cowles	5114 W. Park View Ln	Glendale	AZ	85310
Jesse Cox	23629 N. 38th Ave	Glendale	AZ	85310
Bridgett Crawford	23855 N. 36th Dr	Glendale	AZ	85310
Kyle Criswell	5943 W. Cielo Grande	Glendale	AZ	85310
Don Cross	4542 W. Soft Wind Dr	Glendale	AZ	85310
Sara Cross	5102 W. Whispering Wind Dr	Glendale	AZ	85310
Dana Culver	5810 W. Cielo Grande	Glendale	AZ	85310
Michael Cynecki	6345 W. El Cortez Pl	Phoenix	AZ	85083
Terry Daniel	3207 W. Lone Cactus	Phoenix	AZ	85027
Mary Daniel	3207 W. Lone Cactus	Phoenix	AZ	85027
Judy Davis	5344 W. Creedance Blvd	Glendale	AZ	85310
Scott Davis	5344 W. Creedance Blvd	Glendale	AZ	85310
Nancy De Stefano	4901 W. Soft Wind Dr	Glendale	AZ	85310
Thomas De Stefano	4901 W. Soft Wind Dr	Glendale	AZ	85310
Bonnie Delander	6360 W. Desert Hollow Dr	Phoenix	AZ	85083
Michael DeLucia	4832 W. Saguaro Park Ln	Glendale	AZ	85310
Rosemary DeLucia	4832 W. Saguaro Park Ln	Glendale	AZ	85310
Teresa DeMaris	5016 W. Soft Wind Dr	Glendale	AZ	85310
Anthony DeMuro	4237 W. Alameda Rd	Glendale	AZ	85310
Phil Denaro	5430 W. Creedance Blvd	Glendale	AZ	85310
Amber Dewald	4747 W. Creedance Blvd	Glendale	AZ	85310
William Diamond	5039 W. Misty Willow Ln	Glendale	AZ	85310
Margaret Diaz	5438 W. Soft Wind Dr	Glendale	AZ	85310
Joan Dibler	4050 W. Saguaro Park Ln	Glendale	AZ	85310
Antoinette DiCarlo-Hennessy	6407 W. Desert Hollow Dr	Phoenix	AZ	85083
Lance Dickson	4945 W. Whispering Wind Dr	Glendale	AZ	85310
Cheryl Dickson	4945 W. Whispering Wind Dr	Glendale	AZ	85310
James Dinan	5533 W. Misty Willow Ln	Glendale	AZ	85310
Peggy Dinan	5533 W. Misty Willow Ln	Glendale	AZ	85310
Tom Dineen	3910 W. Creedance Blvd	Glendale	AZ	85310
Winnie Dineen	3910 W. Creedance Blvd	Glendale	AZ	85310
Dena Dixon	4433 W. Creedance Blvd	Glendale	AZ	85310
Larry Domres	5114 W. Misty Willow Ln	Glendale	AZ	85310
Maym Domres	5114 W. Misty Willow Ln	Glendale	AZ	85310
Martha Donadio	4230 W. Saguaro Park Ln	Glendale	AZ	85310
Pat Donat	23635 N. 55th Dr	Glendale	AZ	85310
Gary Doolittle	5223 W. Electra Ln	Glendale	AZ	85310
Janet Doss	5961 W. Cielo Grande	Glendale	AZ	85310
Sandi Dougherty	4839 W. Misty Willow Ln	Glendale	AZ	85310
Tim Dougherty	5523 W. Whispering Wind Dr	Glendale	AZ	85310
Patti Doyle	4940 W. Misty Willow Ln	Glendale	AZ	85310
Pam Dunphy	5224 W. Creedance Blvd	Glendale	AZ	85310
Alicia DuPuis	5612 W. Park View Ln	Glendale	AZ	85310
Jan Dussik	5332 W. Soft Wind Dr	Glendale	AZ	85310
Jack Dykstra	5208 W. Creedance Blvd	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Heather Dymond	4742 W. Soft Wind Dr	Glendale	AZ	85310
Diane Eaton	24041 N. 55th Ave	Glendale	AZ	85310
Jean Eaton	5229 W. Fallen Leaf Ln	Glendale	AZ	85310
Richard Eaton	5229 W. Fallen Leaf Ln	Glendale	AZ	85310
Diana Eberhart	6120 W. Park View Ln	Glendale	AZ	85310
Renee Ebright	4320 W. Mariposa Grande	Glendale	AZ	85310
Bonnie Edenburn	5113 W. Saguaro Park Ln	Glendale	AZ	85310
Shelley Edgar	4117 W. Villa Linda	Glendale	AZ	85310
Karen Edwards	3929 W. Calle Lejos	Glendale	AZ	85310
Don Egigian	5218 W. Creedance Blvd	Glendale	AZ	85310
Robin Egigian	5218 W. Creedance Blvd	Glendale	AZ	85310
Kate Egigian	5218 W. Creedance Blvd	Glendale	AZ	85310
Dave Ellett	5508 W. Soft Wind Dr	Glendale	AZ	85310
Jill Ellett	5508 W. Soft Wind Dr	Glendale	AZ	85310
Jennifer Emerson	5320 W. Alameda Rd	Glendale	AZ	85310
Dale Emerson	5320 W. Alameda Dr	Glendale	AZ	85310
Arlene England	5624 W. Misty Willow Ln	Glendale	AZ	85310
Charlene Erickson	5041 W. Saguaro Park Ln	Glendale	AZ	85310
Debi Erickson	3547 W. Fallen Leaf Ln	Glendale	AZ	85310
Stephen Erickson	5041 W. Saguaro Park Ln	Glendale	AZ	85310
Miguel Escobar	4325 W. Misty Willow Ln	Glendale	AZ	85310
Debbie Fackrell	5333 W. Fallen Leaf Ln	Glendale	AZ	85310
Elaine Fah	4626 W. Desert Hollow Dr	Phoenix	AZ	85083
Marlene Fair-Ottinger	4131 W. Charlotte Dr	Glendale	Az	85310
Liz Farnlof	4338 W. Soft Wind Dr	Glendale	AZ	85310
Jason Farrier	4815 W. Park View Ln	Glendale	AZ	85310
Jason Farrier	4843 W. Creedance Blvd	Glendale	AZ	85310
Jaime Farrier	4843 W. Creedance Blvd	Glendale	AZ	85310
Tom Farrier	4815 W. Soft Wind Dr	Glendale	AZ	85310
Laurie Farrier	4815 W. Soft Wind Dr	Glendale	AZ	85310
Audrey Feddick	4344 W. Soft Wind Dr	Glendale	AZ	85310
Lisa Fehl	23626 N. 42nd Drive	Glendale	AZ	85310
Carol Fennell	5501 W. Saguaro Park Ln	Glendale	AZ	85310
Roger Fennell	5501 W. Saguaro Park Ln	Glendale	AZ	85310
Ken Fenolio	5214 W. Saguaro Park Ln	Glendale	AZ	85310
Albert Field	5028 W. Buckskin Trail	Phoenix	AZ	85083
Virginia Field	5028 W. Buckskin Trail	Phoenix	AZ	85083
Ed Fields	4702 W. Misty Willow Ln	Glendale	AZ	85310
Cherie Fields	4702 W. Misty Willow Ln	Glendale	AZ	85310
Stephen Fife	4601 W. Mariposa Grande	Glendale	AZ	85310
Brent Fike	23441 N. 44th Dr	Glendale	AZ	85310
Barbara Fike	23441 N. 44th Dr	Glendale	AZ	85310
John Flaherty	5235 W. Saguaro Park Ln	Glendale	AZ	85310
Rhonda Flaherty	5235 W. Saguaro Park Ln	Glendale	AZ	85310
Sivert Fogerlie	4637 W. Parkview Circle	Glendale	AZ	85310
Albert Forster	4852 W. El Cortez Place	Phoenix	AZ	85083
Debi Foster	5201 W. Saguaro Park Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Kathryn Foster	5003 W. Saguaro Park Ln	Glendale	AZ	85310
Robert Frampton	3618 W. Camino Del Rio	Glendale	AZ	85310
David Franklin	4702 W. Electra Ln	Glendale	AZ	85310
Eric Frederick	3061 W. Juana Ct	Phoenix	AZ	85083
Bobby Freeman	5004 W. Fallen Leaf Ln	Glendale	AZ	85310
Sherry Fresques	24639 N. 45th Dr	Glendale	AZ	85310
Sherry Fulcher	4903 W. Saguaro Park Ln	Glendale	AZ	85310
Briant Fuller	3611 W. Creedance Blvd	Glendale	AZ	85310
Donna Fuller	3611 W. Creedance Blvd	Glendale	AZ	85310
Don Gainey	5133 W. Creedance Blvd	Glendale	AZ	85310
Rick Gamez	5202 W. Saguaro Park Ln	Glendale	AZ	85310
Sandee Gamez	5202 W. Saguaro Park Ln	Glendale	AZ	85310
Nicholas Ganem	4722 W. Creedance Blvd	Glendale	AZ	85310
Lori Ganem	4722 W. Creedance Blvd	Glendale	AZ	85310
Terri Garlick	5602 W. Whispering Wind Dr	Glendale	AZ	85310
Joyce Garrison	23829 N. 59th Dr	Glendale	AZ	85310
Joan Gaspirak	4939 W. Soft Wind Dr	Glendale	AZ	85310
Teresa Gates	23626 N. 41st Ave	Glendale	AZ	85310
David Gauer	24440 N. 53rd Ave	Glendale	AZ	85310
Stephanie Gauer	24440 N. 53rd Ave	Glendale	AZ	85310
Margie Geedey	6109 W. Fallen Leaf Ln	Glendale	AZ	85310
James Geis	4433 W. Chama Drive	Glendale	AZ	85310
Elizabeth Geis	4433 W. Chama Drive	Glendale	AZ	85310
Jeff Gennaro	3820 W. Happy Valley Rd	Phoenix	AZ	85083
Frank Gentry	4839 W. Park View Ln	Glendale	AZ	85310
Jill Gentry	4839 W. Park View Ln	Glendale	AZ	85310
Judith Gholson	5344 W. Soft Wind Dr	Glendale	AZ	85310
Aaron Gibbs	4654 W. Soft Wind Dr	Glendale	AZ	85310
Bruce Gibson	4720 W. El Cortez	Phoenix	AZ	85083
Nancy Gibson	4720 W. El Cortez	Phoenix	AZ	85083
Mike Gilbert	4522 W. Alameda Rd	Glendale	AZ	85310
Judith Gilchrist	4443 W. Camino Vivaz	Glendale	AZ	85310
Kevin Gilchrist	4443 W. Camino Vivaz	Glendale	AZ	85310
Judi Gilchrist	4443 W. Camino Vivaz	Glendale	AZ	85310
Natalie Gillis	5213 W. Soft Wind Dr	Glendale	AZ	85310
Nancy Gillispie-Hoyt	25244 N. 40th Ln	Phoenix	AZ	85083
Katie Gilpatrick	4603 W. Soft Wind Drive	Glendale	AZ	85310
Ron Gilpatrick	4603 W. Soft Wind Drive	Glendale	AZ	85310
Loe Giordan	4131 W. Soft Wind Dr	Glendale	AZ	85310
Debbie Giordan	4131 W. Soft Wind Dr	Glendale	AZ	85310
Jamey Giordano	4438 W. Creedance Blvd	Glendale	AZ	85310
Cathy Giordano	4438 W. Creedance Blvd	Glendale	AZ	85310
Cindy Gleghorn	24018 N. 38th Lane	Glendale	AZ	86310
Walter Godbehere	5901 W. Cielo Grande	Glendale	AZ	85310
Christine Godbehere	5901 W. Cielo Grande	Glendale	AZ	85310
Jill Goings	5439 W. Soft Wind Dr	Glendale	AZ	85310
Ann Marie Goldhammer	4324 W. Camino Vivaz	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Eric Goodwin	4037 W. Camino Vivaz	Glendale	AZ	85310
Sheila Green	4729 W. Misty Willow Ln	Glendale	AZ	85310
Richard Grossow	24236 N. 42nd Dr	Glendale	AZ	85310
Victoria Grossow	24236 N. 42nd Dr	Glendale	AZ	85310
Patricia Grubb	4025 W. Hackamore	Phoenix	AZ	85083
Jack Gunnell	4701 W. Misty Willow Ln	Glendale	AZ	85310
Mary Gunnell	4701 W. Misty Willow Ln	Glendale	AZ	85310
Joe Gutierrez	4549 W. Alameda Rd	Glendale	AZ	85310
Odilia Gutierrez	4549 W. Alameda Rd	Glendale	AZ	85310
Kristine Guy	3736 W. Alameda Rd	Glendale	AZ	85310
Andrea Hacker	5030 W. Fallen Leaf Ln	Glendale	AZ	85310
Don Hales	4642 W. Park View Circle	Glendale	AZ	85310
Sean Hall	5224 W. Alameda Rd	Glendale	AZ	85310
Daniel Hamilton	4946 W. Electra Ln	Glendale	AZ	85310
Jeanice Hamilton	4946 W. Electra Ln	Glendale	AZ	85310
Ladine Hampton	4653 W. Soft Wind Dr	Glendale	AZ	85310
John Harris	6114 W. Villa Linda Dr	Glendale	AZ	85310
Susette Harris	6114 W. Villa Linda Dr	Glendale	AZ	85310
Steve Harris	3933 W. Misty Willow Ln	Glendale	AZ	85310
Jo Hart	23655 N. 40th Ave	Glendale	AZ	85310
Larry Hauger	5102 W. Park View Ln	Glendale	AZ	85310
Barbara Hauger	5102 W. Park View Ln	Glendale	AZ	85310
Beverly Heller	4410 W. Fallen Leaf Ln	Glendale	AZ	85310
Chris Henderson	4202 W. Whispering Wind Dr	Glendale	AZ	85310
Tommy Hernandez	23834 N. 59th Dr	Glendale	AZ	85310
Mary Hernandez	23834 N. 59th Dr	Glendale	AZ	85310
Ron Hifner	4914 W. Saguaro Park Ln	Glendale	AZ	85310
Connie Hifner	4914 W. Saguaro Park Ln	Glendale	AZ	85310
Chuck Hodgkins	5004 W. Electra Ln	Glendale	AZ	85310
Marty Hoeffel	4634 W. Alameda Rd	Glendale	AZ	85310
Lisa Hoffman	4648 W. Misty Willow Lane	Glendale	AZ	85310
Roberta Holler	4025 W. Avenida Del Sol	Glendale	Az	85310
Kelly Holly	5201 W. Soft Wind Dr	Glendale	AZ	85310
Debbie Holmes	3811 W. Charlotte Dr	Glendale	AZ	85310
Sawn Holtorf	5522 W. Northwood	Glendale	AZ	85310
Damon Hopkins	5402 W. Creedance Blvd	Glendale	AZ	85310
Bob Howry	5201 W. Alameda Rd	Glendale	AZ	85310
Jane Howry	5201 W. Alameda Rd	Glendale	AZ	85310
Marcus Huey	4610 W. Honeysuckle Dr	Phoenix	AZ	85083
Russ Huffman	4942 W. Park View Ln	Glendale	AZ	85310
Jerry Hughes	4711 W. Fallen Leaf Ln	Glendale	AZ	85310
Joanne Hughes	4711 W. Fallen Leaf Ln	Glendale	AZ	85310
Richard Hulse	4715 W. Saguaro Park Ln	Glendale	AZ	85310
Melissa Hummer	5432 W. Fallen Leaf Ln	Glendale	AZ	85310
Sean Humphrey	5513 W. Park View Ln	Glendale	AZ	85310
Michelle Humphrey	5513 W. Park View Ln	Glendale	AZ	85310
Margaret Hunkele	3252 W. Casitas del Rio Dr	Phoenix	AZ	85027

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Name	Street Address	City	State	Zip
Kelly Indovina	5005 W. Range Mule Dr	Phoenix	AZ	85083
Diane Inostroza	5113 W. Soft Wind Dr	Glendale	AZ	85310
Frank Inostroza	5113 W. Soft Wind Dr	Glendale	AZ	85310
Rico Izaguirre	5203 W. Fallen Leaf Ln	Glendale	AZ	85310
Jessica Brosius	5203 W. Fallen Leaf Ln	Glendale	AZ	85310
David Jackson	5537 W. Alemeda Rd	Glendale	AZ	85310
Robert Jackson	5241 W. Whispering Wind Dr	Glendale	AZ	85310
Brad Jacques	4002 W. Creedance Blvd.	Glendale	AZ	85310
Lynn Jacques	4002 W. Creedance Blvd.	Glendale	AZ	85310
Laurey Jaggard	5633 W. Park View Ln	Glendale	AZ	85310
Jerilyn Janiszewski	4730 W. Misty Willow Ln	Glendale	AZ	85310
Shawna Jarrell	23811 N. 45th Dr	Glendale	AZ	85310
Kristin Jensen	5603 W. Park View Ln	Glendale	AZ	85310
Ron Jensen	4901 W. Electra Ln	Glendale	AZ	85310
Vicki Jensen	4901 W. Electra Ln	Glendale	AZ	85310
Ryan Jensen	5603 W. Parkview Ln	Glendale	AZ	85310
Annette Johnson	5018 W. Fallen Leaf Ln	Glendale	AZ	85310
Randy Johnson	4716 W. Saguaro Park Ln	Glendale	AZ	85310
Stephen Johnson	5512 W. Park View Ln	Glendale	AZ	85310
Kirk Jones	5135 W. Saguaro Park ln	Glendale	AZ	85310
Megan Jones	5135 W. Saguaro Park ln	Glendale	AZ	85310
Mike Jones	5040 W. Park View Ln	Glendale	AZ	85310
Terry Jones	4732 W. Fallen Leaf Ln	Glendale	AZ	85310
Alma Jones	4732 W. Fallen Leaf Ln	Glendale	AZ	85310
Michael Juilfs	24023 N. 61st Dr	Glendale	AZ	85310
Janet Kahler	5124 W. Alameda Rd	Glendale	AZ	85310
Neil Kahler	5124 W. Alameda Rd	Glendale	AZ	85310
Joy Kaleta	4332 W. Avenida Del Sol	Glendale	AZ	85310
Joseph Kalisak	4927 W. Saguaro Park Ln	Glendale	AZ	85310
Patricia Kalisak	4927 W. Saguaro Park Ln	Glendale	AZ	85310
Anna Keating	5609 W. Misty Willow Ln	Glendale	AZ	85310
Stephanie Keeler	26406 N. 43rd Ave	Phoenix	AZ	85083
Ray Keeler	26406 N. 43rd Ave	Phoenix	AZ	85083
Renee Keene	5113 W. Alameda Rd	Glendale	AZ	85310
Darrin Kellogg	4413 W. Electra Ln	Glendale	AZ	85310
Sherry Kellogg	4413 W. Electra Ln	Glendale	AZ	85310
Pamela Kennan	4506 W. Alameda Rd	Glendale	AZ	85310
Nickie Kennedy	4802 W. Soft Wind Dr	Glendale	AZ	85310
Kyle Kennedy	4802 W. Soft Wind Dr	Glendale	AZ	85310
Kenneth Kensche	4644 W. Honeysuckle Dr	Phoenix	AZ	85083
Robert Kett	3132 W. Folgers Rd	Phoenix	AZ	85027
Anita Kett	3132 W. Folgers Rd	Phoenix	AZ	85027
Ricky Kimball	5432 W. Alameda Rd	Glendale	AZ	85310
Steve Kimling	24235 N. 39th Ave	Glendale	AZ	85310
Kristina Kimling	24235 N. 39th Ave	Glendale	AZ	85310
Gary Kivela	5113 W. Saguaro Park Ln	Glendale	AZ	85310
Don Klamm	24831 N. 56 Dr	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Beatrice Klamm	24831 N. 56 Dr	Glendale	AZ	85310
Carol Kliewer	4042 W. La Junta Dr	Glendale	AZ	85310
John Klokinis	23611 N. 56th Ave	Glendale	AZ	85310
Dolores Klokinis	23611 N. 56th Ave	Glendale	AZ	85310
John Knape	5452 Westwind Dr	Glendale	AZ	85310
Sherri Knape	5452 Westwind Dr	Glendale	AZ	85310
Diane Knebel	5523 W. Park View Ln	Glendale	AZ	85310
Debra Knoepker	5112 W. Creedance Blvd	Glendale	AZ	85310
John Knoepker	5112 W. Creedance Blvd	Glendale	AZ	85310
Jeffrey Knoll	4627 W. Misty Willow Ln	Glendale	AZ	85310
Kim Kobojek	3806 W. Questa Dr	Glendale	AZ	85310
Stan Kobojek	4751 W. Whispering Wind Dr	Glendale	AZ	85310
Grace Kobojek	4751 W. Whispering Wind Dr	Glendale	AZ	85310
Brynn Kolinski	3872 W. Calle Lejos	Glendale	AZ	85310
Catherine Kolomitz	4730 W. Park View Ln	Glendale	AZ	85310
Brian Kotyk	23423 N. 47th Ave	Glendale	AZ	85310
John Kovalcik	5632 W. Whispering Wind Dr	Glendale	AZ	85310
Ed Kramer	4817 W. Saguaro Park Ln	Glendale	AZ	85310
Lois Kramer	4817 W. Saguaro Park Ln	Glendale	AZ	85310
Richard Kray	4820 W. Electra Ln	Glendale	AZ	85310
Debby Kray	4820 W. Electra Ln	Glendale	AZ	85310
Mark Kuhlwein	24617 N. 49th Avenue	Glendale	AZ	85310
Delores Kuhlwein	24617 N. 49th Avenue	Glendale	AZ	85310
John Kukowski	4115 W. Saddlehorn Rd	Phoenix	AZ	85083
Lynette Kukowski	4115 W. Saddlehorn Rd	Phoenix	AZ	85083
John Kwolkoski	4409 W. Mariposa Grande	Glendale	AZ	85310
Barbara Kwolkoski	4409 W. Mariposa Grande	Glendale	AZ	85310
Dennis LaChance	25228 N. 50th Dr	Phoenix	AZ	85083
Brenda LaChance	25228 N. 50th Dr	Phoenix	AZ	85083
Gary LaForest	5135 W. Park View Ln	Glendale	AZ	85310
Ramon Lago	24817 N. 49th Ave	Glendale	AZ	85310
Angela Lago	24817 N. 49th Ave	Glendale	AZ	85310
Rob Lake	4142 W. Electra Lane	Glendale	AZ	85310
Diane Lake	4142 W. Electra Lane	Glendale	AZ	85310
Kimberly Lamb	4804 W. Misty Willow Ln	Glendale	AZ	85310
Michelle Lambros	4062 W. Cielo Grande	Glendale	AZ	85310
Lynda Lamson	4602 W. Desert Hollow Dr	Phoenix	AZ	85083
Terri Lander	3138 W. Buckhorn Trail	Phoenix	AZ	85083
Roger Lang	24225 N. 46th Dr	Glendale	AZ	85310
Valerie Lang	24225 N. 46th Dr	Glendale	AZ	85310
Dennis Lange	5043 W. Electra Ln	Glendale	AZ	85310
Gloria Lange	5043 W. Electra Ln	Glendale	AZ	85310
Michael Lara	25026 N. 40th Dr	Glendale	AZ	85310
Santi Lardizabal	5309 W. Misty Willow Ln	Glendale	AZ	85310
Agnes Lardizabal	5309 W. Misty Willow Ln	Glendale	AZ	85310
Keith Larson	5515 W. Yearling Rd	Phoenix	AZ	85083
Edwin Larson	5223 W. Saguaro Park Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Tracy Latham	4338 W. Soft Wind Dr	Glendale	AZ	85310
Frank Lawson	4815 W. Misty Willow Ln	Glendale	AZ	85310
Stephanie Lawson	4815 W. Misty Willow Ln	Glendale	AZ	85310
Amy Lebbon	4734 W. Creedance Blvd	Glendale	AZ	85310
Cameron Lebbon	4734 W. Creedance Blvd	Glendale	AZ	85310
Karen Lee	4747 W. Creedance Blvd	Glendale	AZ	85310
Carl Lesko	5352 W. Whispering Wind Dr	Glendale	AZ	85310
Louisa Lesko	5352 W. Whispering Wind Dr	Glendale	AZ	85310
Kat Lewis	5043 W. Creedance Blvd	Glendale	AZ	85310
Perley Lewis	5043 W. Creedance Blvd	Glendale	AZ	85310
Rebecca Lewis	23853 N. 59th Drive	Glendale	AZ	85310
Thomas Licurgo	5301 W. Creedance Blvd	Glendale	AZ	85310
Stephanie Lindsey	5217 W. Whispering Wind Dr	Glendale	AZ	85310
Kevin Linneer	4124 W. Charlotte Dr	Glendale	AZ	85310
Jay Lipscomb	4939 W. Saguaro Park Ln	Glendale	AZ	85310
Joyce Lipscomb	4939 W. Saguaro Park Ln	Glendale	AZ	85310
Katrina Locke	5213 W. Misty Willow Ln	Glendale	AZ	85310
Chris Longhofer	24002 N. 40th Dr	Glendale	AZ	85310
Barbi Lopez	3506 W. Riordan Ranch Rd	Phoenix	AZ	85083
Cynthia Lowry	23404 N. 45th Ave	Glendale	AZ	85310
David Lowry	23404 N. 45th Ave	Glendale	AZ	85310
Terry Loyer	3123 W. Casitas Del Rio Dr	Phoenix	AZ	85027
John Lozano	6115 W. Villa Linda Dr	Glendale	AZ	85310
Eddie Lucas	5302 W. Fallen Leaf Ln	Glendale	AZ	85310
Richard Luegering	4150 W. Whispering Wind Dr	Glendale	AZ	85310
Jenny Lund	4002 W. Electra Ln	Glendale	AZ	85310
Tracy Lungerman	4607 West Misty Willow Ln	Glendale	AZ	85310
Gabriel Lupea	24466 N. 53rd Ave	Glendale	AZ	85310
Mariana Lupea	24466 N. 53rd Ave	Glendale	AZ	85310
Deerwood Lutrick	5123 W. Park View Ln	Glendale	AZ	85310
Terry Lutrick	5123 W. Park View Ln	Glendale	AZ	85310
Frederick Lynch	5403 W. Misty Willow Ln	Glendale	AZ	85310
Donna Lynch	5403 W. Misty Willow Ln	Glendale	AZ	85310
Linda MacCleary	4717 W. Soft Wind Dr	Glendale	AZ	85310
Mark MacCleary	4717 W. Soft Wind Dr	Glendale	AZ	85310
Lori MacGuinness	24430 N. 46th Ln	Glendale	AZ	85310
Mark MacGuinness	24430 N. 46th Ln	Glendale	AZ	85310
Matt Maddox	5332 W. Misty Willow Ln	Glendale	AZ	85310
Marie Maddox	5332 W. Misty Willow Ln	Glendale	AZ	85310
Cornielia Magdici	5213 W. Park View Ln	Glendale	AZ	85310
Jason Magel	4339 W. Villa Linda Dr	Glendale	AZ	85310
Stan Mah	5520 W. Soft Wind Dr	Glendale	AZ	85310
Scott Maki	5418 W. Alameda Rd	Glendale	AZ	85310
Sheri Maki	5418 W. Alameda Rd	Glendale	AZ	85310
Dan Makin	4423 W. Camino Vivaz	Glendale	AZ	85310
Toni Makin	4423 W. Camino Vivaz	Glendale	AZ	85310
Kiran Malhi	5242 W. Fallen Leaf Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Annette Malugen	4637 W. Misty Willow Lane	Glendale	AZ	85310
Debora Manson	5302 W. Hackamore Dr	Phoenix	AZ	85083
Carl Marano	5224 W. Misty Willow Ln	Glendale	AZ	85310
Judy Marano	5224 W. Misty Willow Ln	Glendale	AZ	85310
Brenda Marino	24208 N. 53rd Ave	Glendale	AZ	85310
Ed Marino	24208 N. 53rd Ave	Glendale	AZ	85310
Marcia Maris	4828 W. Park View Ln	Glendale	AZ	85310
Ovidiu Maris	4828 W. Park View Ln	Glendale	AZ	85310
Paulette Marquardt	5502 W. Saguaro Park Ln	Glendale	AZ	85310
Sandy Marquez	23852 N. 44th Ln	Glendale	AZ	85310
Robert Marsh	5633 W. Soft Wind Dr	Glendale	AZ	85310
Heidi Marsh	5633 W. Soft Wind Dr	Glendale	AZ	85310
Ryan Marsh	5633 W. Soft Wind Dr	Glendale	AZ	85310
Jennifer Marstanovic	4642 W. Maricopa Grande	Glendale	AZ	85310
George Marstanovic	4642 W. Maricopa Grande	Glendale	AZ	85310
Helen Marti	5432 W. Alameda Rd	Glendale	AZ	85310
Debra Martin	24829 N. 56th Ave	Glendale	AZ	85310
John Martin	3119 W. Via Montoya Dr	Glendale	AZ	85310
Sally Martin	5429 W. Creedance Blvd	Glendale	AZ	85310
Monte Matthews	5113 W. Park View Ln	Glendale	AZ	85310
Lori Matthews	5113 W. Park View Ln	Glendale	AZ	85310
Daniel Matthews	5113 W. Park View Ln	Glendale	AZ	85310
Rick Mattoon	4901 W. Whispering Wind Dr	Glendale	AZ	85310
Krista Mattoon	4901 W. Whispering Wind Dr	Glendale	AZ	85310
Terri Mavis	3936 W. Charlotte Dr	Glendale	Az	85310
Jeffery May	3829 W. Camino Real	Glendale	AZ	85310
Elizabeth May	3829 W. Camino Real	Glendale	AZ	85310
Jerry Maybee	4902 W. Fallen Leaf Ln	Glendale	AZ	85310
Heidi McBreen	23850 N. 58th Dr	Glendale	AZ	85310
Ed McCawley	4902 W. Misty Willow Ln	Glendale	AZ	85310
Kim McCawley	4902 W. Misty Willow Ln	Glendale	AZ	85310
Lori McCrea	24827 N. 49th Ave	Glendale	AZ	85310
Art McCready	5315 W. Electra Ln	Glendale	AZ	85310
Yolonda McCready	5315 W. Electra Ln	Glendale	AZ	85310
Jimmy McDaniel	5236 W. Soft Wind Dr	Glendale	AZ	85310
Donna McDaniel	5236 W. Soft Wind Dr	Glendale	AZ	85310
Denise McDowell	4917 W. Park View Ln	Glendale	AZ	85310
William McEachern	4209 W. Charlotte Dr	Glendale	AZ	85310
Jean McEachern	4209 W. Charlotte Dr	Glendale	AZ	85310
Amanda McGowan	26919 N. 51st Drive	Phoenix	AZ	85083
Martin McHale	25636 N. 47th Dr	Glendale	AZ	85310
Angela McIver	5003 W. Saguaro Park Ln	Glendale	AZ	85310
Chris McKenna	4945 W. Creedance Blvd	Glendale	AZ	85310
Anne McKenna	4945 W. Creedance Blvd	Glendale	AZ	85310
Tom Meeks	5133 W. Whispering Wind Drive	Glendale	AZ	85310
Tony Mentlick	5213 W. Saguaro Park Ln	Glendale	AZ	85310
Stacey Mentlick	5213 W. Saguaro Park Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
James Merkle	24245 N. 39th Ave	Glendale	AZ	85310
Gary Merrill	22817 N. 32nd Ave	Phoenix	AZ	85027
Broun Merritt	5802 W. Cielo Grande	Glendale	AZ	85310
Lauren Merritt	5802 W. Cielo Grande	Glendale	AZ	85310
Mary Merz	5224 W. Park View Ln	Glendale	AZ	85310
Jeff Mether	6610 W. Desert Hollow Dr	Phoenix	AZ	85083
Kristen Meyers	5541 W. Northwood Dr	Glendale	AZ	85310
Micky Midford	5020 W. Sauaro Park Ln	Glendale	AZ	85310
Johanna Midford	5020 W. Sauaro Park Ln	Glendale	AZ	85310
Kaila Milas	4902 W. Saguaro Park Ln	Glendale	AZ	85310
Elizabeth Miller	4118 W. Electra Ln	Glendale	AZ	85310
Elizabeth Miller	4730 W. Soft Wind Dr	Glendale	AZ	85310
Jim Miller	4350 W. Whispering Wind Dr	Glendale	AZ	85310
Marty Miller	5001 w. Misty Willow ln	Glendale	AZ	85310
Patti Miller	5513 W. Whispering Wind Dr	Glendale	AZ	85310
Larry Milligan	4827 W. Park View Ln	Glendale	AZ	85310
Jody Mills	26015 N. 42nd Ln	Phoenix	AZ	85083
Eldridge Mills	26015 N. 42nd Ln	Phoenix	AZ	85083
Samantha Mitchell	3834 W. Fallen Leaf Ln	Glendale	AZ	85310
Barbara Mocciaro	5001 w. Misty Willow ln	Glendale	AZ	85310
Mark Mocciaro	5001 w. Misty Willow ln	Glendale	AZ	85310
Steve Moisoff	4803 W.Misty Willow	Glendale	AZ	85310
Lynn Moisoff	4803 W.Misty Willow	Glendale	AZ	85310
Chet Monder	5533 W. Soft Wind Dr	Glendale	AZ	85310
Lynda Montgomery	5201 W. Misty Willow Ln	Glendale	AZ	85310
Jennifer Moon	5522 W. Hackamore Dr	Glendale	AZ	85083
Ed Moore	5813 W. Rowel	Phoenix	AZ	85083
Elizabeth Moore	5813 W. Rowel	Phoenix	AZ	85083
Jon Moore	5236 W. Soft Wind Dr	Glendale	AZ	85310
Mechelle Moore	5236 W. Soft Wind Dr	Glendale	AZ	85310
George Moorhead	5642 W. Saguaro Park Ln	Glendale	AZ	85310
Anita Moorhead	5642 W. Saguaro Park Ln	Glendale	AZ	85310
Mary Morgan	5345 W. Soft Wind Dr	Glendale	AZ	85310
Mike Morgan	4618 W. Misty Willow Ln	Glendale	AZ	85310
Aimee Morgan	4618 W. Misty Willow Ln	Glendale	AZ	85310
Jim Morris	5031 W. Creedance Blvd	Glendale	AZ	85310
Cheryl Morris	5031 W. Creedance Blvd	Glendale	AZ	85310
Steve Mortensen	4617 W. Saddle Horn Road	Phoenix	AZ	85083
Anita Moss	5321 W. Misty Willow Ln	Glendale	AZ	85310
Eric Moss	5145 W. Fallen Leaf Ln	Glendale	AZ	85310
Tracey Moss	5145 W. Fallen Leaf Ln	Glendale	AZ	85310
Miriam Moss	24041 N. 55th Ave	Glendale	AZ	85310
Phillip Moss	5321 W. Misty Willow Ln	Glendale	AZ	85310
Amber Motrych	5101 W. Saguaro Park Ln	Glendale	AZ	85310
Trishia Murphy	5623 W. Parkview Ln	Glendale	AZ	85310
Blaine Musgrove	5018 W. Electra Ln	Glendale	AZ	85310
Daniel Musgrove	26937 N. 52nd Ave	Phoenix	AZ	85083

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Name	Street Address	City	State	Zip
Lori Musgrove	26937 N. 52nd Ave	Phoenix	AZ	85083
Madonna Myers	26505 N. 49th Glen	Phoenix	AZ	85083
Steve Myers	25627 N. Moon Blossum Ln	Phoenix	AZ	85083
Donald Neal	5645 W. Soft Wind Dr	Glendale	AZ	85310
Dennis Nelson	5332 W. Alameda Rd	Glendale	AZ	85310
Kathleen Nelson	5332 W. Alameda Rd	Glendale	AZ	85310
Lydia Nesemann	5443 W. Electra Ln	Glendale	AZ	85310
Bob Nespodzany	4651 W. Alameda Rd	Glendale	AZ	85310
Nancy Nespodzany	4651 W. Alameda Rd	Glendale	AZ	85310
Peter Newberg	5136 W. Park View Ln	Glendale	AZ	85310
Terri Newberg	5136 W. Park View Ln	Glendale	AZ	85310
Randy Newman	5541 W. Saguaro Park Ln	Glendale	AZ	85310
Denise Newman	5541 W. Saguaro Park Ln	Glendale	AZ	85310
Kathy Newyear	4628 W. Misty Willow Ln	Glendale	AZ	85310
Chuck Niday	5344 W. Misty Willow Ln	Glendale	AZ	85310
Connie Nies	3803 W. Charlotte Dr	Glendale	AZ	85310
Joyce Nolte	6149 W. Fallen Leaf Ln	Glendale	AZ	85310
Gary Nolte	6149 W. Fallen Leaf Ln	Glendale	AZ	85310
Gary Noviello	5123 W. Soft Wind Dr	Glendale	AZ	85310
Lisa Noviello	5123 W. Soft Wind Dr	Glendale	AZ	85310
Lisa Noviello	5123 W. Soft Wind Dr	Glendale	AZ	85310
Orville Nyhus	5214 W. Alameda Rd	Glendale	AZ	85310
Kathryn Nyhus	5214 W. Alameda Rd	Glendale	AZ	85310
Liz O'Brien	5430 W. Electra Ln	Glendale	AZ	85310
William O'Brien	5430 W. Electra Ln	Glendale	AZ	85310
Jim O'Connell	5621 W. Soft Wind Dr	Glendale	AZ	85310
Jennifer O'Connell	5621 W. Soft Wind Dr	Glendale	AZ	85310
Steven Okeson	5453 W. West Wind Dr	Glendale	AZ	85310
Stacey Okeson	5453 W. West Wind Dr	Glendale	AZ	85310
Rene Oliva	5242 W. Whispering Wind Dr	Glendale	AZ	85310
Cathy Oliva	5242 W. Whispering Wind Dr	Glendale	AZ	85310
Dennis Olive	26318 N. 56th Dr	Phoenix	AZ	85083
Brad Olson	5214 W. Buckskin Trail	Phoenix	AZ	85083
Cathy Olson	4614 W. Soft Wind Dr	G;emda;e.	AZ	85310
Dan Olson	4614 W. Soft Wind Dr	Glendale	AZ	85310
Cathy Olson	4614 W. Soft Wind Dr	Glendale	AZ	85310
Larry Ornelis	4740 W. Saguaro Park Ln	Glendale	AZ	85310
Muriel Ornelis	4740 W. Saguaro Park Ln	Glendale	AZ	85310
Marc Ortega	3856 W. Calle Lejos	Glendale	AZ	85310
Maura Ortega	3856 W. Calle Lejos	Glendale	AZ	85310
Jesse Osborn	5018 W. Park View Ln	Glendale	AZ	85310
Ed Ott	5028 W. Soft Wind Dr	Glendale	AZ	85310
Sue Ott	5028 W. Soft Wind Dr	Glendale	AZ	85310
Krysten Ousley	5213 W. Alameda Rd	Glendale	AZ	85310
Rob Ousley	5213 W. Alameda Rd	Glendale	AZ	85310
Terry Packer	23821 N. 38th Ave	Glendale	AZ	85310
Sapna Padda	4819 W. Electra Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Sukhdeep Padda	4819 W. Electra Lane	Glendale	AZ	85310
Bob Palagi	4735 W. Electra Ln	Glendale	AZ	85310
David Palensky	4928 W. Soft Wind Dr	Glendale	AZ	85310
May Dunn-Palensky	4928 W. Soft Wind Dr	Glendale	AZ	85310
Doug Palmer	4921 W. Creedance Blvd	Glendale	AZ	85310
Jennifer Palmer	4921 W. Creedance Blvd	Glendale	AZ	85310
Eric Palmer	26937 N. 52nd Glen	Phoenix	AZ	85083
William Palmer	5312 W. Whispering Wind Dr	Glendale	AZ	85310
Karen Palmer	5312 W. Whispering Wind Dr	Glendale	AZ	85310
Chris Parese	5040 W. Misty Willow Ln	Glendale	AZ	85310
Paula Parker	4718 W. Softwind Dr	Glendale	AZ	85310
Don Parks	25627 N. 47th Dr	Phoenix	AZ	85083
Susan Parks	25627 N. 47th Dr	Phoenix	AZ	85083
Matt Parks	4029 W. Avenida Del Sol	Glendale	AZ	85310
Susan Parks	4029 W. Avenida Del Sol	Glendale	AZ	85310
Susie Parks	4051 W. Fallen Leaf	Glendale	AZ	85310
Sandi Parmigiani	4656 W. Honeysuckle Dr	Phoenix	AZ	85083
Season Pascoe	26023 N. 42nd Ln	Phoenix	AZ	85083
Kathy Pate	5223 W. Saguaro Park Ln	Glendale	AZ	85310
Mike Patterson	23852 N. 59th Dr	Glendale	AZ	85310
Wendy Patterson	23852 N. 59th Dr	Glendale	AZ	85310
Kurt Patton	26023 N. 42nd Ln	Phoenix	AZ	85083
Lynn Patton	26023 N. 42nd Ln	Phoenix	AZ	85083
Bob Peach	5309 W. Soft Wind Dr	Glendale	AZ	85310
Terri Peach	5309 W. Soft Wind Dr	Glendale	AZ	85310
Charlotte Peake	4505 W. Park View Ln	Glendale	AZ	85310
Monte Perea	4702 W. Credence Blvd	Glendale	AZ	85310
Kim Perea	4702 W. Credence Blvd	Glendale	AZ	85310
Katie Perry	5003 W. Electra Ln	Glendale	AZ	85310
Kenneth Petrowski	5749 W. Soft Wind Dr	Glendale	AZ	85310
Judy Petty	5016 W. Misty Willow Ln	Glendale	AZ	85310
Ronni Pfeiffer	4231 W. Cielo Grande	Glendale	AZ	85310
Tim Phillips	4138 W. Cielo Grande	Glendale	AZ	85310
Tamera Phillips	4138 W. Cielo Grande	Glendale	AZ	85310
Jeff Pierce	4540 W. Misty Willow Ln	Glendale	AZ	85310
Adrianne Piwinski	4343 W. Avenida Del Sol	Glendale	AZ	85310
Bill Pollak	5307 W. Alameda Rd	Glendale	AZ	85310
George Pop	3844 W. Alameda Rd	Glendale	AZ	85310
Shannon Porter	24022 N. 40th Drive	Glendale	AZ	85310
Brad Potts	5621 W. Misty Willow Ln	Glendale	AZ	85310
Stephanie Potts	5621 W. Misty Willow Ln	Glendale	AZ	85310
Melissa Pratt	4031 W. Questa Dr	Glendale	AZ	85310
Spencer Pratt	4031 W. Questa Dr	Glendale	AZ	85310
Keri Pribyl	3618 W. Camino Del Rio	Glendale	AZ	85310
Theresa Price	3211 W. Maya Way	Phoenix	AZ	85083
Quinn Putman	5412 W. Fallen Leaf Ln	Glendale	AZ	85310
Amy Putman	5412 W. Fallen Leaf Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Lisa Rader	23851 N. 59th Ave	Glendale	AZ	85310
Russ Rader	23851 N. 59th Ave	Glendale	AZ	85310
Luis Ramirez	23872 N. 38th Ln	Glendale	AZ	85310
Miguel Ramirez	23872 N. 38th Ln	Glendale	AZ	85310
Dean Randell	24820 N. 39th Dr	Glendale	AZ	85310
Laura Randell	24820 N. 39th Dr	Glendale	AZ	85310
Bill Ratkovich	4420 West Misty Willow Lane	Glendale	AZ	85310
Cindy Ratkovich	4625 W. Park View Circle	Glendale	AZ	85310
Jeff Ratkovich	4625 W. Park View Circle	Glendale	AZ	85310
Sylvia Reed	4901 W. Fallen Leaf Ln	Glendale	AZ	85310
Zoe Reed	5224 W. Electra Lane	Glendale	AZ	85310
JoAnn Regan	5345 W. Northwood Dr	Glendale	AZ	85310
Tom Reynolds	5223 W. Misty Willow Ln	Glendale	AZ	85310
Judy Reynolds	5223 W. Misty Willow Ln	Glendale	AZ	85310
Chris Rheim	4066 W. Cielo Grande	Glendale	AZ	85310
Ron Richards	4623 W. Soft Wind Dr	Glendale	AZ	85310
Beverly Richards	4623 W. Soft Wind Dr	Glendale	AZ	85310
David Ridolfi	5532 W. Saguaro Park Ln	Glendale	AZ	85310
Jin Ridolfi	5532 W. Saguaro Park Ln	Glendale	AZ	85310
Brian Riggan	5301 W. Whispering Wind Dr	Glendale	AZ	85310
Robert Riley	4946 W. Creedance Blvd	Glendale	AZ	85310
Raymond Rios	23837 N. 58th Dr	Glendale	AZ	85310
Peggy Ritchhart	4207 W. Alameda Rd	Glendale	AZ	85310
Jason Rivers	4817 W. Saguaro Park Ln	Glendale	AZ	85310
Alan Rockwell	4626 W. Fallen Leaf Ln	Glendale	AZ	85310
Carol Rockwell	4626 W. Fallen Leaf Ln	Glendale	AZ	85310
Brent Rodgers	4902 W. Whispering Wind Dr	Glendale	AZ	85310
Ron Roeske	5136 W. Misty Willow Dr	Glendale	AZ	85310
Linda Roeske	5136 W. Misty Willow Dr	Glendale	AZ	85310
Stephen Rogoff	6120 W. Park View Ln	Glendale	AZ	85310
Dina Romo	4009 W. Creedance Blvd	Glendale	AZ	85310
Chris Ross	24414 N. 53rd Ave	Glendale	AZ	85310
Trish Ross	24414 N. 53rd Ave	Glendale	AZ	85310
Jean Ross	4840 W. Park View Ln	Glendale	AZ	85310
Carol Rossi	5612 W. Saguaro Park Ln	Glendale	AZ	85310
Sam Rossi	24815 N. 55th Ln	Glendale	AZ	85310
Diana Rossi	24815 N. 55th Ln	Glendale	AZ	85310
Raymond Roswick	26204 N.Fernbush	Phoenix	AZ	85083
Tyler Rowlands	5130 W. Creedance Blvd	Glendale	AZ	85310
Joie Rowles	4827 W. Misty Willow Ln	Glendale	AZ	85310
Diane Roycroft	3315 W. Walter Way	Phoenix	AZ	85027
Gary Rutherford	5114 W. Saguaro Park Ln	Glendale	AZ	85310
Joann Rutherford	5114 W. Saguaro Park Ln	Glendale	AZ	85310
Heather Rutter	4921 W. Fallen Leaf Ln	Glendale	AZ	85310
Jerry Rutter	4921 W. Fallen Leaf Ln	Glendale	AZ	85310
Patricia Ryan	6014 W. Cielo Grande	Glendale	AZ	85310
Isel Sabri	4722 W. Electra Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Olga Salazar	6001 W. Cielo Grande	Glendale	AZ	85310
Veronica Salazar	6001 W. Cielo Grande	Glendale	AZ	85310
John Salazar	6001 W. Cielo Grande	Glendale	AZ	85310
Diane Salus	4729 W. Soft Wind Dr	Glendale	AZ	85310
Danton Santarelli	5433 W. Fallen Leaf Ln	Glendale	AZ	85310
Joanne Santarelli	5433 W. Fallen Leaf Ln	Glendale	AZ	85310
Johathon Saunders	5533 W. Whispering Wind Dr	Glendale	AZ	85310
Joe Sawyer	5030 W. Fallen Leaf Ln	Glendale	AZ	85310
Richard Schallmo	5044 W. Creedance Blvd	Glendale	AZ	85310
Elizabeth Schallmo	5044 W. Creedance Blvd	Glendale	AZ	85310
Bill Schlofman	5319 W. Alameda Rd	Glendale	AZ	85310
Joseph Schmidt	5343 W. West Wind Dr	Glendale	AZ	85310
Dahl Schmidt	5343 W. West Wind Dr	Glendale	AZ	85310
Brenda Schoech	20663 N. 42nd Avenue	Glendale	AZ	85308
Gayle Schou	4011 W. Buckskin Trail	Phoenix	AZ	85083
Sonny Schramm	24807 N. 49th Ave	Glendale	AZ	85310
Nancy Schramm	24807 N. 49th Ave	Glendale	AZ	85310
Mandi Schwab	5241 W. Fallen Leaf Ln	Glendale	AZ	85310
Jason Schwab	5241 W. Fallen Leaf Ln	Glendale	AZ	85310
Arthur Schwartz	3861 W. Mariposa Grande	Glendale	AZ	85310
Marty Seigle	5235 W. Alameda Rd	Glendale	AZ	85310
Sid Seigle	5235 W. Alameda Rd	Glendale	AZ	85310
Becky Self	5415 W. Soft Wind Dr	Glendale	AZ	85310
Roderick Self	5415 W. Soft Wind Dr	Glendale	AZ	85310
James Sellar	6032 W. Cielo Grande	Glendale	AZ	85310
Holly Shaver	6430 W. Buckskin Trail	Phoenix	AZ	85083
Mindy Sheahan	5402 W. Soft Wind Dr	Glendale	AZ	85310
James Sheets	5002 W. Soft Wind Dr	Glendale	AZ	85310
Kathryn Sheets	5002 W. Soft Wind Dr	Glendale	AZ	85310
Chris Shehi	5512 W. Saguaro Park Ln	Glendale	AZ	85310
Stella Shehi	5512 W. Saguaro Park Ln	Glendale	AZ	85310
Erin Sherman	5031 W. Creedance Blvd	Glendale	AZ	85310
Nathan Sherman	5031 W. Creedance Blvd	Glendale	AZ	85310
Christina Sherrod	6130 W. Hedgehog Place	Phoenix	AZ	85083
Kevin Sherrod	6130 W. Hedgehog Place	Phoenix	AZ	85083
Roland Sima	5223 W. Soft Wind Dr	Glendale	AZ	85310
Caroline Sima	5223 W. Soft Wind Dr	Glendale	AZ	85310
Charles Simpson	23625 N. 41st Drive	Glendale	AZ	85310
Doug Simpson	23420 N. 42nd Drive	Glendale	AZ	85310
Jane Simpson	23625 N. 41st Drive	Glendale	AZ	85310
Jim Singleton	5344 W. Alameda Rd	Glendale	AZ	85310
Nick Sites	5733 W. Soft Wind Dr	Glendale	AZ	85310
Audre Skakoon	4831 W. Avenida Del Rey	Phoenix	AZ	85083
Chris Smith	5214 W. Soft Wind Dr	Glendale	AZ	85310
Don Smith	5642 W. Alameda Rd	Glendale	AZ	85310
Gary Smith	5333 W. Misty Willow Ln	Glendale	AZ	85310
Jessica Smith	5333 W. Misty Willow Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Michelle Smith	5214 W. Soft Wind Dr	Glendale	AZ	85310
Thomas Snider	4218 W. Park View Ln	Glendale	AZ	85310
Carrie Snider	4218 W. Park View Ln	Glendale	AZ	85310
Carla Snyder	4921 W. Electra Ln	Glendale	AZ	85310
Nancy Snyder	5991 W. Cielo Grande	Glendale	AZ	85310
Ryan Soethe	5201 W. Soft Wind Dr	Glendale	AZ	85310
Lori Soich	5601 W. Whispering Wind Dr	Glendale	AZ	85310
Jared Sonju	4934 W. Creedance Blvd	Glendale	AZ	85310
Shelbi Sonju	4934 W. Creedance Blvd	Glendale	AZ	85310
Juliette Southern	4736 W. Sweet Iron Pass	Phoenix	AZ	85083
Shannon Spellman	4741 W. Park View Ln	Glendale	AZ	85310
Larry Spitali	4803 W. Park View Ln	Glendale	AZ	85310
Chris Spitali	4803 W. Park View Ln	Glendale	AZ	85310
Anthony Spitali	4803 W. Park View Ln	Glendale	AZ	85310
Blaine Srutowski	5124 W. Misty Willow Ln	Glendale	AZ	85310
Sue Srutowski	5124 W. Misty Willow Ln	Glendale	AZ	85310
Dawn Stallings	5522 W. Whispering Wind Dr	Glendale	AZ	85310
Jeff Starr	5401 W. Park View Ln	Glendale	AZ	85310
Kate Steele	5718 W. Cielo Grande	Glendale	AZ	85310
Cory Stegen	5827 W. Cielo Grande	Glendale	AZ	85310
Ken Stephens	4940 W. Soft Wind Dr	Glendale	AZ	85310
Becky Stephens	4940 W. Soft Wind Dr	Glendale	AZ	85310
Mark Stewart	5217 W. Fallen Leaf Ln	Glendale	AZ	85310
Kim Stewart	5217 W. Fallen Leaf Ln	Glendale	AZ	85310
Shawn Stewart	4532 W. Soft Wind Dr	Glendale	AZ	85310
Anne Stine	4945 W. Whispering Wind Dr	Glendale	AZ	85310
Josh Stockman	5202 W. Alameda Road	Glendale	AZ	85310
Storme Stockman	5202 W. Alameda Rd	Glendale	AZ	85310
Josh Stockman	5202 W. Alameda Rd	Glendale	AZ	85310
Julie Stone	4641 W. Mariposa Grande	Glendale	AZ	85310
Bill Stoner	5343 W. Electra Ln	Glendale	AZ	85310
Tori Stoner	5343 W. Electra Ln	Glendale	AZ	85310
Ron Stout	4927 W. Soft Wind Dr	Glendale	AZ	85310
Edwin Strickland	4816 W. Soft Wind Dr	Glendale	AZ	85310
Marlene Strickland	4816 W. Soft Wind Dr	Glendale	AZ	85310
Dave Strieter	5201 W. Park View Ln	Glendale	AZ	85310
Sheri Strumpfer	5521 W. Soft Wind Dr	Glendale	AZ	85310
Craig Strumpfer	5521 W. Soft Wind Dr	Glendale	AZ	85310
Saroj Subedi	5718 W. Ludden Mountain Dr	Glendale	AZ	85310
Angie Surratt	5969 W. Alameda Rd	Glendale	AZ	85310
Sue Sutton	5020 W. Hickamore Drive	Phoenix	AZ	85083
Carolyn Swallows	5427 W. Soft Wind Dr	Glendale	AZ	85310
Tabor Swallows	5427 W. Soft Wind Dr	Glendale	AZ	85310
Joyce Swick	4915 W. Soft Wind Dr	Glendale	AZ	85310
Randall Swick	4915 W. Soft Wind Dr	Glendale	AZ	85310
Joe Switalski	4526 W. Park View Ln	Glendale	AZ	85310
Debi Switalski	4526 W. Park View Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Andrii Syniagin	3837 W. Villa Linda Dr	Glendale	AZ	85310
Jim Tadano	5006 W. Saguaro Park Ln	Glendale	AZ	85310
Lynette Tadano	5006 W. Saguaro Park Ln	Glendale	AZ	85310
Alex Talladen	24030 N. 40th Drive	Glendale	AZ	85310
Robert Taylor	4903 W. Saguaro Park Ln	Glendale	AZ	85310
Nancy Teetsel	25417 N. Hackberry Dr	Phoenix	AZ	85083
Richard Thayer	4235 W. Electra Ln	Glendale	AZ	85310
Kristi Thayer	4235 W. Electra Ln	Glendale	AZ	85310
Cheryl Thomas	5835 W. Electra Ln	Glendale	AZ	85310
Claudia Thomas	5101 W. Saguaro Park Ln	Glendale	AZ	85310
Gary Thomas	5101 W. Saguaro Park Ln	Glendale	AZ	85310
Karen Thomas	5714 W. Ludden Mountain Dr	Glendale	AZ	85310
Deborah Thompson	23828 N. 59th Dr	Glendale	AZ	85310
Ken Thompson	23828 N. 59th Dr	Glendale	AZ	85310
Doris Tillman	3851 W. Villa Linda Dr	Glendale	AZ	85310
Attila Toth	25913 N. 49th Ln	Phoenix	AZ	85083
Peter Tovey	3848 W. Alameda Rd	Glendale	AZ	85310
Fely Tovey	3848 W. Alameda Rd	Glendale	AZ	85310
Scott Tuchscher	23427 N. 45th Ave	Glendale	AZ	85310
Rachel Tylak	23826 N. 42nd Drive	Glendale	AZ	85310
Kelly Tyndall	5124 W. Soft Wind Dr	Glendale	AZ	85310
David Tyndall	5124 W. Soft Wind Dr	Glendale	AZ	85310
John Upton	5111 W. Creedance Blvd	Glendale	AZ	85310
Becky Upton	5111 W. Creedance Blvd	Glendale	AZ	85310
Monica Van Der Werf	24416 N. 60th Ln	Glendale	AZ	85310
David Van Horn	5015 W. Soft Wind Dr	Glendale	AZ	85310
Sharon Van Horn	5015 W. Soft Wind Dr	Glendale	AZ	85310
Rhonda Vance	4904 W. Park View Ln	Glendale	AZ	85310
Mike Yocum	4904 W. Park View Ln	Glendale	AZ	85310
Edie Varner	3315 W. Daley Ln	Phoenix	AZ	85027
Faye Velle	5401 W. Creedance Blvd	Glendale	AZ	85310
Barb Vidal	4551 W. Soft Wind Dr	Glendale	AZ	85310
Gilbert Vidal	4551 W. Soft Wind Dr	Glendale	AZ	85310
Barbara Vidal	4551 W. Soft Wind Dr	Glendale	AZ	85310
Jackie Vincent	26107 N. 49th Ln	Phoenix	AZ	85083
Tom Vincent	26107 N. 49th Ln	Phoenix	AZ	85083
Ozzie Virgil	5444 W. Creedance Blvd	Glendale	AZ	85310
Janet Voyles	4601 W. Mariposa Grande	Glendale	AZ	85310
Loren Wagner	5531 W. Saguaro Park Ln	Glendale	AZ	85310
Debbie Wagner	5531 W. Saguaro Park Ln	Glendale	AZ	85310
Jenna Wagner	5531 W. Saguaro Park Ln	Glendale	AZ	85310
Tom Walczak	4428 W. Fallen Leaf Ln	Glendale	AZ	85310
Phillip Walin	5842 W. Cielo Grande	Glendale	AZ	85310
Laura Walin	5842 W. Cielo Grande	Glendale	AZ	85310
Dan Walker	4804 W. Park View Ln	Glendale	AZ	85310
Dan Walker	5316 W. Electra Ln	Glendale	AZ	85310
Kathy Walker	5316 W. Electra Ln	Glendale	AZ	85310

CITY OF PHOENIX
JUL 16 2024
Planning & Development Department

Name	Street Address	City	State	Zip
Holly Walker	4804 W. Park View Ln	Glendale	AZ	85310
Kathy Walker	5316 W. Electra Ln	Glendale	AZ	85310
Chris Wall	5532 W. Soft Wind Dr	Glendale	AZ	85310
Pam Wall	5532 W. Soft Wind Dr	Glendale	AZ	85310
Raetta Wall	4126 W. Avenida Del Sol	Glendale	AZ	85310
Robert Walsh	4331 W. Misty Willow Ln	Glendale	AZ	85310
Molly Walsh	4331 W. Misty Willow Ln	Glendale	AZ	85310
Carla Warner	23436 N. 44th Dr	Glendale	AZ	85310
Mike Warner	23436 N. 44th Dr	Glendale	AZ	85310
Bill Webb	4816 W. soft Wind Dr	Glendale	AZ	85310
Dan Webb	5030 W. Whispering Wind Dr	Glendale	AZ	85310
Mary Webb	4816 W. soft Wind Dr	Glendale	AZ	85310
Sonny Weller	5333 W. Soft Wind Dr	Glendale	AZ	85310
Paul Wesol	4013 W. Misty Willow Ln	Glendale	AZ	85310
Rose Wesol	4013 W. Misty Willow Ln	Glendale	AZ	85310
Greg Westphal	4832 W. Avenida del Rey	Phoenix	AZ	85083
Estella Westphal	4832 W. Avenida del Rey	Phoenix	AZ	85083
Jesse White	5146 W. Fallen Leaf Lane	Glendale	AZ	85310
Pam Wiedmann	5423 W. Whispering Wind Dr	Glendale	AZ	85310
Anita Wilde	5223 W. Alameda Rd	Glendale	AZ	85310
Jessica Wilde	5223 W. Alameda Rd	Glendale	AZ	85310
Bob Wiley	4621 W. Alameda Rd	Glendale	AZ	85310
Terri Wiley	4621 W. Alameda Rd	Glendale	AZ	85310
Becky Wilson	5542 W. Saguaro Park Ln	Glendale	AZ	85310
Don Wilson	5323 W. Fallen Leaf Ln	Glendale	AZ	85310
Denise Wilson	5323 W. Fallen Leaf Ln	Glendale	AZ	85310
Jean Winney	4933 W. Creedance Blvd	Glendale	AZ	85310
Keith Winney	4933 W. Creedance Blvd	Glendale	AZ	85310
Bart Winters	4041 W. Park View Ln	Glendale	AZ	85310
Thomas Wolf	5102 W. Saguaro Park Ln	Glendale	AZ	85310
Faye Wolf	5102 W. Saguaro Park Ln	Glendale	AZ	85310
Charlyn Wood	5835 W. Cielo Grande	Glendale	AZ	85310
Christy Wood	23215 N. 32nd Avenue	Phoenix	AZ	85027
James Wood	26206 N. Hackberry Dr	Phoenix	AZ	85083
Leon Woods	4412 W. Camino Vivaz	Glendale	AZ	85310
Juanita Woods	4412 W. Camino Vivaz	Glendale	AZ	85310
Brandon Wright	25245 N. 40th Ln	Phoenix	AZ	85083
Evelyn Wright	25245 N. 40th Ln	Phoenix	AZ	85083
Don Wright	5426 W. Soft Wind Dr	Glendale	AZ	85310
Rickela Wright	5426 W. Soft Wind Dr	Glendale	AZ	85310
Edward Wright	24810 N. 56th Dr	Glendale	AZ	85310
Lori Wright	24810 N. 56th Dr	Glendale	AZ	85310
Marie Wright	5004 W. Whispering Wind Dr	Glendale	AZ	85310
William Wright	4805 W. Saguaro Park Ln	Glendale	AZ	85310
Mark Wuori	5533 W. West Wind Dr	Glendale	AZ	85310
Dennis Wutzke	5101 W. Fallen Leaf Ln	Glendale	AZ	85310
Kim Wutzke	5101 W. Fallen Leaf Ln	Glendale	AZ	85310

CITY OF PHOENIX
JUL 16 2024
Planning & Development Department

Name	Street Address	City	State	Zip
Gerry Yaghmourian	4415 W. Cielo Grande	Glendale	AZ	85310
Mary Yaghmourian	4415 W. Cielo Grande	Glendale	AZ	85310
MaryEllen Yaghmourian	4415 W. Cielo Grande	Glendale	AZ	85310
Hayden Yahnke	23809 N. 57th Dr	Glendale	AZ	85310
Fel Yambao	4657 W. Misty Willow Ln	Glendale	AZ	85310
Barbara Yancy	5003 W. Electra Ln	Glendale	AZ	85310
Larry Yancy	5003 W. Electra Ln	Glendale	AZ	85310
Matt Yocom	4903 W. Park View Ln	Glendale	AZ	85310
Mike Yocom	4904 W. Park View Ln	Glendale	AZ	85310
Stephanie Yocom	4209 W. Chama Dr	Glendale	AZ	85310
Kirk Young	5029 W. Fallen Leaf Ln	Glendale	AZ	85310
Lori Young	5029 W. Fallen Leaf Ln	Glendale	AZ	85310
Megan Young	5029 W. Fallen Leaf Ln	Glendale	AZ	85310
Sam Young	5423 W. Fallen Leaf Ln	Glendale	Az	85310
Samuel Young	5423 W. Fallen Leaf Ln	Glendale	AZ	85310
Brenda Young	5423 W. Fallen Leaf Ln	Glendale	AZ	85310
Gary Zehrbach	5438 W. Soft Wind Dr	Glendale	AZ	85310
Mike Ziegler	5114 W. Soft Wind Dr	Glendale	AZ	85310
Yvonne Ziegler	5114 W. Soft Wind Dr	Glendale	AZ	85310
Kurt Zimmerman	4437 W. Creedance Blvd	Glendale	AZ	85310
Diane Zimmerman	4437 W. Creedance Blvd	Glendale	AZ	85310
Kyle Zimmerman	4437 W. Creedance Blvd	Glendale	AZ	85310
Lisa Zimmerman	4842 W. Avenida Del Rey	Phoenix	AZ	85083
Bob Zismann	5224 W. Saguaro Park Ln	Glendale	AZ	85310
Nancy Zismann	5224 W. Saguaro Park Ln	Glendale	AZ	85310
Brian Zmerzlikar	5003 W. Creedance Blvd	Glendale	AZ	85310
Haidee Zmerzlikar	5003 W. Creedance Blvd	Glendale	AZ	85310
Nikki Zombro	4226 W. Avenida Del Sol	Glendale	AZ	85310
Rich Zurek	5002 W. Desert Hollow Dr	Phoenix	AZ	85083
Joan Zurek	5002 W. Desert Hollow Dr	Phoenix	AZ	85083

CITY OF PHOENIX
JUL 16 2024
Planning & Development Department

From: Shannon Porter
To: rlane@gblaw.com; Matteo Moric
Subject: Lennar Development Paseo Heights Zoning Meeting
Date: Tuesday, July 16, 2024 9:50:47 AM
Importance: High

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Hi Matteo and Rob,

We have another Zoning Meeting this evening regarding the Lennar Development at 39th Drive and Pinnacle Peak Road. I received a voicemail, it looks like last week from someone with Lennar, however, the person who left the voicemail you could barely hear her voice and make out what was being said.

I need to get a copy per my attorney's review of the complete Traffic Density Report/Analysis of 39th Drive and a report for Pinnacle Peak Road that I am assuming you have already completed.

Please send this information over to me as soon as possible. I will be bringing this up at the meeting this evening as well. My HOA fees cover the maintenance of 39th Drive the entrance from Pinnacle Peak Road to Happy Valley Road. This roadway is considered as our common area that we maintain and provide to the community the walkways and bicycle paths along this road. Which is used daily by young children and adults. The increase in traffic is a huge concern on this roadway considering this is the only direct access from Pinnacle Peak to Happy Valley Road to the closest grocery store. This roadway is directly across from your future development that is being built. They will be using this road as access. I highly doubt they are going to go down to 43rd Avenue which would be the next road to access and is not governed by an HOA.

I appreciate your knowledge and thorough research in all of this planning. If you can please send me any additional information to ease my concerns, I would greatly appreciate it.

Thank you for your help and time on this matter. My attorney will review the report with me once you send it over.

Thank you,

Shannon

th *th*

***** Please Note I will be on vacation July 24 , 2024 Thru August 6 , 2024, and Returning to the office on August 7th, 2024. *****

Shannon V. Porter
Branch Manager- Senior Commercial & Residential Escrow Officer
1550 E. Missouri Avenue
Phoenix, AZ 85014
D: (602)848-2926
O: (602)943-0184 Ext. 252
Email: Shannon.porter@ptaaz.com

From:	Austin and Teresa Sanders
To:	Matteo Moric; PDD Deer Valley VPC; Teleia Galaviz; Mayor Gallego; PDD Site Planning; PDD Zoning; OEPInfo MGR; Council District 1 PCC
Subject:	Lennar Proposed Development 36th Ave & Pinnacle Peak
Date:	Tuesday, July 16, 2024 2:30:42 PM

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Teresa Sanders
3504 W Fallen Leaf Ln
Glendale, AZ 85310
(623)308-6872
tmsanders@arizona.edu

July 16, 2024

To Whom It May Concern:

My name is Teresa Sanders and I am writing in opposition to the Lennar planned development of 80.31 acres off Pinnacle Peak Road and 36th Avenue. The cases in question are GPZ-DV-1-24-1 and Z-28-24-1. The request from Lennar is to change the area's zoning from Parks/Open Space - Publicly Owned to Residential 3.5-5 dwelling units per acre, and commercial respectively. It is my formal request to all decision-making authorities in the matter to reject this plan in its entirety and protect the area’s designation as a publicly owned open space.

There are many justifiable reasons to support both cases, as I am aware that there is a housing crisis in the Greater Phoenix Area; made more devastating by the invasion of the Taiwan Semiconductor Manufacturing Company North of the 303. As a homeowner, I am gravely concerned with the effect this rapid development will have not only on the infrastructure that already can barely support those residing here, but also on the continued affordability of my home, and the devastating effects this rampant growth is having on an already fragile

ecosystem.

Should Lennar's plans be approved they will sell those homes for $530k-$700k. For reference, I purchased my home for $250k at the end of 2019, the current Zillow estimate is over $400k. Initially, that looks wonderful, I have so much equity in my home. However, that increase in value has also increased my property taxes and homeowners insurance premiums. As a teacher for the local school district, my wages were just enough for me to afford the home when I purchased it 5 years ago. If efforts to curb the over-inflation of values are not made, then my home will cease to be affordable. Good, wonderful neighbors, who have been renting in the area for years will also be pushed out, forced to uproot their children, and possibly made homeless due to ever-rising housing costs. Lennar's development plans do nothing to address the underlying issues. More homes that cost $500k or more are not the way that we address the thralls of unhoused people in the Phoenix area. We do that by restricting profit margins for land developers and rental investments. If Lennar is willing to reduce the starting price of their homes to under $400k, then that would be a small start towards addressing the larger problem.

The next concern is infrastructure for education, Lennar points out on their information page that the land currently does not pay taxes to support local schools, this land also does not import families that would be utilizing those resources. It is well known that schools are overcrowded and underfunded. This area is not exempt, and adding more families to an already strained system would be a disservice to all involved. Lennar already added nearly 300 homes near Jomax, and has plans to build far more, all with no additional schools being provided to support those students. Sandra Day O'Connor High School currently houses approximately 2600 students, there are not enough classrooms to support the needs already there, and as a result, teachers are being forced to share classrooms to accommodate student population needs. The growth of this area cannot support the continuous addition of homes without regard for public service needs, and with teachers leaving the profession in droves, there simply isn't enough staff to support an influx of this magnitude.

In regards to the claim that by leaving the wash intact local wildlife will not be disrupted, I formally disagree. Unless Lennar is able to survey the entire site and confirm that there are no nests, burrows, or otherwise, there will be habitat disruption. My school 2 miles from the proposed site had several lockdowns just this last year due to coyotes and javelina on campus.

If these open areas are only seen as empty eyesores then they are missing the entire point. No, that space doesn't currently have people living there, but to say no one lives there erases the importance of the lives of the wildlife we share this space with. If open spaces are covered up with people spaces then the animals will have nowhere to go and will end up euthanized because they'll be labeled as menaces, when really, they were here first.

Lennar claims that this development would only contribute to 16% of the traffic, my question is how did they come up with a number that low? If every home produced 2 drivers, as is the norm, that adds 588 additional vehicles utilizing the light at 39th Ave. If students from those homes attend the local high school, those additional vehicles would render an already dire traffic concern exponentially worse. Concerning the commercial development, since there is not a light abutting that planned space it would create dangerous traffic patterns as people attempt to navigate the entrances to the community, the commercial property, and the already existing water park, which routinely sees lines in the center lane that back up nearly to 39th Ave.

Additionally, unlike buildings and roads, the open desert does not actively contribute to soaring temperatures. In 2023 Phoenix experienced 31 days in a row of temperatures above 110 degrees Fahrenheit. Less than 10 days ago a record high of 118 beat the previous record by 3 degrees. I see nothing in Lennar's plan on how their proposed development would contribute to the cooling of our city. Lennar also points out that the area in question is not currently zoned as a flood plain, but with a wash that runs right through the middle of it, it absolutely is a flood risk. There are currently several, large well-established trees and many smaller mesquite and creosote growing on the land. Mesquite trees often have taproots 150-200 feet deep and shallower roots that extend out through the soil beyond the canopy which ranges from 30-50 feet. The vegetation that is already there is the reason why it currently is not a flood risk. Removing that vegetation and replacing it with roads and sidewalks not only would contribute to rising temperatures but would restrict the growth of native plants that prevent flooding and retain excess runoff which is critical to the maintaining area's water table.

Finally, water, the source of my primary concern with the rapid growth of the valley. I think it

is wonderful that the city is imposing water restrictions, however, since the state is already facing a massive shortfall, the only way to ensure water security for current residents is to halt all new construction until the drought and subsequent water woes are no longer concerns. It is widely known that if you don't have enough money to pay your bills, it isn't wise to be buying lattes and avocado toast, why then do we continue to recklessly allow corporations to waste our resources when we already can not keep up with current demand? Continuing to approve construction and attract businesses to Arizona is a recipe for environmental collapse.

Lake Mead was at 1,074.10 feet as of noon on April 15, today it is at 1062.4 feet, which is a drop of 11.7 feet or 22.7 billion gallons of water, and that is after major cutbacks on acquiring water from the reservoir that also provides significant amounts of renewable energy to the southwest. Cities like Queen Creek, Casa Grande and Buckeye are already facing water shortages and are attempting to decimate further ecosystems by pumping water from other locations in to provide for the homes they've already built. Water cuts are negatively affecting farmers and threatening not only their livelihoods but all of ours. If we push out farming then we drive up the cost of food because it has to be grown elsewhere and then transported before arriving on our tables. Currently, the town of Queen Creek is attempting to render 485 acres of farmable land along the Colorado River fallow to divert the water from the Colorado River to meet the city's needs. Not only is this a terrible environmental decision regarding the decimation of farmable land, but it is also a back-door method of drawing more from a river that already can't support Phoenix's urban sprawl. Wenden, a small agricultural community west of Wickenburg has dropped 18 feet in elevation in the past 80 years, and is seeing as much as a 3 inch drop each year due to over-pumping of groundwater. While restricting water use for crops that don't benefit local communities is a wonderful step, it doesn't address the long-term water needs of the people. Certainly, residential land uses less water than agriculture. Those people still need to eat, and if we divert all of our resources to homes we will have barren earth and empty houses where farms once stood.

One acre-foot of water can typically supply ~3.5 homes per year, and the state has already reduced 592,000 acre-feet of the Colorado River water supply. Again, in an environment where we should be conserving, protecting, and reducing, corporate builders have been allowed to run rampant. Within the next hundred years, the Phoenix Metro area will be short water for 17 million homes. We are facing an immediate shortfall of water to nearly 170,000

homes, why on earth are we building more? Our water resources need to be more carefully guarded, and that begins with the rejection of new homes and new corporate buildings. There is no shortage of job opportunities in our state, in fact, the state website has 463 open positions alone. Arizona does not have a job availability problem, it has a resource management problem. Unless we want our civilization to go the way of the Hohokam, we all need to collectively decide that water should be for keeping food local and supporting the long term viability of the land. Non-local corporations have no place here, and the out-of-control sale of state-land to developers needs to stop.

A suggestion for the parcels in question would be to return the space to the community, arrange volunteers to plant more trees, and create dirt running/walking paths throughout the space. This land must be left for public use to ensure the long-term health and well-being of current residents. If there is a desire to add commercial opportunities to the space, take a page out of Prescott's book and create a GastroPark. The Yard, GastroPark on the corner of Montezuma and Willis is a brilliant compromise between the desire to bring in more business without detracting from the open space or wasting resources and money on building a complex that will likely sit vacant more than it doesn't. As is apparent with the shopping centers located on 36th Ave and Pinnacle Peak and on 36th Ave and Happy Valley. The GastroPark will offer food options to Water Park guests, minimize traffic impact, have a much lower environmental footprint, and support small, local businesses currently relegated to Farmer's Markets. The conversion of this space to an open park with native plants would also offer opportunities for a community garden, a permanent location for the Pinnacle Peak Farmer's Market, and would help reduce the heat and carbon emissions radiated by existing infrastructure. More homes have no place here, the residents of the area have spoken and we don't want more homes, more businesses, or anything that comes with it. We want access to safe open spaces that exist in harmony with the local and global environment, and that begins with rejecting Lennar's plans to build houses where open space should remain.

Sincerely,

Teresa Sanders

Dear City Of Phoenix Planning and Development Department, Zoning Section,

I am am a resident of the community where the area off Pinnacle Peak between 36th and 43rd, they want to rezone from Recreational to Family Residence. I am writing a list of reason why it should stay Recreational for family and children recreation.

1. Traffic is bad enough on Pinnacle Peak and Happy Valley with traffic coming off 101 and 17 at morning and rush hour, because so many homes and apartments have been built and at the mountains goes down to one lane on Pinnacle Peak. Trying to get on Pinnacle Peak is difficult off side streets and even 43rd with lights because the 43rd lights are set short for turning. Lights on Pinnacle Peak are longer because of all the traffic.

2. Are school classes were already full but are fuller now since the apartments have been built. The houses you are wanting to build on Pinnacle Peak will just make them bigger and harder for our teachers to teach and for all children to get the education they should get.

3. The homes you plan on building will eventually complain about the recreation that is already there that is enjoyed by many. The men and women that work all day enough playing at the baseballs fields to relax and have fun. All ages love the water park and the trains and the Go Kart family fun. Yes it maybe noisy sometimes but people are having fun. Everyone enjoys the fireworks on the holidays at nights too. I have heard the that other recreation places have been shut down because of new housing that was put in complained of the noise and lights, that is why it should stay recreation zoned.

4. We were told housing was needed for incoming people. Are the people coming over with the factory owners building here from other countries. It was mentioned at last meeting the homeless there can't afford them. There are many houses up for sale.

5.We have been told many times about our water shortage, what do you think all the buildings you what to put in is going to Help! No

6. As for the stores, we have enough empty ones in our community on Pinnacle Peak.

I know you have heard all this before but it is true. A concerned resident of this community and Arizona.

Michelle Duncan

From: Kimberly Lamb
To: Matteo Moric; PDD Deer Valley VPC
Subject: OPPOSITION TO LENNAR DEVELOPMENT ON 39TH AVE AND PINNACLE PEAK
Date: Thursday, May 23, 2024 5:23:08 PM

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Mr. Moric,

I STRONGLY object to the Lennar Development project on 39th Ave and Pinnacle Peak. It is incompatible to have single family homes in such close proximity to the Adobe Dam Regional Park. Businesses and activities include: Wet n Wild Water Park, Adobe Mountain Speedway, Go Kart Racing, Ball Fields, etc. It is the only park of its kind and important to the Little Deer Valley community. Those recreational activities generate a great deal of noise, bright lighting and dust that continue late into the night. Most of the activities happen in the evening when the residences of this new community will be home. This will inevitably generate complaints from the Lennar home owners who are quite literally RIGHT next door and will ultimately result in curbing the activity and hours of operation in Adobe Dam Regional Park. This would be the epitome of the cities POOR planning of placing incompatible zoning uses side by side.

Also of note is the significant amount of accidents that already occur at 39th Ave and Pinnacle Peak. Adding two more eggesses to the east and west out of the proposed Lennar development and 400 potential new drivers into that area is absurd!

I also highly object to the commercial zoning being requested by Lennar Homes. We already have excess commercial property at 39th Avenue and we do not need more at 41st Avenue (that is 1⁄4 mile away). We definitely do NOT need commercial sites every quarter mile.

Two grocery stores have already failed at the 39th site and the anchor tenant sat empty for years until it was finally occupied by a Goodwill thrift store (a much lower rent occupant than a grocery store). The other smaller commercial suites surrounding the Goodwill, have also had difficulties finding and holding tenants. Overbuilt vacant commercial blight can be seen all around Phoenix and we don’t need more of it here in our community!

Pinnacle Peak will never have the traffic pattern needed to support excessive commercial or residential use. To the west, Pinnacle Peak Road turns south at 59th Avenue into a two lane road and to the East, there are no significant population hubs, rather only light

industrial, before the road dead ends into the mountains.

On another note, Lennar built a community called Pinnacle Hills off of 55th Ave and Pinnacle Peak. In May of 1999, the owners of those homes brought a class action lawsuit against Lennar due to building on expansive soils and the extensive damage being done to their homes. I find it ironic that they want to build in this community again and this time on a FLOOD ZONE!! Don't you think that should be a red flag?? There is an earthen dam in this area and by coincidence, this exact parcel of land has been deemed in a non-flood zone as of 2018. Let's NOT let this same mistake happen again in our community!!

Please acknowledge receipt of this email and recognize that you have been elected by the people of this district to represent us to the best of your ability and that does not include putting money into Lennar's pocket.

--
Thank you,

Kimberly Lamb, Realtor

HomeSmart Elite Group
17215 N 72nd Dr. Bldg. B | Suite 115
Glendale | AZ | 85308



From: Erica Knipp
To: Matteo Moric
Subject: GPA-DV-1-24-1 and Z-28-24-1 Opposition
Date: Thursday, May 23, 2024 11:42:21 AM

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Hello,

This email is to inform our opposition to the land development proposed by Lenar Homes.

One of the reasons we chose to move to our property was the implied safety of developments like this not being built. Between the developing on Happy Valley road and now this proposed community the amount of traffic increase and population in general is unfavorable.

This specific land was zoned the way it is for a reason. It's recreational. These cookie cutter developments trying to preach "affordable housing" is honestly just a joke. It's all about putting money in someone's pocket and its not the surrounding community.

This is unfortunate and as a part of the community we feel undermined by the construction preparation already taking place as if this project is going forward no matter the opinion of the community.

I appreciate the opportunity to have an opinion on this .

Thank you,

Erica Knipp

Real Broker
m: 623.640.7533
e: erica@valentinegroupaz.com
a: 8631 W Union Hills Dr Ste 203
Peoria Az 85382

Agents: **Learn about Real** [sharran.lt.acemlnb.com]

From: KELSEY ARME
To: Matteo Moric
Subject: GPA-DV-1-24-1 and Z-28-24-1 Opposition
Date: Wednesday, May 22, 2024 1:15:34 PM

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To whom it may concern,

My husband Kyle Arme and myself Kelsey Arme are both residents in the Deer Valley district and live at 5003 West Saguaro Park Lane in Glendale. We attended the Public Meeting on 5/21/24 at the Goelet A Beuf Community Center. We are writing to dispute and oppose both of these companion cases.

This new housing development proposed for the 80.31 acres, located on the southwest corner of 36th Avenue and Pinnacle Peak road, will hurt the community and neighborhood in the following ways:

1) Disrupt the compatibility of the current recreational spaces in the south side of Pinnacle Peak Rd.
2) Cause an even larger traffic concern to the main road for existing residents, and the potential future.
3) Safety concerns for pedestrians and children in the area due to the increased traffic.
4) Clog our school system in the area. As a mother of two elementary kids in the neighborhood, all district schools are completely full, so the question arises, where will these additional children for this proposed community attend? What could this mean for the current children of the school district?
5) Wildlife preservation will be impacted by this development.
6) Flood Zoning for the proposed development is a high concern as this area does get impacted by heavy rains.
7) Noise complaints from future residents due to the recreational areas surrounding this development. The future tenants will not fully understand the noise issues of this area, causing a threat to the rec spaces getting shut down in the future due to their complaints that are sure to come post move in.

Please consider the above negative implications this proposal could cause. That being said, I do understand the housing crisis our city is experiencing, but this area simply will not and should not be an area to rectify that problem.

Thank you,
Kelsey Arme
602-614-5207

Sent from my T-Mobile 5G Device

Get Outlook for Android [aka.ms]

1001

Whitney Espinosa

23422 N. 40th Lane
Glendale, AZ 85310
602-574-3969

City of Phoenix
Planning and Development Department
Zoning Section
200 W. Washington St. 2nd Floor
Phoenix, AZ 85003

May 21, 2024

To whom it may concern,

I am writing in reference to case number, Z-28-24-1. I would like to state my objections to the proposed re-zoning of the area for construction of single-family homes. Beyond the obvious of not wanting more traffic, congestion, pollution there is the concern of limited resources in the desert we live in. Overpopulation will be a serious strain on our water supply and other natural resources. Additionally, this city is in serious need of *affordable* housing, not more overpriced single-family dwellings. I would totally be in favor of a smaller section being used for something that is affordable for regular, hard-working people. Although, repurposing buildings in the city would be better instead of destroying the desert and upsetting the natural habitat of the native wildlife.

Thank you for your consideration.

Whitney Espinosa-Escobedo
Homeowner and Business Owner

wtnypaige@cox.net | 602-574-3969

Matteo Moric

Subject: FW: Zone application Z-28-24

From: Chari reed <cmnreed@gmail.com>
Sent: Tuesday, May 21, 2024 1:36 PM
To: PDD Zoning Adjustment <zoning.adjustment@phoenix.gov>
Subject: Zone application Z-28-24

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Good afternoon City Council Members,

Please explain why a housing development is planned for an area behind the flood control(Adobe) dam in an area reserved for Regional parks & Recreation.

We have lived in this area for almost 30 years and love the area. It doesn't need another commercial building or 600 houses. Pinnacle Peak is congested enough and the schools are overcrowded. There are limited ways out of this area if an emergency would occur and add another 1000 people with cars is irresponsible. Please deny this request for rezoning.

Thank you,

Chari & Wain Reed

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** 60

Public Hearing and Ordinance Adoption - Rezoning Application Z-28-24-1 - Southwest Corner of 36th Avenue and Pinnacle Peak Road (Ordinance G-7296)

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-28-24-1 and rezone the site from RE-43 (One-Family Residence) and RE-43 SP (One-Family Residence, Special Permit) to R1-6 (Single-Family Residence District) and C-2 (Intermediate Commercial) to allow single-family residential and commercial. This is a companion case to GPA-DV-1-24-1 and must be heard following GPA-DV-1-24-1.

Summary

Current Zoning: RE-43 (24.91 acres) and RE-43 SP (55.40 acres)
Proposed Zoning: R1-6 (74.50 acres) and C-2 (5.81 acres)
Acreage: 80.31
Proposal: Single-family residential and commercial

Owner: Arizona State Land Department
Applicant: Lennar Arizona, LLC
Representative: Stephen Anderson, Gammage & Burnham, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Deer Valley Village Planning Committee heard this item on May 21, 2024, and continued the item, by a vote of 9-0. The Deer Valley Village Planning Committee heard this item on July 16, 2024, and recommended approval, per the staff recommendation, by a vote of 8-1.
PC Action: The Planning Commission heard this item on June 6, 2024, and continued the item, by a vote of 8-0. The Planning Commission heard this item on August 1, 2024, and recommended approval, per the Deer Valley Village Planning Committee recommendation, with a deleted and additional stipulation, by a vote of 8-0.

Location

Southwest corner of 36th Avenue and Pinnacle Peak Road
Council District: 1
Parcel Address: 3847 W. 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-28-24-1) FROM RE-43 (ONE-FAMILY RESIDENCE) AND RE-43 SP (ONE-FAMILY RESIDENCE, SPECIAL PERMIT) TO R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) AND C-2 (INTERMEDIATE COMMERCIAL).

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

SECTION 1. The zoning of a 80.31-acre site located at the southwest corner of 36th Avenue and Pinnacle Peak Road in a portion of Section 15, Township 4 North, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from 24.91 acres of “RE-43” (One-Family Residence) and 55.40 acres of “RE-43 SP” (One-Family Residence, Special Permit) to 74.50 acres of “R1-6” (Single-Family Residence District) and 5.81 acres of “C-2” (Intermediate Commercial).

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:

Overall Development

1. 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.

2. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

3. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

4. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department. Pursuant to Stipulation No. 32, Xeriscaping in rear yards for individual single-family lots shall be encouraged.

5. Natural turf, excluding allowances pursuant to Stipulation No. 35 for individual single-family residential lots, shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department

6. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.

7. A leak detection device shall be installed for the irrigation system for landscape areas larger than 10,000 square feet.

8. An enhanced pedestrian connection shall be provided on the southern site boundary to allow for direct pedestrian access to the adjacent Adobe Dam Area Trail 1. The developer shall construct an 8-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers or alternative material providing, as approved by the Planning and Development Department.

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9. Funds totaling $2.3 Million dollars shall be deposited into an escrow account to the Street Transportation Department to reimburse City installed improvements adjacent to Pinnacle Peak Road by project ST85100400, prior to final site plan approval.

10. The existing streetscape beginning at the back of curb shall be replenished with the following landscaping along Pinnacle Peak Road on both sides of the existing detached sidewalk, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings.

    b. Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage.

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

11. Replace unused driveways with sidewalk and curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

12. All streets within and adjacent to the development shall be constructed 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.

13. 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.

14. The property owner shall record documents that disclose the existence of, and operational characteristics of, Maricopa County Adobe Dam Regional Park to future owners or tenants of the property, including characteristics of noise, lighting, dust, and traffic. The form and content of such documents shall be reviewed and approved by the City prior to recordation.

15. 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.

16. Prior to final 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.

17. A minimum of one pedestrian connection shall be provided connecting the residential area to the commercial area on the subject site. The pathway may be constructed at grade with an alternative surface, as approved by the Planning and Development Department.

C-2 Zoned Area

18. The conceptual site plan, elevations, and landscape plan for future development of the commercially zoned area shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.

19. 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.

20. Bicycle parking shall be provided per the requirements of Section 1307.H. through Inverted U and/or artistic racks 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 of the Comprehensive Bicycle Master Plan.

21. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.

22. A minimum of 10% of the vehicle parking spaces shall be EV Capable.

23. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

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24. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

25. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

R1-6 Zoned Area

26. The development shall include a minimum of two centralized amenity areas and pedestrian circulation pathways throughout the subdivision, as depicted on the site plan date stamped April 3, 2024, as approved by the Planning and Development Department.

27. A minimum of 15% of the gross area of the site shall be retained as common open space, as approved by the Planning and Development Department

28. The development shall be in general conformance with the building elevations date stamped February 13, 2024, as modified by the following stipulations and approved by the Planning and Development Department.

29. The pedestrian circulation walkways, as depicted on the site plan date stamped April 3, 2024, shall comply with the following, as approved by the Planning and Development Department.

    a. Pedestrian ways shall be a minimum of six feet in width.

    b. Lighting shall be provided to ensure safety and security, including maximum 15-foot height of lighting fixtures, a minimum of one foot candle illumination to be maintained throughout the walkway, and uniform lighting along the entire walkway to avoid bright high glare areas and low visibility dark areas.

    c. One of the following elements shall be provided at each entrance to the pedestrian circulation pathways: bollard path light, art, decorative directional signage, or architectural design elements that emphasize the entrance/exit of the pathways.

    d. Where the pedestrian circulation pathways cross a street, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts with the street.

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30. All required street landscape setback shall be planted with minimum 2-inch caliper, drought-tolerant shade trees, as approved by the Planning and Development Department.

31. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per unit with a maximum of 25 spaces. Guest bicycle parking shall be provided through Inverted U and/or artistic racks located in open space and amenity areas 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 of the Comprehensive Bicycle Master Plan.

32. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized throughout the subdivision including the front, and side yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision. Xeriscaping in rear yards shall be encouraged.

33. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.

34. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.

35. Natural turf shall not be utilized on portions of individual single-family lots visible from streets. Turf within rear yards of all individual single-family lots shall be restricted such that no more than 20% of a private lot rear yard could contain natural turf. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.

36. Landscaping in common areas shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

37. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into the Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.

38. Swimming pools shall be limited to 550 square feet in size.

39. A minimum of two green infrastructure (GI) techniques for stormwater

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management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

40. The developer shall construct a minimum 4-foot-wide detached sidewalk and a minimum 5-foot-wide landscape strip between the back of curb and sidewalk for internal private sidewalks within the development, planted with a minimum 2-inch caliper drought-tolerant, large canopy, single-trunk shade trees planted 20 feet on center or in equivalent groupings, and as approved by the Planning and Development Department.

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

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 4th day of September, 2024.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

DRAFT

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

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

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-28-24-1

PROPOSED R1-6 BOUNDARY DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 15, BEING MARKED BY A BRASS CAP FLUSH BEARS, NORTH 89 DEGREES 33 MINUTES 29 SECONDS EAST, 2630.91 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, 1415.46 FEET TO THE **POINT OF BEGINNING;**

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 33 MINUTES 29 SECONDS EAST, 1215.46 FEET TO SAID NORTH QUARTER CORNER;

THENCE DEPARTING SAID NORTH LINE, NORTH 89 DEGREES 32 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, 1325.47 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 23 MINUTES 38 SECONDS EAST, 1314.69 FEET;
THENCE SOUTH 89 DEGREES 25 MINUTES 42 SECONDS WEST, 1325.80 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 24 SECONDS WEST, 657.87 FEET; THNECE NORTH 45 DEGREES 22 MINUTES 52 SECONDS WEST, 930.37 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 13 SECONDS WEST, 329.68 FEET;
THENCE NORTH 89 DEGREES 32 MINUTES 27 SECONDS EAST, 100.00 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 13 SECONDS WEST, 329.65 FEET TO SAID **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 3,228,525 SQUARE FEET OR 74.1167 ACRES, MORE OR LESS.

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PROPOSED C-2 BOUNDARY DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 15, BEING MARKED BY A BRASS CAP FLUSH BEARS, NORTH 89 DEGREES 33 MINUTES 29 SECONDS EAST, 2630.91 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 657.73 FEET TO THE **POINT OF BEGINNING;**

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 33 MINUTES 29 SECONDS EAST, 757.73 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 21 MINUTES 13 SECONDS EAST, 329.65 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 27 SECONDS WEST, 757.97 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 43 SECONDS WEST, 329.87 FEET TO SAID **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 249,907 SQUARE FEET OR 5.7371 ACRES, MORE OR LESS.

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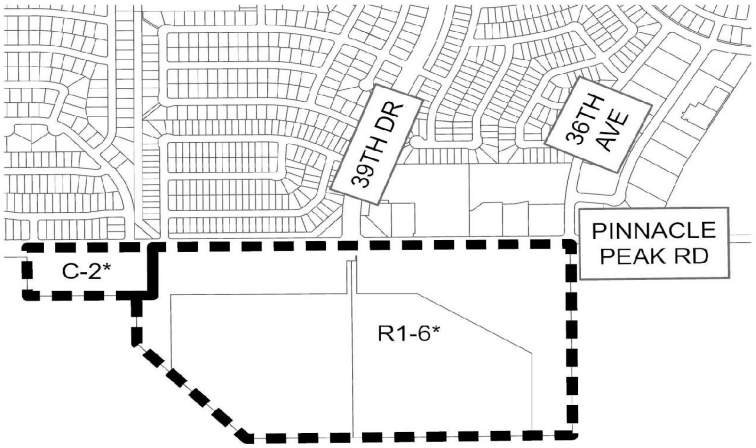
ORDINANCE LOCATION MAP

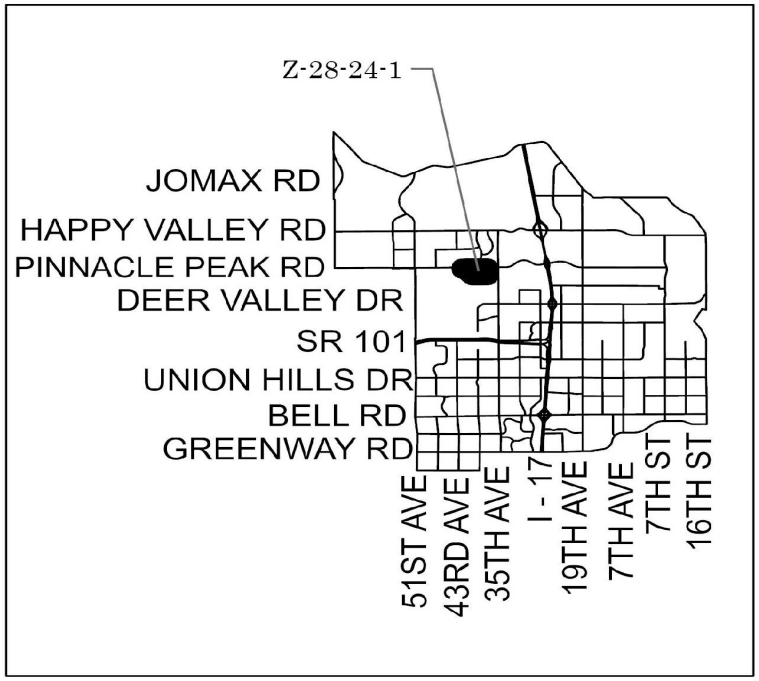
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA:

Zoning Case Number: Z-28-24-1
Zoning Overlay: N/A
Planning Village: Deer Valley





0 450 900 1,800 Feet

NOT TO SCALE

N

Drawn Date: 7/26/2024

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2024 Ord\8-26-24\8-26-24.aprx

ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-28-24-1
May 17, 2024

Deer Valley Village Planning Committee Meeting Date:	May 21, 2024
Planning Commission Hearing Date:	June 6, 2024
Request From:	RE-43 (One-Family Residence) (24.91 acres) and RE-43 SP (One-Family Residence, Special Permit) (55.40 acres)
Request To:	R1-6 (Single-Family Residence District) (74.50 acres) and C-2 (Intermediate Commercial) (5.81 acres)
Proposal:	Single-family residential and commercial
Location:	Southwest corner of 36th Avenue and Pinnacle Peak Road
Owner:	Arizona State Land Department
Applicant:	Lennar Arizona, LLC
Representative:	Stephen Anderson, Gammage & Burnham, PLC
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Current: Parks/Open Space – Publicly Owned Proposed (GPA-DV-1-24-1): Residential 3.5 to 5 du/ac (74.50 acres) and Commercial (5.81 acres)	
Street Map Classification	Pinnacle Peak Road	Arterial	65-feet south half street
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 housing opportunities in the Village that will help alleviate the housing crisis.
CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values. The proposal will develop vacant property with a single-family residential and commercial development that are compatible with the surrounding uses which will protect the area from incompatible land uses. The existing recreational open space uses will be near the proposed single-family homes and the development will provide a commercial component which will help be supportive of the area.
BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix. The proposal includes enhanced landscaping along Pinnacle Peak Road on both sides of the sidewalk and within the landscape setbacks. Also, enhanced landscaping shall be planted within the landscape strips of internal detached sidewalks. This will create a comfortable pedestrian environment along Pinnacle Peak Road and internal to the development by reducing the urban heat island affect and making the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives
Housing Phoenix Plan: Background Item No. 6. **Complete Streets Guiding Principles:** Background Item No. 7. **Comprehensive Bicycle Master Plan:** Background Item No. 8. **Tree and Shade Master Plan:** Background Item No. 9. **Monarch Butterfly Pledge:** Background Item No. 10. **Transportation Electrification Action Plan:** Background Item No. 11. **Conservation Measures for New Development:** Background Item No. 12. **Phoenix Climate Action Plan:** Background Item No. 13.

Zero Waste PHX: Background Item No. 14.

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Vacant	RE-43 and RE-43 SP
North (across Pinnacle Peak Road)	Service station, restaurants, commercial centers, and single-family residential	PSC, PSCOD, R1-6 and R-2
East	Indoor/outdoor sports field and vacant	RE-43 SP
South	Vacant	RE-43
West	Vacant and water park	RE-43

R1-6 – Single-Family Residence District (Planned Residential Development Option)		
Standards	**Requirements**	**Provisions on the Proposed site Plan**
Gross Acreage	-	74.50 acres
Maximum Number of Units	409 units, 484 units with bonus	294 units (Met)
Maximum Density (dwelling units/acre)	5.5 dwelling units per acre; 6.5 with bonus density points	3.95 dwelling units per acre (Met)
Minimum Building Setbacks	Street (front, rear or side): 15 feet (in addition to landscape setback); Property line (rear): 15 feet (1-story), 20 feet (2-story); Property line (side): 10 feet (1-story), 15 feet (2-story)	Not specified
Minimum Lot Width	45 feet	45 feet – 55 feet (Met)
Maximum Lot Coverage	50%, plus an additional 10% for an ADU and/or attached shade structures	Not specified

	Total: 60%	
Maximum Building Height	2 stories and 30 feet	Not specified
Common landscaped setback adjacent to perimeter streets	15 feet average, minimum 10 feet	Not specified
Minimum Common Area	5%	15% (Met)
Minimum Parking	2 spaces per 1 dwelling unit, 588 spaces required	Not specified.

C-2 (Intermediate Commercial)		
Standards	**Requirements**	**Provisions on the Proposed site Plan**
Gross Acreage	-	5.70 acres
Minimum Building Setbacks		
Street (Pinnacle Peak Road)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of structure	Not specified
Side (West; RE-43 Zoning)	50 feet	Not specified
Side (East; R1-6 Zoning)	50 feet	Not specified
Rear (South; RE-43 Zoning)	50 feet	Not specified
Minimum Landscape Setbacks		
Street (Pinnacle Peak Road)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of the frontage	Not specified
Side (West)	10 feet minimum	Not specified
Side (East)	10 feet minimum	Not specified

Rear (South)	10 feet minimum	Not specified
Maximum Lot Coverage	50%	Not specified
Maximum Building Height	2 stories, 30 feet	Not specified

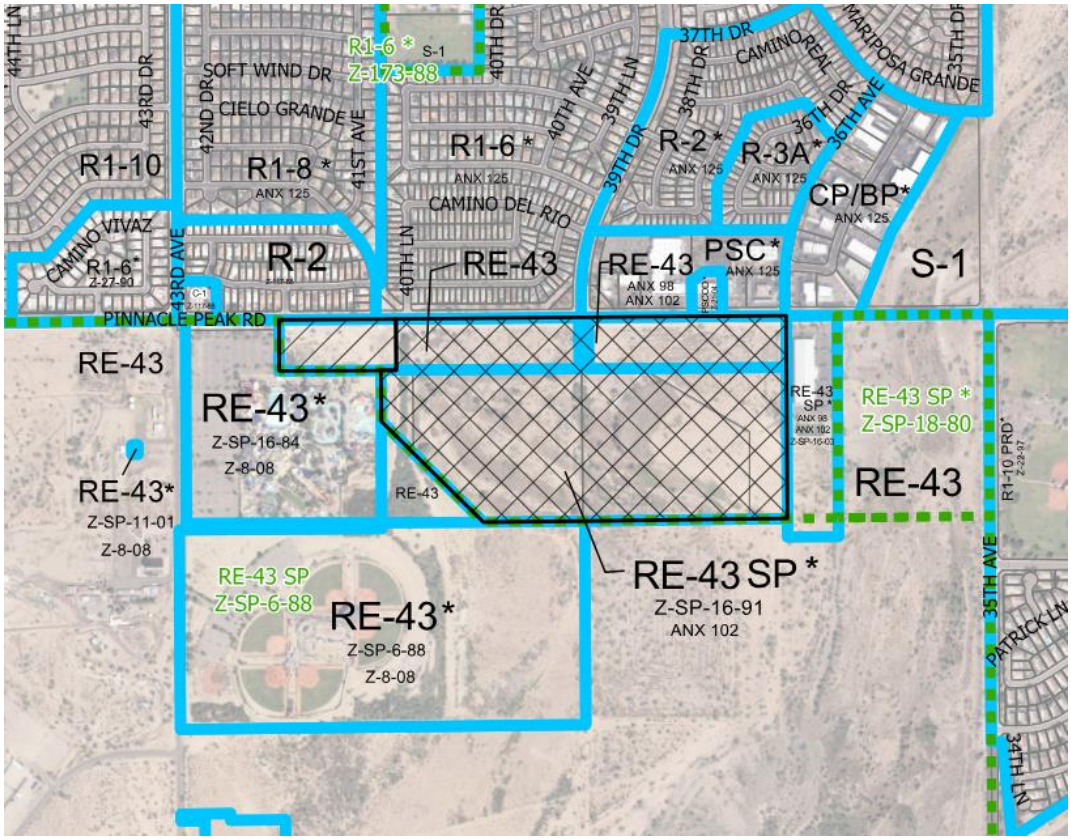
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 80.31 acres located at the southwest corner of 36th Avenue and Pinnacle Peak Road from RE-43 (One-Family Residence) and RE-43 SP (One-Family Residence, Special Permit) to R1-6 (Single-Family Residence District) and C-2 (Intermediate Commercial) to allow for single-family residential and commercial. The site is currently vacant and undeveloped.

SURROUNDING LAND USES AND ZONING

2. The area to the north, across Pinnacle Peak Road, consists of numerous land uses including a service station, restaurant pads, commercial strip centers, and single-family residential zoned PSC (Planned Shopping Center), PSCOD (Planned Shopping Center Overlay District), R1-6 (Single-Family Residence District) and R-2 (Multifamily Residence District). To the east are indoor/outdoor sports fields and vacant land zoned RE-43 SP (One-Family Residence, Special Permit). To the south is vacant land zoned RE-43 (One-Family Residence) and to the west is a water park and vacant land zoned RE-43 (One-Family Residence).



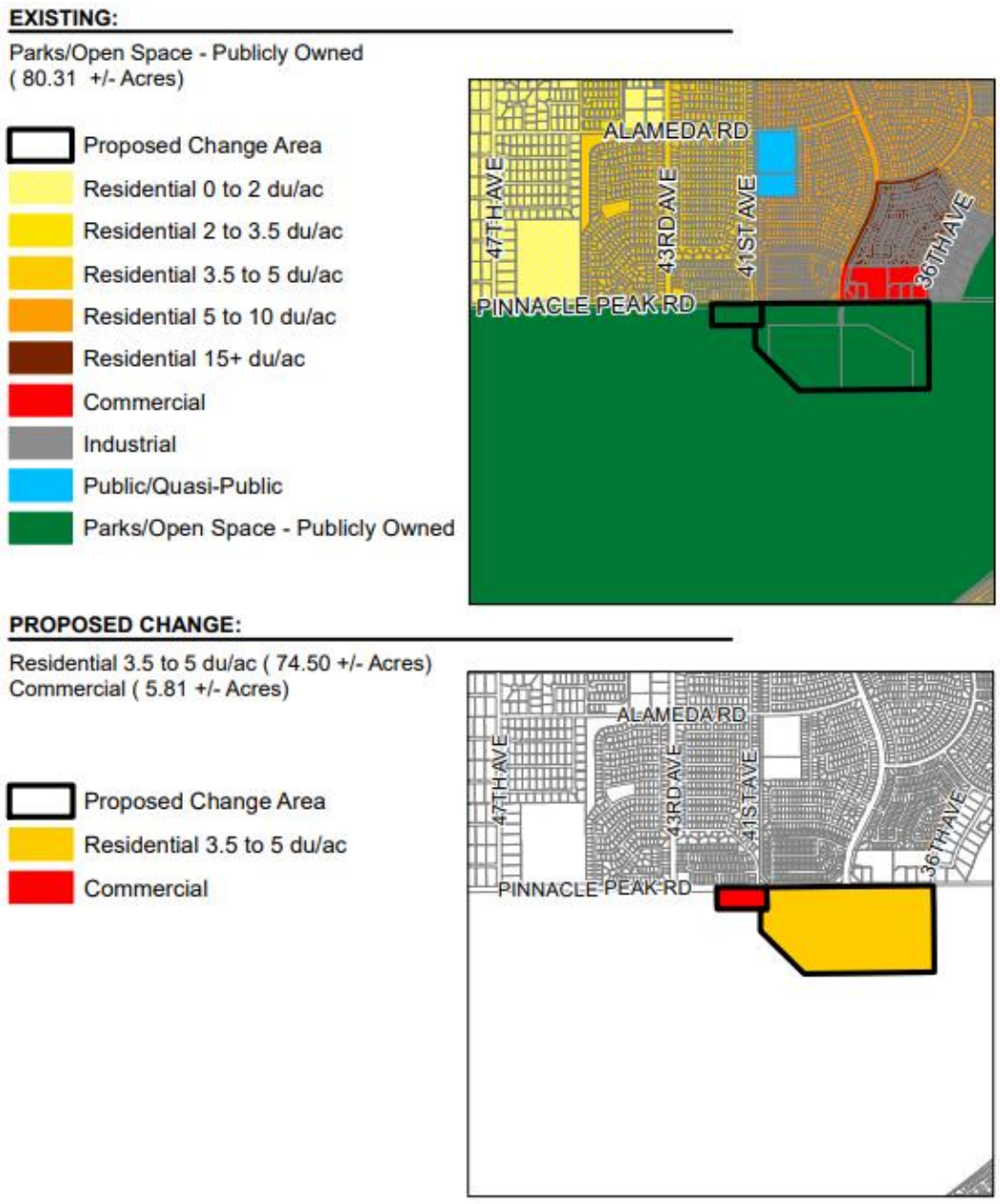
Existing Zoning Aerial Map
Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The subject site is designated Parks/Open Space – Publicly Owned on the General Plan Land Use Map.

   The property to the north, across Pinnacle Peak Road, is designated Commercial, Residential 5 to 10 dwelling units per acre, and Residential 3.5 to 5 dwelling units per acre. The properties to the south, west and east are designated Parks/Open Space – Publicly Owned.

   To ensure consistency with the General Plan, a concurrent General Plan Land Use Map amendment, GPA-DV-1-24-1, is proposed to change the land use map designation of Parks/Open Space – Publicly Owned to Residential 3.5 to 5 dwelling units per acre and Commercial. The requested R1-6 and C-2 zoning districts are consistent with the proposed General Plan Land Use Map designations.



General Plan Land Use Map
Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The conceptual site plan, attached as an exhibit, depicts a 80.31 acre site with 74.50 acres of single-family residential lots and 5.81 acres for a commercial property to the west.

The single-family residential portion of the site is proposed as a gated community with 294 lots. There are proposed pedestrian paths which lead to the main amenity area and the dog park and cut through the rear and side of many of the lots. A drainage channel provides a visual and physical buffer along the proposed single-family residential subdivision's western boundary providing protection from the proposed commercial uses and the existing water park.

Specific features of the single-family residential portion of the site which are required are a minimum of two centralized amenity areas and pedestrian circulation pathways throughout the subdivision, and the additional open space totaling a minimum of 15 percent of the gross site area. These are included as Stipulation Nos. 26 and 27.

The commercially zoned area of the project will be required to go through the Planning Hearing Officer (PHO) public hearing process, since specific details of the development were not included with this application. This encompasses a review of the site plan, elevations, and landscape plan as addressed in Stipulation No. 18.



Conceptual Site Plan
Source: RVi

5. **Elevations**

The conceptual building elevations, included as an exhibit, depict a variety of architectural styles, building colors, materials, and articulation. Staff is recommending general conformance to these building elevations per Stipulation No. 28.



Conceptual Building Rendering
Source: Discovery Series, Lennar

PLANS, OVERLAYS, AND INITIATIVES

6. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through

increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage while using vacant or underutilized land in a more sustainable fashion.

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. To provide a safe pedestrian environment staff is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. This is addressed in Stipulation No. 19. Additionally, the residential component of the project is required to provide pedestrian circulation pathways with wide paths, lighting, and decorative elements per Stipulation No. 29. Also, internal sidewalks shall be detached with landscape strips as addressed in Stipulation No. 40. Furthermore, bicycle parking will be required on the site to encourage alternative transportation. This is addressed in Stipulation Nos. 20 and 31. In addition, any street improvements must comply to City of Phoenix and ADA standards. This is addressed in Stipulation Nos. 12 and 13.

8. **Comprehensive Bicycle Master Pan**

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, installed per the requirements in the city's Walkable Urban (WU) Code. This is addressed in Stipulation Nos. 2, 3, 20 and 31.

9. **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 recommends stipulations for shade near bicycle infrastructure, that the landscaping be replenished along Pinnacle Peak Road, surface parking lot areas be shaded to 25%, landscape setbacks in the residential area be planted with minimum 2-inch caliper trees, and that internal sidewalks be detached and

the landscape area be planted with minimum 2-inch caliper trees.

These are addressed in Stipulation Nos. 2, 11, 21, 30, and 40.

10. **Monarch Butterfly Pledge**
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. 1 will require the planting of milkweed shrubs, or other native nectar plant species on the subject site.

11. **Transportation Electrification Action Plan**
In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan, to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure, is to recommend a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 22. Additionally, electric receptacles are required for electric bicycle charging per Stipulation No. 3.

12. **Conservation Measures for New Development**
In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 4 through 7, 23, 24, and 32 through 38.

13. **Phoenix Climate Action Plan**
In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation Nos. 25 and 39, which requires a minimum of two GI techniques for stormwater management to be implemented in the commercial zoned area and two techniques in the residential zoned area.

14. **Zero Waste PHX:**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal indicates that recycling pick-up will be available to residents.

COMMUNITY INPUT SUMMARY

15. At the time this staff report was written, staff has received 12 letters of support and opposition for this rezoning application. Two of the correspondences were in support and the remaining were not supportive of the request. Concerns include maintaining all existing uses with no encroachment of the area by residential uses, preserving the Sonoran Desert and habitat life, increased traffic, school capacity, water shortages and density. Additional comments were received regarding keeping the area as recreational and the need to disclose activities taking place especially at the Adobe Dam Regional Park. Concerns were also identified about the planning and review process.

INTERDEPARTMENTAL COMMENTS

16. The Street Transportation Department noted all gates must comply with the City of Phoenix Access Gate Policy. Also, they are requiring the following:

- Dedication and construction of the full width of 39th Drive for the length of the parcel or provide documentation from the Maricopa County Flood Control District that a roadway connection to the south is not supported.

Alternatively if the road connection is not supported, a TIA shall be resubmitted to evaluate the roadway connection. The developer shall be responsible for funding and construction of all recommendations of the study.

- An enhanced pedestrian connection shall be provided on the southern site boundary to allow for direct pedestrian access to the trail.
- Funds shall be deposited into an escrow account to the Street Transportation Department to reimburse City installed improvements adjacent to Pinnacle Peak Road.
- The existing streetscape along Pinnacle Peak Road shall be replenished with landscaping on both sides of the detached sidewalk.
- Replace unused driveways or broken or out-of-grade street improvements to comply with city and ADA guidelines.
- All street improvements and incidentals shall be constructed to city and ADA accessibility standards.

These are addressed in Stipulation Nos. 8 through 13.

17. The Aviation Department requires the Airport Disclosure stipulation. This is addressed in Stipulation No. 14.

OTHER

18. The subject site is next to Adobe Dam Regional Park and many recreational amenities. For this reason Stipulation No. 15 requires the recordation of documents to disclose the existence and operational characteristics of the Park including noise, lighting, dust, and traffic.

19. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 16.

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 final site plan approval. This is addressed in Stipulation No. 17.

21. 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 proposal is compatible with the proposed General Plan Land Use Map designation and will provide housing opportunities within the Deer Valley Village.

2. As stipulated, the proposal will include enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.

3. The proposal will develop a vacant property with uses which will be supportive of the recreational, commercial and residential uses in the surrounding area.

Stipulations

Overall Development

1. 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.

2. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

3. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

4. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department. Pursuant to Stipulation No. 32, Xeriscaping in rear yards for individual single-family lots shall be encouraged.

5. Natural turf, excluding allowances pursuant to Stipulation No. 35 for individual single-family residential lots, shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department

6. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.

7. A leak detection device shall be installed for the irrigation system for landscape areas larger than 10,000 square feet.

8. A minimum 110-feet of right-of-way shall be dedicated and constructed for the full width of 39th Drive for the length of the parcel or provide documentation from the Maricopa County Flood Control District that a roadway connection from the 39th Drive and Pinnacle Peak Road intersection connecting to either the 39th Avenue alignment south of the Adobe Dam or to the Parkside Lane alignment at 35th Avenue are both not supported by the Flood Control District.

   Alternatively if the road connection is not supported by the Maricopa County Flood Control District, a Traffic Impact Analysis (TIA) shall be resubmitted to the Street Transportation Department to evaluate the roadway connection, prior to preliminary site plan approval. The developer shall be responsible for funding and the construction of all recommendations of the study.

9. An enhanced pedestrian connection shall be provided on the southern site boundary to allow for direct pedestrian access to the adjacent Adobe Dam Area Trail 1. The developer shall construct an 8-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers or alternative material providing, as approved by the Planning and Development Department.

10. Funds totaling $2.3 Million dollars shall be deposited into an escrow account to the Street Transportation Department to reimburse City installed improvements adjacent to Pinnacle Peak Road by project ST85100400, prior to final site plan approval.

11. The existing streetscape beginning at the back of curb shall be replenished with the following landscaping along Pinnacle Peak Road on both sides of the existing detached sidewalk, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings.

    b. Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage.

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

12. Replace unused driveways with sidewalk and curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

13. All streets within and adjacent to the development shall be constructed 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. The property owner shall record documents that disclose the existence of, and operational characteristics of, Maricopa County Adobe Dam Regional Park to future owners or tenants of the property, including characteristics of noise, lighting, dust, and traffic. The form and content of such documents shall be reviewed and approved by the City prior to recordation.

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

17. Prior to final 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.

C-2 Zoned Area

18. The conceptual site plan, elevations, and landscape plan for future development of the commercially zoned area shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.

19. 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.

20. Bicycle parking shall be provided per the requirements of Section 1307.H. through Inverted U and/or artistic racks 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 of the Comprehensive Bicycle Master Plan.

21. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.

22. A minimum of 10% of the vehicle parking spaces shall be EV Capable.

23. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

24. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

25. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

R1-6 Zoned Area

26. The development shall include a minimum of two centralized amenity areas and pedestrian circulation pathways throughout the subdivision, as depicted on the site plan date stamped April 3, 2024, as approved by the Planning and Development Department.

27. A minimum of 15% of the gross area of the site shall be retained as common open space, as approved by the Planning and Development Department

28. The development shall be in general conformance with the building elevations date stamped February 13, 2024, as modified by the following stipulations and approved by the Planning and Development Department.

29. The pedestrian circulation walkways, as depicted on the site plan date stamped April 3, 2024, shall comply with the following, as approved by the Planning and Development Department.

    a. Pedestrian ways shall be a minimum of six feet in width.

    b. Lighting shall be provided to ensure safety and security, including maximum 15-foot height of lighting fixtures, a minimum of one foot candle illumination to be maintained throughout the walkway, and uniform lighting along the entire walkway to avoid bright high glare areas and low visibility dark areas.

    c. One of the following elements shall be provided at each entrance to the pedestrian circulation pathways: bollard path light, art, decorative directional signage, or architectural design elements that emphasize the entrance/exit of the pathways

    d. Where the pedestrian circulation pathways cross a street, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts with the street

30. All required street landscape setback shall be planted with minimum 2-inch caliper, drought-tolerant shade trees, as approved by the Planning and Development Department.

31. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per unit with a maximum of 25 spaces. Guest bicycle parking shall be provided through Inverted U and/or artistic racks located in open space and amenity areas 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 of the Comprehensive Bicycle Master Plan.

32. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized throughout the subdivision including the front, and side yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision. Xeriscaping in rear yards shall be encouraged.

33. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency’s

WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.

34. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.

35. Natural turf shall not be utilized on portions of individual single-family lots visible from streets. Turf within rear yards of all individual single-family lots shall be restricted such that no more than 20% of a private lot rear yard could contain natural turf. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.

36. Landscaping in common areas shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

37. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into the Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.

38. Swimming pools shall be limited to 550 square feet in size.

39. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

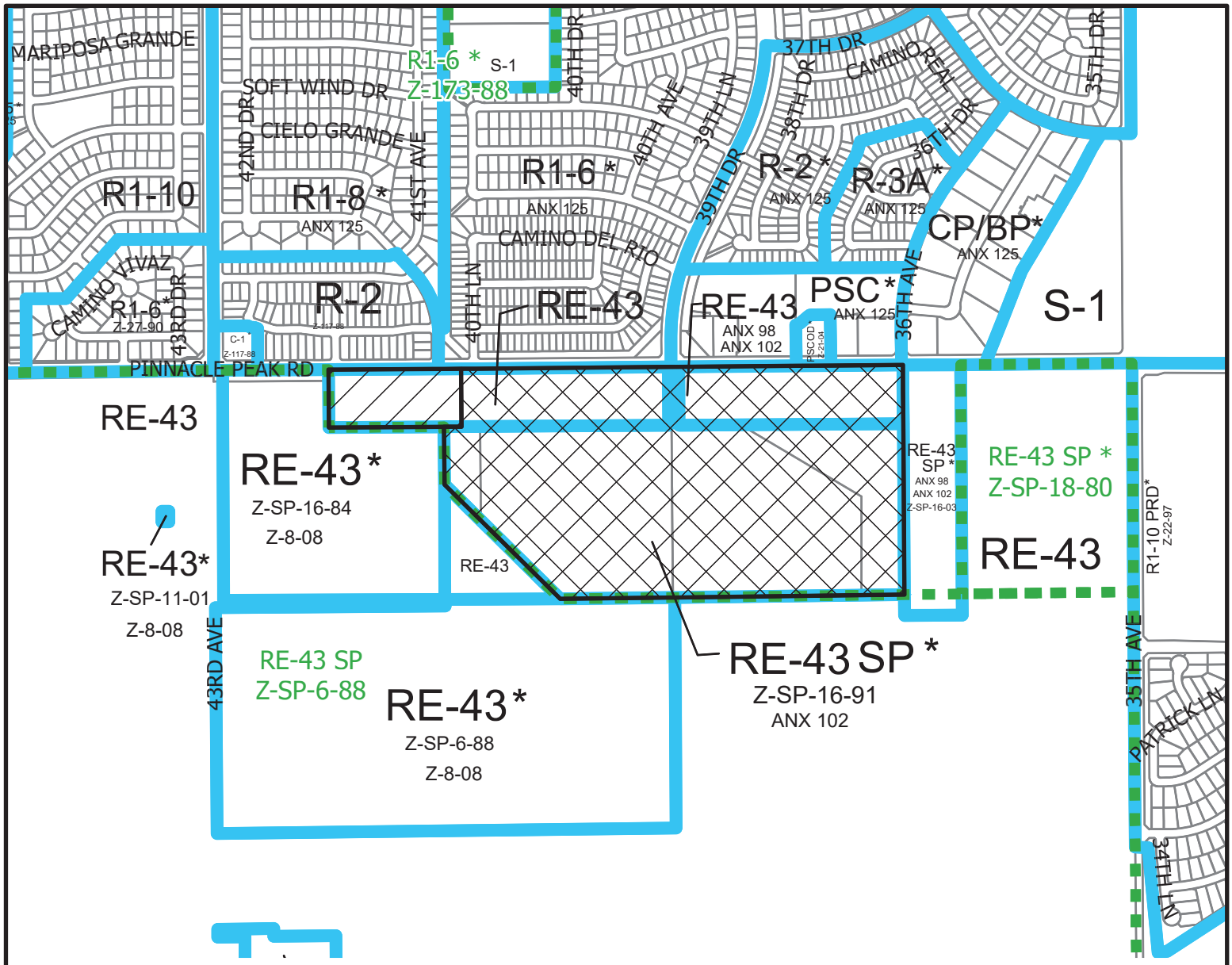
40. The developer shall construct a minimum 4-foot-wide detached sidewalk and a minimum 5-foot-wide landscape strip between the back of curb and sidewalk for internal private sidewalks within the development, planted with a minimum 2-inch caliper drought-tolerant, large canopy, single-trunk shade trees planted 20 feet on center or in equivalent groupings, and as approved by the Planning and Development Department.

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

Writer
Matteo Moric
May 17, 2024

Team Leader
Racelle Escolar

Exhibits
Sketch map
Aerial map
Conceptual site plan date stamped April 3, 2024
Conceptual elevations date stamped February 13, 2024
Correspondence (14 pages)



DEER VALLEY VILLAGE

COUNCIL DISTRICT: 1

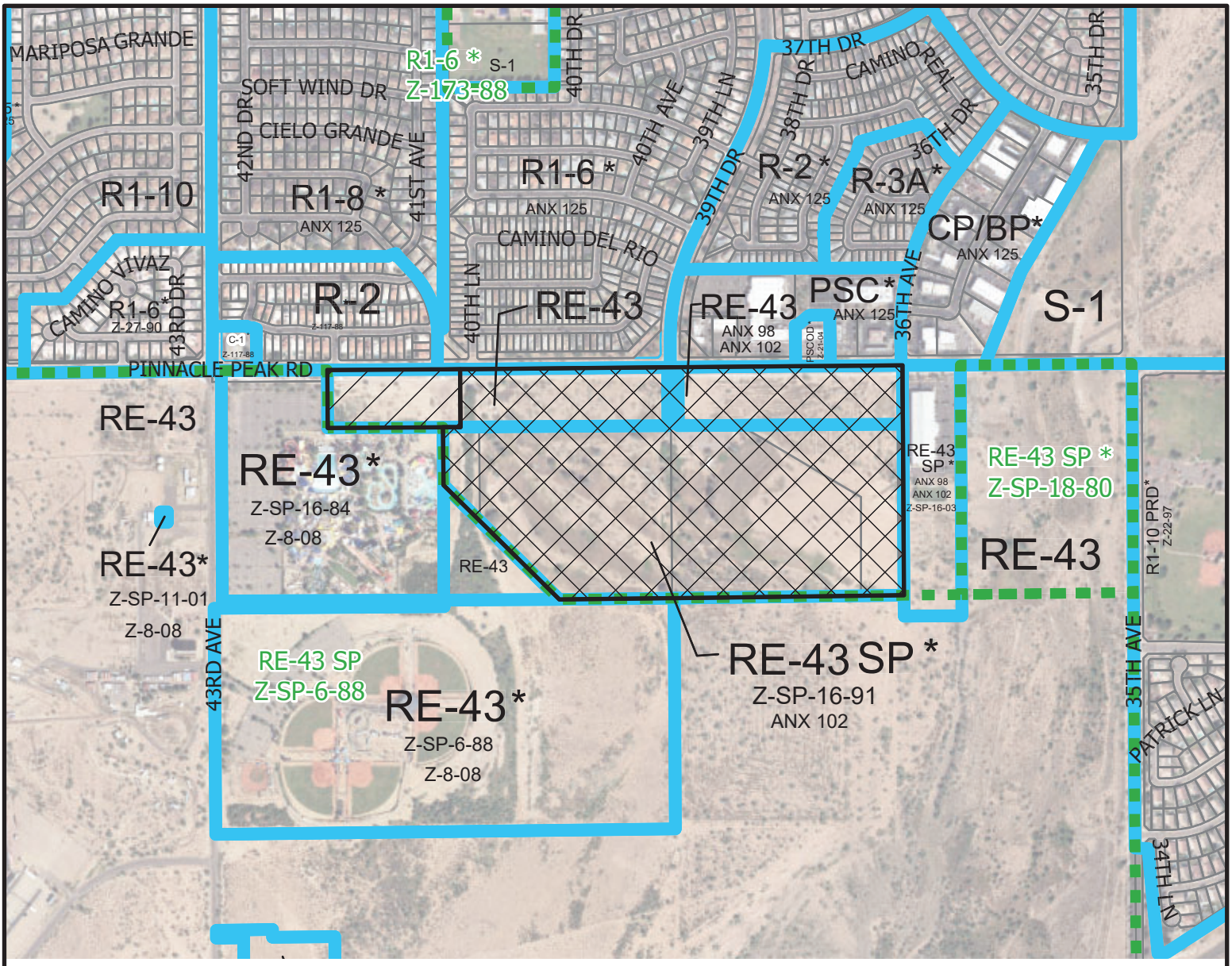
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Gammage & Burnham, PLC		REQUESTED CHANGE:
APPLICATION NO: Z-28-24	DATE: 3/22/2024 REVISION DATES: 4/30/2024	FROM: RE-43 (24.91 a.c.) RE-43 SP (55.40 a.c.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 80.31 Acres	AERIAL PHOTO & QUARTER SEC. NO.: QS 44-19, QS 44-20 ZONING MAP: O-6	TO: R1-6 (74.50 a.c.) C-2 (5.81 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
RE-43, RE-43 SP	18, 41	N/A, N/A
R1-6, C-2	395, 84	484, 101

* Maximum Units Allowed with P.R.D. Bonus

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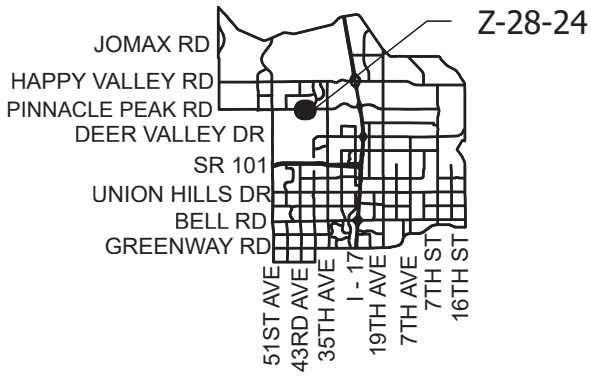


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0 0.07 0.15 0.3 Miles

DEER VALLEY VILLAGE

COUNCIL DISTRICT: 1



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Gammage & Burnham, PLC
APPLICATION NO:	Z-28-24
DATE:	3/22/2024
REVISION DATES:	4/30/2024
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	80.31 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 44-19, QS 44-20
ZONING MAP	O-6

REQUESTED CHANGE:

FROM: RE-43 (24.91 a.c.)
RE-43 SP (55.40 a.c.)

TO: R1-6 (74.50 a.c.)
C-2 (5.81 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
RE-43, RE-43 SP	18, 41	N/A, N/A
R1-6, C-2	395, 84	484, 101

* Maximum Units Allowed with P.R.D. Bonus

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LEGEND

- GATED MAIN ENTRY
- RESIDENTIAL GATES – EXIT ONLY
- GATED ACCESS TO VICTORY LANE SPORTS PARK (DEPT. USE ONLY)
- PEDESTRIAN CIRCULATION
- AMENITY
- 45' X 120' LOTS
- 55' X 120' LOTS

SITE DATA

GROSS SITE AREA: 79.9 AC
- SINGLE FAMILY RESIDENTIAL: 74.1 AC
- COMMERCIAL: 5.7 AC

EXISTING ZONING: RE-43, RE-43 SP

PROPOSED ZONING: R1-6, C-2

TOTAL LOTS: 294 LOTS
- 45' X 120' = 169 LOTS
- 55' X 120' = 125 LOTS

MINIMUM RESIDENTAL OPEN SPACE AREA: 15% OF SITE

CITY OF PHOENIX
APR 03 2024
Planning & Development Department

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Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

PASEO HEIGHTS • CONCEPTUAL SITE PLAN

Phoenix, AZ
April 3, 2024
24000345
Lennar

LENNAR

0 100' 200'
SCALE: 1" = 100'-0"
For illustrative purposes only. Subject to change without notice.

1038

DISCOVERY SERIES

CITY OF PHOENIX
FEB 13 2024
Planning & Development
Department

Barbaro Plan 3570

Discovery Series at Adobe

1,797 sq ft

Single-story

4 beds · 2 baths

2-bay garage



Elevation H | Ranch Hacienda



Elevation A | Spanish Colonial



Elevation M | Cottage

CITY OF PHOENIX

FEB 13 2024

Planning & Development Department

1665 W. Alameda Drive #130 | Tempe, AZ 85282 | Lennar.com

LENNAR

Barbaro Plan 3570

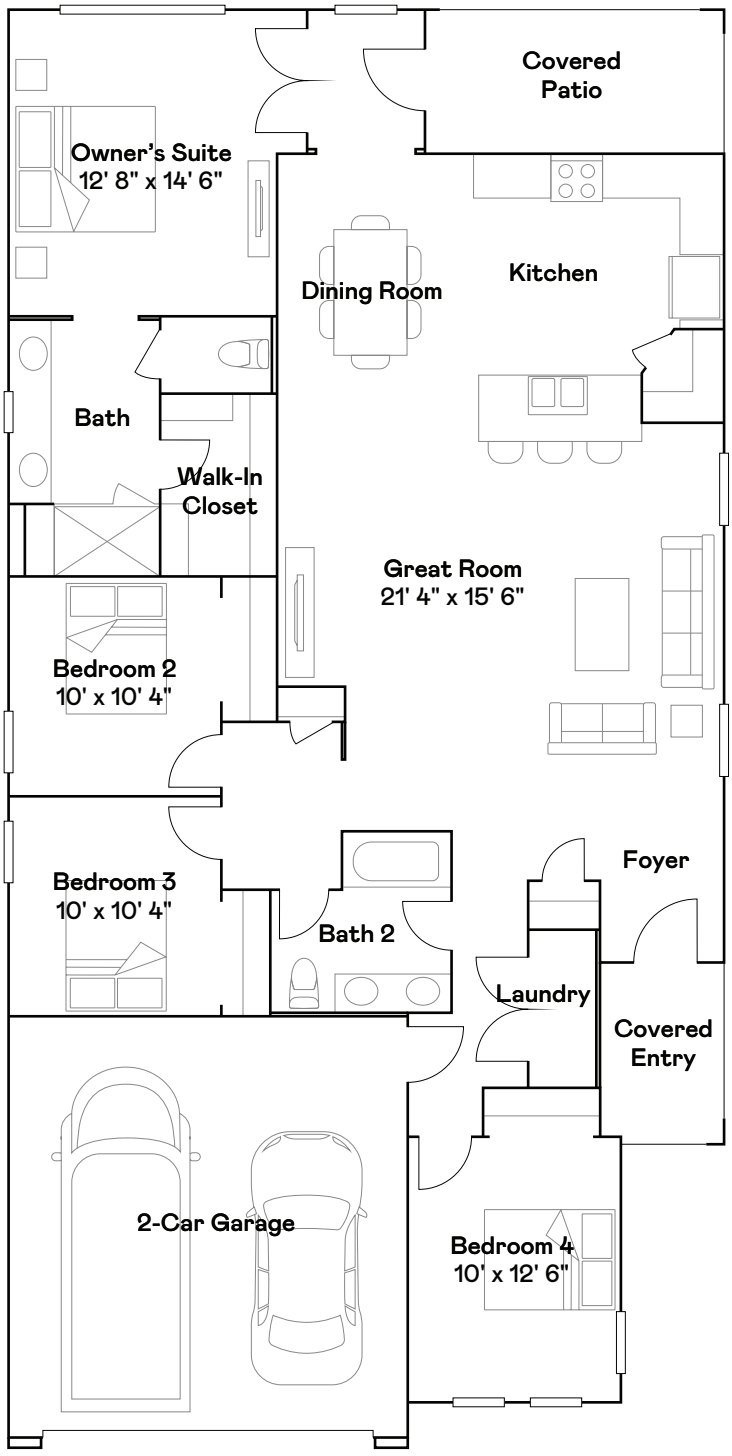
Discovery Series at Adobe

1,797 sq ft

Single-story

4 beds · 2 baths

2-bay garage



CITY OF PHOENIX
FEB 13 2024
Planning & Development Department

LENNAR

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Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Sq. ft. is estimated; actual sq. ft. will differ. Garage/bay sizes may vary from home to home and may not accommodate all vehicles. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2023 Lennar Corporation. Lennar, the Lennar logo, Next Gen and the Next Gen logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. A Public Report is available at the State Real Estate Department website www.azre.gov. Seller's broker: Lennar Sales Corp. Constructed by Lennar Arizona Construction, Inc., ROC 228129B. Lennar Arizona LLC d/b/a Lennar Homes, ROC 232731B. Lennar Communities Development, LLC, ROC 137295KA. Date 8.24.23

Ironwood Plan 3518

Arbor Series at Adobe

1,943 sq ft

Single-story

4 beds · 3 baths

2-bay garage



Elevation I | Western Territorial



Elevation A | Spanish Colonial



Elevation C Craftsman

CITY OF PHOENIX
FEB 13 2024
Planning & Development Department

1665 W. Alameda Drive #130 | Tempe, AZ 85282 | Lennar.com

LENNAR

Ironwood Plan 3518

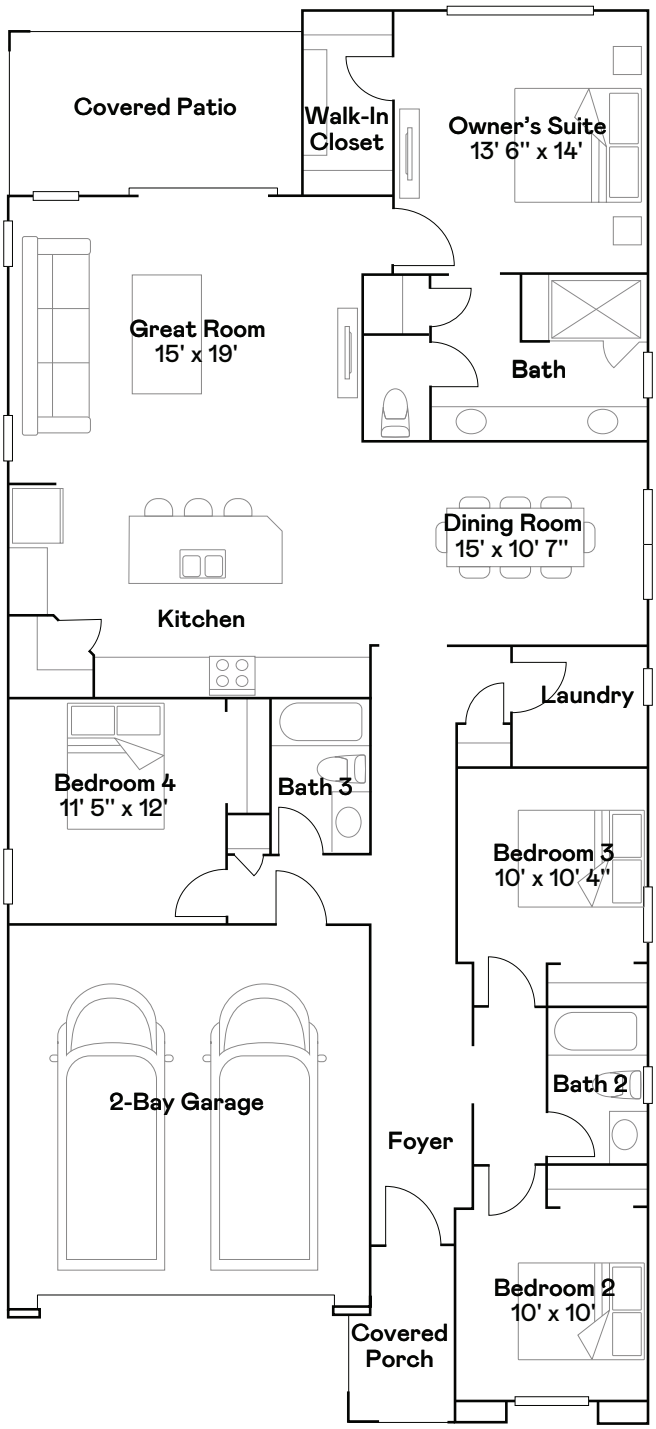
Arbor Series at Adobe

1,943 sq ft

Single-story

4 beds · 3 baths

2-bay garage



CITY OF PHOENIX
FEB 13 2024
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LENNAR

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Lewis Plan 3575

Discovery Series at Adobe

1,953 sq ft

Single- story

5 beds · 3 baths

Dining room

2-bay garage



Elevation C | Craftsman



Elevation A | Spanish Colonial



Elevation H | Ranch Hacienda

CITY OF PHOENIX
FEB 13 2024
Planning & Development Department

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LENNAR

Lewis Plan 3575

Discovery Series at Adobe

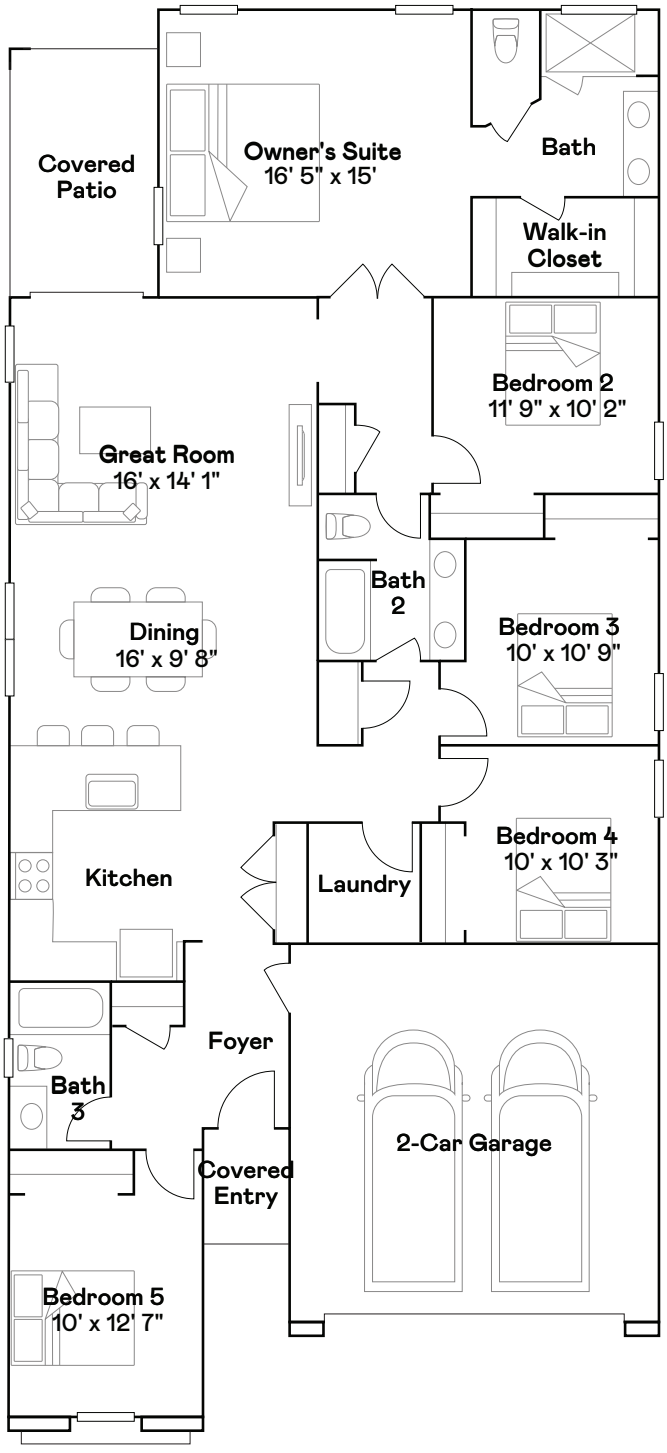
1,953 sq ft

Single- story

5 beds · 3 baths

Dining room

2-bay garage



CITY OF PHOENIX
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Latitude Plan 3580 with Next Gen® suite

Discovery Series at Adobe

2,105 sq ft

Single-story
4 beds · 3 baths
2-bay garage
1,461 sq ft main home

NEXTGEN® THE HOME WITHIN A HOME®

Next Gen suite
641 sq ft
1 bed · 1 bath
Private Living area
Kitchenette

The Home Within a Home®

Each Next Gen home offers a noise insulated, private suite with all the home essentials you need to work, learn and create and have a sense of independence.



Elevation M | Cottage



Elevation A | Spanish Colonial



Elevation L | Desert Prairie

CITY OF PHOENIX
FEB 13 2024
Planning & Development Department

1665 W. Alameda Drive #130 | Tempe, AZ 85282 | Lennar.com

LENNAR

Latitude Plan 3580 with Next Gen® suite

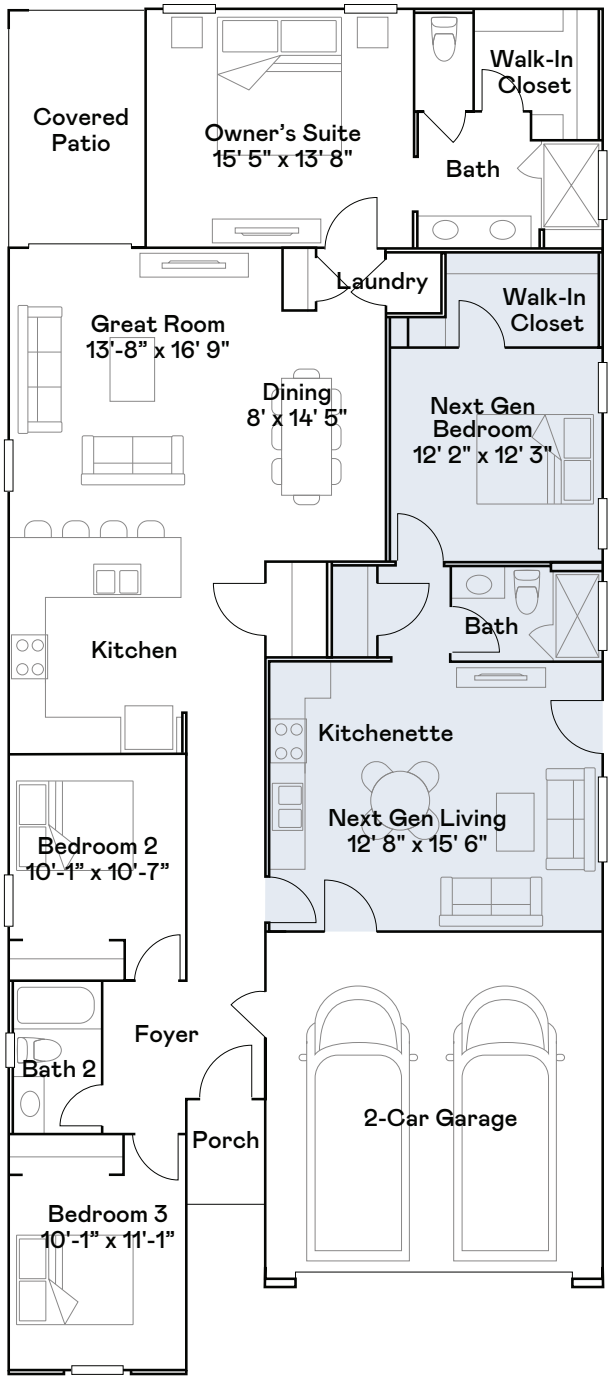
Discovery Series at Adobe

2,105 sq ft

Single-story
4 beds · 3 baths
2-bay garage
1,461 sq ft main home

NEXTGEN® THE HOME WITHIN A HOME®

Next Gen suite
641 sq ft
1 bed · 1 bath
Private Living area
Kitchenette



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SIGNATURE SERIES

CITY OF PHOENIX
FEB 13 2024
Planning & Development
Department

Aspen Plan 4578

Signature Series at Adobe

2,375 sq ft

Single- story

4 beds · 3 baths

Teen room

3-bay tendem garage



Elevation F | French Country



Elevation A | Spanish Colonial



Elevation H | Ranch Hacienda

CITY OF PHOENIX
FEB 13 2024
Planning & Development
Department

1665 W. Alameda Drive #130 | Tempe, AZ 85282 | Lennar.com

LENNAR

Aspen Plan 4578

Signature Series at Adobe

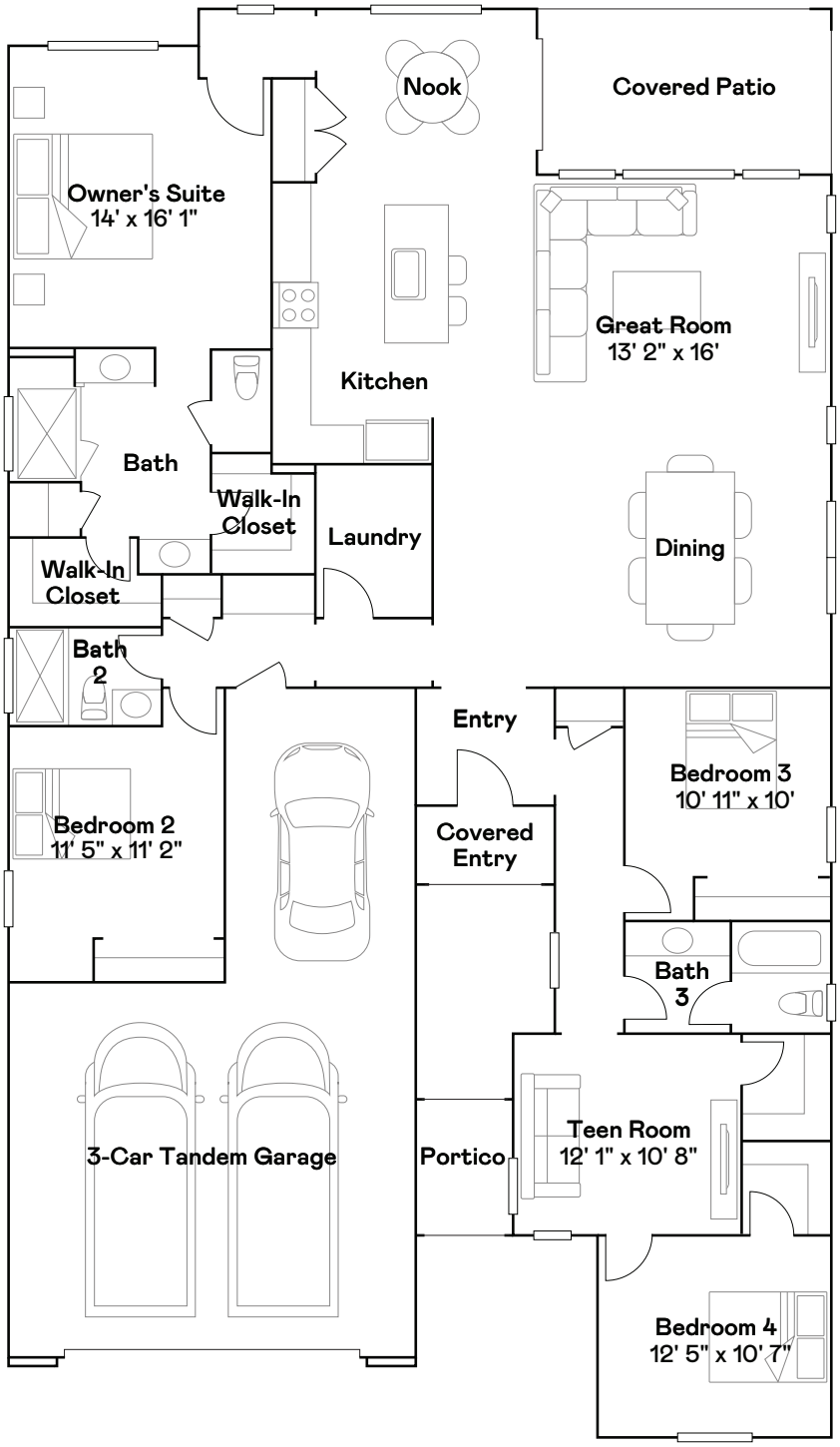
2,375 sq ft

Single- story

4 beds · 3 baths

Teen room

3-bay tendem garage



CITY OF PHOENIX
FEB 13 2024
Planning & Development
Department

LENNAR

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Juniper Plan 4584

Signature Series at Adobe

2,468 sq ft

Single- story

4 beds · 2.5 baths

Den

3-bay tandem garage



Elevation L | Desert Prairie



Elevation A | Spanish Colonial



Elevation C | Craftsman

CITY OF PHOENIX
FEB 13 2024
Planning & Development Department

1665 W. Alameda Drive #130 | Tempe, AZ 85282 | Lennar.com

LENNAR

Juniper Plan 4584

Signature at Series at Adobe

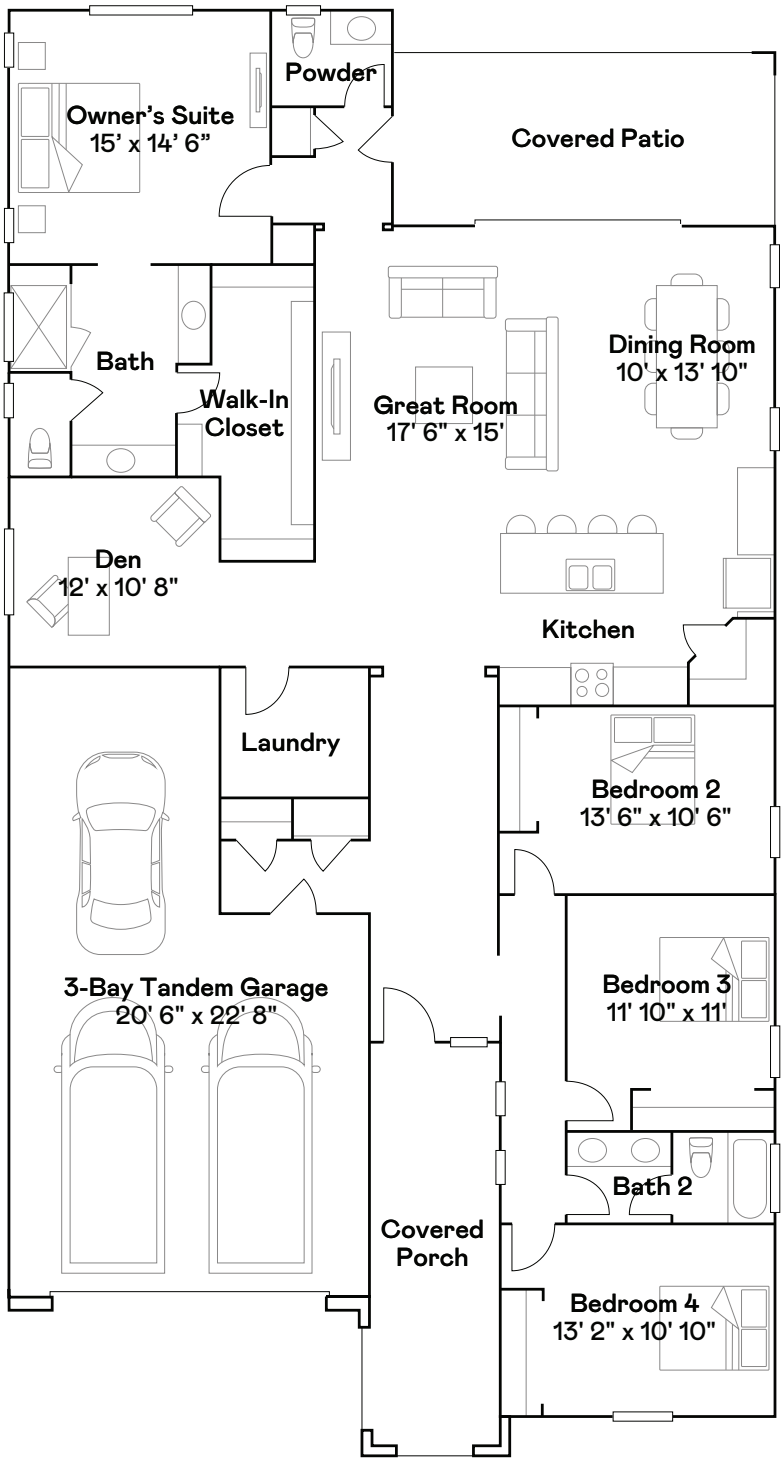
2,468 sq ft

Single- story

4 beds · 2.5 baths

Den

3-bay tandem garage



CITY OF PHOENIX
FEB 13 2024
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LENNAR

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Revolution Plan 4083 with Next Gen® suite

Horizon Series at Adobe

2,524 sq ft

Single-story
4 beds · 3 baths
Dining room
2-bay garage
1,753 sq ft main home

NEXTGEN® THE HOME WITHIN A HOME®

Next Gen suite
771 sq ft
1 bed · 1 bath
Private Living area
Kitchen

The Home Within a Home®

Each Next Gen home offers a noise insulated, private suite with all the home essentials you need to work, learn and create and have a sense of independence.



Elevation M | Cottage



Elevation A | Spanish Colonial



Elevation H | Ranch Hacienda

CITY OF PHOENIX
FEB 13 2024
Planning & Development Department

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LENNAR

Revolution Plan 4083 with Next Gen® suite

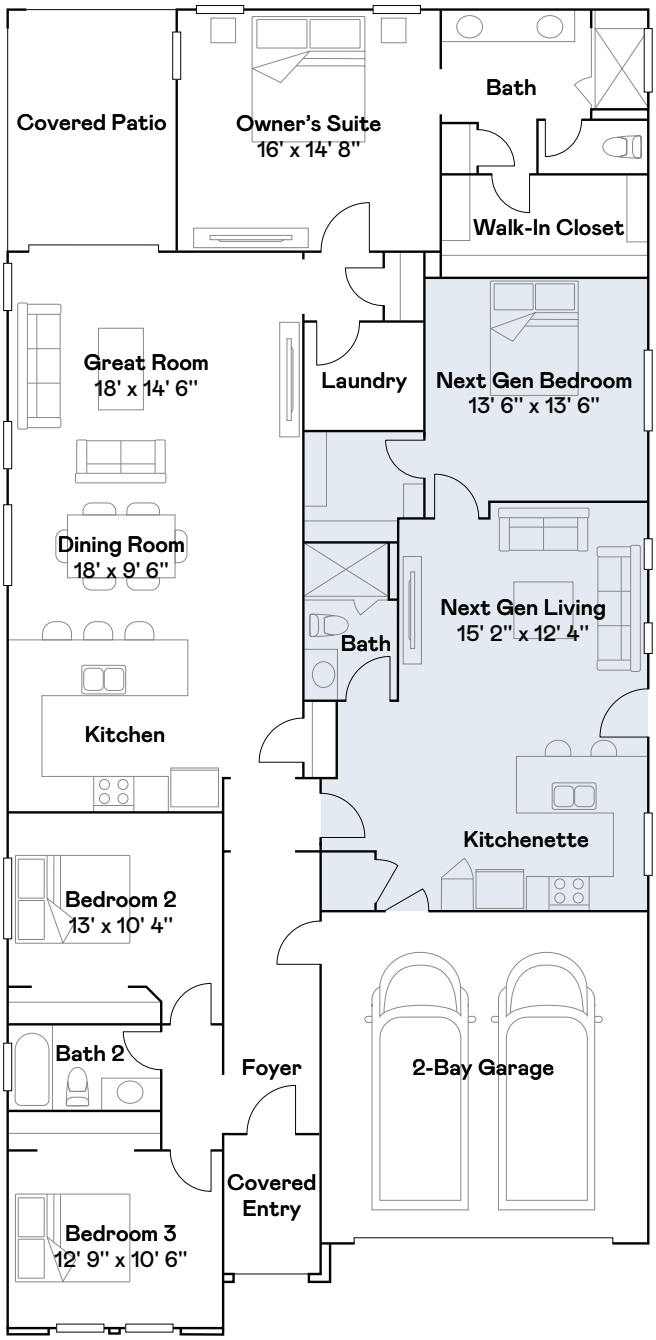
Horizon Series at Adobe

2,524 sq ft

Single-story
4 beds · 3 baths
Dining room
2-bay garage
1,753 sq ft main home

NEXTGEN® THE HOME WITHIN A HOME®

Next Gen suite
771 sq ft
1 bed · 1 bath
Private Living area
Kitchen



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Trillium Plan 4585 with Next Gen® suite

Signature Series at Adobe

2,649 sq ft

Single-story
4 beds · 3 baths
Dining room
3-bay garage
1,967 sq ft main home

NEXTGEN® THE HOME WITHIN A HOME®

Next Gen suite
682 sq ft
1 bed · 1 bath
Private Living area
Kitchenette

The Home Within a Home®

Each Next Gen home offers a noise insulated, private suite with all the home essentials you need to work, learn and create and have a sense of independence.



Elevation C | Craftsman



Elevation A | Spanish Colonial



Elevation H | Ranch Hacienda

CITY OF PHOENIX
FEB 13 2024
Planning & Development Department

1665 W. Alameda Drive #130 | Tempe, AZ 85282 | Lennar.com

LENNAR

Trillium Plan 4585 with Next Gen® suite

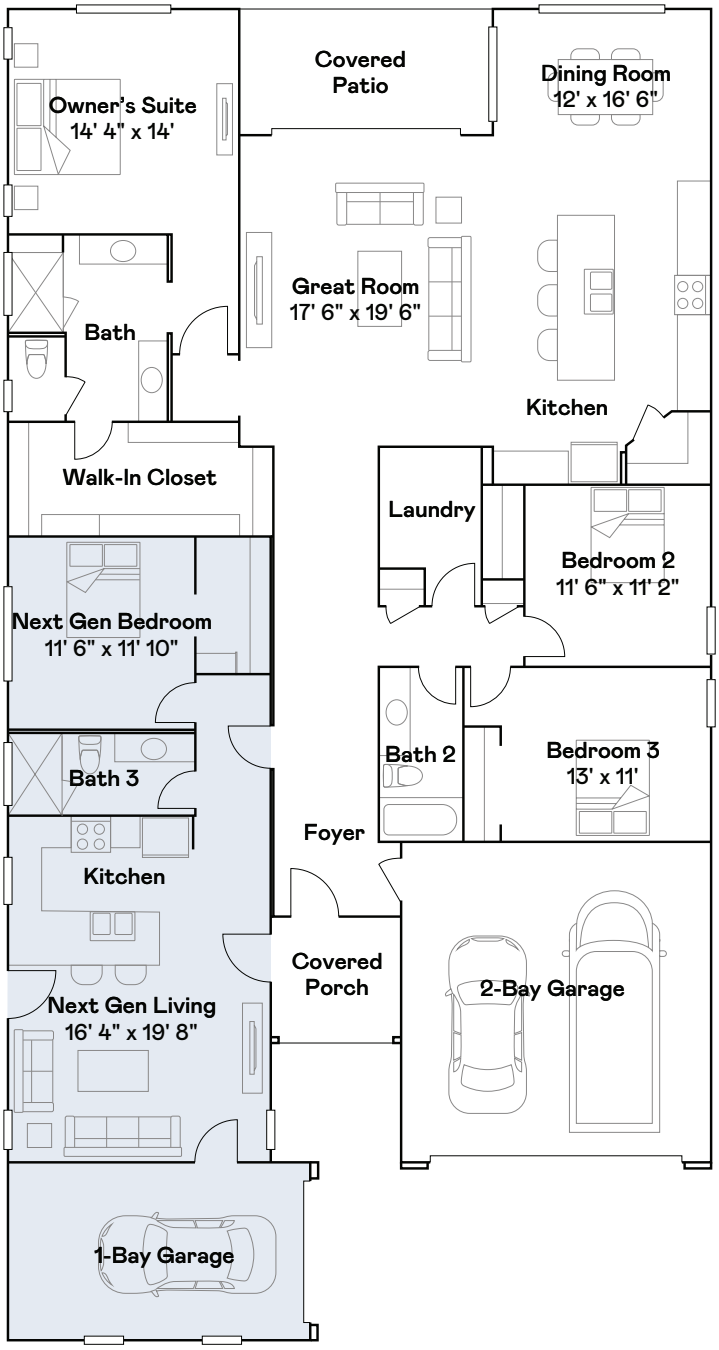
Signature Series

2,649 sq ft

Single-story
4 beds · 3 baths
Dining room
3-bay garage
1,967 sq ft main home

NEXTGEN® THE HOME WITHIN A HOME®

Next Gen suite
682 sq ft
1 bed · 1 bath
Private Living area
Kitchenette



CITY OF PHOENIX
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LENNAR

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NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

Goelet A. Beuf Community Center, Room 106
3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

CITY OF PHOENIX
APR 16 2024
Planning & Development Department

~~I SUPPORT~~

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: Joe Hoyle
ADDRESS: 5235 N. Electra Ln
CITY, STATE & ZIP CODE: Glendale AZ 85310
TELEPHONE:
EMAIL: G2330 8-0035

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
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CITY OF PHOENIX
APR 16 2024
Planning & Development Department

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: Margaret Hayer
ADDRESS: 5235 W. Electra Ln.
CITY, STATE & ZIP CODE: 85310
TELEPHONE:
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

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ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

Matteo Moric

Subject: Comments regarding Z-28-24

From: noreply@formstack.com <noreply@formstack.com>
Sent: Tuesday, May 14, 2024 8:13 AM
To: PDD Zoning <zoning@phoenix.gov>
Subject: Contact Us

formstack

Formstack Submission For: Contact Us [phoenix-gov.formstack.com]

Submitted at 05/14/24 8:13 AM

First and Last Name:	Amanda Barba
Email Address:	Fatducky3000@gmail.com
:	Planning and zoning (property use and setback requirements)
Is your question, request, or comments regarding:	
Questions, requests or comments:	Objection to Case Number Z-28-24/ Village: Deer Valley Area has been a Native habitat for Arizona's plants and wildlife; human development and growth in the area is demolishing Native species livable areas. Additionally, expansion in the area is enabling human climate impact, adding residential and commercial buildings/parking spaces retains heat. Water consumption for the proposed zoning and building is also dentrimental to the already dwindling water supplies in the desert. This zone hearing information was not put out to the surrounding community and was rushed, it was secretive and appears that those who approved have taken bribes.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

From: PDD Zoning Adjustment
To: Matteo Moric
Subject: FW: Z-28-24 Don't rezone 39 Ave and Pinnacle Peak Road
Date: Thursday, May 9, 2024 1:28:44 PM

Hi Matteo,

Please see the correspondence below.

Thank you,
Eric Morales, Planner III
City of Phoenix
Planning & Development Department
Planning Division, Zoning Section
Office: 602-262-7927
200 West Washington Street
Phoenix, AZ 85003

-----Original Message-----
From: Natalie Varvel <nvarvel78@hotmail.com>
Sent: Thursday, May 9, 2024 1:10 PM
To: PDD Zoning Adjustment <zoning.adjustment@phoenix.gov>
Subject: Z-28-24 Don't rezone 39 Ave and Pinnacle Peak Road

To whom it concerns,

I have lived in the area of 39 Ave and Pinnacle Peak for over 20 years. I liked it out here because of the beautiful desert scenery. It was an understanding that the desert south of Pinnacle Peak from 35 Avenue to 55 Avenue and was to only be recreation area. There is a lot of desert animals that live in this area. If you allow the builders to build homes in this area it will be disappointing. We will lose our beautiful desert. I don't understand why everyone wants to take away all of the desert scenery. Also go back on the promises made to all the home owners in this area. If you allow this to happen then were will it stop. We already have a ton of traffic on Happy Valley Road because of all the building they have done. Us homeowners did not want the apartments on Happy Valley Road let alone a bunch of restaurants to make it a lot busier in the area. Our traffic will get even worse on Pinnacle Peak Road if you allow them to build homes. You will also take the homes away from the desert animals and they will come into our neighborhoods. Please reconsider the home owners feelings to not allow the home to be built on 39th Ave and Pinnacle Peak Road. Please also reconsider that there are lots of desert animals you will be running them out of their home and they have feelings to. Please don't go back on the promises made to the home owner about not allowing homes to be built south of Pinnacle Peak Road and 39th Avenue. Remind yourself that we want this area to remain recreational area and to be able to enjoy the beautiful desert landscape. Please don't allow homes to be build in this area the neighborhood doesn't want it. Thanks for listening.

Sincerely,

Natalie Varvel
3930 W Mariposa Grande
Glendale, AZ 85310
602-819-0675
nvarvel78@hotmail.com

Sent from my iPhone

CITY OF PHOENIX
APR 16 2024
Planning & Development Department

NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

Goelet A. Beuf Community Center, Room 106
3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

~~I DO NOT SUPPORT~~

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: BONNIE EDENBURN
ADDRESS: 5113 W. SAGUARO PARK LANE
CITY, STATE & ZIP CODE: GLENDALE, AZ
TELEPHONE:
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

CITY OF PHOENIX
APR 16 2024
Planning & Development Department

NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
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Goelet A. Beuf Community Center, Room 106
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Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS: We do not need the increased traffic, pollution & dense Dev. Eion

NAME: Calcagnos
ADDRESS: 5135 W. Misty Willow Ln.
CITY, STATE & ZIP CODE: Glendale, AZ
TELEPHONE:
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
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40 NORTH CENTRAL AVENUE, 20TH FLOOR
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rlane@gblaw.com

CITY OF PHOENIX
APR 16 2024
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CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

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3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: GARY Kivela
ADDRESS: 5113 W. SAGUARO PARK LANE
CITY, STATE & ZIP CODE: GLENDALE, AZ
TELEPHONE:
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
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40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

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Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:
39th Drive Cannot handle the traffic from Pin Peak to Happy Valley
It was because Cordelian like the way around
all schools are already full -
what about Water & Intages ??
The people on Pinnacle Peak will be harmed
with this many drivers added
No one cares like us about the community! Lets please

NAME: George & Jeri Maynard
ADDRESS: 3927 W Mariposa Grande
CITY, STATE & ZIP CODE: Glendale Az 85310
TELEPHONE: 928-812-3390
EMAIL: Jeri.M.38@yahoo.com

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

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APR 16 2024
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3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS: No more Houses!!

NAME: Lynda Montgomery
ADDRESS: 5201 W. Misty Willow Ln.
CITY, STATE & ZIP CODE: Glendale AZ 85310
TELEPHONE: 623-824-4687
EMAIL: lynda417@gmail.com

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

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I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

WE WISH TO SUBMIT WRITTEN COMMENTS ON THE RECORD.

COMMENTS:
PHOENIX KART RACING ASSOCIATION SUPPORTS PUBLIC RECREATION AT ADOBE MT. PARK. PKRA HAS BEEN AT THE PARK PROVIDING PUBLIC RECREATION SINCE 1983.

THERE NEEDS TO BE CONSIDERATION FOR MAINTAINING ALL EXISTING USES AND NO ENCROACHMENT OF THE AREA BY RESIDENTIAL VERSE COMMERCIAL + PUBLIC RECREATION USES DUE TO NEW RESIDENCE PETITIONING AGAINST EXISTING USES.

NAME: PAUL HENDRICKS
ADDRESS: 19002 N 21ST AVE
CITY, STATE & ZIP CODE: PHX, AZ 85027
TELEPHONE: 623 204 4901
EMAIL: HENDRICKS.PAUL@OUTLOOK.COM

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

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APR 16 2024
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NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

Goelet A. Beuf Community Center, Room 106
3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:
New Home Buyers need full disclosures on concessionaire In Adobe Dam Regional Park
Future Buyers through CC&R's need to be made aware.
Please See Attached in Regards to Adobe Mnt Speedway
I would Also like to receive any info in Regards to the progress of Lennar Paseo Heights

Ted Williams
NAME: Adobe Mountain Speedway, LLC
ADDRESS: 22602 N 49th Ave
CITY, STATE & ZIP CODE: Glendale, AZ 85310
TELEPHONE: 602 501-1077
EMAIL: Ted@adobemountainspeedway.com

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

CITY OF PHOENIX
APR 16 2024
Planning & Development
Department

April 9th, 2024

Lennar Arizona, LLC
Z-28-24-1 and GPA-DV-11-24-1

RE: Rezoning Adobe State Land

The vacated golf course, Adobe Dam Family Golf Center, 79.86 gross acres.

We request Lennar Arizona, LLC or its representative to draft a stipulation to be reviewed by and agreed on, by both parties.

Warning: There is an automotive racing facility in the area, A Concessionaire of Maricopa County Through its Parks & Recreation Department @ Adobe Dam Regional Park.
Adobe Mountain Speedway, LLC., produces heavy traffic, noise, dust, and lighting.

Has a Curfew of 10 PM, all racing stops, quiet time 10:00 PM to 8:00 AM.

All new home buyers will need to read, accept, and sign knowledge of such activities, on the agreed upon stipulation.

Also, the agreed upon stipulation should be included for all future buyers having knowledge of the stipulation, added in the CC & R's.

I would like to be added to all future correspondences regarding this project.

Feel free to contact me.
ted@diamondmechanical.com
ted@adobemountainspeedway.com
cell: 602 501-1077

Sincerely Yours,
Ted Williams

Deer Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-28-24-1
*REVISED June 5, 2024

Date of VPC Meeting	May 21, 2024
Request From	RE-43 and RE-43 SP
Request To	R1-6 and C-2
Proposal	Single-family residential and commercial
Location	Southwest corner of 36th Avenue and Pinnacle Peak Road
VPC Recommendation	Continuance to July 16, 2024
VPC Vote	9-0

Item No. 4 (GPA-DV-1-24-1) and Item No. 5 (Z-28-24-1) are companion cases and were heard together.

14 members of the public registered to speak in opposition, and five members of the public registered to speak donated their time to Scott Anderson.
155 members of the public registered in opposition not wishing to speak.

VPC DISCUSSION:

Chair Trilese DiLeo stated that a request was made by Gammage & Burnham, PLC for a continuance for 60 days and wanted to share this with the committee for discussion. Chair DieLeo stated that with the audience present at the meeting she asked if the committee had comments on the applicant's request. Chair DiLeo stated the meeting will proceed in an orderly manner for the presentation, discussion and to hear all the public comment.

Keith Greenberg stated the committee and members of the public were present and the applicant had time to prepare for the presentation so it should be heard.

Vice Chair Gregory Freeman stated there are things to consider with the applicant's request for an extension, if the committee takes action the project moves to the next phase for review by the Planning Commission. Vice Chair Freeman said that with the applicant request, they would come back to the committee in 60 days to allow time for discussion with the community, and that hearing the presentation would be a good use of time to hear public comment. Vice Chair Freeman stated he is in favor of hearing the presentation.

Chair Trilese DiLeo asked staff if the presentation could be heard with a motion to continue the cases as requested by the applicant. **Mr. Moric** responded yes; the committee may proceed with hearing the cases with a motion to proceed as determined by the committee.

Chair Trilese DiLeo asked the committee if they would prefer to hear the applicant's presentation with the consideration of a continuance of 60 days to allow time for discussion and to hear the publics comments. Chair DiLeo stated the committee may also proceed with a motion to approve or deny the cases.

Vice Chair Gregory Freeman stated the committee should hear the presentation, **Chair Trilese DiLeo** agreed that the cases should be heard as well as the public's comments. Chair DiLeo asked staff to proceed with the presentation.

STAFF PRESENTATION

Matteo Moric, staff, provided an introduction to the General Plan Amendment case and noted the companion rezoning case. Mr. Moric provided an overview of the current site noting the site and adjacent zoning and land uses. Mr. Moric describe the site location, size, adjacent streets, densities, and the requested changes to allow for the proposed use.

Keith Greenberg asked with the General Plan designation of Parks and Open Space-Publicly Owned, who owns the land. **Mr. Moric** responded that the Arizona State Land Department owns the land, and the applicant will provide additional details.

Mr. Moric reviewed and discussed the current and propose uses, staff findings for the General Plan Amendment and the rezoning case. Mr. Moric displayed the proposed residential site plan and discussed the lots, elevations, drainage, amenities, and open space. Mr. Moric displayed the proposed commercial site plan stating that a PHO (Planning Hearing Officer) hearing process would be required since details on the commercial users were not known at this time. Mr. Moric stated that 12 letters were received, two in support and 10 in opposition. Mr. Moric reviewed the noted concerns which included preservation, water use, school capacity, increased density, and loss of recreational use. Mr. Moric stated the findings for each case and the stipulations that address the commercial and residential components of the proposal, and staff's recommendation for approval.

Chair Trilese DiLeo stated that staff recommendations are based on conformance to the zoning and general plan requirements, which are part of the review process. Chair DiLeo said that in addition to staff review projects are presented to Village Planning Committees and the public as part of the review before final decisions are made. Chair DiLeo stated projects get reviewed by the Planning Commission and eventually City Council.

APPLICANT PRESENTATION

Stephen Anderson, with Gammage & Burnham, PLC representing the applicant, Lennar Arizona, LLC introduced himself and requested a continuance for the General Plan Amendment and rezoning requests. Mr. Anderson read a letter dated May 18, 2024, that was provided to staff and the committee to allow time for discussion, requesting a 60-day continuance. Mr. Anderson stated he was prepared to proceed with the presentation but asked that the committee not take action at this time. Mr. Anderson, provided an introduction of the design concept, architect and engineering team for the proposed Paseo Heights project. Mr. Anderson described the site layout, residential units, the expected price range, details of the location, and the land acquisition of the property. Mr. Anderson noted that adjacent to the site is Pinnacle Peak Road, an arterial street, which is aligned with some existing single family residential developments, and the proposal is similar to the existing adjacent residential developments. Mr. Anderson stated the design was prepared to be compatible with the existing neighborhoods and information was provided at the neighborhood meeting held in April. Mr. Anderson stated that the location of the development is not within a floodplain and reviewed the location and noted there was no need to raise the land, and there is a channel on the west side that connects to a floodplain off the site. Mr. Anderson stated that the engineers from Kimley-Horn were available to discuss the conditions of the site. Mr. Anderson stated that the property is not part of the County Park and there are lease holds with the County Flood Control District in the area, and there are no plans to change the boundaries of the park. Mr. Anderson stated the development is suitably located adjacent to the existing recreational park, and some of the business operators around the park attended the neighborhood meeting. Mr. Anderson stated there was a suggestion from the business operators to prepare a recorded notice to all current and future homeowners that they are next to a regional park. Mr. Anderson said the city requires a notice for the Deer Valley Airport and a notice to residents would be similar. Mr. Anderson stated that there was an idea that the property would become part of the existing County Park, and this is not correct, there may have been a consideration to include state land as part of the park and that is not possible. Mr. Anderson stated the State Land Department has the responsibility to maximize the value of the property and it was appraised, and the assessed value was $15 million dollars in July 2023. Mr. Anderson stated the Arizona Land Department verified the land value in a public hearing in front of the Arizona State Land Board of Appeals, then advertised the land for two and a half months as they are required. Mr. Anderson stated that when the land was auctioned, and the value was $30 million dollars, and this is what Lennar would be required to pay. Mr. Anderson said that the review and sale of the land were all publicly noticed. Mr. Anderson discussed traffic on Pinnacle Peak Road, and the volume that would be generated, and stated that a previous golf school generated traffic as well as the existing residential developments. Mr. Anderson stated a traffic study was conducted and area intersections would meet acceptable standards when Paseo Heights is completed. Mr. Anderson stated the traffic engineers were present to answer any questions and displayed the City's Street Classification Map. Mr. Anderson stated that Pinnacle Peak Road is an arterial road,

one of the highest classifications for traffic flow, and when a new development is made additional improvements are required but this will not be necessary because improvements were already made. Mr. Anderson stated when the land department was going to auction the land, they asked the City, and the City requested that it be reimbursed $2.3 million dollars for the roadway infrastructure along Pinnacle Peak Road. Mr. Anderson stated that Lennar and all parties interested in the auction were aware of this cost for the improvements which is an obligation for any buyer. Mr. Anderson stated this is also included as Stipulation No. 10. Mr. Anderson stated at the neighborhood meeting participants expressed that no more homes be constructed in the area. Mr. Anderson stated that Phoenix is a fast-growing city and there is a need for more housing, there is a demand which is noted in the Housing Phoenix Plan, and this development would provide housing. Mr. Anderson stated city staff has reviewed the General Plan Amendment and rezoning request and recommended approval with stipulations, which the applicant is in agreement with the exception of Stipulation No. 8 which asks for a new street south of Pinnacle Peak Road. Mr. Anderson concluded his comments and looked forward to hearing from the public.

QUESTIONS FROM COMMITTEE

Vice Chair Gregory Freeman asked about the gated entry at 39th Drive and exit locations, and if there were going to have additional traffic lights. **Mr. Anderson** responded that there is no plan to have additional traffic lights. Vice Chair Freeman asked how will turning movements work for the exit locations. **Taylor Swanson** from Kimley-Horn responded that exits would be left out and right out would be permitted which was reviewed and approved by the city.

Chair Trilese DiLeo asked if there was a turn lane on Pinnacle Peak Road. **Mr. Swanson** responded there is a two way left turn out lane along Pinnacle Peak Road.

Keith Greenberg asked if the requested density was going from one house per acre to 3.5 houses per acre and if the density was going to increase what is the impact to the school district. **Mr. Anderson** responded that the city requires a notice be sent to the school district in the review process, and a notice was sent but there was no response.

Ricardo Romero asked if there were any other subdivisions of similar size along Pinnacle Peak Road, and if in some places there was a buffer or entrances that are off other streets. Ricardo Romero asked about the proposed street on the south side and was this to alleviate traffic congestion. **Mr. Anderson** responded that the road is to allow additional access and the cost of adding the road did not have a financial obligation from adjacent properties.

Ricardo Romero asked if from the traffic study was there any subdivisions that directly accessed Pinnacle Peak Road. **Mr. Anderson** responded, yes there were other subdivisions off Pinnacle Peak Road.

Keith Greenberg commented the request is for a 60-day delay and is scheduled for the Planning Commission on July 1, 2024. Keith Greenberg asked if the case will automatically be delayed. Mr. Anderson responded that if the case is continued all other actions would be delayed as well and new hearing dates would be established.

Chair Trilese DiLeo responded that another meeting with the committee would be held in July then the Planning Commission in August.

Ricardo Romero asked how many other bidders were there for the land auction. **Mr. Anderson** responded there was at least one other home builder.

Public Comments

Chair Trilese DiLeo stated that 14 members of the community requested to speak on this item and the committee received 155 cards of opposition and more are expected from the audience.

Scott Anderson introduced himself and stated he resides on Whispering Wind Drive. Mr. Anderson stated he was on the Deer Valley Village Planning Committee 39 years ago and they did most of the planning in Little Deer Valley, Canyon Ranch and the recreational area south of Pinnacle Peak Road. Mr. Anderson stated he wanted to address the concerns that the community stated with the commercial portion of the request starting with the area at 41st Avenue which will be near a 12-acre site that has an anchor store, 27 tenants and various restaurants and a gas station. Mr. Anderson stated this is within a quarter mile of where the new development is proposed and there does not need to be commercial development every quarter mile along Pinnacle Peak Road. Mr. Anderson stated there is a 27-acre commercial development on Happy Valley Road and the location has had unoccupied commercial space. Mr. Anderson stated the commercial site at 39th Avenue has two failed grocery stores and was empty for years and now there is a Goodwill Store at the location. Mr. Anderson said the commercial site is not at a corner and traffic access is an issue which has prevented their success. Mr. Anderson stated the commercial location is not ideal and all previous commercial development was east of 39th Avenue and the neighborhood have opposed new commercial development. Mr. Anderson stated that there were four times that the Village Planning Committee presented commercial cases that were opposed in the area. Mr. Anderson stated the proposed development does not serve the area and will only benefit the developer. Mr. Anderson stated the intent of the project is to change the zoning then sell it for a profit, so this is being done at the expense of the neighborhood. Mr. Anderson said he would address the residential component, and the purpose of zoning is to keep compatible things together, this project violates the heart of this concept where the recreation area has a lot of noise with a water park, a go cart track and baseball fields and those events go on late into the night. Mr. Anderson stated even with a notification, it would not protect the recreational area. Mr. Anderson stated the existing recreational area is well planned and there is no other place like it in Phoenix. Mr. Anderson said the recreational area is very unique and the proposed location of the

subdivision is bad planning and is not compatible with the location. Mr. Anderson stated the proposed development will undermine the activities at the Adobe Dam Recreational area and many of the commercial operators and concessioners are concerned with the development. Mr. Anderson stated that being a resident of the area he has seen the development area flood, it is beneath the spillway of the Adobe Dam, and it is an area that floods. Mr. Anderson stated the project is an abomination, neighborhoods were told in Canyon Ranch that this site would remain as a recreational area forever and this proposal would change that. Mr. Anderson stated the area was in a flood plain that was changed in 2018 and this allowed it to be auctioned, lines were drawn, and rules were changed without public announcement and input. Mr. Anderson stated that when these types of changes are made, they are done without notification and public input from the neighbors and the recreational facility. Mr. Anderson stated they did meet with Maricopa County Parks, and they said they thought the land would be donated to them for a park and they were surprised when the land was available for auction. Mr. Anderson stated they asked to meet with Lennar to consider other options not just single-family homes and residences. Mr. Anderson stated this invitation was extended to the developer to find an alternative use that is compatible with the existing recreational uses. Mr. Anderson stated another issue that has occurred is ball games going on as late as 3:00 am at the recreational facility. Mr. Anderson stated there have been activities that have gone on late, and neighbors could close their windows and doors and shut out the sound and for the new development the recreational area will be over their back fence. Mr. Anderson stated that originally in Little Deer Valley there were one-acre homes, and those mini farms were the heart of the community and when Canyon Ranch came in, they wanted to put commercial on every corner right up against the mini farms. Mr. Anderson stated the developer at the time was Coventry Homes and they worked with the farms to get transitional zoning to allow adjustment of lots, and this was more compatible for the area. Mr. Anderson stated that the existing residential developments are nicely buffered from the recreational area. Mr. Anderson stated the proposed residential location violates this concept of transitional zoning. Mr. Anderson stated that the placement of the new residential development next to the recreational area is insane and the residents even with the disclosure will still have a problem with noise. Mr. Anderson stated traffic will be an issue on Pinnacle Peak Road, which narrows at different locations, and they are single lanes which will restrict flow and is the reason why there is vacant commercial space, and some of the spaces are being used for warehousing. Mr. Anderson requested the committee allow more time for Lennar to speak with the community to find alternatives and seek solutions that are compatible with the recreational area.

Keith Greenberg asked if Mr. Scott Anderson was ok with a 60-day continuance. **Mr. Anderson** responded that granting more time would allow consideration for options**.**

Ricardo Romero asked about the recreational activities at night, and their impact to the north side of Pinnacle Peak Road, and with closing the windows, what is the concern that the current neighbors have. **Mr. Anderson** stated there is noise, but it is consistent

with the type of use there. Mr. Anderson stated it is a bit of a nuisance, but it is tolerated because of its benefits as a recreational area.

Amber Friend introduced herself and stated this is our community, and this is something that needs to be understood. Ms. Friend stated the neighborhood is something that needs to be kept because it holds a lot of character, for families and kids. Ms. Friend stated that there would be many problems if things change, it could cause valley fever and other challenges, there is a lot within the community. Ms. Friend stated instead of housing there could be an amenity or a parking lot and there are many alternative options. Ms. Friend stated that as a community they enjoy the area as it is.

George Maynard asked how many houses would be included in the proposed development. **Mr. Anderson** responded 294 houses. Mr. Maynard stated that each house would include three people which would be too many people for the area. Mr. Maynard stated he heard there was going to be 500 houses, regardless of the number of homes traffic would increase and there is already a lot of traffic from Pinnacle Peak Road and I-17. Mr. Maynard said he does not want more traffic, and this should be a consideration. Mr. Maynard stated there is not sufficient room for more people in the area. Mr. Maynard stated the area is subject to flooding due to the location of the dam. Mr. Maynard stated he has seen flooding in the area after a rainstorm. Mr. Maynard stated that the existing housing is filled and that is how it needs to stay.

Joann Cooper introduced herself as a resident on Questa Drive and stated that the concerns listed in the staff presentation were legitimate and should be considered. Ms. Cooper stated that in her neighborhood there is wildlife, and any new development would damage the habitat. Ms. Cooper stated that traffic will impact the area, and there is a farmers market off Pinnacle Peak Road that will be greatly impacted by more traffic. Ms. Cooper stated that a fire hydrant was leaking, and it was reported to the city, and there was no immediate response. Ms. Cooper stated with the leak this could cause sink holes and if the city cannot respond to problems and handle the current neighborhoods then more housing and streets would create a bigger problem.

Joseph Kalisak introduced himself as a resident on Saguaro Park Lane and is a member of the Maricopa Live Steamers, a non-profit organization, and is aware of the noise and lights from the recreational area. Mr. Kalisak stated many organizations rely on the recreational area for events and bring people in. Mr. Kalisak stated for community events the recreational area uses fireworks and with the new development close by there would be a restraint on the fireworks. Mr. Kalisak stated that with the new homes in the areas it would restrict the recreational area and it could go away. Mr. Kalisak shared an audio recording with the committee regarding an ongoing event at the recreational area that occurred at 3:00 am on July 9, 2023. Mr. Kalisak stated this is what new neighbors could expect.

Lisa Rader stated that it is suspect that the applicant, Lennar, has requested a continuance when many of the local residents will be out of town in July. Ms. Rader

stated Pinnacle Peak Road as an arterial eventually becomes a two-lane road, and with exponential development more people use Pinnacle Peak Road, and to the north there are established residences which will be greatly impacted. Ms. Rader stated that traffic engineers have a responsibility to take all consequences into consideration.

Nancy Williams introduced herself and stated she and her family reside in Adobe Highlands. Ms. Williams stated the proposed development will affect their neighborhood as well. Ms. Williams stated she wanted to talk about the children, and she has been a foster parent and is concerned about the planning and the impact to schools and the safety of children in the area. Ms. Williams stated kids walk and bike to school along Pinnacle Peak Road and more cars will create a hazard. Ms. Williams asked about the size of the area and the proposed density of 3.5 dwelling units per acre. Ms. Williams provided an estimation of how many children could be added to the area based on the proposed density, and there is no way for the schools to handle more students. Ms. Williams stated this plan is too many people and she is willing to meet with the Lennar representative to consider other development options.

Teresa Sanders introduced herself and stated she is a science teacher with the Deer Valley School District. Ms. Sanders stated she is not a spokesperson for the district and stated the classrooms are full and there is no room for more students. Ms. Sanders stated that as a teacher she tells students to stand up to protect the environment and this project does not do that. Ms. Sanders stated that water needs will not be met and adding this development is not a responsible action. Ms. Sanders stated she is a resident near the recreational area and can hear the racetrack and for anyone living close by this will be a problem. Ms. Sanders stated that the water level at Lake Mead has dropped and that is where most of the source water for the area comes from. Ms. Sanders asked where is additional water going to come from. Ms. Sanders stated she is also a parent and would not feel comfortable with children riding and walking along Pinnacle Peak Road with more traffic. Ms. Sanders stated the area is experiencing climate change and with more houses there will be more heat. Ms. Sanders said the area needs more green space and parks.

Tim Everhart stated that this request is inconsistent with the current uses and disagrees with the staff's findings. Mr. Everhart stated that the proposed development does not compliment the natural diversity of the area. Mr. Everhart stated that the area as a park would be complimentary. Mr. Everhart said the proposed development would have many problems. Mr. Everhart stated that 295 homes will be a very small addition to the city's housing supply. Mr. Everhart stated that there needs to be a response from the Deer Valley School District for this proposed development. Mr. Everhart thanked the committee and concluded his comments.

Applicant Response

Chair Trilese DiLeo invited Mr. Stephen Anderson to respond to the comments presented. **Mr. Anderson** stated on behalf of the developer they are willing to meet and

foster dialogue with the community and this has been agreed upon. Mr. Anderson stated they are requesting additional time for review of the proposal before the committee.

Sandra Hoffman asked Mr. Anderson if he was also requesting the General Plan Amendment to be extended as well as the rezone request. **Mr. Anderson** responded that the extension request includes GPA-DV-1-24-1 and Z-28-24-1.

Comments from Committee

Keith Greenberg stated there was no downside to allowing a continuance and was in favor for allowing the applicant to comeback in 60 days to see if any changes have been made.

Ricardo Romero stated that with the amount of time in discussion a continuance would be fair and there could be some solutions.

Vice Chair Gregory Freeman commented that the benefit of the Village Planning Committee is the opportunity for the public to make their opinion known before projects get built. Vice Chair Freeman thanked the audience for participating in the democratic process and it is clear this project does not have the support of the community.

Chair Trilese DiLeo stated that a change in the community can change lives, and she hears the need for open spaces but there is also a need for housing. Chair DiLeo stated that there are people that cannot afford homes, rental costs are increasing, and the only way to address the housing crisis is to lower demand, and this requires an increase in supply. Chair DiLeo asked that when the community meets with the developer, that they consider compromises and think about other communities. Chair DiLeo stated additional residential units are a concern as well as the increase in traffic on Pinnacle Peak Road but there has to be a workable solution.

MOTION:
Vice Chair Gregory Freeman made a motion to continue Z-28-24-1 to the July 16, *2024 Deer Valley Village Planning Committee meeting. **Committee Member Keith Greenberg** seconded the motion.

VOTE:
9-0, motion to recommend a continuance of Z-28-24-1 passes with Committee *Members Davenport, Greenberg, Herber, Hoffman, Hoover, Romero, Sutphen, Freeman, and DiLeo in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

No comment.

Deer Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-28-24-1

Date of VPC Meeting	July 16, 2024
Request From	RE-43 and RE-43 SP
Request To	R1-6 and C-2
Proposal	Single-family residential and commercial
Location	Southwest corner of 36th Avenue and Pinnacle Peak Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	8-1

Item No. 4 (GPA-DV-1-24) and Item No. 5 (Z-28-24-1) are companion cases and were heard together.

121 total speaker cards were received for this item.

64 members of the public registered to speak on this item or donated their time to a speaker, in opposition. 51 members of the public registered in opposition, not wishing to speak.

5 members of the public registered to speak on this item, in support.
1 member of the public registered in support, not wishing to speak.

STAFF PRESENTATION

Matteo Moric, staff, stated that case GPA-DV-1-24-1 is a companion case and would be heard with case Z-28-24-1, noting two separate motions would be made, one for each item. Mr. Moric provided an overview and identified where the site was located, the site size and the requests. Mr. Moric noted a general plan amendment was required and there would be no stipulations associated with the general plan land use map change request. Mr. Moric showed a map depicting the surrounding zoning, uses and general plan land use map designation and shared the applicant's renderings and conceptual site plan.

Mr. Moric noted the community input included 47 letters received with 29 letters in support and 18 not supportive of the requests. Mr. Moric stated the support letters identified the proposal was a well-planned project, anticipated contributions to the community and public schools, welcoming more residents for local businesses, quality housing, help with the housing shortage, Lennar's reputation, and the positive step in

addressing housing affordability and access. Mr. Moric shared the concerns listed in the letters, such as: maintaining all existing uses with no encroachment of the area by residential uses, preserving the Sonoran Desert and habitat life, increased traffic congestion, school capacity, water shortage, density, planning and review process, keeping the area as recreational, need to disclose activities taking place especially at the Adobe Dam Regional Park, limited emergency access to the area, pollution, not wanting more overpriced single-family homes, safety concerns for pedestrians and children, flooding, flood zone, money in the developer's pocket and not in the surrounding community, cookie cutter homes, proposed zoning incompatible with neighboring uses and excessive commercial zoning.

Mr. Moric summarized the staff findings, stipulations, recommendations, and the next steps in the process.

APPLICANT PRESENTATION

Stephen W. Anderson, representative with Gammage & Burnham, PLC., identified the development team for Lennar with two new consultants since the original meeting. Mr. Anderson stated the new consultants completed a noise study and economic impact report. Mr. Anderson thanked the committee for continuing the case, which allowed them the opportunity to meet with Scott Anderson with the Little Deer Valley Homeowners group to discuss other potential uses of the property. Stephen Anderson said Scott Anderson indicated he heard from a group interested in acquiring the property for potential uses that would be more compatible with the existing recreational activity that was established for decades. When Mr. Anderson stated he met with Scott Anderson, Scott described the opportunity for the site like Legacy Park, the large sports facility located in Mesa. Stephen Anderson said Scott reported the group was not prepared to buy them out and they did not want to meet as the project is very conceptual and the development currently does not have financing. Stephen Anderson said the name of the group was never identified.

Stephen Anderson then stated the development team met with the Maricopa County Parks Department on June 24th and he learned the development group was unable to perform financially to date as the group missed internal deadlines with the County.

Stephen Anderson summed up that no group was able and willing to acquire the subject property for non-residential uses at this time. Mr. Anderson then provided an overview of the Lennar Paseo Heights project. Mr. Anderson said the park included over 1,450 acres of land with a majority remaining vacant and was not clear why the park would need to buy 80 acres when 1,400 acres is free.

Mr. Anderson then explained the outreach efforts, noting they made efforts to contact all who attended the May meeting by distributing flyers, setting up a website, calling and emailing. Mr. Anderson noted there was clear support from nearby businesses and some residents signed support. Mr. Anderson stated his team talked with all park neighbors and multiple drafts of the park disclosure language was revised and provided but there was no conclusive support. Mr. Anderson indicated the disclosure will be

recorded on the property and goes to subsequent purchasers of the property. Also, Mr. Anderson stated he received no objections from the existing water park and the Arizona Sports Complex.

Mr. Anderson consulted with the State Fire Marshal and the proposed development met the separation distance requirements and would not be problematic to the fireworks that the surrounding properties set off. Mr. Anderson added they received support from Friends of Deer Valley and the Deer Valley Unified School District.

Mr. Anderson said an acoustical study was completed and he thought concerns of the park being shut down because of neighborhood complaints is unfounded. Mr. Anderson said the loudest operators of the park were the racetracks, and that existing homes were closer to them and the water park than the proposed homes. Mr. Anderson stated there were only 5 complaints reported in the past 10 years. Mr. Anderson believed people like parks and living next to them. Mr. Anderson stated the Maricopa County Parks Department did not have concerns about noise and just wanted to talk about access. Mr. Anderson thought future residents would have a favorable experience with the park.

Mr. Anderson noted the Deer Valley Unified School District Board was supportive of the Paseo Heights project and the District asked for their standard financial request which they ask for from all developments and Lennar agreed to it. Mr. Anderson added they made a financial commitment and are providing $30 million to the State School Trust Fund.

Mr. Anderson explained through an economic impact report they discovered the park has been paying zero in property taxes while their project would pay over $1 million per year. Mr. Anderson explained the city recently made improvements to Pinnacle Peak Road and Lennar will reimburse $2.3 million for the traffic they will be contributing to the street.

Mr. Anderson introduced Scott Hintze from Diversified Properties who shared his interest of developing the commercial portion of the site. **Mr. Hintze** said the intent of his company was to invest in the community.

Mr. Stephen Anderson then said he wanted to look at the assertion the proposal was destroying 40 years of forward planning. Mr. Anderson said he met with Scott Anderson who took out the General Plan from 1985 and Mr. Stephen Anderson said the plan shows two things, the property, and the entirety of the park, was designated as green (Parks/Open Space designation) and everything north of Pinnacle Peak Road was Residential 0 to 2 dwelling units per acre.

Mr. Anderson said the parcel was not part of and never had been part of the Parks Master Plan. Mr. Anderson stated the city threw a green blob of land as County Park but never went to see if there was private land in there. Mr. Anderson felt this was not good planning and a taking, but the city lucked out since the Arizona State Land Department did not notice 40 years ago as it owns so much land in Arizona. Mr. Anderson said

these 80 acres is 1/100,000 of the State's inventory, so the loser of this oversight is the beneficiary which is the school kids and the State Education Trust Fund and Mr. Anderson thought this was not good planning.

Mr. Anderson said in the 40 years there had been many major projects such as USAA, TSMC, the Loop Freeway system, etc., so the city and the General Plan have evolved for the north side of Pinnacle Peak Road. Mr. Anderson explained if the General Plan changed from Residential 0 to 2 dwelling units per acre on the north side of Pinnacle Peak Road, now it makes sense for the south side to change.

Mr. Anderson described the neighbors to the north had R1-6 and R-2 zoning and their proposal had slightly larger, R1-6 lots. Mr. Anderson said this proposal was consistent with the housing policy to build as many homes as possible at different price ranges to address the housing crisis.

QUESTIONS FROM THE COMMITTEE

Ricardo Romero asked about the proposed traffic information. **Stephen Anderson** explained the information demonstrated what the impact would be at the signalized intersection. Mr. Anderson stated the project would have a small contribution of 15 to 17% traffic at the intersection, while the northbound traffic would generate approximate 85% of the traffic during peak hours. Mr. Anderson suggested this the proposal had a small percentage of vehicles using Pinnacle Peak Road. Mr. Anderson said this is because there are many more houses on the north side.

Al Field questioned if there were only 12 neighbors supportive of the project, how many were contacted and opposed. **Mr. Stephen Anderson** stated they contacted everyone who was at the May meeting. **Al Field** said he did not hear an answer. **Tom Bilsten**, who said he worked on the outreach efforts, mentioned through public records request he got all those that signed in at the May meeting and sent them emails or conducted phone calls. Mr. Bilsten stated out of the phone calls he spoke with 70 people and left over 100 voice messages and received two returned phone calls and three email responses of people who said they did not like the project. Mr. Bilsten stated the purpose of this outreach was to direct people to the website or a one-on-one meeting. **Mr. Field** replied he was hoping to get additional information.

Chair Trilese DiLeo said support and opposition letters were received which a public records request can be made.

Susan Herber asked if there were concerns about drainage in the subdivision and how it would be addressed. **Mr. Stephen Anderson** showed a 2005 floodplain map and was assured by his engineers it was not within the floodplain. Mr. Anderson also stated the sheet flow of water across Pinnacle Peak Road was resolved as part of the road improvement project. **Ms. Herber** also asked about more details of the small commercial site. **Mr. Stephen Anderson** indicated because of staff stipulations the commercial component would need to come back through the public hearing process in

the future. Mr. Anderson stated Scott Hintze from Diversified Partners was at the meeting and he was the preferred buyer of the commercial portion of the project.

Mick Hoover said many of the opposition letters expressed concerns with the availability of water. **Mr. Stephen Anderson** said the City of Phoenix is on the forefront of responsible water stewardship. Mr. Anderson noted staff requested a series of water conservation stipulations including use of drought tolerant plants, encouraging xeriscape, regulating sprinkler heads, limiting the size of pools, etc.

Mr. Hoover also asked about school capacity and how this would be addressed. Stephen Anderson responded that information provided by the school district indicates that an increased student population would not be an issue.

Vice Chair Gregory Freeman asked about the noise study. **Mr. Stephen Anderson** introduced Tony Sola the acoustical engineer who completed the noise study. **Mr. Sola** said the site complies with Housing and Urban Development (HUD) standards for exterior noise and with the construction of the proposed homes the interior will be substantially quieter. Mr. Sola indicated the noise levels would be in compliance with City of Phoenix noise standards. **Chair DiLeo** stated she was aware HUD's standards were very conservative.

Chair DiLeo said there was discussion with the City of Phoenix Water Department management to review water issues and welcomed others to participate in the meeting. Chair DiLeo noted as a generality the city plans for future water use and with efficiencies over the past 30 years they have lowered consumption rate. Chair DiLeo emphasized that in the desert we need to be smart about the water use and noted there would be a presentation from the Water Department in August or September and welcomed the audience to attend the meeting.

Chair DiLeo asked about the disclosures. **Mr. Stephen Anderson** said both disclosures for the airport and park would be recorded per zoning stipulations. Mr. Anderson added that as part of the park stipulation, that the stipulation was vetted with each of the businesses and entities located in the park and he believed the language was settled. Mr. Anderson indicated the park disclosure would be in the chain of title for all Lennar's properties.

PUBLIC COMMENT

Chair DiLeo noted that around 30 members of the public donated their time to Scott Anderson.

Scott Anderson thanked the Committee and said he was a resident of Little Deer Valley. Mr. Anderson added he had been involved in zoning with the community over the past 45 years and could bring history and context to the discussion. Mr. Anderson said in the 1950's and 60's Little Deer Valley was in the County and Phoenix ended at Camelback Road. Mr. Anderson noted there was a potato field in the area and over the years developers saw the potential for the area and a couple gentleman got together to

develop homes in Little Deer Valley area. Mr. Anderson said he lived just on the north edge of the potato field. Mr. Anderson mentioned in the 1970's and 80's there was the theme of mini farms in Little Deer Valley and the first subdivision went in called Saddleback Meadows. Mr. Anderson said the area started getting busy as Adobe Dam developed in the early 1980's which created the flood plain and ultimately Adobe Dam Recreation area. Mr. Anderson stated at that time the neighborhood became very involved in how the area would be developed. Mr. Anderson added that developers came to the area and wanted convenience stores and gas stations on every corner and high-density housing right up against the neighborhood of existing one-acre low density mini farms.

Mr. Anderson stated there were lots of discussions taking place to plan the area which involved the County, City of Phoenix, City of Glendale, Arizona State Trust Land, and the community residents.

Mr. Anderson said previously there were meetings with the City of Phoenix which did not have a budget to develop a new park, however, Mr. Anderson said there is a consortium of developers who have been meeting with the Director of the County Parks Department, and the owner of Victory Lanes who have been meeting for months putting together plans for a sports complex at the Adobe Dam Recreational area. Mr. Anderson indicated this was for a 380-acre sports complex. Mr. Anderson noted plans do exist and they are very interested and desire to acquire land for what Lennar is using and said they'd like outbuildings for indoor sports and land suitable for putting hard buildings.

Mr. Anderson said the consortium is real and they were only a matter of weeks away of from making their information available to the public. Mr. Anderson then showed an example of such a sports complex at Legacy Park in Mesa. Mr. Anderson said it included baseball, pickle ball, soccer fields and would be economically beneficial. Mr. Anderson stated all the money generated from this project could be directed to the County, City and State level and augments the tax base and helps with the tax burden on residents of Phoenix.

Mr. Anderson asked the Committee to notice the homes were not tucked in the middle and surrounded on three sides by Legacy Park. Mr. Anderson shared photos of Legacy Park and explained homes were not next to or placed in the middle of the park like this Lennar project. Mr. Anderson also showed photos of other complexes such as the Peoria Sports Complex with many baseball fields with stadiums and highlighted no homes and activity of the park nearby. Mr. Anderson shared images of the other complexes superimposed on this area and showed they fit and there still is room available for other recreational uses.

Mr. Anderson said the developer's noise studies were not conducted when the highest intensity activities are taking place and how the noise study describes distance separations, but the proposal will be right up against the backyard fences. Mr. Anderson said the planned recreational uses will be coming and no one wants to live so close to these intense activities.

Mr. Anderson shared the recent General Plan map. Mr. Anderson said it was not by chance but the result of many discussions and meetings between the ASLD, County, City of Phoenix, City of Glendale, and the neighborhood community and over 40 years of planning. Mr. Anderson described this proposal as located between a sports complex on the south, water park on the west, and the Arizona Sports Complex on the east and that when homes want to be next to a park, Mr. Anderson expressed it was not this intense of a user. Mr. Anderson added when Lennar bought the property it was deemed as recreational property and used for recreational purposes for decades as a driving range. Mr. Anderson summed up the homes are not compatible with the proposed activity.

Mr. Anderson reminded the committee the proposed commercial uses are located a quarter mile to the commercial uses which already exist. Mr. Anderson noted additional commercial and there were several commercial businesses which remained vacant. Mr. Anderson showed an aerial of the entire Little Deer Valley area and said it was well planned as there was a transition of uses where the more intense uses were at the perimeter, so traffic is not drawn into the center of the community. Mr. Anderson felt Lennar's plans violate and destroys the 40 years of planning. Mr. Anderson hoped the committee would respect what he said was 40 years of planning by so many people.

Mr. Anderson said Little Deer Valley has almost 1,000 members and he shared documents with a list of 970 neighbors who wanted to respect what was done here for years. Mr. Anderson thought this would give Lennar the ability to reconsider what they are doing and stated the neighborhood would much rather support compatible uses with the recreational area.

Chair DiLeo asked if the sports complex was willing to pay $30 million for the plot of land. **Mr. Scott Anderson** said when he asked them the question they were still interested.

Mr. Romero asked if the sports complex were to be located on the 380 acres what it would do in terms of water uses. Mr. Romero said he thought 380 acres of a sports complex would be a more water intense user and generate more noise and traffic than the proposed development. **Mr. Scott Anderson** said water would not be required because the fields would have artificial turf and water on site was provided by a water tank and tapped into the aquifer to water the fields.

Mr. Hoover said the Legacy Park project is now called Arizona Athletic Grounds. Mr. Hoover noted they were bought out of bankruptcy and almost liquidated $400 million. Mr. Hoover noted the owner of the grounds had stated the only way for them to survive was if they built residential up to their grounds. Mr. Hoover was concerned that they could be left with a blighted sports park. **Mr. Scott Anderson** stated any development has the risk of being blighted if not financed properly, and to mitigate that is to take due process ensuring they have funding to finance the project.

Mr. Scott Anderson said the land was recreational property and Lennar knew it was recreational property for decades and now they want to take the property to increase their profits.

George Maynard said he did not believe only 9 people were against the project and thought there should be a new vote of all the people in attendance. Mr. Maynard felt the voting on one side was so pathetic and hoped the next meeting in Phoenix would be on television. **Chair DiLeo** said the public may send public comments and emails for the next meeting.

Eric Hirschberg made a comment that Legacy Park was charging a fee for parking which he did not like.

Dena Dixon said traffic is an issue beyond Pinnacle Peak Road. Ms. Dixon added the area going to the west is going to be affected by traffic as it already gets backed up over the hill. Ms. Dixon explained other concerns with traffic and was concerned with loitering and crime at the commercial sites. Ms. Dixon expressed concerns of the community meeting if they would not be listened to.

Michael Morgan asked a question about the traffic details presented by the applicant, he wondered what the percentage of increased traffic would be coming from the two exit points east and west of the main entrance on 39th Drive.

Teresa Sanders said she was concerned of the impacts on the infrastructure and the continued affordability of the homes. Ms. Sanders indicated that her homeowner's insurance and property taxes increased significantly and people working like her on a teacher's salary have not seen salaries go up relative to the increased cost of living.

Ms. Sanders said with these homes being sold at $530,000+ will push people like her and renters out of the community. Ms. Sanders added this would possibly make people homeless due to the rising housing cost. Also, Ms. Sanders identified concerns with habitat disruption and said unless they can survey the site there will be habitat disruption. Ms. Sanders was worried about the wildlife which she thought would need to be euthanized because they will be labeled as menaces, even if they were here first. Ms. Sanders disagreed with what was said for the number of cars that will be increased. Ms. Sanders indicated trees help with flood risk would be removed and the site would lose valuable drainage and return of water to the aquifer. Ms. Sanders referenced the need for all to make things better.

Wilma Allen said she lived in the neighborhood for the last 30 years and indicated there was a lot of wildlife in the recreational area which presented a danger to children and small pets.

Chris Henderson said his family lived in the area since 1992 and expressed his concern with traffic. Mr. Henderson stated it scares him to have more cars flying down the road and the impacts on kids in the area.

Mary Jo Slunder stated she lived in North Canyon Ranch for over 20 years and there are times when she could not pull out of her driveway due to traffic along 39th Avenue, which at times could be backed up to Happy Valley Road. Ms. Slunder felt more cars in the area was scary, and identified concerns with space at the schools, and wildlife in the area.

Sass Buick encouraged a reassessment of vehicle impact in the area and was concerned with the ratio of space for students at schools. Ms. Buick was also concerned with the built environment and its effect on heat generated in the area. Ms. Buick's final concern was the limited access and egress points along Pinnacle Peak Road.

Shannon Porter stated she was a resident in North Canyon Ranch and her major concerns are emergency care if needed with the shortage of first responders, police officer and fire fighters. Ms. Porter also wanted a traffic density report from Gammage & Burnham. Ms. Porter felt such a report should be issued to all residents so they could review the report and a diagram, and she wanted to have time for her attorney to evaluate the information.

John Buscemi asked if approved if the applicant could lower the density of the number of dwelling units. Mr. Buscemi also wanted to know the percent of the houses which would be rented and if corporations could buy houses. Mr. Buscemi noted he lived two miles away from the cart racing and it sounds like a bunch of buzz saws and if the proposed development will have backyards next to it, it would be an issue.

Scott Anderson summarized when Lennar bought the property it was recreational and was not clear why they should change the land use since they just want a profit. Mr. Anderson felt after 40 years of planning, it does not make sense to make the change.

Scott Hintze of Diversified Partners said he would develop the small commercial portion of the project and he liked the community's passion and he wanted to put uses on site the neighborhood would like.

Jules Ketcham said he lived in the neighborhood for 35 years just west of the McDonald's and asked the VPC to use critical thinking when evaluating the merits of the proposal as well as to take into consideration the qualified sources. Mr. Ketcham said there are qualified experts providing them with the facts.

Courtney Anderson said she represented Valley Leadership and is a civil engineer. Ms. Anderson said she was in favor of the development and felt the area needs more housing, but it must be developed in a responsible manner. Ms. Anderson liked the project because it provides more inventory and will lead to more affordable homes, and potentially provide homes for first time buyers.

Applicant Response:

Stephen Anderson said the Legacy Park history was funded in 2000 and got shady financing and was in trouble when it first came out, it went bankrupt leaving $200 million

dollars of creditors in debt. Mr. Anderson thought it was not fair for Lennar to wait for a project that would not get financing in this market and was not viable. Mr. Anderson said there was three other homebuilders interested in acquiring the property from the Arizona State Land Department. Mr. Anderson told the committee it was appraised with the proposed use, before putting it out for auction. Mr. Anderson reminded everyone the current site was a result of a bankruptcy from a previous golf course which abandoned its lease with the State Land Department.

Mr. Anderson added there was no guarantee that the sports complex would be using artificial turf as it would be exempt from zoning and their proposed development had 40 stipulations controlling it. Mr. Anderson stated the commercial properties on the north side of Pinnacle Peak Road were supportive. Mr. Anderson added the AZ Sports Complex was built in the County. Mr. Anderson believed the development consortium for the 380-acre sports complex did not want to meet because they did not have a real project. Mr. Anderson stated there were no real concerns expressed from the Arizona Sports Complex and the Hurricane Harbor Water Park.

Mr. Anderson noted the General Plan Land Use Map designation is both recreational and publicly owned and this site was not publicly owned as it is held by the Arizona State Land Department in trust for school children of Arizona to be used as an asset to benefit the trust. Mr. Anderson concluded that the hundreds of families who live in the area love the park and Mr. Anderson felt the new homeowners will love the park too. Mr. Anderson reminded the Committee the Friends of Deer Valley and the school district's support. Also, Mr. Anderson stated most of the park amenities do not oppose it and even a few of neighbors support it. Mr. Anderson said there were 40 stipulations, and he requested the VPC approval.

Ronni Pfeiffer stated she lives in the area and was frustrated when she received a call after the original VPC meeting and the people calling would not say who they represented. Ms. Pfeiffer added the go karts and other activities are louder than the fireworks for fourth of July.

Floor/Public Discussion Closed: Committee Discussion and Vote:

Ricardo Romero asked if Lennar is the current owner and if they had purchased the property outright. **Stephen Anderson** said Lennar made a downpayment as the successful bidder at auction, and now they are under contract to pay the State Land Department. Mr. Anderson added the State Land Department does not issue a certificate of purchase to buyers until payment is made in full.

Mr. Romero asked since the State Land Department is for the benefit of the education trust will they do anything to alleviate the shortage of schools or faculty in the district. **Stephen Anderson** said the State Land Department sells the land in the general revenue benefit rather than going to an individual district.

MOTION:
Vice Chair Gregory Freeman motioned to recommend approval of Z-28-24-1 per the staff recommendation. **Committee Member Susan Herber** seconded the motion.

VOTE:
8-1, motion to recommend approval of Z-28-24-1 per the staff recommendation passes with Committee Members Herber, Hoffman, Hoover, Lopez-Biggs, Romero, Sutphen, Freeman, Chair DiLeo in favor; and Field in opposition.

Scott Anderson requested the audience to respect the process and was concerned it would negatively affect their case if they did not maintain the decorum of the meeting.

Chair DiLeo said the VPC meeting was the first step in the public hearing process and they could continue staying involved as the cases would go to the Planning Commission and ultimately to City Council for a decision.

Matteo Moric said there were opportunities to attend the future meetings virtually.

Chair DiLeo said that everyone on the Committee cares for the community and they volunteer for the general interest of helping the community. Chair DiLeo said she is available to discuss the matter more with individuals after the meeting.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

No comment.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
August 1, 2024

ITEM NO: 8	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-28-24-1 (Companion Case GPA-DV-1-24-1) (Continued from June 6, 2024)
Location:	Southwest corner of 36th Avenue and Pinnacle Peak Road
From:	RE-43 and RE-43 SP
To:	R1-6 and C-2
Acreage:	80.31
Proposal:	Single-family residential and commercial
Applicant:	Lennar Arizona, LLC
Owner:	Arizona State Land Department
Representative:	Stephen Anderson, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
Deer Valley: 5/21/2024 Continued to July 16, 2024. Vote: 9-0.
7/16/2024 Approval, per the staff recommendation. Vote: 8-1.

Planning Commission Recommendation: Approval, per the Deer Valley Village Planning Committee recommendation, with a deleted stipulation and an additional stipulation.

Motion Discussion:

Vice-Chairperson Busching stated that she had discussed the addition of a stipulation regarding pedestrian connectivity with both staff and the applicant, and that both were supportive of providing a pedestrian connection between the residential area and commercial area. She requested that the stipulation be included in the motion.

Commissioner Matthews asked if the deletion of Stipulation 8 was still on the table for the motion.

Vice-Chairperson Busching responded in the affirmative and stated she would be supportive of its deletion.

Motion details: Vice-Chairperson Busching made a MOTION to approve Z-28-24-1, per the Deer Valley Village Planning Committee recommendation, with the deletion of Stipulation No. 8 and an additional stipulation: A minimum of one pedestrian connection shall be provided connecting the residential area to the commercial area on the subject site. The pathway may be constructed at grade with an alternative surface, as approved by the Planning and Development Department.

Maker: Vice-Chairperson Busching
Second: James
Vote: 8-0
Absent: Read

Opposition Present: Yes

Findings:

1. The proposal is compatible with the proposed General Plan Land Use Map designation and will provide housing opportunities within the Deer Valley Village.

2. As stipulated, the proposal will include enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.

3. The proposal will develop a vacant property with uses which will be supportive of the recreational, commercial and residential uses in the surrounding area.

Stipulations:

Overall Development

1. 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.

2. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

3. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

4. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department. Pursuant to Stipulation No. 32, Xeriscaping in rear yards for individual single-family lots shall be encouraged.

5. Natural turf, excluding allowances pursuant to Stipulation No. 35 for individual single-family residential lots, shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department

6. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.

7. A leak detection device shall be installed for the irrigation system for landscape areas larger than 10,000 square feet.

~~**8. A minimum 110-feet of right-of-way shall be dedicated and constructed for the full width of 39th Drive for the length of the parcel or provide documentation from the Maricopa County Flood Control District that a roadway connection from the 39th Drive and Pinnacle Peak Road intersection connecting to either the 39th Avenue alignment south of the Adobe Dam or to the Parkside Lane alignment at 35th Avenue are both not supported by the Flood Control District.**~~

~~**Alternatively, if the road connection is not supported by the Maricopa County Flood Control District, a Traffic Impact Analysis (TIA) shall be resubmitted to the Street Transportation Department to evaluate the roadway connection, prior to preliminary site plan approval. The developer shall be responsible for funding and the construction of all recommendations of the study.**~~

~~9.~~ 8. An enhanced pedestrian connection shall be provided on the southern site boundary to allow for direct pedestrian access to the adjacent Adobe Dam Area Trail 1. The developer shall construct an 8-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers or alternative material providing, as approved by the Planning and Development Department.

~~10.~~ 9. Funds totaling $2.3 Million dollars shall be deposited into an escrow account to the Street Transportation Department to reimburse City installed improvements adjacent to Pinnacle Peak Road by project ST85100400, prior to final site plan approval.

~~11.~~ 10. The existing streetscape beginning at the back of curb shall be replenished with the following landscaping along Pinnacle Peak Road on both sides of the existing detached sidewalk, as approved by the Planning and Development Department.

a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings.

b. Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage.

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

~~12.~~ 11. Replace unused driveways with sidewalk and curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

~~13.~~ 12. All streets within and adjacent to the development shall be constructed 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.~~ 13. 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.~~ 14. The property owner shall record documents that disclose the existence of, and operational characteristics of, Maricopa County Adobe Dam Regional Park to future owners or tenants of the property, including characteristics of noise, lighting, dust, and traffic. The form and content of such documents shall be reviewed and approved by the City prior to recordation.

~~16.~~ 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.

~~17.~~ 16. Prior to final 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.

17. A MINIMUM OF ONE PEDESTRIAN CONNECTION SHALL BE PROVIDED CONNECTING THE RESIDENTIAL AREA TO THE COMMERCIAL AREA ON THE SUBJECT SITE. THE PATHWAY MAY BE CONSTRUCTED AT GRADE WITH AN ALTERNATIVE SURFACE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

C-2 Zoned Area

18. The conceptual site plan, elevations, and landscape plan for future development of the commercially zoned area shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.

19. 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.

20. Bicycle parking shall be provided per the requirements of Section 1307.H. through Inverted U and/or artistic racks 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 of the Comprehensive Bicycle Master Plan.

21. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.

22. A minimum of 10% of the vehicle parking spaces shall be EV Capable.

23. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

24. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

25. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-

Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

R1-6 Zoned Area

26. The development shall include a minimum of two centralized amenity areas and pedestrian circulation pathways throughout the subdivision, as depicted on the site plan date stamped April 3, 2024, as approved by the Planning and Development Department.

27. A minimum of 15% of the gross area of the site shall be retained as common open space, as approved by the Planning and Development Department

28. The development shall be in general conformance with the building elevations date stamped February 13, 2024, as modified by the following stipulations and approved by the Planning and Development Department.

29. The pedestrian circulation walkways, as depicted on the site plan date stamped April 3, 2024, shall comply with the following, as approved by the Planning and Development Department.

    a. Pedestrian ways shall be a minimum of six feet in width.

    b. Lighting shall be provided to ensure safety and security, including maximum 15-foot height of lighting fixtures, a minimum of one foot candle illumination to be maintained throughout the walkway, and uniform lighting along the entire walkway to avoid bright high glare areas and low visibility dark areas.

    c. One of the following elements shall be provided at each entrance to the pedestrian circulation pathways: bollard path light, art, decorative directional signage, or architectural design elements that emphasize the entrance/exit of the pathways.

    d. Where the pedestrian circulation pathways cross a street, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts with the street.

30. All required street landscape setback shall be planted with minimum 2-inch caliper, drought-tolerant shade trees, as approved by the Planning and Development Department.

31. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per unit with a maximum of 25 spaces. Guest bicycle parking shall be provided through Inverted U and/or artistic racks located in open space and amenity areas 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 of the Comprehensive Bicycle Master Plan.

32. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized throughout the subdivision including the front, and side yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision. Xeriscaping in rear yards shall be encouraged.

33. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.

34. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.

35. Natural turf shall not be utilized on portions of individual single-family lots visible from streets. Turf within rear yards of all individual single-family lots shall be restricted such that no more than 20% of a private lot rear yard could contain natural turf. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.

36. Landscaping in common areas shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

37. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into the Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.

38. Swimming pools shall be limited to 550 square feet in size.

39. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

40. The developer shall construct a minimum 4-foot-wide detached sidewalk and a minimum 5-foot-wide landscape strip between the back of curb and sidewalk for internal private sidewalks within the development, planted with a minimum 2-inch caliper drought-tolerant, large canopy, single-trunk shade trees planted 20 feet on center or in equivalent groupings, and as approved by the Planning and Development Department.

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

This publication can be made available in alternate format upon request. Please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov, TTY: Use 7-1-1.

Racelle Escolar

From: PDD Planning Commission
Subject: FW: Lennar's Paseo Heights project 36th Avenue/Pinnacle Peak Road

From: Korin Blair <korinspahr@hotmail.com>
Sent: Wednesday, July 31, 2024 6:29 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Lennar's Paseo Heights project 36th Avenue/Pinnacle Peak Road

Dear Planning Commission members,

My name is Korin Blair and I'm reaching out as a resident of the City of Phoenix to express my support for Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda (Items #7 and #8) for August 1, 2024.

This project proposes 294 new single-family homes at a time when Arizona and Phoenix are facing a housing shortage with increasing home prices. The average Arizona home value [zillow.com] is $434,773, up 3.9% over the last year. In Phoenix, a household earning the median income [azcentral.com] would have to put down 40% or as much as $186,000 to afford monthly payments on a median priced home.

This is unsustainable, and we must combat rising home prices by increasing supply. The availability of new market-rate housing in a given neighborhood can help steady the prices of existing homes, reducing drastic property value increases and the resulting property tax increases and easing financial pressures for existing residents.

Phoenix has seen massive population growth over the last decade, but housing construction has not kept pace. Nearly 200,000 people [census.gov] have moved to the Phoenix region since 2020, yet the region has built only 254,300 new housing units [azmag.gov] since 2012. We have to continue to build new housing to make up for the current shortage and plan for future growth.

While this project alone will not solve this crisis, every new housing unit approved is a new place for an Arizonan to be at home so that they're able to live a stable, purposeful life.

I support this project.

Sincerely,

Korin Blair, Esq.
10 W. Georgia Ave #27
Phoenix, AZ 85013
(602)509-6848

Racelle Escolar

From: st.flaaen@gmail.com
Sent: Tuesday, July 30, 2024 9:10 PM
To: PDD Planning Commission
Subject: RE: Application # GPA-DV-1-24-1

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Planning Commission members,

My name is Stephen Flaaen and I'm reaching out as a resident of the Deer Valley Village to express my support for Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda (Items #7 and #8) for August 1, 2024.

This project proposes 294 new single-family homes at a time when Arizona and Phoenix are facing a housing shortage with increasing home prices. The average Arizona home value [zillow.com] is $434,773, up 3.9% over the last year. In Phoenix, a household earning the median income [azcentral.com] would have to put down 40% or as much as $186,000 to afford monthly payments on a median priced home.

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While this project alone will not solve this crisis, every new housing unit approved is a new place for an Arizonan to be at home so that they're able to live a stable, purposeful life.

I support this project.

Sincerely,
Stephen Flaaen
17635 N 2nd Ave, Phoenix, AZ 85023

Racelle Escolar

From: Samantha Jackson <sjackson@vsuw.org>
Sent: Tuesday, July 30, 2024 4:52 PM
To: PDD Planning Commission
Subject: Support for Paseo Heights

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Planning Commission members,

My name is Samantha Jackson and I'm reaching out as a housing advocate through Valley of the Sun United Way to express my support for Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda (Items #7 and #8) for August 1, 2024.

At a time when there is a housing shortage in the Phoenix area along with sustained demand, we need more supply to strengthen our market. For many, home/rent prices are out of reach. And while this is not an "affordable" project, adding supply lessens the demand burden within our community.

New housing will likely stabilize prices in that neighborhood while staving off high property taxes which will ease the financial pressures on families in that area.

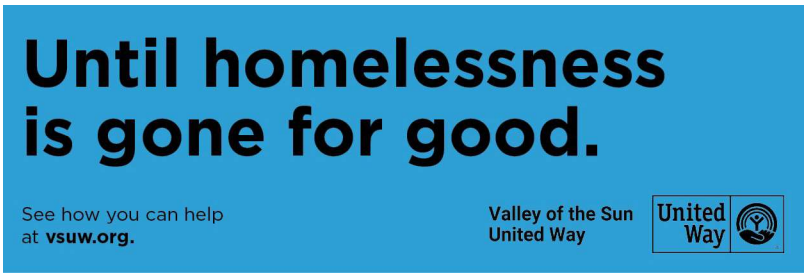
Phoenix could not have prepared for this boon of new residents; Maricopa County is setting records with its growth. Every new unit of housing matters now, helping to assure individuals in the Valley can live stable, purposeful lives.

I support this project.

Sincerely,

Samantha Jackson (she/her)
Community Development & Engagement Director, Housing & Homelessness

VALLEY OF THE SUN UNITED WAY
3200 E. Camelback Road, Suite 375
Phoenix, AZ 85018-2328
480.276.9930 voice/text
sjackson@vsuw.org



[vsuw.org]

[vsuw.org] [facebook.com] [instagram.com] [linkedin.com] [x.com] [youtube.com]

Racelle Escolar

From: PDD Planning Commission
Subject: FW: In Support of GPA-DV-1-24-1

From: Courtney Anderson <cmande56@gmail.com>
Sent: Tuesday, July 30, 2024 10:56 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: In Support of GPA-DV-1-24-1

Dear Planning Commission members,

My name is Courtney and I'm reaching out as a resident of the City of Phoenix to express my support for Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda (Items #7 and #8) for August 1, 2024.

This project proposes 294 new single-family homes at a time when Arizona and Phoenix are facing a housing shortage with increasing home prices. The average Arizona home value [zillow.com] is $434,773, up 3.9% over the last year. In Phoenix, a household earning the median income [azcentral.com] would have to put down 40% or as much as $186,000 to afford monthly payments on a median priced home.

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Phoenix has seen massive population growth over the last decade, but housing construction has not kept pace. Nearly 200,000 people [census.gov] have moved to the Phoenix region since 2020, yet the region has built only 254,300 new housing units [azmag.gov] since 2012. We have to continue to build new housing to make up for the current shortage and plan for future growth.

While this project alone will not solve this crisis, every new housing unit approved is a new place for an Arizonan to be at home so that they're able to live a stable, purposeful life.

I support this project.

Sincerely,
Courtney Anderson
2202 N 28th St.
Phoenix, AZ 85008
--
Courtney Anderson
email: cmande56@gmail.com
phone: 602.980.3125

Racelle Escolar

From: Amy Schwabenlender <aschwabenlender@gmail.com>
Sent: Monday, July 29, 2024 5:33 PM
To: PDD Planning Commission
Cc: Amy Schwabenlender
Subject: GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda

CAUTION: This email originated outside of the City of Phoenix.

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Report Suspicious

Dear Planning Commission members,

My name is Amy Schwabenlender, and I'm reaching out as a resident of the City of Phoenix to express my support for Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Planning Commission agenda (Items #7 and #8) for August 1, 2024.

This project proposes 294 new single-family homes at a time when Arizona and Phoenix are facing a housing shortage with increasing home prices. The average Arizona home value [zillow.com] is $434,773, up 3.9% over the last year. In Phoenix, a household earning the median income [azcentral.com] would have to put down 40% or as much as $186,000 to afford monthly payments on a median priced home.

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Phoenix has seen massive population growth over the last decade, but housing construction has not kept pace. Nearly 200,000 people [census.gov] have moved to the Phoenix region since 2020, yet the region has built only 254,300 new housing units [azmag.gov] since 2012. We have to continue to build new housing to make up for the current shortage and plan for future growth.

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I support this project.

Sincerely,
Amy Schwabenlender
25604 N. 55th Drive,
Phoenix 85083

From:	Abby Wilkymacky
To:	Matteo Moric
Subject:	Housing
Date:	Tuesday, July 16, 2024 11:58:58 AM

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Mr. Morric,

My name is Abby Wilkymacky, and I'm reaching out as a resident of the City of Phoenix to express my support for the Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Deer Valley Village Planning Committee Meeting Agenda for July 16, 2024.

This project proposes 294 new single-family homes when Arizona and Phoenix face a housing shortage with increasing home prices. While this project alone will not solve this crisis, every new housing unit approved is a new place for an Arizonan to be at home so that they can live a stable, purposeful life.

I support this project.

Sincerely,
Abby Wilkymacky
Phoenix Resident and Small Business Owner
2514 N 15th St. Phoenix, AZ 85006



Abby Wilkymacky
Founder, Facilitator
abby@mindflowerstudio.com
513-265-0438 (mobile)
Phoenix, Arizona

www.MindflowerStudio.com [mindflowerstudio.com]

@MindflowerStudio

From:	Amy Schwabenlender
To:	Matteo Moric
Cc:	Amy Schwabenlender
Subject:	GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Deer Valley Village Planning Committee Meeting Agenda for July 16, 2024.
Date:	Monday, July 15, 2024 5:42:22 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

Dear Mr. Morric,

My name is Amy Schwabenlender, and I'm reaching out as a resident of the City of Phoenix to express my support for the Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Deer Valley Village Planning Committee Meeting Agenda for July 16, 2024.

This project proposes 294 new single-family homes at a time when Arizona and Phoenix are facing a housing shortage with increasing home prices. While this project alone will not solve this crisis, every new housing unit approved is a new place for an Arizonan to be at home so that they're able to live a stable, purposeful life.

I support this project.

Thank you,
Amy Schwabenlender
25604 N 55th Drive, Phoenix, AZ 85083

From: Courtney Anderson
To: Matteo Moric
Subject: In Support of GPA-DV-1-24-1
Date: Monday, July 15, 2024 5:27:50 PM
Attachments: image001.png

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Report Suspicious

IMPACT MAKER
In partnership with:
Home Matters TO ARIZONA
Home is where it all starts.

Dear Mr. Morric,

My name is Courtney and I'm reaching out as a resident of the City of Phoenix to express my support for the Lennar's Paseo Heights project at 36th Avenue and Pinnacle Peak Road. This is GPA-DV-1-24-1 (Companion Case Z-28-24-1) on the Deer Valley Village Planning Committee Meeting Agenda for July 16, 2024.

This project proposes 294 new single-family homes at a time when Arizona and Phoenix are facing a housing shortage with increasing home prices. While this project alone will not solve this crisis, every new housing unit approved is a new place for an Arizonan to be at home so that they're able to live a stable, purposeful life.

I support this project.

Sincerely,
Courtney Anderson

Home Address: 2202 N 28th St, Phoenix 85008

Courtney Anderson, PE | Development Services Project Manager
Entellus, Inc [entellus.com]. **| 3033 N. 44th St, Ste 250 | Phoenix, AZ 85018**
Main: 602.244.2566 **| Direct:** 602.595.3076 **| Cell:** 602.980.3125
Intelligent. Innovative. Inclusive

From:	Stephen W. Anderson
To:	Matteo Moric
Subject:	FW: Lennar Paseo Heights - SWC of 36th Avenue and Pinnacle Peak Road - School District Response Form and Site Plan Attached
Date:	Monday, July 15, 2024 1:29:44 PM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

Stephen W. Anderson
Gammage & Burnham | Profile [gblaw.com]
602.256.4422 Direct

From: Jim Migliorino <Jim.Migliorino@dvusd.org>
Sent: Monday, July 15, 2024 1:28 PM
To: Robert Lane <rlane@gblaw.com>; Stephen W. Anderson <SAnderson@gblaw.com>; Todd Skoro(todd.skoro@lennar.com) <todd.skoro@lennar.com>; vickey.morris@lennar.com
Subject: RE: Lennar Paseo Heights - SWC of 36th Avenue and Pinnacle Peak Road - School District Response Form and Site Plan Attached

Mr. Anderson:

We are definitely in support of this development, and our Governing Board approved this agreement at our July 9, 2024 Board Meeting:
https://go.boarddocs.com/az/dvusd/Board.nsf/goto?open&id=D6NRGU6DFC84 [linkprotect.cudasvc.com]

Thanks,

Jim Migliorino
Deputy Superintendent of Fiscal and Business Services
Deer Valley Unified School District
(623) 445-4958

Our mission is to provide extraordinary educational opportunities to every learner.

>>> "Stephen W. Anderson" <SAnderson@gblaw.com> 7/15/2024 10:25 AM >>>
CAUTION: This email originated from outside the DVUSD Organization. Exercise caution when opening attachments or on clicking links from unknown senders.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or

clicking links, especially from unknown senders.

Jim:

Good morning. Would it be possible for you to send Todd Skoro a brief letter confirming the District's support for Lennar's project?

-Stephen Anderson

Stephen W. Anderson
Gammage & Burnham | Profile [linkprotect.cudasvc.com]
602.256.4422 Direct

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

We are seeing the demand for housing continue to grow exponentially in our area. It is an exciting time with the relocation of major corporations, growth in our economy and a very strong job market. If we are going to keep attracting businesses to our community, we are going to need to be able to provide safe, reliable and well-built communities.

What Lennar is proposing will blend very nicely with our existing homes and will be compatible to what is already out here. It will be especially great to have more families who can take advantage of the county park and all of its amenities.

Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature Sarah Huish

Name Sarah Huish

Address 4425 W Charlotte Dr.

City Glendale State AZ Zip 85310

Date 6/28/24

1109

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature Elle Layton

Name Elle Layton

Address 4414 W Park View Ln.

City Glendale State AZ Zip 85310

Date 6.28.24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature Mariana Bates

Name Mariana Bates

Address 4023 W Park View Ln

City Glendale State Arizona Zip 85310

Date 6/28/24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature _____

Name Cody Kirby

Address 4224 W. Sagueno Point Ln.

City Glendale State AZ Zip 85310

Date 7/11/24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature [signature]

Name Kendra Cusick

Address 24432 N. 45th Ln

City Gln State AZ Zip 85310

Date 6.26.24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature _____

Name CARL HANCOCK

Address 4124 W PARK VIEW LN

City GLENDALE State AZ Zip 85310

Date 6/28/24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature Whitney Layton

Name Whitney Layton

Address 4414 W. Park View Ln.

City Glendale State AZ Zip 85310

Date 6.28.24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature Jaclyn Raush

Name Jaclyn Raush

Address 4717 W Villa Linda Dr

City Glendale State AZ Zip 85310

Date 12-28-24

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission and City Council,

As a Phoenix resident, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

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Thank you for joining us in support of this project, the proposed 294 homes and thank you for your service to this community.

Sincerely,

Signature _____

Name April Johnson

Address 5501 W. Northwood Dr.

City Glendale State AZ Zip 85310

Date 6/28/24

From:	Josh Hansma
To:	PDD Deer Valley VPC; Matteo Moric
Cc:	Layla Villasenor; Kyle Moyer
Subject:	Lennar at Paseo Heights
Date:	Thursday, July 11, 2024 7:33:26 AM
Attachments:	image001.png FDV_Lennar Paseo Heights_Support Letter_07-10-2024.pdf

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Hello—my name is Joshua Hansma, and I am the Executive Director of the Friends of Deer Valley. I am writing to you to today to express our organization's support for the Lennar Project at Paseo Heights which will be before your Village Planning Committee at your next meeting. Attached to this email you will find our organization's letter of support for the project. We look forward to your thoughtful examination of this project and urge you to support the project as well. Thank you for your time and consideration.

Joshua Hansma

Josh Hansma

Associate, Kyle Moyer & Company

KM &CO [kylemoyer.com]

(616) 540-5825
Josh@kylemoyer.com
KyleMoyer.com [kylemoyer.com]

Deer Valley Village Planning Committee
City of Phoenix
200 West Washington
Phoenix, Arizona 85003

Dear Members of the Village Planning Committee,

On behalf of the Friends of Deer Valley we are writing thing letter in support of Lennar at Paseo Heights project. The Friends of Deer Valley is a non-profit organization, formed in 2022 with the goal of giving residents a voice in the Deer Valley region in support of economic development through collation building and community outreach.

The Lennar at Paseo Heights Project is an extremely well-planned project which will be a welcomed addition to the Deer Valley region. We were happy to have been included as part of the ongoing community outreach by Lennar regarding the entitlement of this project, and we are pleased to offer our full support and endorsement of their development plan. We hope that the Village Planning Committee, the Planning Commission and the Phoenix City Council will support this project as well. This development will be a positive step in addressing housing affordability and access.

Respectfully,

Kyle Moyer
Chairman, Friends of Deer Valley

Cc: Mark Davenport
Cc: Trilese DiLeo
Cc: Al Field
Cc: Gregory Freeman
Cc: Keith Greenberg
Cc: Joseph Grossman
Cc: Susan Herber
Cc: Sandra Hoffman
Cc: Michael Hoover
Cc: Matthew Kenney
Cc: Stuart Kimball
Cc: Braden Lopez-Biggs
Cc: Ricardo Romero
Cc: Brandon Shipman
Cc: James Sutphen
Cc: Ozzie Virgil

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

As a Phoenix business, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

As businesses who have seen a shift in purchasing patterns over the last couple of years, we welcome more residents who can walk, bike or drive the short distance to become customers.

Growth in Maricopa County has exploded, and more quality housing is needed to support our economy and businesses. Lennar has an excellent reputation as a quality builder in Arizona. Thank you for joining us in support of this project, the proposed 294 homes, and thank you for your service to this community.

Sincerely,

Signature _____

Name Antonio Soto

Business Name PT Pho

Date 6/25/2024



Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

As a Phoenix business, we want to express our support for the Lennar rezoning case Z-28-24-1 and GPA-DV-1-24-1, located at the southwest corner of 36th Avenue and Pinnacle Peak Road. We have reviewed the site plan and images and are excited to bring more Phoenix residents to the vacant dirt as well as generate over $30,000,000 for our public education system through the sale of this land.

As businesses who have seen a shift in purchasing patterns over the last couple of years, we welcome more residents who can walk, bike or drive the short distance to become customers.

Growth in Maricopa County has exploded, and more quality housing is needed to support our economy and businesses. Lennar has an excellent reputation as a quality builder in Arizona. Thank you for joining us in support of this project, the proposed 294 homes, and thank you for your service to this community.

Sincerely,

Signature Chris Mobley

Name Chris Mobley

Business Name Leslie's Pool Supply

Date 6/25/24

LESLIE'S We know pools.

Store 573
NE Glendale/Glendale
3830 Pinnacle Peak Rd
Glendale, AZ 85310

623.580.9474
800.537.543
lesliespool.com

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

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Sincerely,

Signature _____

Name Emanuel Lerma

Business Name Prostyles Barbershop

Date 6/25/24

23425 N. 39th. Dr.
Ste. 111
Glendale AZ 85310

(623) 251-5315
ProStylesBarbershop.com

Barber

@|# ProStyles Barbershop

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Sincerely,

Signature _____

Name Adnan Khan

Business Name Happy Valley Family Dentistry

Date 6/28/2024

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Sincerely,

Signature _____

Name Allie Agaciewski

Business Name for Dominos

Date 6.25.24

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Sincerely,

Signature _____

Name Holly Vo

Business Name Polish Room 1

Date 6/25/2024

Polish Room
Mani & Pedi

3632 W Pinnacle Peak Rd
Suite 110
Glendale, AZ 85310
623.587.9619
polishroom.com

Open 7 days a week:
Mon - Fri, 9:30am - 7pm • Sat 9am - 6pm • Sun 11 am - 5pm

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Sincerely,

Signature Jadyn Zimmermann

Name Jadyn Zimmermann

Business Name Taco Bell

Date 10/25/24

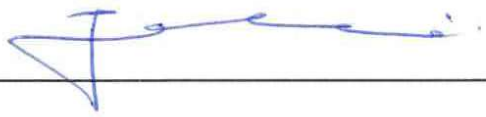
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Sincerely,

Signature 

Name Jun Choi

Business Name Pinnacle Dry Cleaners

Date 06/25/2024

I've been here 24 year
Please build asap!

Mr. & Mrs. Choi



Pinnacle Dry Cleaners
Professional Dry Cleaning & Laundry Service

23425 N. 39th Drive, #114
Glendale, AZ 85310

Pinnacle Peak Rd. |
(623) 307-0423

Dear Members of the Deer Valley Village Planning Committee, City of Phoenix Planning & Zoning Commission, and City Council,

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Sincerely,

Signature _____

Name Chris Brown

Business Name Brandi Carpet

Date 6-28-24



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Sincerely,

Signature Heather

Name Heather Trautman

Business Name Safeway #2821

Date 6/28/2024

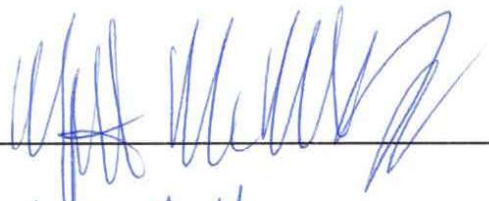
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Sincerely,

Signature 

Name Wyatt McMurtry

Business Name McDonald's

Date 6/25/24

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Sincerely,

Signature Denice R. Heintz

Name DENICE R HEINTZ

Business Name 4 SONS

Date 28 JUNE 24

From: Jules Ketcham
To: Matteo Moric
Cc: council.district1@phoenix.gov
Subject: Rezoning Meeting for Lennar Homes between 36th & 42nd Ave.
Date: Saturday, May 25, 2024 2:55:42 PM
Attachments: Outlook-pj54roty

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Mr. Moric,

I am a North Canyon Ranch resident (35yrs.) who was present at the Deer Valley Village Planning Committee meeting on Tuesday May 21st in which a number of rezoning items were discussed. The one I wish to comment on is the Lennar Homes project on the land just south of Pinnacle Peak Rd. Between 36th and 42nd Ave.

I went to the meeting admittedly pro-development, expecting to gain further information about the project. The meeting did not disappoint. Lennar's attorney, Stephen Anderson, laid out the facts, answering questions I never knew I had. His presentation was factual and to the point. What I witnessed from the opposition was anything but.

The audience was made up of mostly 55+ yr. old residents (I am 75 yrs. old) who seemed to already have a NIMBY anti-development mindset, no doubt encouraged by Scott Anderson (I believe he was the main speaker for the opposition) who is a community activist from the Saddleback Home Community. What I heard from the various speakers were numerous spiels of emotion encompassing climate change, environment, school overcrowding, traffic congestion/safety, etc. In some instances, the speaker indicated he/she knew more about a specific issue than the experts. Let me just say ignorance and misinformation were on full display. The moderator of the meeting did an excellent job of controlling the sometimes-unruly group - firm, but respectful - allowing everyone who wanted to speak a chance to speak.

Lastly, I came away from the meeting being even more pro-development in support of this project, but with a concern that the lack of education and misinformation will defeat a well-thought-out addition to our community. I firmly believe in participating in the planning of the development rather than opposing it, only to see the homes built

somewhere else. Change is inevitable - better to be a part of it than opposed to it.

Jules Ketcham
4008 W. Electra Ln.
Glendale, AZ 85310
(623) 581-1216

Reply Reply all Forward



x

Racelle Escolar

From: Saddleback Home Owners <saddlebackhoa@cox.net>
Sent: Tuesday, July 23, 2024 10:44 AM
To: Racelle Escolar
Subject: RE: Slides for August 1st Planning Commission Hearing
Attachments: LDV Opposition 970.pdf

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Hello Racelle,

Thank you for your prompt response. I will send my PPT slides to you by Wednesday, July 31st.

I have attached the names of the 970 members of the Little Deer Valley Homeowners group who oppose rezoning the Adobe Dam Recreational area, to afford Lennar a greater profit margin. We already have failing commercial one-quarter-mile from the proposed site and the addition of 294 homes will not provide any significant relief to the current housing shortage while sacrificing a significant portion of the park. Please pass this on to the Planning Commission for consideration in this matter.

Thank you,

Scott Anderson
5029 W. Whispering Wind Dr.
Glendale, AZ 85310
(623) 582-0865
saddlebackhoa@cox.net

From: Racelle Escolar <racelle.escolar@phoenix.gov>
Sent: Monday, July 22, 2024 4:09 PM
To: Saddleback Home Owners <saddlebackhoa@cox.net>
Subject: RE: Slides for August 1st Planning Commission Hearing

Yes, please send me the presentation by Wednesday, July 31.

Thanks,

The Little Deer Valley Homeowners

Dedicated to Maintaining the Integrity of Our Community



To Whom It May Concern,

We 970 Little Deer Valley Homeowners wish to make known our opposition to the zoning change Z-28-24-1 and the General Plan Amendment GPA-DV-1-24-1. We do NOT want 75-acres of single-family homes and we do NOT want 6-acres of commercial, to be built on the south side of Pinnacle Peak Road, intruding into the middle of Adobe Dam Regional Park. This property has been designated as recreational on the Phoenix General Plan for over 40 years and we wish it to remain designated as recreational property.

The Little Deer Valley Homeowners

CITY OF PHOENIX
JUL 16 2024
Planning & Development Department

Name	Street Address	City	State	Zip
Harry Aalto	4201 W. Cielo Grande	Glendale	AZ	85310
Kristi Aalto	4201 W. Cielo Grande	Glendale	AZ	85310
Emad Abushanab	5635 W. Alameda Rd	Glendale	AZ	85310
Richard Acampora	4816 W. Misty Willow Ln	Glendale	AZ	85310
Dorothy Acampora	4816 W. Misty Willow Ln	Glendale	AZ	85310
Oscar Acosta	3827 W. Mariposa Grande	Glendale	AZ	85310
Robert Adams	4627 W. Villa Linda Dr	Glendale	AZ	85310
Barbara Adams	4627 W. Villa Linda Dr	Glendale	AZ	85310
Nick Alejandre	5044 W. Saguaro Park Ln	Glendale	AZ	85310
Stacey Alejandre	5044 W. Saguaro Park Ln	Glendale	AZ	85310
Joe Alessi	4416 W. Fallen Leaf Ln	Glendale	AZ	85310
Cathy Alfieri	23421 N. 45th Ave	Glendale	AZ	85310
Michele Alfieri	23421 N. 45th Ave	Glendale	AZ	85310
Frank Allen	5547 W. Cavedale Dr	Glendale	AZ	85310
Diane Allen	5547 W. Cavedale Dr	Glendale	AZ	85310
Ken Allen	5041 W. Whispering Wind Dr	Glendale	AZ	85310
Wilma Allen	5041 W. Whispering Wind Dr	Glendale	AZ	85310
Rick Allen	5345 W. Misty Willow Ln	Glendale	AZ	85310
Kathy Allen	5345 W. Misty Willow Ln	Glendale	AZ	85310
Michael Altamura	5735 W. Cielo Grande	Glendale	AZ	85310
Emily Altamura	5735 W. Cielo Grande	Glendale	AZ	85310
Richard Amos	5516 W. Misty Willow Ln	Glendale	AZ	85310
Russell Anderson	5308 W. Soft Wind Drive	Glendale	AZ	85310
Scott Anderson	5029 W. Whispering Wind Dr	Glendale	AZ	85310
Tina Anderson	5029 W. Whispering Wind Dr	Glendale	AZ	85310
Patty Appleby	23825 N. 57th Dr	Glendale	AZ	85310
Philip Arcuri	25844 W. Fernbush Dr	Phoenix	AZ	85083
Paula Arcuri	25844 W. Fernbush Dr	Phoenix	AZ	85083
Jennifer Armstrong	23833 N. 44th Lane	Glendale	AZ	85310
Tchaun Armstrong	23833 N. 44th Lane	Glendale	AZ	85310
Steve Armstrong	23620 N. 45th Avenue	Glendale	AZ	85310
Kay Armstrong	23620 N. 45th Avenue	Glendale	AZ	85310
Jenni Arthur	4153 W. Questa Dr	Glendale	AZ	85310
Terry Arthur	4153 W. Questa Dr	Glendale	AZ	85310
Doris Atwood	5112 W. Creedance Blvd	Glendale	AZ	85310
Bill Austin	3104 W. Casitas del Rio Dr	Phoenix	AZ	85027
Colleen Austin	3104 W. Casitas del Rio Dr	Phoenix	AZ	85027
Daniel Bacon	5552 W. Saguaro Park Ln	Glendale	AZ	85310
Megan Bacon	5552 W. Saguaro Park Ln	Glendale	AZ	85310
Jess Bakos	4728 W. Saguaro Park Ln	Glendale	AZ	85310
John Bakos	4728 W. Saguaro Park Ln	Glendale	AZ	85310
Heidi Banister	26307 N. 49th Lane	Phoenix	AZ	85083
James Banks	4225 W. Avenida Del Sol	Glendale	AZ	85310
Karen Banks	5904 W. Straight Arrow Ln	Phoenix	AZ	85083
Amanda Barba	24002 N. 40th Dr	Glendale	AZ	85310
Elaine Barkl	4608 W. Fallen Leaf Ln	Glendale	AZ	85310
Charles Barney	4918 W. Park View Ln	Glendale	AZ	85310

CITY OF PHOENIX
JUL 16 2024
Planning & Development Department
1136

Name	Street Address	City	State	Zip
Phyllis Barney	4918 W. Park View Ln	Glendale	AZ	85310
Jodi Barnum	5527 W. Andrea Dr	Phoenix	AZ	85083
Ken Barrick	5622 W. Saguaro Park Ln	Glendale	AZ	85310
Nancy Barrick	5622 W. Saguaro Park Ln	Glendale	AZ	85310
John Barto	5419 W. Creedance Blvd	Glendale	AZ	85310
Sheila Barto	5419 W. Creedance Blvd	Glendale	AZ	85310
Lisa Bauschelt	4928 W. Soft Wind Dr	Glendale	AZ	85310
Joe Bauschelt	4928 W. Soft Wind Dr	Glendale	AZ	85310
DeNage Bautista	5826 W. Cielo Grande	Glendale	AZ	85310
David Bautista	5826 W. Cielo Grande	Glendale	AZ	85310
David Baxter	4335 W. Electra Ln	Glendale	AZ	85310
Jean Baxter	4335 W. Electra Ln	Glendale	AZ	85310
Brad Beebe	5344 W. Electra Ln	Glendale	AZ	85310
Cindy Beebe	5344 W. Electra Ln	Glendale	AZ	85310
Rachelle Benishek	5101 W. Whispering Wind Dr	Glendale	AZ	85310
Jan Bennett	5633 W. Misty Willow Ln	Glendale	AZ	85310
Jill Bennett	4815 W. Park View Lane	Glendale	AZ	85310
Joy Bennett	5633 W. Misty Willow Ln	Glendale	AZ	85310
Maralyn Bennett	4727 W. Saguaro Park Ln	Glendale	AZ	85310
Walter Berger	5443 W. West Wind Dr	Glendale	AZ	85310
James Bernatawicz	5340 W. Park View Ln	Glendale	AZ	85310
Eileen Bernatawicz	5340 W. Park View Ln	Glendale	AZ	85310
Sharon Bernier	5645 W. Soft Wind Dr	Glendale	AZ	85310
Gary Beyschau	5135 W. Park View Ln	Glendale	AZ	85310
Pat Beyschau	5135 W. Park View Ln	Glendale	AZ	85310
Wende Biddle	6156 W. Saguaro Park Ln	Glendale	AZ	85310
Michael Biddle	6156 W. Saguaro Park Ln	Glendale	AZ	85310
Walter Bieniek	5331 W. Alameda Rd	Glendale	AZ	85310
Michael Biodrowski	5134 W. Fallen Leaf Ln	Glendale	AZ	85310
Julie Biodrowski	5134 W. Fallen Leaf Ln	Glendale	AZ	85310
Steve Bird	5502 W. Alameda Rd	Glendale	AZ	85310
Debbie Bjorna	4132 W. Soft Wind Dr	Glendale	AZ	85310
Bruce Bjorna	4132 W. Soft Wind Dr	Glendale	AZ	85310
Paul Black	5235 W. Soft Wind Dr	Glendale	AZ	85310
Julie Black	5235 W. Soft Wind Dr	Glendale	AZ	85310
Emily Blosser	5122 W. Cavedale Dr	Phoenix	AZ	85083
Joel Blosser	5122 W. Cavedale Dr	Phoenix	AZ	85083
Suzanne Bluff	5102 W. Misty Willow Ln	Glendale	AZ	85310
Anne Boatman	24017 N. 55th Ave	Glendale	AZ	85310
Danny Boehning	5123 W. Misty Willow Ln	Glendale	AZ	85310
Deborah Boehning	5123 W. Misty Willow Ln	Glendale	AZ	85310
Mary Kay Bolin	4505 W. Park View Ln	Glendale	AZ	85310
Jeff Bootz	4663 W. Soft Wind Dr	Glendale	AZ	85310
Mari Bootz	4663 W. Soft Wind Dr	Glendale	AZ	85310
Michael aBound	26216 N. 56th Dr	Phoenix	AZ	85083
Tanya Bound-Thies	26216 N. 56th Dr	Phoenix	AZ	85083
Lailie Bozner	4127 W. Creedance Blvd	Glendale	AZ	85310

CITY OF PHOENIX
JUL 16 2024
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Name	Street Address	City	State	Zip
Amanda Bradbury	4351 W. Mariposa Grande	Glendale	AZ	85310
Bonnie Bradbury	6417 W. Lariat Ln	Phoenix	AZ	85083
KathLeen Bradbury	4351 W. Mariposa Grande	Glendale	AZ	85310
Fred Brandenburg	5041 W. Park View Ln	Glendale	AZ	85310
Carrie Brandenburg	5041 W. Park View Ln	Glendale	AZ	85310
Frank Brandt	5214 W. Misty Willow Ln	Glendale	AZ	85310
Jennifer Brandt	5214 W. Misty Willow Ln	Glendale	AZ	85310
Kendra Branham	4902 W. Whispering Wind Dr	Glendale	AZ	85310
Richard Bregant	4350 W. Soft Wind Dr	Glendale	AZ	85310
Danelle Bregant	4350 W. Soft Wind Dr	Glendale	AZ	85310
Dave Briant	4946 W. Whispering Wind Dr	Glendale	AZ	85310
Yvonne Brimball	5626 W. Creedance Blvd	Glendale	AZ	85310
Allen Briscoe	5017 W. Creedance Blvd	Glendale	AZ	85310
Hope Briscoe	5017 W. Creedance Blvd	Glendale	AZ	85310
Edna Briscoe	5017 W. Creedance Blvd	Glendale	AZ	85310
Christina Brooks	4721 W. Creedance Blvd	Glendale	AZ	85310
Robert Brost	5101 W. Misty Willow Ln	Glendale	AZ	85310
Donna Brost	5101 W. Misty Willow Ln	Glendale	AZ	85310
Charlene Brown	5414 W. Misty Willow Ln	Glendale	AZ	85310
Charles Brown	22012 N. 27th Ave	Phoenix	AZ	85027
Greg Brown	5414 W. Misty Willow Ln	Glendale	AZ	85310
Charlene Brown	5414 W. Misty Willow Ln	Glendale	AZ	85310
Jackie Brown	23833 N. 44th Lane	Glendale	AZ	85310
Steve Bruflat	5426 W. Misty Willow Ln	Glendale	AZ	85310
Donna Bruflat	5426 W. Misty Willow Ln	Glendale	AZ	85310
Kate Bruning	5039 W. Soft Wind Dr	Glendale	AZ	85310
Brian Bruning	5039 W. Soft Wind Dr	Glendale	AZ	85310
Jim Bruzewski	5124 W. Soft Wind Dr	Glendale	AZ	85310
James Buchanan	5114 W. Alameda Rd	Glendale	AZ	85310
Kristi Buchanan	5114 W. Alameda Rd	Glendale	AZ	85310
Sunny Buchannan	4701 W. Creedance Blvd	Glendale	AZ	85310
Toni Burbridge	5356 W. Electra Ln	Glendale	AZ	85310
Jim Burbridge	5356 W. Electra Ln	Glendale	AZ	85310
Gerald Burghout	5202 W. Soft Wind Dr	Glendale	AZ	85310
Judy Burghout	5202 W. Soft Wind Dr	Glendale	AZ	85310
Ben Burgin	4110 W. Alameda Rd	Glendale	AZ	85310
Jan Burgin	4110 W. Alameda Rd	Glendale	AZ	85310
Dave Burgoon	4839 W. Soft Wind Dr	Glendale	AZ	85310
Viki Burgoon	4839 W. Soft Wind Dr	Glendale	AZ	85310
Charles Burke	4630 W. Marcus Dr	Phoenix	AZ	85083
CeciliaBurke	4630 W. Marcus Dr	Phoenix	AZ	85083
Anita Burnett	5004 W. Creedance Blvd	Glendale	AZ	85310
Lisa Burns	4504 W. Park View Ln	Glendale	AZ	85310
Sean Burns	4504 W. Park View Ln	Glendale	AZ	85310
John Buscemi	4940 W. Misty Willow Ln	Glendale	AZ	85310
Charles Cady	5130 W. Creedance Blvd	Glendale	AZ	85310
Chet Cady	5130 W. Creedance Blvd	Glendale	AZ	85310

CITY OF PHOENIX
JUL 16 2024
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Name	Street Address	City	State	Zip
Meg Cady	5130 W. Creedance Blvd	Glendale	AZ	85310
Tom Cady	23410 N.45th Ave	Glendale	AZ	85310
Sylvia Cady	23410 N.45th Ave	Glendale	AZ	85310
Charles Cady	5130 W. Creedance Blvd	Glendale	AZ	85310
Tasha Cady	5130 W. Creedance Blvd	Glendale	AZ	85310
Emily Calcagno	5135 W. Misty Willow Ln	Glendale	AZ	85310
Grant Call	24100 N. 51st Ave	Glendale	AZ	85310
Joanna Call	24100 N. 51st Ave	Glendale	AZ	85310
Ed Cameron	5302 W. Electra Ln	Glendale	AZ	85310
Mindy Campbell	4414 W. Avenida Del Sol	Glendale	AZ	85310
Londell Cannon	5343 W. Whispering Wind Dr	Glendale	AZ	85310
Chris Cantella	5526 W. Misty Willow Ln	Glendale	AZ	85310
Michelle Cardone	5533 W. Misty Willow Ln	Glendale	AZ	85310
Sherry Carnett	24821 N. 41st Ave	Glendale	AZ	85310
Sheri Carrel	23415 N. 43rd Dr	Glendale	AZ	85310
Charles Carroll	5229 W. Whispering Wind Dr	Glendale	AZ	85310
Lynn Carroll	5229 W. Whispering Wind Dr	Glendale	AZ	85310
Bill Catalanotte	5551 W. Saguaro Park Ln	Glendale	AZ	85310
Karen Catalanotte	5551 W. Saguaro Park Ln	Glendale	AZ	85310
Linda Chapman	4421 W. Mariposa Grande	Glendale	AZ	85310
Brian Chatelain	5333 W. Whispering Wind Dr	Glendale	AZ	85310
Linda Chatelain	5333 W. Whispering Wind Dr	Glendale	AZ	85310
Philip Cheatham	23842 N. 58th Dr	Glendale	AZ	85310
Lyn Chowdry	4946 W. Creedance Blvd	Glendale	AZ	85310
Ken Clark	23416 N. 45th Avenue	Glendale	AZ	85310
Caleb Clausing	4217 W. Saguaro Park Lane	Glendale	AZ	85310
Kevin Cleary	4801 W. Soft Wind Dr	Glendale	AZ	85310
Jeff Clemmer	4703 W. Saguaro Park Ln	Glendale	AZ	85310
Susan Clemmer	4703 W. Saguaro Park Ln	Glendale	AZ	85310
Eileen Clifton	3855 W. Alameda Rd	Glendale	AZ	85310
Dottie Clubb	23828 N. 58th Ave	Glendale	AZ	85310
Jerry Clubb	23828 N. 58th Ave	Glendale	AZ	85310
Bill Coffin	5214 W. Soft Wind Dr	Glendale	AZ	85310
Sandra Coffin	5214 W. Soft Wind Dr	Glendale	AZ	85310
Deborah Coker	5522 W. Saguaro Park Ln	Glendale	AZ	85310
Pat Collins	4416 W. Camino Vivaz	Glendale	AZ	85310
Chris Comley	4630 W. Park View Circle	Glendale	AZ	85310
Richard Condit	4840 W. Soft Wind Dr	Glendale	AZ	85310
Paula Condit	4840 W. Soft Wind Dr	Glendale	AZ	85310
Bob Cooper	5401 W. Fallen Leaf Ln	Glendale	AZ	85310
Charles Copeland	4812 W. Creedance Blvd	Glendale	AZ	85310
Jon Copeland	5415 W. Electra Ln	Glendale	AZ	85310
Vince Coppola	5031 W. Electra Ln	Glendale	AZ	85310
Gloria Coppola	5031 W. Electra Ln	Glendale	AZ	85310
Ralph Cordova	4927 W. Misty Willow Ln	Glendale	AZ	85310
Cathy Cordova	4927 W. Misty Willow Ln	Glendale	AZ	85310
Kim Couture	5135 W. Soft Wind Dr	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Dennis Couture	5135 W. Soft Wind Dr	Glendale	AZ	85310
Jose Cowles	5114 W. Park View Ln	Glendale	AZ	85310
Wendy Cowles	5114 W. Park View Ln	Glendale	AZ	85310
Jesse Cox	23629 N. 38th Ave	Glendale	AZ	85310
Bridgett Crawford	23855 N. 36th Dr	Glendale	AZ	85310
Kyle Criswell	5943 W. Cielo Grande	Glendale	AZ	85310
Don Cross	4542 W. Soft Wind Dr	Glendale	AZ	85310
Sara Cross	5102 W. Whispering Wind Dr	Glendale	AZ	85310
Dana Culver	5810 W. Cielo Grande	Glendale	AZ	85310
Michael Cynecki	6345 W. El Cortez Pl	Phoenix	AZ	85083
Terry Daniel	3207 W. Lone Cactus	Phoenix	AZ	85027
Mary Daniel	3207 W. Lone Cactus	Phoenix	AZ	85027
Judy Davis	5344 W. Creedance Blvd	Glendale	AZ	85310
Scott Davis	5344 W. Creedance Blvd	Glendale	AZ	85310
Nancy De Stefano	4901 W. Soft Wind Dr	Glendale	AZ	85310
Thomas De Stefano	4901 W. Soft Wind Dr	Glendale	AZ	85310
Bonnie Delander	6360 W. Desert Hollow Dr	Phoenix	AZ	85083
Michael DeLucia	4832 W. Saguaro Park Ln	Glendale	AZ	85310
Rosemary DeLucia	4832 W. Saguaro Park Ln	Glendale	AZ	85310
Teresa DeMaris	5016 W. Soft Wind Dr	Glendale	AZ	85310
Anthony DeMuro	4237 W. Alameda Rd	Glendale	AZ	85310
Phil Denaro	5430 W. Creedance Blvd	Glendale	AZ	85310
Amber Dewald	4747 W. Creedance Blvd	Glendale	AZ	85310
William Diamond	5039 W. Misty Willow Ln	Glendale	AZ	85310
Margaret Diaz	5438 W. Soft Wind Dr	Glendale	AZ	85310
Joan Dibler	4050 W. Saguaro Park Ln	Glendale	AZ	85310
Antoinette DiCarlo-Hennessy	6407 W. Desert Hollow Dr	Phoenix	AZ	85083
Lance Dickson	4945 W. Whispering Wind Dr	Glendale	AZ	85310
Cheryl Dickson	4945 W. Whispering Wind Dr	Glendale	AZ	85310
James Dinan	5533 W. Misty Willow Ln	Glendale	AZ	85310
Peggy Dinan	5533 W. Misty Willow Ln	Glendale	AZ	85310
Tom Dineen	3910 W. Creedance Blvd	Glendale	AZ	85310
Winnie Dineen	3910 W. Creedance Blvd	Glendale	AZ	85310
Dena Dixon	4433 W. Creedance Blvd	Glendale	AZ	85310
Larry Domres	5114 W. Misty Willow Ln	Glendale	AZ	85310
Maym Domres	5114 W. Misty Willow Ln	Glendale	AZ	85310
Martha Donadio	4230 W. Saguaro Park Ln	Glendale	AZ	85310
Pat Donat	23635 N. 55th Dr	Glendale	AZ	85310
Gary Doolittle	5223 W. Electra Ln	Glendale	AZ	85310
Janet Doss	5961 W. Cielo Grande	Glendale	AZ	85310
Sandi Dougherty	4839 W. Misty Willow Ln	Glendale	AZ	85310
Tim Dougherty	5523 W. Whispering Wind Dr	Glendale	AZ	85310
Patti Doyle	4940 W. Misty Willow Ln	Glendale	AZ	85310
Pam Dunphy	5224 W. Creedance Blvd	Glendale	AZ	85310
Alicia DuPuis	5612 W. Park View Ln	Glendale	AZ	85310
Jan Dussik	5332 W. Soft Wind Dr	Glendale	AZ	85310
Jack Dykstra	5208 W. Creedance Blvd	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Heather Dymond	4742 W. Soft Wind Dr	Glendale	AZ	85310
Diane Eaton	24041 N. 55th Ave	Glendale	AZ	85310
Jean Eaton	5229 W. Fallen Leaf Ln	Glendale	AZ	85310
Richard Eaton	5229 W. Fallen Leaf Ln	Glendale	AZ	85310
Diana Eberhart	6120 W. Park View Ln	Glendale	AZ	85310
Renee Ebright	4320 W. Mariposa Grande	Glendale	AZ	85310
Bonnie Edenburn	5113 W. Saguaro Park Ln	Glendale	AZ	85310
Shelley Edgar	4117 W. Villa Linda	Glendale	AZ	85310
Karen Edwards	3929 W. Calle Lejos	Glendale	AZ	85310
Don Egigian	5218 W. Creedance Blvd	Glendale	AZ	85310
Robin Egigian	5218 W. Creedance Blvd	Glendale	AZ	85310
Kate Egigian	5218 W. Creedance Blvd	Glendale	AZ	85310
Dave Ellett	5508 W. Soft Wind Dr	Glendale	AZ	85310
Jill Ellett	5508 W. Soft Wind Dr	Glendale	AZ	85310
Jennifer Emerson	5320 W. Alameda Rd	Glendale	AZ	85310
Dale Emerson	5320 W. Alameda Dr	Glendale	AZ	85310
Arlene England	5624 W. Misty Willow Ln	Glendale	AZ	85310
Charlene Erickson	5041 W. Saguaro Park Ln	Glendale	AZ	85310
Debi Erickson	3547 W. Fallen Leaf Ln	Glendale	AZ	85310
Stephen Erickson	5041 W. Saguaro Park Ln	Glendale	AZ	85310
Miguel Escobar	4325 W. Misty Willow Ln	Glendale	AZ	85310
Debbie Fackrell	5333 W. Fallen Leaf Ln	Glendale	AZ	85310
Elaine Fah	4626 W. Desert Hollow Dr	Phoenix	AZ	85083
Marlene Fair-Ottinger	4131 W. Charlotte Dr	Glendale	Az	85310
Liz Farnlof	4338 W. Soft Wind Dr	Glendale	AZ	85310
Jason Farrier	4815 W. Park View Ln	Glendale	AZ	85310
Jason Farrier	4843 W. Creedance Blvd	Glendale	AZ	85310
Jaime Farrier	4843 W. Creedance Blvd	Glendale	AZ	85310
Tom Farrier	4815 W. Soft Wind Dr	Glendale	AZ	85310
Laurie Farrier	4815 W. Soft Wind Dr	Glendale	AZ	85310
Audrey Feddick	4344 W. Soft Wind Dr	Glendale	AZ	85310
Lisa Fehl	23626 N. 42nd Drive	Glendale	AZ	85310
Carol Fennell	5501 W. Saguaro Park Ln	Glendale	AZ	85310
Roger Fennell	5501 W. Saguaro Park Ln	Glendale	AZ	85310
Ken Fenolio	5214 W. Saguaro Park Ln	Glendale	AZ	85310
Albert Field	5028 W. Buckskin Trail	Phoenix	AZ	85083
Virginia Field	5028 W. Buckskin Trail	Phoenix	AZ	85083
Ed Fields	4702 W. Misty Willow Ln	Glendale	AZ	85310
Cherie Fields	4702 W. Misty Willow Ln	Glendale	AZ	85310
Stephen Fife	4601 W. Mariposa Grande	Glendale	AZ	85310
Brent Fike	23441 N. 44th Dr	Glendale	AZ	85310
Barbara Fike	23441 N. 44th Dr	Glendale	AZ	85310
John Flaherty	5235 W. Saguaro Park Ln	Glendale	AZ	85310
Rhonda Flaherty	5235 W. Saguaro Park Ln	Glendale	AZ	85310
Sivert Fogerlie	4637 W. Parkview Circle	Glendale	AZ	85310
Albert Forster	4852 W. El Cortez Place	Phoenix	AZ	85083
Debi Foster	5201 W. Saguaro Park Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Kathryn Foster	5003 W. Saguaro Park Ln	Glendale	AZ	85310
Robert Frampton	3618 W. Camino Del Rio	Glendale	AZ	85310
David Franklin	4702 W. Electra Ln	Glendale	AZ	85310
Eric Frederick	3061 W. Juana Ct	Phoenix	AZ	85083
Bobby Freeman	5004 W. Fallen Leaf Ln	Glendale	AZ	85310
Sherry Fresques	24639 N. 45th Dr	Glendale	AZ	85310
Sherry Fulcher	4903 W. Saguaro Park Ln	Glendale	AZ	85310
Briant Fuller	3611 W. Creedance Blvd	Glendale	AZ	85310
Donna Fuller	3611 W. Creedance Blvd	Glendale	AZ	85310
Don Gainey	5133 W. Creedance Blvd	Glendale	AZ	85310
Rick Gamez	5202 W. Saguaro Park Ln	Glendale	AZ	85310
Sandee Gamez	5202 W. Saguaro Park Ln	Glendale	AZ	85310
Nicholas Ganem	4722 W. Creedance Blvd	Glendale	AZ	85310
Lori Ganem	4722 W. Creedance Blvd	Glendale	AZ	85310
Terri Garlick	5602 W. Whispering Wind Dr	Glendale	AZ	85310
Joyce Garrison	23829 N. 59th Dr	Glendale	AZ	85310
Joan Gaspirak	4939 W. Soft Wind Dr	Glendale	AZ	85310
Teresa Gates	23626 N. 41st Ave	Glendale	AZ	85310
David Gauer	24440 N. 53rd Ave	Glendale	AZ	85310
Stephanie Gauer	24440 N. 53rd Ave	Glendale	AZ	85310
Margie Geedey	6109 W. Fallen Leaf Ln	Glendale	AZ	85310
James Geis	4433 W. Chama Drive	Glendale	AZ	85310
Elizabeth Geis	4433 W. Chama Drive	Glendale	AZ	85310
Jeff Gennaro	3820 W. Happy Valley Rd	Phoenix	AZ	85083
Frank Gentry	4839 W. Park View Ln	Glendale	AZ	85310
Jill Gentry	4839 W. Park View Ln	Glendale	AZ	85310
Judith Gholson	5344 W. Soft Wind Dr	Glendale	AZ	85310
Aaron Gibbs	4654 W. Soft Wind Dr	Glendale	AZ	85310
Bruce Gibson	4720 W. El Cortez	Phoenix	AZ	85083
Nancy Gibson	4720 W. El Cortez	Phoenix	AZ	85083
Mike Gilbert	4522 W. Alameda Rd	Glendale	AZ	85310
Judith Gilchrist	4443 W. Camino Vivaz	Glendale	AZ	85310
Kevin Gilchrist	4443 W. Camino Vivaz	Glendale	AZ	85310
Judi Gilchrist	4443 W. Camino Vivaz	Glendale	AZ	85310
Natalie Gillis	5213 W. Soft Wind Dr	Glendale	AZ	85310
Nancy Gillispie-Hoyt	25244 N. 40th Ln	Phoenix	AZ	85083
Katie Gilpatrick	4603 W. Soft Wind Drive	Glendale	AZ	85310
Ron Gilpatrick	4603 W. Soft Wind Drive	Glendale	AZ	85310
Loe Giordan	4131 W. Soft Wind Dr	Glendale	AZ	85310
Debbie Giordan	4131 W. Soft Wind Dr	Glendale	AZ	85310
Jamey Giordano	4438 W. Creedance Blvd	Glendale	AZ	85310
Cathy Giordano	4438 W. Creedance Blvd	Glendale	AZ	85310
Cindy Gleghorn	24018 N. 38th Lane	Glendale	AZ	86310
Walter Godbehere	5901 W. Cielo Grande	Glendale	AZ	85310
Christine Godbehere	5901 W. Cielo Grande	Glendale	AZ	85310
Jill Goings	5439 W. Soft Wind Dr	Glendale	AZ	85310
Ann Marie Goldhammer	4324 W. Camino Vivaz	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Eric Goodwin	4037 W. Camino Vivaz	Glendale	AZ	85310
Sheila Green	4729 W. Misty Willow Ln	Glendale	AZ	85310
Richard Grossow	24236 N. 42nd Dr	Glendale	AZ	85310
Victoria Grossow	24236 N. 42nd Dr	Glendale	AZ	85310
Patricia Grubb	4025 W. Hackamore	Phoenix	AZ	85083
Jack Gunnell	4701 W. Misty Willow Ln	Glendale	AZ	85310
Mary Gunnell	4701 W. Misty Willow Ln	Glendale	AZ	85310
Joe Gutierrez	4549 W. Alameda Rd	Glendale	AZ	85310
Odilia Gutierrez	4549 W. Alameda Rd	Glendale	AZ	85310
Kristine Guy	3736 W. Alameda Rd	Glendale	AZ	85310
Andrea Hacker	5030 W. Fallen Leaf Ln	Glendale	AZ	85310
Don Hales	4642 W. Park View Circle	Glendale	AZ	85310
Sean Hall	5224 W. Alameda Rd	Glendale	AZ	85310
Daniel Hamilton	4946 W. Electra Ln	Glendale	AZ	85310
Jeanice Hamilton	4946 W. Electra Ln	Glendale	AZ	85310
Ladine Hampton	4653 W. Soft Wind Dr	Glendale	AZ	85310
John Harris	6114 W. Villa Linda Dr	Glendale	AZ	85310
Susette Harris	6114 W. Villa Linda Dr	Glendale	AZ	85310
Steve Harris	3933 W. Misty Willow Ln	Glendale	AZ	85310
Jo Hart	23655 N. 40th Ave	Glendale	AZ	85310
Larry Hauger	5102 W. Park View Ln	Glendale	AZ	85310
Barbara Hauger	5102 W. Park View Ln	Glendale	AZ	85310
Beverly Heller	4410 W. Fallen Leaf Ln	Glendale	AZ	85310
Chris Henderson	4202 W. Whispering Wind Dr	Glendale	AZ	85310
Tommy Hernandez	23834 N. 59th Dr	Glendale	AZ	85310
Mary Hernandez	23834 N. 59th Dr	Glendale	AZ	85310
Ron Hifner	4914 W. Saguaro Park Ln	Glendale	AZ	85310
Connie Hifner	4914 W. Saguaro Park Ln	Glendale	AZ	85310
Chuck Hodgkins	5004 W. Electra Ln	Glendale	AZ	85310
Marty Hoeffel	4634 W. Alameda Rd	Glendale	AZ	85310
Lisa Hoffman	4648 W. Misty Willow Lane	Glendale	AZ	85310
Roberta Holler	4025 W. Avenida Del Sol	Glendale	Az	85310
Kelly Holly	5201 W. Soft Wind Dr	Glendale	AZ	85310
Debbie Holmes	3811 W. Charlotte Dr	Glendale	AZ	85310
Sawn Holtorf	5522 W. Northwood	Glendale	AZ	85310
Damon Hopkins	5402 W. Creedance Blvd	Glendale	AZ	85310
Bob Howry	5201 W. Alameda Rd	Glendale	AZ	85310
Jane Howry	5201 W. Alameda Rd	Glendale	AZ	85310
Marcus Huey	4610 W. Honeysuckle Dr	Phoenix	AZ	85083
Russ Huffman	4942 W. Park View Ln	Glendale	AZ	85310
Jerry Hughes	4711 W. Fallen Leaf Ln	Glendale	AZ	85310
Joanne Hughes	4711 W. Fallen Leaf Ln	Glendale	AZ	85310
Richard Hulse	4715 W. Saguaro Park Ln	Glendale	AZ	85310
Melissa Hummer	5432 W. Fallen Leaf Ln	Glendale	AZ	85310
Sean Humphrey	5513 W. Park View Ln	Glendale	AZ	85310
Michelle Humphrey	5513 W. Park View Ln	Glendale	AZ	85310
Margaret Hunkele	3252 W. Casitas del Rio Dr	Phoenix	AZ	85027

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Name	Street Address	City	State	Zip
Kelly Indovina	5005 W. Range Mule Dr	Phoenix	AZ	85083
Diane Inostroza	5113 W. Soft Wind Dr	Glendale	AZ	85310
Frank Inostroza	5113 W. Soft Wind Dr	Glendale	AZ	85310
Rico Izaguirre	5203 W. Fallen Leaf Ln	Glendale	AZ	85310
Jessica Brosius	5203 W. Fallen Leaf Ln	Glendale	AZ	85310
David Jackson	5537 W. Alemeda Rd	Glendale	AZ	85310
Robert Jackson	5241 W. Whispering Wind Dr	Glendale	AZ	85310
Brad Jacques	4002 W. Creedance Blvd.	Glendale	AZ	85310
Lynn Jacques	4002 W. Creedance Blvd.	Glendale	AZ	85310
Laurey Jaggard	5633 W. Park View Ln	Glendale	AZ	85310
Jerilyn Janiszewski	4730 W. Misty Willow Ln	Glendale	AZ	85310
Shawna Jarrell	23811 N. 45th Dr	Glendale	AZ	85310
Kristin Jensen	5603 W. Park View Ln	Glendale	AZ	85310
Ron Jensen	4901 W. Electra Ln	Glendale	AZ	85310
Vicki Jensen	4901 W. Electra Ln	Glendale	AZ	85310
Ryan Jensen	5603 W. Parkview Ln	Glendale	AZ	85310
Annette Johnson	5018 W. Fallen Leaf Ln	Glendale	AZ	85310
Randy Johnson	4716 W. Saguaro Park Ln	Glendale	AZ	85310
Stephen Johnson	5512 W. Park View Ln	Glendale	AZ	85310
Kirk Jones	5135 W. Saguaro Park ln	Glendale	AZ	85310
Megan Jones	5135 W. Saguaro Park ln	Glendale	AZ	85310
Mike Jones	5040 W. Park View Ln	Glendale	AZ	85310
Terry Jones	4732 W. Fallen Leaf Ln	Glendale	AZ	85310
Alma Jones	4732 W. Fallen Leaf Ln	Glendale	AZ	85310
Michael Juilfs	24023 N. 61st Dr	Glendale	AZ	85310
Janet Kahler	5124 W. Alameda Rd	Glendale	AZ	85310
Neil Kahler	5124 W. Alameda Rd	Glendale	AZ	85310
Joy Kaleta	4332 W. Avenida Del Sol	Glendale	AZ	85310
Joseph Kalisak	4927 W. Saguaro Park Ln	Glendale	AZ	85310
Patricia Kalisak	4927 W. Saguaro Park Ln	Glendale	AZ	85310
Anna Keating	5609 W. Misty Willow Ln	Glendale	AZ	85310
Stephanie Keeler	26406 N. 43rd Ave	Phoenix	AZ	85083
Ray Keeler	26406 N. 43rd Ave	Phoenix	AZ	85083
Renee Keene	5113 W. Alameda Rd	Glendale	AZ	85310
Darrin Kellogg	4413 W. Electra Ln	Glendale	AZ	85310
Sherry Kellogg	4413 W. Electra Ln	Glendale	AZ	85310
Pamela Kennan	4506 W. Alameda Rd	Glendale	AZ	85310
Nickie Kennedy	4802 W. Soft Wind Dr	Glendale	AZ	85310
Kyle Kennedy	4802 W. Soft Wind Dr	Glendale	AZ	85310
Kenneth Kensche	4644 W. Honeysuckle Dr	Phoenix	AZ	85083
Robert Kett	3132 W. Folgers Rd	Phoenix	AZ	85027
Anita Kett	3132 W. Folgers Rd	Phoenix	AZ	85027
Ricky Kimball	5432 W. Alameda Rd	Glendale	AZ	85310
Steve Kimling	24235 N. 39th Ave	Glendale	AZ	85310
Kristina Kimling	24235 N. 39th Ave	Glendale	AZ	85310
Gary Kivela	5113 W. Saguaro Park Ln	Glendale	AZ	85310
Don Klamm	24831 N. 56 Dr	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Beatrice Klamm	24831 N. 56 Dr	Glendale	AZ	85310
Carol Kliewer	4042 W. La Junta Dr	Glendale	AZ	85310
John Klokinis	23611 N. 56th Ave	Glendale	AZ	85310
Dolores Klokinis	23611 N. 56th Ave	Glendale	AZ	85310
John Knape	5452 Westwind Dr	Glendale	AZ	85310
Sherri Knape	5452 Westwind Dr	Glendale	AZ	85310
Diane Knebel	5523 W. Park View Ln	Glendale	AZ	85310
Debra Knoepker	5112 W. Creedance Blvd	Glendale	AZ	85310
John Knoepker	5112 W. Creedance Blvd	Glendale	AZ	85310
Jeffrey Knoll	4627 W. Misty Willow Ln	Glendale	AZ	85310
Kim Kobojek	3806 W. Questa Dr	Glendale	AZ	85310
Stan Kobojek	4751 W. Whispering Wind Dr	Glendale	AZ	85310
Grace Kobojek	4751 W. Whispering Wind Dr	Glendale	AZ	85310
Brynn Kolinski	3872 W. Calle Lejos	Glendale	AZ	85310
Catherine Kolomitz	4730 W. Park View Ln	Glendale	AZ	85310
Brian Kotyk	23423 N. 47th Ave	Glendale	AZ	85310
John Kovalcik	5632 W. Whispering Wind Dr	Glendale	AZ	85310
Ed Kramer	4817 W. Saguaro Park Ln	Glendale	AZ	85310
Lois Kramer	4817 W. Saguaro Park Ln	Glendale	AZ	85310
Richard Kray	4820 W. Electra Ln	Glendale	AZ	85310
Debby Kray	4820 W. Electra Ln	Glendale	AZ	85310
Mark Kuhlwein	24617 N. 49th Avenue	Glendale	AZ	85310
Delores Kuhlwein	24617 N. 49th Avenue	Glendale	AZ	85310
John Kukowski	4115 W. Saddlehorn Rd	Phoenix	AZ	85083
Lynette Kukowski	4115 W. Saddlehorn Rd	Phoenix	AZ	85083
John Kwolkoski	4409 W. Mariposa Grande	Glendale	AZ	85310
Barbara Kwolkoski	4409 W. Mariposa Grande	Glendale	AZ	85310
Dennis LaChance	25228 N. 50th Dr	Phoenix	AZ	85083
Brenda LaChance	25228 N. 50th Dr	Phoenix	AZ	85083
Gary LaForest	5135 W. Park View Ln	Glendale	AZ	85310
Ramon Lago	24817 N. 49th Ave	Glendale	AZ	85310
Angela Lago	24817 N. 49th Ave	Glendale	AZ	85310
Rob Lake	4142 W. Electra Lane	Glendale	AZ	85310
Diane Lake	4142 W. Electra Lane	Glendale	AZ	85310
Kimberly Lamb	4804 W. Misty Willow Ln	Glendale	AZ	85310
Michelle Lambros	4062 W. Cielo Grande	Glendale	AZ	85310
Lynda Lamson	4602 W. Desert Hollow Dr	Phoenix	AZ	85083
Terri Lander	3138 W. Buckhorn Trail	Phoenix	AZ	85083
Roger Lang	24225 N. 46th Dr	Glendale	AZ	85310
Valerie Lang	24225 N. 46th Dr	Glendale	AZ	85310
Dennis Lange	5043 W. Electra Ln	Glendale	AZ	85310
Gloria Lange	5043 W. Electra Ln	Glendale	AZ	85310
Michael Lara	25026 N. 40th Dr	Glendale	AZ	85310
Santi Lardizabal	5309 W. Misty Willow Ln	Glendale	AZ	85310
Agnes Lardizabal	5309 W. Misty Willow Ln	Glendale	AZ	85310
Keith Larson	5515 W. Yearling Rd	Phoenix	AZ	85083
Edwin Larson	5223 W. Saguaro Park Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Tracy Latham	4338 W. Soft Wind Dr	Glendale	AZ	85310
Frank Lawson	4815 W. Misty Willow Ln	Glendale	AZ	85310
Stephanie Lawson	4815 W. Misty Willow Ln	Glendale	AZ	85310
Amy Lebbon	4734 W. Creedance Blvd	Glendale	AZ	85310
Cameron Lebbon	4734 W. Creedance Blvd	Glendale	AZ	85310
Karen Lee	4747 W. Creedance Blvd	Glendale	AZ	85310
Carl Lesko	5352 W. Whispering Wind Dr	Glendale	AZ	85310
Louisa Lesko	5352 W. Whispering Wind Dr	Glendale	AZ	85310
Kat Lewis	5043 W. Creedance Blvd	Glendale	AZ	85310
Perley Lewis	5043 W. Creedance Blvd	Glendale	AZ	85310
Rebecca Lewis	23853 N. 59th Drive	Glendale	AZ	85310
Thomas Licurgo	5301 W. Creedance Blvd	Glendale	AZ	85310
Stephanie Lindsey	5217 W. Whispering Wind Dr	Glendale	AZ	85310
Kevin Linneer	4124 W. Charlotte Dr	Glendale	AZ	85310
Jay Lipscomb	4939 W. Saguaro Park Ln	Glendale	AZ	85310
Joyce Lipscomb	4939 W. Saguaro Park Ln	Glendale	AZ	85310
Katrina Locke	5213 W. Misty Willow Ln	Glendale	AZ	85310
Chris Longhofer	24002 N. 40th Dr	Glendale	AZ	85310
Barbi Lopez	3506 W. Riordan Ranch Rd	Phoenix	AZ	85083
Cynthia Lowry	23404 N. 45th Ave	Glendale	AZ	85310
David Lowry	23404 N. 45th Ave	Glendale	AZ	85310
Terry Loyer	3123 W. Casitas Del Rio Dr	Phoenix	AZ	85027
John Lozano	6115 W. Villa Linda Dr	Glendale	AZ	85310
Eddie Lucas	5302 W. Fallen Leaf Ln	Glendale	AZ	85310
Richard Luegering	4150 W. Whispering Wind Dr	Glendale	AZ	85310
Jenny Lund	4002 W. Electra Ln	Glendale	AZ	85310
Tracy Lungerman	4607 West Misty Willow Ln	Glendale	AZ	85310
Gabriel Lupea	24466 N. 53rd Ave	Glendale	AZ	85310
Mariana Lupea	24466 N. 53rd Ave	Glendale	AZ	85310
Deerwood Lutrick	5123 W. Park View Ln	Glendale	AZ	85310
Terry Lutrick	5123 W. Park View Ln	Glendale	AZ	85310
Frederick Lynch	5403 W. Misty Willow Ln	Glendale	AZ	85310
Donna Lynch	5403 W. Misty Willow Ln	Glendale	AZ	85310
Linda MacCleary	4717 W. Soft Wind Dr	Glendale	AZ	85310
Mark MacCleary	4717 W. Soft Wind Dr	Glendale	AZ	85310
Lori MacGuinness	24430 N. 46th Ln	Glendale	AZ	85310
Mark MacGuinness	24430 N. 46th Ln	Glendale	AZ	85310
Matt Maddox	5332 W. Misty Willow Ln	Glendale	AZ	85310
Marie Maddox	5332 W. Misty Willow Ln	Glendale	AZ	85310
Cornielia Magdici	5213 W. Park View Ln	Glendale	AZ	85310
Jason Magel	4339 W. Villa Linda Dr	Glendale	AZ	85310
Stan Mah	5520 W. Soft Wind Dr	Glendale	AZ	85310
Scott Maki	5418 W. Alameda Rd	Glendale	AZ	85310
Sheri Maki	5418 W. Alameda Rd	Glendale	AZ	85310
Dan Makin	4423 W. Camino Vivaz	Glendale	AZ	85310
Toni Makin	4423 W. Camino Vivaz	Glendale	AZ	85310
Kiran Malhi	5242 W. Fallen Leaf Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Annette Malugen	4637 W. Misty Willow Lane	Glendale	AZ	85310
Debora Manson	5302 W. Hackamore Dr	Phoenix	AZ	85083
Carl Marano	5224 W. Misty Willow Ln	Glendale	AZ	85310
Judy Marano	5224 W. Misty Willow Ln	Glendale	AZ	85310
Brenda Marino	24208 N. 53rd Ave	Glendale	AZ	85310
Ed Marino	24208 N. 53rd Ave	Glendale	AZ	85310
Marcia Maris	4828 W. Park View Ln	Glendale	AZ	85310
Ovidiu Maris	4828 W. Park View Ln	Glendale	AZ	85310
Paulette Marquardt	5502 W. Saguaro Park Ln	Glendale	AZ	85310
Sandy Marquez	23852 N. 44th Ln	Glendale	AZ	85310
Robert Marsh	5633 W. Soft Wind Dr	Glendale	AZ	85310
Heidi Marsh	5633 W. Soft Wind Dr	Glendale	AZ	85310
Ryan Marsh	5633 W. Soft Wind Dr	Glendale	AZ	85310
Jennifer Marstanovic	4642 W. Maricopa Grande	Glendale	AZ	85310
George Marstanovic	4642 W. Maricopa Grande	Glendale	AZ	85310
Helen Marti	5432 W. Alameda Rd	Glendale	AZ	85310
Debra Martin	24829 N. 56th Ave	Glendale	AZ	85310
John Martin	3119 W. Via Montoya Dr	Glendale	AZ	85310
Sally Martin	5429 W. Creedance Blvd	Glendale	AZ	85310
Monte Matthews	5113 W. Park View Ln	Glendale	AZ	85310
Lori Matthews	5113 W. Park View Ln	Glendale	AZ	85310
Daniel Matthews	5113 W. Park View Ln	Glendale	AZ	85310
Rick Mattoon	4901 W. Whispering Wind Dr	Glendale	AZ	85310
Krista Mattoon	4901 W. Whispering Wind Dr	Glendale	AZ	85310
Terri Mavis	3936 W. Charlotte Dr	Glendale	Az	85310
Jeffery May	3829 W. Camino Real	Glendale	AZ	85310
Elizabeth May	3829 W. Camino Real	Glendale	AZ	85310
Jerry Maybee	4902 W. Fallen Leaf Ln	Glendale	AZ	85310
Heidi McBreen	23850 N. 58th Dr	Glendale	AZ	85310
Ed McCawley	4902 W. Misty Willow Ln	Glendale	AZ	85310
Kim McCawley	4902 W. Misty Willow Ln	Glendale	AZ	85310
Lori McCrea	24827 N. 49th Ave	Glendale	AZ	85310
Art McCready	5315 W. Electra Ln	Glendale	AZ	85310
Yolonda McCready	5315 W. Electra Ln	Glendale	AZ	85310
Jimmy McDaniel	5236 W. Soft Wind Dr	Glendale	AZ	85310
Donna McDaniel	5236 W. Soft Wind Dr	Glendale	AZ	85310
Denise McDowell	4917 W. Park View Ln	Glendale	AZ	85310
William McEachern	4209 W. Charlotte Dr	Glendale	AZ	85310
Jean McEachern	4209 W. Charlotte Dr	Glendale	AZ	85310
Amanda McGowan	26919 N. 51st Drive	Phoenix	AZ	85083
Martin McHale	25636 N. 47th Dr	Glendale	AZ	85310
Angela McIver	5003 W. Saguaro Park Ln	Glendale	AZ	85310
Chris McKenna	4945 W. Creedance Blvd	Glendale	AZ	85310
Anne McKenna	4945 W. Creedance Blvd	Glendale	AZ	85310
Tom Meeks	5133 W. Whispering Wind Drive	Glendale	AZ	85310
Tony Mentlick	5213 W. Saguaro Park Ln	Glendale	AZ	85310
Stacey Mentlick	5213 W. Saguaro Park Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
James Merkle	24245 N. 39th Ave	Glendale	AZ	85310
Gary Merrill	22817 N. 32nd Ave	Phoenix	AZ	85027
Broun Merritt	5802 W. Cielo Grande	Glendale	AZ	85310
Lauren Merritt	5802 W. Cielo Grande	Glendale	AZ	85310
Mary Merz	5224 W. Park View Ln	Glendale	AZ	85310
Jeff Mether	6610 W. Desert Hollow Dr	Phoenix	AZ	85083
Kristen Meyers	5541 W. Northwood Dr	Glendale	AZ	85310
Micky Midford	5020 W. Sauaro Park Ln	Glendale	AZ	85310
Johanna Midford	5020 W. Sauaro Park Ln	Glendale	AZ	85310
Kaila Milas	4902 W. Saguaro Park Ln	Glendale	AZ	85310
Elizabeth Miller	4118 W. Electra Ln	Glendale	AZ	85310
Elizabeth Miller	4730 W. Soft Wind Dr	Glendale	AZ	85310
Jim Miller	4350 W. Whispering Wind Dr	Glendale	AZ	85310
Marty Miller	5001 w. Misty Willow ln	Glendale	AZ	85310
Patti Miller	5513 W. Whispering Wind Dr	Glendale	AZ	85310
Larry Milligan	4827 W. Park View Ln	Glendale	AZ	85310
Jody Mills	26015 N. 42nd Ln	Phoenix	AZ	85083
Eldridge Mills	26015 N. 42nd Ln	Phoenix	AZ	85083
Samantha Mitchell	3834 W. Fallen Leaf Ln	Glendale	AZ	85310
Barbara Mocciaro	5001 w. Misty Willow ln	Glendale	AZ	85310
Mark Mocciaro	5001 w. Misty Willow ln	Glendale	AZ	85310
Steve Moisoff	4803 W.Misty Willow	Glendale	AZ	85310
Lynn Moisoff	4803 W.Misty Willow	Glendale	AZ	85310
Chet Monder	5533 W. Soft Wind Dr	Glendale	AZ	85310
Lynda Montgomery	5201 W. Misty Willow Ln	Glendale	AZ	85310
Jennifer Moon	5522 W. Hackamore Dr	Glendale	AZ	85083
Ed Moore	5813 W. Rowel	Phoenix	AZ	85083
Elizabeth Moore	5813 W. Rowel	Phoenix	AZ	85083
Jon Moore	5236 W. Soft Wind Dr	Glendale	AZ	85310
Mechelle Moore	5236 W. Soft Wind Dr	Glendale	AZ	85310
George Moorhead	5642 W. Saguaro Park Ln	Glendale	AZ	85310
Anita Moorhead	5642 W. Saguaro Park Ln	Glendale	AZ	85310
Mary Morgan	5345 W. Soft Wind Dr	Glendale	AZ	85310
Mike Morgan	4618 W. Misty Willow Ln	Glendale	AZ	85310
Aimee Morgan	4618 W. Misty Willow Ln	Glendale	AZ	85310
Jim Morris	5031 W. Creedance Blvd	Glendale	AZ	85310
Cheryl Morris	5031 W. Creedance Blvd	Glendale	AZ	85310
Steve Mortensen	4617 W. Saddle Horn Road	Phoenix	AZ	85083
Anita Moss	5321 W. Misty Willow Ln	Glendale	AZ	85310
Eric Moss	5145 W. Fallen Leaf Ln	Glendale	AZ	85310
Tracey Moss	5145 W. Fallen Leaf Ln	Glendale	AZ	85310
Miriam Moss	24041 N. 55th Ave	Glendale	AZ	85310
Phillip Moss	5321 W. Misty Willow Ln	Glendale	AZ	85310
Amber Motrych	5101 W. Saguaro Park Ln	Glendale	AZ	85310
Trishia Murphy	5623 W. Parkview Ln	Glendale	AZ	85310
Blaine Musgrove	5018 W. Electra Ln	Glendale	AZ	85310
Daniel Musgrove	26937 N. 52nd Ave	Phoenix	AZ	85083

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Name	Street Address	City	State	Zip
Lori Musgrove	26937 N. 52nd Ave	Phoenix	AZ	85083
Madonna Myers	26505 N. 49th Glen	Phoenix	AZ	85083
Steve Myers	25627 N. Moon Blossum Ln	Phoenix	AZ	85083
Donald Neal	5645 W. Soft Wind Dr	Glendale	AZ	85310
Dennis Nelson	5332 W. Alameda Rd	Glendale	AZ	85310
Kathleen Nelson	5332 W. Alameda Rd	Glendale	AZ	85310
Lydia Nesemann	5443 W. Electra Ln	Glendale	AZ	85310
Bob Nespodzany	4651 W. Alameda Rd	Glendale	AZ	85310
Nancy Nespodzany	4651 W. Alameda Rd	Glendale	AZ	85310
Peter Newberg	5136 W. Park View Ln	Glendale	AZ	85310
Terri Newberg	5136 W. Park View Ln	Glendale	AZ	85310
Randy Newman	5541 W. Saguaro Park Ln	Glendale	AZ	85310
Denise Newman	5541 W. Saguaro Park Ln	Glendale	AZ	85310
Kathy Newyear	4628 W. Misty Willow Ln	Glendale	AZ	85310
Chuck Niday	5344 W. Misty Willow Ln	Glendale	AZ	85310
Connie Nies	3803 W. Charlotte Dr	Glendale	AZ	85310
Joyce Nolte	6149 W. Fallen Leaf Ln	Glendale	AZ	85310
Gary Nolte	6149 W. Fallen Leaf Ln	Glendale	AZ	85310
Gary Noviello	5123 W. Soft Wind Dr	Glendale	AZ	85310
Lisa Noviello	5123 W. Soft Wind Dr	Glendale	AZ	85310
Lisa Noviello	5123 W. Soft Wind Dr	Glendale	AZ	85310
Orville Nyhus	5214 W. Alameda Rd	Glendale	AZ	85310
Kathryn Nyhus	5214 W. Alameda Rd	Glendale	AZ	85310
Liz O'Brien	5430 W. Electra Ln	Glendale	AZ	85310
William O'Brien	5430 W. Electra Ln	Glendale	AZ	85310
Jim O'Connell	5621 W. Soft Wind Dr	Glendale	AZ	85310
Jennifer O'Connell	5621 W. Soft Wind Dr	Glendale	AZ	85310
Steven Okeson	5453 W. West Wind Dr	Glendale	AZ	85310
Stacey Okeson	5453 W. West Wind Dr	Glendale	AZ	85310
Rene Oliva	5242 W. Whispering Wind Dr	Glendale	AZ	85310
Cathy Oliva	5242 W. Whispering Wind Dr	Glendale	AZ	85310
Dennis Olive	26318 N. 56th Dr	Phoenix	AZ	85083
Brad Olson	5214 W. Buckskin Trail	Phoenix	AZ	85083
Cathy Olson	4614 W. Soft Wind Dr	G;emda;e.	AZ	85310
Dan Olson	4614 W. Soft Wind Dr	Glendale	AZ	85310
Cathy Olson	4614 W. Soft Wind Dr	Glendale	AZ	85310
Larry Ornelis	4740 W. Saguaro Park Ln	Glendale	AZ	85310
Muriel Ornelis	4740 W. Saguaro Park Ln	Glendale	AZ	85310
Marc Ortega	3856 W. Calle Lejos	Glendale	AZ	85310
Maura Ortega	3856 W. Calle Lejos	Glendale	AZ	85310
Jesse Osborn	5018 W. Park View Ln	Glendale	AZ	85310
Ed Ott	5028 W. Soft Wind Dr	Glendale	AZ	85310
Sue Ott	5028 W. Soft Wind Dr	Glendale	AZ	85310
Krysten Ousley	5213 W. Alameda Rd	Glendale	AZ	85310
Rob Ousley	5213 W. Alameda Rd	Glendale	AZ	85310
Terry Packer	23821 N. 38th Ave	Glendale	AZ	85310
Sapna Padda	4819 W. Electra Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Sukhdeep Padda	4819 W. Electra Lane	Glendale	AZ	85310
Bob Palagi	4735 W. Electra Ln	Glendale	AZ	85310
David Palensky	4928 W. Soft Wind Dr	Glendale	AZ	85310
May Dunn-Palensky	4928 W. Soft Wind Dr	Glendale	AZ	85310
Doug Palmer	4921 W. Creedance Blvd	Glendale	AZ	85310
Jennifer Palmer	4921 W. Creedance Blvd	Glendale	AZ	85310
Eric Palmer	26937 N. 52nd Glen	Phoenix	AZ	85083
William Palmer	5312 W. Whispering Wind Dr	Glendale	AZ	85310
Karen Palmer	5312 W. Whispering Wind Dr	Glendale	AZ	85310
Chris Parese	5040 W. Misty Willow Ln	Glendale	AZ	85310
Paula Parker	4718 W. Softwind Dr	Glendale	AZ	85310
Don Parks	25627 N. 47th Dr	Phoenix	AZ	85083
Susan Parks	25627 N. 47th Dr	Phoenix	AZ	85083
Matt Parks	4029 W. Avenida Del Sol	Glendale	AZ	85310
Susan Parks	4029 W. Avenida Del Sol	Glendale	AZ	85310
Susie Parks	4051 W. Fallen Leaf	Glendale	AZ	85310
Sandi Parmigiani	4656 W. Honeysuckle Dr	Phoenix	AZ	85083
Season Pascoe	26023 N. 42nd Ln	Phoenix	AZ	85083
Kathy Pate	5223 W. Saguaro Park Ln	Glendale	AZ	85310
Mike Patterson	23852 N. 59th Dr	Glendale	AZ	85310
Wendy Patterson	23852 N. 59th Dr	Glendale	AZ	85310
Kurt Patton	26023 N. 42nd Ln	Phoenix	AZ	85083
Lynn Patton	26023 N. 42nd Ln	Phoenix	AZ	85083
Bob Peach	5309 W. Soft Wind Dr	Glendale	AZ	85310
Terri Peach	5309 W. Soft Wind Dr	Glendale	AZ	85310
Charlotte Peake	4505 W. Park View Ln	Glendale	AZ	85310
Monte Perea	4702 W. Credence Blvd	Glendale	AZ	85310
Kim Perea	4702 W. Credence Blvd	Glendale	AZ	85310
Katie Perry	5003 W. Electra Ln	Glendale	AZ	85310
Kenneth Petrowski	5749 W. Soft Wind Dr	Glendale	AZ	85310
Judy Petty	5016 W. Misty Willow Ln	Glendale	AZ	85310
Ronni Pfeiffer	4231 W. Cielo Grande	Glendale	AZ	85310
Tim Phillips	4138 W. Cielo Grande	Glendale	AZ	85310
Tamera Phillips	4138 W. Cielo Grande	Glendale	AZ	85310
Jeff Pierce	4540 W. Misty Willow Ln	Glendale	AZ	85310
Adrianne Piwinski	4343 W. Avenida Del Sol	Glendale	AZ	85310
Bill Pollak	5307 W. Alameda Rd	Glendale	AZ	85310
George Pop	3844 W. Alameda Rd	Glendale	AZ	85310
Shannon Porter	24022 N. 40th Drive	Glendale	AZ	85310
Brad Potts	5621 W. Misty Willow Ln	Glendale	AZ	85310
Stephanie Potts	5621 W. Misty Willow Ln	Glendale	AZ	85310
Melissa Pratt	4031 W. Questa Dr	Glendale	AZ	85310
Spencer Pratt	4031 W. Questa Dr	Glendale	AZ	85310
Keri Pribyl	3618 W. Camino Del Rio	Glendale	AZ	85310
Theresa Price	3211 W. Maya Way	Phoenix	AZ	85083
Quinn Putman	5412 W. Fallen Leaf Ln	Glendale	AZ	85310
Amy Putman	5412 W. Fallen Leaf Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Lisa Rader	23851 N. 59th Ave	Glendale	AZ	85310
Russ Rader	23851 N. 59th Ave	Glendale	AZ	85310
Luis Ramirez	23872 N. 38th Ln	Glendale	AZ	85310
Miguel Ramirez	23872 N. 38th Ln	Glendale	AZ	85310
Dean Randell	24820 N. 39th Dr	Glendale	AZ	85310
Laura Randell	24820 N. 39th Dr	Glendale	AZ	85310
Bill Ratkovich	4420 West Misty Willow Lane	Glendale	AZ	85310
Cindy Ratkovich	4625 W. Park View Circle	Glendale	AZ	85310
Jeff Ratkovich	4625 W. Park View Circle	Glendale	AZ	85310
Sylvia Reed	4901 W. Fallen Leaf Ln	Glendale	AZ	85310
Zoe Reed	5224 W. Electra Lane	Glendale	AZ	85310
JoAnn Regan	5345 W. Northwood Dr	Glendale	AZ	85310
Tom Reynolds	5223 W. Misty Willow Ln	Glendale	AZ	85310
Judy Reynolds	5223 W. Misty Willow Ln	Glendale	AZ	85310
Chris Rheim	4066 W. Cielo Grande	Glendale	AZ	85310
Ron Richards	4623 W. Soft Wind Dr	Glendale	AZ	85310
Beverly Richards	4623 W. Soft Wind Dr	Glendale	AZ	85310
David Ridolfi	5532 W. Saguaro Park Ln	Glendale	AZ	85310
Jin Ridolfi	5532 W. Saguaro Park Ln	Glendale	AZ	85310
Brian Riggan	5301 W. Whispering Wind Dr	Glendale	AZ	85310
Robert Riley	4946 W. Creedance Blvd	Glendale	AZ	85310
Raymond Rios	23837 N. 58th Dr	Glendale	AZ	85310
Peggy Ritchhart	4207 W. Alameda Rd	Glendale	AZ	85310
Jason Rivers	4817 W. Saguaro Park Ln	Glendale	AZ	85310
Alan Rockwell	4626 W. Fallen Leaf Ln	Glendale	AZ	85310
Carol Rockwell	4626 W. Fallen Leaf Ln	Glendale	AZ	85310
Brent Rodgers	4902 W. Whispering Wind Dr	Glendale	AZ	85310
Ron Roeske	5136 W. Misty Willow Dr	Glendale	AZ	85310
Linda Roeske	5136 W. Misty Willow Dr	Glendale	AZ	85310
Stephen Rogoff	6120 W. Park View Ln	Glendale	AZ	85310
Dina Romo	4009 W. Creedance Blvd	Glendale	AZ	85310
Chris Ross	24414 N. 53rd Ave	Glendale	AZ	85310
Trish Ross	24414 N. 53rd Ave	Glendale	AZ	85310
Jean Ross	4840 W. Park View Ln	Glendale	AZ	85310
Carol Rossi	5612 W. Saguaro Park Ln	Glendale	AZ	85310
Sam Rossi	24815 N. 55th Ln	Glendale	AZ	85310
Diana Rossi	24815 N. 55th Ln	Glendale	AZ	85310
Raymond Roswick	26204 N.Fernbush	Phoenix	AZ	85083
Tyler Rowlands	5130 W. Creedance Blvd	Glendale	AZ	85310
Joie Rowles	4827 W. Misty Willow Ln	Glendale	AZ	85310
Diane Roycroft	3315 W. Walter Way	Phoenix	AZ	85027
Gary Rutherford	5114 W. Saguaro Park Ln	Glendale	AZ	85310
Joann Rutherford	5114 W. Saguaro Park Ln	Glendale	AZ	85310
Heather Rutter	4921 W. Fallen Leaf Ln	Glendale	AZ	85310
Jerry Rutter	4921 W. Fallen Leaf Ln	Glendale	AZ	85310
Patricia Ryan	6014 W. Cielo Grande	Glendale	AZ	85310
Isel Sabri	4722 W. Electra Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Olga Salazar	6001 W. Cielo Grande	Glendale	AZ	85310
Veronica Salazar	6001 W. Cielo Grande	Glendale	AZ	85310
John Salazar	6001 W. Cielo Grande	Glendale	AZ	85310
Diane Salus	4729 W. Soft Wind Dr	Glendale	AZ	85310
Danton Santarelli	5433 W. Fallen Leaf Ln	Glendale	AZ	85310
Joanne Santarelli	5433 W. Fallen Leaf Ln	Glendale	AZ	85310
Johathon Saunders	5533 W. Whispering Wind Dr	Glendale	AZ	85310
Joe Sawyer	5030 W. Fallen Leaf Ln	Glendale	AZ	85310
Richard Schallmo	5044 W. Creedance Blvd	Glendale	AZ	85310
Elizabeth Schallmo	5044 W. Creedance Blvd	Glendale	AZ	85310
Bill Schlofman	5319 W. Alameda Rd	Glendale	AZ	85310
Joseph Schmidt	5343 W. West Wind Dr	Glendale	AZ	85310
Dahl Schmidt	5343 W. West Wind Dr	Glendale	AZ	85310
Brenda Schoech	20663 N. 42nd Avenue	Glendale	AZ	85308
Gayle Schou	4011 W. Buckskin Trail	Phoenix	AZ	85083
Sonny Schramm	24807 N. 49th Ave	Glendale	AZ	85310
Nancy Schramm	24807 N. 49th Ave	Glendale	AZ	85310
Mandi Schwab	5241 W. Fallen Leaf Ln	Glendale	AZ	85310
Jason Schwab	5241 W. Fallen Leaf Ln	Glendale	AZ	85310
Arthur Schwartz	3861 W. Mariposa Grande	Glendale	AZ	85310
Marty Seigle	5235 W. Alameda Rd	Glendale	AZ	85310
Sid Seigle	5235 W. Alameda Rd	Glendale	AZ	85310
Becky Self	5415 W. Soft Wind Dr	Glendale	AZ	85310
Roderick Self	5415 W. Soft Wind Dr	Glendale	AZ	85310
James Sellar	6032 W. Cielo Grande	Glendale	AZ	85310
Holly Shaver	6430 W. Buckskin Trail	Phoenix	AZ	85083
Mindy Sheahan	5402 W. Soft Wind Dr	Glendale	AZ	85310
James Sheets	5002 W. Soft Wind Dr	Glendale	AZ	85310
Kathryn Sheets	5002 W. Soft Wind Dr	Glendale	AZ	85310
Chris Shehi	5512 W. Saguaro Park Ln	Glendale	AZ	85310
Stella Shehi	5512 W. Saguaro Park Ln	Glendale	AZ	85310
Erin Sherman	5031 W. Creedance Blvd	Glendale	AZ	85310
Nathan Sherman	5031 W. Creedance Blvd	Glendale	AZ	85310
Christina Sherrod	6130 W. Hedgehog Place	Phoenix	AZ	85083
Kevin Sherrod	6130 W. Hedgehog Place	Phoenix	AZ	85083
Roland Sima	5223 W. Soft Wind Dr	Glendale	AZ	85310
Caroline Sima	5223 W. Soft Wind Dr	Glendale	AZ	85310
Charles Simpson	23625 N. 41st Drive	Glendale	AZ	85310
Doug Simpson	23420 N. 42nd Drive	Glendale	AZ	85310
Jane Simpson	23625 N. 41st Drive	Glendale	AZ	85310
Jim Singleton	5344 W. Alameda Rd	Glendale	AZ	85310
Nick Sites	5733 W. Soft Wind Dr	Glendale	AZ	85310
Audre Skakoon	4831 W. Avenida Del Rey	Phoenix	AZ	85083
Chris Smith	5214 W. Soft Wind Dr	Glendale	AZ	85310
Don Smith	5642 W. Alameda Rd	Glendale	AZ	85310
Gary Smith	5333 W. Misty Willow Ln	Glendale	AZ	85310
Jessica Smith	5333 W. Misty Willow Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Michelle Smith	5214 W. Soft Wind Dr	Glendale	AZ	85310
Thomas Snider	4218 W. Park View Ln	Glendale	AZ	85310
Carrie Snider	4218 W. Park View Ln	Glendale	AZ	85310
Carla Snyder	4921 W. Electra Ln	Glendale	AZ	85310
Nancy Snyder	5991 W. Cielo Grande	Glendale	AZ	85310
Ryan Soethe	5201 W. Soft Wind Dr	Glendale	AZ	85310
Lori Soich	5601 W. Whispering Wind Dr	Glendale	AZ	85310
Jared Sonju	4934 W. Creedance Blvd	Glendale	AZ	85310
Shelbi Sonju	4934 W. Creedance Blvd	Glendale	AZ	85310
Juliette Southern	4736 W. Sweet Iron Pass	Phoenix	AZ	85083
Shannon Spellman	4741 W. Park View Ln	Glendale	AZ	85310
Larry Spitali	4803 W. Park View Ln	Glendale	AZ	85310
Chris Spitali	4803 W. Park View Ln	Glendale	AZ	85310
Anthony Spitali	4803 W. Park View Ln	Glendale	AZ	85310
Blaine Srutowski	5124 W. Misty Willow Ln	Glendale	AZ	85310
Sue Srutowski	5124 W. Misty Willow Ln	Glendale	AZ	85310
Dawn Stallings	5522 W. Whispering Wind Dr	Glendale	AZ	85310
Jeff Starr	5401 W. Park View Ln	Glendale	AZ	85310
Kate Steele	5718 W. Cielo Grande	Glendale	AZ	85310
Cory Stegen	5827 W. Cielo Grande	Glendale	AZ	85310
Ken Stephens	4940 W. Soft Wind Dr	Glendale	AZ	85310
Becky Stephens	4940 W. Soft Wind Dr	Glendale	AZ	85310
Mark Stewart	5217 W. Fallen Leaf Ln	Glendale	AZ	85310
Kim Stewart	5217 W. Fallen Leaf Ln	Glendale	AZ	85310
Shawn Stewart	4532 W. Soft Wind Dr	Glendale	AZ	85310
Anne Stine	4945 W. Whispering Wind Dr	Glendale	AZ	85310
Josh Stockman	5202 W. Alameda Road	Glendale	AZ	85310
Storme Stockman	5202 W. Alameda Rd	Glendale	AZ	85310
Josh Stockman	5202 W. Alameda Rd	Glendale	AZ	85310
Julie Stone	4641 W. Mariposa Grande	Glendale	AZ	85310
Bill Stoner	5343 W. Electra Ln	Glendale	AZ	85310
Tori Stoner	5343 W. Electra Ln	Glendale	AZ	85310
Ron Stout	4927 W. Soft Wind Dr	Glendale	AZ	85310
Edwin Strickland	4816 W. Soft Wind Dr	Glendale	AZ	85310
Marlene Strickland	4816 W. Soft Wind Dr	Glendale	AZ	85310
Dave Strieter	5201 W. Park View Ln	Glendale	AZ	85310
Sheri Strumpfer	5521 W. Soft Wind Dr	Glendale	AZ	85310
Craig Strumpfer	5521 W. Soft Wind Dr	Glendale	AZ	85310
Saroj Subedi	5718 W. Ludden Mountain Dr	Glendale	AZ	85310
Angie Surratt	5969 W. Alameda Rd	Glendale	AZ	85310
Sue Sutton	5020 W. Hickamore Drive	Phoenix	AZ	85083
Carolyn Swallows	5427 W. Soft Wind Dr	Glendale	AZ	85310
Tabor Swallows	5427 W. Soft Wind Dr	Glendale	AZ	85310
Joyce Swick	4915 W. Soft Wind Dr	Glendale	AZ	85310
Randall Swick	4915 W. Soft Wind Dr	Glendale	AZ	85310
Joe Switalski	4526 W. Park View Ln	Glendale	AZ	85310
Debi Switalski	4526 W. Park View Ln	Glendale	AZ	85310

CITY OF PHOENIX
JUL 16 2024
Planning & Development Department

Name	Street Address	City	State	Zip
Andrii Syniagin	3837 W. Villa Linda Dr	Glendale	AZ	85310
Jim Tadano	5006 W. Saguaro Park Ln	Glendale	AZ	85310
Lynette Tadano	5006 W. Saguaro Park Ln	Glendale	AZ	85310
Alex Talladen	24030 N. 40th Drive	Glendale	AZ	85310
Robert Taylor	4903 W. Saguaro Park Ln	Glendale	AZ	85310
Nancy Teetsel	25417 N. Hackberry Dr	Phoenix	AZ	85083
Richard Thayer	4235 W. Electra Ln	Glendale	AZ	85310
Kristi Thayer	4235 W. Electra Ln	Glendale	AZ	85310
Cheryl Thomas	5835 W. Electra Ln	Glendale	AZ	85310
Claudia Thomas	5101 W. Saguaro Park Ln	Glendale	AZ	85310
Gary Thomas	5101 W. Saguaro Park Ln	Glendale	AZ	85310
Karen Thomas	5714 W. Ludden Mountain Dr	Glendale	AZ	85310
Deborah Thompson	23828 N. 59th Dr	Glendale	AZ	85310
Ken Thompson	23828 N. 59th Dr	Glendale	AZ	85310
Doris Tillman	3851 W. Villa Linda Dr	Glendale	AZ	85310
Attila Toth	25913 N. 49th Ln	Phoenix	AZ	85083
Peter Tovey	3848 W. Alameda Rd	Glendale	AZ	85310
Fely Tovey	3848 W. Alameda Rd	Glendale	AZ	85310
Scott Tuchscher	23427 N. 45th Ave	Glendale	AZ	85310
Rachel Tylak	23826 N. 42nd Drive	Glendale	AZ	85310
Kelly Tyndall	5124 W. Soft Wind Dr	Glendale	AZ	85310
David Tyndall	5124 W. Soft Wind Dr	Glendale	AZ	85310
John Upton	5111 W. Creedance Blvd	Glendale	AZ	85310
Becky Upton	5111 W. Creedance Blvd	Glendale	AZ	85310
Monica Van Der Werf	24416 N. 60th Ln	Glendale	AZ	85310
David Van Horn	5015 W. Soft Wind Dr	Glendale	AZ	85310
Sharon Van Horn	5015 W. Soft Wind Dr	Glendale	AZ	85310
Rhonda Vance	4904 W. Park View Ln	Glendale	AZ	85310
Mike Yocum	4904 W. Park View Ln	Glendale	AZ	85310
Edie Varner	3315 W. Daley Ln	Phoenix	AZ	85027
Faye Velle	5401 W. Creedance Blvd	Glendale	AZ	85310
Barb Vidal	4551 W. Soft Wind Dr	Glendale	AZ	85310
Gilbert Vidal	4551 W. Soft Wind Dr	Glendale	AZ	85310
Barbara Vidal	4551 W. Soft Wind Dr	Glendale	AZ	85310
Jackie Vincent	26107 N. 49th Ln	Phoenix	AZ	85083
Tom Vincent	26107 N. 49th Ln	Phoenix	AZ	85083
Ozzie Virgil	5444 W. Creedance Blvd	Glendale	AZ	85310
Janet Voyles	4601 W. Mariposa Grande	Glendale	AZ	85310
Loren Wagner	5531 W. Saguaro Park Ln	Glendale	AZ	85310
Debbie Wagner	5531 W. Saguaro Park Ln	Glendale	AZ	85310
Jenna Wagner	5531 W. Saguaro Park Ln	Glendale	AZ	85310
Tom Walczak	4428 W. Fallen Leaf Ln	Glendale	AZ	85310
Phillip Walin	5842 W. Cielo Grande	Glendale	AZ	85310
Laura Walin	5842 W. Cielo Grande	Glendale	AZ	85310
Dan Walker	4804 W. Park View Ln	Glendale	AZ	85310
Dan Walker	5316 W. Electra Ln	Glendale	AZ	85310
Kathy Walker	5316 W. Electra Ln	Glendale	AZ	85310

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Name	Street Address	City	State	Zip
Holly Walker	4804 W. Park View Ln	Glendale	AZ	85310
Kathy Walker	5316 W. Electra Ln	Glendale	AZ	85310
Chris Wall	5532 W. Soft Wind Dr	Glendale	AZ	85310
Pam Wall	5532 W. Soft Wind Dr	Glendale	AZ	85310
Raetta Wall	4126 W. Avenida Del Sol	Glendale	AZ	85310
Robert Walsh	4331 W. Misty Willow Ln	Glendale	AZ	85310
Molly Walsh	4331 W. Misty Willow Ln	Glendale	AZ	85310
Carla Warner	23436 N. 44th Dr	Glendale	AZ	85310
Mike Warner	23436 N. 44th Dr	Glendale	AZ	85310
Bill Webb	4816 W. soft Wind Dr	Glendale	AZ	85310
Dan Webb	5030 W. Whispering Wind Dr	Glendale	AZ	85310
Mary Webb	4816 W. soft Wind Dr	Glendale	AZ	85310
Sonny Weller	5333 W. Soft Wind Dr	Glendale	AZ	85310
Paul Wesol	4013 W. Misty Willow Ln	Glendale	AZ	85310
Rose Wesol	4013 W. Misty Willow Ln	Glendale	AZ	85310
Greg Westphal	4832 W. Avenida del Rey	Phoenix	AZ	85083
Estella Westphal	4832 W. Avenida del Rey	Phoenix	AZ	85083
Jesse White	5146 W. Fallen Leaf Lane	Glendale	AZ	85310
Pam Wiedmann	5423 W. Whispering Wind Dr	Glendale	AZ	85310
Anita Wilde	5223 W. Alameda Rd	Glendale	AZ	85310
Jessica Wilde	5223 W. Alameda Rd	Glendale	AZ	85310
Bob Wiley	4621 W. Alameda Rd	Glendale	AZ	85310
Terri Wiley	4621 W. Alameda Rd	Glendale	AZ	85310
Becky Wilson	5542 W. Saguaro Park Ln	Glendale	AZ	85310
Don Wilson	5323 W. Fallen Leaf Ln	Glendale	AZ	85310
Denise Wilson	5323 W. Fallen Leaf Ln	Glendale	AZ	85310
Jean Winney	4933 W. Creedance Blvd	Glendale	AZ	85310
Keith Winney	4933 W. Creedance Blvd	Glendale	AZ	85310
Bart Winters	4041 W. Park View Ln	Glendale	AZ	85310
Thomas Wolf	5102 W. Saguaro Park Ln	Glendale	AZ	85310
Faye Wolf	5102 W. Saguaro Park Ln	Glendale	AZ	85310
Charlyn Wood	5835 W. Cielo Grande	Glendale	AZ	85310
Christy Wood	23215 N. 32nd Avenue	Phoenix	AZ	85027
James Wood	26206 N. Hackberry Dr	Phoenix	AZ	85083
Leon Woods	4412 W. Camino Vivaz	Glendale	AZ	85310
Juanita Woods	4412 W. Camino Vivaz	Glendale	AZ	85310
Brandon Wright	25245 N. 40th Ln	Phoenix	AZ	85083
Evelyn Wright	25245 N. 40th Ln	Phoenix	AZ	85083
Don Wright	5426 W. Soft Wind Dr	Glendale	AZ	85310
Rickela Wright	5426 W. Soft Wind Dr	Glendale	AZ	85310
Edward Wright	24810 N. 56th Dr	Glendale	AZ	85310
Lori Wright	24810 N. 56th Dr	Glendale	AZ	85310
Marie Wright	5004 W. Whispering Wind Dr	Glendale	AZ	85310
William Wright	4805 W. Saguaro Park Ln	Glendale	AZ	85310
Mark Wuori	5533 W. West Wind Dr	Glendale	AZ	85310
Dennis Wutzke	5101 W. Fallen Leaf Ln	Glendale	AZ	85310
Kim Wutzke	5101 W. Fallen Leaf Ln	Glendale	AZ	85310

CITY OF PHOENIX
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Name	Street Address	City	State	Zip
Gerry Yaghmourian	4415 W. Cielo Grande	Glendale	AZ	85310
Mary Yaghmourian	4415 W. Cielo Grande	Glendale	AZ	85310
MaryEllen Yaghmourian	4415 W. Cielo Grande	Glendale	AZ	85310
Hayden Yahnke	23809 N. 57th Dr	Glendale	AZ	85310
Fel Yambao	4657 W. Misty Willow Ln	Glendale	AZ	85310
Barbara Yancy	5003 W. Electra Ln	Glendale	AZ	85310
Larry Yancy	5003 W. Electra Ln	Glendale	AZ	85310
Matt Yocom	4903 W. Park View Ln	Glendale	AZ	85310
Mike Yocom	4904 W. Park View Ln	Glendale	AZ	85310
Stephanie Yocom	4209 W. Chama Dr	Glendale	AZ	85310
Kirk Young	5029 W. Fallen Leaf Ln	Glendale	AZ	85310
Lori Young	5029 W. Fallen Leaf Ln	Glendale	AZ	85310
Megan Young	5029 W. Fallen Leaf Ln	Glendale	AZ	85310
Sam Young	5423 W. Fallen Leaf Ln	Glendale	Az	85310
Samuel Young	5423 W. Fallen Leaf Ln	Glendale	AZ	85310
Brenda Young	5423 W. Fallen Leaf Ln	Glendale	AZ	85310
Gary Zehrbach	5438 W. Soft Wind Dr	Glendale	AZ	85310
Mike Ziegler	5114 W. Soft Wind Dr	Glendale	AZ	85310
Yvonne Ziegler	5114 W. Soft Wind Dr	Glendale	AZ	85310
Kurt Zimmerman	4437 W. Creedance Blvd	Glendale	AZ	85310
Diane Zimmerman	4437 W. Creedance Blvd	Glendale	AZ	85310
Kyle Zimmerman	4437 W. Creedance Blvd	Glendale	AZ	85310
Lisa Zimmerman	4842 W. Avenida Del Rey	Phoenix	AZ	85083
Bob Zismann	5224 W. Saguaro Park Ln	Glendale	AZ	85310
Nancy Zismann	5224 W. Saguaro Park Ln	Glendale	AZ	85310
Brian Zmerzlikar	5003 W. Creedance Blvd	Glendale	AZ	85310
Haidee Zmerzlikar	5003 W. Creedance Blvd	Glendale	AZ	85310
Nikki Zombro	4226 W. Avenida Del Sol	Glendale	AZ	85310
Rich Zurek	5002 W. Desert Hollow Dr	Phoenix	AZ	85083
Joan Zurek	5002 W. Desert Hollow Dr	Phoenix	AZ	85083

CITY OF PHOENIX
JUL 16 2024
Planning & Development Department

From: Shannon Porter
To: rlane@gblaw.com; Matteo Moric
Subject: Lennar Development Paseo Heights Zoning Meeting
Date: Tuesday, July 16, 2024 9:50:47 AM
Importance: High

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Hi Matteo and Rob,

We have another Zoning Meeting this evening regarding the Lennar Development at 39th Drive and Pinnacle Peak Road. I received a voicemail, it looks like last week from someone with Lennar, however, the person who left the voicemail you could barely hear her voice and make out what was being said.

I need to get a copy per my attorney's review of the complete Traffic Density Report/Analysis of 39th Drive and a report for Pinnacle Peak Road that I am assuming you have already completed.

Please send this information over to me as soon as possible. I will be bringing this up at the meeting this evening as well. My HOA fees cover the maintenance of 39th Drive the entrance from Pinnacle Peak Road to Happy Valley Road. This roadway is considered as our common area that we maintain and provide to the community the walkways and bicycle paths along this road. Which is used daily by young children and adults. The increase in traffic is a huge concern on this roadway considering this is the only direct access from Pinnacle Peak to Happy Valley Road to the closest grocery store. This roadway is directly across from your future development that is being built. They will be using this road as access. I highly doubt they are going to go down to 43rd Avenue which would be the next road to access and is not governed by an HOA.

I appreciate your knowledge and thorough research in all of this planning. If you can please send me any additional information to ease my concerns, I would greatly appreciate it.

Thank you for your help and time on this matter. My attorney will review the report with me once you send it over.

Thank you,

Shannon

th *th*

***** Please Note I will be on vacation July 24 , 2024 Thru August 6 , 2024, and Returning to the office on August 7th, 2024. *****

Shannon V. Porter
Branch Manager- Senior Commercial & Residential Escrow Officer
1550 E. Missouri Avenue
Phoenix, AZ 85014
D: (602)848-2926
O: (602)943-0184 Ext. 252
Email: Shannon.porter@ptaaz.com

From:	Austin and Teresa Sanders
To:	Matteo Moric; PDD Deer Valley VPC; Teleia Galaviz; Mayor Gallego; PDD Site Planning; PDD Zoning; OEPInfo MGR; Council District 1 PCC
Subject:	Lennar Proposed Development 36th Ave & Pinnacle Peak
Date:	Tuesday, July 16, 2024 2:30:42 PM

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Teresa Sanders
3504 W Fallen Leaf Ln
Glendale, AZ 85310
(623)308-6872
tmsanders@arizona.edu

July 16, 2024

To Whom It May Concern:

My name is Teresa Sanders and I am writing in opposition to the Lennar planned development of 80.31 acres off Pinnacle Peak Road and 36th Avenue. The cases in question are GPZ-DV-1-24-1 and Z-28-24-1. The request from Lennar is to change the area's zoning from Parks/Open Space - Publicly Owned to Residential 3.5-5 dwelling units per acre, and commercial respectively. It is my formal request to all decision-making authorities in the matter to reject this plan in its entirety and protect the area’s designation as a publicly owned open space.

There are many justifiable reasons to support both cases, as I am aware that there is a housing crisis in the Greater Phoenix Area; made more devastating by the invasion of the Taiwan Semiconductor Manufacturing Company North of the 303. As a homeowner, I am gravely concerned with the effect this rapid development will have not only on the infrastructure that already can barely support those residing here, but also on the continued affordability of my home, and the devastating effects this rampant growth is having on an already fragile

ecosystem.

Should Lennar's plans be approved they will sell those homes for $530k-$700k. For reference, I purchased my home for $250k at the end of 2019, the current Zillow estimate is over $400k. Initially, that looks wonderful, I have so much equity in my home. However, that increase in value has also increased my property taxes and homeowners insurance premiums. As a teacher for the local school district, my wages were just enough for me to afford the home when I purchased it 5 years ago. If efforts to curb the over-inflation of values are not made, then my home will cease to be affordable. Good, wonderful neighbors, who have been renting in the area for years will also be pushed out, forced to uproot their children, and possibly made homeless due to ever-rising housing costs. Lennar's development plans do nothing to address the underlying issues. More homes that cost $500k or more are not the way that we address the thralls of unhoused people in the Phoenix area. We do that by restricting profit margins for land developers and rental investments. If Lennar is willing to reduce the starting price of their homes to under $400k, then that would be a small start towards addressing the larger problem.

The next concern is infrastructure for education, Lennar points out on their information page that the land currently does not pay taxes to support local schools, this land also does not import families that would be utilizing those resources. It is well known that schools are overcrowded and underfunded. This area is not exempt, and adding more families to an already strained system would be a disservice to all involved. Lennar already added nearly 300 homes near Jomax, and has plans to build far more, all with no additional schools being provided to support those students. Sandra Day O'Connor High School currently houses approximately 2600 students, there are not enough classrooms to support the needs already there, and as a result, teachers are being forced to share classrooms to accommodate student population needs. The growth of this area cannot support the continuous addition of homes without regard for public service needs, and with teachers leaving the profession in droves, there simply isn't enough staff to support an influx of this magnitude.

In regards to the claim that by leaving the wash intact local wildlife will not be disrupted, I formally disagree. Unless Lennar is able to survey the entire site and confirm that there are no nests, burrows, or otherwise, there will be habitat disruption. My school 2 miles from the proposed site had several lockdowns just this last year due to coyotes and javelina on campus.

If these open areas are only seen as empty eyesores then they are missing the entire point. No, that space doesn't currently have people living there, but to say no one lives there erases the importance of the lives of the wildlife we share this space with. If open spaces are covered up with people spaces then the animals will have nowhere to go and will end up euthanized because they'll be labeled as menaces, when really, they were here first.

Lennar claims that this development would only contribute to 16% of the traffic, my question is how did they come up with a number that low? If every home produced 2 drivers, as is the norm, that adds 588 additional vehicles utilizing the light at 39th Ave. If students from those homes attend the local high school, those additional vehicles would render an already dire traffic concern exponentially worse. Concerning the commercial development, since there is not a light abutting that planned space it would create dangerous traffic patterns as people attempt to navigate the entrances to the community, the commercial property, and the already existing water park, which routinely sees lines in the center lane that back up nearly to 39th Ave.

Additionally, unlike buildings and roads, the open desert does not actively contribute to soaring temperatures. In 2023 Phoenix experienced 31 days in a row of temperatures above 110 degrees Fahrenheit. Less than 10 days ago a record high of 118 beat the previous record by 3 degrees. I see nothing in Lennar's plan on how their proposed development would contribute to the cooling of our city. Lennar also points out that the area in question is not currently zoned as a flood plain, but with a wash that runs right through the middle of it, it absolutely is a flood risk. There are currently several, large well-established trees and many smaller mesquite and creosote growing on the land. Mesquite trees often have taproots 150-200 feet deep and shallower roots that extend out through the soil beyond the canopy which ranges from 30-50 feet. The vegetation that is already there is the reason why it currently is not a flood risk. Removing that vegetation and replacing it with roads and sidewalks not only would contribute to rising temperatures but would restrict the growth of native plants that prevent flooding and retain excess runoff which is critical to the maintaining area's water table.

Finally, water, the source of my primary concern with the rapid growth of the valley. I think it

is wonderful that the city is imposing water restrictions, however, since the state is already facing a massive shortfall, the only way to ensure water security for current residents is to halt all new construction until the drought and subsequent water woes are no longer concerns. It is widely known that if you don't have enough money to pay your bills, it isn't wise to be buying lattes and avocado toast, why then do we continue to recklessly allow corporations to waste our resources when we already can not keep up with current demand? Continuing to approve construction and attract businesses to Arizona is a recipe for environmental collapse.

Lake Mead was at 1,074.10 feet as of noon on April 15, today it is at 1062.4 feet, which is a drop of 11.7 feet or 22.7 billion gallons of water, and that is after major cutbacks on acquiring water from the reservoir that also provides significant amounts of renewable energy to the southwest. Cities like Queen Creek, Casa Grande and Buckeye are already facing water shortages and are attempting to decimate further ecosystems by pumping water from other locations in to provide for the homes they've already built. Water cuts are negatively affecting farmers and threatening not only their livelihoods but all of ours. If we push out farming then we drive up the cost of food because it has to be grown elsewhere and then transported before arriving on our tables. Currently, the town of Queen Creek is attempting to render 485 acres of farmable land along the Colorado River fallow to divert the water from the Colorado River to meet the city's needs. Not only is this a terrible environmental decision regarding the decimation of farmable land, but it is also a back-door method of drawing more from a river that already can't support Phoenix's urban sprawl. Wenden, a small agricultural community west of Wickenburg has dropped 18 feet in elevation in the past 80 years, and is seeing as much as a 3 inch drop each year due to over-pumping of groundwater. While restricting water use for crops that don't benefit local communities is a wonderful step, it doesn't address the long-term water needs of the people. Certainly, residential land uses less water than agriculture. Those people still need to eat, and if we divert all of our resources to homes we will have barren earth and empty houses where farms once stood.

One acre-foot of water can typically supply ~3.5 homes per year, and the state has already reduced 592,000 acre-feet of the Colorado River water supply. Again, in an environment where we should be conserving, protecting, and reducing, corporate builders have been allowed to run rampant. Within the next hundred years, the Phoenix Metro area will be short water for 17 million homes. We are facing an immediate shortfall of water to nearly 170,000

homes, why on earth are we building more? Our water resources need to be more carefully guarded, and that begins with the rejection of new homes and new corporate buildings. There is no shortage of job opportunities in our state, in fact, the state website has 463 open positions alone. Arizona does not have a job availability problem, it has a resource management problem. Unless we want our civilization to go the way of the Hohokam, we all need to collectively decide that water should be for keeping food local and supporting the long term viability of the land. Non-local corporations have no place here, and the out-of-control sale of state-land to developers needs to stop.

A suggestion for the parcels in question would be to return the space to the community, arrange volunteers to plant more trees, and create dirt running/walking paths throughout the space. This land must be left for public use to ensure the long-term health and well-being of current residents. If there is a desire to add commercial opportunities to the space, take a page out of Prescott's book and create a GastroPark. The Yard, GastroPark on the corner of Montezuma and Willis is a brilliant compromise between the desire to bring in more business without detracting from the open space or wasting resources and money on building a complex that will likely sit vacant more than it doesn't. As is apparent with the shopping centers located on 36th Ave and Pinnacle Peak and on 36th Ave and Happy Valley. The GastroPark will offer food options to Water Park guests, minimize traffic impact, have a much lower environmental footprint, and support small, local businesses currently relegated to Farmer's Markets. The conversion of this space to an open park with native plants would also offer opportunities for a community garden, a permanent location for the Pinnacle Peak Farmer's Market, and would help reduce the heat and carbon emissions radiated by existing infrastructure. More homes have no place here, the residents of the area have spoken and we don't want more homes, more businesses, or anything that comes with it. We want access to safe open spaces that exist in harmony with the local and global environment, and that begins with rejecting Lennar's plans to build houses where open space should remain.

Sincerely,

Teresa Sanders

Dear City Of Phoenix Planning and Development Department, Zoning Section,

I am am a resident of the community where the area off Pinnacle Peak between 36th and 43rd, they want to rezone from Recreational to Family Residence. I am writing a list of reason why it should stay Recreational for family and children recreation.

1. Traffic is bad enough on Pinnacle Peak and Happy Valley with traffic coming off 101 and 17 at morning and rush hour, because so many homes and apartments have been built and at the mountains goes down to one lane on Pinnacle Peak. Trying to get on Pinnacle Peak is difficult off side streets and even 43rd with lights because the 43rd lights are set short for turning. Lights on Pinnacle Peak are longer because of all the traffic.

2. Are school classes were already full but are fuller now since the apartments have been built. The houses you are wanting to build on Pinnacle Peak will just make them bigger and harder for our teachers to teach and for all children to get the education they should get.

3. The homes you plan on building will eventually complain about the recreation that is already there that is enjoyed by many. The men and women that work all day enough playing at the baseballs fields to relax and have fun. All ages love the water park and the trains and the Go Kart family fun. Yes it maybe noisy sometimes but people are having fun. Everyone enjoys the fireworks on the holidays at nights too. I have heard the that other recreation places have been shut down because of new housing that was put in complained of the noise and lights, that is why it should stay recreation zoned.

4. We were told housing was needed for incoming people. Are the people coming over with the factory owners building here from other countries. It was mentioned at last meeting the homeless there can't afford them. There are many houses up for sale.

5.We have been told many times about our water shortage, what do you think all the buildings you what to put in is going to Help! No

6. As for the stores, we have enough empty ones in our community on Pinnacle Peak.

I know you have heard all this before but it is true. A concerned resident of this community and Arizona.

Michelle Duncan

From: Kimberly Lamb
To: Matteo Moric; PDD Deer Valley VPC
Subject: OPPOSITION TO LENNAR DEVELOPMENT ON 39TH AVE AND PINNACLE PEAK
Date: Thursday, May 23, 2024 5:23:08 PM

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Mr. Moric,

I STRONGLY object to the Lennar Development project on 39th Ave and Pinnacle Peak. It is incompatible to have single family homes in such close proximity to the Adobe Dam Regional Park. Businesses and activities include: Wet n Wild Water Park, Adobe Mountain Speedway, Go Kart Racing, Ball Fields, etc. It is the only park of its kind and important to the Little Deer Valley community. Those recreational activities generate a great deal of noise, bright lighting and dust that continue late into the night. Most of the activities happen in the evening when the residences of this new community will be home. This will inevitably generate complaints from the Lennar home owners who are quite literally RIGHT next door and will ultimately result in curbing the activity and hours of operation in Adobe Dam Regional Park. This would be the epitome of the cities POOR planning of placing incompatible zoning uses side by side.

Also of note is the significant amount of accidents that already occur at 39th Ave and Pinnacle Peak. Adding two more eggesses to the east and west out of the proposed Lennar development and 400 potential new drivers into that area is absurd!

I also highly object to the commercial zoning being requested by Lennar Homes. We already have excess commercial property at 39th Avenue and we do not need more at 41st Avenue (that is 1⁄4 mile away). We definitely do NOT need commercial sites every quarter mile.

Two grocery stores have already failed at the 39th site and the anchor tenant sat empty for years until it was finally occupied by a Goodwill thrift store (a much lower rent occupant than a grocery store). The other smaller commercial suites surrounding the Goodwill, have also had difficulties finding and holding tenants. Overbuilt vacant commercial blight can be seen all around Phoenix and we don’t need more of it here in our community!

Pinnacle Peak will never have the traffic pattern needed to support excessive commercial or residential use. To the west, Pinnacle Peak Road turns south at 59th Avenue into a two lane road and to the East, there are no significant population hubs, rather only light

industrial, before the road dead ends into the mountains.

On another note, Lennar built a community called Pinnacle Hills off of 55th Ave and Pinnacle Peak. In May of 1999, the owners of those homes brought a class action lawsuit against Lennar due to building on expansive soils and the extensive damage being done to their homes. I find it ironic that they want to build in this community again and this time on a FLOOD ZONE!! Don't you think that should be a red flag?? There is an earthen dam in this area and by coincidence, this exact parcel of land has been deemed in a non-flood zone as of 2018. Let's NOT let this same mistake happen again in our community!!

Please acknowledge receipt of this email and recognize that you have been elected by the people of this district to represent us to the best of your ability and that does not include putting money into Lennar's pocket.

--
Thank you,

Kimberly Lamb, Realtor

HomeSmart Elite Group
17215 N 72nd Dr. Bldg. B | Suite 115
Glendale | AZ | 85308



From: Erica Knipp
To: Matteo Moric
Subject: GPA-DV-1-24-1 and Z-28-24-1 Opposition
Date: Thursday, May 23, 2024 11:42:21 AM

CAUTION: This email originated outside of the City of Phoenix.
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Report Suspicious

Hello,

This email is to inform our opposition to the land development proposed by Lenar Homes.

One of the reasons we chose to move to our property was the implied safety of developments like this not being built. Between the developing on Happy Valley road and now this proposed community the amount of traffic increase and population in general is unfavorable.

This specific land was zoned the way it is for a reason. It's recreational. These cookie cutter developments trying to preach "affordable housing" is honestly just a joke. It's all about putting money in someone's pocket and its not the surrounding community.

This is unfortunate and as a part of the community we feel undermined by the construction preparation already taking place as if this project is going forward no matter the opinion of the community.

I appreciate the opportunity to have an opinion on this .

Thank you,

Erica Knipp

Real Broker
m: 623.640.7533
e: erica@valentinegroupaz.com
a: 8631 W Union Hills Dr Ste 203
Peoria Az 85382

Agents: **Learn about Real** [sharran.lt.acemlnb.com]

From: KELSEY ARME
To: Matteo Moric
Subject: GPA-DV-1-24-1 and Z-28-24-1 Opposition
Date: Wednesday, May 22, 2024 1:15:34 PM

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To whom it may concern,

My husband Kyle Arme and myself Kelsey Arme are both residents in the Deer Valley district and live at 5003 West Saguaro Park Lane in Glendale. We attended the Public Meeting on 5/21/24 at the Goelet A Beuf Community Center. We are writing to dispute and oppose both of these companion cases.

This new housing development proposed for the 80.31 acres, located on the southwest corner of 36th Avenue and Pinnacle Peak road, will hurt the community and neighborhood in the following ways:

1) Disrupt the compatibility of the current recreational spaces in the south side of Pinnacle Peak Rd.
2) Cause an even larger traffic concern to the main road for existing residents, and the potential future.
3) Safety concerns for pedestrians and children in the area due to the increased traffic.
4) Clog our school system in the area. As a mother of two elementary kids in the neighborhood, all district schools are completely full, so the question arises, where will these additional children for this proposed community attend? What could this mean for the current children of the school district?
5) Wildlife preservation will be impacted by this development.
6) Flood Zoning for the proposed development is a high concern as this area does get impacted by heavy rains.
7) Noise complaints from future residents due to the recreational areas surrounding this development. The future tenants will not fully understand the noise issues of this area, causing a threat to the rec spaces getting shut down in the future due to their complaints that are sure to come post move in.

Please consider the above negative implications this proposal could cause. That being said, I do understand the housing crisis our city is experiencing, but this area simply will not and should not be an area to rectify that problem.

Thank you,
Kelsey Arme
602-614-5207

Sent from my T-Mobile 5G Device

Get Outlook for Android [aka.ms]

Whitney Espinosa

23422 N. 40th Lane
Glendale, AZ 85310
602-574-3969

City of Phoenix
Planning and Development Department
Zoning Section
200 W. Washington St. 2nd Floor
Phoenix, AZ 85003

May 21, 2024

To whom it may concern,

I am writing in reference to case number, Z-28-24-1. I would like to state my objections to the proposed re-zoning of the area for construction of single-family homes. Beyond the obvious of not wanting more traffic, congestion, pollution there is the concern of limited resources in the desert we live in. Overpopulation will be a serious strain on our water supply and other natural resources. Additionally, this city is in serious need of *affordable* housing, not more overpriced single-family dwellings. I would totally be in favor of a smaller section being used for something that is affordable for regular, hard-working people. Although, repurposing buildings in the city would be better instead of destroying the desert and upsetting the natural habitat of the native wildlife.

Thank you for your consideration.

Whitney Espinosa-Escobedo
Homeowner and Business Owner

wtnypaige@cox.net | 602-574-3969

Matteo Moric

Subject: FW: Zone application Z-28-24

From: Chari reed <cmnreed@gmail.com>
Sent: Tuesday, May 21, 2024 1:36 PM
To: PDD Zoning Adjustment <zoning.adjustment@phoenix.gov>
Subject: Zone application Z-28-24

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Report Suspicious

Good afternoon City Council Members,

Please explain why a housing development is planned for an area behind the flood control(Adobe) dam in an area reserved for Regional parks & Recreation.

We have lived in this area for almost 30 years and love the area. It doesn't need another commercial building or 600 houses. Pinnacle Peak is congested enough and the schools are overcrowded. There are limited ways out of this area if an emergency would occur and add another 1000 people with cars is irresponsible. Please deny this request for rezoning.

Thank you,

Chari & Wain Reed

City of Phoenix

Report

Agenda Date: 9/4/2024, **Item No.** *61

REQUEST TO ADD-ON Campaign Information Policy

Request City Council approval of the revised Campaign Information Policy for all election campaigns.

Summary

See **Attachment A** Campaign Information Policy. This policy was last updated in March 2017. The policy provides guidelines for responding to information and research requests by incumbent and non-incumbent candidates during election campaigns and use of City resources starting with the November 5, 2024 Regular and Special Vacancy Elections.

Responsible Department

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

ATTACHMENT A

City of Phoenix

CAMPAIGN INFORMATION POLICY

This Campaign Information Policy provides guidelines for responding to information and research requests by incumbent and non-incumbent candidates during election campaigns.

- In order to be placed on the candidates' information mailing list, persons intending to run for elective City office are requested to file a completed form with the City Clerk stating that they intend to be a candidate.

- All candidates will be given access to information which is immediately available to staff without research, or which may be photocopied. A photocopy charge will be assessed, which is the standard charge for copies of public records.

- Information or research requested by the Mayor and City Council to fulfill their duties and responsibilities, which can be prepared with less than eight hours of staff time, will be routinely performed and distributed to the Mayor and City Council during the campaign period. Copies of this information will be made available to other candidates upon request.

- Personal information collected by the City must be used solely for the purpose for which it was collected. Aside from early voting lists provided by the City Clerk, City mailing lists cannot be provided to or used by incumbent or non-incumbent candidates for campaign-related mailings.

- Research requests made by non-incumbents will be performed only upon City Council approval. Research requests made by incumbents that require more than eight hours of preparation only will be performed upon City Council approval. Once prepared, this information will be distributed to the Mayor and City Council. Other candidates may obtain this information upon request.

- Requests for information or research must be made by the individual candidate and not by campaign personnel. If campaign staff asks for information other than what is normally available to citizens, City staff will courteously indicate that the candidate must personally make special information requests.

- During the 60 days prior to the applicable November, March or Special Election Day, all ballot certified incumbent and non-incumbent candidates for any elected office will not receive air time on PHXTV in any programming other than regularly scheduled coverage of City Council meetings and other official City events.

DRAFT

- During the 60 days prior to the applicable November, March or Special Election Day, all ballot certified incumbent candidates shall not issue, with City dollars, any unsolicited newsletters/brochures (both electronic or printed) or paid advertisements. Regular communications such as newsletters to opted-in parties, press releases and media statements, and social media posts are permitted. Routine constituent service communications are also permitted.

DRAFT