



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-29-26-2
June 26, 2026

[Paradise Valley Village Planning Committee Meeting Date:](#) July 6, 2026
[Planning Commission Hearing Date:](#) August 6, 2026

Request From: [R-3](#) (Multi-Family Residence District) (0.65 acres)
Request To: [R-3A](#) (Multi-Family Residence District) (0.65 acres)
Proposal: Multi-family residential
Location: Approximately 160 feet east of the northeast corner of 28th Street and Campo Bello Drive
Owner: HIM Properties, LLC
Applicant: Tim Boyle, Atmosphere Architects, PLC
Representative: Jacob Cluff, Atmosphere Architects, PLC
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Designation</u>		Residential 5 to 15 dwelling units per acre	
<u>Street Map Classification</u>	Campo Bello Drive	Local	30-foot north half street
<p>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The proposal is a reasonable level of increased intensity considering there is existing multi-family residential zoning surrounding the entire site. Additionally, as stipulated, an enhanced streetscape will be provided as an additional buffer and to increase shade along the sidewalk.</p>			
<p>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with adjacent neighborhood character and adopted area plans.</p>			

The proposal, as stipulated, will redevelop underutilized and blighted parcels and reinvest in an older area of the city. As stipulated the development will provide enhanced landscaping to improve the surrounding neighborhood.

BUILD THE SUSTAINABLE DESERT CITY; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, will provide shade trees along the streetscape and a minimum of 25 percent shade in the surface parking lot area. Additionally, the Phoenix Zoning Ordinance will require 50 percent shade along public and private pedestrian walkways and sidewalks, and within open space amenity areas.

Applicable Plan, Overlays, and Initiatives

[Housing Phoenix Plan](#): See Background Item No. 6.

[Shade Phoenix Plan](#): See Background Item No. 7.

[Complete Streets Guidelines](#): See Background Item No. 8.

[Zero Waste PHX](#): See Background Item No. 9.

[Phoenix Climate Action Plan](#): See Background Item No. 10.

[Conservation Measures for New Development](#): See Background Item No. 11.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Multi-family residential	R-3
North	Single-family residence and vacant land	R-3
South (across Campo Bello Drive)	Single-family residential	R-3
East	Multi-family residential	R-3
West	Multi-family residential	R-3

R-3A – Multifamily Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Gross Acreage</i>	-	0.65 acres
Maximum Number of Units	15; 17 with bonus	14 (Met)
Maximum Density (primary dwelling units/acre)	23.0; 26.5 with bonus	21.54 (Met)
Maximum Lot Coverage	Total: 60%	41.2% (Met)
Maximum Building Height	3 stories and 40 feet for first 150 feet from development perimeter; One foot height increase for each five feet in setback increase to maximum 4 stories and 48 feet high	3-story and 32 feet, 1 inch high (Met)
<i>Minimum Building Setbacks</i>		
Adjacent to Public Street	20 feet	*Campo Bello Drive (South): 15 feet (Not Met)
Adjacent to Property Line	15 feet	East: 20 feet, 11 inches (Met)
		*North: 10 feet, 5 inches (Not Met)
		West: 15 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Adjacent to Public Street	20 feet	*Campo Bello Drive (South): 15 feet (Not Met)
Adjacent to Property Line	5 feet	*East: 0 feet (Not Met) – 5 feet (Met)
		*North: 0 feet (Not Met) – 5 feet (Met)
		*West: 0 feet (Not Met)
Minimum Parking	21 spaces required 1.5 spaces per dwelling unit	35 spaces provided (Met)
Minimum Open Space	5% of gross area	Approx. 5% (Met)

**Site plan modification or variance required.*

Background/Issues/Analysis

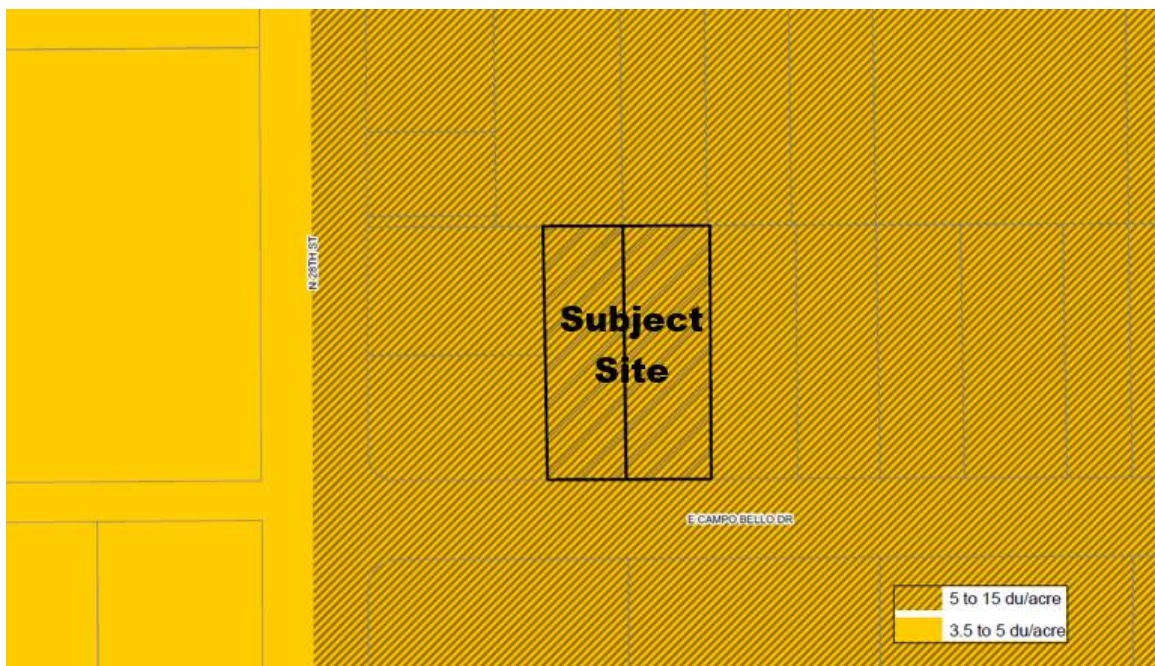
SUBJECT SITE

1. This request is to rezone 0.65 acres located approximately 160 feet east of the northeast corner of 28th Street and Campo Bello Drive from R-3 (Multi-Family Residence District) to R-3A (Multi-Family Residence District) to allow multi-family residential. The site is currently developed with four multi-family buildings.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Residential 5 to 15 dwelling units per acre. While the proposal for R-3A is not consistent with the General Plan Land Use Map designation of Residential 5 to 15 dwelling units per acre, a General Plan Amendment is not required due to an exception permitting Residential requests that do not change from one type of residential product to another.

The General Plan Land Use Map designations surrounding the site to the north, east, south, and west are also Residential 5 to 15 dwelling units per acre.

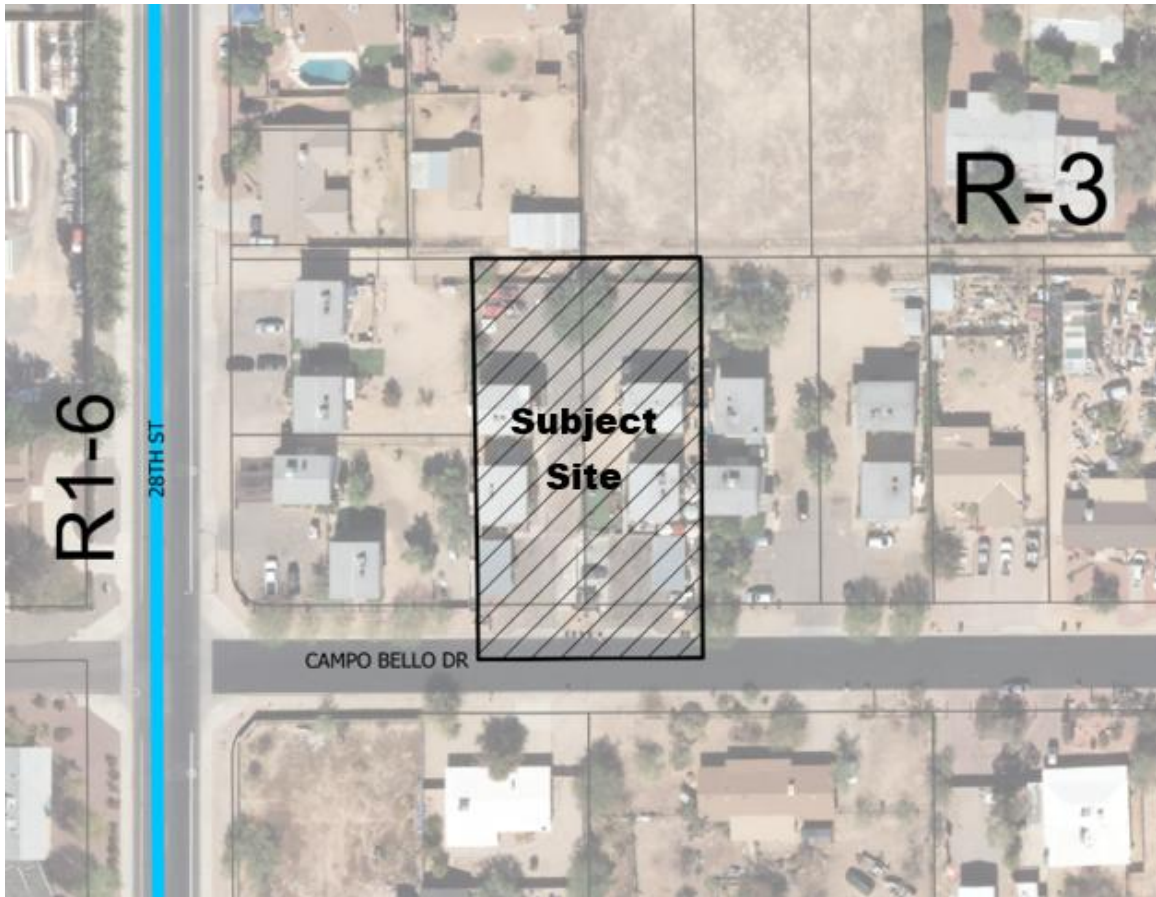


General Plan Land Use Map

Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. To the north of the subject site and south, across Campo Bello Drive, are single-family residences, all zoned R-3 (Multi-Family Residence District). To the east and west are multi-family residences zoned R-3 (Multi-Family Residence District).



Zoning Sketch Map

Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The site plan, attached as an exhibit, proposes a new 14-unit multifamily residential development with two buildings. Staff recommends limiting the number of dwelling units at 14 per Stipulation No. 1 versus recommending a general conformance stipulation to the site plan since several zoning variances would be required. Vehicular access is proposed through the center of the site from Campo Bello Drive with internally facing private garages for each of the units. The proposal includes 35 parking spaces, seven of which are surface parking spaces. Refuse bins are proposed to be located near the southeast corner of the site screened along Campo Bello Drive. An amenity area with a dog park and common open space area are proposed along the east side of the site.

The site will include a five-foot-wide sidewalk along Campo Bello Drive with enhanced streetscape including trees and live ground coverage per Stipulation No. 4.

To increase shade in surface parking lot areas and reduce the amount of pavement in the direct sunlight, staff recommends that all surface parking lot areas be shaded with minimum two-inch caliper, drought-tolerant, shade trees, or structure or a combination of the two to achieve a minimum of 25 percent shade at maturity. This is addressed in Stipulation No. 3.

To enhance pedestrian comfort, visibility, and safety, staff recommends that where pedestrian walkways cross a vehicular path, the pathway shall be constructed to visually contrast parking and drive aisle surfaces. This is addressed in Stipulation No. 2.

5. **Elevations**

The building elevations, attached as an exhibit, proposes three-story buildings with a maximum height of 32 feet and 1 inch, with a variety of colors, including window awnings and balconies. Each unit will have its own private garage.

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 additional housing units.

The proposed development supports the plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a

more sustainable fashion. The proposal allows for additional housing and housing options in the Paradise Valley Village to align with the goals of the Housing Phoenix Plan.

7. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. In order to address the goals of this plan, staff recommends enhanced shading standards and tree plantings. This is addressed in Stipulation Nos. 3 and 4.

8. **Complete Streets Guidelines**

In 2018, the Phoenix City Council adopted the Complete Streets Design Guidelines. The design guidelines are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. In order to address these design guidelines, staff recommends enhanced shading standards. These are addressed in Stipulation Nos. 3 and 4. Additionally, to enhance pedestrian comfort, visibility, and safety, staff recommends that 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. This is addressed in Stipulation No. 2.

9. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. 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 materials indicated that the proposal would provide a recycling bin in the solid waste enclosure.

10. **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 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. In order to address this goal, staff recommends that green stormwater infrastructure (GSI) be implemented. This is addressed in Stipulation No. 7.

11. **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 standard stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 7 and 8.

- Green stormwater infrastructure (GSI) to be implemented.
- Limitations on natural turf.

COMMUNITY INPUT SUMMARY

12. At the time this staff report was written, staff has received two letters of opposition and no letters of support. Concerns included increased residential density, scale, and intensity; increased traffic; additional parking demand and potential spillover parking into the surrounding neighborhoods; increased noise and activity; reduced compatibility with the existing character; impacts to privacy and quality of life for adjacent residents; and the precedent for future up zonings. Also, concerns were addressed regarding expectations existing residents had when investing in the community.

INTERDEPARTMENTAL COMMENTS

13. **Street Transportation Department**

The Street Transportation Department requested the following:

- That unused driveways be replaced with sidewalk, curb and gutter.
- That any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets be replaced.
- That all streets be constructed with all required elements and to ADA requirements.

These are addressed in Stipulation Nos. 5 and 6.

OTHER

14. 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. 9.
15. 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. 10.
16. 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 nearby land uses and zoning districts.
2. As stipulated, the proposal will provide an enhanced streetscape adjacent to single-family residences.
3. As stipulated, the proposal supports efforts from various plans, policies, initiatives, such as the Housing Phoenix Plan, the Shade Phoenix Plan, the Complete Streets Guidelines, the Zero Waste PHX program, the Phoenix Climate Action Plan, and Conservation Measures for New Development.

Stipulations

1. The maximum number of units shall be 14 dwelling units.
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 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

4. A minimum 5-foot-wide sidewalk shall be constructed on the north side of Campo Bello Drive, adjacent to the development. Between the back of the sidewalk and the property line, landscape shall be as follows:
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings.
 - b. Minimum five, 5-gallon drought-tolerant shrubs per tree and a mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% 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.

5. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
6. 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.
7. A minimum of one green stormwater infrastructure (GSI) element for stormwater management shall be implemented as approved or modified by the Planning and Development and/or Street Transportation Departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc. per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
8. Natural turf 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.
9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
10. Prior to 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.

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June 26, 2026

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Writer

Matteo Moric

June 26, 2026

Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map

Aerial Sketch Map

Site Plan date stamped June 23, 2026

Elevations date stamped April 10, 2026

Landscape Plan date stamped June 4, 2026

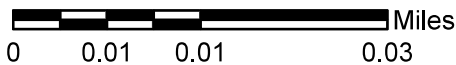
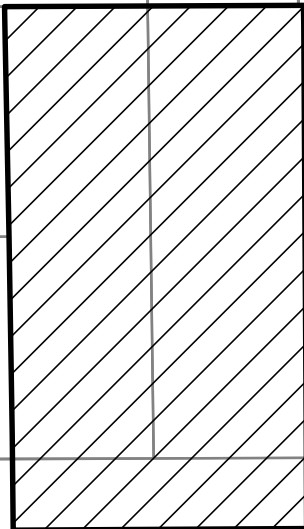
Correspondence (2 pages)

R-3

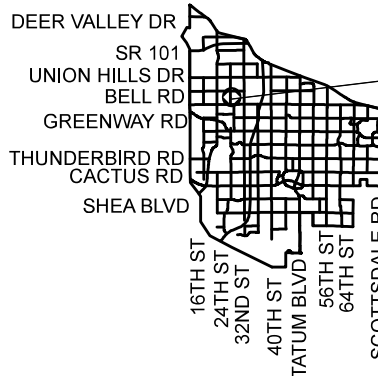
R1-6

28TH ST

CAMPO BELLO DR



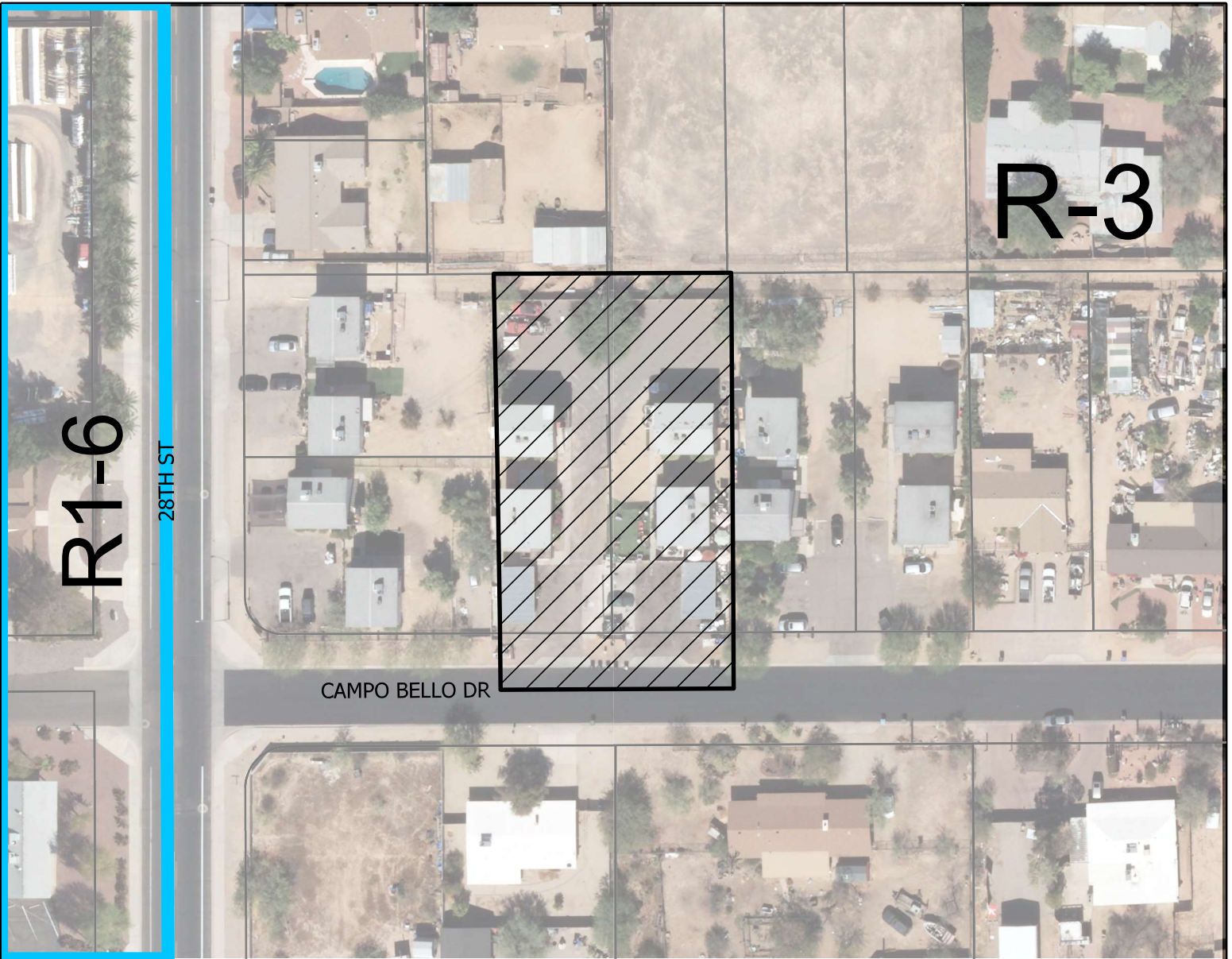
PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2



Z-29-26-2

APPLICANT'S NAME: Atmosphere Architects, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-29-26-2	DATE: 4/23/2026	FROM: R-3 (0.65 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.65 Acres	REVISION DATES:		TO: R-3A (0.65 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 37-34	ZONING MAP R-3	
MULTIPLES PERMITTED	STANDARD OPTION		* UNITS P.R.D OPTION
R-3	9		11
R-3A	14		17

* Maximum Units Allowed with P.R.D. Bonus

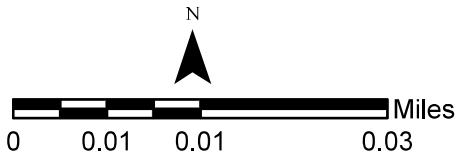


R-3

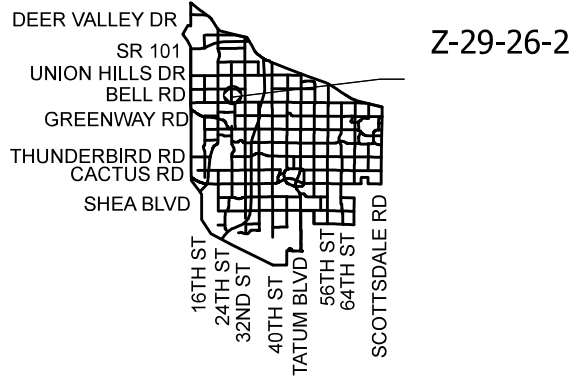
R1-6

28TH ST

CAMPO BELLO DR

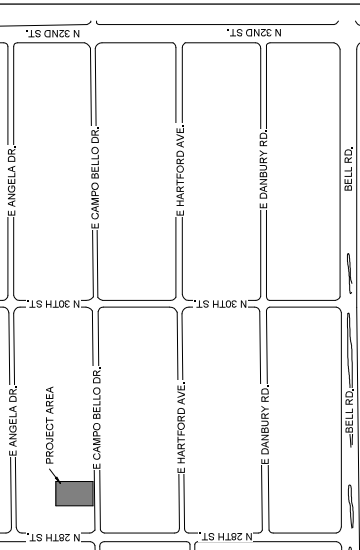


PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2



APPLICANT'S NAME: Atmosphere Architects, PLC		REQUESTED CHANGE:	
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GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		AERIAL PHOTO & QUARTER SEC. NO.	
0.65 Acres		QS 37-34	
MULTIPLES PERMITTED		ZONING MAP	
R-3		R-3	
R-3A		STANDARD OPTION	
		9	
		14	
		* UNITS P.R.D OPTION	
		11	
		17	

* Maximum Units Allowed with P.R.D. Bonus



PRELIMINARY CONSTRUCTION

CAMPO BELLISIMO

2802 & 2818 E CAMPO BELLO DR
PHOENIX, AZ 85032

PROJECT NO. 24056
DATE: 12/26/2025

no.	date	description

atmosphere architects
atmosphere architects
p.o. box 5267
mesa, az 85211

contact: Tim Boyle
email: tim@atmosarch.com
tel: 917.526.0323

CITY OF PHOENIX
JUN 7 3 2016
Planning & Development Department

SITE PLAN AS101

PROJECT INFORMATION

PROJECT DESCRIPTION: THE DEVELOPMENT OF A 14-UNIT TOWNHOUSE-STYLE MULTIFAMILY COMMUNITY IN THE CITY OF PHOENIX. DESIGNED WITH A MODERN AND COHESIVE AESTHETIC, THE PROJECT AIMS TO CREATE A COHESIVE, COMMUNITY-ORIENTED LIVING ENVIRONMENT FOR RESIDENTS OF THE CAMPO BELLO AREA.

PRE-APP #27A-17-25
PERMITS #24056
PLANNING #004218
P&D #31-34
SDEV #250062
OS
FPAP

PROPERTY APN: 21-40-083D & 21-40-083C
PROPERTY ADDRESS: 2802 & 2818 E. CAMPO BELLO DR., PHOENIX, AZ 85032

PARCEL OWNER: HM PROPERTIES LLC
MIKE COMBEROZO & HUMBERTO URRUTUEZ
619421-4178; mike@hminvestments.com

ZONING: R-3 (EXISTING), R-3A (PROPOSED)

SUBDIVISION: CAMPOBELLO

MCR: 5431

LOT #: 84 (083D) & 83 (083C)

TOTAL LOT SF: 11,809 SF - 083D

GROSS LOT SF: 12,288 SF - 083C

NET LOT SF: 24,541 SF (0.56 ACRES)

LOT COVERAGE: 8,566 SF / 24,097 SF = 35.5 %

AREA UNDER ROOF: 1,349 SF

NET LOT COVERAGE: 8,566 + 1,349 = 9,915 SF / 24,097 SF = 41.2 %

FAR: 9.915 SF / 24,097 SF = .41

AMENITY SPACE: 1,425 SF

PROPOSED USE & DENSITY: R-3A ALLOWS 23.3 X GROSS ACRES ALLOWABLE MULTIFAMILY DENSITY: 23.3 X 0.65 = 15.015 DU - 15 DU

PROPOSED MULTIFAMILY DENSITY: 14 UNITS (DENSITY = 14/0.85 = 16.5)

BUILDING SIZE: 8,566 SF (FIRST FLOOR)
9,915 SF (SECOND FLOOR)
28,388 SF

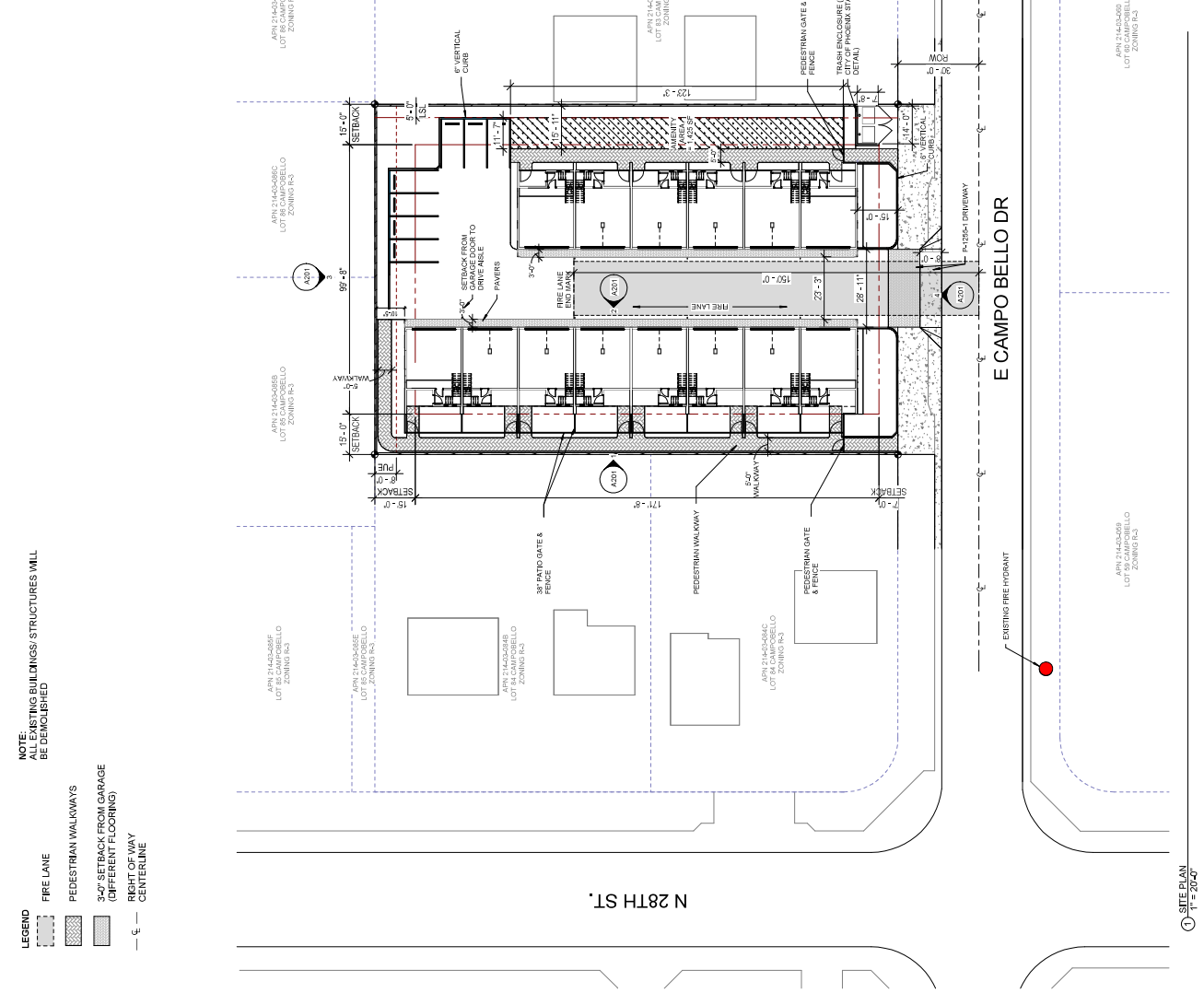
TOTAL: 30 FEET

BUILDING HEIGHT: 30 FEET

SPRINKLER SYSTEM: NFPA 13R SYSTEM

PARKING: GARAGE = 35 SPACES + 141 = 176 SPACES
OPEN = 40 SPACES (REQUIREMENT); 2 (REQUIREMENT)
TOTAL = 35 PARKING SPACES

TRASH CALC. 0.6 CY x 40 DU = 24 CY TRASH. SERVICES TRUCK AWEEK = 72 = 4CY. BIN FOR REUSE & 4CY. BIN FOR RECYCLE



NOTE: ALL EXISTING BUILDINGS/STRUCTURES WILL BE DEMOLISHED

LEGEND

- FIRE LANE
- PEDESTRIAN WALKWAYS
- 30' SETBACK FROM GARAGE (DIFFERENT FLOORING)
- RIGHT OF WAY CENTERLINE

APN 21-40-088B LOT 86 CAMPOBELLO ZONING R-3

APN 21-40-088C LOT 85 CAMPOBELLO ZONING R-3

APN 21-40-088D LOT 84 CAMPOBELLO ZONING R-3

APN 21-40-088E LOT 83 CAMPOBELLO ZONING R-3

APN 21-40-088F LOT 82 CAMPOBELLO ZONING R-3

APN 21-40-088G LOT 81 CAMPOBELLO ZONING R-3

APN 21-40-088H LOT 80 CAMPOBELLO ZONING R-3

APN 21-40-088I LOT 79 CAMPOBELLO ZONING R-3

APN 21-40-088J LOT 78 CAMPOBELLO ZONING R-3

APN 21-40-088K LOT 77 CAMPOBELLO ZONING R-3

APN 21-40-088L LOT 76 CAMPOBELLO ZONING R-3

APN 21-40-088M LOT 75 CAMPOBELLO ZONING R-3

APN 21-40-088N LOT 74 CAMPOBELLO ZONING R-3

APN 21-40-088O LOT 73 CAMPOBELLO ZONING R-3

APN 21-40-088P LOT 72 CAMPOBELLO ZONING R-3

APN 21-40-088Q LOT 71 CAMPOBELLO ZONING R-3

APN 21-40-088R LOT 70 CAMPOBELLO ZONING R-3

APN 21-40-088S LOT 69 CAMPOBELLO ZONING R-3

APN 21-40-088T LOT 68 CAMPOBELLO ZONING R-3

APN 21-40-088U LOT 67 CAMPOBELLO ZONING R-3

APN 21-40-088V LOT 66 CAMPOBELLO ZONING R-3

APN 21-40-088W LOT 65 CAMPOBELLO ZONING R-3

APN 21-40-088X LOT 64 CAMPOBELLO ZONING R-3

APN 21-40-088Y LOT 63 CAMPOBELLO ZONING R-3

APN 21-40-088Z LOT 62 CAMPOBELLO ZONING R-3

APN 21-40-088AA LOT 61 CAMPOBELLO ZONING R-3

APN 21-40-088AB LOT 60 CAMPOBELLO ZONING R-3

APN 21-40-088AC LOT 59 CAMPOBELLO ZONING R-3

APN 21-40-088AD LOT 58 CAMPOBELLO ZONING R-3

APN 21-40-088AE LOT 57 CAMPOBELLO ZONING R-3

APN 21-40-088AF LOT 56 CAMPOBELLO ZONING R-3

APN 21-40-088AG LOT 55 CAMPOBELLO ZONING R-3

APN 21-40-088AH LOT 54 CAMPOBELLO ZONING R-3

APN 21-40-088AI LOT 53 CAMPOBELLO ZONING R-3

APN 21-40-088AJ LOT 52 CAMPOBELLO ZONING R-3

APN 21-40-088AK LOT 51 CAMPOBELLO ZONING R-3

APN 21-40-088AL LOT 50 CAMPOBELLO ZONING R-3

APN 21-40-088AM LOT 49 CAMPOBELLO ZONING R-3

APN 21-40-088AN LOT 48 CAMPOBELLO ZONING R-3

APN 21-40-088AO LOT 47 CAMPOBELLO ZONING R-3

APN 21-40-088AP LOT 46 CAMPOBELLO ZONING R-3

APN 21-40-088AQ LOT 45 CAMPOBELLO ZONING R-3

APN 21-40-088AR LOT 44 CAMPOBELLO ZONING R-3

APN 21-40-088AS LOT 43 CAMPOBELLO ZONING R-3

APN 21-40-088AT LOT 42 CAMPOBELLO ZONING R-3

APN 21-40-088AU LOT 41 CAMPOBELLO ZONING R-3

APN 21-40-088AV LOT 40 CAMPOBELLO ZONING R-3

APN 21-40-088AW LOT 39 CAMPOBELLO ZONING R-3

APN 21-40-088AX LOT 38 CAMPOBELLO ZONING R-3

APN 21-40-088AY LOT 37 CAMPOBELLO ZONING R-3

APN 21-40-088AZ LOT 36 CAMPOBELLO ZONING R-3

APN 21-40-088BA LOT 35 CAMPOBELLO ZONING R-3

APN 21-40-088BB LOT 34 CAMPOBELLO ZONING R-3

APN 21-40-088BC LOT 33 CAMPOBELLO ZONING R-3

APN 21-40-088BD LOT 32 CAMPOBELLO ZONING R-3

APN 21-40-088BE LOT 31 CAMPOBELLO ZONING R-3

APN 21-40-088BF LOT 30 CAMPOBELLO ZONING R-3

APN 21-40-088BG LOT 29 CAMPOBELLO ZONING R-3

APN 21-40-088BH LOT 28 CAMPOBELLO ZONING R-3

APN 21-40-088BI LOT 27 CAMPOBELLO ZONING R-3

APN 21-40-088BJ LOT 26 CAMPOBELLO ZONING R-3

APN 21-40-088BK LOT 25 CAMPOBELLO ZONING R-3

APN 21-40-088BL LOT 24 CAMPOBELLO ZONING R-3

APN 21-40-088BM LOT 23 CAMPOBELLO ZONING R-3

APN 21-40-088BN LOT 22 CAMPOBELLO ZONING R-3

APN 21-40-088BO LOT 21 CAMPOBELLO ZONING R-3

APN 21-40-088BP LOT 20 CAMPOBELLO ZONING R-3

APN 21-40-088BQ LOT 19 CAMPOBELLO ZONING R-3

APN 21-40-088BR LOT 18 CAMPOBELLO ZONING R-3

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APN 21-40-088BT LOT 16 CAMPOBELLO ZONING R-3

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APN 21-40-088BV LOT 14 CAMPOBELLO ZONING R-3

APN 21-40-088BW LOT 13 CAMPOBELLO ZONING R-3

APN 21-40-088BX LOT 12 CAMPOBELLO ZONING R-3

APN 21-40-088BY LOT 11 CAMPOBELLO ZONING R-3

APN 21-40-088BZ LOT 10 CAMPOBELLO ZONING R-3

APN 21-40-088CA LOT 9 CAMPOBELLO ZONING R-3

APN 21-40-088CB LOT 8 CAMPOBELLO ZONING R-3

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APN 21-40-088CD LOT 6 CAMPOBELLO ZONING R-3

APN 21-40-088CE LOT 5 CAMPOBELLO ZONING R-3

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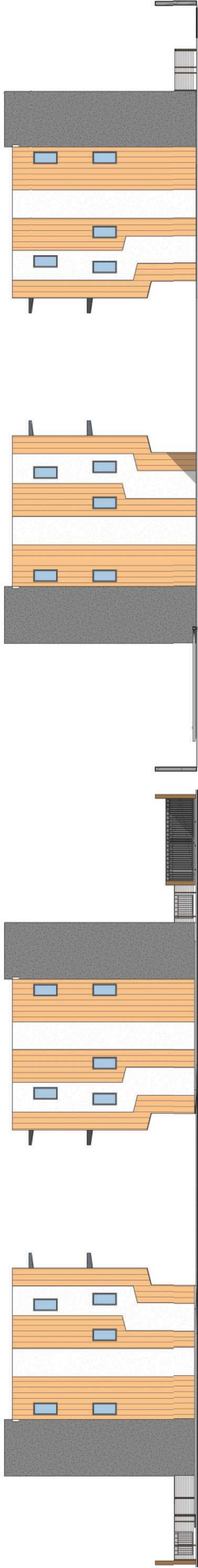
APN 21-40-088GO LOT 0 CAMPOBELLO ZONING R-3

APN 21-40-088GP LOT 0 CAMPOBELLO ZONING R-3

APN 21-40-088GQ LOT 0 CAMPOBELLO ZONING R-3

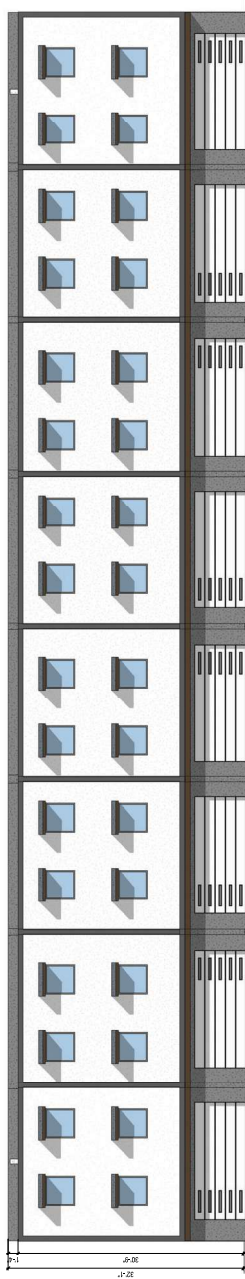
APN 21-40-088GR LOT 0 CAMPOBELLO ZONING R-3

APN 21-40-088GS LOT 0 CAMPOBELLO ZONING R-3</



③ ELEVATION - REAR
1/8" = 1'-0"

④ ELEVATION - STREET FRONTAGE
1/8" = 1'-0"



② ELEVATION - GARAGE
1/8" = 1'-0"



① ELEVATION - PATIO
1/8" = 1'-0"

**PRELIMINARY
NOT FOR
CONSTRUCTION**

no.	date	description

CAMPO BELLISIMO

2802 & 2818 E CAMPO
BELLO DR
PHOENIX, AZ 85032
PROJECT NO: 24056
DATE: 11/21/25



atmosphere architects
p.o. box 5267
mesa, az 85211
contact: Tim Boyle
email: tim@atmosarch.com
tel: 917.526.0323

**ELEVATIONS
A201**

CITY OF PHOENIX

APR 10 2026

Planning & Development
Department

Matteo Moric

Subject: FW: Opposition to Rezoning Case

From: Luke He <lukeguihe@gmail.com>
Sent: Wednesday, June 3, 2026 7:18 PM
To: Matteo Moric <matteo.moric@phoenix.gov>
Subject: Opposition to Rezoning Case

Dear Mr. Moric,

I am a nearby homeowner writing to express my opposition to rezoning case Z-29-26-2 at 2802 and 2818 E. Campo Bello Drive.

When I purchased my home, I relied on the existing zoning and surrounding neighborhood character. The proposed change from R-3 to R-3A would significantly increase residential density on this parcel and alter the expectations that existing residents had when investing in this community.

My concerns include:

- Increased traffic on local residential streets.
- Additional parking demand and potential spillover parking into surrounding neighborhoods.
- Increased noise and activity associated with a denser development.
- Reduced compatibility with the existing character of nearby residential properties.
- Potential impacts to privacy and quality of life for adjacent residents.
- The precedent this rezoning could establish for future upzoning in the area.

I oppose this rezoning because it changes the rules that homeowners relied upon when purchasing property in this neighborhood. Residents made long-term financial decisions based on the existing zoning and development pattern. Increasing density at this location benefits the property owner financially while shifting the impacts of traffic, parking, congestion, and neighborhood change onto surrounding homeowners.

This proposal appears inconsistent with the established character of the surrounding area and would create a development that is significantly more intense than what nearby residents reasonably expected. I respectfully ask the Planning Commission and City Council to deny the rezoning request and preserve the existing zoning.

While I understand the need for housing, I do not believe this proposal is appropriate for this specific location. I also believe this mostly benefits developers and investors rather than promoting homeownership and people at the individual level. I respectfully request that the City please deny the rezoning request and maintain the current R-3 zoning designation.

Please include this correspondence in the public record for Case Z-29-26-2.

Thank you for your consideration.

Sincerely,

Luke He
Angela Drive Neighbor
417-380-8708

Matteo Moric

Subject: FW: Opposition to Rezoning Case Z-29-26-2

From: Mary Crista Cabahug <marycristacabahug@gmail.com>

Sent: Thursday, June 4, 2026 1:00 PM

To: Matteo Moric <matteo.moric@phoenix.gov>

Subject: Opposition to Rezoning Case Z-29-26-2

Dear Mr. Moric,

I am writing regarding Case Z-29-26-2 and would like to express my opposition to the requested rezoning from R-3 to R-3A for the proposed 14-unit townhome development on Campo Bello Drive.

As a resident of the neighborhood, one of my primary concerns is how this project will affect the day-to-day quality of life for families who already live here. We chose this area because it has a relatively quiet residential character, manageable traffic levels, and a sense of stability that makes it a desirable place to raise a family.

The proposed increase in density raises several concerns for me:

Additional traffic entering and exiting local residential streets, particularly during school commute hours and peak travel times.

Increased on-street parking and congestion if visitors, delivery vehicles, or residents exceed the parking capacity provided on-site.

Increased noise and activity levels compared with the existing development.

Potential impacts to privacy for surrounding homes due to the scale and intensity of the proposed project.

Gradual erosion of the neighborhood character that current residents have worked hard to maintain.

I understand that Phoenix continues to grow and that additional housing is needed throughout the city. However, growth should be carefully planned and located where existing infrastructure and surrounding land uses can support it without significantly affecting established neighborhoods.

I believe the current zoning already allows residential use of the property and provides a reasonable development opportunity for the owner. For that reason, I do not believe a rezoning to a higher-density designation is justified in this location.

I respectfully request that this email be included in the public record and that the rezoning request be denied.

Thank you for your time and consideration.

Sincerely,
Mary Crista
Campo Bello Neighbor