



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-62-22-8
February 3, 2023

[Camelback East Village Planning Committee Meeting Date:](#) February 7, 2023

[Planning Commission Hearing Date:](#) March 2, 2023

Request From: [R1-6](#) (Single-Family Residence District)
(0.86 acres)

Request To: [R-3](#) (Multifamily Residence District)
(0.86 acres)

Proposed Use: Multifamily residential

Location: Approximately 200 feet east of the northeast corner of 42nd Street and Edgemont Avenue

Owner: 4211 Thomas, LLC

Applicant: Sean J. Doyle

Representative: Mark Tomecak

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Mixed Use, Village Core	
<u>Street Map Classification</u>	Edgemont Avenue	Local Street	25-foot north half street
<p>CONNECT PEOPLE AND 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 will allow for multifamily residences that are compatible in scale with the surrounding neighborhood. As stipulated, a landscape area along the east property line will provide a buffer to the adjacent residences which is respectful of local conditions.</p>			

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 request will allow for multifamily residences, which is compatible with the surrounding townhomes and zoning district to the west of the site, in addition to the single-family residences to the east and south.

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

As stipulated, the landscape planting standard along the eastern perimeter of the site and the detached sidewalk will provide thermal comfort and shade for residents and provide a buffer to the surrounding land uses.

Applicable Plans, Overlays, and Initiatives

[44th Street Corridor Specific Plan](#) – See Background Item No. 5.

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

[Tree and Shade Master Plan](#) – See Background Item No. 7.

[Complete Streets Guiding Principles](#) – See Background Item No. 8.

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

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residence	R1-6
North	Automobile parts retail	C-2
South (across Edgemont Avenue)	Single-family residences	R1-6
East	Single-family residences	PAD-10
West	Condominiums	R-3

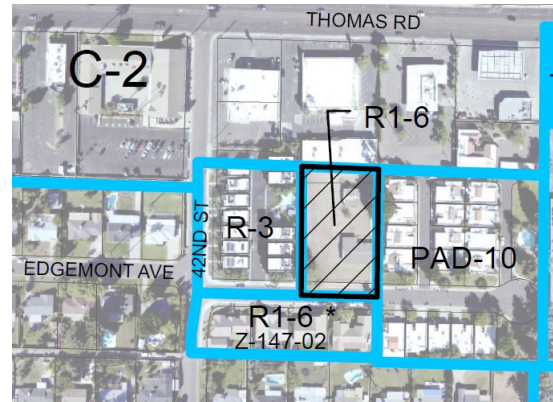
R-3 – Multifamily Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	0.86 acres
Maximum Number of Units	13; 15 with bonus	8 (Met)
Maximum Dwelling Unit Density (units/gross acre)	15.23; 17.40 with bonus	9.30 (Met)
Maximum Lot Coverage	45%	28% (Met)
Maximum Building Height	2 stories, 30 feet for first 150 feet; 1 foot in 5 feet increase to 48 feet high, 4-story maximum	2 stories, 30 feet (Met, per Stipulation No. 3)
Minimum Building Setbacks	Adjacent to a public street: 20 feet	Front (Edgemont Avenue): 20 feet (Met)
	Adjacent to property line: 15 feet	North: 15 feet (Met) East: 15 feet (Met) West: 15 feet (Met)
Minimum Landscape Setbacks	Adjacent to a public street: 20 feet	Front (Edgemont Avenue): 20 feet (Met)
	Interior property lines: 5 feet	North: 5 feet (Met) East: 5 feet (Met) West: 5 feet (Met)
Minimum Open Space	5%	7% (Met)
Minimum Parking Requirements 8 two-bedroom units	16 spaces 12 reserved spaces 4 unreserved spaces 1.5 spaces per 1 and 2-bedroom unit and additional unreserved parking at a rate of 0.5 spaces per 1 and 2-bedroom unit	21 spaces (Met) 16 reserved (two-car garage) 5 unreserved

*Variance or site plan modification required

Background/Issues/Analysis

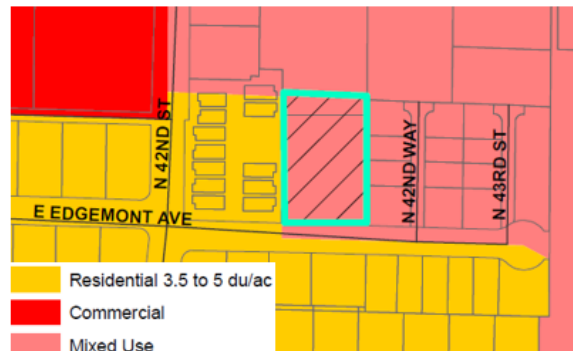
SUBJECT SITE

1. This request is to rezone 0.86-acres located approximately 200 feet east of the northeast corner of 42nd Street and Edgemont Avenue from R1-6 (Single-Family Residence District) to R-3 (Multifamily Residence District) to allow multifamily residential.



Zoning Sketch Map, Source: City of Phoenix Planning and Development Department

2. The subject site is designated as Mixed Use on the General Plan Land Use Map and is within a Village Core. The request for multifamily residential is consistent with the Mixed Use designation. The designation to the north and east is also Mixed Use. The designation to the south and west is Residential 3.5 to 5 dwelling unit per acre.



General Plan Land Use Map, Source: City of Phoenix Planning and Development Department

EXISTING CONDITIONS & SURROUNDING ZONING

3. The subject site currently contains a single-family residence. To the north of the subject site is an automobile parts retail store, zoned C-2 (Intermediate Commercial). To the west are condominiums zoned R-3. To the east are single-family residences zoned PAD-10 (Planned Area Development) and to the south are single-family residences zoned R1-6.

PROPOSAL

4. The conceptual site plan, attached as an exhibit, depicts eight two-bedroom units with private yards, with an open space area located towards the rear of the site. Access is proposed from one driveway on Edgemont Avenue. Units will contain two-car garages. Additional surface parking spaces are located towards the rear of the site. To improve pedestrian safety and increase shade coverage along the sidewalk, a detached sidewalk will also be provided along Edgemont Avenue with minimum 3-inch caliper trees planted within the landscape strip between back of curb and sidewalk, per Stipulation No. 6. Staff recommends general conformance to the site plan to ensure the site develops as proposed. This is addressed in Stipulation No. 1.

The proposed building elevations, attached as an exhibit, depict two-story facades that are 28 feet in height. Staff recommends Stipulation No. 2 to ensure that building elevations contain a variety of exterior materials and Stipulation No. 3 to limit the maximum height to 30 feet to ensure compatibility with the surrounding built environment.

To screen the units from the adjacent single-family residences to the east, staff recommends Stipulation No. 4 which requires minimum 2-inch caliper trees planted along the east property line.

In coordination with the surrounding residents and to address concerns regarding traffic and parking congestion, the applicant has agreed to apply for the On-Street Parking Zone program in order to install no parking signs along Edgemont Avenue from 42nd Street to 43rd Street. This is addressed in Stipulation No. 5.

PLANS, OVERLAYS, AND INITIATIVES

5. **44th Street Corridor Specific Plan**

Completed in 1991, the 44th Street Corridor Specific Plan established a framework to provide compatibility of new development along 44th Street from McDonald Drive to Sky Harbor International Airport. The Land Use Plan (Figure 5.2) shows a MU1 (Mixed Use I) designation for the subject site. The MU1 designation calls for single-family residential, multifamily residential (15+ dwelling units per acre), public/quasi-public and hotel uses. The requested zoning designation is consistent with the MU1 designation.



44th Street Corridor Specific Plan, Source: City of Phoenix Planning and Development Department

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 allowing for the development of housing units on the subject site.

7. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff recommends the planting of large evergreen shade trees within the landscape setback along the east property line and large shade trees within the landscape area between the back of curb and sidewalk. These are addressed in Stipulation No. 4 and 6.

8. **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. Staff recommends Stipulation No. 6, which requires a five-foot-wide detached sidewalk be constructed along the north side of Edgemont Avenue.
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 Section 716 of the Phoenix Zoning Ordinance 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 materials indicated that each unit will have recycling receptacles.

COMMUNITY INPUT SUMMARY

10. At the time this staff report was written, one letter of support has been received. In addition, nine letters of opposition have been received. Concerns listed include privacy, safety, density, traffic and congestion on Edgemont Avenue.

INTERDEPARTMENTAL COMMENTS

11. **Water Services Department**
The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that are serving or can serve this development.
12. **Fire Department**
The City of Phoenix Fire Department has noted that the site and/or buildings shall comply with the Phoenix Fire Code. Further, the Department commented that the site will require a water supply for fire flow and the quantity and design of fire hydrants is required to comply with the Phoenix Fire Code.
13. **Street Transportation Department**
The Street Transportation has requested that street improvements be constructed with all required elements and to ADA requirements. This is addressed in Stipulation No. 7.

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 8.

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 preliminary site plan approval. This is addressed in Stipulation No. 9.
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 proposed development is consistent with the General Plan Land Use Map designation of Mixed Use.
2. The proposal will allow for additional housing options within the Camelback East Village Core.
3. As stipulated, the proposal will provide increased shade along the perimeters of the site and help reduce the urban heat island effect.

Stipulations

1. The development shall be in general conformance with the site plan date stamped February 3, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
2. All elevations shall include a minimum of two exterior accent materials, as approved the Planning and Development Department. Examples include, but are not limited to, materials such as brick, stone, colored textured concrete or stucco.
3. The maximum building height shall be 30 feet.
4. The landscape setback along the east property line shall be planted with minimum 2-inch caliper large evergreen trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
5. Prior to preliminary site plan approval, the developer shall all apply for the On-Street Parking Zones program in order to install no parking signs along Edgemont Avenue between 42nd Street and 43rd Street.

6. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 5-foot-wide landscape strip located between the back of curb and sidewalk along the north side of Edgemont Avenue, as approved by the Planning and Development Department. The landscape strip shall be planted as follows:
 - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or in equivalent groupings to provide a minimum of 75% shade on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
7. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
9. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Sarah Stockham
February 3, 2023

Team Leader

Racelle Escolar

Exhibits

Sketch map

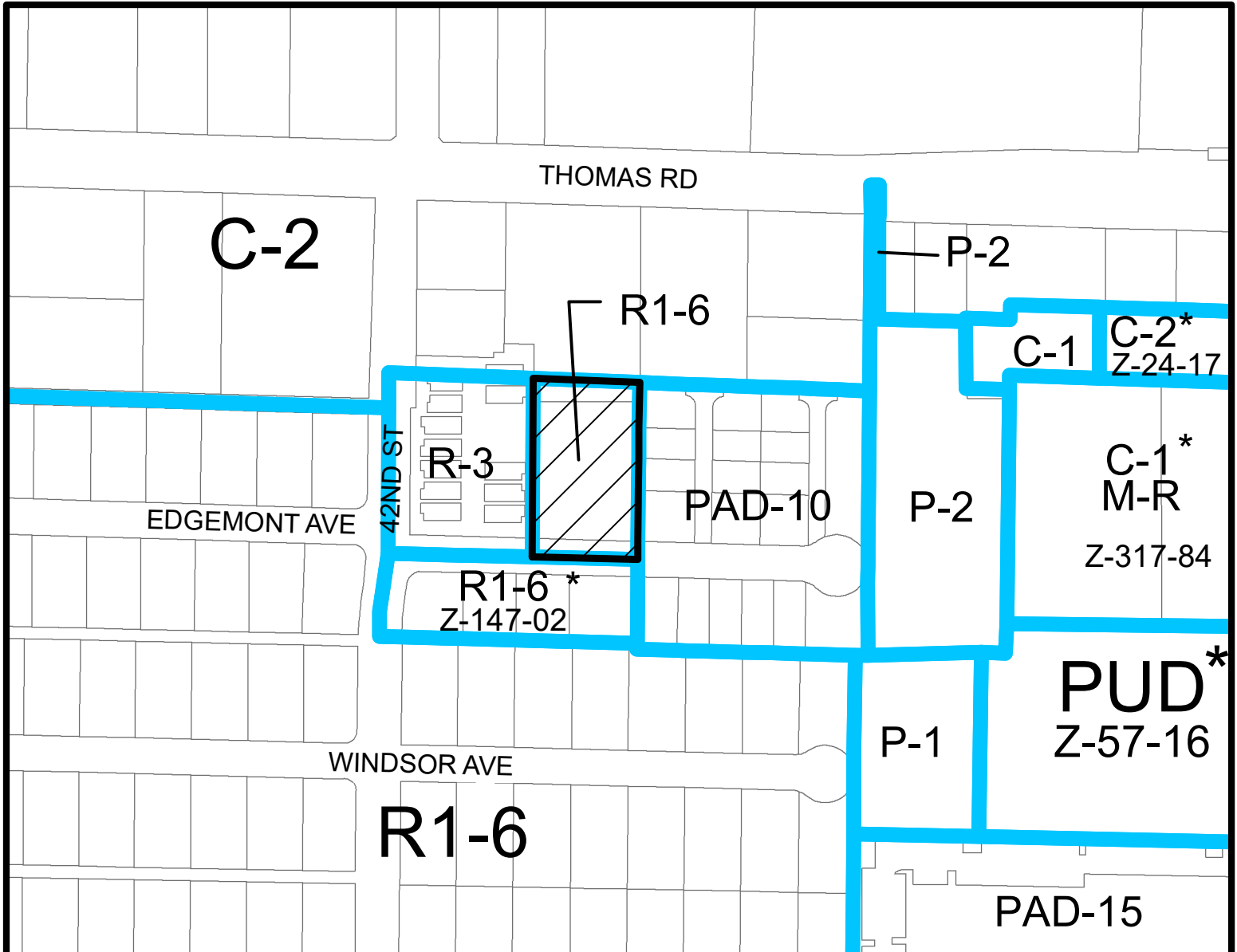
Aerial map

Site plan date stamped February 3, 2023

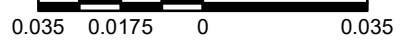
Elevations date stamped September 14, 2022

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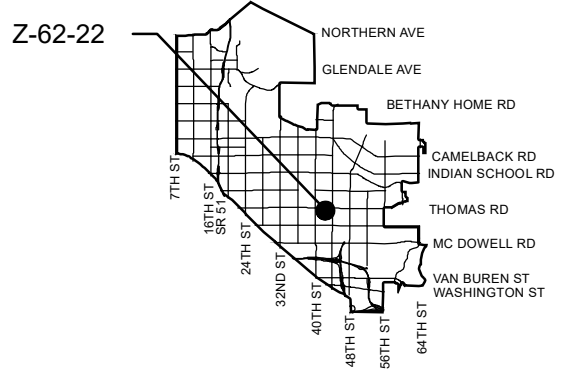
Correspondence (11 pages)



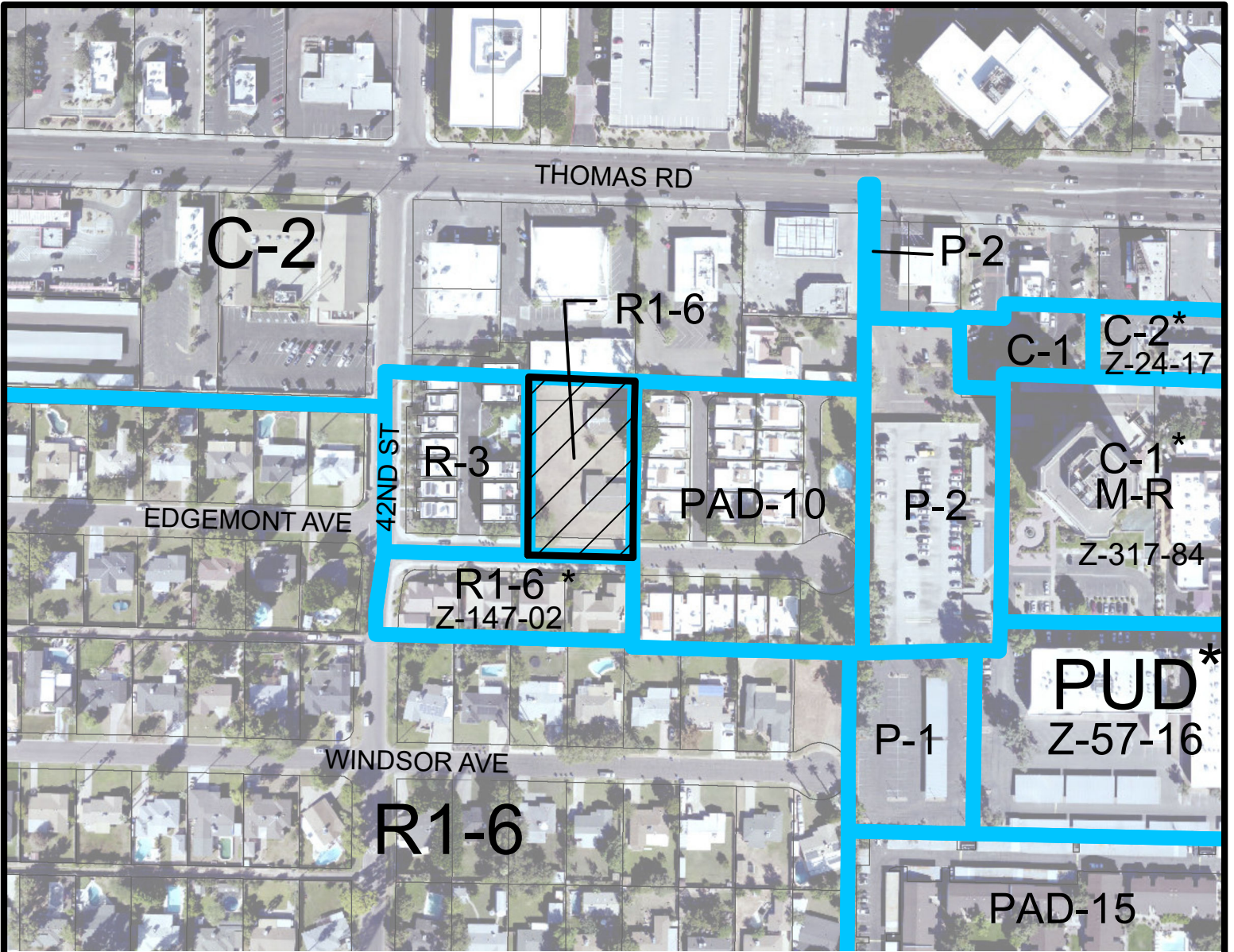
Miles



CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: Bill Lally / Greg Loper		REQUESTED CHANGE:	
APPLICATION NO. Z-62-22		FROM: R1-6 (0.86 a.c.)	
DATE: 10/20/2022 <small>REVISION DATES:</small>		TO: R-3 (0.86 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.86 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 14-37	<small>ZONING MAP</small> G-10
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R1-6		5	
R-3		15	
* Maximum Units Allowed with P.R.D. Bonus			



Miles

0.035 0.0175 0 0.035

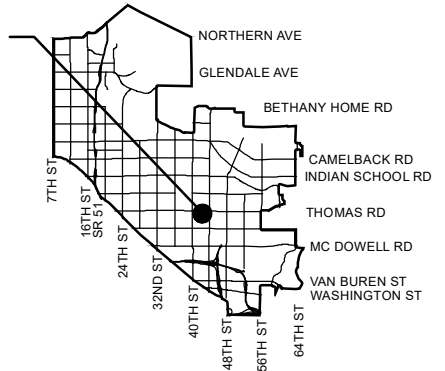
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-62-22



APPLICANT'S NAME: Bill Lally / Greg Loper

REQUESTED CHANGE:

FROM: R1-6 (0.86 a.c.)

APPLICATION NO. Z-62-22

DATE: 10/20/2022
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

0.86 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 14-37

ZONING MAP G-10

TO: R-3 (0.86 a.c.)

MULTIPLES PERMITTED

R1-6
R-3

CONVENTIONAL OPTION

4
12

*** UNITS P.R.D. OPTION**

5
15

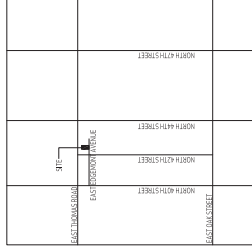
* Maximum Units Allowed with P.R.D. Bonus

REZONING SITE PLAN FOR "EDGEMONT TOWNHOMES" PROJECT

SITE PLAN NOTES:

1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD.
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VICINITY MAP



CITY OF PHOENIX NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES.
2. PROPERTY LINES AND CORNERS SHALL BE MARKED BY SURVEYING THE PROPERTY LINES AT FOUR CORNERS INTERSECTIONS OF PUBLIC AND PRIVATE STREETS WILL BE MAINTAINED AT ALL TIMES.
3. CONSTRUCTION AND LANDSCAPING SHALL BE COMPLETED BY 10:00 AM ON THE DAY OF THE COMMENCEMENT OF THE PROJECT.
4. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED TO MAINTAIN AND ENFORCE THE COMMON INTERESTS AND TO ENFORCE THE HOA BYLAWS AND RULES. THE ASSOCIATION SHALL BE INCORPORATED IN THE STATE OF ARIZONA AND SHALL HAVE THE POWER TO ENFORCE THE HOA BYLAWS AND RULES.
5. ANY LEAKING SHALL BE REPAIRED AS SOON AS POSSIBLE AND SHALL NOT BE A SOURCE OF POLLUTION OR AHAZ.
6. GENERAL LEVEL OF INTERIOR, EXTERIOR OR VIBRATION CAUSED BY USES IN THE AREA SHALL BE WITHIN THE LIMITS OF THE APPLICABLE CODES.
7. ALL CHANGE ORDERS, PERMITS, APPROVALS AND PERMITS, NO SIGNAGE SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE PROJECT.
8. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
9. THE PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNED TO RECEIVE WATER SERVICE FROM THE CITY OF PHOENIX.
10. THE PROJECT SHALL BE MAINTAINED AT ALL TIMES AND SHALL NOT BE A SOURCE OF POLLUTION OR AHAZ.
11. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
12. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
13. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
14. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
15. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

PARKING SUMMARY

PARKING REQUIRED	15 SPACES (PER UNIT)
TOTAL PROVIDED	15 SPACES
TOTAL REQUIRED	15 SPACES
LANDSCAPING	15 SPACES
TOTAL PROVIDED	15 SPACES

PROJECT DESCRIPTION

PROPOSED SITE PLAN CONSISTS OF A BUILDING UNIT RESIDENTIAL MULTIFAMILY PROJECT IN AN UNDERDEVELOPED, THE PROPERTY IS CURRENTLY ZONED R-16.

AMENITIES LIST

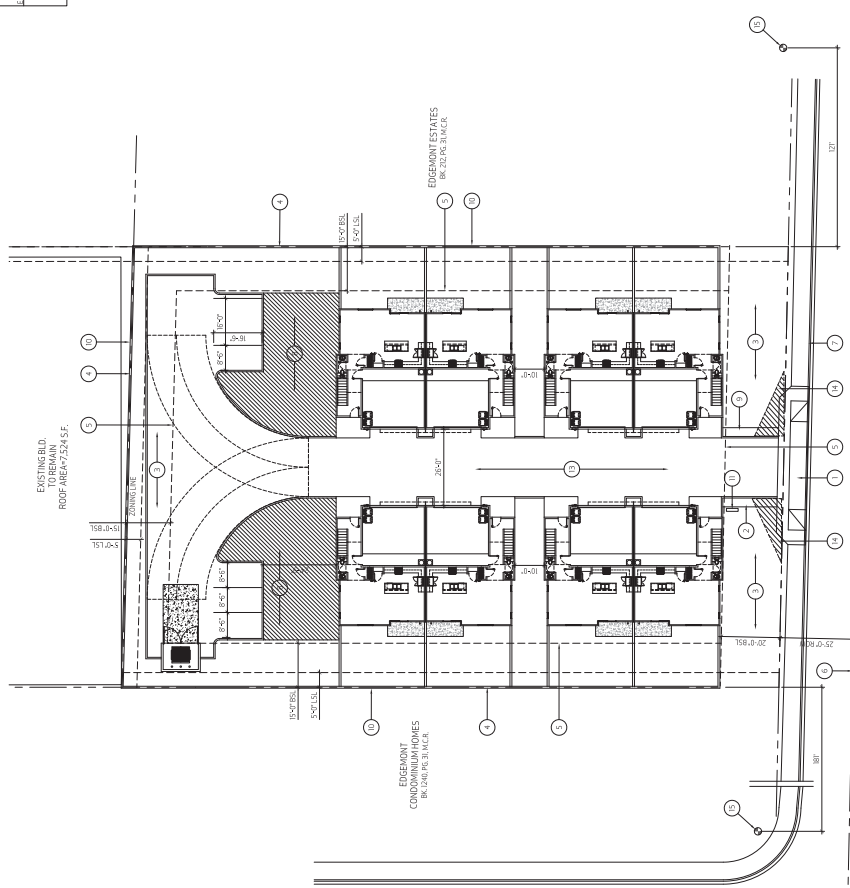
- A. BIKES AND SEATING
- B. TRAIL

DEFERRED SUBMITTAL

- FLOODING ACCESSORY UNIT
- UNDERGROUND TIRE LANE
- FIRE SPRINKLER SYSTEM

PARKING LANDSCAPE

TOTAL PARKING SPACES	4,000 SF
REQUIRED	295 SF (6.5%)
PROVIDED	54 SF (1.3%)



SITE PLAN



CODE REVIEW

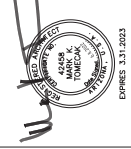
AUTHORITY: CITY OF PHOENIX, ARIZONA
 CODE: 2008 ORDINANCE 150000
 2018 INTERNATIONAL CONVENTION CODE
 2018 PHOENIX ZONING CODE

PROJECT INFORMATION

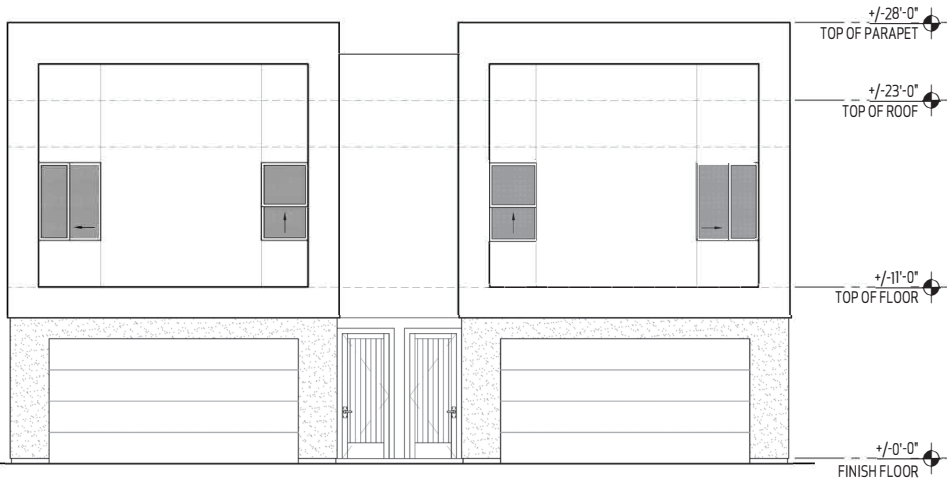
PROJECT NAME: EDGEMONT TOWNHOMES
 ADDRESS: 4231 EAST THOMAS ROAD, PHOENIX, ARIZONA 85018
 PROJECT NO: 2023-0000000000
 ZONING: R-16
 PROPOSED USE: MULTIFAMILY
 NUMBER OF UNITS: 8 UNITS
 STORIES: (2) TWO STORIES
 BUILDING HEIGHT: 30'-0" HIGH
 LOT AREA: 20,812 SF (0.47 ACRES)
 GROSS AREA: 35,577 SF (0.77 ACRES)
 BUILDING FOOTPRINT: 2,889 SF
 TOTAL BUILDING FOOTPRINT: 2,889 SF
 LOT COVERAGE: 13.4% (14,070 SF)
 PROPOSED: 14,049 SF (30.5%)
 FIRE PROTECTION: YES
 FIRE ALARMS: NO
 DEFLECT: NO
 UTILITIES: (SEE PLAN)
 PROPOSED: 8 UNITS (10,320 SF AREA)
 GROSS AREA: 10,320 SF
 UNIT SIZE: 1,293.75 SF
 RESERVE: 1,900 SF
 COMMUNITY FC/UP

PROJECT DIRECTORY

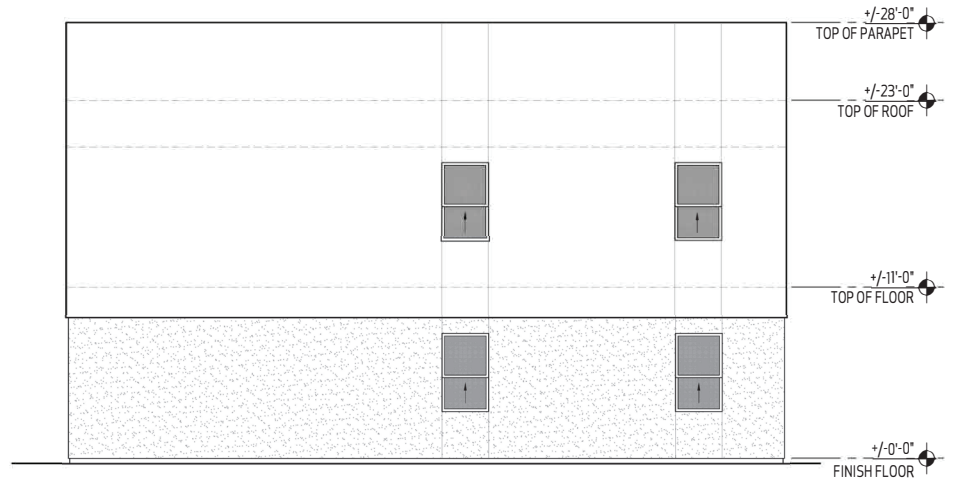
OWNER: EDGEMONT TOWNHOMES, LLC
 4231 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85018
 CONTACT: RICHARD GARDNER
 PHONE: 602.435.8888
 ARCHITECT: TOMER GARDNER P.C.
 4231 EAST THOMAS ROAD, SUITE 201
 SCOTTSDALE, ARIZONA 85251
 CONTACT: MARK TOMER
 PHONE: 602.979.7751
 CIVIL ENGINEER: JACOBS WALLACE LLC
 1000 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85018
 CONTACT: CHUCK JACOBS
 PHONE: 602.279.7094



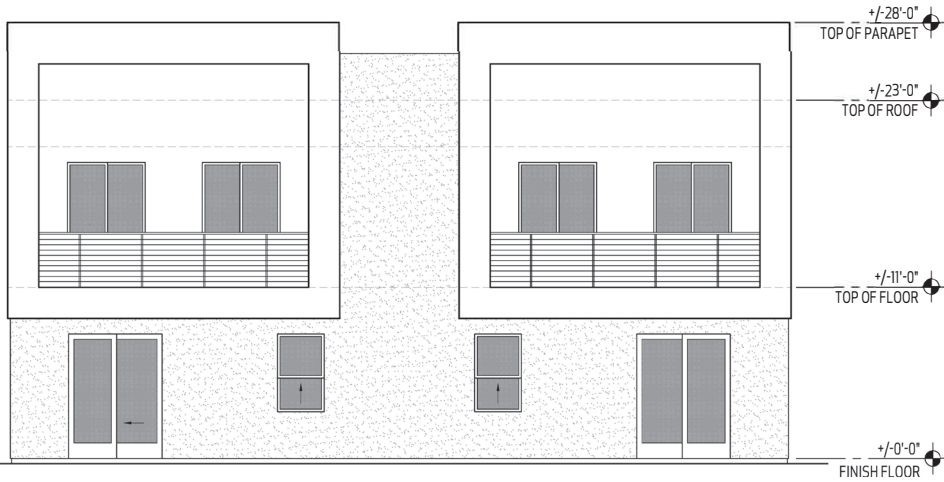
PROJECT: EDGEMONT TOWNHOMES
 4231 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85018
 SHEET NO: A1.00
 DATE: 6.8.2023
 CONTENTS: SITE PLAN



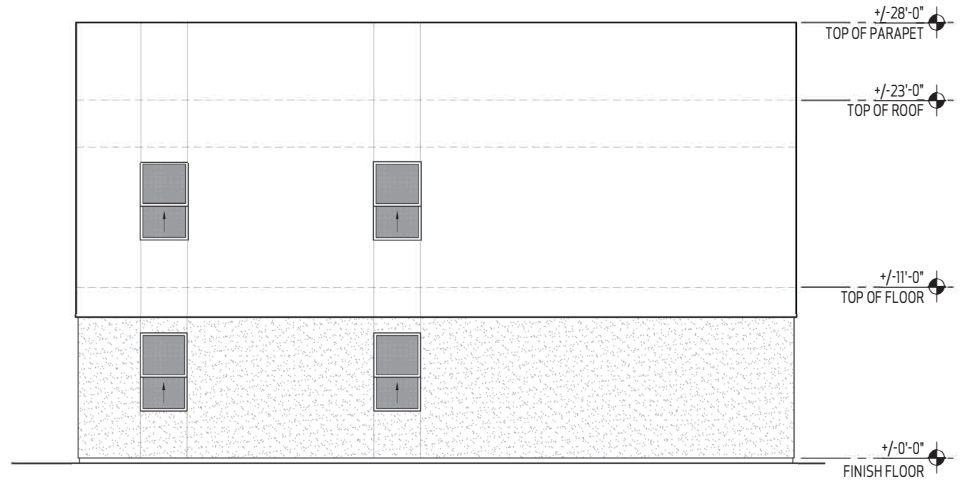
1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 SIDE ELEVATION
SCALE: 1/8"=1'-0"



3 REAR ELEVATION
SCALE: 1/8"=1'-0"



CITY OF PHOENIX
SEP 14 2022
Planning & Development
Department

4 SIDE ELEVATION
SCALE: 1/8"=1'-0"



EDGEMONT TOWNHOMES
4221 EAST THOMAS ROAD
PHOENIX, ARIZONA

SUBMITTAL:
1ST DESIGN REVIEW
SCALE:

9.9.2022

BUILDING ELEVATIONS

SHEET:

A1.0

CITY OF PHOENIX

SEP 14 2022

Planning & Development
Department

From: [Alexandra Goe](#)
To: [Sarah Stockham](#)
Subject: Thoughts re: zoning case Z-62-22
Date: Monday, October 10, 2022 9:54:17 PM

Hi Sarah,

I am a resident in Edgemont Estates and have reviewed the proposal for rezoning the empty lot in our area.

Please let me know if I should share this message with anyone else and/or write to the City of Phoenix Planning and Development Department. I want to make sure that my concerns are added to the case file.

While I appreciate wanting to add additional housing to the area, I do not support rezoning this lot to R-3.

As a resident of this area, I would love to see this commercially zoned space used to support small local businesses. Adding local businesses to the community helps strengthen the local economy and add vibrancy, as well as pride, to the neighborhood. Adding 10 townhomes here will not benefit the community or add value to the neighborhood.

If the lot is not used for commercial use, I believe it should remain zoned for R1-6. This will help maintain privacy and safety for the existing neighbors.

Thank you for your time and assistance,

Alexandra

From: [Claude degracia](#)
To: [Sarah Stockham](#)
Subject: zoning Z-62-22
Date: Monday, October 10, 2022 5:46:02 PM

TO SARAH STOCKHAM

CAMELBACK EAST VILLAGE PLANER

RE: REZONING CASE NUMBER Z-62-22

REQUEST TO CHANGE FROM C-2 AND R1-6 TO R-3

PHONE 602-261-8701

ATT. SARAH

AS PER CONVERSATION 7 OCT 2022 REGARDING Z-62-22.

THE R1-6 ZONEING WAS ASSIGNED FOR A PUROPSE. A TEN UNIT COMPLEX

IS TO MANY FOR THAT LOT. TEN UNITS EQUALS 20 AUTOS. AT TIMES THERE MAY BE AUTOS PARKED ON EDGEMONT AVE., JUST SOUTH OF THESE 10 UNITS.

THIS WILL CAUSE A LOT COJESTION AND DIFFICULTY FOR RESIDENTS SOUTH OF THIS PROPRETY TO BACK OUT OF THEIR DRIVEWAYS.

THE PROPOSED UNITS ON THE EAST SIDE OF THIS PROPERTY WILL TAKE AWAY PRIVACY FOR EDGEMONT RESIDENTS AJECENT TO SAID PROPERTY.

I OBJECT TO THE ZONING CHANGE IN CASE NUMBER Z-62-22

Thank you

Claude A. deGracia carjdeg2@yahoo.com 602-956-7528

Ronna J. deGracia

From: [Laurie C](#)
To: [Sarah Stockham](#)
Subject: Property 4221 E Thomas
Date: Monday, October 10, 2022 11:50:39 AM

Hi Sarah,

My name is Laurie Cummings and I am a resident at 2826 N 43rd Street. I am writing you in regards to the property development on Edgemont. I cannot attend the Zoom meeting so I am writing you in this matter. I am against this build for several reasons. We were told that this would be single family homes which isn't a problem. The problem I have is that building two-story multi units brings more traffic, people, privacy issues, and view of our beautiful scenic mountains. We are surrounded by tall buildings all around and this is not acceptable in a neighborhood of homes. This two-story housing unit will invade privacy to our own residential area by over looking into our backyards. On a daily basis we have multiple cars driving down our roads (privately owned) therefore a multi-unit would bring more vehicle congestion, parking problems and pedestrian traffic. Our area is private property and will bring more traffic to our green areas for people walking dogs, etc.. Building a multi-property will bring renters, lower property values and more crime to our neighborhood. Please take every measure to vote against this build and bring back neighborhoods for our children to play in and enjoy our beautiful area and state. Your help is greatly appreciated.

Sincerely,

Laurie Cummings
2826 N 43rd Street 85008
Phoenix, Az
Sent from my iPad

From: [DIANN IVERSON](#)
To: [Sarah Stockham](#)
Subject: Rezoning request Z-62-22
Date: Tuesday, October 11, 2022 3:29:11 PM

TO: Sarah Stockham, Camelback East Village Planner

RE: Rezoning Case Number Z-62-22
Request to change from C-2 and R1-6 to R-3

Sarah, This memo relates to a conversation you had with Claude DeGracia on October 7, 2022 regarding Z-62-22.

The R-1-6 zoning was assigned for a purpose. A ten-unit complex is too many for that lot. Ten units allows for 20 automobiles and that does not include visitor parking.

Ten units will cause a lot of congestion and difficulty for residents south of this property to back out of their driveways. The addition of town units at 42nd Street and Edgemont Avenue have caused unnecessary traffic coming into Edgemont Estates and use of our common areas for dog walkers.

In addition, the proposed two-level units on the east side of this property will take away privacy for Edgemont Estates residents adjacent to said property.

As a homeowner in Edgemont Estates, I object to the zoning change in case number Z-62-22. Thank you for your attention to this matter.

DiAnn Iverson
2815 N 42nd Way
Phoenix, AZ 85008
dsiverson29@gmail.com

From: [Ellen Hemauer](#)
To: [Sarah Stockham](#)
Subject: Application Z-62-22 (4221 E. Thomas Road)
Date: Tuesday, October 11, 2022 9:50:39 AM
Importance: High

Good morning Sarah,

I would like to lend my voice in complete and utter opposition of the application to rezoning the property at 4221 East Thomas from C-2 and R1-6 to R-3. That is way too many homes on that lot and if you multiply 10 units with 2 vehicles (minimum) at least, there will be way too many cars that will clog the one-way street on Edgemont. The residents east of this location will be impeded in exiting Edgemont and the residents to the north of this lot will loose their privacy. I know this will negatively impact the single story residences already there and have been for years.

I strongly oppose and object to the Zoning Request for Application #Z-62-22.

Ellen Hemauer and James Archibald
2828 North 42nd Way, 85008
602-256-3189
ellen.hemauer@phoenix.gov

From: [Ellen Welch](#)
To: [Sarah Stockham](#)
Subject: Case #Z-62-22
Date: Tuesday, October 11, 2022 8:39:59 AM

To: Sarah Stockham
Camelback East Village Planner
Re: rezoning case #Z-62-22

Attn: Sarah

Regarding the R1-6 zoning assigned for a proposed 10-unit complex: as a homeowner in Edgemont Estates, I feel that 10 units is far too many for that small lot. The number of cars would cause considerable congestion in this small area. In addition, the proposed units would greatly affect the privacy for Edgemont residents adjacent.

I object to the zoning change in case #Z-62-22. Thank you.

Respectfully,

Ellen Welch

Ellena.welch@gmail.com

Sent from my iPhone

From: [Bill Sperry](#)
To: [Sarah Stockham](#)
Subject: Zoning request change
Date: Wednesday, October 12, 2022 4:49:24 PM

Sarah this is to tell you that I object to the request to change the zoning on this project over on Edgemont it will lead to too much car congestion and the lot cannot accommodate that many houses on that small lot it will destroy our neighborhood which is very park like too many houses too many cars too much traffic congestion and we would lose our privacy in our neighborhood so I object to the changing of the zoning to our three that's not gonna work thank you Bill spirit PS if you wanna call me of course we've talked 602-955-5626 at my address is 4239 E. Edgemont Ave. in Phoenix 85008 thank you

Sent from my iPhone

From: [Joann Forte](#)
To: gl@tblaw.com; [Sarah Stockham](#); [Edgemont Estates](#); [Sharon Schmieder](#); [Elizabeth Sugges](#)
Subject: rezoning request case number Z-62-22L
Date: Monday, October 17, 2022 2:56:45 PM

As President of Edgemont Estates Homeowners Association I speak for all seventeen (17) homeowners of our association.

We are very opposed to the rezoning of the properties specified in this application.

Our serious concerns are the proposed number of units (10), the type of unit (town-homes) the height of the units (2 story at 30"), the inadequate number of parking spaces for ten 2-bedroom townhomes (only 15), only proposed five (5) parking spaces for guests, and the too-narrow set-back on the east side of the property which is behind four of our homes.

We are very concerned of the additional noise factor, the increase in traffic to Edgemont Ave. which is a cul-de-sac and potentially a large increase in vehicles driving past our homes and using the cul-de-sac to turn around. The proposed parking is not enough and there will be a substantial increase in street parking in front of our homes.

Edgemont Estates HOA is NOT supporting this rezoning request.

Respectfully submitted,

Joann Forte Smithbaker

President, Edgemont Estates HOA

From: [Jim Borst](#)
To: gl@tblaw.com
Cc: [Sarah Stockham](#)
Subject: Zoning Case Z-62-22
Date: Tuesday, October 18, 2022 2:39:39 PM

Hi Greg,

I'm unable to attend tonight's property owner meeting regarding the zoning change for 126-02-046B, but I wanted to provide my support for this change. As a resident of more than 20 years at 4133 E. Edgemont Avenue, I very much support the development plans for that property. The similar development that occurred on the parcel just to the west of this (Edgemont 12) was a positive change to the neighborhood and I had also supported that.

Thank you,
Jim Borst
602-628-3040

From: [Crystal DeVelis](#)
To: [PDD Long Range Planning](#)
Subject: Z-62-22-8, 42nd St and Edgemont
Date: Tuesday, January 31, 2023 1:54:34 PM

Please note my objection to this zoning change. The density increase in this neighborhood on the east side of 42nd St. has already degraded the neighborhood. To add contiguous areas of such density will materially affect the existing residents in a negative way. Property values will decrease, the city will ultimately lose tax revenue. The existing zoning plan is quite sufficient. There are no extenuating circumstances. This area and the proposed PAD areas around it are not in the best interest of the neighborhood or the City.

-- Crystal DeVelis
4351 E. Whitton Ave.
Phoenix, AZ 85018