



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-16-21-6
October 29, 2021

<u>Camelback East Village Planning Committee Meeting Date</u>	November 2, 2021
<u>Planning Commission Hearing Date</u>	December 2, 2021
Request From:	<u>R1-6</u> (Single-Family Residence District) (1.55 acres)
Request To:	<u>PUD</u> (Planned Unit Development) (1.55 acres)
Proposed Use	Multifamily residential
Location	Southeast corner of 31st Street and Clarendon Avenue
Owner	Pripai Investments, LLC
Applicant	Russell Black
Representative	Ashley Marsh, Gammage & Burnham
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
<u>General Plan Land Use Map Designation</u>		Residential 3.5 to 5 dwelling units per acre	
<u>Street Map Classification</u>	31st Street	Local street	25-foot east half street
	Clarendon Avenue	Local street	25-foot south half street
	Weldon Avenue	Local street	25-foot north half street
<i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.</i>			
The proposed development will provide a new housing option in the area and diversify the mix of residential uses that already exist in the neighborhood. The proposal is consistent in scale and character with nearby multifamily residential developments and will enhance the public streetscapes with pedestrian-oriented building frontages.			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.

The proposed PUD (Planned Unit Development) narrative sets forth enhanced design guidelines. In addition to the pedestrian-scale entrances provided along all three street frontages, extensive requirements for architectural design will ensure superior urban design in this part of the Camelback East Village.

CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.

The proposed PUD sets forth development standards to ensure that the building is designed to interact with the pedestrian environment on all three street frontages. The development will incorporate street-facing primary entrances to individual units, each with a front-facing patio element.

CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: Locate parking to the rear of a site to create a more pedestrian environment, when adequate shielding from noise and light can be provided to adjacent established neighborhoods. On-street parking in some areas may also promote a pedestrian environment.

The proposed development features street-facing residential units with front patios and primary pedestrian entryways into individual units. All parking will be provided interior to the site in individual parking garages and in surface parking spots, which are accessed through an internal vehicular circulation system. Additionally, tree planting standards have been incorporated to provide shade for public sidewalks, which will further enhance the pedestrian realm.

Applicable Plan, Overlays, and Initiatives

[Housing Phoenix Plan](#) – See Background Item No. 10.

[Tree and Shade Master Plan](#) – See Background Item No. 11.

[Complete Streets Guiding Principles](#) – See Background Item No. 12.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 13.

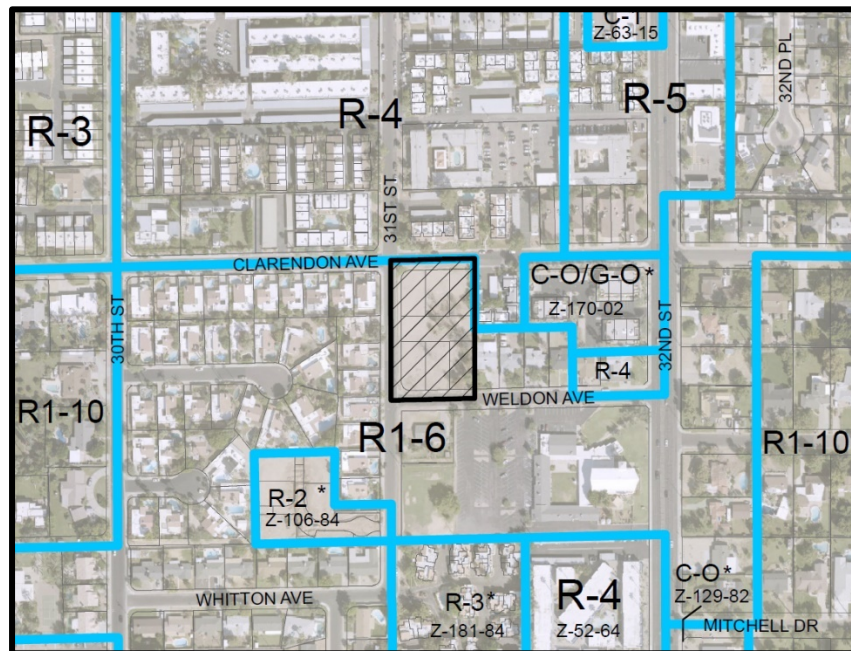
[Zero Waste PHX](#) – See Background Item No. 14.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R1-6
North (Across Clarendon Avenue)	Multifamily residential	R-4
South (Across Weldon Avenue)	Single-family residence and church	R1-6
East	Single-family residences, multifamily residential	R1-6, R-4
West (Across 31st Street)	Single-family residences	R1-6

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 1.55-acre site located on the southeast corner of 31st Street and Clarendon Avenue from R1-6 (Single-Family Residence District) to PUD (Planned Unit Development) to allow multifamily residential which will be developed with single-family attached residential units.



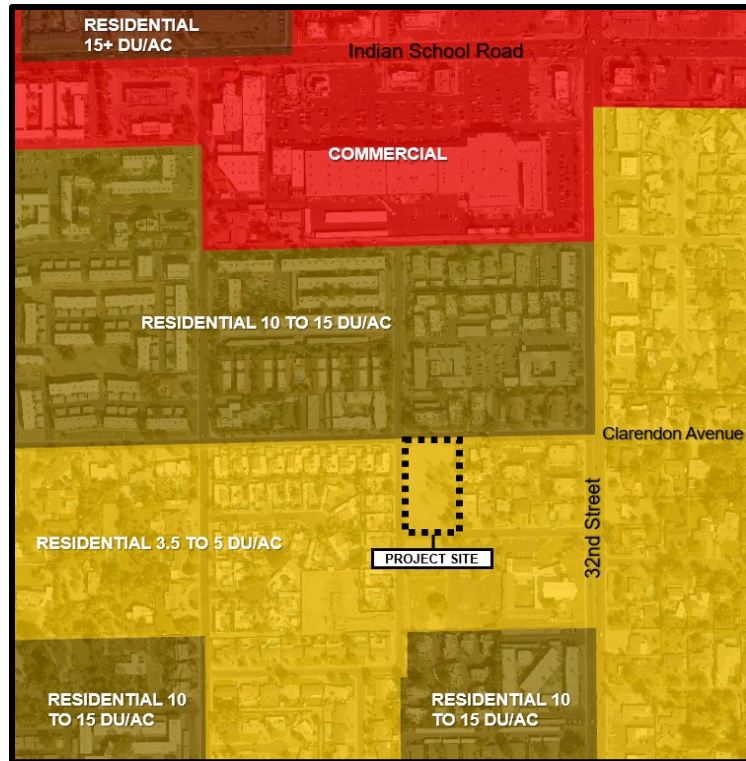
Aerial Map

Source: City of Phoenix Planning and Development Department

The site is located in close proximity to 32nd Street and Indian School Road, which are major thoroughfares and provide access to the neighborhood. Indian School Road is also a significant commercial corridor which will serve potential new residents.

East of 32nd Street are primarily single-family homes in established neighborhoods. Moving west, across 32nd Street, the character of the area gradually transitions to denser developments comprised of a mix of single-family and multifamily communities, with some commercial uses dispersed throughout.

2. The site has a General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre. The same designation exists on the parcels to the east, west, and south of the site. To the north of the site are properties designated as Residential 10 to 15 dwelling units per acre. The proposal is not consistent with the Residential 3.5 to 5 dwelling units per acre designation. However, as the site is under 10 acres, a General Plan Amendment is not required.

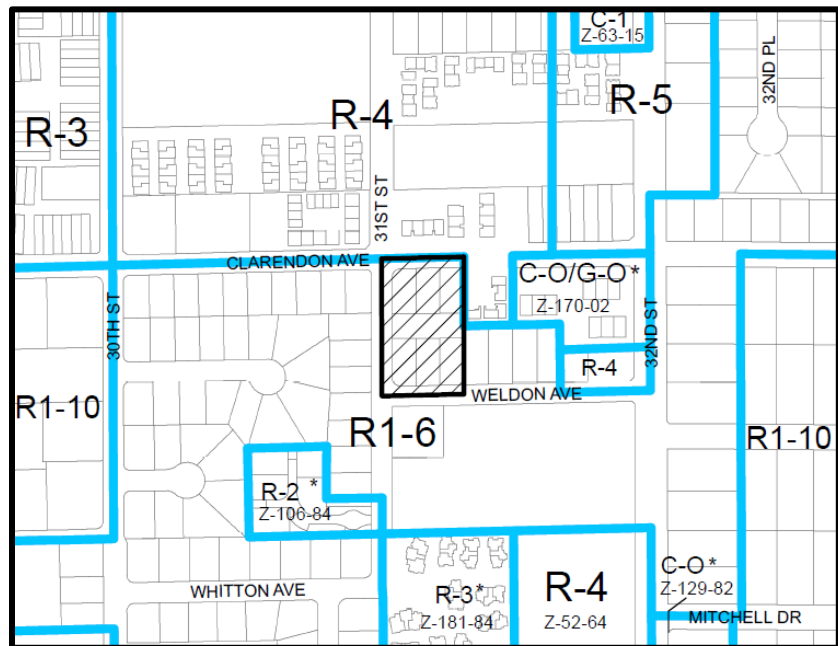


General Plan Land Use Map

Source: City of Phoenix Planning and Development Department

EXISTING CONDITIONS & SURROUNDING ZONING

3. The site is zoned R1-6 (Single-Family Residence District) and is currently vacant. The property has been platted for six single-family lots, but has never been developed. The residential neighborhood to the west of the site, across 31st Street, is zoned R1-6 (Single-Family Residence District). To the east is a single-family residence zoned R1-6 (Single-Family Residence District).



Zoning Map

Source: City of Phoenix Planning and Development Department

District) and an apartment complex zoned R-4 (Multifamily Residence District). An apartment complex zoned R-4 (Multifamily Residence District) also exists to the north of the site, across Clarendon Avenue. To the south, across Weldon Avenue, is a single-family residence and a church, both zoned R1-6 (Single-Family Residence District). The proposal is consistent with the zoning in this neighborhood and with the scale of the single-family residential community to the west of the site. Further, the proposed development standards in the PUD are consistent with the scale, character, and intensity of surrounding developments. In addition to zoning compatibility, the proposal also incorporates limitations on building height beyond what is permitted in adjacent zoning districts to better match the surrounding built environment, as well as building design guidelines that ensure residential-scale character.

PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
5. The PUD proposes pedestrian-friendly design with units facing the street and vehicular access for each unit internal to the site. The proposed streetscape setbacks along the north, west, and south perimeter property lines are consistent with the standards of the Single-Family Attached (SFA) development option of the R-3A (Multifamily Residence) district for units facing public right-of-way.
6. **Land Use**
The PUD proposes a single-family attached, townhome-style development. The proposed development narrative lists all permitted uses in the R-3A (Multifamily Residence) zoning district as permitted on the site.

7. **Development Standards**

The PUD proposes development standards designed to accommodate a two-story, single-family attached residential building with a maximum building height of 30 feet and a maximum density of 15.86 dwelling units per acre, which will result in 24 residential units. The project site has three street frontages along its northern, western, and southern perimeters. The individual residential units will have primary pedestrian entries along these three street frontages, each with a private front patio. All resident parking will be provided in two-car garages for each unit, with additional guest spaces provided as surface parking, near the central open space amenity area. Below is a summary of the key development standards set forth in the narrative.



Conceptual Site Plan
 Source: Palmer Architects, LTD

Development Standards	
Standard	Proposed
<i>Density</i>	15.86 du/ac maximum
<i>Building Height</i>	2 stories and 30 feet
<i>Perimeter Building Setbacks</i>	
Streets (north, west, and south)	10 feet minimum
Side (east)	5 feet minimum
<i>Maximum Lot Coverage</i>	100 percent maximum per individual lot
<i>Parking Minimum</i>	
Residents	2 spaces per residence
Unreserved guest parking	0.25 spaces per residence
Bicycle	Minimum 0.25 spaces per unit
<i>Perimeter Landscape Setbacks</i>	
All (north, east, west, and south)	5 feet minimum
<i>Open Space</i>	5 percent minimum

Although the PUD proposes to allow multifamily residential development, the intent is to develop the site with single-family attached residences. As such, staff

recommends including clarifying language to the PUD development narrative to ensure that the site design and overall project intent is met. Staff recommends including a statement on page 9, above the development standards table, that defers to Section 616. Table B.(d) of the Phoenix Zoning Ordinance to reference the Single-Family Attached Development Option of the R-3A (Multifamily Residence) district for development standards not addressed in the PUD. This modification is addressed in Stipulation No. 1.b.

Further, given that the site will be subdivided into individual lots, staff recommends that the individual front patios be located within commonly owned tracts to allow for the installation and maintenance of the landscaping requirements set forth in the development narrative. These tracts, since commonly held, should be included in the overall open space calculations of the development. Staff recommends that the Minimum Open Space standards and Streetscape Landscape Standards on page 10 of the development narrative be revised to clarify the above requirements as well as include clarification that landscape areas a minimum of 130 square feet will also count towards the minimum required open space. These recommended modifications are addressed in Stipulation Nos. 1.c. through 1.e.

8. **Landscape Standards**

The PUD sets forth standards to activate three street frontages (31st Street, Clarendon Avenue, and Weldon Avenue) with pedestrian-oriented design and street-facing residential units. It also sets forth requirements to maximize the landscaping along these street frontages. Minimum 2-inch caliper trees will be required, planted 20 feet on center or in equivalent groupings. Additionally, five shrubs per tree will be provided, and live groundcover to provide 75 percent groundcover at maturity. The eastern of the perimeter property is proposed to be landscaped with tall vegetative buffers to shield the single-family home to the east of the site.

9. **Design Guidelines**

The PUD proposes a development design that prioritizes the pedestrian. Specifically, it sets forth requirements for street-facing pedestrian primary entrances to individual residential units, each with a ground level front patio and pedestrian connections to the sidewalks. Additional pedestrian connections will be provided between residential units and the central open space area, which will have a minimum of three amenities. Decorative signage and lighting will also be provided throughout the site.



Conceptual Renderings
Source: Palmer Architects, LTD

The design guidelines include requirements for front-facing patios, four-sided architecture, use of a minimum of three building materials, a maximum percentage of stucco that may be used, pronunciation of front façades, and the reduction of building mass. Additionally, every street-facing elevation will incorporate decorative shade elements and decorative lighting, will include a minimum of four different exterior colors, and will use architectural accents to promote visual interest.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

10. [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 providing an opportunity for high density residential development.

11. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and

vibrant pedestrian places. The PUD includes standards for enhanced tree sizes along its three street frontages, where residential units will have primary front entrances, which will help shade the public sidewalks. Additionally, a requirement for minimum 75 percent live groundcover will help reduce the urban heat island effect.

12. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The development will provide pedestrian-oriented residential units with street-facing entrances and front patios, activating all three street frontages, and will be providing an internal vehicular circulation system that minimizes vehicular interaction with the sidewalks.

13. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal incorporates requirements for bicycle parking to encourage multi-modal transportation.

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 Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The development will utilize regular trash and recycling collection bins for individual units.

COMMUNITY INPUT SUMMARY

15. At the time this staff report was written, staff received four letters with general inquiries regarding the project. These inquiries included questions and concerns regarding the on-site guest parking calculations, amount of open space being provided, proposed density, and how trash collection will be achieved. Staff also received 33 letters in opposition to the proposal. The concerns highlighted in these letters include:

- High density is incompatible with the surrounding neighborhood
- Insufficient guest parking, which will result in on-street parking
- Significant increase in traffic, which will also reduce pedestrian safety
- Exacerbation of urban heat island effect
- Waste collection plan, which will place too many trash bins along the street

Most of those opposed to the proposal support the development of the site as six

single-family homes, as is platted on the site today.

The majority of these letters were received in the early stages of the rezoning process, particularly those pertaining to concerns with the proposed height and density of the development. In response to these community concerns, the applicant modified the request by reducing the building height from three stories to two stories, as well as reducing the density by 10 dwelling units.

INTERDEPARTMENTAL COMMENTS

16. The Public Transit Department has requested that the developer provide clearly defined, accessible pathways that connect all building entrances and exits, and public sidewalks, and, where pedestrian paths cross drive aisles, that they be constructed of materials that visually contrast with parking and drive aisle surfaces. These are addressed in the development narrative.
17. The Street Transportation Department has required that all streets be constructed with all required improvements and comply with current ADA standards. This is addressed in Stipulation No. 2.

OTHER

18. 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. 3.
19. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal will develop a vacant site and add to the existing mix of housing options in the area. The proposed development is compatible in intensity, scale, and character with the surrounding neighborhood.
2. The project site is appropriately located in close proximity to arterial streets to the east and north and is compatible with existing adjacent entitlements.
3. The proposed PUD sets forth design and development standards that will facilitate pedestrian-oriented design and promote a safer walking environment.

Stipulations

1. An updated Development Narrative for the Paisley PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 18, 2021, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: October 18, 2021; City Council adopted: [Add adoption date].
 - b. Page 9, Development Standards: Add the following statement at the beginning of this section: "The Single-Family Attached development option of Table B of the R3-A (Multifamily Residence – Zoning Ordinance Section 616) District shall apply to The Paisley except for as noted within the tables provided below."
 - c. Page 10, Minimum Open Space/Common Area: Revise to read as follows: "5% of gross area inclusive of landscape areas, amenity areas, walkways and commonly held tracts.

Landscape areas a minimum of 130 square feet in size shall be applied toward requirement regardless of level surface area or grade."
 - d. Page 10, Landscape Standards Table, Streetscape: Add the following statement at the beginning of the second column: "Streetscape plantings (trees, shrubs and groundcover provided within right-of-way between the sidewalk and individual lot property lines and minimum landscape setback areas on-site), in accordance with the following standards:"
 - e. Page 11, Landscape Standards Table, Streetscape: Add the following at the end of this section: "Common Area Tract - On-site streetscape plantings within minimum landscape setback shall be provided within a minimum five-foot wide common area tract along all street frontages."
2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
3. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Staff Report: Z-16-21-6

October 29, 2021

Page 12 of 12

Writer

Sofia Mastikhina

October 15, 2021

Team Leader

Samantha Keating

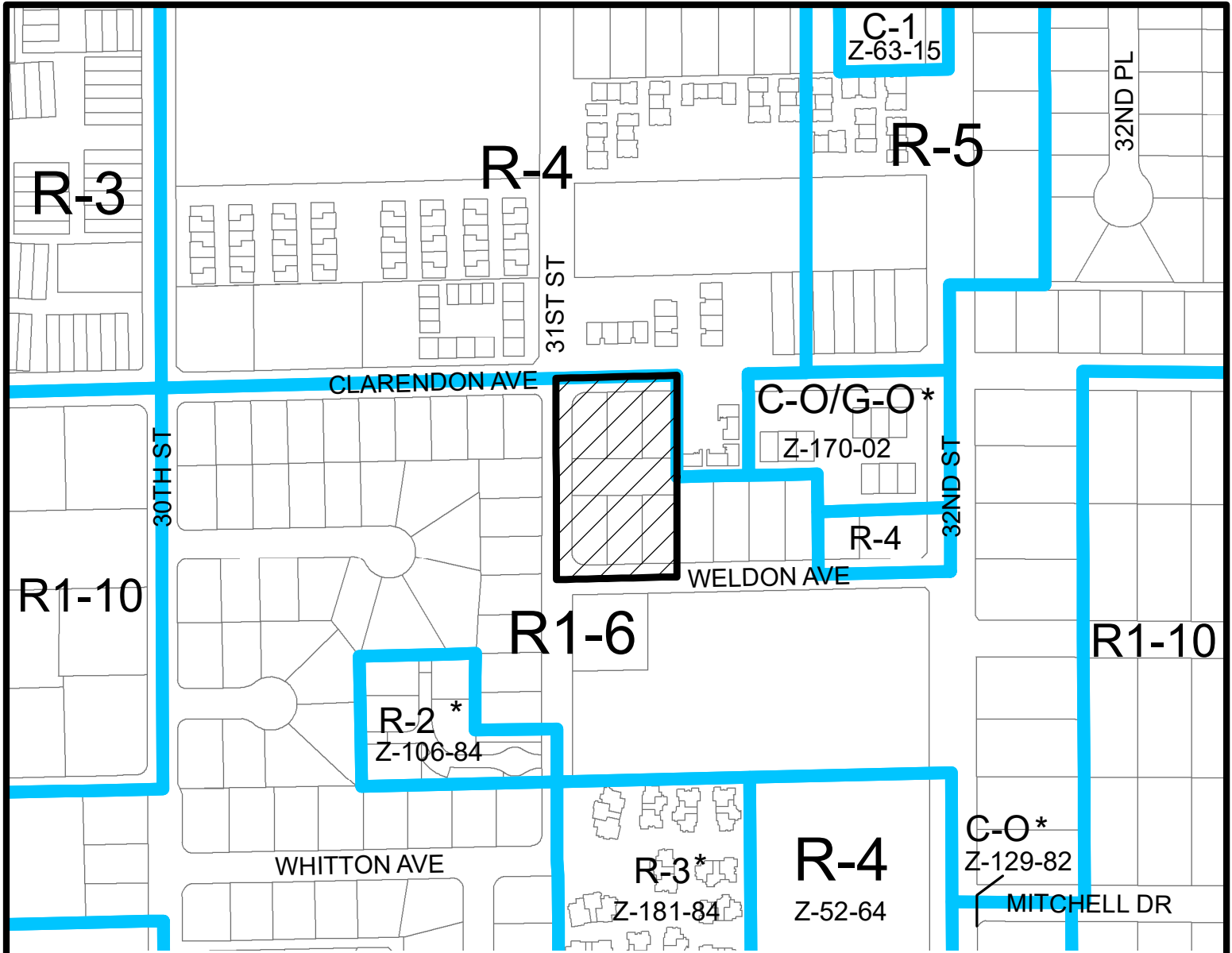
Exhibits

Sketch Map

Aerial

Community correspondence (47 pages)

[Paisley PUD](#) development narrative date stamped October 18, 2021



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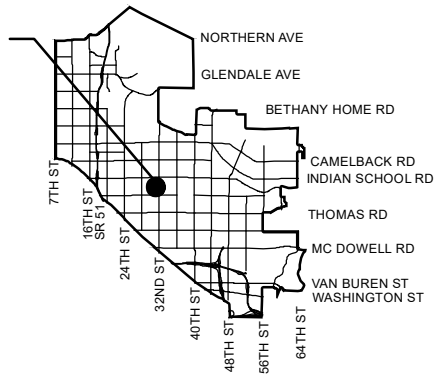
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6



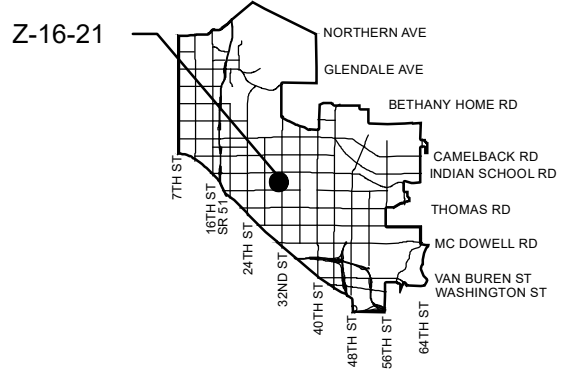
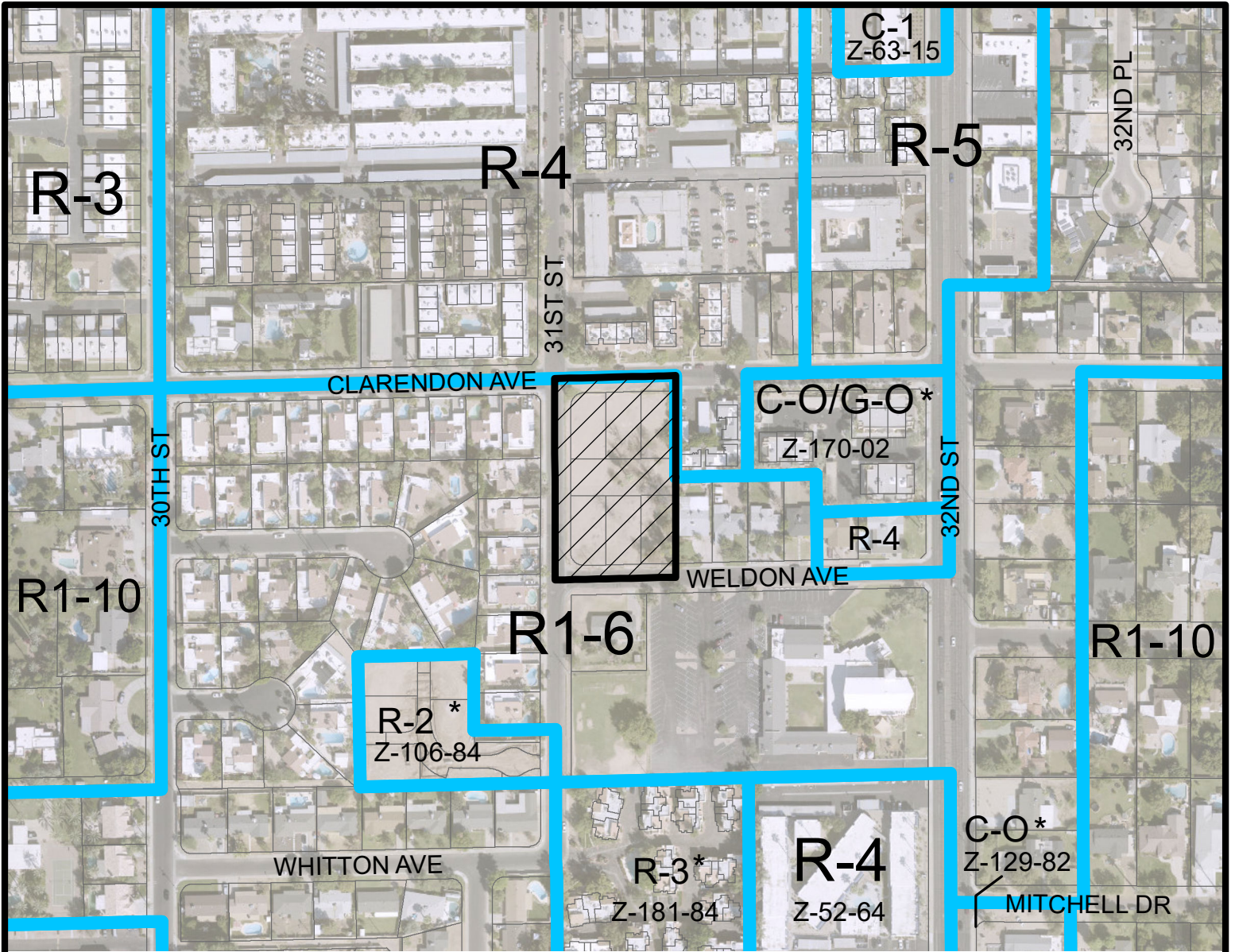
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT


Z-16-21



APPLICANT'S NAME: Russell Black		REQUESTED CHANGE:	
APPLICATION NO. Z-16-21		FROM: R1-6 (1.55 a.c.)	
DATE: 4/8/2021 <small>REVISION DATES:</small>		TO: PUD (1.55 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.55 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 16-34		<small>ZONING MAP</small> H-10	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R1-6		10	
PUD		N/A	

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




 Miles
 0.045 0.0225 0 0.045
CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: Russell Black		REQUESTED CHANGE:	
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<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.55 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 16-34	<small>ZONING MAP</small> H-10
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R1-6		8	
PUD		24	
		* UNITS P.R.D. OPTION	
		10	
		N/A	

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

Sofia Mastikhina

From: Carly Casper <carlybcasper13@gmail.com>
Sent: Tuesday, April 20, 2021 7:44 PM
To: Sofia Mastikhina
Cc: Rhett Rodgers
Subject: The Paisley - Luxury Townhome Development Concerns

Follow Up Flag: Follow up
Flag Status: Flagged

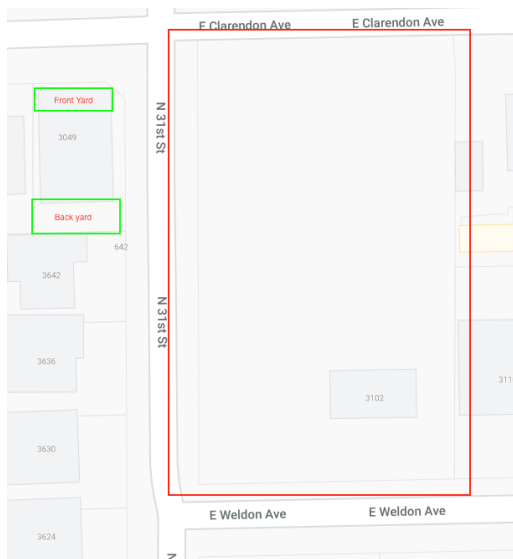
Hi Sofia,

We own a home on the corner of 31st Street and Clarendon Avenue, and tonight we attended a community/neighborhood meeting about a rezoning request underway to build a three and four story, **34 unit** luxury townhome community on a lot currently zoned for seven single family homes. They intend to call this development, "The Paisley."

In efforts to solicit feedback from our neighborhood, they organized tonight's virtual meeting, which I objectively will say did not go over well.

I write to you today to ensure our concern is understood. The tallest structures surrounding our street do not exceed two-stories, and their plans for "The Paisley" include a third, and on the end-cap units, four stories will be a serious encroachment on our privacy. We are the corner house, putting our front and backyards in full view of townhome residents.

On March 30th we hit our 1-year anniversary of being first-time homeowners. As young professionals at age 25 and 26, we've been so proud to own something in this part of town and in a neighborhood in-transition. We purchased our home with the intent of starting our life together here, and under assurances that that empty lot would one day be a single family homes. Had we known this proposal would be left in our mailbox just 13 months later, this would have drastically affected our decision to buy here.



While I am sure my neighbors will reach out themselves, I would like to reiterate just how strongly the entire neighborhood is against these plans. Not a single soul tonight spoke in-favor of this development, nor could the development company adequately answer or speak to a single concern.

If there is anything else I can do to ensure the voices of my neighborhood and our household are heard, please let me know who we should contact or what resources are available to us to have our concerns shared.

Thank you.

Sofia Mastikhina

From: Bette DeGraw <bette.degraw@gmail.com>
Sent: Tuesday, May 18, 2021 3:36 PM
To: Sofia Mastikhina
Subject: The Paisley Project - 31st Street and E Clarendon

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Mastikhina,

I live in Santo Tomas at 3007 E Clarendon Ave, around the corner from this proposed development. I am writing in opposition to the rezoning request and proposed development.

I have read the proposal and studied the conceptual site plan. I am dismayed at the height of the proposed townhouses as well as the number of units proposed for this relatively small parcel of land. The increased traffic alone would severely impact my quality of life and that of our neighborhood. These townhomes would tower over our walled single story patio homes and would be an eyesore for the entire neighborhood. Nothing in our neighborhood is that high. In my opinion, units of this height do not belong in such a neighborhood. If you drive along 32nd Street either north or south of this proposed development, you will see there are no 3 story buildings within a half mile of this location, even on such a major street. Such homes do not belong in neighborhoods that have primarily one story homes and some two story apartment buildings.

Thank you for the opportunity to provide my comments and concerns. Please do not hesitate to contact me should you require further information.

Sincerely,
Bette DeGraw
602-957-2644

Sent from my iPad

Sofia Mastikhina

From: Heather Bowman <bowmanheather07@gmail.com>
Sent: Friday, May 21, 2021 10:21 AM
To: Sofia Mastikhina
Subject: Paisley Project

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning!

As a neighbor to the Paisley Project being considered on my street, I would like to strongly urge you as the City Planner to block the zoning requests for this build. I live directly on Weldon which is the same street as this lot. The 3 story buildings planned will be able to see directly into my backyard, which is a very uncomfortable feeling.

Also, as the mother of a small child, I have concern over increased traffic on our street. As it is, people drive way too fast down our street and I'm concerned with 34 new neighbors and their visitors down the street, this will only get worse. This is a major safety concern for our children.

I also have concerns with the parking situation. The plans for Paisley have very limited spaces for visitor parking. The south side of Weldon is already a No Parking zone, therefore, the most available spots for overflow parking is in front of my home. You can imagine the concern of extra foot traffic on and in front of my property as well as the inconvenience of potentially not having space to park my own car in front of my own house.

One more concern is the decline of valuation of our property with 34 buildings that could potentially be turned into apartment homes (as have other "condos" in the neighborhood). The frequent turnover of renters simply makes all the surrounding property values decline over time.

We'd love to see the empty lot developed and inhabited by neighbors! But we'd like it to stay zoned as single family homes that are no more than 2 stories. This would fit in with the desires of the neighborhood community.

Thank you for your consideration!

Sofia Mastikhina

From: Brandon <brandon.shayne.bowman@gmail.com>
Sent: Thursday, May 27, 2021 3:25 PM
To: Sofia Mastikhina
Subject: Paisley Project

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning!

As a neighbor to the Paisley Project being considered on my street, I would like to strongly urge you as the City Planner to block the zoning requests for this build. I live directly on Weldon which is the same street as this lot. The 3 story buildings planned will be able to see directly into my backyard, which is a very uncomfortable feeling.

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We'd love to see the empty lot developed and inhabited by neighbors! But we'd like it to stay zoned as single family homes that are no more than 2 stories. This would fit in with the desires of the neighborhood community.

Thank you for your consideration!

-Brandon

Sent from my iPhone

Sofia Mastikhina

From: Karen Scates <ktscates@gmail.com>
Sent: Thursday, June 10, 2021 12:46 PM
To: Sofia Mastikhina
Subject: Paisley Project - Comments in Opposition
Attachments: Paisley Project Letter2.pdf

Hello Sofia,

Please find attached my comments on the Paisley Project based on the proposal and application submitted by the developer for a PUD rezoning.

I think my opposition to the proposed development reflects a growing number of neighbors in our Lafayette Square community.

Many thanks for providing helpful information as we learn to navigate the decision process.

Sincerely,

Karen

Karen T. Scates
3033 E. Clarendon Avenue
Phoenix, Arizona 85016
ktscates@gmail.com
602-617-1837 (c)

Lafayette Square Neighborhood Zoning Opposition to Paisley Project

I live in the Santo Tomas single family patio homes at 3033 E Clarendon Ave., west of the proposed development at the corner of 31st Street and Clarendon. I am writing in opposition to the rezoning request and proposed Paisley Project.

I'm in favor of good economic development. Our current neighborhood is an example of a diverse community in age, ethnicity, long time and newer residents and mix of housing options and values ranging from multifamily Section 8 to Sherran Lane. It is a cohesive neighborhood and has sustained over time. I have read the application narrative and as proposed, the Paisley Project seems unrealistic in terms of traffic, parking, sidewalks, safety, privacy, density, height, design or community amenities that would enhance the character of our community and neighborhood.

Traffic, Parking, Sidewalks. The empty lot is not adjacent to any major arterial street (i.e. 32nd Street) so the proposed 34 units would naturally increase the congestion on modest neighborhood streets. The developer absurdly claims there would not be increased traffic, but further states that the "two points of ingress and egress from the development would be onto 31st Street." It's a modest quiet neighborhood street. It's impossible to avoid increased traffic since the design calls for 68 garage spaces for cars and an additional 9 guest parking spaces. Where will guest parking end up?

Clarendon has increasingly become a through street to off-load some of the east/west traffic on Indian School. Although block watch had two speed bumps installed years ago, there are no stop signs between 32nd and 28th Streets. The north/south stop signs at 30th St. are frequently ignored and makes for a dangerous intersection. To add to the traffic challenges, Clarendon, going east between 30th and 31st Streets, narrows to one lane before reaching 31st Street and continues halfway until it opens to two-way approaching 32nd Street. As a result, there is limited parking on the north side of Clarendon between 30th and 31st Streets and no sidewalks. Guest parking or commercial vehicle parking on the south side of Clarendon creates a safety hazard by blocking the sight lines of residents backing out of their driveways. Clarendon needs to be widened to the full two lanes.

Santo Tomas development includes sidewalks throughout the several block development, but no pedestrian sidewalks exist on the east side of 31st Street or in any direction around the undeveloped lot in question.

It is unclear what, if any, setbacks, landscaping or pedestrian sidewalks are included in the Paisley Project development.

Safety, Privacy, Density. As for 31st Street, the west side is part of the Santo Tomas walled single story patio homes. The Paisley Project townhomes, at three stories, would tower over and encroach on the privacy, and safety, of the resident families. Nothing in our neighborhood is that high contrary to the developer's claim it would

“seamlessly blend into the area’s community feel.” The PUD zoning designation provides the developer with tremendous flexibility. In this case it’s worrisome.

Design. According to the Camelback East Village character design document, new developments should express high quality design and “special attention should be given to the context of the surrounding area...” It calls for the design to reflect and complement the neighboring area. I’m not convinced that a “modern farmhouse style” painted with four colors is compatible to the existing community.

What is the developer proposing? It is unclear from the narrative whether the design is a “sophisticated multifamily community” or “single family attached homes strategically placed.” Particularly troubling is the narrative’s statement, Item C. List of Uses. #1. Permitted Uses. Reflecting on the creativity of the PUD zoning, the developer states they may change their design type of building option depending on “market conditions” ...”at the time of construction.”

I find it hard to believe that the City would entrust that level of flexibility to a developer who hasn’t addressed adequate landscaping, setbacks, sidewalks, bike paths or other amenities that would benefit or complement the existing neighborhood in their initial proposal.

Though not of primary importance to the other stated issues, I can’t ignore the repeated claim by the developer that they are rescuing the neighborhood from blight. Clearly a buzz word for those in the Planning Department. The empty lot has sat for many years and was covered with grass and weeds. Of course, a valuable development is preferable. In this case, it is the developer, who has turned it into a dirt lot with piles of earth, now creating an eye sore. Offering to mitigate blight that they have created is a bit disingenuous.

A large number of neighbors are concerned about this development and especially awarding a PUD zoning variance. Hopefully, the City will hear and respect the concerns of existing residents.

Thank you for the opportunity to provide my comments and concerns. Please do not hesitate to contact me should you require further information.

Karen T. Scates
3033 E. Clarendon Avenue
Phoenix, Arizona 85016
ktscates@gmail.com
602-617-1837 (c)

Sofia Mastikhina

From: Celeste Peterson <celeste.peterson@gmail.com>
Sent: Friday, June 11, 2021 12:51 PM
To: PDD Camelback East VPC; Sofia Mastikhina
Subject: Opposition case for Z-16-21

Dear Sofia and Council:

Please be advised that I along with my fellow neighbors are strongly opposed to the Paisley Project and request the Camelback East Village Planning Committee and the City of Phoenix to decline the request from the developers of the Paisley Project to rezone property at the east side of N. 31st Street between E. Weldon and E. Clarendon Avenues from R1-6, Single Family to a Planned Unit Development (PUD).

I do not support the rezone nor the request to build a 34 unit three and four story townhome community.

Sincerely,

Celeste Peterson

--

Celeste Peterson
216.536.9068

Sent from Gmail Mobile

Sofia Mastikhina

From: Shawn Price <shawnray.price@gmail.com>
Sent: Friday, June 11, 2021 12:17 PM
To: Sofia Mastikhina
Subject: Re: Camelback East Zoning Application NO: Z-16-21

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sofia,

Thanks for getting back to me. Please know that my wife and I as well as many of our neighbors are strongly opposed to the Z-16-21 rezoning to PUD and strongly opposed to the Paisley Project proposed development.

The proposed development plans that were provided by Ashley Marsh are not compatible with the existing single family neighborhood. One major concern is that a 3 story structure with a 4th floor deck will create privacy issues for the homes located across the street who's pools are in the front yard behind a 6ft privacy wall. Paisley Project residents on upper floors would have a direct view into these yards and pool areas where our families and children play and swim in bathing suits. This issue would affect my home as well so I do not support the request to build a 34 unit 3 and 4 story structure and request that the Camelback East Village Planning Committee and the City of Phoenix decline the current rezoning request.

I do support development of the vacant lot, however this should remain zoned for single family home type construction to prevent the noted privacy issues, congestion, and protect the overall integrity of our neighborhood.

My wife and I are happy to speak with you on the phone or in person if that would help provide a more clear message.

Thank you in advance for your assistance with this matter.

Sincerely,

Shawn Price
3620 N. 31st St.
Phoenix, AZ 85016
(972) 768-9224

On Sat, Jun 5, 2021 at 9:22 AM Sofia Mastikhina <sofia.mastikhina@phoenix.gov> wrote:

Good morning Shawn,

My sincere apologies for the delayed response. Please let me know if you would still like to discuss the project and we can set up some time this week for a call.

This case will be presented for information only at the July 6 Camelback East Village Planning Committee meeting, which will be held virtually. The agenda and information on how to participate will be posted two weeks before the meeting.

Best regards,

Sofia Mastikhina, CNU-A

(she/her/hers)



Planner II - Village Planner

City of Phoenix

Long Range Planning

Office: 602-256-5648

200 West Washington Street

Phoenix, AZ 85003



From: Shawn Price <shawnray.price@gmail.com>
Sent: Thursday, April 22, 2021 11:16 AM
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Subject: Re: Camelback East Zoning Application NO: Z-16-21

Hi Sofia,

I'm touching base with you again to see if we can connect on the proposed rezoning and development for 31st Street and Clarendon.

Please let me know when you have a chance to connect, or if there is someone else that I should be reaching out to please also let me know.

Thank you

Shawn

Sent from my iPhone

On Apr 20, 2021, at 2:27 PM, Shawn Price <shawnray.price@gmail.com> wrote:

Hi Sofia,

I'm writing to you in regard to the proposed rezoning and development for the Southeast corner of 31st Street and Clarendon Ave.

I am a homeowner on 31st Street across from the property location. I'd like to chat with you at your earliest convenience if you have some time to connect soon.

Also, will there be a public City of Phoenix led rezoning meeting?

Thank you,

-Shawn

Shawn Price

3620 N. 31st St.

Phoenix, AZ 85016

(972) 768-9224

Sofia Mastikhina

From: Lina Kozupa <linakozupa@gmail.com>
Sent: Sunday, June 13, 2021 9:58 AM
To: Sofia Mastikhina; PDD Camelback East VPC
Subject: Opposition for Case Z-16-21

Dear Sofia and Council:

Please be advised that I along with my fellow neighbors are strongly opposed to the Paisley Project and request the Camelback East Village Planning Committee and the City of Phoenix to decline the request from the developers of the Paisley Project to rezone property at the east side of N. 31st Street between E. Weldon and E. Clarendon Avenues from R1-6, Single Family to a Planned Unit Development (PUD).

I do not support the rezone nor the request to build a 34 unit three and four story townhome community.

I live at 3636 N 31st Street; if you take a look at the map of rezoning, if there was a 3-4 story townhouse built across the street it would have direct view into our entire front yard and our house. There are absolutely no structures greater than two stories in the immediate area and these residents would have full ability to see into every residence within the immediate area. Particularly ours. Instead of having the privacy we craved for when we bought our first home in February 2021, we would instead be allowing full view of our yard, kitchen, and living room.

Not to mention, the addition of thirty seven, let alone 74 cars onto the streets would cause a traffic gridlock (since its probable that almost all of the new residents of the proposed townhomes will have cars). Can you imagine having all of these people trying to leave to go to work around the same time—or weekend visitors? The entire street would be lined with parallel parkers, which would then cause more difficulty to people actually trying to drive on the road to actually get somewhere—the street is simply not wide enough to accommodate 2 lanes and a row of parallel parking.

Furthermore, the building of a 3-4 story monstrosity would absolutely not fall in lines with the neighborhood-vibe—this is a neighborhood built for 2 story townhomes and houses, not 3-4 story skyscrapers. Perhaps in Biltmore where you actually have tall office structures a rezoning proposition would make sense, but not in our neighborhood where its very evident that the tallest structure in the immediate area is 2 stories and there are no propositions for tall office structures to be built. It frankly would make the city look bad and cramped and crowded—Phoenix is a sprawling metropolis—people move here because of the prospect of having a yard in addition to their home; it's frankly just not built for condensed living—unless you're living in a part of the city that already has large office structures.

I implore you to reconsider this decision, not just for the residents of Lafayette Square who will have their privacy rights violated, but also for the residents south of us that will have their view blocked and for the members of the Aldersgate Methodist Church and for all Phoenicians/visitors that would be affected by the traffic situation. This structure cannot be built in good faith of improving the community—it instead will cause unnecessary burden upon aforementioned individuals. I am absolutely against the rezone and against the proposition for the townhomes.

Sincerely,

Lina Kozupa

Sent from my iPad

Sofia Mastikhina

From: Marialice Haney <mahaney55@yahoo.com>
Sent: Sunday, June 13, 2021 3:54 PM
To: Sofia Mastikhina; PDD Camelback East VPC
Subject: Opposition for Case Z-16-21

Dear Sofia and Council:

Please be advised that I along with my fellow neighbors are strongly opposed to the Paisley Project and request the Camelback East Village Planning Committee and the City of Phoenix to decline the request from the developers of the Paisley Project to rezone property at the east side of N. 31st Street between E. Weldon and E. Clarendon Avenues from R1-6, Single-Family to a Planned Unit Development (PUD).

Because of the negative impact on the street that I lived on for over 35 years, I do not support the rezoning of the property. This community was built in mind for young families to have affordable single-family homes, not for communal living.

Sincerely,

Marialice Haney

Marialice Haney
Registered Voter
3030 E Clarendon Ave
Phoenix AZ 85016

Sofia Mastikhina

From: Maureen Salloom <mgsalloom@gmail.com>
Sent: Tuesday, June 15, 2021 1:31 PM
To: Sofia Mastikhina; camlbackeastvpc@phoenix.gov
Subject: Opposition for Case Z-16-21

Dear Sofia and Council:

Please be advised that I, along with my fellow neighbors, are strongly opposed to the Paisley Project and request the Camelback East Village Planning Committee and the City of Phoenix to decline the request from developers of the Paisley Project to rezone property at the east side of N. 31st St. between E. Weldon and E. Clarendon Avenues from R1-6, Single Family to a Planned Unit Development (PUD).

I do not support the rezone nor the request to build a 34 unit, three and four story townhome community.

Sincerely,

Maureen Salloom

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Sofia Mastikhina

From: Paul Rigazzi <PaulRigazzi@hotmail.com>
Sent: Thursday, June 17, 2021 3:49 PM
To: Sofia Mastikhina; PDD Camelback East VPC
Subject: Opposition for Case Z-16-21 Paisley Project

Dear Sofia and Council:

Please be advised that I along with my fellow neighbors are strongly opposed to the Paisley Project and request the Camelback East Village Planning Committee and the City of Phoenix to decline the request from the developers of the Paisley Project to rezone property at the east side of N. 31st Street between E. Weldon and E. Clarendon Avenues from R1-6, Single Family to a Planned Unit Development (PUD).

I do not support the rezone nor the request to build a **34 unit three- and four-story townhome community**.

My residence is at 3630 North 31st Street directly across from the vacant dirt lot. This project will look directly into my home as my pool is in the front of the house in the Santo Tomas Community. At three stories there is no privacy and this will negatively affect the value of my home that I have lived in since 2005.

This simply is not the right project for this area and does not fit in with the immediate surrounding area. This property had one small ranch house on it since 1948 -2019.

Please help save the integrity of our neighborhood!

Sincerely,

Paul G. Rigazzi

Home Owner & Proud Registered Voter

3630 N 31st Street

Phoenix, AZ 85016

Sofia Mastikhina

From: Kate Michaelis <kmicha@cox.net>
Sent: Sunday, June 20, 2021 10:01 PM
To: Sofia Mastikhina; PDD Camelback East VPC
Subject: Proposed development at 31st Street between Clarendon and Weldon

Greetings Sofia and Council,

As a property owner at 3807 N 30th St, I am opposed to the proposed Paisley Project development as presented on 31st ST between Clarendon and Weldon. I have two main concerns: 1) the very real potential for increased street parking - in a neighborhood already subject to a lot of street parking - due to the small amount of non-garage parking on the site relative to the number of units proposed and 2) the proposed mass of 34 three-story units is clearly out of character to the immediate neighborhood and would, in my opinion, be a grave urban design mistake.

More parking should be made available on site and units should be a maximum of two stories. It would also be nice for more landscaped green space. I am aware this would reduce the number of units but it would result in a development of more appropriate design for the location. South of Clarendon to Osbourn is still primarily a nice single family neighborhood unlike North of Clarendon which is high density townhomes and apartments.

I request the Camelback East Village Planning Committee and the City of Phoenix to decline the rezoning request from the developers of the proposed Paisley Project at the east side of N. 31st Street between E. Weldon and E. Clarendon Avenues until appropriate design changes are made. That bare lot is unsightly but the project as proposed would also be unsightly.

Thank you.

A concerned neighbor,

Margaret C Michaelis
3807 N 30th St Unit 41
Phoenix, AZ
kmicha@cox.net

Sofia Mastikhina

From: Natalya Ter-Grigoryan <natalyatg@gmail.com>
Sent: Sunday, June 20, 2021 10:14 PM
To: Sofia Mastikhina; PDD Camelback East VPC; Council District 8 PCC; Council District 7 PCC; Council District 6 PCC; Council District 5 PCC; Council District 4; Council District 3 PCC; Council District 2 PCC; Council District 1 PCC
Subject: Opposition to Rezoning for Paisley Project, Case No. Z-16-21

Dear Ms. Mastikhina and City Council Members, I live within one mile of the proposed Paisley Project development contemplated to be built on the east side of N. 31st Street between E. Weldon and E. Clarendon Avenues. I strongly oppose the request to rezone this property from R1-6, Single Family, to a Planned Unit Development (PUD). The proposed development creates safety and congestion concerns, and is completely disparate from the one-story, single-family homes in the vicinity. The only multi-family units in the area are only two stories. Granting the application to rezone this property will give the developer free rein to cram 34 four-story town homes in an extremely condensed land area, which will not only create congestion and parking issues, it will also deprive surrounding property owners of the enjoyment of views of the mountains.

I have spoken to many other neighbors, and they feel equally strongly that the proposed re-zoning is extremely disconcerting, and not the best use of this parcel of land. This property should be developed in a manner consistent with the surrounding zoning, including the type of residential structures and the restrictions on their height. The proposed development is hardly consistent with the zoning in the area, and is contrary to the interests of our community. I therefore do not support this rezoning application, and respectfully ask that it be denied.

Sincerely,
Natalya Ter-Grigoryan

Sofia Mastikhina

From: Dayna Adler <dayna.adler@gmail.com>
Sent: Monday, June 21, 2021 11:00 AM
To: Sofia Mastikhina; PDD Camelback East VPC
Subject: Opposition for Case Z-16-21

Dear Sofia and Council: Please be advised that I along with my fellow neighbors are strongly opposed to the Paisley Project and request the Camelback East Village Planning Committee and the City of Phoenix to decline the request from the developers of the Paisley Project to rezone property at the east side of N. 31st Street between E. Weldon and E. Clarendon Avenues from R1-6, Single Family to a Planned Unit Development (PUD). I do not support the rezone nor the request to build a 34 unit three and four story town home community. Sincerely,
Dayna Adler

Sofia Mastikhina

From: Jean Spaulding <jeancspaulding@gmail.com>
Sent: Wednesday, June 23, 2021 7:04 PM
To: Sofia Mastikhina; PDD Camelback East VPC
Subject: Opposition for Case Z-16-21

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sofia and Council,

Please be advised that I along with my fellow neighbors are strongly opposed to the Paisley Project and request the Camelback East Village Planning Committee and the City of Phoenix to decline the request from the developers of the Paisley Project to rezone property at the east side of N. 31st Street between E. Weldon and E. Clarendon Avenues from R1-6, Single Family to a Planned Unit Development (PUD).

I do not support the rezone nor the request to build a 34 unit three and four story townhome community. My husband and I moved into our home (located on Weldon Ave, 3 homes down from the lot) just two years ago. When buying, we took the empty lot into consideration and were relieved to learn it is currently zoned for single family homes. We looked forward to being a part of a growing neighborhood with the potential for new single family homes at the end of our street - NOT a gigantic, multi-level, over populated, money-driven structure. Additionally, my husband and I are expecting our first child at the end of this year. We do not support the increase in traffic (both car and foot) that these units will bring in front of our home.

It pains us that this development will jeopardize the peacefulness and safety of our up-and-coming neighborhood. Please help us preserve our neighborhood by not supporting the rezone and the request to build the townhomes.

Sincerely,

Jean Spaulding

Sofia Mastikhina

From: deckservices deckservices <deckservices@cox.net>
Sent: Thursday, June 24, 2021 11:40 AM
To: Sofia Mastikhina
Cc: PDD Camelback East VPC
Subject: Opposition for Case Z-16-21

June 24, 2021

Dear Sofia and Council,

My name is David Fraijo and I have lived in my home for over 45 years, which is located at 3110 E.Weldon Ave. As to how the negative aspects this project would be to this entire community, I will be affected with this the most as I am the only residential property that sits next to this proposed development.

The plans of the project as it is proposed has the consensus from all of us that reside here that is a poorly representation of the feel or energy that we have created here.

I didn't want to belabor the obvious profoundly negative aspect, being the density, 34 units and the height of three stories. The flowery language by the developers used to describe the design and colors to be used will not fix these aspects. In another part of the description, speaks to helping blighted areas, well our neighborhood is not.

The rezoning of this proprietary is out of line and totally against what we believe is best for our future neighborhood. *Even the cities response to the developer plan states that this is too big for this area.*

We, or I, am in favor of a development, it's just what they are considering here is not positive for those of us that choose to live our lives out here in the homes we have created. Part of my choosing to stay in my home was the idea that the value of this home would continue as the property next to me would help me and others. What they are considering will not do this. Do not rezone this property. Limit the height and volume of units.

Sincerely,
David Fraijo
Owner
Deck Services, Inc.
(602) 956-2923 – office
(602) 561-1503 – mobile
deckservices@cox.net
www.deckservices.net [deckservices.net]

Angie's List - Yelp - Houzz - Home Advisor

Sofia Mastikhina

From: Sue Nelson <azsue03@yahoo.com>
Sent: Thursday, June 24, 2021 11:45 AM
To: Sofia Mastikhina
Cc: PDD Camelback East VPC
Subject: Opposition for Case Z-16-21

June 24, 2021

Dear Sofia and Council:

I am writing to express my strong opposition to the Paisley Project. I am requesting that the Camelback East Village Planning Committee, and the City of Phoenix, to decline the request from the developers of the Paisley Project to rezone the property at the east side of N. 31st Street between E. Weldon and E. Clarendon Avenues from R1-6, Single Family to a Planned Unit Development (PUD).

I have lived in my home since 1981 and this proposed development would be detrimental to this area. Residents in our neighborhood are completely opposed to the addition of a 34 unit, multi-family housing development that will cause severe traffic and safety problems, and potentially lower the property values of the existing community. *A development of this magnitude does NOT belong in this area.* In part of the description by the developers they also mention 'helping blighted areas', well this is NOT a blighted area!

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our community.

Best regards,
Sue Nelson
3116 E. Weldon Ave.
Phoenix 85016

Sofia Mastikhina

From: Bette DeGraw <bette.degraw@gmail.com>
Sent: Saturday, June 26, 2021 12:35 PM
To: Sofia Mastikhina; PDD Camelback East VPC
Subject: Opposition for Case Z-16-21

Dear Ms. Mastikhina and Committee Members,

I am writing to express my opposition to the rezoning request from the developers of the Paisley Project, Case Z-16-21. Along with my neighbors, I am strongly opposed to the Paisley Project and request the Camelback East Village Planning Committee and the City of Phoenix to decline the request from the developers of the Paisley Project to rezone the property at the east side of N. 31st Street between E. Weldon and E. Clarendon Avenues from R1-6, Single Family to a Planned Unit Development (PUD).

I live at 3007 E. Clarendon, just to the west of the proposed development. I have lived in this house since 1972 and have seen the neighborhood grow and develop into the diverse and friendly place it is today. However, there are already some threats to the safety of our area, especially on Clarendon. The traffic on the street is already at increased levels, with drivers using Clarendon as an alternate to more heavily traveled E. Indian School. There are no stop signs between 32nd Street and 28th Street, so cars move rather quickly right past my house even now. Cars and various trucks often park along my street, and this combined with the increased number of vehicles using Clarendon, make backing out onto Clarendon from my garage a more dangerous activity with each passing day. To add 34 new homes to such a relatively small parcel will dramatically increase density and adding 34-68 new vehicles to the traffic each day will create even more safety issues both for vehicles, pedestrians and bicycles.

That parcel has been R1-6 for over 50 years, as long as I have lived here, and should remain so to be in keeping with the character of our neighborhood. New development should complement the character of our neighborhood, not overwhelm it! While there are some two story condos set back along the north side of Clarendon, and a small two story condo unit just to the east of the target parcel, if such a large number of multi-story homes are built on this site, they will create a canyon feeling along Clarendon and 31st Street and dominate the single story homes that predominate now in our neighborhood.

I do not support the rezoning request and am especially opposed to the request to build a 34 unit multi-story townhome community on this site.

Thank you for the opportunity to comment,

Bette DeGraw
3007 East Clarendon Ave
Phoenix, AZ 85016
bette.degraw@gmail.com

Sofia Mastikhina

From: Ray Johnson <rjrj29@hotmail.com>
Sent: Monday, June 28, 2021 11:56 AM
To: Ray Johnson
Subject: Opposition for Case Z-16-21

Dear Sofia and Council:

Please be advised that I along with my fellow neighbors are strongly opposed to the Paisley Project and request the Camelback East Village Planning Committee and the City of Phoenix to decline the request from the developers of the Paisley Project to rezone property at the east side of N. 31st Street between E. Weldon and E. Clarendon Avenues from R1-6, Single Family to a Planned Unit Development (PUD).

The main concerns for me and my neighborhood are below:

#1 Parking

The proposed units have a tandem garage set up. We all know that people cannot use this for parking multiple cars (garage will turn into storage/ and parking 2 family cars in front of each other is just not feasible). The plan had only a few guest parking spots. The parking on Weldon is limited as no parking is allowed on the side of the church- parking on Clarendon is limited as multi-family units exist and the road is already used for other cars. This will lead to 31st st looking like a used car sales lot. All the guests and residence will end up having to park on our street. This will cause issues for the current residence homes having any guests coming over with no parking for them. It will also create a dangerous situation for people walking children and pets with extra traffic and limited viewing due to congestion of vehicles.

#2 Size

The proposed 3 and 4 story units will not fit in with the blend of the current neighborhood. Santo Tomas was built with privacy walls in the front yard and the entire yard (front and back) being one. The pool areas are in the front yard. Having towering units looking into the yards will diminish all privacy now afforded. This will also take away any views of Camelback Mountain that are now a draw to the neighborhood.

I was told that Blue Sky (new single family homes in the area) used flat roofs on their project because of the height restrictions (24 feet) in the area (so the pitch of the roof would not go above 24 feet). Something this tall is an eye sore for everyone that has lived in the neighborhood. It will diminish the value of our homes as the privacy that was once a selling point is now gone. No one wants 34 units of people being able to look at them out of the windows and decks as they swim in their pools. With sight lines 3 and 4 stories tall this will not only affect the residence on 31st St. but surrounding homes as well.

#3 Traffic

The proposed plan has all traffic coming onto 31st st. This is a small street and the addition of the vehicles for a multi-family operation will ruin the peaceful and quiet street now enjoyed by the neighbors. This neighborhood is active with people enjoying walking their dogs and children up and down 31st St. as they round the neighborhood.

There are many better uses for this lot. Single family (as it is zoned now) or a single level business condo complex would fit the mold better. The neighbors love the area. It has improved over the years. People are buying in the area and fixing up the homes bringing up values and lowering crime rates. Adding a large size multi family unit complex will reverse the course of this as it will make the area less desirable and livable.

I do not support the rezone nor the request to build a 34 unit three and four story townhome community.

Sincerely,

Ray Johnson
3614 N 31st St.
Phoenix AZ 85016

Sofia Mastikhina

From: Zachary Spaulding <arizonazachary@gmail.com>
Sent: Friday, July 2, 2021 11:14 PM
To: Sofia Mastikhina; PDD Camelback East VPC
Subject: Opposition for Case Z-16-21

Dear Sofia and Council:

Please be advised that I along with my fellow neighbors are strongly opposed to the Paisley Project and request the Camelback East Village Planning Committee and the City of Phoenix to decline the request from the developers of the Paisley Project to rezone property at the east side of N. 31st Street between E. Weldon and E. Clarendon Avenues from R1-6, Single Family to a Planned Unit Development (PUD).

I do not support the rezone nor the request to build a 24 unit two story town home community.

The size and scope of the project is totally unacceptable, out of touch, and antithetical to the surrounding community.

Please consider keeping the current R1-6 zoning in place.

Sincerely,

Zach Spaulding

Sofia Mastikhina

From: robert torrance <rmt637@cox.net>
Sent: Saturday, July 3, 2021 11:19 PM
To: Sofia Mastikhina; PDD Camelback East VPC
Subject: Opposition for Case Z-16-21

Opposition for Case Z-16-21

Located at the east side of N 31st Street between E Weldon St and E Clarendon.

Dear Sofia and Council,

I have lived in this area for thirteen years. The reason I located here is because it is a quiet neighborhood and the large majority of the properties are private, meaning other neighbors cannot see into each others home and/or yard. We like it that way. The recent, multi-level Blu Sky development located at 3600 N 31 Street is an eye sore and a big mistake. It does not fit into this neighborhood. It has taken the privacy away from many home owners, and will create a significant increase in unwanted noise. Lets not make the same mistake twice.

The proposal to rezone Case Z-16-21 is unwanted by the community. Once again, it will infringe on home owner privacy and create unwanted noise to include private trash pick up. 31st Street is narrow between Clarendon and Weldon and passing oncoming cars needs to be done with extra caution. Rezoning to any type of a multi-family development will create a significant need for more off street parking as there will not be enough on-site parking for a multi-family development.

The property is zoned for single family homes and some of the reasons for that I have stated above. The zoning should not be changed. There should be no compromise, such as, building only 24, two-story units. This is not acceptable. What works in this neighborhood are single level, single family homes. All the single family homes in this area are single level and any development should compliment not diminish the neighborhood.

Please do the right thing.

Sincerely,

Robert M. Torrance

602 885-3730

rmt637@cox.net

Sofia Mastikhina

From: dredmac@gmail.com
Sent: Monday, July 5, 2021 10:22 AM
To: Sofia Mastikhina; PDD Camelback East VPC
Subject: Opposition on Case Z-16-21

Dear Sofia and Planning Committee,

I am writing register my strong opposition to the Paisley Project as presented in their Narrative. I cannot see how the small neighborhood roads and the size of the parcel could possibly support the traffic and parking needs for 34 units. The height of the proposed project is completely out of place for the area and would compromise the privacy of residents in the existing neighborhood. The plans show no concern for the ambiance and livability of the neighborhood.

I urge the Camelback East Village Planning Committee and the City of Phoenix to decline the request from the developers of the Paisley Project to rezone property from R1-6, Single Family to a Planned Unit Development (PUD). I do support development of that parcel under the current R1-6 zoning.

Sincerely,
Edward McCallum
3001 E Clarendon Ave
Phoenix AZ 850016

Sofia Mastikhina

From: nan.mccallum@yahoo.com
Sent: Monday, July 5, 2021 6:55 PM
To: Sofia Mastikhina; PDD Camelback East VPC
Subject: Opposition on Case Z-16-21

Dear Sofia and Planning Committee,

I am writing register my strong opposition to the Paisley Project as presented in their Narrative. I cannot see how the small neighborhood roads and the size of the parcel could possibly support the traffic and parking needs for 34 units. The height of the proposed project will dwarf single-family homes on multiple sides with 3 and 4 story giants hovering over them. This could block winter sunshine and seasonal breezes from getting to established homes. It will remove the privacy people have had in their yards and homes as well.

The plans show no concern for the ambiance and livability of the neighborhood. We have lots of foot, bicycle, and electric wheelchairs in the area. One of the promotion points of the Blue Sky development on 31st St across from the Paisley Development is that owners will be given two bicycle cruisers so they can enjoy the neighborhood. But with the clogged streets, we will lose the safety that has helped this area to function as a pedestrian community.

The plans do not show concern for those who will live there. There will be extremely little green space for people to enjoy being outside. Parking places for guests will be very limited. 9 guest spots for 34 homes is not realistic. How can this be called a luxury housing development when the Paisley streets in will be clogged with parked cars? That does not sound like a luxury living situation. The immediate neighborhood will likely bear the brunt of insufficient parking as cars and trucks will spill onto the adjacent streets outside of Paisley.

I urge the Camelback East Village Planning Committee and the City of Phoenix to decline the request from the developers of the Paisley Project to rezone property from R1-6, Single Family to a Planned Unit Development (PUD).

I do support development of that parcel under the current R1-6 zoning. The formerly proposed 7 homes on that piece of land would fit into the larger community by bring beauty to the vacant lot with homes with green space, parking and community amenities and a full two lane road along Clarendon Ave between 31st and 32nd Streets. A man in his 80s, who lives directly north of the Paisley property, told me Saturday that he has asked the city countless times to expand the road in response of the 15 accidents he said he has seen. Please require whatever is approved to address the section of single lane road on E Clarendon Ave east of 21st St.

Homeowner,

Nancy A McCallum

Sofia Mastikhina

From: Shereen Ayyoub <shereen.ayyoub7@gmail.com>
Sent: Monday, July 5, 2021 1:17 PM
To: Sofia Mastikhina
Subject: Paisley Project Opposition Case Z-16-21

Hi Sofia,

I am writing to let you know I would like to please register my name to speak at tomorrow's July 6th meeting as well as voice my opinion regarding this proposed development. I reside across the street from the lot and I as well as many of our neighbors are strongly opposed to the Z-16-21 rezoning to PUD and strongly opposed to the Paisley Project proposed development.

The proposed development plans that were provided by Ashley Marsh are not compatible with the existing single family neighborhood even if their plans are to reduce the development to two-story / 24 unit townhomes. One major concern is that even two story townhomes will create privacy issues for the homes located across the street who's pools are in the front yard behind a 6ft privacy wall. Paisley Project residents on upper floors would have a direct view into these yards and pool areas where our families and children play and swim in bathing suits. This issue would affect my home as well so I do not support the request to rezone to a PUD and request that the Camelback East Village Planning Committee and the City of Phoenix decline the current rezoning request.

I do support development of the vacant lot, however this should remain zoned for single family home type construction to prevent the noted privacy issues, congestion, and protect the overall integrity of our neighborhood.

Thank you in advance for your assistance with this matter.

Sincerely,

Shereen Ayyoub
3620 N. 31st St.
Phoenix, AZ 85016
949.734.9185

Sofia Mastikhina

From: Jill Pernice <jill.pauline@gmail.com>
Sent: Tuesday, July 6, 2021 6:04 AM
To: Sofia Mastikhina
Subject: Paisley Project Opposition Case Z-16-21

Dear Sofia,

I am writing to let you know I would like to please register my name to speak at the July 6th meeting as well as voice my opposition. I reside in the community and I, as well as many of our neighbors, am strongly opposed to the Z-16-21 rezoning to PUD and strongly opposed to the Paisley Project proposed development and request that the Camelback East Village Planning Committee and the City of Phoenix decline the current rezoning request.

I do support development of the vacant lot, however this should remain zoned for single family home type construction to prevent the noted privacy issues, congestion, and protect the overall integrity of our neighborhood.

Thank you in advance for your assistance with this matter.

Sincerely,

Jill Pernice
3102 E Whitton Ave
623-336-9239

Sent from my iPhone

Sofia Mastikhina

From: ramon maya <ramonmaya24@gmail.com>
Sent: Tuesday, July 6, 2021 6:48 AM
To: Sofia Mastikhina

Dear Sofia,

I am writing to let you know I would like to please register my name to speak at the July 6th meeting as well as voice my opposition. I reside in the community and I as well as many of our neighbors are strongly opposed to the Z-16-21 rezoning to PUD and strongly opposed to the Paisley Project proposed development and request that the Camelback East Village Planning Committee and the City of Phoenix decline the current rezoning request.

I do support development of the vacant lot, however this should remain zoned for single family home type construction to prevent the noted privacy issues, congestion, and protect the overall integrity of our neighborhood.

I am concerned about the narrowness of the street in the north part of the lot at the corner of Clarendon Avenue and 31st Street. That is a problem.

Thank you in advance for your assistance with this matter.

Sofia Mastikhina

From: Bette DeGraw <bette.degraw@gmail.com>
Sent: Friday, September 3, 2021 8:12 AM
To: Sofia Mastikhina; PDD Camelback East VPC
Subject: Paisley Project - Opposition for Case Z-16-21

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Mastikhina and Committee Members,

I am writing in continued opposition to the zoning change requested for the Paisley Project for the property located at the southeast corner of E. Clarendon Avenue and 31st Street. I wrote to you in opposition to this project in June and despite some concessions in unit numbers and height proposed recently by the developer, I continue to believe this parcel should remain zoned as R1-6. I have attached my letter from June because my views on the points raised remain the same.

The developer is now proposing 24 two story units on this 1.5 acre site, creating almost as much density as originally proposed. While the exterior look is improved from the original, the ensuing traffic and safety issues remain, as well as the impact on the character of our neighborhood. The negative effect is even greater on the single family homes adjacent to this site to the west and south, especially on Weldon and 31st Street.

The developer submitted a traffic study to support the contention that the project would have a minimal effect on traffic in the neighborhood. I encourage you to read it carefully because it highlights a day's study of traffic on Weldon, which is only a block long at the site of the proposed project. Increased traffic on Weldon is a safety concern for homeowners and their children and for the church at 32nd Street and Weldon because of the children involved in church programs. However the study ignores the already dangerous traffic and safety situation on Clarendon and the impact the project will have as cars spill out onto 31st Street and Clarendon. Since Clarendon is already being used as a faster alternative to Indian School Road, the number of units proposed for this project will only make matters worse. Further, you might consider the impact on trash day when this small block and a half at 31st Street and Clarendon will have 48 trash and recycling barrels lining the sidewalks.

One more thing I might add concerns the scheduling of the Committee meeting on Tuesday, September 7. The developer presented the revised proposal at a neighborhood meeting on August 30, thereby not allowing much time for neighbors to talk to neighbors about the changes. We were not allowed to present our issues at the July meeting when the developer suddenly pulled the request from the agenda and now we are being given only a week to consider the revisions. Further complicating the timing is the Labor Day holiday on Monday, as well as the Jewish holiday of Rosh Hashanah on the day of the Committee meeting. Several interested neighbors are unable to participate because of this timing. That is disappointing. I am out of the country on Tuesday so I will also not be able to participate, so I wanted to share my concerns with you directly.

I do not support this rezoning request.

Thank you for the opportunity to comment,

Bette DeGraw
3007 E. Clarendon Avenue
Phoenix, AZ 85016

bette.degraw@gmail.com

Sent from my iPad

Begin forwarded message:

From: Bette DeGraw <bette.degraw@gmail.com>
Date: June 26, 2021 at 9:35:06 PM GMT+2
To: sofia.mastikhina@phoenix.gov, camelbackEastVPC@phoenix.gov
Subject: Opposition for Case Z-16-21

Dear Ms. Mastikhina and Committee Members,

I am writing to express my opposition to the rezoning request from the developers of the Paisley Project, Case Z-16-21. Along with my neighbors, I am strongly opposed to the Paisley Project and request the Camelback East Village Planning Committee and the City of Phoenix to decline the request from the developers of the Paisley Project to rezone the property at the east side of N. 31st Street between E. Weldon and E. Clarendon Avenues from R1-6, Single Family to a Planned Unit Development (PUD).

I live at 3007 E. Clarendon, just to the west of the proposed development. I have lived in this house since 1972 and have seen the neighborhood grow and develop into the diverse and friendly place it is today. However, there are already some threats to the safety of our area, especially on Clarendon. The traffic on the street is already at increased levels, with drivers using Clarendon as an alternate to more heavily traveled E. Indian School. There are no stop signs between 32nd Street and 28th Street, so cars move rather quickly right past my house even now. Cars and various trucks often park along my street, and this combined with the increased number of vehicles using Clarendon, make backing out onto Clarendon from my garage a more dangerous activity with each passing day. To add 34 new homes to such a relatively small parcel will dramatically increase density and adding 34-68 new vehicles to the traffic each day will create even more safety issues both for vehicles, pedestrians and bicycles.

That parcel has been R1-6 for over 50 years, as long as I have lived here, and should remain so to be in keeping with the character of our neighborhood. New development should complement the character of our neighborhood, not overwhelm it! While there are some two story condos set back along the north side of Clarendon, and a small two story condo unit just to the east of the target parcel, if such a large number of multi-story homes are built on this site, they will create a canyon feeling along Clarendon and 31st Street and dominate the single story homes that predominate now in our neighborhood.

I do not support the rezoning request and am especially opposed to the request to build a 34 unit multi-story townhome community on this site.

Thank you for the opportunity to comment,

Bette DeGraw
3007 East Clarendon Ave
Phoenix, AZ 85016
bette.degraw@gmail.com

Camelback East Village Planning Committee
The Paisley Project
Public Hearing - Sept. 7, 2021

Remarks for the Record

Mr. Chairman and Members of the Committee and Fellow Neighbors:

My name is Karen T. Scates and I live at 3033 E. Clarendon Avenue in the Santo Tomas homes, just West of the proposed development. I've lived here 32 years.

My preference would have been to deliver my remarks in person, but the Committee unfortunately scheduled this hearing on the Jewish holy day of Rosh Hashanah, making it impossible for me to attend.

I've seen the neighborhood grow and develop into a diverse and friendly place. Our diversity is in long term and recent residents; in ethnicities; young families and older retirees; and different housing choices developed over time and with a variety of existing zoning designations.

The result is an attractive and sustainable community through the years.

We all want development that enhances — not overwhelms us. And, also protects our housing values.

(We all know..) Things are changing at a rapid pace — So looking at the neighborhood holistically, there's other stresses to consider beyond the geographic site of the Paisley Project.

Right now, Clarendon is the only East/West through street from 32nd Street to 28th Street between Indian School and Osborn — no lights and no Stop signs. In fact, it's the only through street to 24th Street, and with only one Stop sign.

With increased traffic on Indian School, some of the congestion is off loading onto Clarendon.

With trucks and landscape and delivery vehicles, it can be a veritable raceway except for a couple of speed bumps.

You already know that Clarendon narrows to one lane starting West of 31st Street. A huge safety hazard that has to be addressed.

And, except for Santo Tomas development, there are basically no sidewalks on the North side of Clarendon.

Guest parking blocks the curbs and on our side of Clarendon, the extra vehicles create a danger by blocking sight lines backing out of our driveways.

This volume of traffic will only be compounded by the density of the Paisley Project in addition to the parking and safety issues.

The traffic study submitted by the developer is curiously incomplete and misleading. They only studied, or monitored, traffic on 31st Street and Weldon from 31st Street to 32nd Street. Both are interior neighborhood streets and not through streets. Although the development is described as the NE corner of 31st Street and Clarendon, the study didn't include any of the traffic on Clarendon.

Even as revised, the Paisley Project is unrealistic.

Members of the Committee — We do well with ripples but this development is a riptide that will disrupt the flow and character of our extended neighborhood.

Thank you for the opportunity to share my comments.

Sofia Mastikhina

From: John McCullough <jamccullough57@hotmail.com>
Sent: Monday, September 6, 2021 3:03 PM
To: Sofia Mastikhina
Subject: Paisley Project - Camelback East Planning Committee meeting on Tuesday, September 7

Dear Sophia Mastikhina,

I have at times participated, when available, with other neighbors' concerns regarding the Paisley Project.

I live in one of the seven single story patio homes on the north side of Clarendon between 31st and 32nd Streets, known as Woodside Village. I've lived here since 1984. I haven't seen this little area grow but hardly at all in all these years.

Although with the advent of the Quik Stop (?) gas station on 30th and Indian School, some traffic did increase, along with speeding cars. Thus, we residents had to add speed bumps to Clarendon to try and slow down the speeders.

Unfortunately, because Phoenix has really grown in the years I've been in this spot, the traffic on 32nd Street has grown more so, making it harder and sometimes dangerous to get onto 32nd, especially turning left. Sometimes from my home I can hear cars, trucks and motorcycles racing down 32nd. I have this year started going west on Clarendon to find a safer route to start my travels than at 32nd St and Clarendon. And there have been accidents right there at that intersection over the years, not to mention at 31st and Clarendon also.

Now, I'm concerned about the added traffic on Clarendon with 23-24 new resident units all crammed into the space where originally only 7 homes were expected, not even a block down the street from me. It kind of makes me angry that the city would allow this to happen in this relatively subdued nice neighborhood, especially to those neighbors having to deal with it right in their face.

Noting that a study was done on Weldon's traffic, a short street, why wasn't a study done on Clarendon, I think a lot busier than Weldon.

Ultimately, I'm really opposed to any multi-story building on that small space, for the aesthetics, as well as the increased traffic. Why is the city allowing this to happen when the neighbors don't want it? Why is the city NOT supporting its neighbors' wishes?

Please address my concerns at the upcoming meeting.

Sincerely,

Sofia Mastikhina

From: dredmac@gmail.com
Sent: Tuesday, September 7, 2021 9:10 AM
To: Sofia Mastikhina; PDD Camelback East VPC
Subject: Opposition on Case Z-16-21 (Paisley PUD project)

Dear Sofia and Planning Committee,

I wrote on July 5, 2021 to register my strong opposition to the Paisley PUD project. I am writing today to register my opposition to the second proposed plan. I listened to the presentation of the new plans at the Aug 30, 2021 neighborhood meeting. I recognize and appreciate that the developer presented a significantly modified plan. However, my opposition to re-zoning continues for the following reasons:

Density: The 24-unit development is still too dense for the neighborhood. Traffic will increase significantly on interior neighborhood streets. The traffic study currently on file has serious gaps. The study should be redone to get adequate data on traffic on Clarendon and 30th Street. New traffic patterns created by 24 new residents could have a detrimental effect on safety for the preschool at the Methodist church at 32nd St. and Weldon.

Parking: I understand that the current proposal meets the minimum requirements for parking. However, reality is that guest parking will fill up quickly and there will be cars parked on interior residential streets, significantly downgrading the appearance of the neighborhood.

Fit for the neighborhood: While the developer contends the plan will fit the neighborhood, the current plan will be completely out of place on Weldon Ave due to the number of units on Weldon and where they are placed in relation to the current residential homes. Additionally, there is adequate green space between the proposed development the current residence immediately east on Weldon. This lack of fit for the neighborhood could have a detrimental effect on housing values on Weldon and 30th.

Waste pickup: As currently proposed, the 24 residents will have to roll their garbage and recycling containers out to 30th St. One day a week there would be 48 containers along the street. That presents an appearance problem and a logistical problem for the trucks if there are guests parked along 30th Street.

I continue to urge the Camelback East Village Planning Committee and the City of Phoenix to decline the request from the developers of the Paisley Project to rezone property from R1-6, Single Family to a Planned Unit Development (PUD).

I continue to support developing the parcel under the current R1-6 zoning.

Sincerely,
Edward McCallum
3001 E Clarendon Ave
Phoenix AZ 850016

Sofia Mastikhina

From: Kristin Taylor-Foley <ktaylor_foley@me.com>
Sent: Tuesday, September 7, 2021 12:59 PM
To: Sofia Mastikhina
Cc: amy@dayspringumc.org
Subject: Case # Z-16-21 - The Paisley project neighbor concerns

Good Afternoon Ms. Mastikhina,

I am sending this email to make you aware of concerns I have regarding the development project case #Z-16-21, The Paisley project.

I am a long time resident of the Santo Thomas development that is located adjacent to the proposed Paisley project. I have been following the revisions in the project and I feel that it still falls short of addressing the biggest neighborhood concerns. I know there is a great need for increased density and additional housing in our city. I appreciate that the city is trying to address the problems of the lack of housing, more specifically the lack of affordable housing. But regardless, any development, especially a PUD should still be sensitive to the neighbors, neighborhood and context that it finds itself in. I don't believe the Paisley project adequately does this.

Below is a quick summary of my concerns / comments.

1. My biggest concern is for the single story, single family residence located on Weldon who's property is directly adjacent. This is a single family home that will have a 2-story building 5 feet from the property line! This seems totally inappropriate, even if allowed by zoning ordinance. This will have a direct impact on this property as far as privacy and will block sunlight. There is not even enough space to plant full size trees that would help to screen the new building from the neighbor. It seems to me that there should be a much greater setback with more significant landscape here.

4. The Santo Thomas development is a unique development that people seek out due to the private, courtyard feeling of the homes. In most cases, we do not have multi-story buildings peering down onto our properties. This is one of the most desirable elements of our homes and a big selling feature, to take this away can potentially impact that selling feature and the value. Unfortunately another recent development that was just complete did not go through neighborhood review and this is exactly what has happened to the Santo Thomas homes that are adjacent. It has been a huge disappointment and has even caused some to sell their homes. The Paisley project has reduced the height but the multi story development still impacts the privacy of the Santo Thomas development. What will the Paisley project do to properly screen the multi story buildings from the Santo Thomas neighbors and protect their privacy? Will the proposed trees provide screening for the neighbors of the Santo Thomas development across 31st Street and what guarantees will there be that the full size trees shown along the street fronts will be maintained?

2. Where is the trash collection? I think it would be unsightly to see the streets lined up with recycling and trash bins every week.

3. Is there enough on site parking or will there be cars parking on 31st street? I bring this up because there seems to already be an overabundance of on street parking all over this area. None of us want people parking in front of our homes who are visiting, how will parking be enforced on 31st Street?

Thank you for taking the time to read my concerns and I hope that they can be incorporated into the conversation and address, along with my neighbor's concerns as well.

Kind Regards,

Sofia Mastikhina

From: nan.mccallum@yahoo.com
Sent: Thursday, October 7, 2021 5:01 PM
To: Sofia Mastikhina
Subject: Paisley Project
Attachments: Nan opposition Sept 7 2021.docx

Hello Sofia,

Here is my full remarks to the committee both below and attached as an attachment.

Letter re: Paisley Project from Nancy McCallum, 3001 E Clarendon Ave, Phx, 85016 September 7, 2021 City of Phoenix Case # Z-16-21

Thank you for the opportunity to express my views and that of my husband. I listened to the presentation of the new plans last week and I recognize and appreciate that the developer presented a significantly modified plan with aesthetics that do fit the neighborhood. However, I still oppose re-zoning mainly due to density but also environmental heat issues that will impact property value and quality of life for all homeowners in the extended area.

The 24-unit development described in the proposal as **a luxury for-sale townhome community** is still too dense for the size of the property. Traffic will increase significantly on 31st Street which is an interior street. The traffic study currently on file for the project, page 4 section titled SPEED COUNTS AND ANALYSIS states and I quote "Speed data was collected along Weldon Street between 31st Street and 32nd Street" It did not include the impact on Clarendon and 31st Street so a complete traffic and safety impact hasn't yet been studied. That should be done.

While the current proposal meets the minimum requirements for parking spaces, I believe the code is outdated. Meeting minimum definitely doesn't fit a **luxury townhome community**. A local example, Adobe Village, the gated HOA community south of Weldon on 31st Street has found that having 2 car garages isn't enough for today's lifestyles. Their HOA has had an ongoing headaches dealing with owners parking of multiple cars and the needs of guests in order to prevent vehicle blight in their community. The multi-family housing complexes to the north, northwest and further west on Clarendon currently have many vehicles spilling out on residential streets creating an unappealing visual and safety environment. Often they are left unmoved for days. If The Paisley Project is aiming at visual aesthetics for **a luxury townhome community**

sufficient parking will need within the property to be added as well as restrictions of parking along the 3 perimeter streets.

Within the Paisley Project how will service vehicles park? I'm thinking moving vans, and delivery, house maintenance and décor providers.

I heard in last week's presentation that waste management will be along 31st Street. Please visualize with me a total of 48 recycling and trash cans lined up the required 4 ft apart along the east side of the street, not the sidewalk, without blocking exit lines of vision for both egress points. For some owners this will be long way to roll their two cans out and back from their garages. Add these cans to waste pick up on the west side of 31st Street. What a sight, ugh. I was told by a resident in Adobe Village they have internal waste pick up so they are not impacting traffic on the street. If the developers are serious in creating a luxury townhome community, the planned density doesn't work for waste management. The homes along perimeter will bear the brunt of waste management and street parking.

Having recently lived and served on the Board in the 10-unit Meadowbrook HOA 2 streets north of Campbell at 32nd, I know The Paisley Project Board will have to be tenacious to stay on top of the property needs and owners abiding with the CC&Rs. If they don't the property values of the entire neighborhood will decrease, and it quickly will not present **as a luxury townhome community**.

I examined the Heat Action Planning Guide For Neighborhoods of Greater Phoenix and the Sustainability section in Phoenix Climate Action Plan. Both have many ideas for addressing the climate concerns of our desert city. It is projected that Phoenix may experience over 100 days per year over 105 °F by 2040 (UREx SRN). A green friendly Paisley Plan could become a model attractive location earning kudos for the developer. The decisions made in communities around the city are going to impact the heat we'll experience. Please take this in consideration as you decide the fate for this parcel of land.

I continue to support keeping the parcel under the current R1-6 zoning with ample use of shade trees, low water grass alternatives such Kurapia, supported by AZ Cooperative Extension, and more green spaces that would allow for community gatherings, perhaps gardening and exercise as it is more than a five minute walk to the nearest park.

Thank you for the chance to give my thoughts to the Committee.

Sofia Mastikhina

From: bobbie barile <chalicejumps@yahoo.com>
Sent: Monday, July 5, 2021 4:04 PM
To: Sofia Mastikhina
Subject: Paisley Project Case Z-16-21

Dear Sofia,

I reside in the community and I have concerns regarding Z-16-21 rezoning. I do support development of the vacant lot, however, I believe the community would benefit from a plan that includes green space and a plan that is integrated with the larger community including awareness of pedestrian appeal. I think it is important to consider privacy issues related to building height and congestion on a single lane road. I ask that the Camelback East Village Planning Committee and the City of Phoenix consider this in the current rezoning request.

Thank you for your thoughtful consideration in neighborhood growth.

Sincerely,

Bobbie Legg
3575 N 30th St

Sofia Mastikhina

From: A Aprile <aprilealdo@gmail.com>
Sent: Tuesday, July 6, 2021 11:18 AM
To: Sofia Mastikhina
Subject: Zoning case Z-16-21-6n
Attachments: Village North TownHomes.pdf; 617 R-4 Multifamily Residence District _ Phoenix Zoning Ordinance.pdf

Ms. Mastikhina,

My name is Aldo Aprile and I'm a neighbor that lives close to the area in regards to case Z-16-21-6n.

I would like to participate in the meeting and submit the following concerns:

Under Project compatibility (3):

The developer claims that "A General Plan Amendment is not necessary because the parcel is less than ten acres. The proposed development will consist of 22.47 du/acre, which is consistent with the adjacent multifamily and condominium developments located in proximity to the Property. For instance, For instance, the condominium project immediately east of the Property, Villa North Townhomes, is also designated as Residential 3.5 to 5 du/acre, but is approximately 25 du/acre and is zoned R-4, which would allow 34.8 du/ac with bonus and a three-story building by right."

I believe this claim is incorrect. Per my research Village North Townhomes has the following attributes:

- There are only 10 units (5 buildings of 2 units each)
- All buildings are two stories
- The du/ac of 29 that the developer claims is applicable to properties subdivided prior May 1, 1998 only
- Although this is a condo it is operated as an apartment complex and all units are rentals.

Per the developer documentation an R-4 PUD should at the most have 5 du/ac (pg. 7 of Z-16-21n) Based on that assumption the project can only have 22.5 units at the most. Furthermore according to code the limit is 12 du/ac, the maximum number of units for this project would be 18.

As a neighbor in the area I'm excited for this new project, however, I do have reservations that there are too many units in such a small space. Per the city code this development should fall between 18-22 units at the most.

Sincerely

Aldo Aprile

Sofia Mastikhina

From: Karen Scates <ktscates@gmail.com>
Sent: Tuesday, August 31, 2021 4:22 PM
To: Sofia Mastikhina
Subject: Re: Paisley Project - Traffic Study

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sofia,

Thanks for this traffic study report. I'm not sure if you've had a chance to read it.

Not being a traffic or parking engineer, I cannot comment on the calculations, but something about the design of the study seems odd, and very incomplete.

The only roadway studied is the short block on Weldon from 31st Street to 32nd Street. It's not a through street and assumes all the Paisley Project traffic will turn South on 31st Street and use Weldon to 32nd St. That makes sense if you are headed to the 202.

However, the Paisley Project describes their location as located on the SE corner of 31st St. and Clarendon, not the NE corner of 31st St. and Weldon.

That can assume that the homeowners will exit onto 31st St. and turn North to Clarendon, going either to 32nd St. or the opportunity to turn West. Not just use Weldon.

The Paisley Project also promotes its proximity to the 51.

The only way to the 51 would be to travel along Clarendon since it is the only through street from 32nd St. to 24th St., between Indian School and Osborn.

I have already mentioned on numerous occasions that Clarendon has become a speedway, taking off-loaded traffic from Indian School and, as mentioned, is the only East/West through street.

Clarendon should be studied. At various sections of the street, sidewalks are missing, and 4-way Stop signs should be considered to slow things down.

How strange that the Paisley Project developers didn't include Clarendon in their traffic study!

Thanks for your guidance on the timing for registering to attend the Sept. 7th hearing and submitting comments.

It is also much appreciate to know there is an opportunity to have remarks submitted for the record or read into the record.

Sincerely,

Karen

Karen T. Scates
3033 E. Clarendon Avenue
Phoenix, AZ 85016
602-617-1837
ktscates@gmail.com

> On Aug 31, 2021, at 3:16 PM, Sofia Mastikhina <sofia.mastikhina@phoenix.gov> wrote:
>

>
>
>
> Sofia Mastikhina, CNU-A
> (she/her/hers)
> Planner II - Village Planner
> City of Phoenix
> Long Range Planning
> Office: 602-256-5648
> 200 West Washington Street
> Phoenix, AZ 85003

>
>
>
> -----Original Message-----
> From: Sofia Mastikhina
> Sent: Tuesday, August 31, 2021 12:12 PM
> To: 'Bette DeGraw' <bette.degraw@gmail.com>
> Subject: RE: Paisley Project

>
> Good afternoon Bette,
>
> Please see attached.

>
> Best,
>
> Sofia Mastikhina, CNU-A
> (she/her/hers)
> Planner II - Village Planner
> City of Phoenix
> Long Range Planning
> Office: 602-256-5648
> 200 West Washington Street
> Phoenix, AZ 85003

>
>
>
> -----Original Message-----
> From: Bette DeGraw <bette.degraw@gmail.com>
> Sent: Monday, August 30, 2021 11:39 PM
> To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
> Subject: Paisley Project

>
> Dear Sofia,
>
> The Paisley Project developer's attorney held a neighborhood meeting this evening and referenced a traffic study they commissioned. We asked about getting a copy and Ms. Marsh indicated the study was sent to the City. Would you send me a copy, please?

>
> Thank you,
> Bette DeGraw
>
> Sent from my iPad
> <Updated Traffic Impact Statement.pdf>

Sofia Mastikhina

From: Kristin Taylor-Foley <ktaylor_foley@me.com>
Sent: Tuesday, September 7, 2021 12:59 PM
To: Sofia Mastikhina
Cc: amy@dayspringumc.org
Subject: Case # Z-16-21 - The Paisley project neighbor concerns

Good Afternoon Ms. Mastikhina,

I am sending this email to make you aware of concerns I have regarding the development project case #Z-16-21, The Paisley project.

I am a long time resident of the Santo Thomas development that is located adjacent to the proposed Paisley project. I have been following the revisions in the project and I feel that it still falls short of addressing the biggest neighborhood concerns. I know there is a great need for increased density and additional housing in our city. I appreciate that the city is trying to address the problems of the lack of housing, more specifically the lack of affordable housing. But regardless, any development, especially a PUD should still be sensitive to the neighbors, neighborhood and context that it finds itself in. I don't believe the Paisley project adequately does this.

Below is a quick summary of my concerns / comments.

1. My biggest concern is for the single story, single family residence located on Weldon who's property is directly adjacent. This is a single family home that will have a 2-story building 5 feet from the property line! This seems totally inappropriate, even if allowed by zoning ordinance. This will have a direct impact on this property as far as privacy and will block sunlight. There is not even enough space to plant full size trees that would help to screen the new building from the neighbor. It seems to me that there should be a much greater setback with more significant landscape here.

4. The Santo Thomas development is a unique development that people seek out due to the private, courtyard feeling of the homes. In most cases, we do not have multi-story buildings peering down onto our properties. This is one of the most desirable elements of our homes and a big selling feature, to take this away can potentially impact that selling feature and the value. Unfortunately another recent development that was just complete did not go through neighborhood review and this is exactly what has happened to the Santo Thomas homes that are adjacent. It has been a huge disappointment and has even caused some to sell their homes. The Paisley project has reduced the height but the multi story development still impacts the privacy of the Santo Thomas development. What will the Paisley project do to properly screen the multi story buildings from the Santo Thomas neighbors and protect their privacy? Will the proposed trees provide screening for the neighbors of the Santo Thomas development across 31st Street and what guarantees will there be that the full size trees shown along the street fronts will be maintained?

2. Where is the trash collection? I think it would be unsightly to see the streets lined up with recycling and trash bins every week.

3. Is there enough on site parking or will there be cars parking on 31st street? I bring this up because there seems to already be an overabundance of on street parking all over this area. None of us want people parking in front of our homes who are visiting, how will parking be enforced on 31st Street?

Thank you for taking the time to read my concerns and I hope that they can be incorporated into the conversation and address, along with my neighbor's concerns as well.

Kind Regards,

Kristin Taylor-Foley