



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **Staff Report: Z-21-18-8** June 8, 2018

<u>Village Planning Committee Meeting Date:</u>	June 12, 2018
<u>Planning Commission Hearing Date:</u>	August 2, 2018
Request From:	S-1 (5.02 acres)
Request To:	R1-6 (5.02 acres)
Proposed Use:	Single-family residential
Location:	Approximately 320 feet east of the northeast corner of 41st Street and Southern Avenue
Owner/Applicant:	Queen E Land, LLC
Representative:	Nick Labadie, Rose Law Group, PC
Staff Recommendation:	Approval, subject to stipulations

At the time the initial staff report was written, the community input correspondence was summarized in the staff report; however, the correspondence was inadvertently not attached as an exhibit. At the time that this addendum was written, staff has received several letters of concern and one letter of support. The purpose of this addendum is 1) to revise the Community Input section of the staff report to include an additional letter of concern, and 2) to include the attached letters as an exhibit to the staff report.

The following is a summary of the community input received for the proposal. At the time this addendum was written, one letter of support and six letters of concern have been received.

- Concerns regarding privacy, two-story homes, and increases in traffic and crime.
- Concerns related to street connections to existing community, not safe for children.
- Concerns of increased problems such as dust and noise.
- Concerns about obstruction of views due to new development.
- Support of increased density.

Additional Exhibits

Community Input (9 pages)

Hannah Bleam

From: DJs Unique Sound <[REDACTED]@aim.com>
Sent: Friday, May 25, 2018 9:41 AM
To: Hannah Bleam
Subject: Knoell Garden Groves development concerns

Hi,
My name is Diana Jones and I live at [REDACTED]. I was the first person to move into my neighborhood in 1979 when our house/neighborhood was first built. I am very upset about the possibility of houses being built behind me as the zoning was one of the reasons for me moving into this neighborhood. Our neighborhood is very secluded and we have managed to stay a safe place to live even with all the crime going on around us because of the way we are set up. I am deeply concerned that building 2 story houses behind me will greatly affect my quality of living.

Here are a few reasons, although there are many more.

- * Our small secluded neighborhood will be open to traffic and crime that we have not seen in all the years I have lived here

- * I will lose my privacy with houses being built so close to my back yard and especially if they are multi level homes

- * I am up in age and do not have the means to move even if I want to

As I stated above, I was the first person to move into my peaceful, small neighborhood. I have seen changes all around us and in the neighborhoods on all sides of us. It is only because our neighborhood has stayed secluded that we have been able to maintain a good quality of life. Please consider this and do not allow for the zoning at 4150 E southern Ave.

Thank you for your time. If you would like any further information from me, please feel free to contact me.

Diana Jones
DJ's Unique Sound Charities
[REDACTED]

Hannah Bleam

From: Tressia Contreras <[REDACTED]@fnfinc.com>
Sent: Tuesday, May 08, 2018 2:12 PM
To: Hannah Bleam; Smith, Ann
Cc: eric smith
Subject: RE: 4150 E Southern Case Z-21-18-8

Thank you Hannah for including me in this protest.

Tressia Contreras

From: Hannah Bleam <hannah.bleam@phoenix.gov>
Sent: Tuesday, May 08, 2018 2:08 PM
To: Smith, Ann <[REDACTED]@wwt.com>
Cc: eric smith <[REDACTED]@cox.net>; Tressia Contreras <[REDACTED]@fnfinc.com>
Subject: RE: 4150 E Southern Case Z-21-18-8

Good afternoon Ms. Smith,

Thank you for your email and highlighting some of your concerns. Email is the best way to outline your concerns with the development, so I can include this email in the case file and share with the Village Planning Committee.

Thank you,

Hannah Bleam, AICP
Village Planner – Central City and Encanto
City of Phoenix Planning & Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
602-256-5648
hannah.oliver@phoenix.gov

From: Smith, Ann [[mailto:\[REDACTED\]@wwt.com](mailto:[REDACTED]@wwt.com)]
Sent: Tuesday, May 08, 2018 2:03 PM
To: Hannah Bleam <hannah.bleam@phoenix.gov>
Cc: eric smith <[REDACTED]@cox.net>; Tressia Contreras <[REDACTED]@fnfinc.com>
Subject: RE: 4150 E Southern Case Z-21-18-8

Hello Hannah,
I just spoke with Joel and he said you are handling the application for the requested rezoning by Rose Law Group and Queen LLC.

Eric, Tressia and I are only three of numerous people who are extremely concerned with this rezoning and proposed development. This narrow lot has been vacant for over 20 years. Their goal is to cram 24 houses in to this space, disrupting our small community's peace and quiet, plus north mountain views. Additionally, they want to include 2 story homes that would encroach on our privacy since we all have single story homes. Lastly, they show opening up the two dead ends on 41st St and Sunland; 41st and Huntington to the development.

Joel said that it is best for everyone with concerns to email you. Is that what you prefer? Can people also contact you by phone at 602 256 5648?

Thank you for your assistance☺

Ann Smith



Hannah Bleam

From: Tony Adkins <[REDACTED]@cox.net>
Sent: Saturday, May 26, 2018 4:29 PM
To: Hannah Bleam
Subject: Rezoning Knoell Garden Groves 4150 E Sothern Ave

Hello my Name is Tony Adkins my address is [REDACTED] I am emailing you to let you know this plan for more houses does not sound like a good idea I have been living here since 1991 and the peace and quiet is invaluable but with this plan it will bring to much traffic open up street's that are dead ends and with 2 story homes being built there is no privacy in back yards this plan needs to be denied

Hannah Blead

From: Eliana Lopez <[REDACTED]@gmail.com>
Sent: Monday, June 04, 2018 6:05 PM
To: Hannah Blead
Subject: Garden Groves Development

Hello my name is Antonio Lopez I reside at [REDACTED] . I am completely against opening streets for new community . It is bad enough we have extreme traffic no speed bumps no safety for our community children . I will not be able to attend meeting I would like to state my opinion via email.

Hannah Blead

From: mrs.perez12 <[REDACTED]@gmail.com>
Sent: Sunday, May 20, 2018 11:58 AM
To: Hannah Blead
Subject: Villas at Town Center

My name is Rhonda Perez. I live with my husband and almost 1 year old son at [REDACTED]. This home has been in my family for over 30 years and we are against the new development between Knoell Garden Grove and Cimarron townhomes. We look forward to raising our son in our quiet neighborhood where I grew up. The new development cause too many problems like dust, noise, safety to just name a few. Our privacy would be taken away with two story houses looking into our yard. The quietness of our peaceful neighborhood would be gone. Growing up we could always play in our cul-de-sac, but they want to open it up causing traffic and unsafe for my child to ride their bike. For 20 years, since the owner of the lot passed away, we have not had a problem with scorpions, but disturbing that dirt will force the bugs living there to our homes. If my child gets stung thats your fault. We love to sit outside and look at the views of the mountains during the day. That's gone to the views of two story houses which is depressing. At night we love to sit outside and show our son the stars, but with all the lights this development will bring would take that glory from us as well. With all the people, cars, and traffic this would bring is nothing but destruction to our community. Please do NOT allow this to ruin our family and neighbors peaceful lives.

Thank you for your time,
The Perez Family

Hannah Blear

From: Bernadette McClure [REDACTED]@gmail.com>
Sent: Tuesday, June 05, 2018 12:14 AM
To: Hannah Blear
Subject: Knoell Garden Groves Development 4150 E Southern Ave

Ms. Oliver my name is Bernadette McClure I am a Knoell Garden resident and I am against the development of the vacant lot at 4150 E Southern Ave. My reasons are that we are a very small community as it is and to open up the area is going to completely ruin it. Traffic is already a mess with drivers cutting through just to get to the freeway. It takes almost 20 minutes in 4:00 o'clock traffic just to get down Southern to 40th Street, now add 25 to 50 more vehicles to the mess and we are all going to be suffering. We are also already having trouble with crime in our area, my home was broken into last year and so was my neighbors in the middle of the day.

I am a recently single female school bus/ motor coach driver coming in various times of the night and morning, All of my guns were taken in my home invasion and I haven't been able to get another one yet, my concern is the caliber of people that the development will attract as people already can't truly afford the housing in this area with all the empty properties already in our area. Several of my neighbors are against the development my neighbor Marie Taylor [REDACTED] asked me to include her in my email. Please take time to really read my communication.

Sincerely,
Bernadette McClure
[REDACTED]

Hannah Bleam

From: Adam Stranieri
Sent: Thursday, April 26, 2018 3:32 PM
To: Hannah Bleam
Subject: FW: Rezoning case number Z-21-18-8 - Rezone 5A from S-1 to R1-6 PRD

From: Jim Schillinger [mailto: [REDACTED]@ [REDACTED].com]
Sent: Thursday, April 26, 2018 3:31 PM
To: Adam Stranieri <Adam.Stranieri@phoenix.gov>
Cc: 'nick@roselawgroup.com' <nick@roselawgroup.com>
Subject: Rezoning case number Z-21-18-8 - Rezone 5A from S-1 to R1-6 PRD

Adam,

I am in favor of this proposal. I think it is wonderful to have someone investing in the area. This is vacant land, and this would be a great use of this land. All the infrastructure of roads, utilities, amenities for residents are already in this area. This is a perfect infill project, single family houses are to the east, west and south of this proposed project:



This area is more appropriate for residential housing than a ranch or farm residence.

603 Suburban S-1 District—Ranch or Farm Residence.

The S-1, Ranch or Farm Residence District, is a district designed to provide for very low density farm or residential uses to protect character. It is intended that the S-1 district will afford areas where semi-rural residential and agricultural uses can be maintain density residential development.

I own a house I have as a rental that backs up to this area, and would welcome a backyard residential neighbor instead of this vacant plot of land.

The only thing I would suggest is that the road be not called "Drive". I think it is more customary to have "Avenues", "Drives" and "Lanes" west of Central, and "Streets", "Places" and "Ways" east of Central.

Thanks,

Jim Schillinger

Owner, [REDACTED]