



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-78-C-88-1
November 14, 2019

Deer Valley Village Planning Committee Meeting Date: November 21, 2019

Planning Commission Hearing Date: December 5, 2019

Request From: S-1 (Approved C-2 PCD) (Ranch or Farm Residence, approved Intermediate Commercial, Planned Community District) (13.09 acres)

Request To: R-4 PCD (Multifamily Residence District, Planned Community District) (13.09 acres)

Proposed Use: Multifamily residential development

Location: Southwest corner of 35th Avenue and Hackamore Drive

Owner: Arizona State Land Department

Applicant: Pederson Group, Inc.

Representative: Bergin, Frakes, Smalley & Oberholtzer

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 0 to 2 dwelling units per acre and Commercial (Pending Residential 15+ dwelling units per acre per GPA-DV-3-19-1)	
<u>Street Map Classification</u>	Hackamore Drive	Minor Collector	20 and 40-foot south half street
	35th Avenue	Collector	55-foot west half street
<i>CELEBRATE OUR DIVERSE COMMUNITY CORE VALUE; CLEAN NEIGHBORHOODS; Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i>			

The site is currently vacant and unimproved. As stipulated, the development is compatible with the surrounding residential and commercial land uses and is appropriately located near the Deer Valley Major Employment Center.

CONNECT PEOPLE AND PLACES CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

The request updates the PCD while still maintaining compatibility with surrounding uses. The proposed multifamily residential will provide additional residential product in the area that will be compatible with the adjacent land uses.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.

The proposal will add additional housing options for nearby residents in close proximity to a commercial node along Happy Valley Road. This project provides for safe and convenient pedestrian access to the commercial site and will near as an amenity for future residents.

BUILDING THE SUSTAINABLE COMMUNITY CORE VALUE; TREES AND SHADE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, will provide shaded sidewalks and pedestrian connections throughout the development.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#): See Background Item No. 13.

[Complete Streets Guidelines](#): See Background Item No. 14.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 15.

[Reimagine Phoenix](#): See Background Item No. 16.

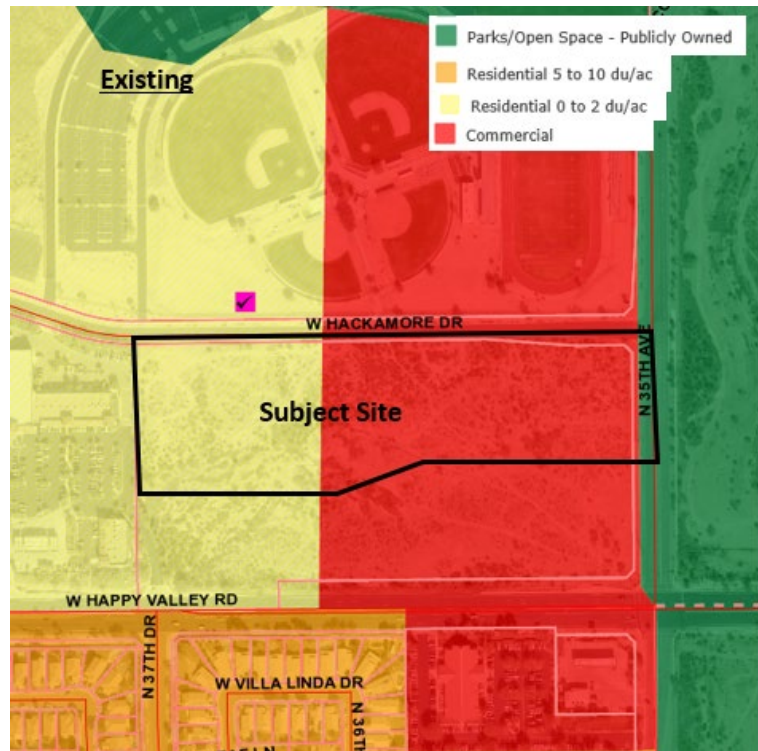
Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	S-1 (Approved C-2 PCD)
North	High School	S-1 (Approved RH PCD, S-1 PCD DNS/WVR, S-1 PCD)
South	Vacant	S-1 (Approved C-2 PCD)
East	Vacant (former landfill)	RE-43
West	Commercial restaurants, retail shops, urgent care, grocery store and other commercial services	C-2 SP PCD

R-4 (Multifamily Residential) (PRD Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	13.09 acres
Total Number of Units	Maximum 398, up to 455 with bonus	325 (Met)
Maximum Density	30.45 dwelling units/acre, 34.80 with bonus	24.83 dwelling units/acre (Met)
Maximum Lot Coverage	50%	35% (Met)
Maximum Building height	4 stories or 48 feet	3 stories and 38 feet 6 inches (Met)
<i>MINIMUM BUILDING SETBACKS</i>		
Public Street	20 feet	20 feet (Met)
Property Line	10 feet	73 feet (Met)
<i>MINIMUM PERIMETER / LANDSCAPE SETBACKS</i>		
Perimeter Street	35th Avenue and Hackamore Drive: 20 feet	35th Avenue and Hackamore Drive: 20 feet (Met)
Minimum Open Space	5% of gross area	Not shown
Minimum Amenities Provided	Minimum 2 amenities	Minimum 2 proposed (Met)
Parking	1.5 spaces per 1 and 2-bedroom units; 2.0 spaces per units with more than 2 bedrooms; 500 spaces required.	557 spaces provided (Met)

Background/Issues/Analysis

SUBJECT SITE

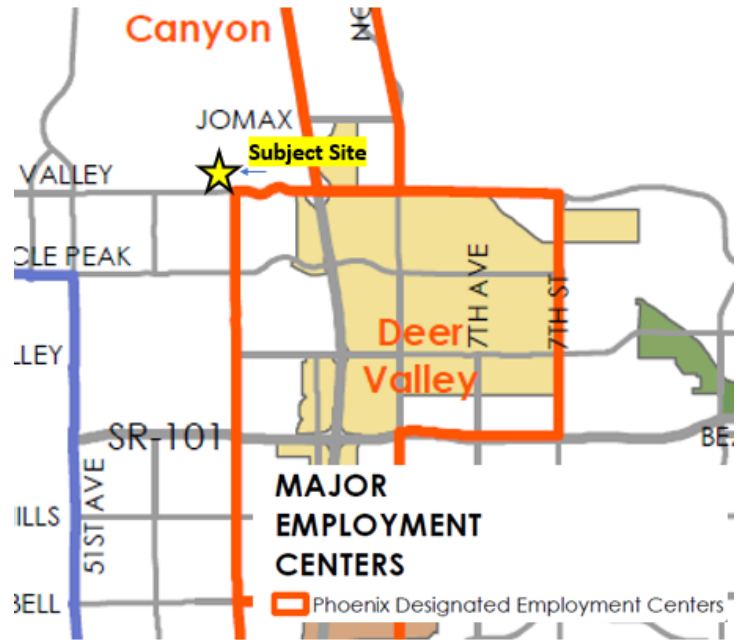
1. This request is to rezone 13.09 acres located on the southwest corner of 35th Avenue and Hackamore Drive within the Stetson Hills Planned Community District (PCD) from S-1, approved C-2 PCD (Ranch or Farm Residence, approved Intermediate Commercial, Planned Community District) to R-4 PCD (Multifamily Residence District, Planned Community District) to allow a 325-unit multifamily apartment complex.



Source: Planning and Development Department

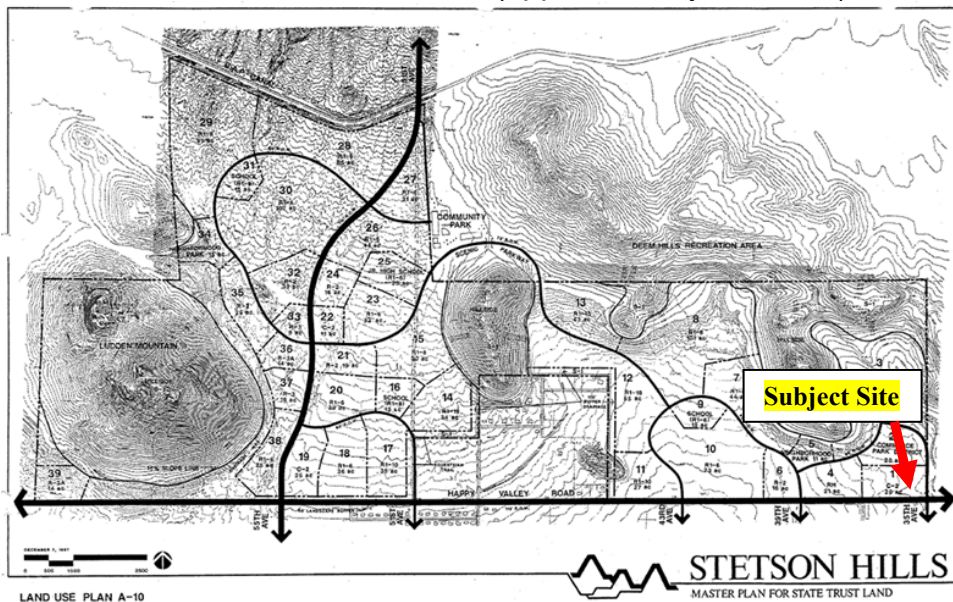
2. The General Plan Land Use Map designation for the subject site is Commercial, Parks/Open Space – Publicly Owned and Residential 0 to 2 dwelling units per acre. The proposed rezoning request is not consistent with the General Plan Land Use Map designation. However, a General Plan Amendment (GPA-DV-3-19-1) to designate the site at Residential 15+ dwelling units per acre is being requested concurrently with this rezoning and must be approved prior to taking action on this rezoning case.

- The site also borders the Deer Valley Major Employment Center, located to the southeast. The Deer Valley area is home to a large inventory of commercial and office developments with a large labor pool and easy access to the regional freeway system. The proposed development will offer additional housing choices for those who work in close proximity.



STETSON HILLS PCD

- The subject site is within Tract 1 of the Stetson Hills PCD. The PCD currently has Tract 1 reserved for commercial development. Rezoning approval and a General Plan Amendment as well as revisions to the Master Plans will also be required to change the approved commercial designation on the site.
Stetson Hills Phase 1 Master Plan (approved July 13, 1988)



Source: Planning and Development Department

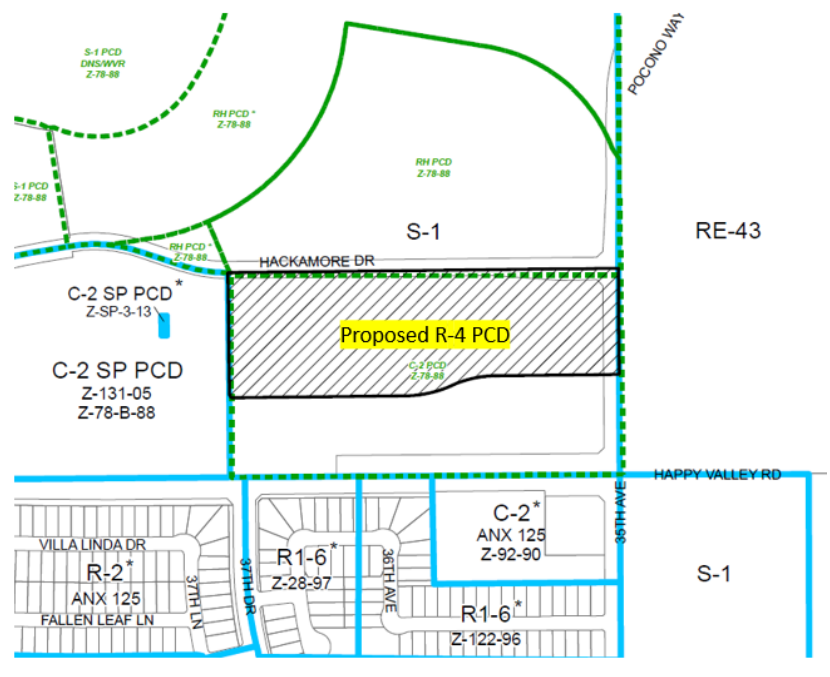
5. The Stetson Hills PCD originally obtained zoning approval on July 13, 1988 with 20 stipulations. There have been two stipulation modifications approved for the PCD. On September 1, 1993 the Phoenix City Council concurred with the recommendation of the Planning Hearing Officer and approved a three-year time extension, subject to additional and modified stipulations. On December 19, 1996 the Phoenix City Council concurred with the recommendation of the Planning Hearing Officer and approved a time extension and modifications to stipulations.
6. As with many PCDs, there is a restriction on the maximum number of dwelling units. The Stetson Hills PCD is limited to a maximum of 4,000 dwelling units. There are currently 904 dwelling units platted in Phase I and 2,412 dwelling units platted in Phase II and III, which totals 3,316 dwelling units. The proposed 325 units would bring the total to 3,641 dwelling units.
7. It is imperative that several of the original PCD stipulations be carried over to this case in specific regard to a cap on the number of units, water retention on the site, traffic lights and other incidentals. These are addressed in Stipulation Nos. 16 – 20.

SURROUNDING LAND USES AND ZONING

8. The subject site is vacant and has not been developed since the inception of the Stetson Hills PCD. The site is zoned S-1, approved C-2 PCD (Ranch or Farm Residence, approved Intermediate Commercial, Planned Community District).

Immediately to the north is a high school zoned S-1, approved RH PCD, S-1 PCD DNS/WVR, S-1 PCD (Ranch or Farm Residence, approved Resort District Planned Community District, Ranch or Farm Residence, Planned Community District Density Waiver, Ranch or Farm Residence, Planned Community District).

To the west of the site is a commercial retail center zoned C-2 SP PCD (Intermediate Commercial, Special Permit, Planned Community District). The Special Permit is



Source: Planning and Development Department

to allow massage therapy under the C-2 zoning designation, which was approved through Rezoning Case No. Z-SP- 3-13.

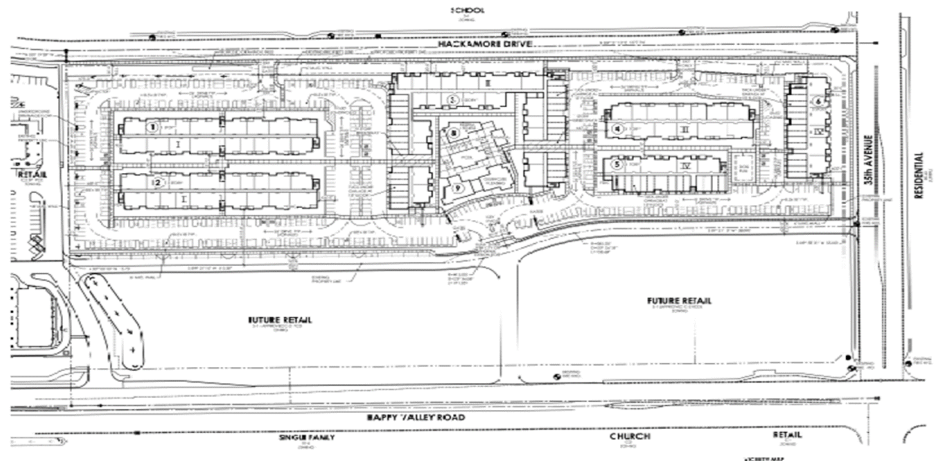
To the south of the subject site is a vacant parcel zoned S-1 (Ranch or Farm Residence), approved C-2 PCD (Intermediate Commercial, Planned Community District).

To the east, across 35th Avenue, is a vacant lot previously used as a landfill zoned RE-43 (Residential Estate District).

SITE PLAN AND ELEVATIONS

9. The applicant is proposing to develop a 325-unit multifamily project on a 13.09-acre site. The primary entrance faces the proposed commercial to the south, which will limit the traffic impact onto Hackamore Drive on the north side of the site.

Staff is recommending that the development be in general conformance to the site plan date stamped November 6, 2019 as well as a cap on the maximum number of dwelling units to ensure the property is developed as intended. These are addressed in Stipulation Nos. 1 and 2.



Source: Todd & Associates

10. The conceptual site plan calls for a segmented 3-story multifamily development comprised of six residential buildings, a community leasing building and a fitness center building. Staff is recommending that the height of the buildings be capped at 40 feet. This is addressed in Stipulation No. 3. The conceptual elevations include patios, balconies, garages, contrasting façade materials, and undulating rooflines. The architectural enhancements are intended to make the buildings more approachable and pedestrian-oriented.



Source: Todd & Associates, Inc

11. Sandra Day O’Conner High School is directly north of the site. To help ensure pedestrian safety in and around the site, staff is recommending that the developer install traffic calming devices along the driveways of the property so that vehicles exercise caution prior to exiting and entering the property. Staff is also recommending that the developer provide clearly defined, accessible pathways, constructed of decorative pavers, stamped or colored concrete, or other decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces. These are addressed in Stipulation Nos. 8 and 10.
12. The development will be screened with a six-foot high wall. Staff is recommending that the developer construct a six-foot high decorative perimeter wall or view fence adjacent to Hackamore Drive, 35th Avenue, the private street to the south and the western property boundary to include material and textural differences, such as stucco and/or split face block with decorative elements, such as tile, glass insets, green screens, or stamped designs to ensure visual interest is present in the area. This is addressed in Stipulation No. 6.

STUDIES AND POLICIES

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

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City’s planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending several stipulations designed to provide trees and enhance shade within the development.

Staff is recommending a stipulation to require detached sidewalks along Hackamore Drive and 35th Avenue with trees planted 20 feet on center or in equivalent groupings.

Twenty-five percent of the trees shall be minimum 3-inch caliper and 75 percent of the trees shall be minimum 2-inch caliper. Additionally, five 5-gallon shrubs per tree shall be provided, and additional shrubs or live groundcover shall provide minimum 75% live cover at mature size. This is addressed in Stipulation Nos. 4 and 5.

Staff is also recommending a stipulation to require pedestrian connections on the south and west portions of the site connecting to the commercial developments. These pathways will be planted with trees to provide shaded pedestrian paths through the site, per the city's design guidelines. This is addressed in Stipulation No. 9.

14. **Complete Streets Guidelines**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles.

To support these principles, staff is recommending stipulations to require that all sidewalks be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and shall include minimum 3-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings. This is addressed in Stipulation No. 4.

To further advance the goals of the Complete Streets Guidelines, the development, as stipulated, will provide additional pedestrian access from the apartment complex to the commercial sites to the west and south. This is addressed in Stipulation No. 9.

15. **Comprehensive Bicycle Master Plan**

The Comprehensive Bicycle Master Plan supports options for bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. It is recommended that the developer install secured bicycle parking at 0.25-spaces for each residential unit with a maximum of 50 spaces and a minimum of four inverted U-bicycle racks for guests located near building entrances per Section 1307.H. of the Phoenix Zoning Ordinance. This provision is addressed in Stipulation No. 7.



Inverted-U bicycle rack, where both ends of the "U" reach the ground.

16. **Reimagine Phoenix**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

17. As of the writing of this report, staff has received correspondence regarding this proposed rezoning application. Thirteen letters of opposition have been received with concerns regarding an increase in traffic in the area, parking, notification requirements, school overcrowding, noise, property values, pedestrian safety, the proposed multifamily use, character of area changing and fear of increased in crime rates.

INTERDEPARTMENTAL COMMENTS

18. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 13, 14, and 15.
19. The Fire Department has indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the Phoenix Fire Code. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
20. The Street Transportation Department's Pedestrian Safety Coordinator commented that sidewalks should be detached from the curb along 35th Avenue and Happy Valley Road and planted on both sides with single-trunk trees. This is addressed in Stipulation No. 4 and 5. Further, the Coordinator noted the desire for traffic calming on site to increase pedestrian comfort and safety. This is addressed in Stipulation No. 8.
21. The Street Transportation Department's Traffic Engineer commented that the developer shall replace unused driveways with sidewalk and curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and ramps on all streets, in compliance with current ADA guidelines. The developer shall dedicate right-of-way for Hackamore Drive, as per the approved Stetson Hills Master Street Plan. The developer shall dedicate a 10-foot sidewalk easement along the south side of Hackamore Drive, for the length of the property. This is addressed in Stipulation Nos. 11 and 12.
22. The City of Phoenix Water Services Department has noted the property has existing

water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

23. The City of Phoenix Floodplain Management division of the Public Work Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1260 L of the Flood Insurance Rate Maps (FIRM) dated July 20, 2018.

OTHER

24. 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 abandonment may be required.

Findings

1. The proposal does not conform to the current General Plan Land Use Map designations, however a companion General Plan Amendment (Case No. GPA-DV-3-19-1) is being requested for the property.
2. The proposed zoning and related development plans are consistent with several goals and policies of the General Plan.
3. The proposed number of units does not exceed the maximum allowable units permitted by the PCD.
4. The proposal will allow for additional housing choices in the area in close proximity to commercial development and the Deer Valley Major Employment Center.

Stipulations

1. The development shall be in general conformance with the site plan date stamped November 6, 2019 as modified by the following stipulations and approved by the Planning and Development Department.
2. The development shall be limited to a maximum of 325 units.
3. The maximum building height shall be limited to 40 feet.
4. All sidewalks adjacent to public rights-of-way shall be detached with a minimum 5-foot-wide landscaped area located between the sidewalk and back of curb

and shall include minimum 3-inch caliper, single trunk, large canopy shade trees planted a minimum of 20 feet on center or equivalent groupings, except where utility and engineering constraints exist; and minimum five-gallon shrubs with a maximum mature height of 2 feet providing 75% live cover shall be provided, as approved by the Planning and Development Department.

5. A minimum 20-foot landscape setback shall be required along Hackamore Drive and 35th Avenue and shall include large canopy, single trunk, shade trees 20 feet on center or in equivalent groupings. 75 percent of the trees shall be minimum 3-inch caliper and seventy-five percent of the trees shall be minimum 2-inch caliper. Five 5-gallon shrubs per tree shall be provided, and additional shrubs or live groundcover shall provide minimum 75% live cover at mature size, as approved by the Planning and Development Department.
6. A 6-foot high decorative perimeter wall or view fence shall be constructed adjacent to Hackamore Drive, 35th Avenue, the private street to the south and the west property boundary. If a solid perimeter wall is constructed, it shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, green screens, or stamped designs, as approved by the Planning and Development Department.
7. The developer shall install secured bicycle parking at 0.25-spaces for each residential unit with a maximum of 50 spaces and a minimum of four inverted U-bicycle racks for guests located near building entrances per Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
8. The developer shall install traffic calming devices along the driveways of the property so that vehicles exercise caution prior to crossing the sidewalk when exiting and entering the property, as approved by the Planning and Development Department.
9. Pedestrian connections shall be provided on the south and west portions of the site to connect to the commercial developments to the south and to the west, as approved by the Planning and Development Department.
10. The developer shall provide clearly defined, accessible pathways, constructed of decorative pavers, stamped or colored concrete, or other decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces. The developer shall connect all building entrances and exits, and all vehicular entry and exit points, to/from the public sidewalks and to the existing commercial development to the west utilizing the minimum possible distance

and providing the most direct route, as approved by the Planning and Development Department.

11. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
12. The developer shall dedicate a 10-foot sidewalk easement along the southside of Hackamore Drive for the length of the property, as approved by the Planning and Development Department.
13. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
14. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
15. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

PCD Stipulations

The following stipulations have been brought forward from the original PCD zoning case, and subsequent amendments, with limited modifications:

16. An updated General Development Plan for the Stetson Hills PCD reflecting the changes approved through this request shall be submitted to the Planning and Development Department, as well as any other Master Plans that may be required through the site plan review process.
17. Development shall be limited to a maximum of 4,000 dwelling units under this development proposal for the Planned Community District.
18. Water retention areas shall be designed and treated in a fashion that will blend with the surrounding environment and be architecturally sensitive to adjacent

land use, as approved by the Planning and Development Department.

19. Water conservation facilities, equipment and techniques shall be utilized within each development unit and throughout the PCD.
20. The developer(s) will be financially responsible for the proportional cost of any other new signals, signal modifications, and improvements (to be determined at the time of the development site plan review process) related to site traffic.

Writer

David Simmons

November 14, 2019

Team Leader

Samantha Keating

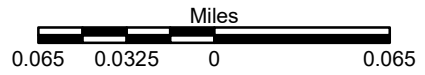
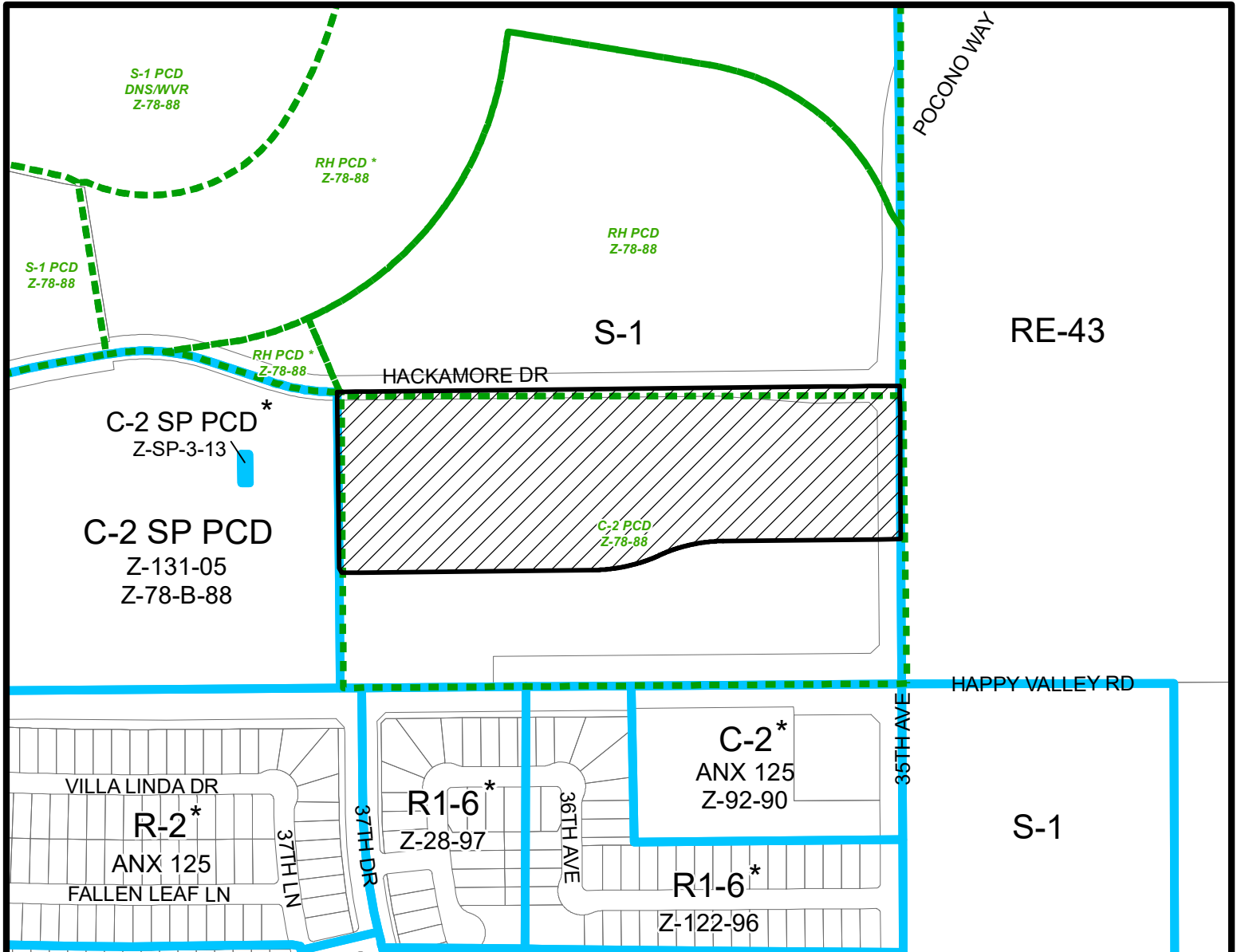
Exhibits

Zoning sketch map

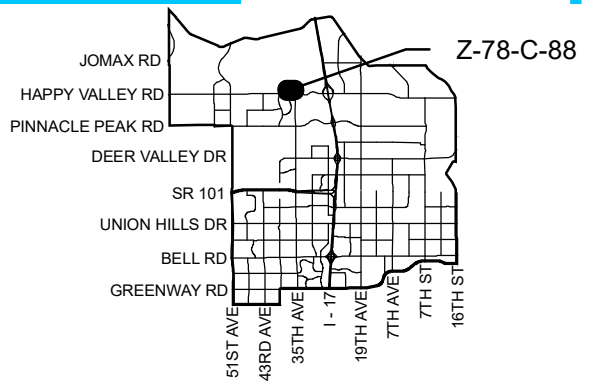
Aerial sketch map

Conceptual Site Plan date stamped November 6, 2019

Conceptual Elevations date stamped July 25, 2019 (2 pages) Community correspondence (20 pages)

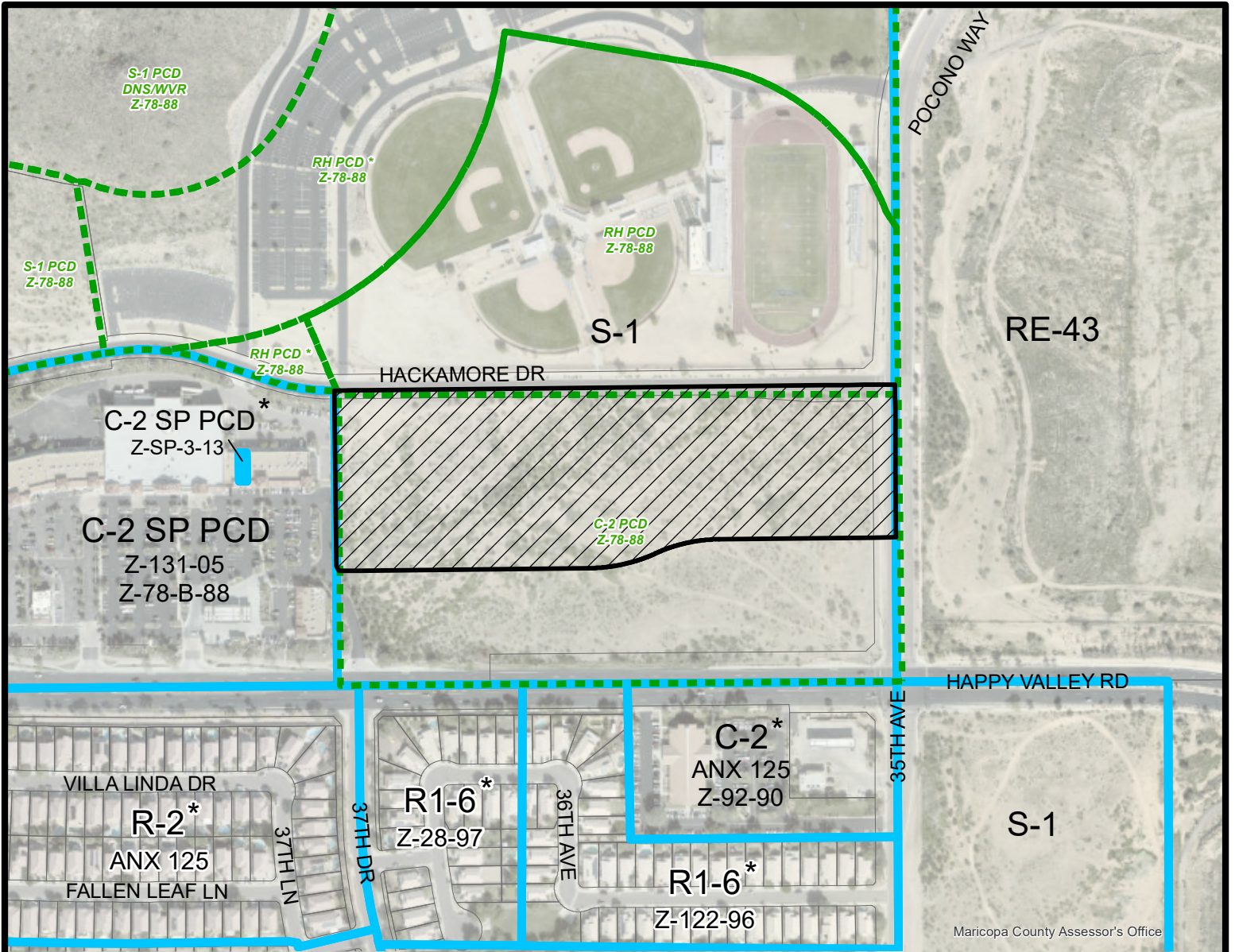


DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1

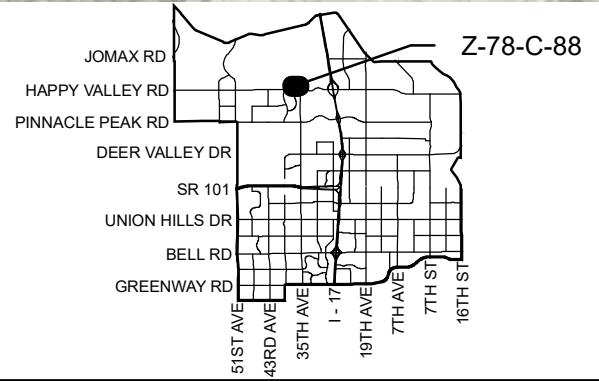
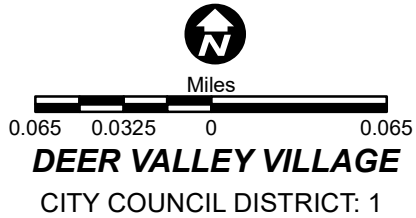


APPLICANT'S NAME: Pederson Group, Inc.		REQUESTED CHANGE: FROM: S-1 (Approved C-2 PCD) (13.09 a.c.)	
APPLICATION NO. Z-78-C-88	DATE: 8/23/2019 REVISION DATES:	TO: R-4 PCD (13.09 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 13.09 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 47-20 ZONING MAP O-6		
MULTIPLES PERMITTED S-1 (Approved C-2 PCD) R-4 PCD	CONVENTIONAL OPTION 13 (190) 379	* UNITS P.R.D. OPTION N/A (228) 455	

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

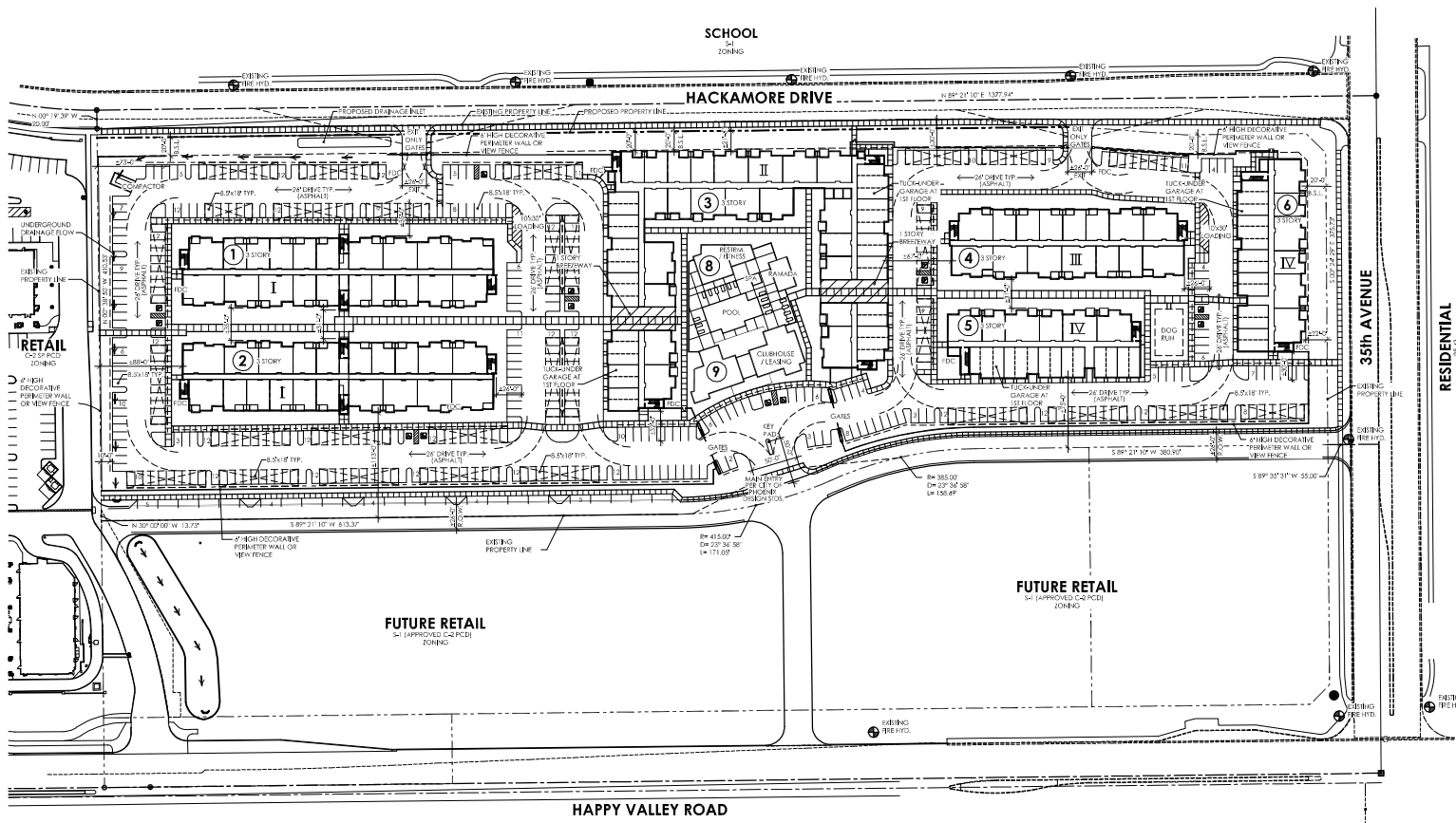


Maricopa County Assessor's Office



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



SITE DATA

ASSESSOR'S PARCEL NO. 201-10-1985
 OWNER: 35TH & HAPPY VALLEY, LLC
 2415 E. CAMELBACK RD., SUITE 1070
 PHOENIX, AZ. 85016
 CONTACT - JAMES PEDERSON (602) 265-2888

DESIGN PROFESSIONAL: TODD & ASSOCIATES, INC.
 4015 NORTH 44TH STREET
 PHOENIX, AZ. 85018
 CONTACT - JAMES FAVATA (602) 952-8280

PROJECT DESCRIPTION:
 THE PROJECT IS A 325 DWELLING UNIT APARTMENT CONSISTING OF 4 RESIDENTIAL BUILDINGS THREE STORES IN HEIGHT. THERE IS A ONE STORY CLUBHOUSE AND FITNESS AMENITY BUILDINGS THAT SURROUND THE MAIN OUTDOOR POOL AREA. THE OVERALL SITE FEATURES INCLUDE A CENTRAL CIRCULATION SPINE FOR PEDESTRIAN ACCESS TO THE WEST TOWARDS THE SHOPPING CENTER, DOG RUN AND RAMADA. THE PROPERTY WILL BE A GATED AND SECURE WITH A SECURITY VIEW FENCE/WALL.

GROSS SITE AREA +/- 13.09 AC
 NET SITE AREA +/- 11.86 AC

EXISTING ZONING C-2 / PCD
 PROPOSED ZONING R-4 / PCD

DENSITY ALLOWED 30.45 DU/AC
 GROSS DENSITY PROVIDED +/- 24.87 DU/AC

BUILDING HEIGHT MAX. ALLOWED 40' FOR FIRST 150', (1' IN 5' 3 STORES (*4 STORES) INCREASE TO 48' (4 STORY MAX.))
 BUILDING HT. - PROVIDED 3 STORES - 38'-6" MAX. HT.

LOT COVERAGE (COVERED AREAS / LOT NET AREA) 182,932 / 516,786 = 35%

PERIMETER STANDARDS
 PUBLIC STREET 20'
 ADJACENT TO PROPERTY LINE 10'
 PARKING SETBACK REQUIRED - FRONT 20'

OTHER DEVELOPMENT STANDARDS ARE TO BE DETERMINED THROUGH THE SITE PLANNING PROCESS.

APARTMENTS - UNIT MIX DATA (FOR PURPOSE OF PARKING CALCULAT

UNIT TYPE	#DU	RATIO
A1 1BR/1BA	161	49.5%
B1 2BR/2BA	140	43.1%
C1 3BR/2BA	24	7.4%
TOTAL	325	100.0%

PARKING REQUIRED

UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
1BR/1BA	161	1.5 P.S./DU	242
2BR/2BA	140	1.5 P.S./DU	210
3BR/2BA	24	2.0 P.S./DU	48
TOTAL PARKING REQUIRED - (1.53 P.S./DU)			500

UNRESERVED PARKING PROVIDED

UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
1BR & 2 BR	301	0.5 P.S./DU	151
3BR	24	1.0 P.S./DU	24
TOTAL	325		175

NOTE: UNRESERVED PARKING SPACES ARE INCLUDED IN THE TOTAL REQUIRED PARKING COUNT

PARKING PROVIDED

SURFACE COVERED	208
TUCK-UNDER GARAGE	276
ACCESSIBLE PARKING	60
TOTAL PARKING PROVIDED - (1.71 P.S./DU)	567

BUILDING AREAS (GROSS)

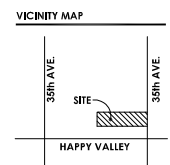
APARTMENT BUILDINGS (6 BUILDINGS)	± 420,090 S.F.
COMMUNITY / LEASING BUILDING	± 4,159 S.F.
FITNESS BUILDING	± 1,829 S.F.
TOTAL BUILDING	± 426,078 S.F.

PERIMETER STANDARDS (PROPOSED R-4 / PCD)

SETBACKS	MIN. REQUIRED	PROVIDED
PUBLIC STREET	20'	20'
PROPERTY LINE	10'	73'

PARKING STANDARDS

PARKING STALL TYP.	8'-4" x 18'-0"
PARKING STALL PARALLEL TYP.	8'-4" x 22'-0"
ACCESSIBLE PARKING STALL	11'-0" x 18'-0"
ACCESSIBLE PARKING RATIO	2% x 557 = 12 P.S.
PARKING DRIVE AISLE WIDTH	24'-0" MIN.
FIRE TURNING RADII	35' IN / 55' OUT
LOADING AREAS (2 PROVIDED)	10' x 30' MIN.



CONCEPTUAL SITE PLAN

SCALE: 1" = 60'-0"
 0 30' 60' 120'



APTS. - NWC 35th AVE. & HAPPY VALLEY RD.

TODD & ASSOCIATES, INC.
 ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602192.8280p www.toddsaioc.com

Phoenix, Arizona
 Rezoning Submittal
 Project No. 19-2019-00 Date 11-06-19

CITY OF PHOENIX
 NOV 06 2019
 Planning & Development Department

MDEV / SDEV NO.	---
DDO KVA NO. / FAPP NO.	---
VARIANCE NO.	---
ZONING MAP	---
QUARTER SECTION NO.	---
PRE-APPLICATION MEETING	---

CITY OF PHOENIX
JUL 25 2019
Planning & Development
Department



BUILDING 5- STREET SIDE ELEVATION



BUILDING 5- END ELEVATION



BUILDING 5- GARAGE SIDE ELEVATION



BUILDING 5- END ELEVATION

CONCEPTUAL ELEVATIONS

0 4' 8' 16'
SCALE: 1"=3/32'



APTS - NWC 35th AVE. & HAPPY VALLEY RD.

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

Phoenix, Arizona
Project No. 19-2019-00 Date 07-19-2019

HINES
2375 E. CAMELBACK RD., #150
PHOENIX, AZ 85016

CITY OF PHOENIX
 JUL 25 2019
 Planning & Development
 Department



CLUBHOUSE- FRONT ELEVATION

STUCCO



CLUBHOUSE- RIGHT SIDE ELEVATION

STUCCO FASCIA



CLUBHOUSE- REAR ELEVATION

CMU SCREEN WALL

METAL GATE



CLUBHOUSE- LEFT SIDE ELEVATION

CMU SCREEN WALL



CONCEPTUAL ELEVATIONS

0 4' 8' 16'
 SCALE: 1"=3/32'

APTS - NWC 35th AVE. & HAPPY VALLEY RD.



TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
 602.952.8280p www.toddassoc.com

Phoenix, Arizona

Project No. 19-2019-00 Date 07-019-2019

HINES

2375 E. CAMELBACK RD., #150
 PHOENIX, AZ 85016

David O Simmons

From: Andrew Yancey <ayancey@bfsolaw.com>
Sent: Friday, August 9, 2019 4:35 PM
To: Bob Saigh; David O Simmons
Subject: RE: Case # GPA-DV-2-19-1, and Case # Z-78-C-88-2
Attachments: 1- Rezoning Narrative 7-24-2019 update.pdf; 3- A-01-PreApp Site plan sheet.pdf; 4- Bldg5-elevations.pdf; 5- Context Plan.pdf; 6- Authorization to Plan Letter 7-9-19 - ASLD -Pederson Group Inc.pdf; 1- Signed Rezoning Application.pdf; 2- Project Information Form 07-23-19.pdf; 7- Principals and Development Team.pdf; 8- Pre-App Documents from City.pdf

Bob - Thank you for contacting us about the project. I would be happy to discuss any questions you have about it.

Regarding the notice, we doubled the standard mailing radius and sent hard copies of the notification letter and attachments to property owners within 1,200 feet of the property. We also mailed hard copies to registered HOAs within a one mile radius. In addition, we emailed a copy of the letter and attachments to the property management company for the Stetson Hills HOA - AAM - and asked that they provide it to the community through their standard form of electronic communication.

Regarding additional documents about the project, I am sending you the application materials we submitted for both the rezoning and General Plan amendment applications. Due to the size of the attachments, it may take several emails for me to transmit all of them.

Again, thank you for reaching out to us, and please us know if you have any further questions. Thank you.

Andrew D. Yancey
Bergin, Frakes, Smalley & Oberholtzer, PLLC
4343 East Camelback Road, Suite 210
Phoenix, Arizona 85018
Direct: 602.899.0217
Cell: 619.540.3375
Fax: 602.888.7856

-----Original Message-----

From: Bob Saigh <bsaigh@aol.com>
Sent: Friday, August 9, 2019 3:09 PM
To: David O Simmons <david.simmons@phoenix.gov>; Andrew Yancey <ayancey@bfsolaw.com>
Subject: Case # GPA-DV-2-19-1, and Case # Z-78-C-88-2

Hello David and Mr. Yancey,

I'm a Stetson Hills resident and received Mr. Yancey's August 7 letter to neighbors RE the cases above via email today from our HOA manager, AAM. Can you tell me what other neighborhoods received notice of the proposed development?

Also, are there other documents available besides the ones noted in Mr. Yancey's letter? Regarding the latter, the support documents (attached) were emailed separately to me by AAM at my request.

Thank you,

Bob Saigh
25242 N. 44th Dr.
Phoenix, AZ 85083-1689
bsaigh@aol.com
630-624-3546, m

From: bjmandd@gmail.com
To: [David O Simmons](#)
Subject: Opposition to Pederson Group Multifamily Proposal
Date: Wednesday, August 21, 2019 3:04:38 PM

Subject: Pederson Group Proposal/ NW Corner of 35th Ave. and Happy Valley Rd.

Dear Mr. Simmons:

As a Stetson Hills community resident, I am writing to respectfully request that the Phoenix City Council reject the proposal from the Pederson Group to develop a 325–unit apartment complex at 35th Ave. and Happy Valley Rd.

It should be noted that the developer and attorney provided blatant misinformation at the August 20th community meeting. One of the main reasons that the planning commission voted against re-zoning is the fact that the property in question is surrounded by properties that have been built out per S1 zoning. The developer is wrongly claiming that these apartments can be built without a zoning change. This cannot be correct. The misinformation takes advantage of a planning staff report that erroneously identifies the proposed development as being “compatible” with the surrounding area. This is NOT true. The combined retail and apartments DO NOT MEET the City of Phoenix General Plan. It is my understanding that any developer that wants to put apartments in that location would have to get a General Plan Amendment which is in effect, the same as re-zoning.

Moreover, I am deeply concerned about the negative effects that would ensue from building a multi-unit apartment complex at this site or any similar site. As a parent and an involved community member, I am strongly opposed to any actions that would cause more crowding of area schools. A neighborhood’s first responsibility should be toward families, especially our children. The overcrowding of elementary, middle, and high schools is a tragic disservice that can only result in negative consequences. This does not even get into all of the additional traffic that this development would cause on streets that are not designed for the load and would increase the risk to school children, especially given that the proposed development is adjacent to Sandra Day O’Connor High School.

I implore the Phoenix City Council to veto this ill-conceived proposal for the proposed apartment complex. I firmly believe this is the only reasonable, responsible choice for the well-being of constituents and their families.

Brian L. Lewis
25846 N. Singbush Loop
Phoenix, AZ 85083
bjmandd@gmail.com

David O Simmons

From: Carol Foutts <cfoutts@cox.net>
Sent: Monday, August 19, 2019 4:42 PM
To: David O Simmons
Cc: Council District 1 PCC
Subject: Pederson Group Apartment Development (opposition) at 35th & Happy Valley

Dear Mr. Simmons,

I have been a resident within the Arizona Hillcrest development of single-family homes since 2001. Our property backs up to 33rd avenue which is part of the 35th/Pocono ingress to the other developments and horse properties within our complex. That road is the only viable ingress to the hundreds of properties and families within this area, which means that almost every car, truck, service vehicle, school bus, trash truck, postal truck etc.that enters into the 35th/Happy Valley entrance to these properties uses the road directly in back of us which adversely impacts not only the noise level on our property but also our accessibility to amenities such as grocery stores, medical appointments and other destinations because of the volume of traffic on that singular road.

This is why we have opposed any further development within our area because any additional traffic is a threat to accessing our properties (an accident that blocks this road prevents all of us from entering), and increased traffic noise will continue to reduce our property values – traffic noise is not an asset to property owners.

A 325 unit apartment complex at 35th & Happy Valley will add between 500-1000 more cars to the already high-traffic road in back of our home for those residents who wish to by-pass heavy traffic on Happy Valley going east to the freeway by circumventing it, going north to Pinnacle Vista and then east to Black Canyon Highway to access I-17.

The 35th/Happy Valley intersection is an extremely busy one, but especially so between 7am-7:30am when students at Sandra Day O'Connor High School go to school & also at 2:30pm when they are dismissed. There are long lines of traffic into the school areas for parents who drop off/pick up students, student drivers looking for parking, as well as school buses that utilize Happy Valley and Hackamore, in front of the school. In addition, there are numerous student pedestrians who walk to and from school, crossing at busy Happy Valley, walking down 35th, and across Hackamore which becomes another busy hazard for them.

If The Planning Committee okays 325 more family units, it would add 500-1000 more vehicles to further threaten the safety of parents, students, as well as residents throughout the area already using that intersection to get to school, work or other destinations especially during those high-impact hours.

The “traffic study” that was recently done by Tony-Morrison Developers over a 24 hour period during summer vacation is not a valid study of the high-density traffic at Happy Valley & 35th; it would be advisable to do such a study for a full week during a full week of school in order to acquire an accurate picture of the traffic that we, the residents of this area, experience daily so you will understand our strong objection to any further concentration of vehicles in an area that is already a safety hazard for students as well as residents.

Happy Valley Road has been a successful corridor for Commercial as well as single-family homes because of quality businesses and single-family homes that continue to appreciate in value; there are no multi-family complexes west of I-17 to 67th and beyond which would adversely impact this already heavily trafficked road even faster. A multi-unit apartment complex in this area adds to traffic that impacts the safety of students and all drivers at the critical intersection of 35th and Happy Valley.

The 325 unit apartment complex should Not be approved because of the lasting adverse effects on our already heavy traffic patterns and the additional threats to the safety of our students at O’Connor High School.

Respectfully,
Carol Foutts
27040 N 32nd Lane Phoenix, AZ 85083
623-587-8812

David O Simmons

From: Jen Baldi <baldifamily1@gmail.com>
Sent: Monday, September 23, 2019 5:12 PM
To: PDD Deer Valley VPC
Cc: David O Simmons
Subject: Rezoning located at 35th Ave and Happy Valley road

Dear Planning Committee,

I am writing to express my concerns with the rezoning case of the parcel at W 35th Avenue and N of Happy Valley Rd. It is my understanding that the owner of this parcel intends to build apartments in what was once supposed to be commercial buildings. This area is already overrun by housing with so few stores and many of us bought our homes with the belief that commercial and not residential would be placed on that property. The schools are overpopulated and apartments would only increase that problem. Happy Valley is also very hazardous to drive on as the area has many young drivers. I am especially concerned about the teenage population and young drivers at the high school which is just across the street from this parcel. Please protect these kids and the neighborhood from unnecessary growth that could put lives in danger. Of less importance, but still a concern, apartments on this property would decrease all of our home values. Thank you for your consideration in this matter.

Jen Baldi

Resident of Stetson Hills
623-680-3876

David O Simmons

From: Read with Mrs. Kennedy <kkennedy693@gmail.com>
Sent: Sunday, August 18, 2019 1:05 PM
To: David O Simmons
Subject: proposed construction

Hello,

I was just made aware of a proposal to rezone land next to Sandra Day O'Connor High School for apartment buildings. I wanted to voice my opposition to this proposal. Initially concerning is the proximity to the High School. The safety of children should be paramount. Adding this number of dwellings into that space creates overwhelming amounts of traffic to an area that is already struggling. This increase in traffic is dangerous for the children who are attending that school, and will create a nightmare for anyone driving in the area during dropoff and pickup times.

On the topic of schools, the increased population will cause over-saturation of neighborhood schools. Schools are already at or near capacity serving the current population. There is simply not room in the existing structures for the amount of children this size dwelling would bring to the neighborhood.

As a resident of the area, I am also very concerned the the potential crime rates. Apartment dwellings always have higher rates of crime associated with them. And, again, this proposal is adjacent to a school. Not a safe feeling for my children.

Traffic on Happy Valley is already busy, especially during peak hours - having to service this new population into such a small area will likely cause gridlock. We will also see a rise in accidents in this area. Roads will need to be fixed, and possibly reconfigured. Who will pay for these road improvements? Certainly not the developer.

Furthermore, this apartment dwelling does not fit into the rest of the Deer Valley community. We should not be endorsing the first of a residential type into the existing neighborhood style. This land plot needs to stay with the original zoning plan.

Thank you,
Kathryn Kennedy

David O Simmons

From: Kenneth A. Vest <KVest@BrwnCald.com>
Sent: Monday, August 12, 2019 11:54 AM
To: David O Simmons
Subject: GPA-DV-2-19-1 and Z-78-C-88-2

Mr. Simmons,

I am very much opposed to the proposed general plan amendment and associated zoning change (GPA-DV-2-19-1 and Z-78-C-88-2). Apartments are not compatible with the area. The increased crime from apartment complexes should not be allowed to degraded the entire area. The proposed location, directly across the street from a high school, makes the increased crime and potential for drug issues of special concern. This proposal should be rejected.

Ken Vest
27635 n 37th Ave, Phoenix, AZ 85083

David O Simmons

From: Kirsten Baron <kbaron3@gmail.com>
Sent: Sunday, August 11, 2019 12:30 PM
Cc: jrpederson@pedersoninc.com; David O Simmons; ayancey@bfsolaw.com
Subject: Development 35th Ave/Happy Valley Phoenix

Hello,

I am writing to you to voice my extreme disapproval of the proposed apartments at 35th Ave/Happy Valley in Phoenix. As a parent of a current and future student of Sandra Day O'Connor High School, I would invite you to witness the traffic during the start and end of a school day, a football game on Friday night and sit in an already overcrowded class.

I am in full support of adding any businesses to that area, but an apartment complex, in my opinion, is ridiculous.

Thank you for your time.

Kirsten Baron

David O Simmons

From: Laura Orr <phazmom@aol.com>
Sent: Tuesday, August 13, 2019 9:10 AM
To: David O Simmons; ayancey@bfsolaw.com
Subject: 35th and Happy Valley Road

Dear Mr. Simmons and Mr. Yancey,

I received the letter regarding the proposed apartment complex at 35th Avenue and Happy Valley. I am unable to make the town meeting on the 20th so I wanted to send a quick note stating my concerns with this project. I live at 39th and Happy Valley in Stetson Hills. This area is continuing to develop with new homes, restaurants and retail space. I am concerned about a multi-family complex because we are already over crowded at our schools and traffic seems to get worst every day. There are always traffic accidents right around Sandra Day O'Connor and adding an additional 325 families to that corner is only going to make it worst. I have seen multiple facebook posts about this new complex and all are in opposition to it. Please do not rezone this area for multi-family housing. Thank you.

Sincerely,

Laura Orr

4543 W. Moon Blossum Ln
Phoenix, AZ 85083-1674
602-395-9164
Marsha@HACCPplus.com

September 9, 2019

David Simmons,
Planner II Village Planner with the City of Phoenix
Re: Pederson Project at 35th Ave and Happy Valley, Phoenix

Dear Mr. Simmons:

As a resident of Stetson Hills, I am very concerned about the proposed project at 35th Ave and Happy Valley. After attending a recent meeting sponsored by the Pederson group, I learned about the inadequate parking in the apartment complex, restricted access to the apartments, and lack of adequate traffic research. After repeated questions on parking, we left the meeting with incomplete answers but definitely information that parking is very limited, and traffic will be a bigger problem than it already is.

The main road north of the complex (Hackamore) is used by High School students to park to go to school. They need this road to go to classes. The Pederson project relies on this road for project parking rather than providing sufficient parking and access for the residents and shoppers.

With one entrance to access the apartments, traffic flow will be restricted even more than it is. Driving by the Hackamore entrance at school start and stop times and rush hour demonstrates the bottle neck. Since many of the students seem to turn left to exit school, the risk of accidents is very high.

Rush hour on Happy Valley is a major concern. Adding to the current traffic problems without planning for improving traffic flow or access to arteries into the current and proposed retail and living areas is wrong and dangerous. To compete with students trying to go to school or safely leave school is wrong and dangerous. Discussion about this situation during the meeting centered around side walks and development, not flow or support for traffic.

Traffic flow "studies" mentioned were for light traffic time periods. No discussion or information was provided for school time periods especially start and end. No discussion was provided for rush hour Happy Valley. Add to that the major remodel for I-17 and Happy Valley/Pinnacle Peak and traffic is now a disaster with high risk of accidents.

Please consider further discussion and require better planning if this project is to continue. If it is obvious that there are already so many concerns and potential problems if the project continues as defined, then it is time to stop, review, plan, and revise.

Thank you for your support.

Joe and Marsha Robbins

From: [Council District 3 PCC](#)
To: [David O Simmons](#)
Subject: FW: Pederson Group Proposal/ NW Corner of 35th Ave. and Happy Valley Rd.
Date: Wednesday, August 21, 2019 2:42:00 PM

Hello David,

Our office is unfamiliar with this proposed development since it is in District 1. I just wanted to forward this 'against' email to you since it is located in Deer Valley VPC.

Respectfully,
Adam Grant
Council Aide
District 3 Councilmember Debra Stark
City of Phoenix
Adam.grant@phoenix.gov
602-495-0594

From: roxannetimmerman@gmail.com [mailto:roxannetimmerman@gmail.com]
Sent: Wednesday, August 21, 2019 1:39 PM
To: Council District 3 PCC <council.district.3@phoenix.gov>
Subject: Pederson Group Proposal/ NW Corner of 35th Ave. and Happy Valley Rd.

Honorable Council Member Stark,

As a Stetson Hills resident, I am writing to respectfully request that the Phoenix City Council reject the proposal from the Pederson Group to develop a 325–unit apartment complex at 35th Ave. and Happy Valley Rd.

It should be noted that the developer and attorney provided blatant misinformation at the August 20th community meeting. One of the main reasons that the planning commission voted against re-zoning is the fact that the property in question is surrounded by properties that have been built out per S1 zoning. The developer is wrongly claiming that these apartments can be built without a zoning change. This is incorrect and takes advantage of a planning staff report that erroneously identifies the proposed development as being “compatible” with the surrounding area. Not true. The combined retail and apartments absolutely DO NOT MEET the City of Phoenix General Plan. Any developer that wants to put apartments in that location would have to get a General Plan Amendment. The process for getting an amendment is the same as for re-zoning.

Moreover, I am deeply concerned about the negative effects that would ensue from building a multi-unit apartment complex onto this site. Both as a parent and as a teacher, I am adamantly opposed to any more crowding of area schools. A neighborhood’s first responsibility should be toward families, and to our children. The overcrowding of elementary, middle, and high schools is a tragic disservice that can only result in negative consequences.

I implore the Phoenix City Council to veto this ill-conceived proposal for the proposed apartment complex. I firmly believe this is the only reasonable, responsible choice for the well-being of constituents and their families.

Roxanne Timmerman
25846 N. Singbush Loop
Phoenix, AZ 85083
roxannetimmerman@gmail.com

David O Simmons

From: roxannetimmerman@gmail.com
Sent: Wednesday, August 21, 2019 2:07 PM
To: David O Simmons
Subject: Pederson Group Proposal/ NW Corner of 35th Ave. and Happy Valley Rd.

As a Stetson Hills resident, I am writing to respectfully convey my opposition to the proposal from the Pederson Group to develop a 325–unit apartment complex at 35th Ave. and Happy Valley Rd. I am completely opposed to this ill-conceived proposal for an apartment complex. I firmly believe that a veto is the only reasonable, responsible choice for the well-being of area families.

It should be noted that the developer and attorney provided blatant misinformation at the August 20th community meeting. One of the main reasons that the planning commission voted against re-zoning is the fact that the property in question is surrounded by properties that have been built out per S1 zoning. The developer is wrongly claiming that these apartments can be built without a zoning change. This is incorrect and takes advantage of a planning staff report that erroneously identifies the proposed development as being “compatible” with the surrounding area. Not true. The combined retail and apartments absolutely DO NOT MEET the City of Phoenix General Plan. Any developer that wants to put apartments in that location would have to get a General Plan Amendment. The process for getting an amendment is the same as for re-zoning.

Moreover, I am deeply concerned about the negative effects that would ensue from building a multi-unit apartment complex onto this site. Both as a parent and as a teacher, I am adamantly opposed to any more crowding of area schools. A neighborhood’s first responsibility should be toward families, and to our children. The overcrowding of elementary, middle, and high schools is a tragic disservice that can only result in negative consequences.

Roxanne Timmerman
25846 N. Singbush Loop
Phoenix, AZ 85083
roxannetimmerman@gmail.com

David O Simmons

From: roxannetimmerman@gmail.com
Sent: Tuesday, October 1, 2019 12:59 PM
To: David O Simmons
Cc: 'Kenneth A. Vest'
Subject: Pedersen Apt. Bldg. Proposal for 35th Ave. & Happy Valley Road/ Native American significance?

Mr. Simmons,

I recently learned that when the (Stetson Hills) HOA Board asked the City of Phoenix why it had not developed their property on the corner of 39th Ave. and Hackamore into a dog park (as intended, according to the area developer's original plans and as stated by the city's sign on that property) a city official stated that Native American artifacts had been uncovered and this prompted an immediate "hands-off, do-not-develop" policy for this corner. If this is true, then it might also be true that the nearby 35th Ave. /Happy Valley Road area being considered for the Pedersen apartment complex might also contain long-buried Native American artifacts. Has this parcel of land been evaluated/examined in terms of archeological/historical Native American significance?

~Roxanne

David O Simmons

From: Missy Gamble <missygamble@gmail.com>
Sent: Thursday, October 31, 2019 12:55 PM
To: David O Simmons
Subject: Proposed Pederson Group Apartment Complex 35th & Happy Valley

David,

We are writing you today to let you know of our opposition to the proposed apartment complex that is trying to be built on 35th ave. & Happy Valley Road. Our family moved to this area 12 years ago specifically so our kids could attend schools that did not have apartment complexes fed into them. We came from an area that had apartments and there is a definite difference!!

Not only would the schools be affected, but the traffic is already horrific at certain times of the day. The thought of adding over 300 apartments into the mix makes no sense! We love the feel of the Stetson area. We are all single family homes with a real sense of community. Please do not take this away from us! There are not many areas left in the valley that have this same draw.

We hope that you thoughtfully consider all of those opposing this build out. This is our community and we would really appreciate being able to keep it a real community with amazing schools!

Sincerely,
Mike and Mellisa Gamble
Stetson Valley Home Owners
Sandra Day O'Connor Parents

David O Simmons

From: Stephanie Stang <s.stangdc@gmail.com>
Sent: Sunday, November 3, 2019 6:48 PM
To: David O Simmons
Subject: Concerns about cases GPA-DV-3-19-1 and Z-78-C-88-1

Dear Mr. Simmons

I'm writing this email as a concerned North Phoenix resident. I live at 3114 W Jomax Rd, Phoenix Arizona 85083. It has come to my attention that near my residence there are actions taking place to build an apartment complex down the road. This is concerning to me for several reasons. The biggest concern I have though is that the apartment complex will be directly adjacent from Sanda Day O'Connor high school. This is a very large high school with nearly 2500 students. The traffic the high school brings alone already congests 35th Avenue. Plus, parking for the high school students clutters Hackamore street. Adding the large volume of residents an apartment complex would bring would only further congest these roads and lead to an increase risk for automobile accidents. The additional traffic an apartment complex would bring to this area places the high school students and residents at a great risk of injury. I strongly disapprove of the building of an apartment complex in cases: GPA-DV-3-19-1 and Z-78-C-88-1

I hope you are able to take these concerns into account when making the serious decisions that will affect the many people that live, work and attend school in this area. Thank you for your time.

Sincerely,
Dr. Stephanie Stang

--

Stephanie Stang, D.C.

David O Simmons

From: Roger Alvarez <Ralvarez@azbex.com>
Sent: Thursday, November 7, 2019 12:19 PM
To: David O Simmons
Subject: The Pederson Group Mixed-Use Inquiry (1704)

Hello David,

I was reaching out to see if you had any information on this project? I am trying to find out when it will be going through the city for rezoning? Its located on the NWC of 35th Ave and Happy Valley Road. Thanks.

ROGER ALVAREZ | Market Researcher

BEX | www.azbex.com | bex-events.com
1690 N. McClintock Dr. Tempe, AZ 85281
(732) 778-3699 | ralvarez@azbex.com



ATTENTION NEIGHBORS

Please help us take action to save the neighborhood from the negative effects of an apartment complex.

A developer (Pederson Group) is seeking a zoning change and general plan amendment in pursuit of putting in a 325-unit apartment complex on the northwest corner of 35th Avenue and Happy Valley, right in front of Sandra Day O'Connor High School. The proposed apartment complex is comprised of three-story apartment buildings.

During the initial development meeting at the high school, the development team told a half-truth in the hopes of deterring resistance against the complex. They claimed that they could put apartments in right now based on current zoning. That is only half true, at best. The apartments do NOT meet the city's general plan. They could NOT put in apartments without getting the general plan amended. THIS IS SOMETHING WE CAN PREVENT!

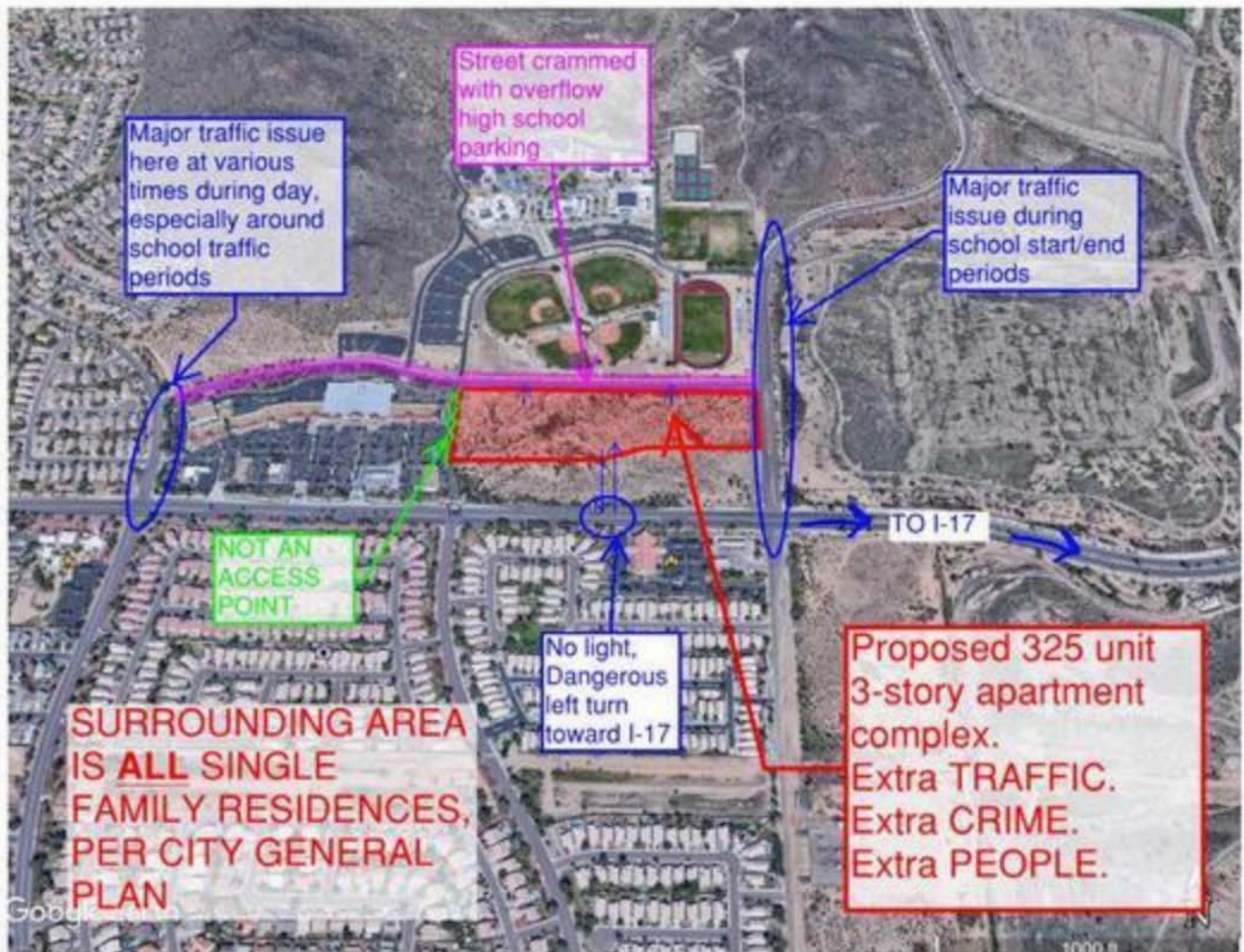
An apartment complex will have significant negative effects on the entire area.

- **Traffic:** Traffic in the immediate area of the apartments would be increased dramatically. This will cause more traffic congestion and increase the potential accidents for everyone in the area. Road congestion is already treacherous at school starting and ending times. Putting hundreds of additional vehicles on the roads in the area is bad for everyone trying to travel.
- **Parking:** Parking for students is already challenging. Overflow parking from apartments will use up a portion of the available street parking.
- **Crime:** Increased population density also brings increase crime. Apartment complexes have more crime per area than single family housing. When brand new, the apartments may not be afflicted with a large criminal element, but 20 years down the road will be a different story. There will still be a high school next to the proposed apartments at that time and students will be exposed to a larger criminal presence.
- **Lifestyle:** Most of us are living in the area to be away from the congestion/crime/busyness cause by excessive people-density. Our area has a rural feel/charm. Significantly increasing the people-density will change the feel of the area, making it more inner-city like.

Please help us prevent the unjustified zoning change by writing or e-mailing the village planner as well as attending hearings. NOTE: For your correspondence to be counted, it must be written (e-mail or letter) and must include the case number (**Case Numbers:** GPA-DV-3-19-1, Z-78-C-88-1) and your address.

1. **E-mail or write the City of Phoenix Village Planner:**
 - a. David Simmons, E-mail: david.simmons@phoenix.gov, Phone: (602) 262-4072
 - b. Address: 200 West Washington Street, 3rd Floor, Phoenix, AZ 85003
2. **Attend VILLAGE PLANNING COMMITTEE HEARING**
 - a. November 21, 2019 at 6:00 PM
 - b. Deer Valley Community Center, Multi-Purpose Rm, 2001 W Wahalla Ln.
3. **Attend PLANNING COMMISSION HEARING**
 - a. December 5, 2019 at 6:00 PM
 - b. City of Phoenix Council Chambers, 200 W Jefferson St.
4. **Attend CITY COUNCIL MEETING**
 - a. January 8, 2020 at 2:30 PM, 200 W Jefferson St

PLEASE SHARE THIS WITH YOUR NEIGHBORS



Please help us prevent the unjustified zoning change by writing or e-mailing the village planner as well as attending hearings. NOTE: For your correspondence to be counted, it must be written (e-mail or letter) and must include the case number (Case Numbers: GPA-DV-3-19-1, Z-78-C-88-1) and your address.

1. **E-mail or write the City of Phoenix Village Planner:**
 - a. David Simmons, E-mail: david.simmons@phoenix.gov, Phone: (602) 262-4072
 - b. Address: 200 West Washington Street, 3rd Floor, Phoenix, AZ 85003
2. **Attend VILLAGE PLANNING COMMITTEE HEARING**
 - a. November 21, 2019 at 6:00 PM
 - b. Deer Valley Community Center, Multi-Purpose Rm, 2001 W Wahalla Ln.
3. **Attend PLANNING COMMISSION HEARING**
 - a. December 5, 2019 at 6:00 PM
 - b. City of Phoenix Council Chambers, 200 W Jefferson St.
4. **Attend CITY COUNCIL MEETING**
 - a. January 8, 2020 at 2:30 PM, 200 W Jefferson St