



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-90-22-4
March 2, 2023

Encanto [Village Planning Committee](#) Meeting Date: March 6, 2023

[Planning Commission Hearing](#) Date: April 13, 2023

Request From: [R1-6](#) (Single-Family Residence District) (1.63 acres)

Request To: [R-4A](#) (Multifamily Residence - General) (1.63 acres)

Proposed Use: Multifamily residential

Location: Approximately 420 feet north of the northwest corner of 18th Place and Thomas Road

Owner: East Phoenix Church of God, et al.

Applicant: Brinshore Development, LLC

Representative: Sender Associates

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 10 to 15 dwelling units per acre	
<u>Street Map Classification</u>	18th Place	Local Street	Varies. 68-foot full street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN 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.</i></p> <p>The proposed development, as stipulated, will provide affordable housing aligned with the goals of the Housing Phoenix Plan and with appropriate height and landscape buffers to promote compatibility with the surrounding single-family residential land uses to the north and the multifamily residential land uses to the east and west.</p>			

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The proposed development, as stipulated, will include bicycle parking and a bicycle repair station to encourage bicycling as a healthy and affordable mode of transportation for its residents. The site is located within 500 feet of Thomas Road which is a major bus corridor and a candidate for a future bus rapid transit line, Phoenix Children’s Hospital which is a major employer, and 0.25 miles from the Grand Canal which is a major active transportation corridor. The inclusion of these amenities will put all within a short bike ride from the subject site.

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

The proposed development, as stipulated, will include enhanced perimeter landscaping between it and the adjacent single-family residential neighborhood. The shade incorporated into the development including its perimeter landscape areas will reduce the urban heat island and increase thermal comfort for those in the area.

Applicable Plans, Overlays, and Initiatives

[Encanto Character Plan](#): Background Item No. 4.

[Piestewa Peak Parkway Specific Plan](#): Background Item No. 7.

[Housing Phoenix Plan](#): Background Item No. 8.

[Tree and Shade Master Plan](#): Background Item No. 9.

[Complete Streets Guidelines](#): Background Item No. 10.

[ZeroWaste Phoenix](#): Background Item No. 11.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Church, three single-family residences, and surface parking	R1-6
South (east of 18th Place)	Surface parking (Rose Court)	P-1
South (west of 18th Place)	Birthing center	C-O
East	Assisted living (Rose Court)	R-5
West	Multifamily residential (Casa Tomas)	R-3
North	Single-family residences	R1-6

R-4A (Multifamily Residence District) (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed Site Plan</u>
Gross Acreage	-	1.63 acres
Maximum Units <i>There shall be a lot area of not less than one thousand square feet for each dwelling unit.</i>	<i>71 dwelling units or 142 efficiency dwelling units</i>	56 dwelling units (Met)
Minimum Building Setback		
Front Yard (South)	20 feet	20 feet adjacent to public right of way (Met)
Rear Yard (North)	15 feet	Varies. 56 feet to 68 feet (Met)
Side Yard	5 feet	East: 5 feet (Met) West: 73 feet (Met)
Minimum Landscape Setback		
Front Yard (South)	20 feet	20 feet (Met)
Rear Yard (North)	5 feet	15 feet (Met)
Side Yard	5 feet	East: 5 feet (Met) West: 5 feet (Met)
Maximum Lot Coverage	50 percent	25 percent (Met)
Maximum Building Height	48 feet	48 feet (Met)
Minimum Open Space	5 percent	6.1 percent (Met)
Minimum Amenities Provided	Two required	Not depicted
Minimum Parking (spaces) <i>1.3 spaces per efficiency unit and 1.5 spaces per 1 or 2 bedroom unit and 2 spaces per 3 or more bedroom unit, 1.0 space per unit of less than 600 square feet regardless of number of bedrooms</i>	84 spaces	84 spaces (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.63-acres located approximately 420 feet north of the northwest corner of 18th Place and Thomas Road from R1-6 (Single-Family Residence District) to R-4A (Multifamily Residence - General) to allow for multifamily residential.

SURROUNDING LAND USES AND ZONING

2. The subject site is zoned R1-6 and is currently developed with a single-story church, three single-story single-family residences, and surface parking.

To the east of the subject site is the Rose Court Assisted Living Facility constructed to a height of two stories and zoned R-5 (Multifamily Residence District). While only developed to a height of two stories, the R-5 zoning permits a maximum height of four stories and 48 feet, subject to additional setbacks. To the south of the subject site and east of 18th Place is a surface parking lot zoned P-1 (Passenger Automobile Parking, Limited) that serves the above-described assisted living facility. The P-1 zoning exclusively allows surface parking and structures are limited to public utility buildings and carports.

To the west of the subject site is a multifamily residential community known as Casa Tomas that is zoned R-3 and constructed to a height of two stories which is the maximum permitted for the property. Generally, the R-3 District allows up to four stories, subject to the Planned Residential Development option and setbacks. The private street within the Casa Tomas property terminates in a cul-de-sac. The conceptual site plan proposed on the subject site situates the building mass approximately 70 feet from the west property line and aligned with only a swimming pool and the cul-de-sac.

Site Plan with Aerial Photograph; Source: Architectural Resource Team; Planning and Development Department



To the south of the subject site and west of 18th Place is a birthing center constructed to a height of one-story and zoned C-O (Commercial Office - Restricted Commercial). The C-O zoning district “is intended to provide office use as an appropriate transition between intense commercial activities and nearby residential uses” and permits a maximum height of 25 feet under the “General Office” option. To the north of the subject site are single-family homes, constructed to a single-story, and zoned R1-6. The R1-6 zoning permits a maximum height of two stories and 30 feet.

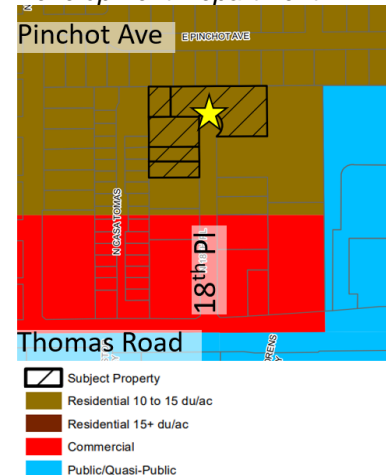
GENERAL PLAN LAND USE MAP

3. The General Plan Land Use Map depicts the subject site with a designation of Residential 10 to 15 dwelling units per acre. All adjacent properties share this same designation including the single-family homes to the north of the subject site. A designation of Commercial exists approximately 110 feet south of the subject site which then follows the north side of Thomas Road west.

A designation of Public/Quasi-Public exists approximately 160 feet east of the subject site and includes the Arizona Heart Center and the Abrazo Arizona Heart Hospital. South of Thomas Road is the Phoenix Children's Hospital Campus which also has a designation of Public/Quasi-Public.

The proposed development of 56 dwelling units on 1.63 gross acres generates a density of 34.36 dwelling units per acre. The proposed density is not consistent with the General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre but, because the site is under 10 acres, a General Plan Amendment is not required.

General Plan Land Use Map Excerpt; Source: Planning and Development Department



4. **Encanto Character Plan**

The Encanto Character Plan was approved and adopted into the Phoenix General Plan through General Plan Amendment GPA-1-19. The purpose of the plan is to articulate the goals, values, and priorities of the Encanto Village. The Encanto Character Plan contains the following Land Use and Design Principles that are directly applicable to the proposal.

- Land Use Principle: Encourage high-density housing and high intensity employment uses to locate adjacent or close to transit stations per adopted transit district plans.
- Land Use Principle: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.
- Design 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 conceptual building elevations. The conceptual building elevations depict four-sided architecture, featuring multiple colors and materials on each building face. Additionally, the parapet line undulates, and the building mass includes offsets and recesses for visual interest. The main entrance of the building will be along the south face.

Conceptual Building Elevations; Source: Architectural Resource Team



STUDIES AND POLICIES

7. [Piestewa Peak Parkway Specific Plan](#)

The study corridor is approximately one-half mile in width, just over five miles in length, and includes the Piestewa Peak Freeway from Interstate 10 north to Glendale Avenue. The Plan does not contain specific restrictions on land use that differ from existing regulations. As such, this plan is deemed to be non-regulatory but contains statements of goals, standards, and policies. The subject site was identified as “multifamily” on its Existing Land Use Map and the plan did not propose a change to this area.

The Piestewa Peak Parkway Specific Plan contains two goals relevant to the proposal as stipulated which is compatible with the goals of the plan.

- Goal 3: “Protect and maintain viable neighborhoods, housing and other uses.” The proposal, as stipulated, includes generous building setbacks (Stipulation No. 1) from the adjacent zoning districts of lesser intensity. Further, the single-family residential to the north will be buffered by landscape plantings (Stipulation No. 2).

- Goal 4: “Promote land use stability through strategic land use planning.” The proposal, as submitted, would consolidate several underutilized sites on a dead-end street and redevelop them into a new residential community oriented to an underserved community. The proposal depicts a structure with visual interest that is buffered from the neighboring properties by generous building setbacks (Stipulation No. 1) and landscape setbacks around the perimeter (Stipulation Nos. 2 and 3) to promote compatibility with the adjacent land uses.

8. **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 the 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 contributing new affordable housing units to help address the supply shortage while also using vacant and underutilized land in a more sustainable fashion.

9. **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. To advance the goals and intent of the Tree and Shade Master Plan, staff is recommending a series of Stipulations to bring enhanced tree plantings to this proposed affordable housing community as a means of mitigating the urban heat island effect and to buffer the proposed development from its neighbors.

- Stipulation No. 2 requires a landscape area along the north property line of no less than 15 feet in width that will be planted with offset rows of shade trees. At this location, the proposed R-4A entitlement on the subject site is adjacent to R1-6 which permits a maximum height of 30 feet.
- Stipulation No. 3 requires a landscape area along the east property line of no less than 8 feet in average width that will be planted with shade trees. At this location, the subject site is adjacent to R-5. The south and west property lines are required by the zoning ordinance to have a minimum landscape setback of 5 feet that will be planted with trees and shrubs.

10. **Complete Streets Guidelines**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles, and these 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 proposed development is affordable housing and is located near transit facilities, employment destinations, and active transportation routes. As such, staff is recommending Stipulation No. 4 to require bicycle parking on the site and a bicycle repair (fix-it) station to enable bicycling as a viable and affordable means of transportation.

11. **ZeroWaste Phoenix**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY CORRESPONDENCE

12. As of the writing of this report, five letters of support and 24 letters of opposition have been received. Concerns listed include the scale being incompatible with the surrounding areas, traffic at 18th Place and Thomas Road, existing crime making the proposed use inappropriate, increased crime because of the use, and the potential to decrease the value of nearby properties.

INTERDEPARTMENTAL COMMENTS

13. The Fire Department commented that the site plan must comply with the Phoenix Fire Code and further indicated there are no problems anticipated with the case. 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.
14. The Aviation Department commented that the subject site is within the Traffic Pattern Airspace of Phoenix Sky Harbor International Airport and therefore requested Stipulation No. 11 which requires the applicant to disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property.
15. The Street Transportation Department commented on the need for bicycle

parking to encourage residents to utilize alternative modes of affordable transportation such as bicycles, buses, and/or a combination thereof. This is addressed in Stipulation No. 4. The Street Transportation Department also noted that the site plan is predicated on the abandonment and shortening of 18th Place, and they have recommended Stipulation No. 5 to require that land be dedicated for a new cul-de-sac and that it be constructed. Further, the Street Transportation Department recommended Stipulation No. 6 to require the developer to construct all necessary right of way improvements to relevant ADA Accessibility Standards.

OTHER

16. The site is 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. 7 through 9.
17. The subject site is located within approximately 0.25 miles of the helipads at Phoenix Children's Hospital and the Abrazo Arizona Heart Hospital. Due to the noise generated by this nearby land use, staff is recommending Stipulation No. 12 to require the owner to disclose the existence and operating characteristics of the nearby helipad to future owners and tenants of the property.
18. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a Stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 10.
19. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposed development will provide additional affordable housing units which advances the purpose and intent of the Housing Phoenix Plan.
2. The proposal is appropriate at this location due to its compatibility with the surrounding land uses.
3. The proposed development will support alternative transportation through the inclusion of bicycle parking and a bicycle repair station near a bus transit corridor in a manner aligned with the purpose and intent of the Complete Streets Guidelines.

Stipulations

1. The development shall be limited to a maximum height of 30 feet within 50 feet of the north and west property lines.
2. A minimum 15-foot-wide landscape setback with two offset rows of minimum 2-inch caliper shade trees shall be placed 20 feet on center or in equivalent groupings along the north property line exclusive of the areas within 10 feet of a public utility, as approved by the Planning and Development Department.
3. An 8-foot-wide average landscape setback with minimum 2-inch caliper shade trees shall be placed 20 feet on center or in equivalent groupings along the east property line, as approved by the Planning and Development Department.
4. The developer shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. Bicycle parking shall be provided at a minimum of 0.25 spaces per unit and located either near the primary entrance to the building or within the building. If outside, the bicycle parking shall be in secure facilities or be installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
 - b. One bicycle repair station shall be provided and maintained by the developer in an area of high visibility to residents.
5. The developer shall dedicate right-of-way to construct a 50-foot radius cul-de-sac if reconstructed as depicted on the site plan dated November 09, 2022, as

approved by the Planning and Development Department.

6. 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.
7. 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.
8. 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.
9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
10. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
11. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
12. The property owner shall record documents that disclose the existence, and operational characteristics of helipads at Phoenix Children's Hospital and Abrazo Arizona Heart Hospital to future owners the property. Additionally, lease documents shall explicitly disclose this information to future tenants of the property.

Staff Report: Z-90-22-4

March 2, 2023

Page 13 of 13

Writer

Nick Klimek

March 2, 2023

Team Leader

Racelle Escolar

Exhibits

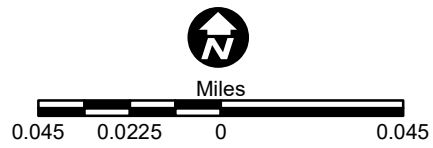
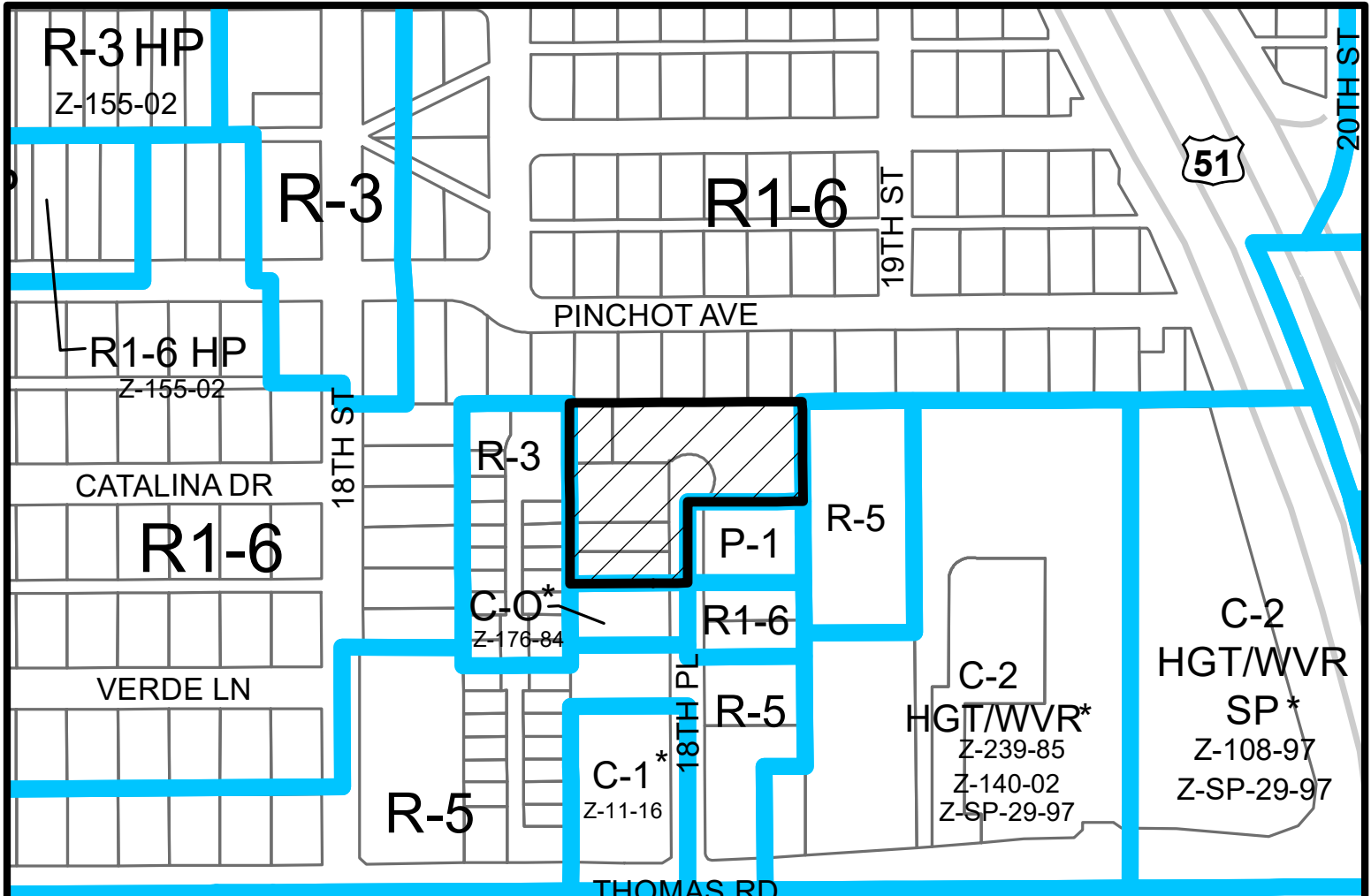
Zoning sketch map

Aerial sketch map

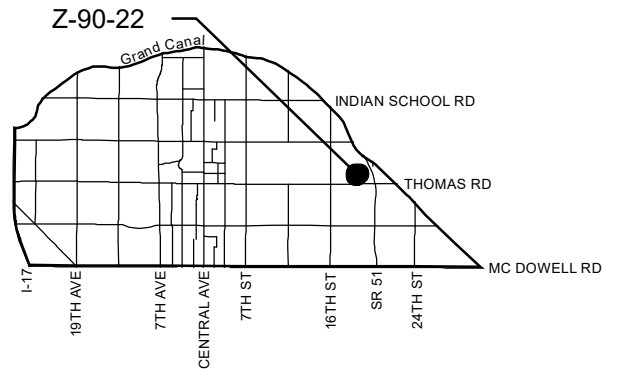
Conceptual Site Plan date stamped February 21, 2023

Conceptual Building Elevations date stamped December 21, 2022

Community Correspondence (34 pages)

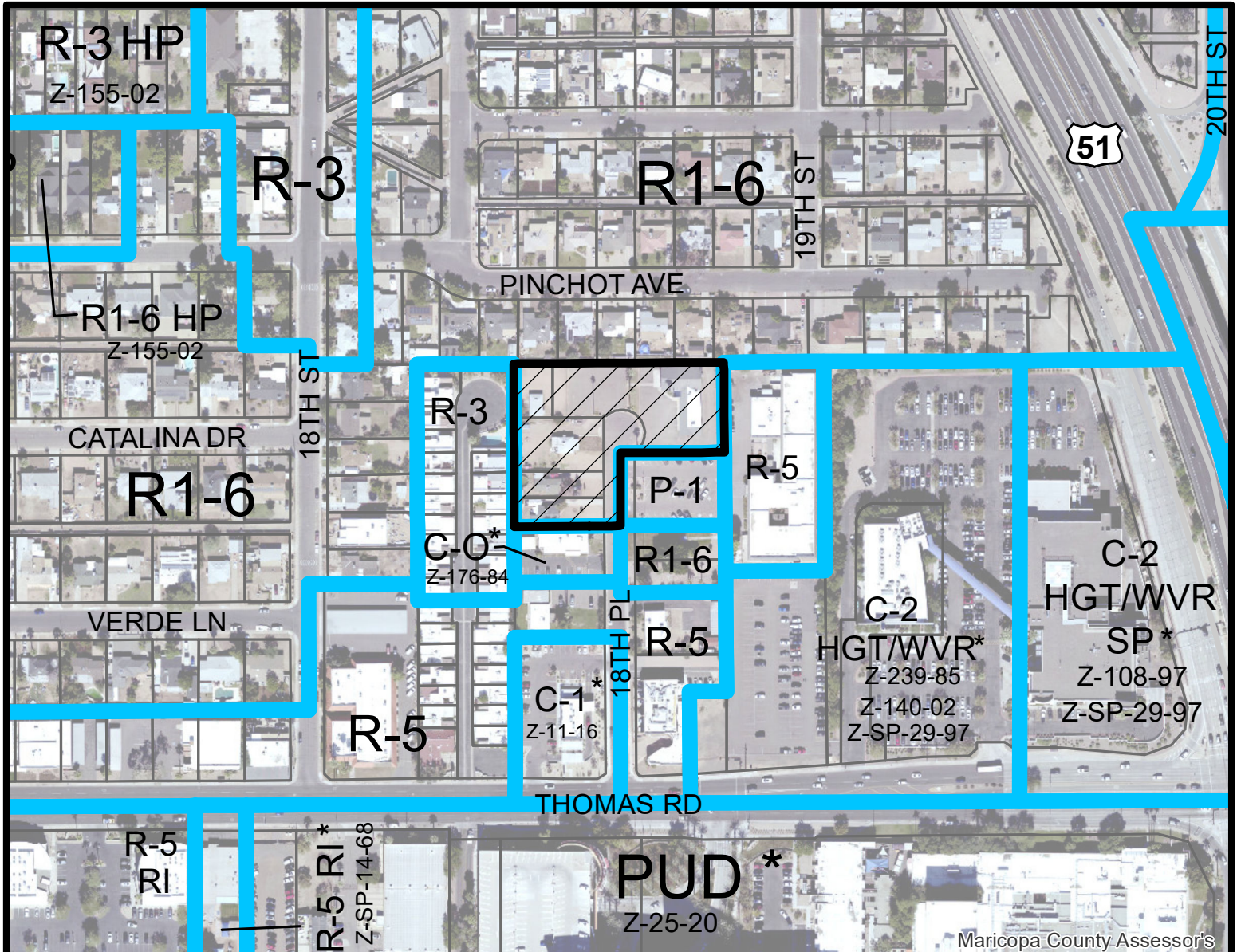


ENCANTO VILLAGE
CITY COUNCIL DISTRICT: 4

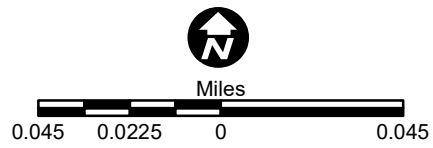


APPLICANT'S NAME: Brinshore Development, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-90-22	DATE: 2/03/2023 <small>REVISION DATES:</small>	FROM: R1-6 (1.63 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.63 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 15-31	<small>ZONING MAP</small> G-9	TO: R-4A (1.63 a.c.)
MULTIPLES PERMITTED R1-6 R-4A	CONVENTIONAL OPTION 8 142		* UNITS P.R.D. OPTION 10 N/A

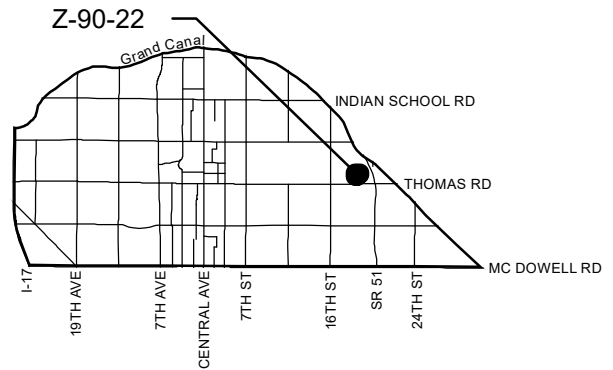
* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's



ENCANTO VILLAGE
CITY COUNCIL DISTRICT: 4



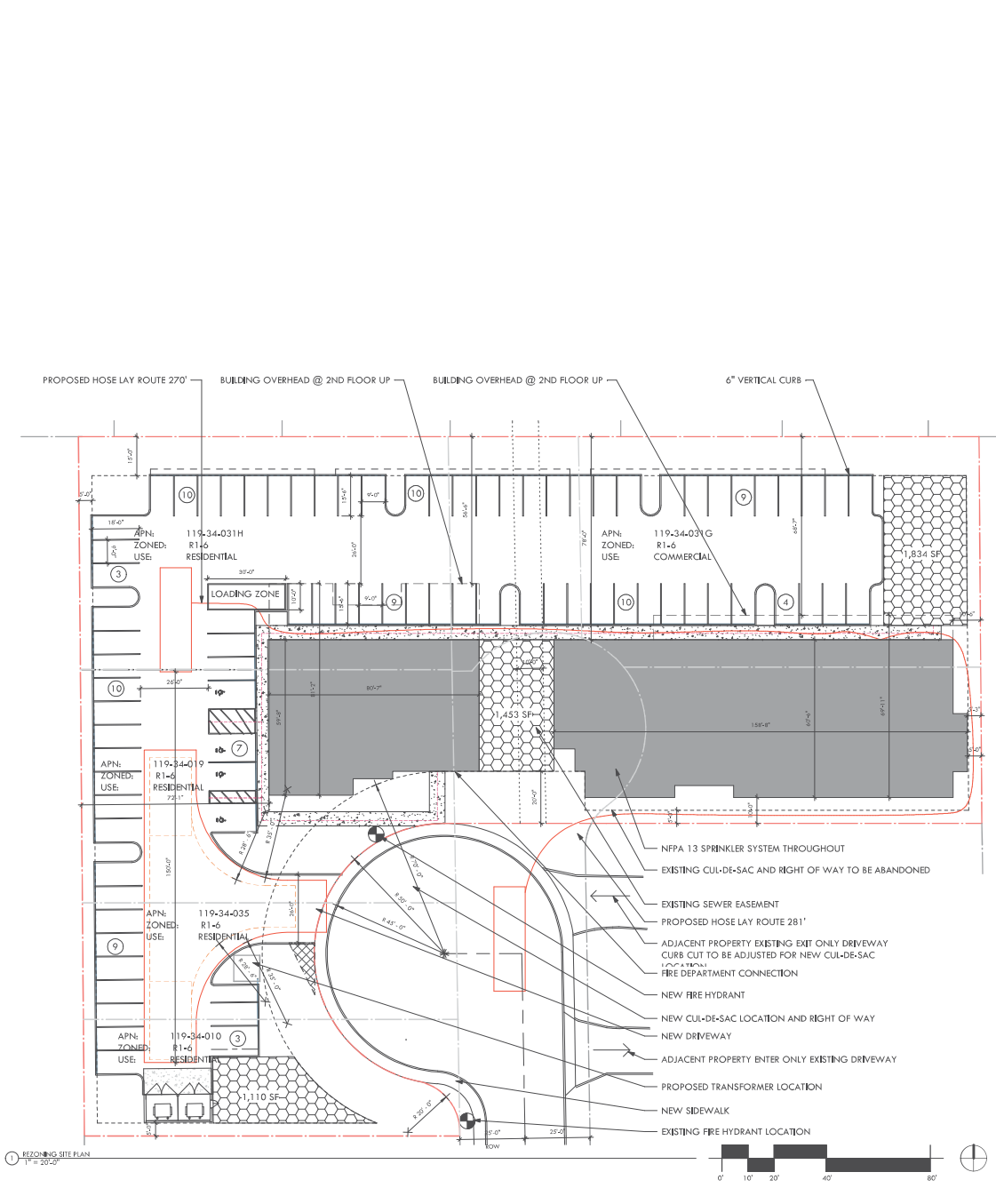
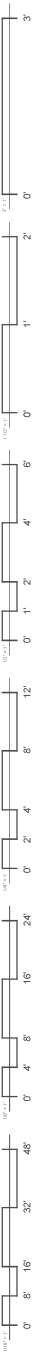
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MULTIPLES PERMITTED R1-6 R-4A	CONVENTIONAL OPTION 8 142		* UNITS P.R.D. OPTION 10 N/A

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



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CITY OF PHOENIX
FEB 21 2023
Planning & Development
Department

PROJECT INFORMATION

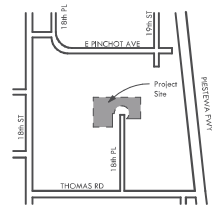
Project: 2945 N. 18th Pl.
Phoenix, AZ 85016
Owner: Brinshore Development, LLC
666 Dundee Rd. Suite 1102
Northbrook, IL 60062
Applicant: Architectural Resource Team
1055 E. Indian School Rd
Phoenix, AZ 85014
P: 1.602.307.5399
C: 1.602.307.5399
E: info@arteam.com
Project Description: Brinshore Development and Save The Family is requesting a rezone of the listed properties to allow for a new (4) Story (56) Unit Multifamily housing building that follows the Family Scholar House Model. The Family Scholar House program provides education and support services to an economic and workforce development program for families, predominantly single-mothers with children. Along with the units the building will include a study room, a kids-playroom and property management offices. The site will include a playground for different age groups.

DEVELOPMENT SUMMARY

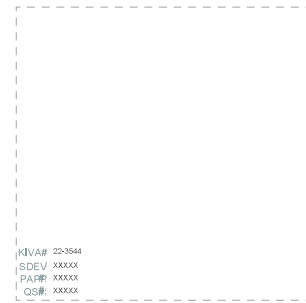
Table with 3 columns: SITE ACREAGE, PROPOSED BUILDING FOOTPRINT, PROPOSED BUILDING LOT COVERAGE, etc. Includes values for Gross SF, Net SF, and various density metrics.

SITE PLAN LEGEND

- EXISTING PROPERTY LINE
ADJACENT PROPERTY LINE
PROPOSED NEW PROPERTY LINE
EASEMENT
RIGHT-OF-WAY
BUILDING SETBACK
LANDSCAPE SETBACK
ACCESSIBLE ROUTE
FIRE ACCESS ROUTE
VEHICULAR ROUTE
WASTE ACCESS ROUTE
BUILDING OVERHEAD
OVERHEAD UTILITIES
UNDERGROUND RETENTION
FENCE AND GATE
BUILDING FOOTPRINT
OPEN SPACE
CONCRETE
SITE VISIBILITY TRIANGLE



VICINITY MAP



REVISED: 20230404
SIDEV: XXXXXX
PAPP: XXXXXX
QS#: XXXXXX

2945 N. 18th Pl.
Phoenix, AZ 85016

Brinshore - Save The Family
Scholar House

REZONING APPLICATION

Revision Schedule

Table with 3 columns: No., Date, Description

22043
02/20/2023

PRELIMINARY
NOT FOR
CONSTRUCTION

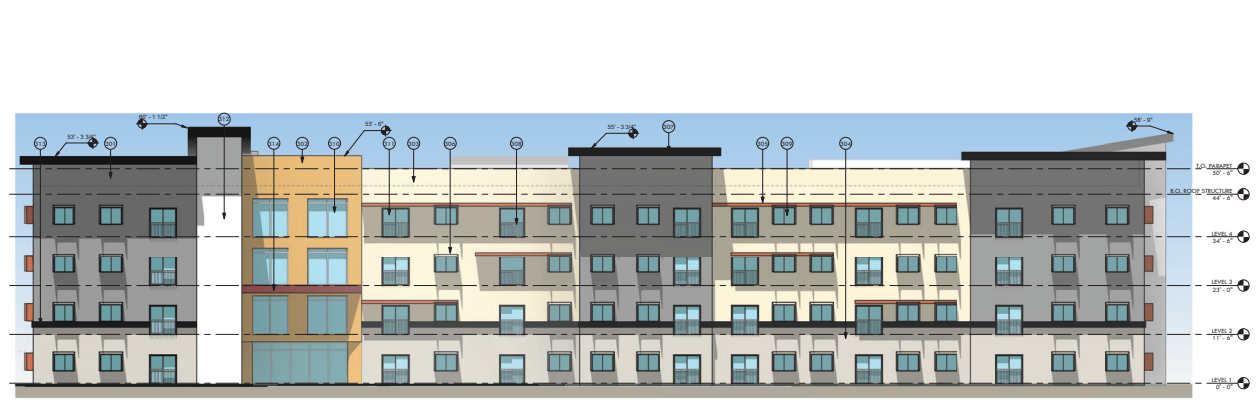
SITE PLAN

Z1.12



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KEYNOTES	
301	STUCCO PAINTED COLOR A
302	ACCENT MATERIAL COLOR B
303	STUCCO PAINTED COLOR C
304	STUCCO PAINTED COLOR D
305	ARCHITECTURAL OVERFRAMING WITH STUCCO FINISH PAINTED COLOR E
306	STEEL SHAPED SQUARE FINISH PAINTED COLOR F
307	ARCHITECTURAL OVERFRAMING WITH STUCCO FINISH PAINTED COLOR F
308	STEEL RABBITE BALCONY GUARDRAIL PAINTED COLOR E
309	SUN PANE WINDOW - 2018 ICC COMPLIANT DARK BRONZE FINISH TINT
310	SCREENPORT SYSTEM - 2018 ICC COMPLIANT DARK BRONZE FINISH TINT
311	SLIDING GLASS DOOR - DARK BRONZE FINISH TINT
312	CONCRETE WALL WITH STUCCO FINISH PAINTED WHITE FOR MURAL AND DEVELOPMENT SIGNAGE
313	STUCCO OVER SOFFIT PAINTED COLOR F
314	ARCHITECTURAL OVERFRAMING WITH ACCENT MATERIAL FINISH COLOR B
315	STEEL SHAPED SQUARE FINISH PAINTED COLOR E
316	ARCHITECTURAL OVERFRAMING WITH STUCCO FINISH PAINTED COLOR G
317	STEEL L SHAPED SQUARE FINISH PAINTED COLOR E

2945 N. 18th Pl.
Phoenix, AZ 85016

Brinshore - Save The Family
Scholar House

REZONING APPLICATION		
Revision Schedule		
No.	Date	Description

22043
12/20/2022

**PRELIMINARY
NOT FOR
CONSTRUCTION**

BUILDING
ELEVATIONS

CITY OF PHOENIX

DEC 21 2022

Planning & Development
Department

PROJECT NO: 220344
SHEET NO: 00004
DATE: 12/20/2022

Z1.14

From: [Carolyn Lavender](#)
To: [Elias Valencia](#)
Subject: case#Z-90-22
Date: Wednesday, January 11, 2023 3:06:40 PM

Neighbor opinion on case#Z-90-22.

My name is Carolyn Lavender, 2302 E Earll Dr Phoenix AZ 85016. My husband and I have lived in this house since 1987 and have seen tremendous changes in this area through the years. It has become harder and harder for people to pay rent or buy a home with normal working class wages. As everyone knows the number of unhoused desperate people is greatly increasing each year.

Both my husband, Brian Hughes, and I completely **support** the Phoenix Scholar House. It looks to be a great project and a great location as well. This has always been a modest neighborhood that met needs of a variety of residents. It not healthy for our City to have so many struggling people. I support projects like this which offer more than temporary relief to those who need lit.

Thank you,

Carolyn Lavender
Brian Hughes
602-363-5920
2302 E Earll Dr
Phoenix Arizona
Since 1987

From: [Rebecca Waters](#)
To: jen@senderlaw.com; [Elias Valencia](#)
Subject: Support for Phoenix Scholar House
Date: Wednesday, January 11, 2023 3:42:00 PM

Hello,

I wanted to express my support for the Phoenix Scholar House that is being planned. As homeowners in the area, we are grateful for the city recognizing the need to provide stable and safe housing for other Phoenicians. I plan to attend the meeting on 1/17, but wanted to express my gratitude ahead of time and thank you all for the hard work you're doing.

Best,
Rebecca

Please excuse any errors- this is being sent from my iPhone

From: [Taylor Shell](#)
To: [Elias Valencia](#)
Subject: Neighbor Comment re: #Z-90-22 Phoenix Scholar House
Date: Monday, January 16, 2023 1:41:23 PM

I am a resident and property owner in the 1800 block of E Pinchot Ave. I would like to submit the following for consideration in this case:

My two areas of questions/concerns:

1. Traffic Impacts- Ingress/egress to this site is via the dead end 18th Place, solely accessed from Thomas. Thus there should be minimal, if any, impact on surrounding neighborhood streets.

However, his development will likely increase congestion at the intersection of 18th Place and Thomas Road. This may invite more risky pedestrian crossings and unsafe left turn maneuvers. Can the footprint of the existing signal at Thomas Rd. and Children's Way be expanded to facilitate safe pedestrian and vehicle movements directly from 18th Place?

2. Separation/Buffering- It appears that the developer wishes to have the City of Phoenix vacate a portion of 18th Place, and shift the cul-de-sac to the south, which allows the 4-story building to be sited on the property furthest from existing 1-2 story single family residential. I see on the site plan that parking spaces will buffer the building from abutting residential properties. What additional screening/landscaping is proposed to ensure the privacy of adjoining property owners and reduce noise and visual impacts?

I support this re-zoning application, if the above concerns about traffic and buffering from adjoining parcels are addressed. Currently this lot is underutilized and "hidden" which invites illicit activity. Creating this infill development would help provide sorely needed affordable housing with the added benefit of educational resources.

Thank you for your consideration,

Taylor Shell

From: [Danica Tuxbury](#)
To: [Elias Valencia](#)
Cc: [Robert Tuxbury](#)
Subject: case #Z-90-22 phoenix scholar house
Date: Monday, January 16, 2023 1:09:06 AM

Hi,

We would like to comment on the proposed zoning change and building project going in on 18th Place called Phoenix Scholar House. Case# Z-90-22.

We live at 1646 E Pinchot Ave, Phoenix, AZ 85016. We own our home and have lived here since 2011. We are in SUPPORT of the proposed housing development for several reasons.

First, we think the building development will be an appropriate addition and upgrade in that area. It fits in well with the other businesses in that cul-de-sac (the nursing home, Starbucks, Blossom Birth Center, and a doctor's office). Since most of the area is currently high density or commercial, this project is appropriate. Any future consideration of single family homes in this area does not make sense.

Second, affordable housing in this part of the city is scarce. Affordable high density infill projects like this one help Phoenix meet its goal of becoming a more sustainable city but also provide an economic boost for the walkable and local businesses in our area. Higher density means higher vigilance around 18th Place, the canal, and surrounding area. We believe that more people living in this area will DECREASE crime along the canal and in this neighborhood because residents especially those with families are more vested in the neighborhood's safety.

Third, we agree with and support the mission of the Phoenix Scholar House. We believe that education is the key to building intergenerational stability and wealth, overcoming poverty and breaking free of domestic violence cycles.

We appreciate that the developer has put the parking lot on the north side of the lot next to the south side of Pinchot Ave to protect privacy of those neighbors on Pinchot. We hope that the developer can add greenery or more privacy screening between the project and these Pinchot neighbors to account for the building's height.

We would also like the city to address the increase in traffic. Will the stoplight at the hospital be adjusted to help traffic exit from 18th Place in a safe manner?

Thank you for the opportunity to comment. We are excited that this project focuses on families and will be a more efficient use of the land.

Thank you,
Danica & Robert Tuxbury
1646 E Pinchot Ave
Phoenix, AZ 85016

From: [Rebecca Waters](#)
To: [Nick Klimek](#)
Subject: Support for Phoenix Scholar House
Date: Monday, February 6, 2023 12:28:24 PM

Hi Nick,

I wanted to pass along a written letter of my support for the Phoenix Scholar House that is being planned. As homeowners in the area, we are grateful for the city recognizing the need to provide stable and safe housing for other Phoenicians. Additionally, we found the info session in January to be extremely helpful and informative. These types of housing projects are addressing a deep need in our area and we hope to welcome the new residents warmly if/when they arrive.

Best,
Rebecca and Tim Waters

--

Rebecca Waters

From: [Kimberly Gateb](#)
To: [Elias Valencia](#)
Subject: case#Z-90-22
Date: Tuesday, January 10, 2023 4:53:32 PM

Hello,

I am a homeowner on Pinchot Ave directly across from this proposed project.

Not only will this significantly reduce our property value, I am very concerned about safety with this project. This will bring added traffic, and likely added crime, drugs and more people combing our streets at night. We are already besieged by homeless from the canal and this will not help. I am a single mom and have worked hard to have a nice home in a quiet community and this project places that in jeopardy.

The city has worked so hard to revitalize the central communities, and this project flies in the face of all that effort.

I am very opposed to this.

Sent from my iPhone

Kim Gateb
714-483-2936

From: [schmidt](#)
To: [Elias Valencia](#)
Subject: Case Z-90-22
Date: Wednesday, January 11, 2023 11:04:51 AM

Good morning,

The project, Case Z-90-22, does not belong in this historic neighborhood. A 60 unit 4 story development does not fit in and would be an eye sore, especially to the single family houses that back it.

We are opposed.
Thank you.
Rebecca Schmidt

From: [Spyros Scocos](#)
To: [Elias Valencia](#)
Subject: Project proposal for 18 pl and Thomas
Date: Thursday, January 12, 2023 12:11:52 PM

Concerned about this project and what effects it will have on my property value, would not be in favor of this type of housing, it would set back the positive things going on in the neighborhood

Spyros Scocos
1801 e Pinchot, 3011 n 18th street, 3015 n 18 th street

Sent from my iPhone

From: [James Miloneck](#)
To: [Elias Valencia](#)
Subject: Z-90-22
Date: Saturday, January 14, 2023 10:25:05 PM

I'm a resident in the Avalon neighborhood around 16th st and Thomas. I've been made aware of your project intent for a multi-family unit at the end of the cul-de-sac on 18th Place.

All I needed to see regarding this plan is the simple objective of a 60 unit facility. This fact alone should cause concern for your development or any resident. This plan and location are a bad idea. When Starbucks alone moved in it created a minute by minute, hour after hour day to day traffic issue! That street was barely safe back before Starbucks built its building there let alone the past decade that most of that area was vacant. Those of us that attempt DAILY to exit our residential neighborhood for work and school etc, onto Thomas have a very difficult time safely getting into traffic. There are accidents along Thomas almost daily from the entry of the Heart Hospital to the Urgent Care down the street. Between the congestion and idiocies of drivers these days it's a clustered mess! Adding another 60 to 90 daily arrivals and/or departures from/to that street is asking for trouble.

Development of the area would be great, multi family? I think you are asking for trouble with volume.

Please reconsider this plan!

Thanks, Slate
1749 E Verde Lane

From: [S](#)
To: [Elias Valencia](#)
Subject: Z 90 22
Date: Saturday, January 14, 2023 7:26:05 AM

Good morning,

I am 22 year resident homeowner in Earl Place, the Historic Subdivision in Avalon neighborhood. I am against the zoning change for the proposed 4 story apartments across from the Children's Hospital.

Firstly, I live across the street from a Sober living house housing 4 women on Pinchot Ave. The added traffic and congestion is too much for the street width platted in 1920. We can assume the proposed tenants will not have a vehicle. This means more Uber, Lyft traffic.

Secondly, I don't consider this property a suitable area for young children. Highway on and off access is constantly full of panhandlers, homeless and other un savory activity.

Earl Place is a Federally protected Historic Subdivision. Please consider the above.

Thank you for your consideration.

Martha Bryant

From: [Brendan Beggs](#)
To: [Elias Valencia](#)
Subject: CASE # Z-90-22
Date: Sunday, January 15, 2023 11:20:46 PM

Hello Elias,

I am writing you to share a few key ideas why this is NOT a good project for this area. I hope you read this carefully and consider these ideas as we believe there is a need for strong leadership on this issue.

Homeowners who have invested much, who wanted to raise their families in a decent neighborhood, and who already have to cope with high rates of crime just to the south, should not have to bear the burden of increased risks associated with more high density infill. Despite the zoning that would allow multi-family housing in this area, the City of Phoenix must recognize that quality of life for long term property owners comes before long term profit. I have done much consulting for the City of Phoenix (for trauma in the workplace) and believe that the City does value the quality of life of its residents, especially residents in the historic neighborhoods in this area who take on additional costs and responsibilities involved in the maintenance and restoration of these homes, many who are nearing the 100 year mark.

We already deal with the nuisances associated with 2 hospitals in this neighborhood, and the freeway noise of car owners who fancy the super loud mufflers (that fwy doesn't close at our bedtime). I cannot think of two other hospitals so close together anywhere in Arizona, and I'm a native who has lived here over 50 years. This isn't a criticism of the important care they provide, but simply acknowledging the associated noise. Hospital and police helicopters routinely operate low to the ground and occasionally hover over our homes in the middle of the night. These are tolerable, occasionally, especially given their purposes. However, the fact is that the noise is intrusive. Do you occasionally have a police helicopter hovering over your bedroom at 3 or 4 am with a spotlight shining down your street? The notices we all receive a few times per year that a registered sex offender has moved into the neighborhood are another stark reminder of the issues we already have to deal with. Of course, the awareness of THE REASONS a police helicopter is hovering over any given street here with a spotlight shining up and down the street and into our yards is unsettling enough.

We try not to think too much about very serious gang violence just a mile to the south of us, or the homeless with serious mental illnesses that regularly wander through our neighborhood talking loudly or even yelling late at night (& a behavioral health treatment center on the corner of 16th and Earll). We like to have an occasional drink ourselves but the bar on 16th and Earll that has vehicles speeding through our neighborhood with their annoying loud mufflers is a problem. I try not to worry why a loose cinder block to my fence was slightly moved (just a few inches) from the alley to allow someone to peer into my yard. I ask myself "for what purpose did someone do that? I wonder what type of security system do I need to invest in, or if there's anything we can really do with all these threats around us? I wonder why a combination lock was tampered with and I tell myself the person who stole a bike from my yard needed it more than I.

Elias, those of us who own homes here are more likely to be long term residents than renters in low income housing. We are likely to still be here as renters come and go from a project like this. And there are families here, with children. The neighborhoods here have had their share of high density and lower income apartments, half way houses, and even the homeless encampments that have arisen along the canal and freeway here. We should not have to bear any more burden associated to high density low income housing. How much more can a City allow a historic neighborhood to crumble? Riding one's bike along the canal in Arcadia is a family affair, and you can even stop and eat at great restaurants like OHSO's on the canal near 48th street during your ride. Riding your bike on the canal here along the 51 fwy is a true lesson in caution.

In summary Elias, we believe that the City will understand what this neighborhood already faces and encourage the right type of development for that parcel. We would support the right development of that land, and there are developers out there that could do something different. This proposed project must be stopped. The 5th largest city in America can manage that parcel with good appreciation for others that already reside here. Be patient Elias, and the right development will come. Our senses, sensibilities, patience, and love of this area are threatened enough.

Thank you,

Brendan Beggs
1731 E Earll Dr

Sent from my iPad

From: [Elizabeth Meyer](#)
To: [Elias Valencia](#)
Subject: case #Z-90-22
Date: Sunday, January 15, 2023 5:37:21 PM

I am writing today about the proposed zoning change for a multifamily project at 2945 N. 18th Place. I fully support housing for low income families. I even support it in my neighborhood, but NOT by re-zoning lots in largely single-story neighborhoods and increasing both the height and density on our side streets. This project belongs on Thomas or another major street. It is this kind of reckless re-zoning that is ruining our neighborhoods.

Please do NOT interject a 4-story complex into the neighborhood.

Thank you,
Elizabeth

From: [Jon Navarro](#)
To: [Elias Valencia](#)
Subject: case#2-90-22
Date: Sunday, January 15, 2023 11:16:55 AM

Hello.

My name is Jon Navarro and I live in the Avalon Neighborhood. I'm writing this email to express my concern for the apartment style project that will be built in our neighborhood. I believe this project will add to the traffic gridlock already occurring on Thomas. Perhaps a scaled down version could be looked at. I plan on attending the meeting about the project on Tuesday.

From: [Bryce Hallam](#)
To: [Elias Valencia](#)
Subject: #Z-90-22 617 R-4 Multifamily Residence District
Date: Monday, January 16, 2023 5:18:12 PM
Attachments: [image001.png](#)

Hi Elias,

I'm the homeowner of 1907 E Avalon Dr just a couple blocks away from this new multifamily residence you plan on putting in. I am against having this put in so close to our neighborhood for a number of reasons. One primarily because of how dangerous this area is. We have dozens and dozens of homeless people that occupy our alley ways on a nightly basis. Breaking into homes, cars, and sheds. I'm concerned that adding these low income families into our neighborhood will not only drive up our traffic and crime in our area, but is also placing these families in an unsafe area. I suggest you find another area to place this multifamily residence. I do not approve.

Bryce Hallam

Strategic Account Manager
Husqvarna Construction

Mobile: +1 405 921 1181

bryce.hallam@husqvarnagroup.com

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17400 West 119th St.
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Husqvarna Group

Husqvarna Professional Products, Inc. 9335 Harris Corners Parkway, Suite 500 Charlotte, NC 28269 USA www.husqvarna.com [husqvarna.com]	Husqvarna Canada Corp. 850 Matheson Blvd. West, Unit 1 Mississauga, ON L5V 0B4 Canada www.husqvarna.ca [husqvarna.ca]	Husqvarna Construction Products North America Inc. 17400 W 119th Street Olathe, KS 66061 USA www.husqvarnacp.com [husqvarnacp.com]	Husqvarna Construction Products North America Inc. 2077 Bond Street, North Bay, ON P1B 4V7 Canada www.husqvarnacp.ca [husqvarnacp.ca]
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From: [REENA PATEL](#)
To: [Elias Valencia](#)
Subject: Case#Z-90-22
Date: Monday, January 16, 2023 2:22:38 AM

Dear Mr. Valencia,

I hope you had a nice weekend. I am writing to share my very strong concerns about moving forward with case# Z-90-22 and recommend this project be halted. This project has several problems. From a technical perspective, the project cannot move forward because of the way the code is written in relation to Rose Garden Senior Center. A member of our tightknit community will explain our perspective further during the meeting.

The project location is especially problematic given the volume of transient people and drug trafficking occurring in the neighborhood combined with helicopter noise from Phoenix Children's Hospital (PCH). Also, the traffic study suggesting the project will only cause one percent more traffic is incomplete. The report fails to consider that taking a left turn on to Thomas Road during prime times is impossible due to two factors, namely backed up traffic and the PCH entrance streetlight. As a result, most new traffic will turn right on Thomas Road; then they will turn right on 18th street and either go north through 18th street or reroute via Verde or Catalina to get around. This is a significant problem.

It is my understanding the law firm handling this matter waited until the last date possible to mail the notice, and the notice was only sent in English. Given that 60 to 70 percent of our community is Latino and may not be fully fluent in English, I was disappointed the notice did not include Spanish translation to reflect the diversity and inclusion of our community. It is also not lost onto me that both the buyer and seller enjoy the economic privilege of paying zero taxes or application fees related to this project. All the while, it will be our community that bears the socioeconomic brunt of Case# Z-90-22.

I am unfortunately unable to attend the meeting but look forward to hearing the outcome of it.

Sincerely,

Reena Patel, PhD
1631 E Earll Dr Phoenix, AZ 85016, USA

<https://about.me/reena.patel> [about.me]

From: [Avalon Neighborhood](#)
To: [Elias Valencia](#)
Subject: Case Z-90-22
Date: Tuesday, January 17, 2023 3:25:59 PM

Hello Mr Valencia,

This is a letter from the Avalon Neighborhood Association and Earll Dr Historic neighborhood regarding case #Z-90-22 in opposition of the zoning changes being proposed.

The residents and business owners have indicated clearly through written communication via emails and texts and phone calls and conversations that they oppose zoning changes for a 4 story structure with the proposed use. After careful examination of R-4A general ordinances the use guidelines section 619 there are immediate overlap issues with existing facilities that stop these zoning changes.

This zoning change is to allow an out of state company build(Brinshore) to low income housing for single parents who are from disadvantaged backgrounds such as homelessness, victims of domestic violence and potentially drug abuse backgrounds. This particular area, within 1 mile in all directions has over 3,400 registered sex offenders, over 160 series crimes that were reported in the last 30 days including 5 sexual assaults, 2 that occurred within 1/4 mile of the proposed development, 12 assault reports and the list goes on. There are 2 Crossroads locations within a 1/2 mile radius and Terros mental health is located directly west of this and a private group home located on Pinchot & 16th . Directly East is Abrazo Heart Hospital , the I-51Thomas interchange and across the street is Phoenix Children's Hospital , which is currently under expansion. This area is already a rich environment for everything to go wrong for a single part with a child or children. It is not safe to walk or take children. There are no parks and shopping is not walkable. The air quality is horrible and pollution, both noise and air along with inappropriate foot traffic are just full stops to anyone with a reasonable mind. Why would we put people there? The noise from the 51 and the street and the 2 hospitals with Phoenix Children's Hospital complete disregard for any residential impact with their flight patters just adds to the fact that this location is not appropriate for this use.

The traffic is a whole separate issue and is of consequence will result in further stagnation for residents, emergency vehicles and cause overflow into our adjacent neighborhood at 18th Street.

We are working very hard to keep our neighborhood as safe as possible but type of build with its desired purpose is the wrong fit for the wrong place.

Thank you,

Avalon Neighborhood Association

From: primanovak@aol.com
To: [Elias Valencia](#)
Subject: Case reference #Z-90-22
Date: Tuesday, January 17, 2023 3:40:12 PM

Hello,

As a homeowner in Avalon for over 6 years and a resident occasionally from 1999- on I strongly opposed the zoning request. The purpose of the rezoning after discussion with the project attorney is to bring single parents to low income housing and help them get continued education. Have you been to the neighborhood spot? It's overflowing with excessive volumes of noise and pollution and crime! This land should be used for some other purpose but not Save the Family and Scholar House. I deal with excessive helicopter noise and pollution already and I would never allow children to be forced closer to that. That is literally the last thing we want as it will cause asthma and other health problems. And how are these parents expected to study when it's so loud? There's NO safe place to walk your kids and trying to get out of 18th place on to Thomas anytime let alone peak times is a death defying act. You cannot plant a rose bush in a sidewalk crack and expect it to thrive.

I absolutely oppose the zoning changes for this use.
Sincerely,

Bobbie J Novak
1812 E Cheery Lynn Rd
Phoenix Az 85016
Primanovak@aol.com

[Sent from Yahoo Mail on Android \[go.onelink.me\]](#)

From: [Monica Davison](#)
To: [Elias Valencia](#)
Subject: Case #Z-90-22
Date: Tuesday, January 17, 2023 3:46:05 PM

To Whom it May Concern,

I received a notice of rezoning Re: DSD #22-3544 on January 9th. I spoke to Jennifer K. Boblick last week concerning the proposed Multifamily residence. After careful consideration, I have decided that I will not support the development of the single-family 66 unit project for several reasons. The most urgent is because the adjacent properties in which I reside, cannot tolerate any increase to traffic which is already a challenge with the normal hospital and residential traffic. Additionally, Phoenix Children hospital is adding a medical center unit just to the west of our properties which will further complicate the already troubling situation.

Please let me know if you need any additional information from me.

Thank you,

Monica Davison
2929 N Casa Tomas Ct, Phoenix, AZ 85016

From: [Silvi](#)
To: [Elias Valencia](#)
Subject: Concerns regarding rezoning case of Z-90-22
Date: Friday, January 20, 2023 2:06:14 PM

Hi Elias,

I am one of the residents who lives on the 18th st nearby the future site of Brinshore Scholar House. I am voicing my concerns regarding our privacy as a family and my position against the building of a 4 story building across from my residence. We are a homeschool family and our backyard is our sanctuary. I would rather the permit stay as a single story residential building.

I am unable to attend the meeting in person, but I would like my concerns to be heard and accounted for.

Is there any way for us to email the City of Planning and Development to voice our concerns instead of mailing a letter?

Thank you.

-The Hawkins Family

From: [Cory Fetter](#)
To: [Elias Valencia](#)
Subject: Case number: Z-90-22
Date: Sunday, January 22, 2023 10:15:20 AM

Hi Elias,

I'm a board member at Casa Tomas, the 31-unit townhome community directly West of the lots in consideration for being rezoned. I attended the neighborhood meeting and have spoken with Casa Tomas homeowners—at this time, we do not find support for this rezoning case for several reasons.

- Impact on our neighbors at the Rose Court Senior Living facility, which is an open campus. Many of our neighbors there are in wheelchairs/disabled and enjoy going to and from the facility. A 4-story, 60-unit, multifamily facility isn't conducive to their safety, especially given the influx of new cars coming in and out of the 1-way entrance/exit.
- Rezoning from residential to multifamily is unnecessary given other existing multifamily zoned development opportunities. Rezoning threatens the existing neighborhood feel the impacted residents at Casa Tomas chose to live next to.
- The size of the proposed development (4 stories) will negatively impact the 31 homes within the Casa Tomas community. There are no other adjacent developments of this size in any direction of our community. We have small outdoor spaces, and a building of this magnitude would erode that privacy.
- The number of sex offenders/physical assaults within the immediate area are notably higher compared to the Phoenix metro. Knowing the proposed development, Phoenix Scholar House primarily serves single-parent females with one or more children, I can't even fathom how this site is being considered for them.
- The traffic getting in and out of our community is already a notable safety concern. Rezoning from the existing residential to multifamily will exacerbate this issue.
- Impact on The Phoenix Children's Hospital, Abrazo Heart Hospital, and other nearby medical facilities. Having added traffic and a new 4-story building to navigate, given the emergency helicopter transport, doesn't feel conducive to the existing occupants. There are concerns about medical transport services being able to easily and quickly access their facilities.

Can you please confirm that this email will be made part of the case file?

Thank you,
Cory Fetter

From: [Kimberly Gateb](#)
To: [Elias Valencia](#)
Subject: Rezoning case Z-90-22
Date: Saturday, January 28, 2023 1:50:36 PM

After meeting with the developer, I am not opposed to this project per se. I am opposed to a 4 story building on this site.

I live directly across the street from where the building is, in a single story home. This entire neighborhood is historic single story homes. Even the R3 sites in this neighborhood are single story. This project as proposed will block the sun on our entire street. Not only does this decrease our quality of life, it will prevent those of us that power our homes with solar from being able to power our homes. The city has encouraged solar power and many of us have opted for that, incurring significant expense to do so, and this will block our ability to use our solar power.

The height of this building will also add noise and light pollution to our otherwise quiet and peaceful neighborhood.

I urge you to keep this project to 2 stories. If the developer was to reverse the proposed building design and put the building in a L shape where they have proposed parking and move the parking to the center of the project, they wouldn't intrude on the existing homes. The building would not block the sign and would not shed light on homes below at night. In addition to that, they likely wouldn't need to move the sewer and existing road. (I have not heard any proposal for the electrical lines behind the existing homes but I am assuming they would need to be moved as well.)

Thank you,

Kim Gateb
1908 E Pinchot Ave, Phoenix
714-483-2936

FEB 14 2023

To the Phoenix Zoning Committee and whom ever else this may concern,

**Planning & Development
Department**

I am writing to express my strong opposition to the re-zoning case # Z-90-22, the proposed re-zoning and development on 18th Place just north of Thomas Road, in Phoenix.

Our family has owned and still currently live in a house that my Grand-father built in 1948. It and the neighborhood mean a lot to us. We are on Avalon Drive just a street over from Pinchot facing the project. If this 4-story building is built it will be a visual eye sore for us as we face south. Our houses are small in this area. We have seen many changes over the years but I feel this would have the biggest impact on our area. Our neighborhood is thriving right now and it worries me that this may cause issues and concerns for future home sales in the area.

The building would block the sun to some degree and cause shade that would impact solar that is already on homes and homes wanting it in the future. I am sure they will have extra lighting at night that could also possibly impact neighborhood homes. I can continue to list things that could be an issue but I am sure you are aware what impact this project would have. If this is re-zoned and built, we can't change it later. We can't try it and then comeback and say it doesn't work!! Once done the neighbors have not recourse. There are so many other places in the Phoenix area this could be built that would not impact neighborhoods and would still be beneficial.

I volunteer at UMOM which is something similar to what is proposed for 18th Place. I am all for helping people better themselves so they can live a better life. I truly feel this is NOT the right location for this facility. 18th Place is a very small street. It can't accommodate a large amount of traffic. There would be school buses for the kids. My understanding that most of the residence do not have cars so there would have to be vans to transport them or taxis or Ubers. There would be delivery trucks, maintenance trucks and other vehicles coming and going. There is of course Rose Court Senior Living Center who has their own vans, ambulances and deliveries that would also be using this street. I travel Thomas Road past 18th Place every day. There are many traffic and pedestrian incidences there. Thomas Road in this area already has heavy traffic and adding a large increase off 18th Place would only cause more congestion and safety issues. I feel this would be a critical problem.

I strongly urge you to disapprove of the re-zoning. Please take your time and look at all issues and the neighborhoods best interests. I know that my opinions are shared by many who have

not been able to attend the meetings or write letters. I want to thank you for your support of our neighborhoods. I will continue to pray for a fair decision for all to be made.

Shirley Harvey (daughter who grew up at 1848 E. Avalon Drive)

Shirley Harvey

Debbie Sickels (granddaughter)

Debbie Sickels

Stacie Sickels (Great granddaughter and current resident)

Stacie Sickels

Kyleigh Smith (Great Great Grand Daughter current resident)

Kyleigh Smith

From: [Gary Basden](#)
To: [Elias Valencia](#)
Subject: Rezoning Case # Z-90-22
Date: Tuesday, February 7, 2023 5:10:08 PM

I am a homeowner at 18th Street & Pinchot Ave. I am very concerned about the proposed development just north of Thomas Rd, on 18th Place. The current very heavy traffic on Thomas is already extremely congested at 18th Place & Thomas due to the location of the Starbucks facility and the Phoenix Children's Hospital entrance with its own traffic light control which is just a short distance west of 18th Place. Many drivers dread that area of Thomas and find it very inconvenient & perhaps accident prone. Now, the rezoning may contribute significant additional traffic entering & exiting 18th Place at the Starbucks location which in itself already generates traffic interfering with flow on Thomas. My name is John Gary Basden & I would appreciate a response acknowledging my concern about this rezoning & proposed development.

ELIZABETH D. SONNICHSEN

Associate General Counsel

1675 E. Riverside Dr., Ste. 200

Eagle, Idaho 83616

O: (208) 401-1400

F: (208) 576-6909

Elizabeth.sonnichsen@pennantservices.com

February 7, 2023

VIA EMAIL ONLY

Elias Valencia

City of Phoenix Planning and Development Department

200 West Washington Street

2nd Floor

Phoenix, Arizona 85003

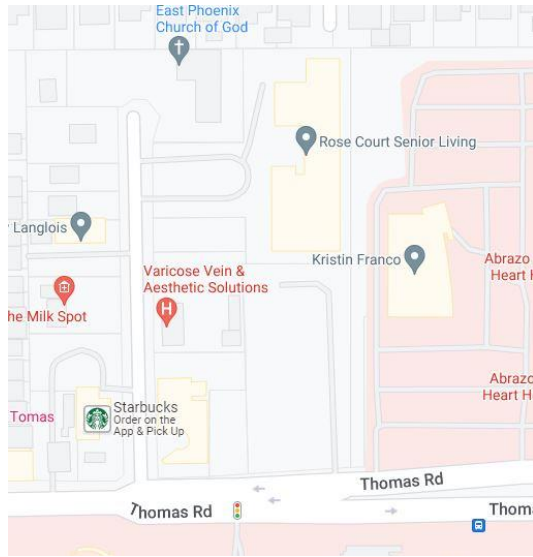
Elias.Valencia@phoenix.gov

Re: *Application No. Z-90-22, Brinshore MultiFamily Project*

Mr. Valencia,

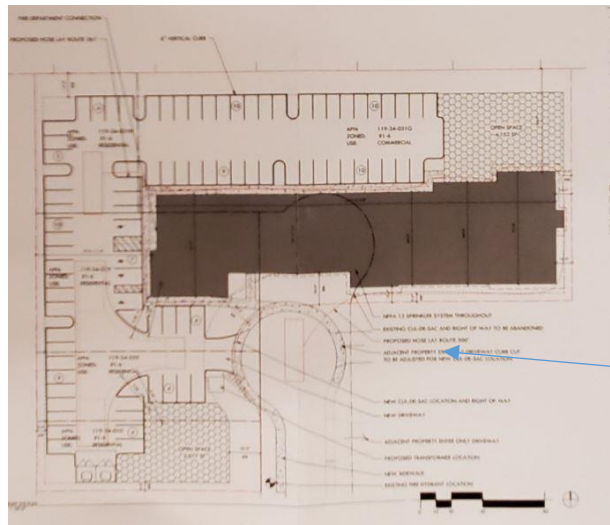
I am legal counsel for Thomas Road Senior Housing, Inc. d/b/a Rose Court Assisted Living (“Rose Court”), located at 2935 North 18th Place, Phoenix, AZ 85016. Rose Court formally submits its objection to the proposed Rezoning of a +/- 1.61 acre site located approximately 550 feet north of Thomas Road on 18th Place (the “Site”) from R1-6 Single Family District to R4-A Multifamily Residence-General. For the reasons, Rose Court requests that the Planning and Development Department denies the requested proposal.

By way of background, Rose Court is a licensed senior living and memory care facility in Phoenix with a license for 92 beds. provides senior living and memory care in Phoenix. It is located in the cul-de-sac off of 18th streets and Thomas Road (see below).



Rose Court is home to residents of a certain vulnerable population, including the elderly and those with mental diagnoses which affect their ability to live alone.

In late January, Rose Court became aware of the Application at issue. Upon conducting additional research, Rose Court was able to access The Site Plan (below).



Rose Court

Based on information collected since receiving the information related to the application, Rose Court submits the following objections.

1. The applicants failed to properly notify Rose Court, its residents, and the property owner of the Rose Court property (CareTrust) of the proposal. Rose Court was made aware of the proposal by way of a nearby Neighborhood Association. Pursuant to The City of Phoenix’s Planning and Development Zoning Department, Jennifer Boblick, or someone related to Sender Associates, Chtd. was required – on or before 10 calendar days of a neighborhood meeting – to provide a First

Notification letter to Rose Court's residents and property owner. It failed to do so. Instead, Rose Court's leadership team and CareTrust were forced to find out about the neighborhood meeting through secondhand sources. Such second-hand notification falls short of the requirements set forth in the Rezoning and Special Permit Procedures outline.

2. The applicants failed to timely provide Rose Court and CareTrust with the requisite Traffic and Parking Statement. Due to Rose Court's vulnerable population of residents, it is highly susceptible to needing regular emergency transportation services. The proposed site would encroach not only on Rose Court's entrances and exits for emergency vehicles but would also impact Rose Court's residents' current access to the building. As a requirement of the re-zoning application, the applicants are required to provide a traffic study / traffic generation statement. The applicants have failed to provide such documentation. Further, Rose Court maintains that the traffic impact would be severe. The proposed re-zoning would have a total of 126 dwelling units. While the application states that it would "provide a substantial buffer between the proposed building and the adjacent residential development", the applicants fail to provide support for its position that the "request is an appropriate transition from the commercial development and traffic on Thomas Road" as it fails to consider the impact to Rose Court's residents and necessary emergency vehicles.
3. The requested number of residents in the proposed residence will interfere with the normalization and community integration of the occupants of Rose Court. The applicants have failed to provide any support otherwise.
4. Finally, Rose Court maintains that the proposed building is in violation of the distance requirements set forth by the Phoenix Planning and Development Department.

Based on the above reasons, as well as any reasons not otherwise discussed herein but which may become relevant, Rose Court respectfully requests that the Planning and Development Committee issue a denial of Application No. Z-90-22, Brinshore Multi-Family Project. Should the Planning and Development Committee set a time and date for a hearing related to the project, please let me know.

Very truly yours,



Elizabeth D. Sonnichsen
Associate General Counsel

CC: Marcus Taylor, Jennifer Cisneros

From: [Cheri Palomino](#)
To: [Elias Valencia](#)
Subject: Case #Z-90-22
Date: Wednesday, February 8, 2023 10:23:17 AM

Hello,

My name is Cheri Palomino and I am the President of the Casa Tomas homeowners association. Our community is located directly adjacent and in between 18th Street and 18th Place, North of Thomas Road. Our community received notification regarding a proposed multi-family dwelling to be built at the end of the cul-de-sac on 18th place.

As a representative of the 30 homeowners located in our community, I would like to submit our disapproval of this project as it has been put forward to us. We had representatives from our community attend the public meeting and have serious concerns regarding traffic and safety if this proposed project should move forward. As you may be aware, a Starbucks was built directly adjacent to our community on the corner of 18th Place and Thomas. We have had two members of our community involved in fender benders while trying to exit our community due to the traffic pulling in. This would be greatly exacerbated with the additional number of tenants, and delivery drivers that would be accessing 18th Place. The light at Phoenix Children's Hospital only allows a two car length left turn from 18th Place. To leave our community, our homeowners must yield to traffic entering and exiting 18th place, the Starbucks parking lot, the emergency entrance to Phoenix Children's Hospital, and 18th St. All of these entrances are located within a couple hundred feet stretch of road. Due to this congestion, we have noted several drivers jutting into traffic to try to access Thomas from any one of these points. I would also like to note that due to our location to Abrazo, PCH, Starbucks, and Rose Court Senior Center, there is a significant amount of pedestrian traffic that would be contending with all these ingress and egress points.

While we appreciate what the project is trying to achieve, our community feels that the placement of it will significantly impact the health and safety of not only our community but surrounding communities. I hope you will consider disapproving this project.

I sincerely thank you for your time and consideration of our concerns.

Sincerely,

Cheri Palomino
President, Casa Tomas HOA
480-235-3750

From: [Kimberly Gateb](#)
To: [Nick Klimek](#)
Subject: Rezoning Case Z-90-22-4
Date: Thursday, February 23, 2023 4:25:57 PM
Attachments: [Encanto Village Character Plan.pdf](#)

Nick,

I have reviewed the rezoning request noted above.

Please see the attached Encanto Village Character Plan, which encompasses this parcel.

This proposed development is not consistent with Item 2 under Land Use Principles. It is not consistent with the historic, one story single family homes that surround this property and will destabilize land values. It is also not consistent with Item 5, as it is not congruent with the village character, land use needs or transportation system capacity. The traffic would overload the street and overwhelm the existing businesses and residents. It would be better located near a rail station so it is consistent with Item 8.

Additionally, it appears that the developer has now entered into a purchase contract with the adjacent landowner to this parcel, and will likely be filing for rezoning for that parcel as well. If approved, the developer would be able to put a high rise, 252 unit low income housing project in this location. The project is much bigger than they are making it appear in their application.

This project is not consistent with the Encanto Village Character Plan. Please take this into consideration when considering this project.

Thank you,

Kim Gateb
714-483-2936

From: [PDD Long Range Planning](#)
To: [Nick Klimek](#)
Subject: FW: Feedback For Case #Z-90-22
Date: Wednesday, March 1, 2023 6:39:42 PM

Thank you,

Sarah Stockham
Planner III
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

From: Cory Williams <cory.williams@me.com>
Sent: Wednesday, March 1, 2023 6:14 PM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: Feedback For Case #Z-90-22

Re: Case #Z-90-22

My name is Cory Williams and I am a homeowner in the Casa Tomas community located adjacent to the proposed Brinshore development project and within the Avalon Neighborhood Association. I am writing to ask that the rezoning for this project be denied. I share the concerns of my neighborhood regarding:

- The safety and traffic congestion that a multi-family dwelling will have on my community. I currently have difficulty entering and exiting my neighborhood due to the congestion of traffic entering and exiting the Phoenix Children's Hospital (PCH) emergency entrance, Starbucks, 18th St., and Terros Health. These entrances/exits are all located within feet of each other. In April of 2020, I was involved in a car accident in this area because of the added Starbucks traffic congestion. We now have THE SAME issue as the Starbucks on 7th St and Osborn.
- The proposed project is located in a cul-de-sac where there will be NO through traffic. It will all have to enter and exit onto Thomas and only yards from the light at PCH. The City cannot possibly allow more traffic to

exacerbate the congestion that now exists on that very small stretch of Thomas.

- Impact on our neighbors at the Rose Court Senior Living facility, which is an open campus. Many of our neighbors there are in wheelchairs/disabled and enjoy going to and from the facility. Rezoning these lots to multi-family isn't conducive to their safety, especially given the influx of new cars coming in and out of the 1-way entrance/exit.
- Rezoning threatens the existing neighborhood environment impacted residents at Casa Tomas chose to live next to. The communication we've received seem deceitful and does not ethically convey that this project could be changed at any time, as long as the zoning is approved. It seems these communications are purposefully written to be unclear and not explain the whole impact to the area.
- The size of the proposed development (4 stories) will negatively impact the 31 homes within the Casa Tomas community. There are no other adjacent developments of this size in any direction of our community. We have small outdoor spaces, and a building of this magnitude would erode that privacy. Additionally, the proposed building location will cast a shadow over the community pool, impacting our ability to enjoy it throughout the day.

Deny this proposed project for the safety of myself and others in my community.

Sincerely, Cory Williams 602-214-4721

From: [GLENN A Evans](#)
To: [Elias Valencia](#)
Cc: cory.t.fetter@me.com
Subject: Rezoning Case #Z-90-22
Date: Wednesday, March 1, 2023 8:32:01 PM

My name is Glenna Evans and I live in Casa Tomas community next door to the proposed Brinshore development project. I am opposed to the rezoning for this project and ask that it be denied.

Over the last several years the traffic congestion in this area has increased horrendously with the expansion of Phoenix Children's Hospital and the opening of Starbucks on the corner of 18th Pl and Thomas Rd. The Hospital will soon be opening another very large building directly across the street from the entrance to Casa Tomas contributing to more traffic in this short section of E Thomas Rd. It has become very difficult to exit and turn into Casa Tomas CT. There are often accidents on Thomas in front of the entrance to Casa Tomas as well as Starbucks.

Also a 4 story building behind my house and the other residents on the east side where I am located would leave us with no privacy in our patio areas.

25 years ago when I moved here there was a problem with children living in that cul-de-sac who would climb onto the roofs at Casa Tomas on the north end and run over them to the south end. It was horribly noisy and was damaging to our roofs. I'm sure it would have put us in a position of some sort of liability if they were to fall off the roofs on our property. It took several calls to Phx PD to end this problem. I think this kind of multi-family housing in this small area might create these type of problems again.

Thank you for your consideration in this matter.

Glenna Evans
2923 N Casa Tomas CT.
Phoenix, Az 85016