ATTACHMENT D

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report: Z-74-24-6
October 10, 2024

Camelback East Village Planning Committee Meeting Date:	August 6, 2024
Planning Commission Hearing Date:	October 10, 2024
Request From:	R-3 (Multifamily Residence District) (1.82 acres)
Request To:	R-5 (Multifamily Residence District) (1.82 acres)
Proposal:	Multifamily residential
Location:	Northeast corner of 21st Street and Turney Avenue
Owner:	4401 Turney Villas, LLC
Applicant/Representative:	Ashley Marsh, Gammage & Burnham, PLC
Staff Recommendation:	Approval, subject to stipulations

The purpose of this addendum is to revise the site plan and elevations on file to reflect updated documents submitted by the applicant.

The request is to rezone 1.82 acres located on the northeast corner of 21st Street and Turney Avenue from R-3 (Multifamily Residence District) to R-5 (Multifamily Residence District) for multifamily residential.

The Camelback East Village Planning Committee heard this case on August 6, 2024, and a motion for approval failed with a 7-9 vote. Therefore, no recommendation was forwarded to the Planning Commission.

On October 3, 2024 the applicant submitted a revised site plan and elevations. The revised site plan depicts a reduction in the number of units from 75 to 64. The revised elevations depict a reduction in building height along the Turney Avenue and 21st Street frontages from four stories (48 feet) to three stories (approximately 38 feet). The applicant reduced the number of units and the building height in response to community concerns regarding compatibility with the surrounding area. Staff recommends additional stipulations to ensure compliance with the reduced number of units and building height (see new Stipulation Nos.1 and 2).

Additional correspondence received after the publication of the staff report is also attached to this addendum.

Staff recommends approval, per the modified stipulations in **bold** font below:

Stipulations

1. **THE MAXIMUM NUMBER OF DWELLING UNITS SHALL BE 64.**

2. **THE BUILDING HEIGHT SHALL BE LIMITED TO A MAXIMUM 3 STORIES AND 39 FEET WITHIN 37 FEET OF THE TURNEY AVENUE PROPERTY LINE AND WITHIN 45 FEET OF THE 21ST STREET PROPERTY LINE.**

3.~~1~~. The landscape setback along 21st Street shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, as approved by the Planning and Development Department.

4.~~2.~~ A minimum 40-foot building setback shall be provided along the north property lines, as approved by the Planning and Development Department.

5.~~3.~~ A minimum 5-foot sidewalk shall be constructed on the east side of 21st Street, adjacent to the development.

6.~~4.~~ A minimum 5-foot-wide detached sidewalk, separated by a minimum 7-foot-wide landscape area, shall be constructed on the north side of Turney Avenue. The landscape area shall be planted with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings, as approved by the Planning and Development Department.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

7.~~5.~~ All existing electrical utilities within the public right-of-way on 21st Street shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.

8.~~6.~~ Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

9.~~7.~~ All streets within and adjacent to the development shall be constructed 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.

10.~~8.~~ Bicycle parking shall be provided at a minimum rate of 0.25 spaces per unit, up to a maximum of 50 spaces, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs

in Appendix K of the Comprehensive Bicycle Master Plan.

11.~~9.~~ A minimum of three of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

12.~~10.~~ A bicycle repair station ("fix it station") shall be provided on the site. The station shall include, but not be limited to, standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike, as approved by the Planning and Development Department.

13.~~11.~~ A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.

14.~~12.~~ Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.

15.~~13~~. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

16.~~14~~. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.

17.~~15.~~ A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

18.~~16.~~ A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

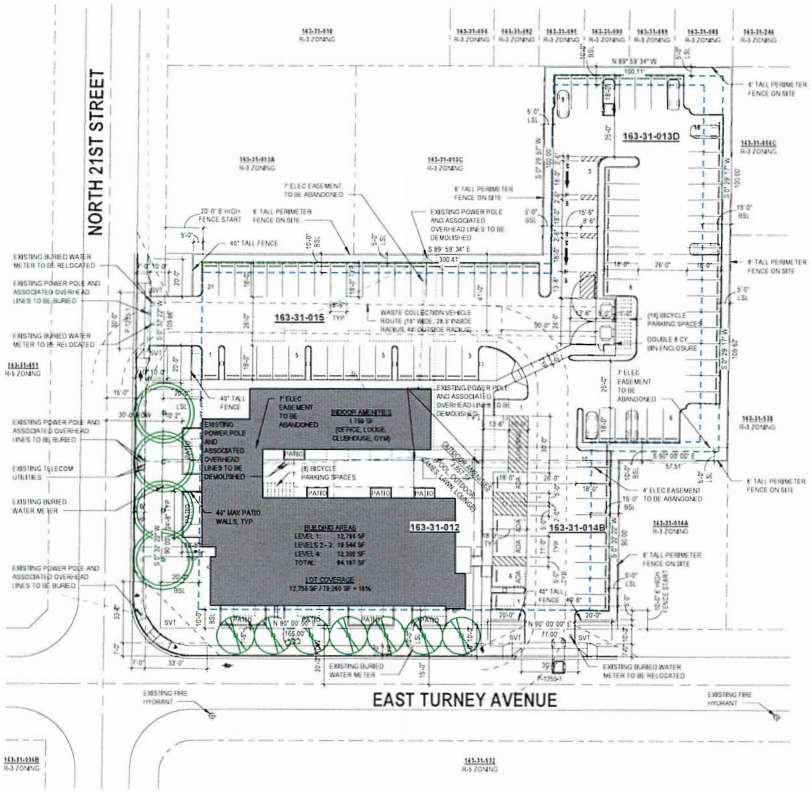
19.~~17.~~ The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

20.~~18.~~ 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.

21.~~19.~~ Prior to final 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.

Exhibits

Site Plan date stamped October 3, 2024
Elevations date stamped October 3, 2024 (2 pages)
Correspondence (36 pages)



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

0 30 60 120

PROJECT INFORMATION (R-5)

SITE DATA

- PROPERTY OWNER: 4401 TURNEY VILLAS LLC
  c/o
  SCOTTSDALE AZ USA 85251
  602.980.6300
- DESIGN PROFESSIONAL: KENZY ARCHITECTURE & INTERIORS
  8160 E BUTHERUS DR SUITE 2
  SCOTTSDALE, AZ 85260
  602.620.8792
- PROPERTY ADDRESSES AND ASSESSOR PARCEL NUMBERS:
  4401 NORTH 21ST STREET
  PHOENIX, ARIZONA 85016
  163-31-012
  15,213.99 SF (NET) / 23,705.82 SF (GROSS)

  2118 EAST TURNEY AVENUE
  PHOENIX, ARIZONA 85016
  163-31-014B
  7,077.09 SF (NET) / 9,299.29 SF (GROSS)

  4405 NORTH 21ST STREET
  PHOENIX, ARIZONA 85016
  163-31-015
  33,091.32 SF (NET) / 36,296.14 SF (GROSS)

  4421 NORTH 21ST STREET
  PHOENIX, ARIZONA 85016
  163-31-013D
  9,555.35 SF (NET AND GROSS)

  (LOT COMBINATION REQUEST FOR ALL FOUR PARCELS)
- SITE SQUARE FOOTAGE | ACREAGE: 65,337.75 SF / 1.50 ACRES (NET)
  79,259.63 SF / 1.81 ACRES (GROSS)
- PROPOSED PHASING: THIS IS NOT A PHASED PROJECT
- EXISTING ZONING: R-3
- PROPOSED ZONING: R-5
  (REZONE REQUEST FROM R-3 TO R-5)
- R-5 DEVELOPMENT OPTION: (A) SUBDIVISION
- ALLOWABLE / PROPOSED DENSITY: 43.5 DUACRE / 41.2 DUACRE
- ALLOWABLE / PROPOSED HEIGHT: 4 STORIES (48'-0") / 4 STORIES (48'-0")
- ALLOWABLE / PROPOSED LOT COVERAGE: 50% / 15%
- REQUIRED / PROPOSED COMMON AREA: 3,555 SF / 3,626 SF
  (3,551 SF OUTDOOR + 1,769 SF INDOOR)
- REQUIRED PARKING LOT LANDSCAPING: 5% (1,794 SF / 35,878 SF)
- PROPOSED PARKING LOT LANDSCAPING: 7% (2,517 SF / 35,878 SF)

MINIMUM BUILDING SETBACKS

- REQUIRED / PROPOSED FRONT (21ST STREET): 20'-0" / 10'-3"
- REQUIRED / PROPOSED STREET SIDE (TURNEY AVENUE): 10'-0" / 1'-6"
- REQUIRED / PROPOSED INTERIOR SIDES (NORTH, WEST, AND SOUTH): 10'-0" / 41'-0"
- REQUIRED / PROPOSED REAR (EAST): 15'-0" / 42'-9"

MINIMUM LANDSCAPE SETBACKS

- REQUIRED / PROPOSED FRONT (21ST STREET): 20'-0" / 10'-3"
- REQUIRED / PROPOSED STREET SIDE (TURNEY AVENUE): 10'-0" / 1'-6"
- REQUIRED / PROPOSED INTERIOR SIDES (NORTH, WEST, AND SOUTH): 5'-0" / 5'-0"
- REQUIRED / PROPOSED REAR (EAST): 5'-0" / 5'-0"

UNIT MIX

1 BED UNITS	(37%)	24 UNITS
2 BED UNITS	(63%)	40 UNITS
TOTAL UNITS		**64 UNITS**

UNIT TYPES PER LEVEL

- 1 BED UNITS: 3 ON L1, 8 ON L2, 8 ON L3, AND 5 ON L4
- 2 BED UNITS: 7 ON L1, 13 ON L2, 13 ON L3, AND 7 ON L4

TYPICAL UNIT SF

- 1 BED UNITS: 547 SF
- 2 BED UNITS: 830 SF

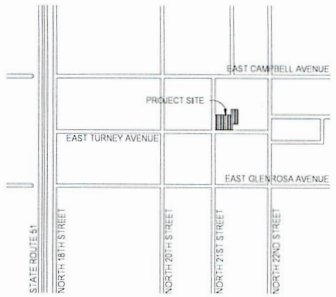
PARKING COUNT

- PARKING REQUIRED
  - VEHICULAR PARKING (1.5 X 64 UNITS): 96 VEHICULAR STALLS
  - ACCESSIBLE PARKING (76 - 100 STALLS): 4 ACCESSIBLE STALLS
  - LOADING SPACES (26 - 150 DWELLING UNITS): 1 LOADING SPACE
  - BICYCLE PARKING (0.25 X 64 UNITS): 16 BICYCLE STALLS
- PARKING PROVIDED
  - VEHICULAR PARKING (100% UNRESERVED): 96 STALLS
  - PERPENDICULAR PARKING: 89 PERPENDICULAR STALLS
  - PARALLEL PARKING: 3 PARALLEL STALLS
  - ACCESSIBLE PARKING: 4 ACCESSIBLE STALLS
  - LOADING SPACES: 1 LOADING SPACE
  - BICYCLE PARKING: 22 BICYCLE STALLS

BUILDING DATA

- BUILDING AREA
  - LEVEL 1: 12,795 SF
  - LEVEL 2: 19,544 SF
  - LEVEL 3: 19,544 SF
  - LEVEL 4: 12,300 SF
  - TOTAL: 64,187 SF
- OCCUPANCY CLASSIFICATION: R-2 RESIDENTIAL
- BUILDING TYPE: TYPE IIIB
- ALLOWABLE BUILDING AREA / HEIGHT / STORIES: 24,000 SF / 60 FT / 4 STORIES
  - WITH SPRINKLER INCREASE: 90,000 SF / 60 FT / 4 STORIES
- PROPOSED BUILDING AREA / HEIGHT / STORIES: 61,915 SF / 48 FT / 4 STORIES

VICINITY MAP



CITY OF PHOENIX SITE PLAN NOTES

ARCHEOLOGY NOTE

- NO KNOWN ARCHAEOLOGICAL SITES ARE LOCATED WITHIN THIS PROJECT AREA.
- NO ARCHAEOLOGICAL WORK IS NECESSARY FOR THIS PROJECT. HOWEVER, IF ANY ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, ALL GROUND-DISTURBING ACTIVITIES MUST CEASE WITHIN 10 METERS OF THE DISCOVERY AND THE CITY OF PHOENIX ARCHAEOLOGY OFFICE MUST BE NOTIFIED IMMEDIATELY AND ALLOWED TIME TO PROPERLY ASSESS THE MATERIALS.

KENZY architecture & interiors
8160 EAST BUTHERUS DRIVE
SUITE 2
SCOTTSDALE, ARIZONA 85260
P: 602.620.8792
WWW.KENZYARCHITECTS.COM

TURNEY VILLAS APARTMENTS

4401 TURNEY VILLAS LLC
4401 NORTH 21ST STREET
PHOENIX, ARIZONA 85016

DELTA REVISIONS

#	DESCRIPTION	DATE

KIVA PROJECT #	24-189	ZONING CASE #	###
SDEV #	240063	PAPP #	2400838
LSPL #	###	ADDR #	###
PLAT #	###	Q-S #	17-32

APPROVAL STAMP AREA

CITY OF PHOENIX
OCT 03 2024
Planning & Development Department

NOT FOR CONSTRUCTION

PROJECT # 24189
ISSUE DATE 08.26.24
ISSUE NAME PROGRESS SET
PLOT DATE 10/03/24 8:52 AM

A011
ARCHITECTURAL SITE PLAN

GENERAL NOTES (EXTERIOR ELEVATIONS):

KENZY architecture & interiors
8160 EAST BUTHERUS DRIVE
SUITE 2
SCOTTSDALE, ARIZONA 85260
P: 602.620.8792
WWW.KENZYARCHITECTS.COM

2 EXTERIOR ELEVATION_SOUTH
1/8" = 1'-0"

1 EXTERIOR ELEVATION_NORTH
1/8" = 1'-0"

TURNEY VILLAS APARTMENTS

4401 TURNEY VILLAS LLC
4401 NORTH 21ST STREET
PHOENIX, ARIZONA 85016

DELTA REVISIONS

#	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

PROJECT # 230710
ISSUE DATE 09.26.2024
ISSUE NAME PROGRESS SET
PLOT DATE 9/27/2024 8:36 AM

A201
EXTERIOR ELEVATIONS

GENERAL NOTES (EXTERIOR ELEVATIONS)

KENZY
architecture & interiors
8160 EAST BUTHERUS DRIVE
SUITE 2
SCOTTSDALE, ARIZONA 85260
P: 602.620.8792
WWW.KENZYARCHITECTS.COM

2 EXTERIOR ELEVATION_WEST
1/8" = 1'-0"

1 EXTERIOR ELEVATION_EAST
1/8" = 1'-0"

TURNEY VILLAS APARTMENTS

4401 TURNEY VILLAS LLC
4401 NORTH 21ST STREET
PHOENIX, ARIZONA 85016

DELTA REVISIONS

#	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

PROJECT # 230710
ISSUE DATE 09.26.2024
ISSUE NAME PROGRESS SET
PLOT DATE 9/27/2024 10:22 AM

A202
EXTERIOR ELEVATIONS

OPPOSITION

Subject: FW: Phoenix, "R-3A" zoning refers to **Multifamily Residence Distri In Phoenix,

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From: jpaletta1 <jpaletta1@cox.net>
Sent: Wednesday, October 9, 2024 2:03 PM
To: Teleia Galaviz <teleia.galaviz@phoenix.gov>; John Roanhorse <john.roanhorse@phoenix.gov>
Cc: Melissa Rhodes <melissa.rhodes.az@gmail.com>; Kathy DeLorey <ksews60@gmail.com>; Russell Birkland <rgenebirkland@gmail.com>; Betsy & Robert Greenberg <berto56@cox.net>
Subject: Phoenix, "R-3A" zoning refers to **Multifamily Residence Distri In Phoenix,

Telesia:

PLEASE PLACE THIS IN THE FILE GOT THE INDIVIDUAL PLANNING COMMISSION MEMBERS.

In Phoenix, "R-3A" zoning refers to **Multifamily Residence Distri In Phoenix, "R-3A" zoning refers to **Multifamily Residence District, Urban**. This zoning district is intended to allow for medium-density residential development, such as apartments, townhomes, or other types of multifamily housing.

Here are some key characteristics of R-3A zoning in Phoenix:

- **Density**: Typically allows for more dense residential development compared to standard single-family zones, though not as dense as higher multifamily zones (like R-5).
- **Height Restrictions**: Structures can be taller compared to single-family zones, often with a limit around 40 feet, but this can vary depending on specific regulations and overlays.
- **Uses**: Primarily residential, though sometimes complementary uses such as community centers, schools, or small retail establishments may be permitted under certain conditions.
- **Lot Size**: The minimum lot size is generally smaller than in single-family zones, allowing for more compact de

Subject: FW: UNCERTAINTY OF HIGHER R5 ZONING IN RESIDENTIAL SINGLE FAMILY NEIGHBORHOOD

From: jpaletta1 <jpaletta1@cox.net>
Sent: Wednesday, October 9, 2024 2:15 PM
To: Teleia Galaviz <teleia.galaviz@phoenix.gov>
Cc: Melissa Rhodes <melissa.rhodes.az@gmail.com>; Kathy DeLorey <ksews60@gmail.com>; Kathryn northcentralnews.net <kathryn@northcentralnews.net>; Russell Birkland <rgenebirkland@gmail.com>; ryanworldtravel8@gmail.com; jpaletta1: cox.net <jpaletta1@cox.net>
Subject: UNCERTAINTY OF HIGHER R5 ZONING IN RESIDENTIAL SINGLE FAMILY NEIGHBORHOOD

Give definition of uncertainty that develops in a neighborhood when high density rezoning is intoducted

Uncertainty in a neighborhood following high-density rezoning refers to the anxiety, unpredictability, and concerns among residents, property owners, and stakeholders about the future of the area. This uncertainty often stems from various factors, such as:

1. **Changes in Property Values:** Residents may be unsure whether property values will rise or fall due to the new zoning rules, affecting their investments.
2. **Impact on Community Character:** People may worry about how the introduction of higher-density buildings (e.g., apartments, condos) will alter the neighborhood's aesthetic, social, and cultural atmosphere.
3. **Traffic and Infrastructure Concerns:** Higher density often brings more people, which can strain existing roads, public services, schools, and utilities, causing apprehension about congestion or overuse of infrastructure.
4. **Housing Market Shifts:** There may be concern over whether the rezoning will lead to a more affordable or less affordable housing market, influencing who can afford to live in the area.
5. **Unpredictable Development Timeline:** Residents may be unsure when and how quickly new developments will take place, disrupting the current way of life or bringing about sudden changes.

This collective uncertainty can create tension, resistance, or even conflict within the community as different stakeholders react to the potential impacts of the rezoning.

Subject: FW: Letter of opposition to rezoning case z-74-24"0

From: jpaletta1 <jpaletta1@cox.net>
Sent: Wednesday, October 9, 2024 2:40 PM
To: Teleia Galaviz <teleia.galaviz@phoenix.gov>
Cc: Kathy DeLorey <ksews60@gmail.com>; Kathryn northcentralnews.net <kathryn@northcentralnews.net>; Melissa Rhodes <melissa.rhodes.az@gmail.com>; Russell Birkland <rgenebirkland@gmail.com>; Betsy & Robert Greenberg <berto56@cox.net>; ryanworldtravel8@gmail.com; jpaletta1: cox.net <jpaletta1@cox.net>
Subject: Letter of opposition to rezoning case z-74-24"0

TELEIA:

PLEASE PLACE THIS IN THE FILE GOR THE PLANNING COMMISSION MEMBERS

Rezoning a property from a medium-density multifamily residential district to R5 (high-density residential district) can bring several changes to a neighborhood. Here are the key potential impacts on the certainty and character of the area:

1. **Increased Density and Population**
- **Impact**: R5 zoning allows for taller and larger buildings, which can accommodate more units and increase the population density of the area.
- **Neighborhood Character**: The influx of more residents could lead to a busier, more urban feel in what might have been a quieter or less densely populated neighborhood.

2. **Change in Building Size and Aesthetics**
- **Impact**: R5 zoning typically permits larger buildings, which could lead to taller apartment complexes or multi-story residential buildings.
- **Neighborhood Character**: This may disrupt the architectural harmony of the neighborhood, especially if surrounding properties are primarily smaller, single-family homes or lower-rise buildings.

3. **Traffic and Parking**
- **Impact**: Higher-density residential areas often bring more vehicles, which could increase traffic congestion and the demand for parking.
- **Neighborhood Character**: Residents may experience increased noise, parking shortages, and overall street congestion, which could reduce the quality of life for long-time residents.

4. **Public Services and Infrastructure**
- **Impact**: Increased population density will put more pressure on public services, such as schools, public transportation, water, and sewer systems. The neighborhood might see upgrades to these services, but there may also be growing pains during the transition.
- **Neighborhood Character**: The strain on services could affect the experience of current residents, but improvements could attract more amenities and infrastructure upgrades.

5. **Property Values**
- **Impact**: Rezoning to a high-density residential district can increase property values due to the potential for redevelopment, but it can also make properties more expensive, which might push out long-term residents.
- **Neighborhood Character**: This could lead to gentrification, changing the socio-economic makeup of the area and potentially altering the neighborhood's culture and identity.

6. **Commercial Development**
  - **Impact**: High-density zones sometimes encourage nearby commercial developments to support the growing population, leading to the opening of new businesses like shops, restaurants, and services.
  - **Neighborhood Character**: This could make the area more vibrant and convenient, but it might also shift the neighborhood from a residential to a more mixed-use environment.

7. **Social and Community Impact**
  - **Impact**: Higher-density developments can change the social fabric of the neighborhood, with less familiarity among neighbors due to an increase in transient or short-term residents.
  - **Neighborhood Character**: Long-standing community bonds could be weakened as a result of more turnover and less cohesion.

8. **Environmental Impact**
  - **Impact**: More development may reduce green spaces, while also potentially increasing waste, noise pollution, and reducing air quality.
  - **Neighborhood Character**: A reduction in open space and greenery could detract from the neighborhood's charm and sense of tranquility.

Rezoning a property to R5 may bring growth and economic benefits, but it will also inevitably change the landscape and lifestyle of the neighborhood. Understanding these factors can help residents and policymakers weigh the potential benefits and drawbacks.

Opposition to Case Z-74-24-6
October 8, 2024

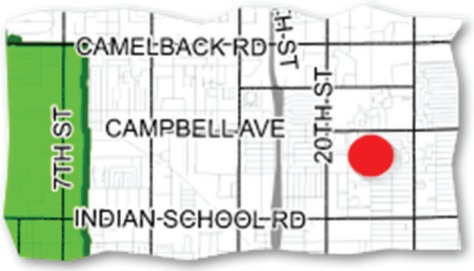
Good afternoon,

I reside in Peter's View, situated directly west of 20th Street. I am writing to express my concerns with item 5 (Z-74-24-6) the 4401 Turney Villas project. While I am not against redevelopment, I strongly oppose substantial increases in density and height within established neighborhoods. The following points aim to illustrate why the proposed density and scale of this project unsuitable for this location and sets a detrimental precedence for the stability of neighborhoods throughout the area.

In-Fill Projects

The developer has referred to this project as infill development. However, per the City's own Infill development criteria, general plan, and policies, this project is **NOT** an infill development.

1. It is NOT located within an infill district or boundary. The green shading in the following image indicates the infill boundaries defined by Resolution R-21189, with the red dot marking the general project location. General Plan Amendment Infill Policy - Resolution R21189



2. This project IS within the Single Family Attached Development Option - Ordinance G-5874 and Expansion Boundaries for the Single Family (SFA) Development Option - Ordinance G-5897 The following image illustrates the boundary of the single family attached development (grey dashed line), the approximate project location (red dot) and the infill development district per the general plan (solid black line).

3. This parcel is neither vacant, blighted, nor underutilized as defined in Part III of the core values. While the landowner may seek to increase income, this should not impose a burden on the neighborhoood.

General Plan, Part III Core Values Infill Land Use and Design Principles:

- "Promote and encourage compatible infill development with a mix of housing types."

General Plan, Part III, Tools: Policies and Actions:

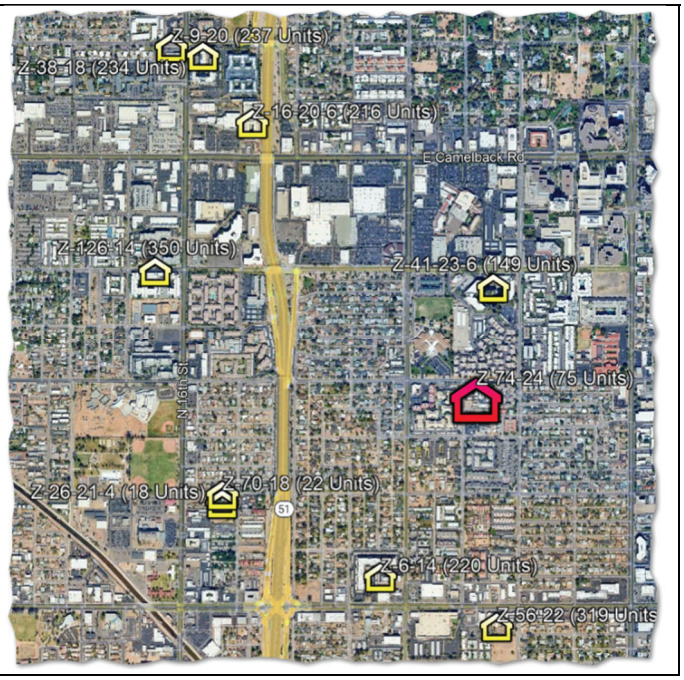
- "an infill development must be located with the infill development district map."
- "Implement the proposed infill development district shown on the General Plan Land Use Map."

Opposition to Case Z-74-24-6
October 8, 2024

Projects within 1-mile radius of this location that have been constructed or approved in the last decade:

Since 2014, there have been 8 new multifamily projects approved and/or constructed within a 1-mile radius of this development. Collectively, these project contribute a total of 1,415 apartments to the area. The table below provides a summary of these project along with the corresponding number of units.

Project	Number of Units	Notes:
Z-74-24 (This Project)	**75**	**Located in a neighborhood on local streets**
Z-41-23	149	On a Collector road
Z-56-22	319	On a Principal Arterial road
Z-38-18	234	
Z-9-20	237	
Z-16-20	216	
Z-6-14	220	
Z-70-18	22	Located in a neighborhood on a local street similar to this project
Z-26-21	18	



All the high-density projects are located on collector or principal arterial roads, which are more capable of accommodating higher traffic volumes.

In a neighborhood comparable to this project, there are two low to medium density developments. These projects align in height and density with a development located centrally on a local street, representing a suitable redevelopment within an established community.

Since 2018, **NO** single-family development projects have been proposed or constructed in the same 1-mile vicinity. Residential projects have been limited to the renovation or remodeling of existing homes in accordance with current zoning regulations. In the past two years along, there have been six such renovations on my street. Many of the high-density developments have acquired and removed existing single-family homes, condos, or townhouses from the market.

A notable imbalance is emerging due to the exclusive focus on large multifamily developments, which undermines the opportunity for families to own either detached or attached homes in the area.

Traffic Impacts

It is a common assertion among various projects that they will have no or minimal effects on local traffic. However, these assessments often overlook the repercussions on adjacent local roads and minor collectors that ultimately bear the burden of the additional traffic generated.

The following is derived from traffic data gathered by the City of Phoenix for the 20th Street Improvement Project, which received City Council approval in 2014, with data collection occurring in 2015 and 2017. According to the City of Phoenix's Planning and Design Guidelines, traffic data should not exceed two years in age. However, the data pertaining to 20th Street is nearing a decade old. See the Summary of 20th Street Traffic Numbers below.

20th Street is a minor collector, experiencing traffic volumes approaching 600 vehicles during peak hours. Additionally, the peak hour factor serves as a measure of traffic consistency, indicating whether traffic flows steadily or experiences interruptions. The peak hour factor for 20th Street is nearly 1, suggesting that traffic levels are consistently aligned with the reported vehicle count. Residents of Peter's View depend on 20th Street for safe access to and from our neighborhood, as we are constrained by the SR 51 to the west. We can personally attest to the difficulties encountered when entering or exiting our neighborhood during peak traffic times.

The City has identified 20th Street as a crucial corridor for both bicycles and pedestrians, ranking it 4th out of 39 corridors in terms of significance. Each additional vehicle on this corridor has a substantial impact on the quality of life and safety for all users.

Summary of 20th Street Traffic Numbers

Location	AM Peak	PM Peak	Peak Hour Factor
20th Street at Cambell	378 SB 346 NB	412 SB 575 NB	0.90 AM 0.98 PM
20th Street at Indian School Road	444 SB 305 NB	403 SB 509 NB	0.95 AM 0.97 PM

The significance of these figures lies in the fact that approximately 66 vehicles are generated between Indian School Road and Campbell Avenue, which can be presumed to be primarily from residents utilizing 20th Street.

The following table is a summary of the development traffic numbers that will be seen on the local streets.

Location	AM Peak	PM Peak
21st Street & Turney	21	30

The traffic report associated with this development does not provide a detailed distribution of traffic; however, considering the traffic destinations along 20th Street and the substantial congestion on Campbell Avenue, it can be inferred that at least 50% of the traffic from the development will likely be directed towards 20th Street.

When this figure is juxtaposed with the overall traffic counts on 20th Street, it represents an approximate 2% increase in vehicle volume. Conversely, when compared to the traffic generated by the surrounding neighborhoods, this results in an increase of over 20% in traffic attempting to make left or right turns onto or from 20th Street. Such increased delays contribute to heightened pollution levels and a decline in the overall quality of life.

The following table provides a summary derived from Chapter 7 of the City of Phoenix Street Planning Design Guidelines (2023):

Local Street		**Maximum Vehicles per Day**	**Maximum Vehicles per Hour**
	Low Density (Single Family Homes)	1000	100
	High Density (more Developed)	2000	200
Minor Collector Street (20TH Street)		1000 to 8000	800

It is important to note that this development will utilize 15% of the capacity of the two local streets. The current traffic volume data has not been disclosed, suggesting that this percentage may be higher.

Currently, 20th Street exceeds the threshold of 800 vehicles per hour in both directions by approximately 22%. The residents' concerns regarding traffic impacts are valid, particularly in light of proposals for projects that do not align with the existing character, scale, and density of the area, which is already under strain.

Chapter 9 Traffic Impact Analysis, Section 9.1.1: Additional factors that may necessitate a Traffic Impact Analysis (TIA) or an expanded scope include: concerns or complaints regarding existing neighborhood traffic. We have expressed our concerns and have been voicing complaints about the traffic situation on 20th Street for several years. We are still awaiting the installation of a left turn arrow for southbound traffic on 20th at Indian School Road.

Table 9.1-1 Criteria for Determining TIA Study Requirements: Rezoning and General Plan Amendments – Criteria have been met, and a TIA must receive approval prior to the submission of preliminary plans. Given that this is a rezoning initiative, this project does not qualify for the provisions outlined in Table 9.2-1 and must adhere to a TIA that includes all requisite criteria.

Section 9.2.2: Zoning applications: there is a lack of comparison between existing and proposed conditions.

Opposition to Case Z-74-24-6
October 8, 2024

Summary

This project is unsuitable for the proposed location for several reasons:

1. It falls outside the designated multi-family infill boundary and is instead located within the single-family infill boundary.
2. There is a deficiency of single-family housing, and developments like this one contribute to the elimination of such housing.
3. The project's character, density, and scale do not align with those of comparable neighborhoods within a one-mile radius.
4. The anticipated increase in traffic will adversely affect the quality of life, as previously indicated.
5. The project contradicts the City's established General Plan, Design Guidelines, Policies, Resolutions, and Ordinances.

I urge you to reject this project and insist that the developers adhere to the existing zoning regulations or propose a project that aligns with the aforementioned considerations. Additionally, it is requested that a Traffic Impact Analysis be conducted in accordance with the City's guidelines. Approving this project will negatively impact all surrounding neighborhoods and single-family residences.

Sincerely,

Lee Busenbark
1902 E Montecito Ave

Please place this in fileðŸ˜Ž

THIS LETTER WILL BE SENT TO THE PLANNING COMMISSION AND CITY COUNCIL TO SHOW THE CONERNS WITH THE COMPROMISE

The community's feedback regarding rezoning case # Z-74-24 â€“ Turney Villas, located at the northeast corner of Turney Avenue and 21st was not fully addressed by the development team. (Senior Land Use Planner Gammage & Burnham). Despite our concerns, the changes made were minimal and did not align with our preferences:

1. We are not in favor of a large apartment complex in our neighborhood.

2. We would prefer a development that consists of owner-occupied units, which we believe would contribute to increased property values.

3. The proximity of the property to the road, specifically 20 feet from Turney, creates a canyon effect that we find undesirable.

The revised proposal, which includes reducing the building's height along Turney Ave and 21st St to 3 stories, is not considered acceptable. We believe that maintaining a similar height to the two-story buildings across the street, particularly on the south side of Turney, would be more appropriate. The reduction of 15% in the number of units, from 75 to 64, can be accomplished within the parameters of R3A zoning at a lower height.

We are aware that the Planning Commission is scheduled to review this case with the proposed revisions on Thursday, October 10th, 2024, at 6 pm, under Item number 5. We would like to express that the current proposal does not reflect a genuine compromise and may be perceived as an attempt to increase the property's value for future sale. If the intention is to complete the project, we believe that a lower zoning designation could still facilitate development.

Granting approval for high density and height may set a precedent that could be attractive to developers eyeing properties further south on 21st Street. We hope that our concerns are taken into consideration during the review process.

John Paletta
East Morningside
Neighborhood Association

They tried but really didn't give back much - Height - Density - Traffic are still a problem. I still want the R3 which is doable but the developer is either greedy or want to resale once zoning is granted.

We have to make it very clear that if this go to city council weâ€™ll force a 3/4 vote and they will get nothing.

Melessia is right about the traffic add to the nightmare at 20th Street and problem with the school children.

Height is still a problem because it will set a president all along 21st Street.

We donâ€™t need a large apartment complex in our neighborhood - we could live with owner occupied at a longrt density.

PLEASE PLACE IN FILE

From: jpaletta1 <jpaletta1@cox.net>
Sent: Saturday, August 24, 2024 5:40 AM
To: Teleia Galaviz <teleia.galaviz@phoenix.gov>
Subject: Minutes from compromise meeting - rezoning case Z-74-24-6

COMPROMISE MEETING 08/23/24

During our recent meeting on 8/23/24, we were joined by the attorney, developer, and property owners to engage in discussions regarding a potential compromise. The meeting was attended by Kathy, Robert, Betsy, Melissa, Leah, Russ, myself, Rich (developer), and Marsh (lawyer).

In the meeting, the developer presented his case, citing the impact of COVID and the economy to justify his request for a higher zoning, which could impactour property value. The lawyer also referred to studies indicating that surrounding property values could potentially increase by 8 to 10 percent due to the proposed apartments.

Russ Kitkland, president of the HOA for townhomes on Campbell, provided real-life examples countering the lawyer's statement. Russ had conducted a meeting with property owners in his complex, and they voted against the rezoning.

Robert Greenberg eloquently elucidated that the developer could currently develop low-density multifamily units that would better align with the established neighborhood under the current zoning, and the developer agreed.

Betsy Greenberg countered the developer's assertion regarding the community's support for the project by highlighting how the Camelback Village Planning Committee opposed the rezoning with a 9-7 vote, suggesting a lack of overall support.

Kathy adeptly facilitated the meeting and conveyed our concerns regarding traffic, height, and density.

Leah skillfully addressed traffic concerns and challenged the limited scope of the traffic study. She proposed comprehensive traffic studies by the city for the surrounding area and emphasized that the project may not be termed as an infill development, as it does not align with the city's definition of infill.

We were successful in obtaining a much-needed continuance, providing us with another month to organize the neighborhood.

Kathy proposed holding another meeting to review new plan from the developer, suggesting the use of the Devonshire Senior Citizens Center.

It is essential to keep in mind that the developer requested the continuance to demonstrate to the Planning Commission that they have engaged with the neighborhood.

We need to prepare for the Council Meeting by advocating for our stance to the Planning Commission, drafting letters to the Planning Commission, and initiating a petition against the project. The petition should involve street captains for distributing flyers and generating support through signatures on petition.

The supermajority for the City Council holds great significance, as it will necessitate a 2/3 majority vote. Property owners within 600 feet of the project carry particular weight.

We have a two-month timeframe to prepare for the City Council meeting. This matter will be brought before the City Council because whoever loses at the Planning Commission will appeal to the City Council.

Subject: FW: Rebuttal to Staff Report Z-74-24-6

From: jpaletta1 <jpaletta1@cox.net>
Sent: Wednesday, August 21, 2024 7:31 PM
To: Teleia Galaviz <teleia.galaviz@phoenix.gov>
Subject: Rebuttal to Staff Report Z-74-24-6

Please Distribute to Planning Commission

Rebuttal to Staff Report Z-74-24-6

East Village Planning Committee
Date: August 6, 2024
Phoenix Planning Commission Hearing
Date: September 5, 2024
Request From: R-3 (Multifamily Residence) (1.82 acres)
Request To: R-5 (Multifamily Residence) (1.82 acres)
Proposal: Multifamily Apartments
Location: Northeast corner of 21st Street and Turney Ave
Applicant Representative: Ashley Marsh, Gammage & Burnham, PLC

Staff Recommendation:

John Roanhorse's Statement:
"Create new development or redevelopment sensitive to the surrounding neighborhoods' scale and character and incorporate adequate development standards to prevent negative impact(s) on residential properties."

Rebuttal:
The proposed development is out of character with our neighborhood, which currently does not have any four-story apartment complexes south of Campbell Road. Allowing such a tall structure would set a precedent that is inconsistent with the existing urban landscape and community makeup.

Zoning Integrity
John Roanhorse's Statement:
"The proposal, as stipulated, will allow new residential development in a neighborhood with a range of existing residential use types. As stipulated, the proposal will provide a large building setback along the north property lines to buffer the use from the single-family residences to the north."
Rebuttal:
The proposed transition from R-3 to R-5 zoning represents a substantial increase in building height and density. Such a transition risks disrupting the balance and integrity of our neighborhood, altering its character in ways that are inconsistent with the existing urban fabric.

Compatibility with Neighborhood
John Roanhorse's Statement:
"The proposal is a compatible use of equal size and type in the surrounding neighborhood. The proposal will also complement the area by providing a range of housing types by the Housing Phoenix Plan."
Rebuttal:

While there are apartment complexes zoned R-5 in our neighborhood, they are not four stories high and have significant setbacks from the street and surrounding neighbors. This approach ensures compatibility with the surrounding neighborhood and maintains the established character of the area. The proposed zoning change represents an excessive increase in density that undermines the suburban nature of our community and threatens to alter its character permanently.

Streetscape and Design Standards
John Roanhorse's Statement:
"The proposal, as stipulated, incorporates streetscape and design standards to promote a pedestrian-friendly environment along 21st Street and Turney that is compatible with the surrounding residential development."
Rebuttal:
The proposed development introduces a four-story apartment complex south of Campbell Road, a significant departure from the existing character of our neighborhood. The tallest structures in the area are well below this height and are set back significantly from the street and neighboring properties. The transition from R-3 to R-5 zoning introduces an excessive increase in density, which is inconsistent with the neighborhood's character and could have a lasting negative impact.

BACKGROUND/ISSUES/ANALYSIS

Subject Site:
John Roanhorse's Statement:
"The request is to rezone 1.82 acres located at the corner of 21st Street and Turney, from R-3 to R-5 for multifamily residential development."
Rebuttal:
The property owner prefers a development plan that prioritizes owner-occupied residences. The surrounding neighborhood includes townhomes to the south and east, with owner-occupied units extending to Campbell Avenue. This approach aims to create a cohesive community with long-term residents, fostering greater stability and investment in the neighborhood.

Surrounding Land Uses and Zoning:
John Roanhorse's Statement:
"There are single-family and multifamily residences to the north zoned R-3 and to the south, across Turney Avenue, is a multifamily development zoned R-5. To the west, across 21st Street, is a multifamily residential development zoned R-5."
Rebuttal:
Most of the properties are owner-occupied, and the R-5 zoning for the existing developments resulted from compromises with the city. For example, the R-5 zoning to the west was granted as part of a compromise after the corner of 20th Street and Campbell was rezoned to Mid-Rise in 1978. The R-5 development is set back 30 feet with parking in the front, which reduces the impact of the three-story buildings.
Similarly, the small R-5 parcel to the south was part of a compromise with the city and a developer who initially sought to build 216 units on the entire block. Zoning case 104-96-6 was approved, resulting in downzoning the parcel to R-2 for 65 townhomes to act as a buffer between the R-5 development and the neighborhood. It was stipulated that two-story units would be constructed along the perimeter, down Turney Avenue and south on 21st Street, with a small section of three-story units in the center.

General Plan Land Use Map:

John Roanhorse's Statement:
"The General Plan Land Use Map depicts the site and the properties to the north, south, and east with a designation of Residential 10 to 15 dwellings units per acre. The request to rezone the site to R-5 is

not consistent with the General Plan and Land Use Map; however, a General Plan Amendment is not required as the site is under 10 acres."

Rebuttal:

When developing vacant or underdeveloped land in older parts of the city, it's crucial to ensure that the proposed development is compatible with existing development in the area and aligns with long-term goals. Encouraging reasonable levels of increased intensity in development while respecting local conditions and surrounding neighborhoods is key.

Proposal:

Site Plan Overview:

John Roanhorse's Statement:

"The site plan proposes a 75-unit multifamily residential development with an outdoor amenity area, a pool, a clubhouse, and a gym. The plan includes 96 parking spaces located along the northern sides q the building, secure bicycle parking within the residential building, and the northeast parking lot. Full driveway access to the parking lots will be from 21st Street and Turney Avenue. Landscaping along the northern property line will feature trees and shrubs to provide additional buffering along the property perimeter. A detached sidewalk along Turney and an attached sidewalk along 21st Street will provide pedestrian connections to the adjacent residential developments in the area. The sidewalks will include trees for shade coverage. However, due to the need to seek variances for the patio projections within the building, landscape setbacks along 21st and Turney Avenue, and a reduction in parking, the staff does not recommend general conformance to the site plan."

Rebuttal:

It's important to consider the following information regarding the 75-unit multifamily apartment development: The inclusion of amenities such as the pool, clubhouse, gym, 96 parking spaces (ideally 150 spaces), bicycle parking, landscaping, and sidewalk contributes to the overall cost of the project. The developer is advocating for the property owner to potentially reconsider the value of their property, expressing concerns that adding apartments to the neighborhood may hurt property values and the neighborhood's well-being, potentially resulting in increased profits for the developer.

However, due to the necessary variances for patio projections within the building, landscape setbacks along 21st and Turney Avenue, and a reduction in parking, the staff does not recommend general conformance to the site plan.

Findings:

John Roanhorse's Statement:

"The proposal is appropriate at this location and is consistent with the scale and existing area. The proposal, as stipulated, will incorporate landscaping shading that will enhance the location, consistent with General Plan goals and principles. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030."

Rebuttal:

The proposal is not suitable for this location because the closest four-story structure is located half a mile away on 20th Street and Highland. The R-5 zoning was granted through a compromise, and the stipulated landscaping and shading won't be binding after the rezoning is approved. The Housing Phoenix Plan goal is 88% satisfied and should not be a factor in this rezoning.

Conclusion:

This project to rezone a parcel in a residential neighborhood, which will negatively impact the property owner, should be handled neutrally. The role of the city planner should be to provide a report of the project strictly based on the zoning ordinances.

This staff report favors the application in tone and presentation, which is not the staff member's job. The merits of the rezoning should be presented by the lawyers, not the city staff. When entering an

established residential neighborhood and requesting rezoning from R-3 to R-5, it's essentially asking the property owners to devalue their property to cover the costs of the proposed apartment complex.

This parcel could be developed under the current R-3 zoning, which would:

Provide the city with the units for the Housing Plan for 2030.
Ensure the developers achieve a profit on their investment.
Deliver a project compatible with the existing neighborhood.
Reduce traffic in the neighborhood.
Provide neighborhood sidewalks and landscaping.

Robert DeLorey
2201 E. Roma Avenue
Phoenix, AZ 85016
602.757.7324

August 15, 2024

City of Phoenix
Planning and Development Department
200 W. Washington Street
Phoenix, AZ 85003

RE: Rezoning Case: Z 74-24-6

I respectfully request you deny the rezoning application of case #Z 74-24-6 for the following reasons.

- Zoning - the transition from R-2 to R-5 will set the precedent for other developers to request rezoning for other smaller apartment complexes along 21st Street between Glenrosa and Campbell.
- Utilities – The existing water and sewer pipelines from the 1950s supplying Turney Ave between 21st and 22nd streets are inadequate to accommodate the excessive burden of another 75 residences above the current utility loading.
- Privacy – the loss of existing views from neighboring properties will be adversely affected by the height of the development and will allow direct view into many homes and backyards.
- Visual impact - The rendering shows the building pushed out to the corner of 21st Street and Turney which will create a canyon effect at the corner.
- Height Discrepancy - The proposed 4 story development is exceedingly high, out-of-scale and out of character in terms of its appearance compared with existing developments in the vicinity.
- Increased traffic and street parking - Our local streets are narrow and cannot be safely driven when cars are parked on both sides of Turney Ave. Adding another 100+ vehicles will disrupt local traffic, and will negatively affect Madison Camelview school ingress / egress when in session. The parking lot of the proposed property will almost certainly be unable to accommodate the large number of tenant vehicles; considering most residents will have roommates and multiple cars per unit.

Respectfully,

Robert F. DeLorey

Kathy DeLorey
2201 E. Roma Avenue
Phoenix, AZ 85016
602.725.0315

August 12, 2024

City of Phoenix
Planning and Development Department
200 W. Washington Street
Phoenix, AZ 85003

RE: Rezoning Case: Z 74-24-6

I am requesting you to deny the rezoning application of case #Z 74-24-6 for the following reasons.

- Gammage & Burnham has not held neighborhood meetings to address the residents' concerns.
- Privacy – the loss of existing views from neighboring properties will be adversely be affected by the height of the development and will allow direct view into many homes, and backyards.
- Visual impact - The rendering shows the building pushed out to the corner of 21st Street and Turney which will create a canyon effect at the corner.
- Height Discrepancy - The proposed 4 story development is unacceptably high, it's over-bearing, out-of-scale and out of character in terms of its appearance compared with existing developments in the vicinity.
- Zoning - the transition from R-2 to R-5 will set the precedent for other developers to request rezoning for other small apartment complexes along 21st Street between Glenrosa and Turney.
- Increased traffic and street parking - our local streets are narrow and cannot be driven safely when cars are parked on both sides even with the current population. This influx of vehicles will not only disrupt our neighborhood but also pose safety risks especially when Madison Camelview Elementary School is in session. Additionally, the parking lot of the property will almost certainly be unable to accommodate the large number of rental units; considering most residents will have roommates and multiple cars per unit.

Respectfully,

Kathy DeLorey

Royden Hudnall
2130 E Turney Ave #1
Phoenix, AZ, 85016
Roydenhud98@gmail.com
480.384.0336
8/7/2024

John Roanhorse
Planner Camelback East Village
City of Phoenix Planning & Development Department
200 W Washington St
Phoenix, AZ, 85003

Dear John,

I am writing to express my strong opposition to the proposed zoning density increase that would allow the construction of a four-story apartment complex in our neighborhood located at **4405 N 21st St, Phoenix, AZ 85016.** This development raises several critical concerns that I believe will adversely affect the character and quality of life in our community.

Privacy Concerns
The proposed four-story apartment complex will significantly invade our neighborhood's privacy. The height of the building will allow direct views into many of our homes, backyards, and rooftop decks, compromising the privacy that families in our community value and deserve.

Increased Traffic and Street Parking
The development of a high-density apartment complex will lead to a considerable increase in traffic on our quiet residential streets. This influx of vehicles will not only disrupt the tranquility of our neighborhood but also pose safety risks and elevate noise levels, impacting the quality of life for all residents, especially when Madison Camelview Elementary School is in session. Additionally, the parking lot of the property will almost certainly be unable to accommodate the large number of units proposed, especially considering most residents will have roommates and multiple cars.

Height Discrepancy
The proposed development is out of character with our neighborhood, which currently does not have any four-story apartment complexes south of Campbell Rd that are not on a major road like Indian School. Allowing such a tall structure would set a precedent that is inconsistent with the existing urban landscape and makeup of our community.

Zoning Integrity
While there are apartment complexes zoned R-5 in our neighborhood, they are not four stories high and they have significant setbacks from the street and surrounding neighbors, which fits within the neighborhood. The transition from R-2 to R-5 zoning represents an excessive

Committee members:

I would like to voice my opinion regarding the case number Z-74-24-6
The growth has risen in Phoenix greatly. The distribution of housing has not been evenly spread across the valley. The proposed location has already had many small single or one story multi family properties in the area to become "multi family communities". Most of the communities have increased in height and "over utilizing" the size of the property with crowding of units.

My disapproval of this proposal is the "brand new attractive community" is already surrounded by 2-3 story units. Most of the homes, including the ones in the proposed property, are kept up and not "dated". What is left are "historic" properties built in the 1950's of quality workmanship, unlike the construction of homes and communities of today which are wood frames and drywall, which how can they be called "luxury" housing.

The proposed height is a concern. The properties to the east will have no view to the west. The 75 units will increase more traffic in the reasonably quiet neighborhood, plus double the cars if double occupancy. I have so much speeding and traffic by me already. Plus, the owners with pets (dogs) leave behind their waste either in my yard or in the alley by the back wall, think of 75 more walking.

The new communities in the area are using the promotion of "luxury and Biltmore". The area has already "enhanced streetscape" and modest housing without being "luxury overpriced" for most middle class incomes. The increase of new properties median value will not allow families with children, who could have attended the near by Madison school.

The current properties that are on there now have all been renovated, kept up appearance, reduces crowding/traffic and do not take away the view.

I am definitely opposed for the rezoning. Thank you for allowing to express my opinion.

Concerned property owner.

John Roanhorse

From: Royden Hudnall <roydenhud98@gmail.com>
Sent: Wednesday, August 7, 2024 5:48 PM
To: John Roanhorse
Subject: Re: Opposition Letter: 4405 N 21st St
Attachments: Opposition Letter_ 4405 N. 21st St..pdf

Hi John,

I sent you one of the drafts that I created for the opposition letter on accident. Attached is the final version I would like to be added to the case file. Below is my original email as well. Please confirm receipt of this email. - Thank you!

Thanks for returning my call earlier, I appreciate your time. As mentioned, I attended the Village Planning Committee meeting for Camelback East last night and spoke in opposition to the project located at 4405 N 21st St, Phoenix, AZ 85016.

I have attached my letter of opposition to the project and kindly request that you distribute it to the members of the committee.

Additionally, I would like to address concerns regarding the voicemail I left for Rick Kafka. Rick solicited me, asking if there was anything he could do to help alleviate concerns from our HOA regarding the project. I suggested building a community center and granting us permanent access to the development's amenities. As my property is directly adjacent to the project, I am particularly concerned about the potential negative impact on our home values, even more so than my fellow neighbors due to the proximity of the project. My suggestion was an attempt to proactively offset the anticipated loss in equity if the project proceeds. If necessary, I can provide voicemails and phone records to demonstrate that Rick solicited me.

Ultimately, I believe this was not a genuine effort to address our HOA and neighborhood concerns. Instead, I feel it was an attempt to discredit me, the petition I created, and the legitimate concerns raised by my fellow neighbors and myself.

Thank you for your attention to this matter. Please confirm receipt of my letter.

Best regards,

Royden Hudnall

On Wed, Aug 7, 2024 at 5:36 PM Royden Hudnall <roydenhud98@gmail.com> wrote:

Hi John,

Thanks for returning my call earlier, I appreciate your time. As mentioned, I attended the Village Planning Committee meeting for Camelback East last night and spoke in opposition to the project located at 4405 N 21st St, Phoenix, AZ 85016.

I have attached my letter of opposition to the project and kindly request that you distribute it to the members of the committee.

Additionally, I would like to address concerns regarding the voicemail I left for Rick Kafka. Rick solicited me, asking if there was anything he could do to help alleviate concerns from our HOA regarding the project. I suggested building a community center and granting us permanent access to the development's amenities. As my property is directly adjacent to the project, I am particularly concerned about the potential negative impact on our home values, even more so than my fellow neighbors due to the proximity of the project. My suggestion was an attempt to proactively offset the anticipated loss in equity if the project proceeds. If necessary, I can provide voicemails and phone records to demonstrate that Rick solicited me.

Ultimately, I believe this was not a genuine effort to address our HOA and neighborhood concerns. Instead, I feel it was an attempt to discredit me, the petition I created, and the legitimate concerns raised by my fellow neighbors and myself.

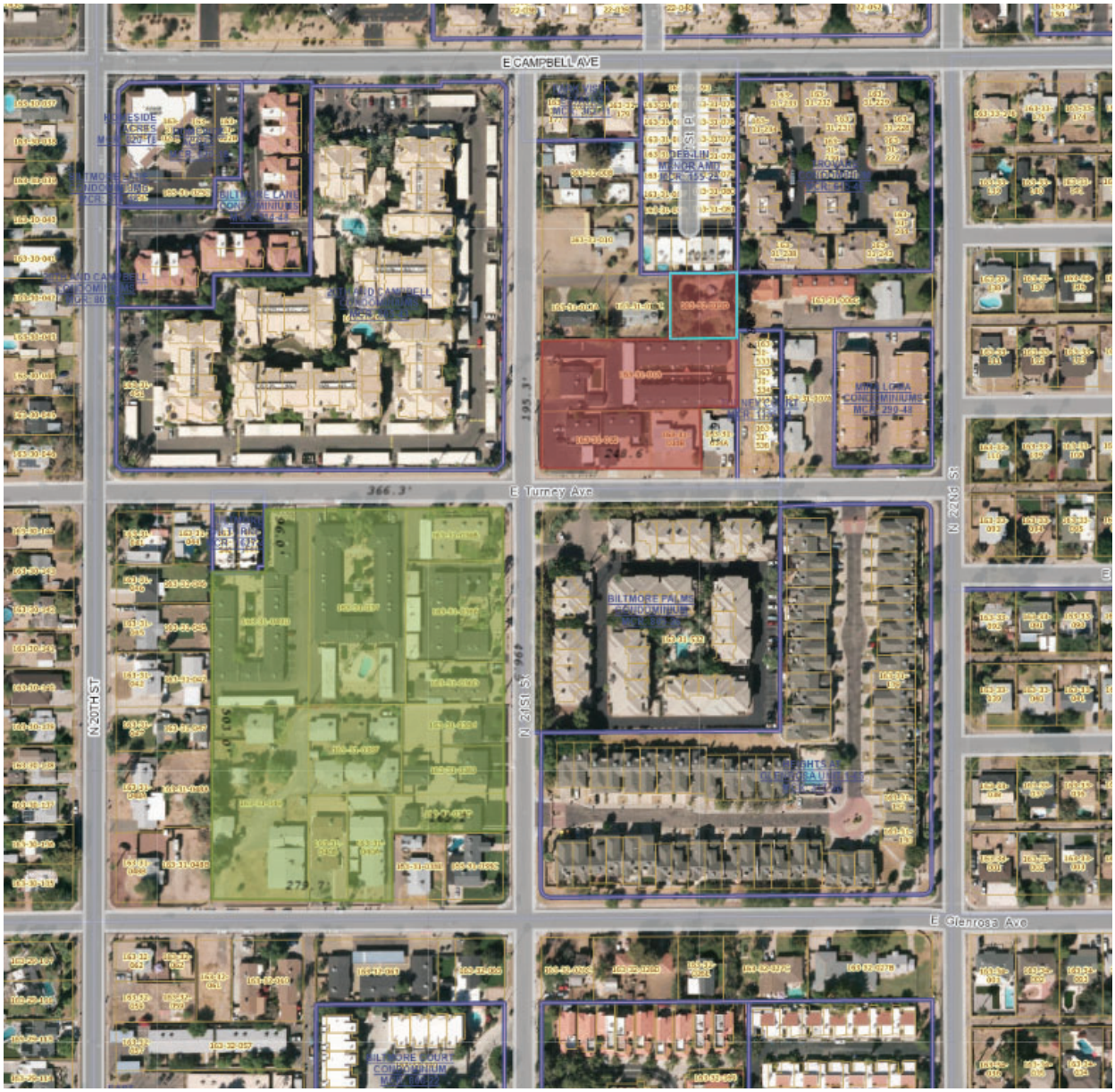
Thank you for your attention to this matter. Please confirm receipt of my letter.

Best regards,

Royden Hudnall

increase in density. Permitting such a drastic change undermines the suburban nature of our community and threatens to alter its character permanently.

The most dangerous aspect of this proposal is the precedent it will set for other small multifamily lots located along 21st St and Turney Ave. This precedent will be seen by other developers, allowing them to assemble a couple of these lots and build 75-100 unit apartment complexes. This development is 4 feet higher than the next tallest building in the area. What is to stop a developer from building a structure that is 4 feet higher than this one in the future, possibly even adding an extra story? This precedent could create a snowball effect, with future projects using this as precedent to build higher and more dense projects - leading to unreasonable height and density throughout our neighborhood. I have attached a map of the apartment complexes I worry could be assembled for similar developments if this project is allowed to move forward.



- The subject site is highlighted in Red
- The small apartment complexes are highlighted in Green
    - There are 12 parcels on this map, only two or three of these parcels would need to be assembled in order to build a similar development as the one proposed at **4405 N 21st St, Phoenix, AZ 85016**

City of Phoenix Macro Housing Development Concern

I would like to address the concerns raised by some council members last night regarding the housing shortage in Phoenix. It is imperative to emphasize that the current need is not for additional market-rate apartment developments but rather for more affordable housing options. I further argue that the heart of a residential neighborhood in a middle class area is not the correct place to put an affordable or government subsidized development and could adversely affect the community's character and quality of life - even more than this development does.

The City of Phoenix has seen a significant increase in the construction of market-rate multifamily properties over the last four years. However, despite this boom, there remains a critical shortage of housing, particularly in affordable homes and workforce housing. According to recent data, the problem is not a lack of apartment complexes; in fact, vacancy rates in market-rate apartments have been steadily rising. In Phoenix “occupancy [is] down 80 basis points year-over-year through March, to 93.1%.” “Yardi Matrix forecasts that Phoenix’s inventory will grow by 3.3% this year, ranking ninth for projected inventory expansion among the country’s top 30 metros.” (Matrix Phoenix Multifamily Report). The real issue lies in the shortage of affordable and workforce housing options. These lower rent options are where the gap exists, and this is where the focus should be.

In the past five years, Phoenix has experienced a significant boom in multifamily development, adding nearly 14,000 new apartment units in 2023 alone, a 90% increase from the previous year (RentCafe) (Rose Law Group Reporter). This surge places Phoenix among the top U.S. cities for new apartment construction, alongside major metros like New York and Miami. Despite this rapid growth, the city's housing shortage persists, particularly in affordable housing. Arizona ranks among the five worst states for affordable housing availability, with a critical shortfall for low-income renters (UMOM). Addressing this issue requires shifting focus from market-rate to affordable housing developments to meet the actual needs of the population.

The "Matrix Multifamily Phoenix Report" from June 2024 highlights that while Phoenix has added numerous market-rate units, the occupancy rates in these new developments are declining, pointing to a surplus in the market-rate segment. “Nearly 92% of the [multifamily construction] volume underway was in Lifestyle communities, followed by fully affordable assets (7.0%)” (Matrix Phoenix Multifamily Report). Additionally, according to UMOM, the Phoenix Metro Area faces a significant shortfall in affordable housing, with a deficit of over 250,000 affordable and available rental homes for low-income renters (UMOM). This underscores the urgent need to address the affordable housing crisis rather than adding more market-rate units, which do not meet the current demand for lower-income housing.

Community Petition Against Zoning Density Increase

In response to the proposed zoning density increase, I initiated a community petition to gather support and express our collective concerns. The petition has garnered 169 signatures from neighbors and other members of the public who share our apprehensions about the potential impacts of the development. This strong community response highlights the widespread opposition to the project and underscores the significant concerns regarding privacy invasion, increased traffic, and the setting of a precedent for unreasonable height and density in our neighborhood. The support for this petition demonstrates our community's commitment to preserving the character and quality of life in our area, reinforcing the need for careful consideration by the zoning board. I have included the link to the petition below:

Petition: Opposition to Zoning Density Increase at 4405 N 21st St, Phoenix, AZ 85016

Conclusion

In conclusion, I strongly urge the zoning board and other decision makers to reject the proposed zoning density increase. The privacy, safety, and character of our community are at stake, and it is essential to preserve the integrity of our neighborhood for current and future residents. Addressing the real housing needs of Phoenix, focusing on affordable and workforce housing, will better serve our city's long-term interests and maintain the quality of life we cherish.

Thank you for your attention to this matter.

Sincerely,
Royden Hudnall

SUPPORT

City of Phoenix
Planning and Development Department
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003

Re: Support for Rezoning Request Z-74-24-6
Northeast Corner of 21st St and Turney Ave.

To Members of the City Council, Planning Commission, Village Planning Committee and the Planning Department:

I am writing in support of the proposed multifamily community at the northeast corner of 21st Street and Turney Ave. I have lived in this area for many years and believe that the proposed development will be a welcome addition to the neighborhood, replacing what is an outdated property and bringing investment into the community.

In addition, I do not agree with the statement that the proposed apartment community will have a negative impact on the surrounding area. The proposed location is in an area where there are several existing multifamily properties, some of which already have R-5 zoning. The proposed placement of the building makes sense for the property and was clearly designed to be as far away from the surrounding properties as possible. I do not believe that the proposed height or density is out of character for what is an urban area and would like to see the request approved for this property.

Sincerely,

Chad Lafferty

2019 E Campbell Ave #105

Phoenix, AZ 85016

From: Courtney Anderson <cmande56@gmail.com>
Sent: Tuesday, October 8, 2024 10:14 AM
To: PDD Planning Commission

Dear Planning Commission Members,

My name is Courtney and I'm reaching out as a resident of the City of Phoenix and Arizona native to support the Turney Villas project Z-74-24-6 on the October 10 Planning Commission agenda.

According to a new report by the Morrison Institute [morrisoninstitute.asu.edu], rents in Arizona increased by 72% from 2010 to 2022. This has put tremendous stress on middle and low-income workers in our state. In August, almost 8,000 Maricopa county residents [azcentral.com] faced eviction filings. Homelessness has also increased and is at the highest level since 2010. In 2023, there were 14,237 people who experienced homelessness, including over a thousand older adults.

Arizona's housing crisis requires ongoing investments in housing, and this project will bring 64 new units to a neighborhood that already supports a mixture of density and types of housing.

This project is a much needed source of housing for the City of Phoenix. While this one project will not solve the crisis, we must do everything we can to ensure that every Arizonan can be at home and live a stable, purposeful life.

For these reasons, I support this project.

Sincerely,
Courtney Anderson
2202 N 28th Street
Phoenix, AZ 85008

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Courtney Anderson
email: cmande56@gmail.com
phone: 602.980.3125

City of Phoenix
Planning and Development Department
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003

Re: Support for Rezoning Request Z-74-24-6
Northeast Corner of 21st St and Turney Ave.

To Members of the City Council, Planning Commission, Village Planning Committee and the Planning Department:

I am writing in support of the proposed multifamily community at the northeast corner of 21st Street and Turney Ave. I have been an investor in this area for many years and believe that the proposed development will be a welcome addition to the neighborhood, replacing what is an outdated property and bringing investment into the community.

In addition, I do not agree with the statement that the proposed apartment community will have a negative impact on the surrounding area. The proposed location is in an area where there are several existing multifamily properties, some of which already have R-5 zoning. The proposed placement of the building makes sense for the property and was clearly designed to be as far away from the surrounding properties as possible. I do not believe that the proposed height or density is out of character for what is an urban area and would like to see the request approved for this property.

Sincerely,

City of Phoenix
Planning and Development Department
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003

Re: Support for Rezoning Request Z-74-24-6
Northeast Corner of 21st St and Turney Ave.

To Members of the City Council, Planning Commission, Village Planning Committee and the Planning Department:

I am writing in support of the proposed multifamily community at the northeast corner of 21st Street and Turney Ave. I have lived in this area for many years and believe that the proposed development will be a welcome addition to the neighborhood, replacing what is an outdated property and bringing investment into the community.

In addition, I do not agree with the statement that the proposed apartment community will have a negative impact on the surrounding area. The proposed location is in an area where there are several existing multifamily properties, some of which already have R-5 zoning. The proposed placement of the building makes sense for the property and was clearly designed to be as far away from the surrounding properties as possible. I do not believe that the proposed height or density is out of character for what is an urban area and would like to see the request approved for this property.

Sincerely,

Kevin McDaniels
Resident
4114 N. 28th St
Phoenix, AZ 85016

City of Phoenix
Planning and Development Department
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003

Re: Support for Z-74-24-6
Northeast Corner of 21st St and Turney Ave.

Dear Councilman Robinson and Camelback East Village Planning Committee,

I am writing this letter to express my support for the rezoning request at the northeast corner of 21st t and Turney Avenue, Rezoning Case No. Z-74-24-6, which seeks to rezone the property from R-3 to R-5 Multifamily Zoning.

My family and I have owned investment property in the immediate area of the subject site for many years, I have a significant interest in this area and am excited to see new investment in the area, especially to the subject parcel that is underutilized and need of updating and redevelopment. I have spoken with the owner requesting the rezoning request and believe that the proposal is not only an appropriate use for the property but will be a welcome addition to the area. The development plants will enhance the streetscape and bring much-needed improvements, like the addition of sidewalks along the property perimeter, which is a neighborhood benefit.

I am familiar with the proposed site plan and appreciate that the apartment building is close to the corner of 21st Street and Turney Avenue, which will allow for parking and landscape between the building and mine and my neighbors' properties. I also think that the proposed height and density are appropriate and will not negatively impact the area as many of the nearby properties are already 3-story, multifamily properties similar in height.

The proposed community is an excellent use of the property and I believe this project will benefit the community and is appropriate for this location.

Sincerely,

Authentisign
Layla Hedayat 09/23/24

Layla Hedayat

City of Phoenix
Planning and Development Department
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003

Re: Support for Z-74-24-6
Northeast Corner of 21st St and Turney Ave.

Dear Councilman Robinson and Camelback East Village Planning Committee,

I am writing this letter to express my support for the rezoning request at the northeast corner of 21st t and Turney Avenue, Rezoning Case No. Z-74-24-6, which seeks to rezone the property from R-3 to R-5 Multifamily Zoning.

I own 3 residential investment properties directly across from the subject site. I have a significant interest in this area and am excited to see new investment in the area, especially to the subject parcel that is underutilized and need of updating and redevelopment. I believe that the proposal is not only an appropriate use for the property but will be a welcome addition to the area. The development plan will enhance the streetscape and bring much-needed improvements, like the addition of sidewalks along the property perimeter, which is a neighborhood benefit.

I am familiar with the proposed site plan and appreciate that the apartment building is close to the corner of 21st Street and Turney Avenue, which will allow for parking and landscape between the building and mine and my neighbors' properties. I also think that the proposed height and density are appropriate and will not negatively impact the area as many of the nearby properties are already 3-story, multifamily properties similar in height.

The proposed community is an excellent use of the property and I believe this project will benefit the community and is appropriate for this location.

Sincerely,

Mike Menez
163-31-462
163-31-505
163-31-461

AUNT CHILADA'S

August 27, 2024

City pf Phoenix
Planning and Development Department
200 West Washington Street
Phoenix, Arizona

Attention: John Roanhorse
RE: Rezoning Case Z 74-24-6

Dear Mr. Roanhorse

I wish to express my strong support for the above referenced Rezoning Case.

As an oner of a family restaurant within the Camelback East Village boundaries and employing more than 300 people within Phoenix: available quality staff housing is a major concern. For many of our people the cost of shelter is a great concern. Also, the imbalance of supply and demand needs to be corrected to help make rents affordable.

The proposed project, if approved, will contribute to the correction of this imbalance in a sustainable, environmentally responsible fashion.

Accordingly, it is urged that this rezoning case be approved.

Respectfully,

Kenneth E. Nagel
Managing Owner
Aunt Chilada's @ The Peak
Rustler's Rooste

September 5, 2024

City of Phoenix
Planning and Development Department
200 W. Washington Street
Phoenix, AZ 85003

Att: John Roanhorse

RE: Rezoning Case: Z 74-24-6

Dear Mr. Roanhorse.

I wish to express my strong support for the above referenced Rezoning Case.

For many citizens of Phoenix the cost of shelter is of great concern and the current imbalance of supply & demand needs to be corrected for rents to remain affordable.

The proposed project, if approved, is appropriate for the neighborhood and will contribute to the correction of this imbalance in a sustainable, environmentally responsible fashion.

Accordingly, it is urged that this rezoning be approved.

Sincerely,

Susanna Reust

City of Phoenix
Planning and Development Department
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003

Re: Support for Rezoning Request Z-74-24-6
Northeast Corner of 21st St and Turney Ave.

To Members of the City Council, Planning Commission, Village Planning Committee and the Planning Department:

My name is James Sean McGettigan. I am writing in support of the proposed multifamily community at the northeast corner of 21st Street and Turney Ave.

I have lived in this area for many years for the vibrant neighborhood it is and continues to evolve into being. The proposed development will be a welcome addition to the neighborhood, replacing an outdated property and bringing much needed investment into the community. I would love this area to evolve similar in nature to 16th Street and Highland or 36th – 40th Street and Campbell with areas for fitness studios, coffee shops, co-working spaces, etc. providing additional areas to gather and feel the vibrancy.

I do not agree with the statement that the proposed apartment community would have a negative impact on the surrounding area and wish it incorporated more of the surrounding properties into the design and build. The proposed location is in an area where there are several existing multifamily properties, some of which already have R-5 zoning. The proposed placement of the building maximizes the property's highest and best use while clearly designed to minimize the impact on the surrounding properties.

I do not believe that the proposed height or density is out of character for the area and would like to see the request approved for this property and welcome continued development and investment in the area.

Best Regards,

James Sean McGettigan

City of Phoenix
Planning and Development Department
200 W. Washington Street, 2nd Floor
Phoenix, AZ 85003

Dear Councilman Robinson and Camelback East Village Planning Committee:

I am writing this letter to express my support for the rezoning request at the northeast corner of 21st St and Turney Avenue, Rezoning Case No. Z-74-24-6. The applicant seeks to upgrade the zoning from R-3 to R-5 Multifamily Zoning.

As the property owner of three properties that abut the subject property to the northwest. I have a significant interest in this request to rezone.

I'm a real estate broker specializing in multi-family living. I've lived, worked and invested in this area for over 20 years.

When Dakota on Camelback, across the street to the west, went through the conversion to condos, I represented the Seller in the sales and marketing. The Biltmore Palms is a condo community across the street, south of the subject property that I've had a very strong presence in representing Buyers and Sellers, as well.

Over the last 20 years I've witnessed the positive impact the residential density these communities have brought to the neighborhood. Not only have they both contributed to appreciation of property values in the neighborhood, they have improved the quality of life of their neighbors. Both of these communities are highly sought after by buyers searching for condos near the Biltmore.

As a real estate investor in the area, the future value of my parcels is of great importance to me. I strongly believe that this rezoning request will enhance and update an economically and socially underutilized area. The redevelopment will have a positive impact on the entire community.

I purchased the three parcels that abut the subject property over the last 11 years understanding the value that eventual density could bring to the neighborhood. My long term plans have always been to assemble the parcels and develop some sort of multi-family community. I've put a lot of thought into this. The applicant's proposal exceeds my expectations and dream for the neighborhood!

Lastly, one of the parcels I own is a vacant lot that is street facing. I am constantly dealing with homeless people camping, theft, garbage dumping, illegal parking, etc. Just today, I had to confront someone from attempting to steal a personal item. The human-centric spaces that the applicant is proposing will eliminate this bad behavior and make the neighborhood a safer more walkable, desirable neighborhood.

I'm available to answer any questions you might have or to further elaborate on my opinion.

Sincerely,

Authentisign
Roberta Candelaria 07/23/24

Roberta Candelaria
APN 163-31-010, 163-31-013A, 161-31-013C
602-791-3292