



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM B

Staff Report: Z-49-19-8

June 8, 2020

**South Mountain Village Planning
Committee Meeting Dates:**

May 12, 2020

June 9, 2020

Planning Commission Hearing Date:

June 4, 2020

August 6, 2020

Request From:

PSC (Planned Shopping Center
District) (14.16 acres)

Request To:

C-2 HGT/WVR DNS/WVR
(Intermediate Commercial, Height
Waiver, Density Waiver) (14.16 acres)

Proposed Use:

Multifamily Residential

Location:

Approximately 175 feet north of the
northwest corner of 19th Avenue and
Southern Avenue

Owner:

South Phoenix Renewal, LLC

Applicant:

Phoenix Leased Housing Assoc. II,
LLLP

Representative:

Gammage & Burnham, PLC / Susan
Demmitt

Staff Recommendation:

Approval, subject to stipulations

The South Mountain Village Planning Committee heard this rezoning request on May 12, 2020 and voted 13-0 to continue the case to the June 9, 2020 South Mountain Village Planning Committee meeting, in agreement with the applicant. The case was also continued at the June 4, 2020 Planning Commission hearing in order to allow the applicant to seek a recommendation from the South Mountain Village Planning Committee.

As a result of ongoing discussions with the community, the applicant has provided an updated site plan. The updated site plan incorporates changes to the layout of Buildings 6, 7 and 8 originally presented in Addendum A. Buildings 7 and 8 were merged into one building, now shown as Building 7, which resulted in an increased setback to the western property line adjacent to the R1-6 Single-Family Zoning District from 90 feet to 118 feet. Building 6 was extended west with a proposed height of 2 stories and 30 feet for a portion to the west and 3 stories and 39 feet on the remaining portion to the east. The height of the proposed Building 7 is 3 stories and 39 feet. Other changes that

resulted included the layout of vehicular parking along the western property line and the addition of a new open space area to the west of Building 7.

Due to these changes, the following stipulations are recommended to be modified:

- **Stipulation No. 1** regarding general conformance with the revised site plan;
- **Stipulation No. 2** regarding the maximum allowed building height in feet and number of stories reflecting the new building layout;
- **Stipulation No. 4** regarding the maximum allowed density of the proposed development;
- **Stipulation No. 5** regarding the minimum setback of buildings to the western property line;
- **Stipulation No. 11** regarding general site layout and amenities shown in the revised site plan;
- **Stipulation No. 11.h.** regarding the size of the open space area adjacent to Building 5;
- **Stipulation Nos. 12.a., 12.b. and 12.f.** to update the reference to the site plan.

Staff has also received additional correspondence from the public regarding this case beyond what was included in Addendum A. This additional correspondence has been attached to this report.

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

Stipulations

1. The development shall be in general conformance with the site plan ~~and elevations date stamped MAY 26, 2020 April 22, 2020,~~ **AND ELEVATIONS DATE STAMPED APRIL 22, 2020**, except as described below and approved by the Planning and Development Department.
2. Building height shall be limited to three stories and 39 FEET ~~40 feet~~, **EXCEPT FOR THE WESTERN THIRD OF BUILDING 6 BUILDING 7 AND THE WESTERN HALF OF BUILDING 8 WHICH SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 2 STORIES AND 30 FEET AS DEPICTED ON THE SITE PLAN DATE STAMPED JUNE 5, 2020.**
3. Building elevations adjacent and oriented to public streets shall contain a minimum of 25 percent masonry, as approved by the Planning and Development Department.
4. The development shall be limited to a MAXIMUM OF **308** ~~300~~ DWELLING UNITS ~~density of 23 dwelling units per gross acre.~~
5. The development shall maintain a minimum building setback, exclusive of carports and perimeter walls, of **118 FEET** ~~90 FEET 70 feet~~ from the western site boundary where adjacent to R1-6 zoning.

6. All ground floor units adjacent to 19th Avenue or Southern Avenue shall have individual porches or patios oriented to the nearest public street.
7. The primary vehicular entrance to the development from Southern Avenue shall include the following elements, as approved by the Planning and Development Department:
 - a. Pedestrian pathways connecting the interior of the development to the public sidewalks along both sides of the vehicular driveway.
 - b. The pedestrian pathways shall be detached from the vehicular driveway and lined with landscape areas on both sides of not less than 5 feet each. The landscape area shall be planted with drought-tolerant plant materials providing seasonal interest and 75 percent live cover.
 - c. A median island of no less than 5 feet in width shall be accented by a minimum of three date palms a minimum of 16 feet in height measured from finished grade to the bottom of the crown, excluding fronds; and drought-tolerant, ornamental, flowering shrubs to provide a minimum 75 percent live cover. Twenty five percent of the required live cover may be ground cover plants.
 - d. The driveway surface shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces, as approved by the Planning and Development Department.
8. Perimeter walls located within 50 feet of the adjacent street right-of-way (non-alley), except for the portion of the site adjacent to the future convenience store, shall be a minimum of 50 percent view fence.
9. All perimeter walls shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
10. A minimum of 10 percent of the gross site area shall be provided as open space.
11. The open space areas shall be developed in general conformance to the layout and amenities shown in the site plan date stamped **JUNE 5, 2020** ~~MAY 26, 2020~~ ~~April 22, 2020~~ and to include the following amenities at a minimum, as approved by the Planning and Development Department:
 - a. Swimming pool and spa.
 - b. Two game areas of no less than 800 square feet in area and containing outdoor games and turf.
 - c. One picnic area with two barbecue grills, a shade ramada and a picnic table.

- d. Two tot lots of no less than 800 square feet in an area with a combined total of five game amenities.
 - e. Turf field of no less than 4,000 square feet in area with a minimum of two benches located in shaded areas.
 - f. Play area containing turf and a minimum of one game amenity or art feature in addition to a minimum of two benches located in shaded areas.
 - g. Two benches in close proximity to the “parent waiting/receiving plaza” area along the northeast portion of the property near the school site pedestrian connection.
 - h. One active open space area LOCATED TO THE WEST OF BUILDING 5 of no less than **1,500 SQUARE FEET** ~~2,000 SQUARE FEET~~ ~~600 square feet~~ in an area that includes either a fenced dog turf amenity, fenced garden area, INCLUDING A COMMUNITY GARDEN, COMMUNITY GATHERING SPACE or another active open space amenity. THE ACTIVE OPEN SPACE AREA MAY BE FENCED, BUT WILL BE ACCESSIBLE TO PEDESTRIANS ALONG SOUTHERN AVENUE VIA A PEDESTRIAN WALKWAY.
12. The developer shall provide a system of pedestrian thoroughfares as described below and as approved or modified by the Planning and Development Department:
- a. The developer shall provide two separate pedestrian paths shaded to a minimum of 75 percent, connecting the sidewalk along 19th Avenue at two distinct points with the closest common entrance in Buildings 5 and ~~7~~ 8 per the site plan date stamped **JUNE 5, 2020** ~~MAY 26, 2020~~ ~~April 22, 2020~~. The pedestrian paths shall be routed within close proximity to the central amenity area and should avoid overlap as much as possible with other shaded pedestrian paths.
 - b. The developer shall provide two separate pedestrian paths shaded to a minimum of 75 percent, connecting the sidewalk along Southern Avenue at two distinct points with the closest common entrance in Buildings 9 and 12 per the site plan date stamped **JUNE 5, 2020** ~~MAY 26, 2020~~ ~~April 22, 2020~~. The pedestrian paths shall be routed within close proximity to the central amenity area and should avoid overlap as much as possible with other shaded pedestrian paths.
 - c. The pedestrian paths shall be illuminated by pedestrian scale lighting per Section 1304(H)5.
 - d. Vehicular crossings shall be kept to a minimum. Where crossings exist, the pedestrian pathway shall be constructed of decorative pavement that visually contrasts with parking and drive aisle surfaces.
 - e. Connections shall be/between:

- (1) All residential buildings.
 - (2) All amenity buildings and facilities.
 - (3) The bus stop on Southern Avenue by the most direct route possible.
 - (4) The sidewalk along 19th Avenue and the northwest corner of the site.
 - (5) The sidewalk along Southern Avenue at the southwest corner of the site.
 - (6) The planned convenience store via an access controlled pedestrian gate.
- f. Direct connection to the sidewalk along Southern Avenue between Buildings 4 and 5, A DIRECT CONNECTION TO THE SIDEWALK ALONG SOUTHERN AVENUE FROM THE OPEN SPACE AREA WEST OF BUILDING 5, in addition to a direct connection to the sidewalk along 19th Avenue between Buildings 13 and 14 per the site plan date stamped **JUNE 5, 2020** ~~MAY 26, 2020 April 22, 2020~~.
13. The required landscape setback areas along 19th Avenue, Southern Avenue, and the alley along the west property line shall be planted 20 feet on center, or in equivalent groupings, with shade trees including 40 percent 2-inch caliper, 40 percent 3-inch caliper, and 20 percent 4-inch caliper sizes, as approved by the Planning and Development Department.
14. A minimum of one bench in each perimeter landscape setback along 19th Avenue and Southern Avenue, accessible by pedestrians along the street side detached sidewalks shall be provided. The bench along Southern Avenue shall be located within proximity to the bus stop pad, as approved by the Planning and Development Department. The bench located along 19th Avenue shall be located within close proximity to the pedestrian walkway that connects the development to the school site to the north, as approved by the Planning and Development Department. The developer shall locate trees in close proximity to each of the benches to shade each bench to a minimum of 75 percent, as approved the Planning and Development Department.
15. The developer shall locate trees in close proximity to the bus stop along Southern Avenue to shade the bus stop area to a minimum of 75 percent, as approved by the Planning and Development Department.
16. All sidewalks ALONG 19TH AVENUE AND SOUTHERN AVENUE shall be detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

- a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or equivalent groupings to provide shade to a minimum 75 percent.
 - b. Drought tolerant vegetation designed to grow to a maximum mature height of 24 inches and achieve 75 percent live coverage.
17. The developer shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. Resident bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces. These spaces may be provided through a combination of "Secure/Covered Facilities" and "Outdoor/Covered Facilities" as defined in Appendix K of the Comprehensive Bicycle Master Plan. "Outdoor/Covered Facilities" shall comprise no more than 60 percent of required resident bicycle parking.
 - b. Guest bicycle parking shall be provided through the provision of a minimum of four inverted U-bicycle racks, artistic style racks or "Outdoor/Covered Facilities" for guests located near building entrance of each residential building. All racks shall adhere to Appendix K of the Comprehensive Bicycle Master Plan.
 - c. A bicycle repair station ("fix it station") shall be provided within close proximity to each of the two vehicular entryways into the multifamily development. Each bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas. The repair station shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
18. The developer shall provide traffic calming measures at all vehicular points of ingress / egress to slow vehicles departing the development and crossing the public sidewalks, as approved by the Planning and Development Department.
19. 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.
20. The developer shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
21. The developer shall provide documentation to the City prior to construction permit approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to

the FAA and a “No Hazard Determination” obtained prior to the construction start date.

22. The developer shall retain the bus stop right-of-way and bus pad along westbound Southern Avenue west of 19th Avenue. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1262 with a minimum depth of 10 feet. Bus stop pad shall be spaced from the intersection of 20th Avenue and Southern Avenue as per City of Phoenix Standard Detail P1258. The preceding shall be as approved by the Planning and Development Department.
23. 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.
24. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archaeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
25. 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.

Exhibits

Conceptual Site Plan date stamped June 5, 2020 (1 page)

Public comments/correspondence (15 pages)



SITE DATA	
ASSESSOR'S PARCEL NO.	105-66-036B
PROPOSED OWNER:	PHOENIX LEASED HOUSING ASSOCIATES II, LLLP
PROPOSED DEVELOPER/SPONSOR:	TODD & ASSOCIATES, INC.
DOMINIUM	4019 NORTH 44th STREET PHOENIX, AZ 85018
CONTACT - RUSS CONDAS	(763) 354-5637
CONTACT - BRENT FIKE	(602) 952-8280
GROSS SITE AREA:	+/- 14.16 AC
NET SITE AREA:	+/- 12.72 AC
EXISTING ZONING	PSC
PROPOSED ZONING	C-2 W/ HEIGHT AND DENSITY WAIVERS
PROPOSED DEV. OPTION	R3-PRD
DENSITY ALLOWED	15.23 DU/AC
DENSITY PROPOSED	+/- 21.75 DU/AC
LOT COVERAGE:	ALLOWED- 45% PROVIDED- 28.4%

BUILDING HEIGHT MAX. 2 STORIES (*4 STORIES) 30' FOR FIRST 150' *1' IN 5' INCREASE TO 48' (4 STORY MAX.)
[MAX. ALLOWED ADJACENT TO R1-6 DISTRICT:
15' WITHIN 10' & 1' INCREASE IN HGHT. FOR EA. 1' OF SETBACK]

PROPOSED MAX. BUILDING HEIGHT
THREE STORY: PARAPET TOP 38'-6"
TWO STORY (BLDG. #7 & WESTERN PORTION #8): PARAPET TOP 30'-0"

PERIMETER SETBACK STANDARDS	
ALONG SOUTHERN AVE	20' MIN. REQUIRED 22' MIN. PROVIDED
ALONG 19TH AVE	20' MIN. REQUIRED 25' MIN. PROVIDED
ADJACENT TO PROPERTY LINE	15' MIN. REQUIRED
NORTH PROPERTY LINE	CARPORTS - 15' MIN. PROVIDED RES. BLDGS - 20' MIN. PROVIDED
WEST PROPERTY LINE	CARPORTS - 15' MIN. PROVIDED RES. BLDGS - 40' MIN. PROVIDED

COMMON AREA STANDARDS	
COMMON AREAS REQUIRED	5% [+/- 0.7 AC]
COMMON AREAS PROVIDED	19.7% [+/- 2.8 AC]

APARTMENTS - UNIT MIX DATA			
UNIT TYPE	#DU	RATIO	
A1 1BR/1BA	36	11.0%	
B1 2BR/2BA	130	43.0%	
C1 3BR/2BA	142	46.0%	
TOTAL	308	100.0%	

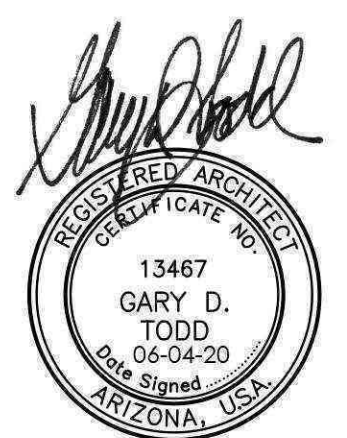
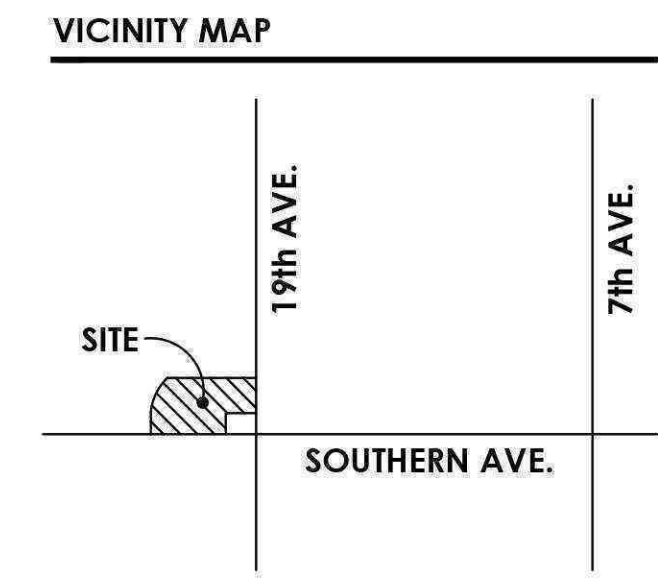
PARKING REQUIRED			
UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
1BR/1BA	36	1.5 P.S./DU	54
2BR/2BA	130	1.5 P.S./DU	195
3BR/2BA	142	2.0 P.S./DU	284
TOTAL	308		533

UNRESERVED PARKING REQUIRED			
UNIT TYPE	#DU	P.S. RATIO	P.S. REQ.
1BR & 2 BR	166	0.5 P.S./DU	83
3BR	142	1.0 P.S./DU	142
TOTAL	308		225

PARKING - CARPORT (1.0 COVERED P.S. / D.U.)	308
UNRESERVED PARKING PROVIDED	225
TOTAL PARKING PROVIDED - (1.73 P.S./D.U.)	533

BUILDING AREAS (GROSS)	
APARTMENT BUILDINGS (12 BUILDINGS)	± 381,507 S.F.
COMMUNITY / LEASING & FITNESS BUILDINGS	± 7,623 S.F.
MAINTENANCE BUILDING	± 450 S.F.
CARPORTS (308 SPACES)	± 47,124 S.F.
TOTAL BUILDING	± 436,704 S.F.

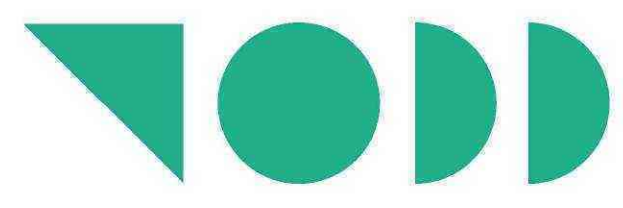
MDEV / SDEV NO.	-----
DSD KIVA NO. / PAPP NO.	-----
VARIANCE NO.	-----
ZONING MAP	-----
QUARTER SECTION NO.	-----
PRE-APPLICATION MEETING	-----



SOME PROPERTY DIMENSIONS BASED ON INFORMATION FROM MARICOPA COUNTY ASSESSOR'S MAP.
FIRE TRUCK TURNING RADII: 35' INSIDE - 55' OUTSIDE
SIGHT VISIBILITY TRIANGLES AT 10'x20' TYPICAL PER CITY OF PHOENIX

PARKING STANDARDS	
PARKING STALL TYP.	8'-6" x 18'-0"
ACCESSIBLE PARKING STALL	11'-0" x 18'-0"
ACCESSIBLE PARKING RATIO	2% x 550 = 13 P.S.
PARKING DRIVE AISLE WIDTH	26'-0" MIN.
FIRE TURNING RADII	35' IN / 55' OUT
LOADING AREAS (2 PROVIDED)	10' x 30' MIN.

CITY OF PHOENIX
JUN 05 2020
Planning & Development
Department



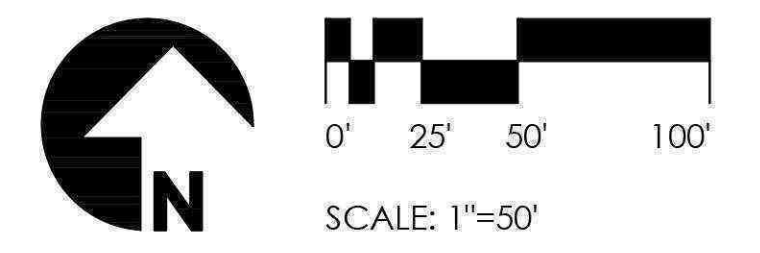
TODD+
ASSOCIATES



APARTMENTS - NWC SOUTHERN
& 19th AVENUE
PROJECT NO. 18-2050-00

June 4, 2020

CONCEPTUAL SITE PLAN
REVISED



VISION

Every Arizonan has a safe, affordable place to call home.

MISSION

The Arizona Housing Coalition (AZHC) is a collaborative association that leads in the efforts to end homelessness and advocates for safe, affordable homes for all Arizonans.



June 5, 2020

The Arizona Housing Coalition is the largest housing stability advocacy organization in the State, with over 200 member organizations. We represent thousands of individuals, non-profits, and organizations of all sizes who want to bring more affordable housing and an end to homelessness in Arizona. We work to create an Arizona where housing stability is universal, and every man, woman, child and veteran has a safe affordable place to call home.

With our mission and vision in mind, we would like to voice our support for the re-zoning and development of the proposed affordable housing opportunity known as Vista Ridge Apartments at the Northwest corner of W. Southern and S. 19th Avenues, in Phoenix. We believe that Dominion's goal to provide quality, stable and long term affordable housing to South Phoenix directly aligns with the goals of the Arizona Housing Coalition, and encourage all involved to help to be an advocate for affordable housing, rather than an obstacle.

As such, please accept this letter of support on behalf of the Arizona Housing Coalition.

Sincerely,

Joan Serviss, Executive Director
Arizona Housing Coalition



June 4, 2020

TO: Dominion Inc.

RE: Letter of Support for the Vista Ridge Apartmetns at 19th avenue and Southern

TigerMountain Foundation, a South Phoenix-based nonprofit corporation, is pleased to submit this letter of support for Dominion's proposed 300+ unit affordable housing multi-family residential project to be located at 19th Avenue and Southern Avenue within the South Mountain Village.

TigerMountain Foundation seeks to empower the people of South Phoenix by building flourishing community gardens and through our multi-ethnic and inter-generational Garden and Landscape/Agriscaping Initiatives we mentor participants through an active and healthy eating lifestyle, a Personal Strategy Roadmap that encourages goal completion and transitions folks into workforce development skills that prepare them to earn a living wage.

In partnership with several local and national partners, we have implemented two (2) community gardens within the South Mountain Village; (i) Spaces of Opportunity located at Vineyard Road and 15th Avenue; and, (ii) Garden of Tomorrow located at 18th Place and Broadway Road. Among other objectives, these gardens seek to provide healthy, affordable, accessible food and promote the diverse South Mountain Village culture.

We have had an opportunity to meet with the applicant and to learn about the proposed project, which will include a community garden. In addition to all of the objectives that our organization would seek to achieve (i.e. access to healthy food), the proposed community garden amenity is a unique opportunity. This will provide the project residents with a central and meaningful gathering place that encourages a sense of community and pride. Through our joint partnership and unique private development meets nonprofit organization concept, we know this can be a "Best practice" model for other future development to follow as well.

In summary, the proposed community garden provides a unique opportunity to instill a sense of place, create meaningful access to healthy food and promote active lifestyles. The goals for the Dominion community garden are well aligned with our goals and objectives for the larger South Phoenix community. We believe that this project will not only be a great addition to the South Mountain Village but that there is a great opportunity for other partnerships to join and align and strengthen the overall community.

For these reasons, we strongly support the project. Thank you for your time and consideration of this letter and please feel free to contact me should you have any questions.

Sincerely,

Darren J. Chapman, CEO - Founder - TigerMountain Foundation
darren.chapman@TigerMountainFoundation.org Cell | (213) 300-8846

Racelle Escolar

From: A N <maricopaaln@gmail.com>
Sent: Thursday, June 4, 2020 12:45 AM
To: PDD Planning Commission
Subject: Case Number Z-49-19-8

Hello Planning Committee Members:

My name is Audria Nunley, My question is:

I have done my research on The Parent Company being Dominion Development practices they they don't seem to adhere of staying in the parameters of the HUD Grant.

It is evidence upon research is contrary rent hikes practices after tenants signs there lease agreements. From research Practices EXHIBIT at other locations do what you say your statements is not consistent by the information I have found.

WHAT GUARANTEE WE WILL NOT HAVE THESE PRACTICES?

I appreciate the committee giving me opportunity to submit my comments. Thank you.

Best Regards,
Audria

May 15, 2020

To: City of Phoenix Planning and Development Dept.

South Mountain Village Committee

Re: Application Case No. Z-49-19-8

This letter is in response to concerns realized after the meeting on May 12, 2020 of the South Mountain Village Committee. We are still in OPPOSITION to the building of a 312 unit 3 story Apartment complex at the Northwest corner of 19th Avenue and southern by Dominion. This property defined as an affordable multifamily residential community is not a welcome addition to this already established community.

It is very apparent from the information shared in the meeting that the developer is on a time schedule and is more concerned about the profits to be lost if the deal is not completed soon. Also, it is apparent that there is little flexibility for Dominion in making the project more conducive to fitting into our community by making the builds one or two story. He said, it doesn't meet their profitability model.

We do not believe that Dominion has made a true and sincere effort to interact with the residents and to truly act upon the issues the residents have with the project. The idea of making one building two stories tall out of the other 10 to 12 units is ridiculous. When you take into account the sheer size of the project it just does not mesh into the continuity of this community. This is neighborhood and the surrounding neighborhoods are single family homes. We like the feel of the openness of our community. There have got to be better options for the use of this property that would more ideally fit the nature of this area. Nothing in the area from Central avenue on the east to 35th avenue on the west, Baseline road on the south and Broadway road on the north, reflect this type of proposed property at all.

Additionally, the community has some concerns that we would like to have addressed.

The Developer also should provide a crime report for the area (1 to 5 mile radius)?

What businesses in the area have they spoke with and gotten support from? Please provide letters.

Developer stated he spoke with the community going door to door; please provide dates and number of residents they had DIRECT contact with.

Research by our neighbor suggests Dominion has Characteristics not appropriate for our neighborhood.

- Discriminatory Practices
- Civil Right infringements
- Rent Hikes contrary to stated agreements
- Landlord/Slumlord Practices
- Employee discriminatory Practices
- Unseemly Federal, State and County Tax Practices






































South Mountain Village Committee, we would really appreciate looking into this information and getting to know more about Dominion. However, the OPPOSITION to this project still stands.

Sincerely,

Lindo Park community

Petition Opposing Rezoning the Northwest Corner of 19th Ave & Southern Avenue (Case #Z-49-19-8)				
Name	Address	Email	Signature	Date
Mrs. Winda Porter	5607 S. 20th Ave	5541	Winda Porter	5/18/2020
Jasmine Jones	4040 N. Highland	5541	Jasmine Jones	5/18/2020
Katasha Jones	5621 S. 20th Ave	Katasha Jones	Katasha Jones	5/18/2020
Mr. David Reagan	2029 N. Highland	—	David Reagan	5/18/2020
Ms. Willie Mae Reagan	2029 N. Highland	—	Willie Mae Reagan	5/18/2020
Nancy Delacruz	2035 W. Hilda 19th Ave	—	Nancy Delacruz	5/18/2020
Donna Thomas	2041 N. Highland	—	Donna Thomas	5/18/2020
Austin Williams	2041 N. Highland	—	Austin Williams	5/18/2020
Frederick Garza	5621 S. 20th Ave	—	Frederick Garza	5/18/2020
Vanessa Baez	5621 S. 20th Ave	—	Vanessa Baez	5/18/2020
Domonique Jones	5621 S. 20th Ave	—	Domonique Jones	5/18/2020
Ellie Williams	5621 S. 20th Ave	—	Ellie Williams	5/18/2020
Maureen Westley	5621 S. 20th Ave	—	Maureen Westley	5/18/2020
Tanya Jones	5621 S. 20th Ave	—	Tanya Jones	5/18/2020
Terry Suter	2132 W. Hilda Dr	—	Terry Suter	5/18/2020
Steven E. Hye	2214 W. Hilda Dr	—	Steven E. Hye	5/18/2020
Durant Clark	3507 W. 19th Ave	—	Durant Clark	5/18/2020
John Galt	2024 N. Highland	—	John Galt	5/18/2020
Guadalupe Hernandez	5710 S. 21st Ave	—	Guadalupe Hernandez	5/19/2020
Elia Madro	5709 S. 21st Ave	—	Elia Madro	5/19/2020
Tuan Madro	5710 S. 21st Ave	—	Tuan Madro	5/19/2020
Deke Madro	5710 S. 21st Ave	—	Deke Madro	5/19/2020

5/18/2020
Bend

Petition Opposing Rezoning the Northwest Corner of 19th Ave & Southern Avenue (Case #Z-49-19-8)				
Name	Address	Email	Signature	Date
Alania Nunez	2023 W. 19th Ave Phoenix AZ 85009	anunez@cox.net		5/17/20
Dennis K. Green	2422 E. MARSHWATER PHX, AZ 85028	denkgreen@gmail.com		5/17/20
James Koteff	5622 S. 20th Ave PHX AZ 85041	—		5/17/20
Jeff Sundt	5622 S. 20th Ave PHX AZ 85041	—		5/17/20
Bethany	5622 S. 20th Dr PHOENIX AZ 85041	—		5/17/20
Ashley Dudley	5622 S. 20th Dr PHOENIX AZ 85041	—		5-17-20
Alanna Stimpert	5622 S. 20th Dr PHOENIX AZ 85041	alanna.stimpert@gmail.com		5/17/20
ANNA STIMPERT	20th Dr PHX 85041	anastimpert@gmail.com		5/17/20
P. R. R. R.	5617 S. 20th Dr PHX 85041	—		5-17-20
1910h	5617 S. 20th Dr PHX 85041	—		5-17-20
Trinidad Fair	5611 S. 20th Dr PHX 85041	trinidad24@gmail.com		5-17-20
LEID COHEN	1828 W. WILSON RD PHX AZ 85041	cohenleid@gmail.com		5-18-20
MYCICAL ALLEN	1441 E. WILSON AVE PHX AZ 85041	mycicalallen@gmail.com		5-18-20
Myrleley	5621 S. 20th Dr PHX AZ 85041	—		5-18-20
Myrleley	5618 S. 20th Dr PHX AZ 85041	—		5-18-20
Myrleley	5618 S. 20th Dr PHX AZ 85041	—		5-18-20
Myrleley	5618 S. 20th Dr PHX AZ 85041	—		5-18-20
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Myrleley	5618 S. 20th Dr PHX AZ 85041	—		5-18-20

Petition Opposing Rezoning the Northwest Corner of 19th Ave & Southern Avenue (Case #Z-49-19-8)				
Name	Address	Email	Signature	Date
Millicred Horton	5713 S. 24th Ave		Millicred Horton	5/19/2020
Esther Horton			Esther Horton	5/19/2020
Kimberly Horton			Kimberly Horton	5/19/2020
Jessica Horton			Jessica Horton	5/19/2020
Kathleen Horton	5780 S. 21st Ave		Kathleen Horton	5/19/2020
Sandra Pinsky	3133 W. Hidalgo Ave		Sandra Pinsky	5/19/2020
ANIS Fletcher	3133 W. Hidalgo Ave		ANIS Fletcher	5/19/2020
Monica Mosley	3129 W. Hidalgo Ave		Monica Mosley	5/19/2020
Shawn Patterson	2129 W. Hidalgo Ave		Shawn Patterson	5/19/2020
Rose Paez	2512 E. 10th Ave		Rose Paez	5/19/2020
Theresa Harris	4949 W. 1st Ave		Theresa Harris	5/19/2020
Antwone Carter	605 S. 25th Ave		Antwone Carter	5/19/2020
Francisco Perez	6408 W. Carson Rd		Francisco Perez	5/20/2020
Michael Benowitz	1880 W. Burgess Ln		Michael Benowitz	5/20/2020
Angel Andrews	1880 W. Burgess Ln		Angel Andrews	5/20/2020
Erica Jones	2113 W. H. DALLAS	Phx. 485041	Erica Jones	5/20/2020
Endra Neal	5735 S. 21st Ave	Phoenix 4285041	Endra Neal	5/20/2020
Teundra Neal	5735 S. 21st Ave	Phoenix 4285041	Teundra Neal	5/20/2020
Violeta Palan	5724 S. 21st Ave	Phoenix	Violeta Palan	5/20/2020
Lasma Palan	5724 S. 21st Ave	Phoenix	Lasma Palan	5/20/2020
Adriana Palan	5724 S. 21st Ave	Phoenix	Adriana Palan	5/20/2020
Clara Eren	5725 1st Ave	Phoenix	Clara Eren	5/20/2020
Cassandra Payne	5725 21st Ave	Phoenix	Cassandra Payne	5/20/2020

Petition Opposing Rezoning the Northwest Corner of 19th Ave & Southern Avenue (Case #Z-49-19-8)				
Name	Address	Email	Signature	Date
Arcelia Johnson	2161 W. Hidalgo Ave		Arcelia Johnson	5/27/2020
William Ferguson	2257 W. Maryland Rd		William Ferguson	5/25/20
David Ferguson	2257 W. Maryland Rd		David Ferguson	5/25/20
David Ferguson	2257 W. Maryland Rd		David Ferguson	5/25/20
Julia Cooper	2059 W. Hidalgo		Julia Cooper	05/25/20
Charles Cooper	2059 W. Hidalgo		Charles Cooper	05/25/20
Charles Cooper	2059 W. Hidalgo		Charles Cooper	05/25/20
Rose Jones	2254 W. Central Ave		Rose Jones	5-26-20
Rose Jones	2254 W. Central Ave		Rose Jones	5-26-20
Rose Jones	2254 W. Central Ave		Rose Jones	5-26-20
Katherine Lier	2238 W. Chambers		Katherine Lier	5-26-20
Joel Carr	2238 W. Chambers		Joel Carr	5-26-20
Anne Marie	210 W. Hidalgo Ave		Anne Marie	5-26-20
Shirley Scott	5810 S. 21st Ave		Shirley Scott	5-26-20
Terry Thompson	2144 W. 21st Ave		Terry Thompson	5-26-20
Thompson Terrace	2144 W. 21st Ave		Thompson Terrace	5-26-20
Shirley Reeder	5601 S. 20th Ave		Shirley Reeder	5-26-20
Vicki Thompson	5601 S. 20th Ave		Vicki Thompson	5-26-20
Vincent Reeder	5601 S. 20th Ave		Vincent Reeder	5-26-20
Patricia Smith	5611 S. 20th Ave		Patricia Smith	5-26-20

From: [A N](#)
To: [Enrique A Bojorquez-Gaxiola](#); [PDD South Mountain VPC](#)
Cc: [Samantha Keating](#)
Subject: Fwd: lindo park letter of opposition to Z-49-19-8.doc
Date: Tuesday, June 2, 2020 12:16:23 AM
Attachments: [lindo park letter of opposition to Z-49-19-8.doc](#)

Greetings, I am forwarding The Lindo Park letter of opposition; this letter should have been attached to the Page 1 Petition Sheet I sent earlier today. Sorry, for any inconvenience. Thank you.

Best Regards,
Audria

----- Forwarded message -----

From: A N <maricopaaln@gmail.com>
Date: Mon, Jun 1, 2020, 9:49 PM
Subject: lindo park letter of opposition to Z-49-19-8.doc
To: A N <maricopaaln@gmail.com>

May 15, 2020

To: City of Phoenix Planning and Development Dept.

South Mountain Village Committee

Re: Application Case No. Z-49-19-8

This letter is in response to concerns realized after the meeting on May 12, 2020 of the South Mountain Village Committee. We are still in OPPOSITION to the building of a 312 unit 3 story Apartment complex at the Northwest corner of 19th Avenue and southern by Dominium. This property defined as an affordable multifamily residential community is not a welcome addition to this already established community.

It is very apparent from the information shared in the meeting that the developer is on a time schedule and is more concerned about the profits to be lost if the deal is not completed soon. Also, it is apparent that there is little flexibility for Dominium in making the project more conducive to fitting into our community by making the builds one or two story. He said, it doesn't meet their profitability model.

We do not believe that Dominium has made a true and sincere effort to interact with the residents and to truly act upon the issues the residents have with the project. The idea of making one building two stories tall out of the other 10 to 12 units is ridiculous. When you take into account the sheer size of the project it just does not mesh into the continuity of this community. This is neighborhood and the surrounding neighborhoods are single family homes. We like the feel of the openness of our community. There have got to be better options for the use of this property that would more ideally fit the nature of this area. Nothing in the area from Central avenue on the east to 35th avenue on the west, Baseline road on the south and Broadway road on the north, reflect this type of proposed property at all.

Additionally, the community has some concerns that we would like to have addressed.

The Developer also should provide a crime report for the area (1 to 5mile radius)?

What businesses in the area have they spoke with and gotten support from? Please provide letters.

Developer stated he spoke with the community going door to door; please provide dates and number of residents they had DIRECT contact with.

Research by our neighbor suggests Dominium has Characteristics not appropriate for our neighborhood.

- Discriminatory Practices
- Civil Right infringements
- Rent Hikes contrary to stated agreements
- Landlord/Slumlord Practices
- Employee discriminatory Practices
- Unseemly Federal, State and County Tax Practices

South Mountain Village Committee, we would really appreciate looking into this information and getting to know more about Dominium. However, the OPPOSITION to this project still stands.

Sincerely,

Lindo Park community

From: [A.N](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: Case Number Z-49-19-8
Date: Sunday, June 7, 2020 2:52:38 PM

Enriquez,

I hope all is well in this challenging time. I am submitting to you my questions for South Mtn Village Planning Committee meeting on June 9, 2020 for Case Number: Z-49-19-8; Dominion Development.

Here's my following questions:

1. I have been doing research and pulling information about Dominion Development/Management they have these practices that have come across there properties across the nation.

"DOMINIUM DEVELOPMENT CHARACTERISTICS IS NOT APPROPRIATE FOR OUR NEIGHBORHOOD. HERE'S SOME ITEMS OF CONCERNS":

- Discrimination Practices
- Civil Rights Practices
- Maintenance Practices
- Rent Hike Practices
- Employee Practices
- Landlord Practices
- Community Practices
- Zoning Practices
- Disabilities Practices
- Tax Payer Practices

2. I have done my research on the Parent Company being Dominion Development Practices they don't seem to adhere of staying in the parameters of the HUD Grant.


● It's evidence upon research is contrary Rent Hikes Practices after tenants SIGNS there lease agreements. From research Practices exhibit at other locations do what you day yours statements is not consistent the information have found. This is not acceptable!!!

What Guarantee We Will Not Have Theses Practices?

I appreciate you giving me an opportunity to submit my concerns and questions. Thank you.

Best Regards,
Audria

**Dave & Suze Schroder
2521 W. Apollo Road
Phoenix, AZ 85041**



June 6, 2020

**Attn: Enrique Bojorques-Gaxiola
Phoenix Planning & Development Department
200 W. Washington Street
Phoenix, AZ 85003**

RE: Three-story low-income apartment at 19th Ave and Southern

Mr. Bojorques-Gaxiola:

I am a retired Arizona State Trooper, after serving forty years protecting the citizens of Arizona. Suze is retired from Wells Fargo bank. My wife and I had our forever home built in south Phoenix, which we have lived in since 2004. I am sending you this correspondence asking that you vote against approving another low-income building in our neighborhood. Each time one of the aforementioned dwellings are approved/built it results in decreased property values of single family housing in the area. Many of us living in our community are attempting to preserve our quality of life here.

Thank you for taking the time to read this correspondence,

Dave Schroder

Enrique A Bojorquez-Gaxiola

To: Fred Jones
Cc: PDD South Mountain VPC
Subject: RE: Case Number Z-49-19-8

From: Fred Jones <fjones2064@gmail.com>
Sent: Monday, June 8, 2020 7:19 AM
To: Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>
Cc: PDD South Mountain VPC <southmountainvpc@phoenix.gov>
Subject: Re: Case Number Z-49-19-8

I hope all is well in this challenging time. I am submitting to you my questions for the South Mountain Village Planning Committee meeting on June 9, 2020 for Case Number: Z-49-19-8; Dominion Development.

My question is:

I would like to hear from each of the board members of how they arrived at a decision to approve this project. Would you approve this project if it was proposed to be in your backyard, considering its size and being a lone structure of its type in this community?

I still stand in opposition to this project after having reviewed the changes they are proposing. A two story complex may be acceptable. but three stories is a deal breaker for me completely.

I hope and pray you are having a great day and look forward to seeing you all tomorrow and hearing your answers.

Sincerely,

Fred Jones, III
2113 W Hidalgo Ave, Phoenix, AZ 85041

From: [JOHNNY CHAMBERS](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Council District 8 PCC](#)
Subject: Low Income Apartments at 19th & Southern Ave.
Date: Saturday, June 6, 2020 2:24:41 PM

Hello Enrique Bojorquez- Gaxiola. My name is John Chambers and I am a native Phoenician. I have lived near 23rd Ave and Vineyard Rd for almost 18 years. I Love the area and the mountain views. However, I am very disappointed with so many of the building projects that the city has allowed in our area, which are not for the good of our community. If you haven't noticed, there are far too many Liquor Stores, Junkyards and many Industrial and Commercial businesses, from Buckeye Rd to Broadway. I was hoping that eventually some of that would go away and work to Beautify our Community, would begin. Just look near Tempe Town lake. It looks like another World. We are going to lose some of the established businesses on south Central Ave, due to the reduction of Traffic Lanes from 4 to 2, just accommodate the Light Rail. I Voted for this project, until they decided on that bad idea, of only 2-Lanes.

It seems the City of Phoenix is giving Building Permits to almost any group that wants one. We have an Over Abundance of Charter Schools. (Enough Already!) Too many Family Dollar & General Dollar, Circle K & Quik Trip Stores, Storage Facilities, Carwashes and Fast Food Restaurants are in our area. There are still No Costco, Sam's Club, Smart & Final, Red Lobster, Olive Garden, Texas Road House, 1st Watch, Cracker Barrel or Denny's. There's No IHOP, US Post Office, a Fry's Grocery Store and Medical Center in my zip code 85041.

Things that we certainly Need. That's where the city has failed us. There are a sufficient number of Pharmacies. Yet there is not One Regional Hospital or Medical Center, East of 51stAve and west of 48th St, south of the Maricopa County Hospital, on Roosevelt St. That is approximately 100 square miles and some 200,000 people, who cannot get to a Hospital, without going thru downtown traffic. This is not safe! With all of the businesses, Light Rail and car traffic in the downtown area. How many Lives have been lost because there are not any Medical Centers with a Trauma Unit, in the South Mountain Community? These things are far more Important and a real need. Low Income Apartment Units are not an essential thing in our area. We need the City of Phoenix to help Build us up and not continue to take us in the wrong direction. We Deserve Better.

Thank You,
John Chambers

May 18, 2020

The Quick Korner located on 19th Avenue and Southern Avenue, NE corner.

We are writing this letter in OPPOSITION to the proposed rezoning for 19th Avenue and Southern Avenue, NW for Dominion Development for the affordable apartment complex.

By researching "Dominium" I have found some disturbing items concerning Discrimination; Civil Rights; Disabilities Rent Hikes Practices, violations, and many lawsuits. Dominion Development is definitely is not a fit for this neighborhood based on its characteristics, Practices, and Federal Violations.

Please deny the rezoning application for Dominion Development, case number: Z-49-19-8.

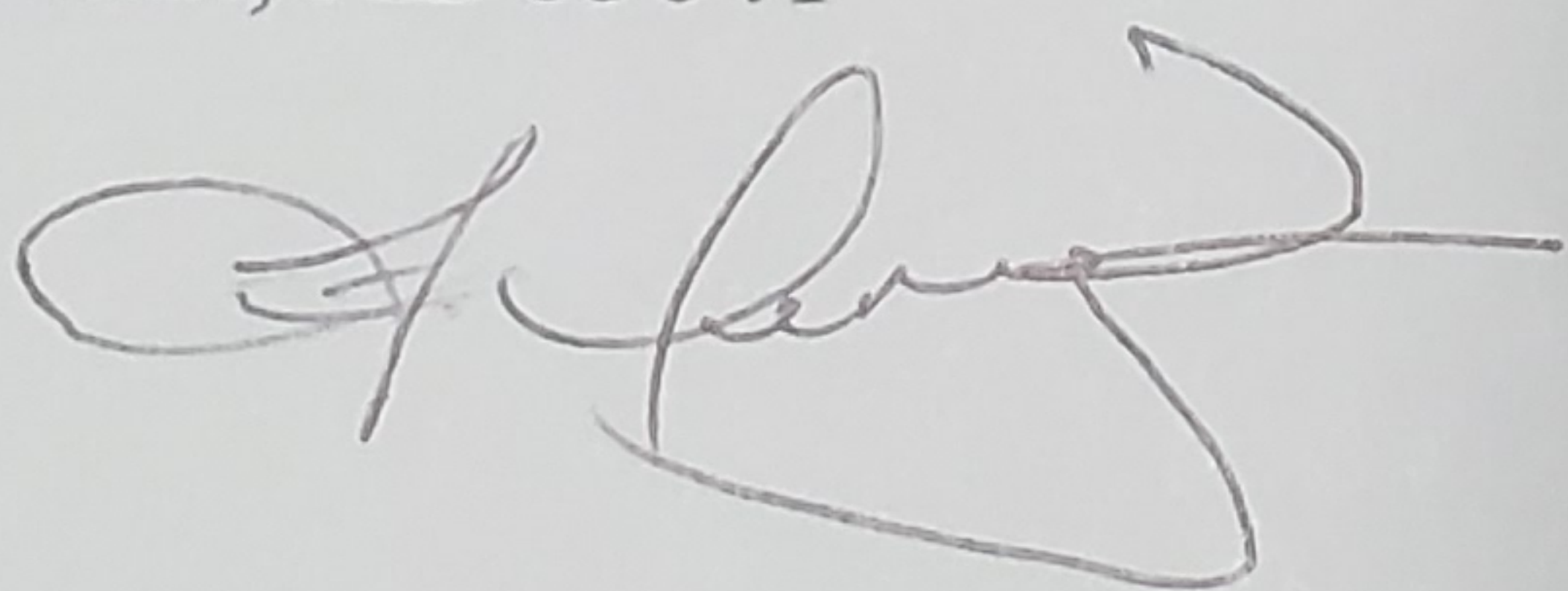
I appreciate your time and giving me an opportunity in expressing my concern and opposition.

Sincerely,

Quick Korner

1869 W. Southern Avenue

Phoenix, AZ 85041

A handwritten signature in dark ink, appearing to be "J. Lang", written over a horizontal line.