## ATTACHMENT B



## Staff Report Z-78-22-6 February 3, 2023

<u>Camelback East Village Planning</u> February 7, 2023

**Committee** Meeting Date:

**Planning Commission Hearing Date:** March 2, 2023

**Request From:**R1-6 (Single-Family Residence District)

(1.05 acres)

**Request To:** R-3 (Multifamily Residence District) (1.05)

acres)

Proposed Use: Multifamily residential

**Location:** Approximately 470 feet south of the

southeast corner of 38th Street and

Weldon Avenue

Owner: Dawn Marie Augusta

Applicant: Risome, LLC

Representative: William Allison, Withey Morris, PLC

**Staff Recommendation:** Approval, subject to stipulations

General Plan Conformity					
General Plan Land Use Designation		Residential 3.5 to 5 dwelling units per acre			
Street Map Classification	38th Street	Local	30-foot east half street		
	Crittenden Lane	Private Accessway	18.58-foot north half street		

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal is for a new multifamily development that is respectful of local conditions and surrounding neighborhoods, as it is located in an area where similar developments exist. The proposed site plan and elevations also depict a development that is compatible in scale and character to the surrounding neighborhood and would be a reasonable level of increased intensity.

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CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The request proposes to redevelop a relatively larger underutilized lot compared to others in the surrounding area. The site currently contains a single-family residence and as stipulated, the enhanced landscaping standards will provide buffering from the adjacent single-family residences and be compatible with the surrounding land uses.

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

The proposal will provide a new sidewalk along 38th Street and will be required to provide shade trees along the sidewalk in addition to private walkways within the development to provide thermal comfort and shade for pedestrians and residents walking adjacent to or within the development.

## **Applicable Plans, Overlays, and Initiatives**

<u>Housing Phoenix Plan</u> – See Background Item No. 5.

Tree and Shade Master Plan - See Background Item No. 6.

<u>Complete Streets Guiding Principles</u> – See Background Item No. 7.

<u>Comprehensive Bicycle Master Plan</u> – See Background Item No. 8.

**Zero Waste PHX** – See Background Item No. 9.

Surrounding Land Uses/Zoning			
	Land Use	Zoning	
On Site	Single-family residence	R1-6	
North	Multifamily residences, single-family residences	R-3, R1-6	
South	Single-family residences	R1-6	
East	Single-family residence	R1-6	

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Surrounding Land Uses/Zoning		
West (across 38th Street)	Multifamily residences	R-3

R-3 – Multifamily Residence District (Planned Residential Development Option)				
<u>Standards</u>	<u>Requirements</u>	Provisions on the Proposed site Plan		
Gross Acreage	_	1.05		
Maximum Number of Units	16, 18 with bonus	15 units (Met)		
Maximum Dwelling Unit Density (units/gross acre)	15.23; 17.40 with bonus	14.29 (Met)		
Maximum Lot Coverage	45%	36.6% (Met)		
Maximum Building Height	2 stories or 30 feet for first 150 feet; 1 foot in 5 feet increase to 48 feet, 4-story maximum; 15 feet maximum within 10 feet of single-family zoning district, increased by an additional foot of height for each additional foot of building setback to the maximum permitted height	Building A, adjacent to R-3 zoning: 30 feet (Met)  Building B, adjacent to R1-6 zoning, 25-foot 1-inch setback: 30 feet (Met)		
Minimum Building Setbacks	Adjacent to a public street: 20 feet	West (38th Street): 20 feet (Met)		
	Adjacent to property line: 15 feet	North: 19 – 25 feet (Met)		
		South (Crittenden Lane): 20 feet		
		(Met)		
		East: 22 feet 9 inches (Met)		
		West (adjacent to single-family residence): 23 feet 10 inches (Met)		
		South (adjacent to single-family		
		residence): 24 feet, 29 feet (Met)		

<sup>\*</sup>Variance or site plan modification required

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R-3 – Multifamily Residence District (Planned Residential Development Option)				
Landscape Setbacks	Adjacent to public street: 20 feet	West (38th Street): 20 feet (Met)		
	Interior property lines: 5	North: 0 feet* (Not Met)		
	feet	South (Crittenden Lane): 5 feet (Met)		
		East: 5 feet (Met)		
		West (adjacent to single-family residence): 0 feet* (Not Met)		
		South (adjacent to single-family residence): 5 feet (Met) and 0 feet* (Not Met)		
Common Area / Open space	Minimum 5% of gross area	5.4% (Met)		
Parking Requirements	30 spaces required	38 (Met)		
	1.5 spaces per 1 and 2- bedroom unit and additional unreserved parking at a rate of 0.5 spaces per 1 and 2- bedroom unit:			
	(15) 2-bedroom units proposed			

<sup>\*</sup>Variance or site plan modification required

## Background/Issues/Analysis

## SUBJECT SITE

1. This request is to rezone 1.05 acres located approximately 470 feet south of the southeast corner of 38th Street and Weldon Avenue from R1-6 (Single-Family Residence District) to R-3 (Multifamily Residence District) to allow multifamily residential. The site currently has a single-



and Development Department

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family residence.

2. The subject site as well as the surrounding area to the north, east, and south are designated Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. West, across 38th Street, is designated as Residential 10 to 15 dwelling units per acre. The requested R-3 zoning district is not consistent with the General Plan Land Use Map designation: however, a General Plan Amendment is not required since the site is less than 10 acres in size.



General Plan Land Use Map, Source: City of Phoenix Planning and Development Department

## **EXISTING CONDITIONS & SURROUNDING ZONING**

Multifamily residential communities exist adjacent to the subject site to the north, and to the northwest and west across 38th Street. The request to rezone the site to R-3 for 15 new units is consistent with the surrounding zoning and land uses.





Left: Subject Site Existing Conditions, Right: Multifamily Residential Community Across 38th Street, Source: Google Street View





Left: Multifamily Residential Community North of Subject Site, Right: Multifamily Residential Community Across 38th Street, Source: Google Street View

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North of the subject site is a multifamily residential community zoned R-3 (Multifamily Residence District). To the northwest, across 38th Street, is a multifamily residential community zoned R-3. To the west, across 38th Street, is also a multifamily residential community zoned R-3. To the east and south are single-family residences zoned R1-6 (Single-Family Residence District).

## PROPOSAL

4. The conceptual site plan, attached as an exhibit, depicts 15 two-bedroom units, with private patios, located around a centralized open space area. Access is proposed from 38th Street. Units will contain two-car garages, in addition to surface parking spaces dispersed throughout the site.

Staff does not recommend general conformance to the site plan provided as variances will be required to meet the R-3 development standards. Variances undergo the Zoning Adjustment hearing process following the rezoning process.

The proposed building elevations, attached as an exhibit, depict two-story facades with a variety of exterior colors and materials. To ensure that the units develop as proposed, staff recommends general conformance to the elevations (Stipulation No. 1).

To screen the units from the surrounding single-family residences, staff recommends Stipulation No. 2 which requires the landscape setbacks along the east and south property lines be planted with minimum 2-inch caliper trees.

## PLANS, OVERLAYS, AND INITATIVES

## 5. Housing Phoenix Plan

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by allowing for the development of additional housing units on the subject site.

## 6. Tree and Shade Master Plan

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water

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runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. The developer will be required by the Phoenix Zoning Ordinance to locate trees adjacent to public and private sidewalks and private walkways to provide a minimum of 50 percent shade at maturity. Staff also recommends the planting of minimum 2-inch caliper trees within the landscape areas around the east and south property lines. This is addressed in Stipulation No. 2.

## 7. Complete Streets Guiding Principles

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To promote alternative transportation, the developer is providing bicycle parking on site. Staff also recommends Stipulation No. 3, which requires a 5-foot-wide sidewalk be constructed along the east side of 38th Street. □

## 8. <u>Comprehensive Bicycle Master Plan</u>

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations.

The development proposes to provide bicycle parking spaces as shown on the conceptual site plan.

## 9. Zero Waste PHX

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's materials indicated that each unit would have recycling bins.

## COMMUNITY INPUT SUMMARY

10. At the time this staff report was written, staff has received 11 letters of support and one letter with concerns. Concerns listed were increased vehicular and pedestrian traffic, 38th Street being too narrow to accommodate two-way traffic with on-street parking and additional traffic, lack of sidewalks, and safety.

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## INTERDEPARTMENTAL COMMENTS

## 11. <u>Water Services Department</u>

The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that are serving or can serve this development, and that a technical appeal would be required if all service connections are taken from a main other than the largest diameter main when multiple distribution mains in the same pressure zone are adjacent to a development.

## 12. Street Transportation Department

The Street Transportation Department has requested that the developer construct a minimum 5-foot-wide sidewalk along the east side of 38th Street and that street improvements be constructed with all required elements and to ADA requirements. This is addressed in Stipulation Nos. 3 and 4.

## 13. Fire Prevention Division, Fire Department

Fire Prevention does not anticipate problems with the referenced case. However, the site and/or buildings shall comply with the International Fire Code with Phoenix Amendments. Further, the Department commented that they do not know the water supply at this site and noted that it must meet fire flow requirements. The Department also commented that if the dead-end cannot be changed to an exit onto Crittenden Lane, then all requirements for a turnaround will need to be implemented in accordance with Appendix D of the 2018 Phoenix Fire Code.

## OTHER

- 14. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 5.
- 15. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

## Findings

- 1. The proposed development is consistent with surrounding land uses and zoning.
- 2. The proposal will allow for additional housing options within the Camelback East Village.

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3. As stipulated and as required by the Phoenix Zoning Ordinance for multifamily development, the proposal will provide increased shade along the perimeter of the site and help to reduce the urban heat island effect.

## **Stipulations**

- 1. The development shall be in general conformance with the elevations date stamped October 18, 2022 as approved by the Planning and Development Department.
- 2. The landscape setback along the east and south property lines shall be planted with minimum 2-inch caliper trees, as approved by the Planning and Development Department.
- 3. The developer shall construct a minimum 5-foot-wide sidewalk along the east side of 38th Street, as approved by the Planning and Development Department.
- 4. 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.
- 5. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

## Writer

Adrian Zambrano February 3, 2023

## **Team Leader**

Racelle Escolar, AICP

## **Exhibits**

Sketch map

Aerial map

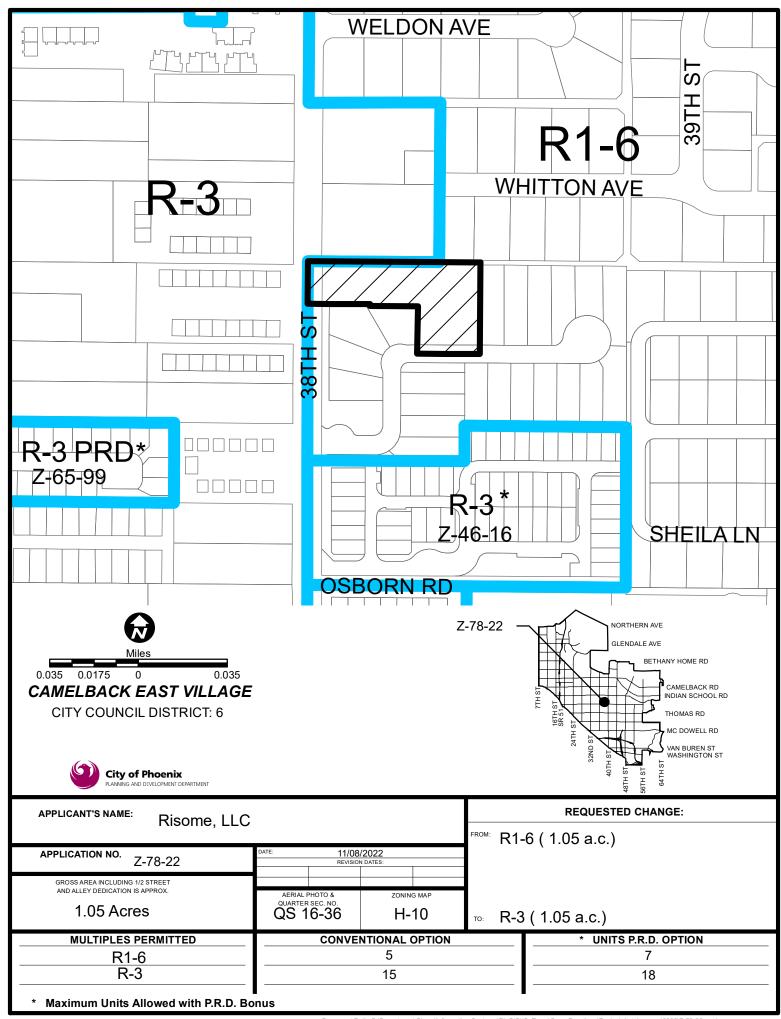
Site Plan date stamped October 18, 2022 (1 page)

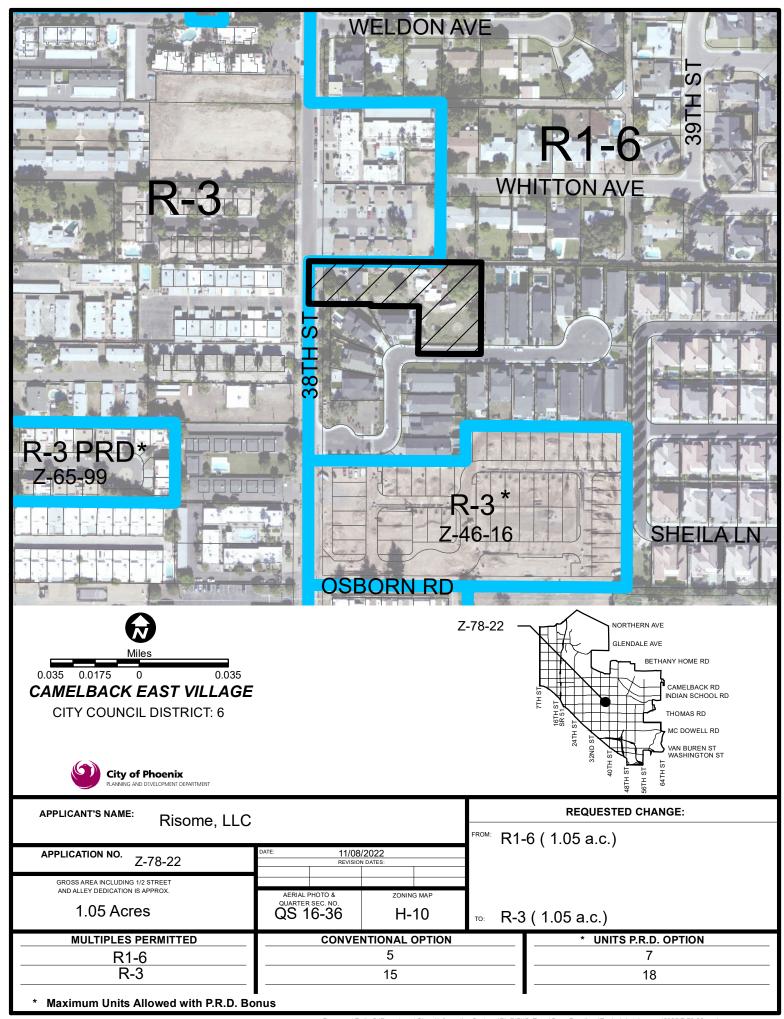
Conceptual Landscape Plan date stamped October 18, 2022 (1 page)

Elevations date stamped October 18, 2022 (7 pages)

Renderings date stamped October 18, 2022 (1 page)

Correspondence (14 pages)





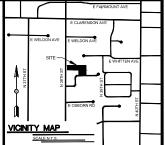
## ARCADIA SKY HOMES

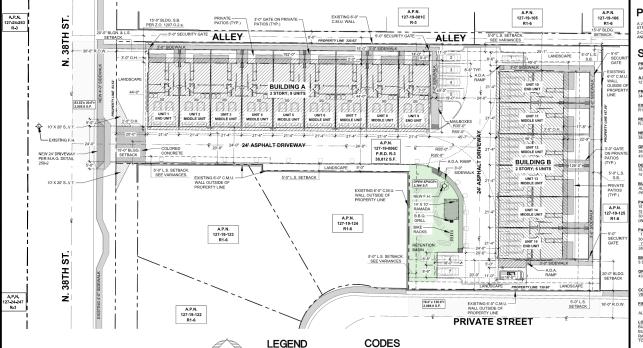
BY RISOME - 15 GARDEN HOMES IN ECO ENCLAVE 3451 N. 38th Street Phoenix, AZ 85018

R-3 P.R.D. ZONING CASE Z-XX-XX

SCOPE OF WORK: NEW 15 TOWNHOMES - 2 BUILDINGS

JERRY PALMER
PALMER ARCHITECTS, LTD.
4222 EAST CAMELBACK ROAD H210
PHOENIX, ARIZONA 85018
PHONE: (480) 947-7717
JERRY@PALMERARCHITECTS.COM MTH DESIGN GROUP 2801 N. FOOTE DR. PHOENIX, ARIZONA 85008 OWNER: RISOME L.L.C. DAWN AUGUSTA MANAGER (480) 430-8454 DAUGUSTA@ASU.EDU





## SITE PLAN SCALE:1" = 20'-0"

1. MOST ACCIDINATION OF DEDUCE PROMETTE (POPTH) LANDICARE SETEMOT TO UP, WIMMUM ELF REQUIRED.

- MOST ACCIDINATION OF DEDUCE PROMETTE (POPTH) LANDICARE SETEMOT TO UP, WIMMUM ELF REQUIRED.

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- HIST ATTAINED (O) VARIANCE TO REDUCE THE PERMIETTE (SOUTHWEST) DISSETTANCE TO UP, MIMMUM 5-4° REQUIRED.

\*VARIANCES REQUESTS

ZA-XX-XX-X APPROVED ON XX/XX/2022

# BUILDING FOOTPRINT

## CODES

## NORTH

2018 INTERNATIONAL BUILDING CODE (BIC)
2018 INTERNATIONAL MICHAMICAL CODE (BIC)
2018 INTERNATIONAL MICHAMICAL CODE (BIC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (BEC)
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### PROJECT DESCRIPTION

A 2-STORY ENCLAVE OF 15 TOWNHOMES LOCATED AT 3451 N. 38<sup>TH</sup> STREET PHOENIX, AZ 85018, EACH HOME IS 1,629 S.F. LIVABLE. 2-CAR GARAGE, 3-BEDROOM, 3-BATH, WITH PRIVATE ENTRY PATIO AND SKY DECKS THAT VIEW CAMELBACK MOUNTAIN.

### SITE DATA

PROJECT NAME: ARCADIA SKY

CIVIL: BEN MATHEW, PE.

USA INFRASTRUCTURE, LLC. 734 W PECOS AVE. MESA, AZ 85210 PHONE: (480) 213-3647 BMATH.USAI@COX.NET

PROJECT ADDRESS: 3451 N. 38TH STREET PHOENIX, AZ 85018

EXISTING ZONING:

RE-ZONING:

NET AREA: 38.875 S.F. / 43,560 = 0.89 ACRES

DENSITY: 15.23 X 0.948 ACRES = 14.92 UNITS ALLOWED 15 INITS PROVIDED (OVER 0.75 ROUND UP)

BUILDING HEIGHT MAX:

ROVIDED: 30'-0" (2 STORIES) PARKING REQUIREMENTS: 15 2-BR UNITS X 1.5=

(INCLUDING 1 H.C.)

PARKING SUMARY (PROVIDED): 30 GARAGE SPACES
7 STANDARD GUEST PARKING SPACES

5 SPACES PROVIDED

OPEN SPACE: 43,406 S.F.S.F. X 0.5 = 2,170.3 S.F. REQUIRED (5%) 2.364 S.F. PROVIDED (5.4%)

ALL BUILDINGS TO BE FIRE SPRINKLED. SYSTEM TYPE 13D

6,308 s.r. 140 S.F. 15,892 S.F. (36.6%) (45.0% ALLOWED)

## SITE PLAN NOTES

DEVELOPMENT AND USE OF THIS SITE WILL CONFOM WITH ALL APPLICABLE CODES AND ORDINANCES.
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### SOLID WASTE NOTE

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Q.S.: PAPP 2204804

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## CITY OF PHOENIX

OCT 18 2022

**Planning & Development** Department



SCALE JOB NO. PLMR 006 2022 SP-1

## RENDERING

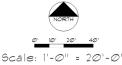
# ARCADIA SKY HOMES CONCEPTUAL LANDSCAPE SITE PLAN



## **CITY OF PHOENIX**

**OCT 18 2022** 

Planning & Development Department



MTH DESIGN GROUP
LANDSCAPE ARCHTECTURE
OFFICE 692314 4714
MATTENTHOESIGNISCOP COM
COPYRIGHT 2022



ARCADIA SKY HOMES 3451 NORTH 38TH STREET PHOENIX, AZ 85018

MTH DESIGN GROUP
LANDSCAPE ARCHITECTURE - DESIGN BULD
WUMMTHDESIGNARCOUP.COM
RIRM #16/121-0 - LA #51889 - AZROC #299820

Project
Arcadia Sky Homes
Title
Landscape Set
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Designed/Drawn By
Matthew Home
Revisions
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s

Revisions
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LANDSCAPE
COVER

O -

## LEGEND

SYMBOL DESCRIPTION

LAUN

ASPHALT DRIVE & PARKING

CONCRETE SIDEWALK

PAYER PATIOS & PRIVATE WALKS

DECOMPOSED GRANITE PLANTING AREAS



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PALMER ARCHITECTS,
4545 N. 3th Street. 3df e 200 · Pheets, AZ
(480) 9477776 prs. (480) 9477776

EXPIRES, 12312023

ARCADIA SKY HOMES
ARCADIA SKY HOMES
UNIT COLORED ELEVATIONS

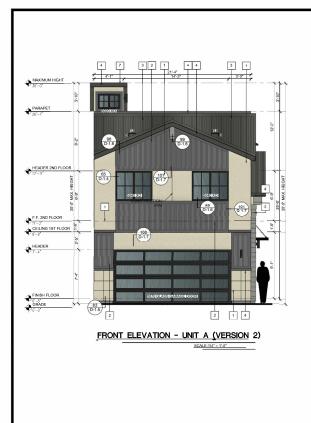
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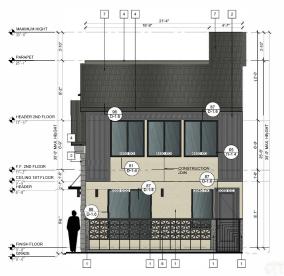
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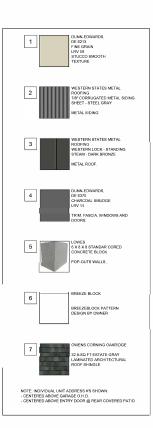
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INIT COLORED ELEVATION





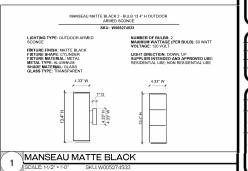
FRONT ELEVATION - UNIT A (VERSION 2)





OCT 1 8 2022

Planning & Development Department





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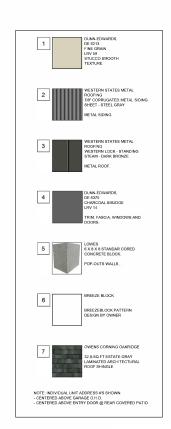
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NEW TOWNSHORTS
3451 N. 38th Street Phoenix, AZ 85018
ARCADIA SKY HOMES
UNIT COLORED ELEVATIONS

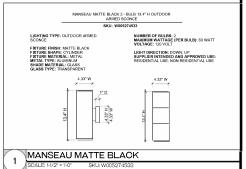




## **CITY OF PHOENIX**

OCT 1 8 2022

Planning & Development Department



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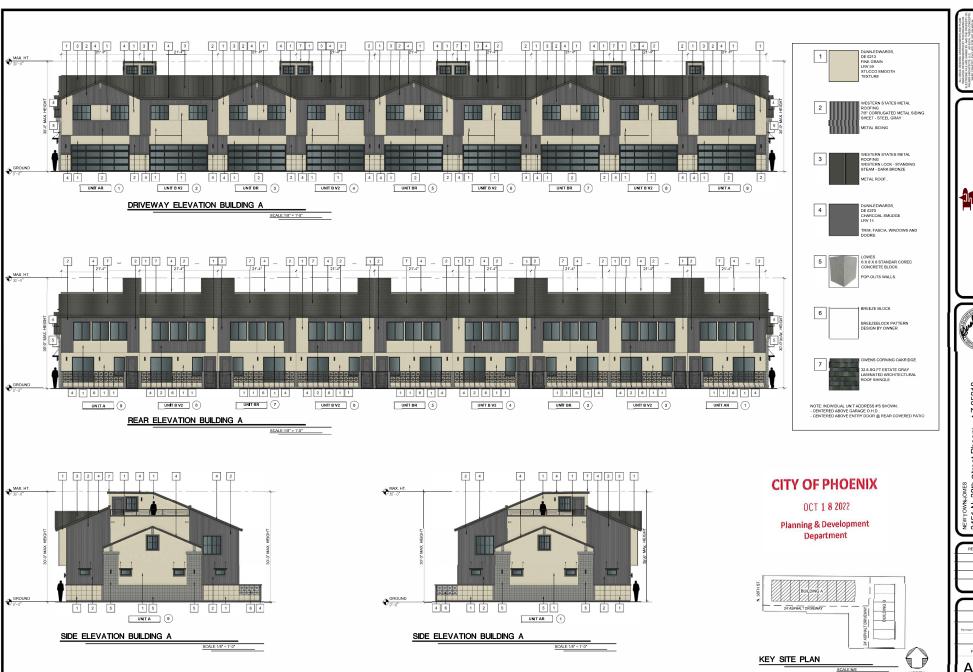


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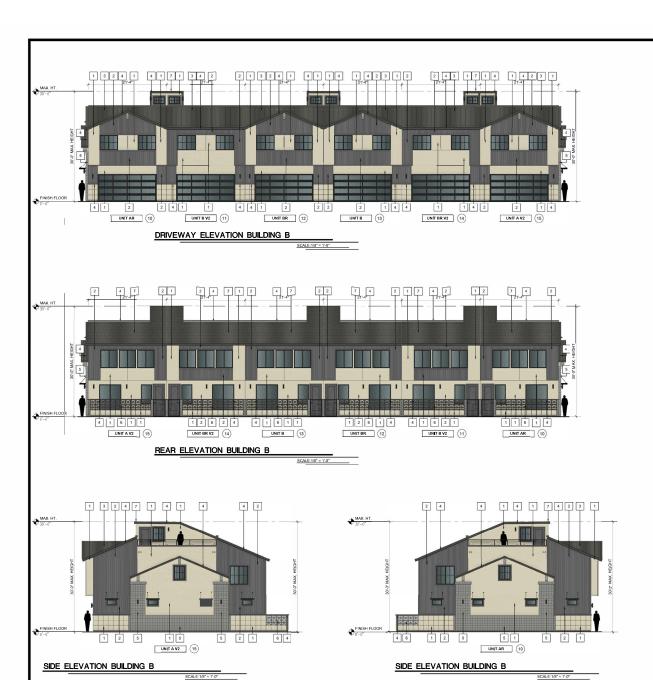
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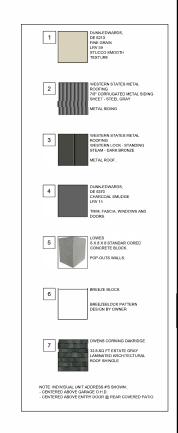
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2 PERSPECTIVE / RENDERING



3 PERSPECTIVE / RENDERING



4 PERSPECTIVE / RENDERING SCALE:N/A



5 PERSPECTIVE / RENDERING

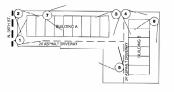


6 PERSPECTIVE / RENDERING



7 PERSPECTIVE / RENDERING

CITY OF PHOENIX Planning & Development Department OCT 1 8 2022



KEY SITE PLAN

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OF SHEETS





January 18th, 2023

RE: Arcadia Sky Homes Z-78-22

To Whom It May Concern:

My name is Hank Gries. I am a real estate broker, developer and property owner in the vicinity of the proposed Arcadia Sky project. I am writing this letter in support of the proposed redevelopment of the property. Currently the property is a larger low density parcel located on 38<sup>th</sup> Street in Phoenix. I can personally and professionally attest to the housing shortage we are facing in our community. Thus, when the opportunity arises to make more efficient use of our infill pieces through higher density, such as the one in this proposal, we must take it seriously and work towards promoting housing products that include all members of our community.

I am a frequent attendee at the ASU Real Estate Council meetings and coincidently, the next meeting's topic is *Yes, In My Backyard: Ensuring housing supply for Arizona's future*. As a community, I believe we do need to take a look at our future and support more projects like this.

Best regards,

Hank Gries

January 19, 2023 Erin Garmon 3801 E Clarendon Ave

Dear City of Phoenix Planning and Development Department, The purpose of this letter is to voice my opinion on Arcadia Sky Homes, the proposed R-3 rezoning project at the property located at 3451 N 38th Street, Phoenix, AZ 85018 (APN: 127-19-006C). My property is located within two blocks of the project. I have reviewed the site plans, elevations and other relevant documents related to the project and met with the developer to have my questions and concerns addressed. I am in

resident and member of our community developing this community- As a 25 year resident in the neighborhood I have seen a lot of developing and frankly some of the developments do not look very fit however Arcadia Sky looks more modern and will be more visually appealing.

YÉS\_\_\_\_I am in support

of this project

I am not opposed to

this project

Thank You, Erin Garmon

1/23/2023

Maureen Flood

4002 N. 40<sup>th</sup> St. Phoenix, Arizona 85018

Dear City of Phoenix Planning and Development Department,

The purpose of this letter is to voice my opinion on Arcadia Sky Homes, the proposed R-3 rezoning project at the property located at 3451 N 38th Street, Phoenix, AZ 85018 (APN: 127-19-006C). My property is located nearby this project. I have reviewed the site plans, elevations and other relevant documents related to the project and met with the developer to have my questions and concerns addressed.

As a property owner of 16 years, this development greatly enhances the neighborhood home values and this parcel has needed development for some time. The City of Phoenix housing crisis indicates we need to increase housing options. *I support this development.* 

Thank you,

Maureen Flood

Phone number or email:

Maureen Flood

310-905-2932

moflood@gmail.com

January 27, 2023

Alexis Magness, Realtor The Builders Group/Launch Real Estate

Home address 4031 E Indianola Ave Phoenix, Arizona 85018

Dear City of Phoenix Planning and Development Department,

The purpose of this letter is to voice my opinion of Arcadia Sky Homes, the proposed R-3 rezoning project located at 3451 N 38th Street, Phoenix, AZ 85018 (APN: 127-19-006C). My husband, a local architect, and I live about two blocks from the project in a renovated 1950s ranch. I have reviewed the site plans, elevations and other relevant documents related to the project and met with the developer to have my questions and concerns addressed. I've also virtually attended the second neighborhood meeting

As a realtor, I am intimately aware of the housing crisis going on here in the Valley of the Sun. We continue to experience a housing shortage and desperately need more homes. According to US Census 2021 Estimates, Maricopa County grew by more than 58,000 people last year! That's an average net gain of more than 150 people moving here every day, and with all of the new jobs being created, we are expected to continue to grow.

As a Phoenix native, I am thrilled anytime I see a creative infill project such as this one. I've seen 38<sup>th</sup> Street as well as my own street and neighborhood transform greatly for the better in the past few years. This parcel has been in need of development for some time and the design of this thoughtful development enhances the neighborhood aesthetic. *I fully support this development.* 

Thank you for your consideration.

Alexis Paige Magness

alex magness

602-828-7053

alexis@alexismagness.com

alexis@tbgaz.com

City of Phoenix Camelback East Village Planning Committee

The purpose of this letter is to voice my opinion on Arcadia Sky Homes, the proposed R-3 rezoning project at the property located at 3451 N 38th Street, Phoenix, AZ 85018 (APN: 127-19-006C). My property is located within a few blocks of the project. I have reviewed the site plans, elevations and other relevant documents related to the project and met with the developer to have my questions and concerns addressed.

I have lived in Arcadia neighborhood my entire life and have seen the changes in our community over the past 20 years. *I support this infill project* because the site has needed development for many years. The proposed project contributes to increase the City's much needed housing stock in a manner that is fitting to the existing community. This new project will help to support the value of the surrounding homes and multifamily projects.

Chris Preach

3512 E Flower Street

Phoenix, AZ 85018

preachchris@gmail.com

1/30/23

Breyan Sussman

3636 N. 37<sup>th</sup> St Unit 6

Phoenix, Arizona 85018

Dear City of Phoenix Planning and Development Department,

The purpose of this letter is to voice my opinion on Arcadia Sky Homes, the proposed R-3rezoning project at the property located at 3451 N 38th Street, Phoenix, AZ 85018 (APN: 127-19-006C). My property is located within two blocks of the project. I have reviewed the site plans, elevations and other relevant documents related to the project and met with the developer to have my questions and concerns addressed.

The plans for this development look like they were very thoughtfully designed with the community in mind, and I love the addition of the sky decks. I am very excited to see this project come to fruition after years of watching it sit under utilizing its full potential. I whole heartedly support this development.

Thank you,

Breyan Sussman

480.235.7508

breyansussman@gmail.com

From: <u>Dean Chiarelli</u>

To: <u>hannah@witheymorris.com</u>; <u>Lady Lighthouse</u>

**Subject:** Letter of Support: Z-78-22

**Date:** Monday, January 30, 2023 2:42:29 PM

January 30, 2023

To: Camelback Village Planning Committee

City of Phoenix Planning and Development Department

Re: Rezoning case (Z-78-22) for Arcadia Sky Homes

I'm writing to convey my support for the proposed R-3 rezoning project at the property located at 3451 N 38th Street, Phoenix, AZ 85018 (APN: 127-19-006C).

The proposal is a well-suited use and better use of an odd L-shaped lot to build a residential community. The plan is consistent with other multifamily infill development adjacent to the property and within the area. The request to rezone to R-3 makes sense for this lot and is directly adjacent to other R-3 developments. This developer is not a large-scale home builder of banal generic homes geared towards maximum profit. The design elements are fresh and modern and thoughtful of neighborhood impact. The developer is acting upon community feedback in good faith as demonstrated by the willingness to:

- Modify the sky decks to protect the privacy of neighbors
- Customize landscaping to function as a privacy screen and green space for animals
- Locate trash and recycle receptacles in garages to prevent the need for a large congregant trash near a neighbor's perimeter wall

I support the proposal and encourage the committees to vote "Yes" to approve this well-designed infill development.

Dean Chiarelli, MA, Dietitian, Registered Environmental Health Specialist 912 E. La Mirada Drive Phoenix AZ 85042 RE:

**REZONING APPLICATION Z-78-22** 

3451 N 38th Street

Phoenix AZ

Dear City of Phoenix Planning and Development Department,

The purpose of this letter is to voice my opinion on Arcadia Sky Homes, the proposed R-3 rezoning project at the property located at 3451 N 38th Street, Phoenix, AZ 85018 (APN: 127-19-006C). My property is located within two blocks of the project. I have reviewed the site plans, elevations and other relevant documents related to the project and met with the developer to have my questions and concerns addressed.

The plans the developer/owner of Arcadia Sky has provided looks like a nicer version of other similar "missing middle" developments that have been agreeable improvements to our neighborhood and those in the surrounding area at other similarly sized sites. This project will be a welcome addition to the community and is consistent with what I understand the City's goal for expanding the much-needed number of residential units in the area to support business and infrastructure. I am in support of the development.

Thank you,

Bryan Krizek

CRS Scottsdale Housing Corporation

3625 N. 38th Street

Phoenix, Arizona 85018

Bryan@christainrelief.org

703-317-9484

CC:

WITHEY MORRIS

DAWN AUGUSTA

From: Adrian G Zambrano
To: Adrian G Zambrano

 Subject:
 2023-02-01 - Support - Kathy Ring

 Date:
 Friday, February 3, 2023 10:03:41 AM

----Original Message-----

From: Kathy Ring <a href="mailto:kring3025@gmail.com">kring3025@gmail.com</a>> Sent: Wednesday, February 1, 2023 8:23 PM

To: PDD Long Range Planning <pdd.longrange@phoenix.gov>

Subject: Support for Z-78-22-6

Hello -

As a neighbor on at 38th Street and Fairmount Ave in the Camelback Village East, I support what Dawn Augusta is proposing as development to that lot.

Dawn has engaged with the neighbors and has created a very thoughtful design for everyone's enjoyment. The tree setback and cover, the 2 car included garage, etc.

ArcadiaSkyHomes and the sky deck design will be a welcome design addition to our neighborhood. It is also consistent with other lot usage surrounding it.

Thank you, Kathy Ring

Sent from my iPhone



4340 E Indian School RD #21-537 Phoenix, AZ 85018 623-565-4018

wolffdevelopmentaz@gmail.com

February 1st, 2022

To:

**City of Phoenix Zoning** 

I am writing this letter in support of the rezoning project located at 3451 N 38th Street (Z-78-22). My name is Pavel Rosas, I am a long-time Arcadia resident and have done extensive land development in this community. My home address, 3725 N 35th Place, is around the corner from the proposed project site. I have reviewed the plans, walked the lot and discussed the project with Dawn Augusta. I believe this project makes sense for that lot and fits well among the developments in the neighborhood. I support this project because it has been thoughtfully developed with community input and helps to increase the City's much needed housing options.

Sincerely

Pavel Rosas

President, Wolff Development 3725 N 35th Pl Phoenix, AZ 85018

February 1, 2023

Robyn Rose 3801 E Piccadilly rd Phoenix, AZ 85018 646-515-3355

To The City of Phoenix Planning and Development Department,

This is regarding the proposed R-3 rezoning project, Arcadia Sky Homes, located at 3451 N 38<sup>th</sup> st, Phoenix, AZ 85018 (APN: 127-19-006C). I live just north of the property and have reviewed the site plans, elevations as well as other information regarding the project. I'm in support of this project.

Thank you-

Robyn Rose

From: Bill Brooks
To: Sarah Stockham

**Subject:** Arcadia Sky Homes by Risome, LLC rezoning proposal

**Date:** Friday, January 13, 2023 3:48:59 PM

Hello Sarah,

<u>New</u> residential infill projects increasing population density, vehicle, pedestrian, bicycle traffic volumes sharing a narrow North 38<sup>th</sup> Street between East Thomas Road and East Indian School Road in Phoenix are causing growing public safety concerns in my neighborhood.

I welcome single family and multi-family property improvements and developments in my neighborhood. North 38<sup>th</sup> Street is insufficiently wide enough though to safely support more parked vehicles on both sides of the street, plus 2-lane vehicle traffic, plus school buses, plus construction trucks, plus bicyclists, plus pedestrians walking in the street where no sidewalks exist.

During daily peak traffic times, the residential North 38<sup>th</sup> Street is not wide enough to safely accommodate 4 vehicles across (2 parked, 2 moving vehicles meeting in opposite directions) causing reliance on frequent yielding to single lane traffic in bottle-necked portions of the street.

Although 25 MPH speed limit signs are posted along North 38<sup>th</sup> Street, many drivers drive much faster than the limit increasing risks of collisions.

I observed numerous near collisions of vehicles and/or pedestrians in the street due to congestion and/or excessive vehicle speeds. The current city street and sidewalk conditions are insufficient to safely support ongoing increases in pedestrian and vehicle traffic during daily peak times.

Solutions I propose to the City of Phoenix include limit street parking along North 38<sup>th</sup> Street to only one side or no sides of the street. Also multi-family zoning needs to require additional parking spaces on-site of new developments to discourage their residents and visitors from parallel parking along North 38th Street. Also require public sidewalks along all properties next to the street to reduce pedestrians walking in the busy street.

I also request the City of Phoenix Street Transportation Department to perform traffic light studies of the intersections of North 38th Street and East Thomas Road, and North 38th Street and East Indian School Road. Pedestrians crossing those streets in marked crosswalks during green walk signals face increasing vehicle risks. Sometimes aggressive drivers turn and drive their vehicles across the crosswalks without properly yielding to pedestrians in crosswalks

increasing risk of collisions.

I plan to participate in the virtual neighborhood meeting to discuss the Arcadia Sky Homes by Risome, LLC rezoning proposal on January 23, 2023, at 5:30 p.m. MST. I hope you will come prepared to discuss increased vehicle and pedestrian traffic, and parking problems and solutions along North 38th Street caused by such single family to multi-family rezoning.

Regards,

Bill Brooks
3810 E Weldon Ave
Phoenix, AZ 85018
BillBrooks@cox.net
602-955-2855 mobile