

Attachment E

Murray Kerdman
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RE: PROPOSED CHANGE TO GENERAL PLAN LAND USE DESIGNATION
The Village at Camelback Park; The Empire Group
Case Numbers: Z-69-19 and GPA-MV-1-19

May 22, 2020

Dear Mayor Gallego, City Councilmembers, Planning Commissioners and City Staff:

I own the CVS Pharmacy at the SWC of W. Camelback and 107th Avenue in Phoenix, and I would like to share with you my opinion about The Empire Group's planning request to approve Proposed Change To General Plan Land Use Designation to build the 194 Unit The Village at Camelback Park as well as the Proposal to Change the Zoning of other Adjacent Parcels to Mixed Use.

Over my career, I spent many years in Retail before becoming a Developer of Apartments, Condos and Retail Commercial Real Estate.

From my experience, I cannot overstate the virtuous circle of growth afforded a community in increased Retail Sales, Property and Sales Tax Base and Employment created when new Housing Stock, in the form of new Townhomes, Condos, or Apartments get entitled and built.

It is a certainty that CVS Pharmacy's sales at the SWC of W. Camelback and 107th Avenue in Phoenix will increase substantially with the addition of the 194 Additional New Housing Units resulting from approval of Proposed Change General Plan Land Use Designation for The Village at Camelback Park.

Accordingly, I strongly urge you to embrace the opportunity on behalf of the growth of the entire community by approving the Proposed Change To General Plan Land Use Designation to build the 194 Units at The Village at Camelback Park, as well as the request for a Mixed Use Change of Land Use for the land adjacent

Thank you for your time and consideration.

Sincerely,

Murray Kerdman

Murray Kerdman



June 4, 2020

Racelle Escolar
City of Phoenix Planning Commission
200 West Jefferson Street
Phoenix, AZ 85003

Re: General Plan Amendments and Companion Rezoning Cases, Application #Z-69-19-5

The Glendale Aviation Advisory Commission met on May 20, 2020 and unanimously opposed a request to rezone a 16.7-acre parcel located near the northwest corner of Ball Park Boulevard and Camelback Road (application #Z-69-19-5) located in the City of Phoenix.

Please be advised that Glendale's Advisory Commission does not represent the City of Glendale's position on issues such as this zoning case.

The City of Glendale has not reached out to the City of Phoenix or its Planning Commission in opposition to this project and has no intention of opposing this development. It is recommended that residents of this development have pre-notification of the airport being in relative proximity.

Glendale has supported similar projects as this within the City of Glendale on several occasions.

If there was any misunderstanding with reference to this zoning case, I apologize.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jack C. Friedline', written over a light blue circular stamp.

Jack C. Friedline
Assistant City Manager