

Attachment F



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission

Date: October 3, 2019

From: Maja Brkovic
Planner II* Village

Subject: ITEM NO. 4 (Z-18-19-4) – NORTHWEST CORNER OF CENTRAL AVENUE AND INDIAN SCHOOL ROAD

This memo is to address staff comments regarding the Encanto Village Planning Committee recommendation for Z-18-19-4, to provide a revised staff recommendation that incorporates the Village Planning Committee recommendation with a deletion and modifications to the added stipulations presented to the committee by the applicant and to include an additional correspondence.

The rezoning request was heard before the Encanto Village Planning Committee on July 1, 2019. The committee recommended a continuance to the August 5, 2019 Encanto Village Planning Committee meeting by a vote of 12-0 to give the applicant time to address the committee's concerns regarding enhanced architecture, a lack of density and height, sustainability and desire for a mixed-use project. At the August 5, 2019 Encanto Village Planning Committee meeting the applicant requested a continuance to the September 9, 2019 Encanto Village Planning Committee meeting to finalize the design. The committee granted the continuance by a 11-0 vote.

At the September 9, 2019 Encanto Village Planning Committee meeting, the Committee recommended approval by a vote of 8-4 per the staff recommendation with additional stipulations that capture the spirit and intent of the applicant's proposed stipulations as modified by staff. The applicant proposed six additional stipulations that required general conformance to the site plan and elevations, mid-century modern decorative elements along Central Avenue and Indian School Road, live-work units along Central Avenue, non-residential uses at the intersection of Central Avenue and Indian School Road, additional amenities along the public open space areas and restricted right-in and left-out egress along 3rd Avenue.

Staff is requesting modifications and a deletion of the additional stipulations to provide clarity and enforceability of the stipulations. Staff is not supportive of the general conformance stipulation to the site plan and elevations as compliance to the WU Code T5:5 Transect has not been confirmed and the development will require development review of the site plan and elevations in the future. However, staff has recommended that the elevations contain mid-century modern elements as depicted on the elevations date stamped September 13, 2019 and as approved by the Planning and Development Department. In addition, staff cannot restrict the development to specific uses; therefore, staff has suggested that the live-work units be achieved by requesting a

storefront frontage type along Central Avenue. The storefront frontage type promotes an environment for commercial type uses more than other permitted frontage types.

Lastly, staff has requested that a minimum of 1,600 square feet at the corner of Central Avenue and Indian School Road not be reserved for multifamily use. As the site is more than five acres in size, Section 1304.G.2.b. of the Phoenix Zoning Ordinance requires that a mix of uses be provided, the modified staff stipulation provides further guidance as to the location and minimum size of the non-residential development area.

Staff recommends approval, subject to the stipulations below.

STAFF RECOMMENDED STIPULATIONS FOR Z-18-19-4:

1. There shall be enhanced pavement, in the form of brick or stamped or colored concrete, for pedestrian entrances into the building at the intersection of Central Avenue and Indian School Road and at the northern end of the site along Central Avenue, as approved by the Planning and Development Department.
2. **THE DEVELOPMENT SHALL UTILIZE THE MID-CENTURY MODERN METAL DECORATIVE ELEMENT AS DEPICTED ON THE ELEVATIONS DATE STAMPED SEPTEMBER 13, 2019 TO ACCENTUATE THE CORNER OF CENTRAL AVENUE AND INDIAN SCHOOL ROAD, AS WELL AS CORRESPONDING SMALLER FEATURES ALONG CENTRAL AVENUE, AND INDIAN SCHOOL ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
3. **THE DEVELOPMENT SHALL UTILIZE A CONTINUOUS STOREFRONT FRONTAGE PER THE REQUIREMENTS OF SECTION 135.B. FOR A MINIMUM OF 265 LINEAR FEET BEGINNING AT THE NORTHERN PROPERTY LINE ALONG CENTRAL AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
4. **A MINIMUM OF 55 LINEAR FEET AND A TOTAL SQUARE FOOTAGE OF 1,600 SQUARE FEET ALONG CENTRAL AVENUE SHALL NOT BE RESERVED FOR INDIVIDUAL UNITS, RESIDENTIAL LOBBY, LEASING OFFICE OR OTHER TENANT ONLY AMENITIES RELATED TO THE PRIMARY MULTIFAMILY USE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- ~~2.~~ 5. The required public open space areas shall include seating areas, **A DRINKING FOUNTAIN FOR PERSONS AND PETS, SECURED BICYCLE PARKING**, and art and shade elements, as approved by the planning and development department.
- ~~3.~~ 6. The parking lot area shall have shaded pedestrian pathways consisting of decorative materials such as brick, stamped or colored concrete or similar

material that connects residents into the buildings, as approved by the Planning and Development Department.

- ~~4.~~ 7. A minimum 25% of the parking lot area shall be shaded, as approved by the Planning and Development Department.
- ~~5.~~ 8. Parking garages or individual unit garages shall not front onto or have direct access to and from 3rd Avenue.
- ~~6.~~ 9. The sidewalk along Indian School Road shall be detached with a minimum 50 percent 8-foot wide and minimum 50 percent 6-foot-wide landscape strip located between the sidewalk and back of curb. The streetscape landscaping shall be in compliance with the WU-Code standards for planting, type, size and quantity per section 1309 of the Phoenix Zoning Ordinance and palm trees shall be planted between shade trees, as approved by the Planning and Development Department.
- ~~7.~~ 10. The sidewalk along 3rd Avenue shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb. The streetscape landscaping shall be in compliance with the WU-Code standards for planting, type, size and quantity per section 1309 of the Phoenix Zoning Ordinance and palm trees shall be planted between shade trees, as approved by the Planning and Development Department.
- ~~8.~~ 11. The developer shall provide secured bicycle parking for the required bicycle parking spaces up to a maximum of 50 spaces. In addition, a minimum of four inverted U-bicycle racks for guests located near entrances to the building and a minimum of two inverted U-bicycle racks at each forecourt area shall be installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
12. **THE DRIVEWAY ON 3RD AVENUE SHALL BE LIMITED TO RIGHT-IN AND LEFT-OUT ONLY, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.**
- ~~9.~~ 13. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by Planning and Development Department and the Street Transportation Department.
- ~~10.~~ 14. A 10-foot sidewalk easement shall be dedicated on the north side of Indian School Road and on the west side of Central Avenue, as approved by the Planning and Development Department.

- 44-15. The developer shall construct a 6-foot wide detached sidewalk along the north side of Indian School Road. The required setback shall be determined by the Planning and Development Department.
- 42-16. Vehicular access to the site from 3rd Avenue shall be limited to a maximum of one shared access driveway. No vehicular driveways to individual units or garages shall be allowed for the entire site frontage.
- 43-17. The Central Avenue frontage shall comply with the Central Avenue Development Standards.
- 44-18. 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.
- 45-19. Dedication of right-of-way and reconstruction of a bus bay and bus stop pad along westbound Indian School Road west of Central Avenue shall be provided. The bus bay shall be spaced from the intersection of Central Avenue and Indian School Road according to the City of Phoenix Standard Detail P1258. The bus bay shall be constructed according to City of Phoenix Standard Detail P1256 with a connected bus stop pad constructed according to City of Phoenix Standard Detail P1261 with a minimum depth of 10 feet. The entirety of the bus bay shall remain outside of any and all right-hand turn deceleration lanes.
- 46-20. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property.
- 47-21. 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.

Attachments:

Site Plan date stamped September 13, 2019

Elevations date stamped September 13, 2019 (2 pages)

Building Rendering date stamped September 13, 2019

Correspondence (106 pages)

SITE PLAN NOTES:

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNAGE IS APPROVED PER THIS PLAN.
11. GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF _____ AND _____.
12. I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER DATE
PRINTED NAME OF COPYRIGHT OWNER DATE

LEGAL DESCRIPTION

155-31-0888
W 401' OF S 340' OF S2 SE4 SW4 EX W 30' & EX S 40' & EX RD P/D 90-203853.
155-31-0890
S 340' OF S2 SE4 SW4 SEC 20 EX E 585' & EX W 401' & EX S 50' RD.
155-31-0892
S 340' W 1/2 OF S2 SE4 SW4 SEC 20 EX BEG 40' N AND 50' W OF SE COR SW4 TH N 10' TH SWLY TO PT 40' N AND 43' W OF SE COR SW4 TH E 13' TO POB & EX E 50' & EX S 40' & EX BEG NW COR OF E 50' OF S 50' SD 10' SD SW4 TH N 30' TH SWLY TO NE COR W 50' OF S 50' SD 3/4 SW4 TH E TO LN B TH N 10' TH E LN OF W 50' SD 10' SD SW4 TH E TO LN B TH N 10' TH E 170' TH SWLY TO A PT ON W LN OF E 50' BEG 20' N OF POB TH S TO POB (P/T 90-023853) & EX COR INT CENTRAL AVE AND INDIAN SCHOOL RD /AKA S4 COR 20 SEC 20 TH W 77.62' TH N 50.30' TO POB TH N 45' 27' W 20.06' TH N 25.89' TH E 6.62' TH S 26.46' TH S 45.02' TH W 28.18' TH W 7.25' TO POB (P/T 08-021423).

155-31-0900
N 100' OF E 585' OF S 340' OF S2 SE4 SW4 EX E 50' RDS 1.23 AC.

PROJECT DATA

OVERALL SITE DATA:
GROSS SITE AREA: 410.42 NET ACRES (454,034.82 S.F.)
NET SITE AREA: 27.6 NET ACRES (333,965.37 S.F.)
PROPOSED USE: MULTI-FAMILY (SURFACE PARKED)
PROPOSED DENSITY: 49 DU/NET AC
BUILDING HEIGHT ALLOWED: 48 FEET (4 STORIES) / 58 FEET TO MECH.
ADDRESS: NORTHWEST CORNER OF W INDIAN SCHOOL ROAD AND NORTH CENTRAL AVENUE
APR: 155-31-0888, 155-31-0890, 155-31-0892 & 155-31-0900
EXISTING ZONING: C-3 100-1
PROPOSED ZONING: MU 15.5
TOTAL UNIT MIX:
STUDIO UNITS: 23 (5.7%)
STUDIO 1W UNITS: 9 (2.3%)
ONE BEDROOM UNITS: 243 (60.3%)
TWO BEDROOM UNITS: 118 (29.4%)
THREE BEDROOM UNITS: 9 (2.3%)
TOTAL: 402 (100%)
UNIT TYPE GROSS LIVABLE AREA UNITS GROSS AREA
UNIT A5 STUDIO/1 BA 562 S.F. 23 12,926 S.F.
UNIT A5-LW STUDIO/1 BA 1,022 S.F. 9 9,198 S.F.
UNIT A1 1 BED/1 BA 676 S.F. 47 31,772 S.F.
UNIT A2 1 BED/1 BA 700 S.F. 95 66,500 S.F.
UNIT A3 1 BED/1 BA 601 S.F. 31 24,831 S.F.
UNIT A3L 1 BED/1 BA/LOFT 1,053 S.F. 1 1,053 S.F.
UNIT A4 1 BED/1 BA 634 S.F. 3 10,942 S.F.
UNIT A4L 1 BED/1 BA/LOFT 1,134 S.F. 1 1,134 S.F.
UNIT A6 1 BED/1 BA 755 S.F. 27 20,385 S.F.
UNIT A11 1 BED/1 BA 755 S.F. 28 21,140 S.F.
UNIT B1 2 BED/2 BA 1,072 S.F. 50 53,600 S.F.
UNIT B1L 2 BED/2 BA/LOFT 1,418 S.F. 2 2,836 S.F.
UNIT B2 2 BED/2 BA 1,145 S.F. 43 49,325 S.F.
UNIT B5 2 BED/2 BA 1,390 S.F. 18 25,020 S.F.
UNIT B5L 2 BED/2 BA/LOFT 1,497 S.F. 3 5,091 S.F.
UNIT B5.1 2 BED/2 BA 1,157 S.F. 1 1,157 S.F.
UNIT B5.1L 2 BED/2 BA/LOFT 1,464 S.F. 1 1,464 S.F.
UNIT C1 3 BED/2 BA 1,409 S.F. 9 12,681 S.F.
TOTAL: 402 D.U. 350,665 S.F.
AVG. S.F. 873 S.F.

BUILDING GROSS AREAS:
UNIT AREA: 386,701 S.F.
TUCK UNDER GARAGE AREA: 44,842 S.F.
CLUBHOUSE/AMENITY AREA (BLDG 1): 1,472 S.F.
LEASING: 1,091 S.F.
CLUBROOM: 3,490 S.F.
RESTROOM (1ST & 2ND FLOOR): 460 S.F.
ME WORK: 1,009 S.F.
GAME ROOM: 1,083 S.F.
PATIO: 1,072 S.F.
MAIL & COMMON: 1,438 S.F.
AMENITY AREA: 2,380 S.F.
COFFEE SHOP (RETAIL): 802 S.F.
TOTAL CLUBHOUSE AREAS: 11,497 S.F.
CLUBHOUSE (BLDG 3): 1,148 S.F.
SECONDARY POOL AMENITY (BLDG 3): 2,091 S.F.
COMMON AREA (ALL BLDG): 64,540 S.F.
DOG SPA: 200 S.F.
DOG PARK: 665 S.F.
BIKE STORAGE: 375 S.F.
TRASH: 547 S.F.
TOTAL GROSS BUILDING AREAS: 516,415 S.F.
BUILDING 1: 110,588 SQ. FT.
BUILDING 2: 280,895 SQ. FT.
BUILDING 3: 212,073 SQ. FT.
LOT COVERAGE: 26,362 SQ. FT.
BUILDING 1: 68,264 SQ. FT.
BUILDING 2: 50,120 SQ. FT.
BUILDING 3: 30,688 SQ. FT.
PARKING CANOPY: 160,714 SQ. FT.
ALLOWED PROVIDED: 48.1%
PRIMARY BUILDING FRONTAGE ALLOWED: 70% (MIN) 84.4%
SECONDARY BUILDING FRONTAGE PROVIDED: 50% (MIN)
SECONDARY BUILDING FRONTAGE ALLOWED: 80.3%
BUILDING CONSTRUCTION TYPE: V-A (UNITS) - V-B (GARAGE)
PARKING: 386,701 S.F.
TOTAL PARKING REQUIRED: 44,842 S.F.
STUDIO UNITS: 22 * 1.0 = 22
ONE BEDROOM UNITS: 243 * 0.5 = 121.5
TWO BEDROOM UNITS: 118 * 0.5 = 59
THREE BEDROOM UNITS: 9 * 2 = 18
588.5 >= 59
UNRESERVED PARKING REQUIRED: 1,009 S.F.
STUDIO UNITS: 22 * 0.3 = 6.6
ONE BEDROOM UNITS: 243 * 0.5 = 121.5
TWO BEDROOM UNITS: 118 * 0.5 = 59
THREE BEDROOM UNITS: 9 * 1.0 = 9
201.1 >= 201
UNRESERVED PARKING PROVIDED: 1,148 S.F.
RESERVED PARKING PROVIDED: 402 (1 PER UNIT)
LIGHT RAIL REDUCTION ALLOWED: 25K
PROVIDED: 118 P.S.
GARAGE PARKING: 118 P.S.
TANDEM PARKING: 58 P.S.
OPEN PARKING: 58 P.S.
COMPACT PARKING: 50 P.S.
COMPACT COVERED PARKING: 126 S.F.
TOTAL PROVIDED: 628 P.S.
1.56 SPACES PER UNIT
13 (2% OF TOTAL)
13 (5 COVERED STALLS)
BIKE PARKING: 402 DU X .25 = 100.5 OR MAX 50 SPACES
REQUIRED: 50 SPACES
PUBLIC OPEN SPACE: 10.42 AC / 454,034.82 S.F.
TOTAL GROSS SITE AREA: 454,034.82 S.F. * 5% = 22,702 S.F.
PROVIDED: 27,418 S.F.

PROJECT INFO

OWNER: TOLL BROTHERS APARTMENT LIVING 8767 E. VIA DE VENTURA, SUITE 390 SCOTTSDALE, AZ 85258
PHONE: (602) 617-2359
MR. TERRY BRANDT
EMAIL: brandt@tollbrothers.com
ARCHITECTURAL: BILTFORM ARCHITECTURE GROUP, INC. 11460 N. CAVE CREEK ROAD, STE. 11 SCOTTSDALE, ARIZONA 85258
PHONE: (602) 285-9200
MR. JIM APPLIGATE
EMAIL: jim@biltform.com

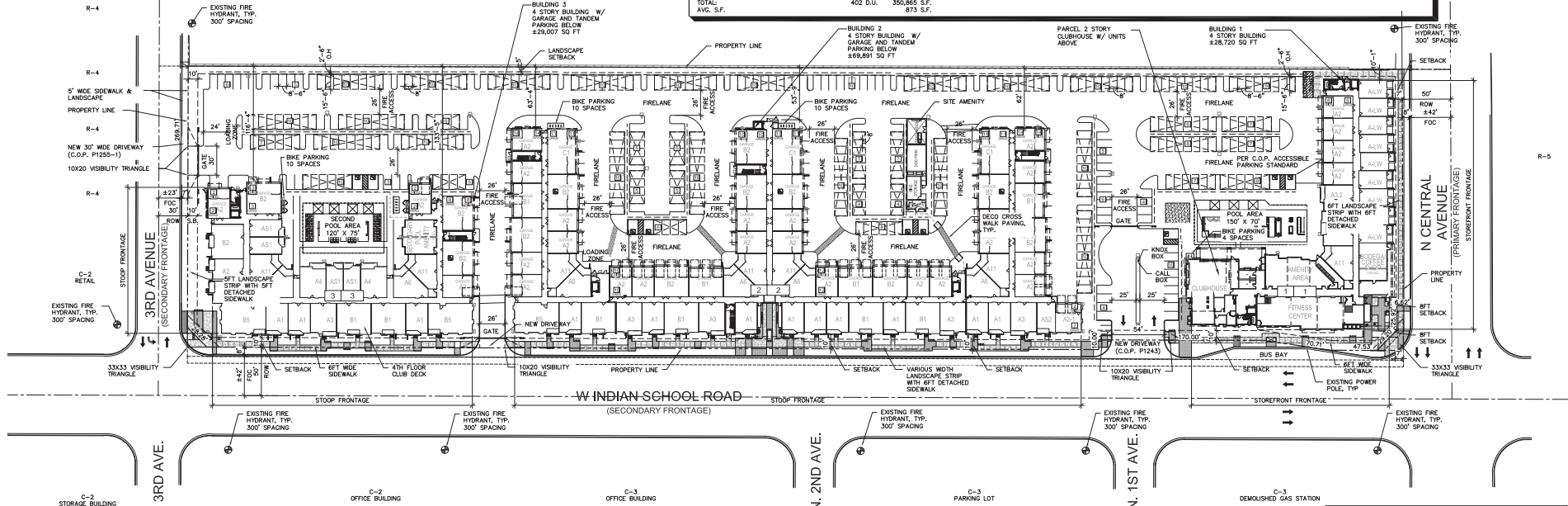
biltform architecture

biltform architecture group, LLC.

11460 North Cave Creek Road, Suite 11
Phoenix, Arizona 85220
Phone: 602.285.9200 Fax: 602.285.9229

PRELIMINARY
NOT FOR
CONSTRUCTION

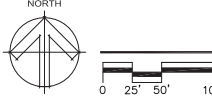
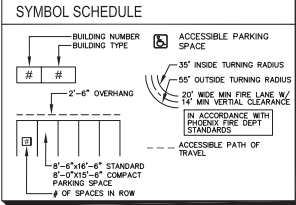
CENTRAL AND INDIAN SCHOOL
Apartment Homes
N.W.C. OF CENTRAL AVE. AND INDIAN SCHOOL RD PHOENIX, AZ.
TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ 85258



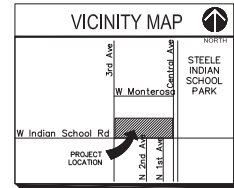
FIRE NOTES:
1. GATES SHALL REQUIRE PERMITS AND SHALL BE A SEPARATE SUBMITTAL.
2. AN EMERGENCY ACCESS SHALL BE REQUIRED AND SHALL BE A SEPARATE SUBMITTAL.

PROJECT DESCRIPTION

410.42 - ACRE SITE FOR AN URBAN STYLE, MULTI-LEVEL MULTI-FAMILY HOUSING DEVELOPMENT OF 402 UNITS, THE 4-STORY + MEZZANINE LEVEL WOOD FRAME BUILDINGS HAVE INTERNAL CORRIDORS AND TUCKER UNDER INDIVIDUAL PRIVATE GARAGES. THE ANTICIPATED BREAKDOWN OF BEDROOMS IS 68.1% 1 BEDROOM (STUDIO), 31.3% 2 BEDROOMS, AND 2.2% 3 BEDROOMS. INTERIOR AMENITIES FLANK THE INDIAN SCHOOL ROAD FRONTAGE. CLOSEST TO THE CENTRAL AVENUE INTERSECTION, WITH A PROMINENT COMMON PEDESTRIAN ENTRY AT THE CORNER, THE BUILDING'S ARCHITECTURE IS INTENDED TO CONTRAST WITH VARED ROOFLINES AND AN IMPACTFUL PRESENCE SEEN FROM THE LIGHT RAIL STATION.



SITE PLAN



CITY OF PHOENIX
SEP 13 2019
Planning & Development
Department
Kiva Project #: 19-598
SDEV #: 1900123
PAPP #: 1901404

REVISIONS:
JOB NO: 19-004
DATE: February 18, 2019
SCALE: 1" = 95'-0"
SHEET NO:
A1.1

© BILTFORM ARCHITECTURE GROUP, INC.



1 NORTH ELEVATION



2 EAST ELEVATION

ELEVATION KEY NOTES: 1

1. EXTERIOR STUCCO SYSTEM
2. METAL PARAPET CAP
3. METAL CANOPY
4. FIBER CEMENT PANEL
5. CMU VENEER HONED BLOCK
6. METAL RAILING
7. TILE VENEER
8. CONTROL JOINT
9. DOOR PIER PLAN
10. GARAGE DOOR
11. WINDOW PIER PLAN
12. ALUMINUM STOREFRONT WINDOW SYSTEM
13. METAL PANEL
14. METAL PEDESTAL GATE
15. LOW WALL
16. PAUX WINDOW
17. STUCCO RECESS
18. SLIDING STOREFRONT DOOR SYSTEM
19. DECORATIVE LIGHT FIXTURE
20. ROOFTOP EQUIPMENT BEHIND PARAPET.
21. CONCRETE STUOP AND STAIRS.
22. WALL MOUNTED MULTI-METERS, PAINT TO MATCH ADJACENT BUILDING COLOR.

CITY OF PHOENIX

SEP 13 2019

Planning & Development
Department

BUILDING 1
COLOR
ELEVATIONS

09/12/2019

A6.1.0C

preliminary not for construction

CENTRAL AND INDIAN SCHOOL TOLL BROTHERS APARTMENT LIVING



biltform-architecture
group, inc.
11460 north cave creek road - suite 11
phoenix, arizona 85000
Phone 602.285.9200
www.biltform.com



3 WEST ELEVATION

- ELEVATION KEY NOTES: (f)
1. EXTERIOR STUCCO SYSTEM
 2. METAL PARAPET CAP
 3. METAL CANYON
 4. FIBER CEMENT PANEL
 5. CMU VENEER HONED BLOCK
 6. METAL RAILING
 7. TILE VENEER
 8. CONTROL JOINT
 9. DOOR PIER PLAN
 10. GARAGE DOOR
 11. WINDOW PIER PLAN
 12. ALUMINUM STOREFRONT WINDOW SYSTEM
 13. METAL PANEL
 14. METAL PEDESTRIAN GATE
 15. LOW WALL
 16. PAUX WINDOW
 17. STUCCO RECESS
 18. SLIDING STOREFRONT DOOR SYSTEM
 19. DECORATIVE LIGHT FIXTURE
 20. ROOFTOP EQUIPMENT BEHIND PARAPET.
 21. CONCRETE STUOP AND STAIRS.
 22. WALL MOUNTED MULTI-METERS, PAINT TO MATCH ADJACENT BUILDING COLOR.



4 SOUTH ELEVATION

CITY OF PHOENIX

SEP 13 2019

Planning & Development
Department

BUILDING 1
COLOR
ELEVATIONS

09/12/2019

A6.1.1C
preliminary not for construction

CENTRAL AND INDIAN SCHOOL TOLL BROTHERS APARTMENT LIVING

biltform
architecture

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11480 north cave creek road - suite 11
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 11460 north cave creek road - suite 11
 phoenix, arizona 85020
 Phone 602.285.9200
 www.biltform.com

CENTRAL AND INDIAN SCHOOL TOLL BROTHERS APARTMENT LIVING

CITY OF PHOENIX

SEP 13 2019

Planning & Development
 Department

BUILDING 1
 PERSPECTIVE
 09/12/2019

A6.0.0C
 preliminary not for construction

September 3, 2019

Dear Chair of Encanto Village Planning Committee,

I have just been informed that another matter requires my attention the evening of our September Village Planning Committee and as a result, I will not be in attendance. My apologies. Participation is key and I am disappointed when other commitments interfere in my role on the Village. Thank you for understanding.

Since I will not be present to comment or vote on the agenda items, I felt compelled to send my thoughts regarding Item #4, Z-18-19 the Toll Brothers project located at the Northwest Corner of Central Ave. and Indian School Rd. I strongly support this project for several reasons, most importantly the desperate need for this vacant land to be utilized. There is so much positive momentum for the area with other projects set to be built, it will be important that this corner receive activation. Further, I feel this developer has done an excellent job in utilizing this awkward sized parcel without creating a sea of buildings, intensive massing and importantly – not allowing an ugly big parking garage. Lastly, I adore the proposed landscaping and pedestrian opportunities. This project will certainly help with the walkability for this stretch of Indian School Rd.

I am also impressed with this developer desire to listen to our committee's feedback since their first visit to the Village earlier this summer. They have certainly made honest efforts to address the committee's concerns regarding the architecture, retail opportunities and the inclusion of work/live units. I feel their revised presentation truly demonstrates their willingness to create something that is meaningful and forward thinking. I commend them on their efforts.

Please accept this letter as my statement of support for the proposed development by Toll Brothers. If you have any questions, please contact me directly. Thank you for your time.

Best Regards,

Layla Ressler

layla@socialmattersinc.com

CC:

Alan Stephenson, alan.stephenson@phoenix.gov

Maja Brkovic, maja.brkovic@phoenix.gov

From: [TAMIKO GARMEN](#)
To: [Zoning Adjustment PLN DSD](#); [Maja Brkovic](#)
Cc: [Alan Stephenson](#); [Council District 4](#); [Lisa Huggins](#)
Subject: URGENT! Z-18-19, Letter Proposed Rezoning at the NWC of Central Avenue and Indian School Road
Date: Thursday, June 27, 2019 10:02:09 PM

To Whom it May Concern,

Re: Z-18-19, Proposed Rezoning at the NWC of Central Avenue and Indian School Road

On behalf of the Carnation Neighborhood Association and it's Board I would like to express our excitement that a developer is interested in building on the lot on the NWC of Central and Indian School. This is the sight from were we derive our name (the Carnation Dairy was at this location) and it has long been overdue for development. While we are excited about the project, some of our neighbors have expressed unease about our already congested street parking. We already have parking issues with The Station on Central Apartments that are directly North to this project, and do not need another multi-family complex adding more congestion to the our neighborhood.

We would like to work with the builder and the committee to review the plans with regard to the parking, and the ingress and egress points to ensure that the project will address our neighborhood concerns. We look forward to working with everyone to address this and anything else that should arise.

Thank you for your time,

Tamiko Garmen, President
Carnation Association of Neighbors

Masyno Holding LLC
PO Box 520
Coolidge, AZ 85128

July 12th 2019

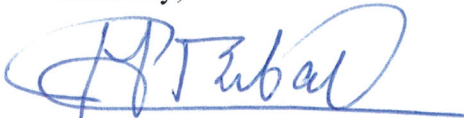
Mr. Alan Stephenson
Planning and Development Director
200 W. Washington
Phoenix, AZ 85003

RE: Z-18-19-4; NWC of Indian School Road and Central Avenue

Dear Mr. Stephenson:

I am a representative of Masyno Central Company LLC which owns the 3 plus net acres of property at the immediate southwest corner of Central and Indian School Road. We purchased the property in 2017 in large part due to the growth that has taken place in the past few years. I have reviewed the exhibits of the proposed development with representatives of the Toll Bros. Apartment Living division of Toll Bros. and was very impressed. This development is exactly the quality living project that has been built in the Central Corridor in recent years. We have become familiar with the Walkable Urban Code and the heights that are called for by the City's recent planning efforts. We are very much in support of this proposal.

Sincerely,



Anthony Bibars



July 23, 2019

Mr. Alan Stephenson
Planning and Development Director
City of Phoenix
3rd Floor
200 W. Washington
Phoenix, AZ 85003

RE: NWC Indian School Road and Central; Z-18-19

Dear Mr. Stephenson:

My name is David Wiener, and I am the Owner of the property located at 4140 North Central Avenue, known as the Station on Central Luxury Apartments. Our property abuts the entire north side of the property at the northwest corner of Indian School Road and Central Avenue, which we have learned is the subject of a rezoning application for a 402-unit apartment development by Toll Brothers Apartment Living.

I was contacted by representatives of Toll Brothers who shared with me the details of this new development. We acquired this apartment project and property in 2017 and are very pleased with our property, because of the bright outlook for the future growth in the Central Corridor.

We are therefore very much in support of this new development. It is designed to complement the layout of our site and has been designed at a very high quality. Moreover, with our corporate offices being in New York, we are very familiar with high intensity residential development and view the Toll Brothers proposal as the most appropriate use, height and density for this location. It responds well to the approved City plans for Central Avenue and the Light Rail system.

I urge you to support this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Wiener". The signature is fluid and cursive.

David Wiener
Owner
Station on Central

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"We support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Their project will provide a new clientele base for small businesses and increased housing options for individuals working in the area. I strongly urge you to support their rezoning request."



Signature

Name & Business

George & Dragon

Address

4240 N CENTRAL PHX

Email

Date

7-25-19

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"We support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Their project will provide a new clientele base for small businesses and increased housing options for individuals working in the area. I strongly urge you to support their rezoning request."

Joe D. Weaver
Signature

Name & Business STUFF ANTIQUES LLC

Address 4206 N. CENTRAL

Email STUFF ANTIQUES@COX.NET

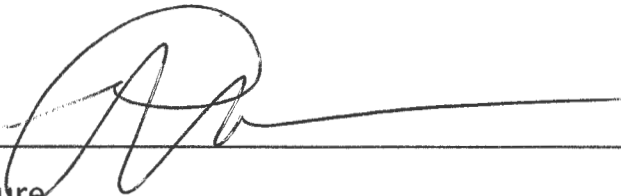
Date 7-24-19

Statement of Support

Central Avenue and Indian School Road Rezoning

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"We support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Their project will provide a new clientele base for small businesses and increased housing options for individuals working in the area. I strongly urge you to support their rezoning request."



Signature

Name & Business NICK CHAMPION

Address ~~6000 6000 6000 6000~~ 4236 N. Central Ave #100

Email _____

Date 8/15/17

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"We support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Their project will provide a new clientele base for small businesses and increased housing options for individuals working in the area. I strongly urge you to support their rezoning request."



Signature

Name & Business The PHX Burnto House

Address 93 4140 N. 7th Ave PHX AZ 85013

Email PaintHolish8@gmail.com

Date 8/1/19

Statement of Support

Central Avenue and Indian School Road Rezoning

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Signature

Name & Business Modern Manor

Address 4130 N. 7th ave

Email Sales@ModernManor.com

Date 07/30/19

Statement of Support

Central Avenue and Indian School Road Rezoning

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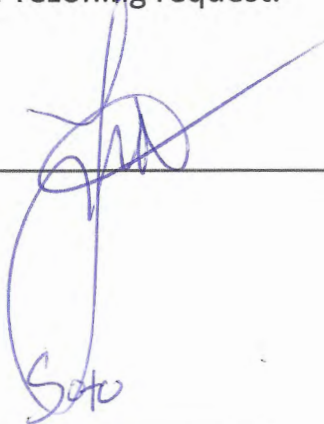
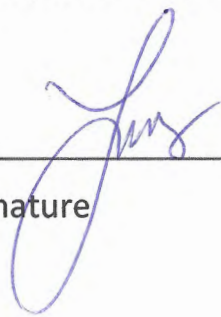
Signature

Name

Address

Email

Date



Luis

Soto

224 W Montecito Ave.

louisoto001@gmail.com

7/18/19

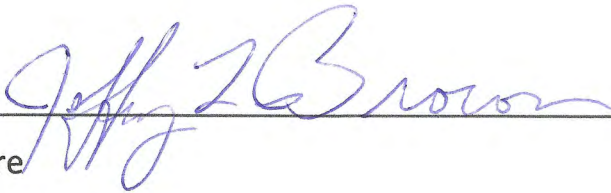
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Signature



Name

Jeffrey L. Brown

Address

202 W. Turner Ave Phx AZ 85013

Email

jeffreybrown35@yahoo.com

Date

7/18/19

Statement of Support

Central Avenue and Indian School Road Rezoning

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Signature

Name

miguel garcia

Address

4205 N 15th Ave Phoenix AZ 85013

Email

N/A

Date

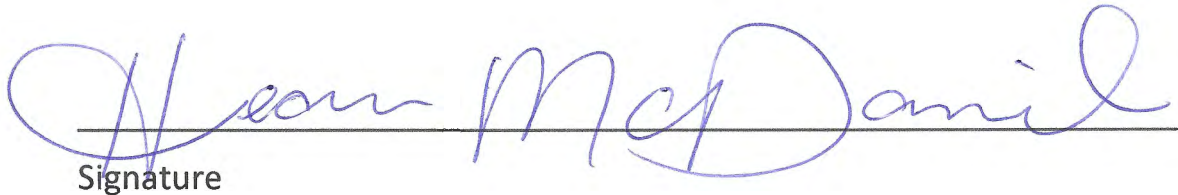
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Signature

Name Heaven McDaniel

Address 4201 N. Central ave

Email xoheavenlym@gmail.com

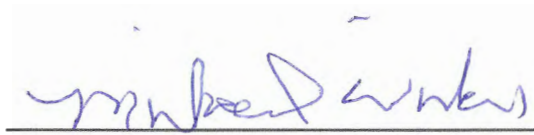
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Signature

Name MICHAEL WICKER

Address 214 W. MONTEROSA ST.

Email _____

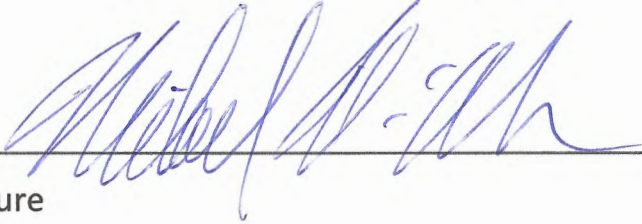
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Signature

Name Michael McMahon

Address 4300 N. Central Ave

Email _____

Date _____

Statement of Support

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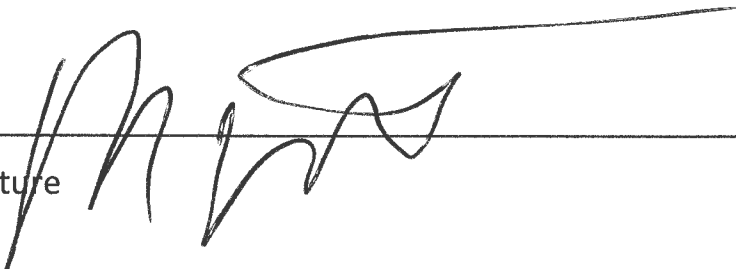
Signature

Name

Address

Email

Date



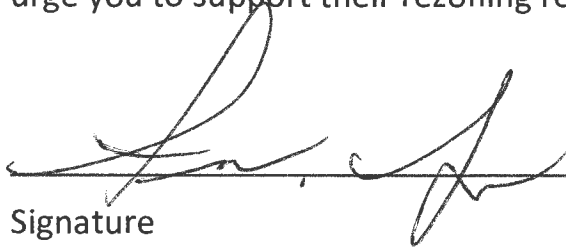
Name ASHLEY MINER
Address 4223 N 1ST AVE
Email ASHLEYMINER421@GMAIL.COM
Date 2/17/19

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

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Signature

Name Armando Lopez

Address 4208 W 2 Ave PNY AZ 85009

Email _____


Date _____

Statement of Support

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Signature

Name Jacob Ferrin

Address 4915 N 2nd Ave Phx, AZ, 85013

Email DNK-Jacob@gmail.com

Date 7/17/19

Statement of Support

Central Avenue and Indian School Road Rezoning

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"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."

Signature

Name

Vanessa Trevino

Address

301 W. Turney Ave, #15 PHX, AZ 85013

Email

Vanessa.Q.Trevino@gmail.com

Date

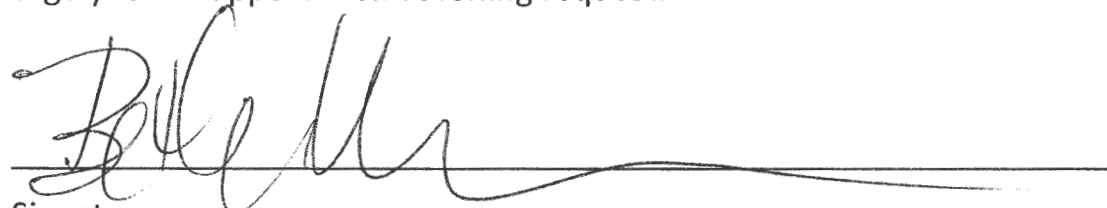
7/22/19

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Signature

Name Beth Murray
Address 301 W Turner / #11
Email Beth
Date 7-23-19

Statement of Support

Central Avenue and Indian School Road Rezoning

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Signature

Name Joshua Linder

Address 301 W TURNER AVE #30

Email _____

Date 07/23/19

Statement of Support

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Adair L.
Signature

Name Adair López

Address 301 W Tunney Ave apt. 33 85013

Email adair19@gmail.com

Date 7-23-19

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Central Avenue and Indian School Road Rezoning

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Maricela Diaz

Signature

Name Maricela Diaz

Address 301 W Turner #18 PHx AZ 85013

Email Marah2010.mh@gmail.com

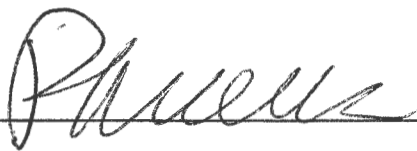
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Signature

Name

PALMER CHALLELA

Address

514 W Turner

Email

phx.palm-not

Date

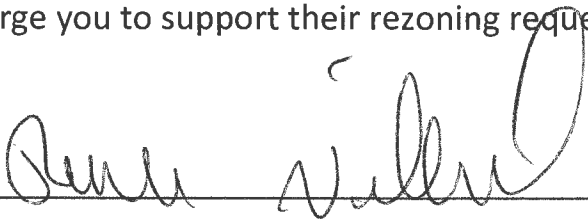
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Signature

Name Renee J. Warren

Address 508 W. Turney Ave Phx 85013

Email ReneeV1366@gmail.com

Date 9-23-19

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."


Signature

Name Walt Coffman

Address 330 W. Turner Phx AZ

Email Phx Walt @ gmail.com

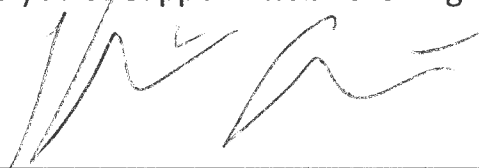
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Signature

Name Kurtis Espino

Address 312 W Turney Ave

Email kurtisespino@gmail.com


Date 7/23/19

Statement of Support

Central Avenue and Indian School Road Rezoning

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Signature

Name DAVID DESGUEZ

Address 304 W. TURNEY AVE.

Email david.desguez@gmail.com

Date 7/23/14

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."



Signature

Name NICOLE MEHARREY

Address 335 W Montecito

Email nic845@yahoo.com

Date 7/23/2019

Statement of Support

Central Avenue and Indian School Road Rezoning

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Signature

Name

Louis King

Address

320 W. Montecito Ave

Email

Date

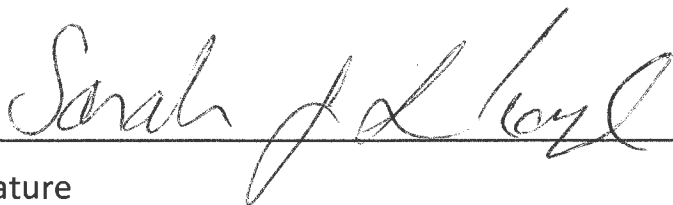
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Signature

Name Sarah Lloyd

Address 33 P. W. Montecito

Email s1fitnfun@gmail

Date 7-23-19

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Signature

Name Josh Haverland

Address 312 W. Morten Ave

Email joshhaverland@gmail.com

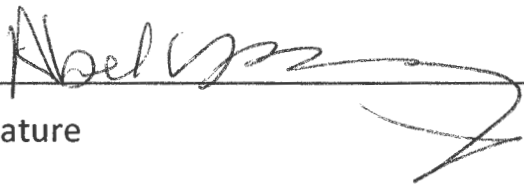
Date 7/24/17

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Signature

Name Abel Munoz

Address 305 W Montecito Ave

Email _____

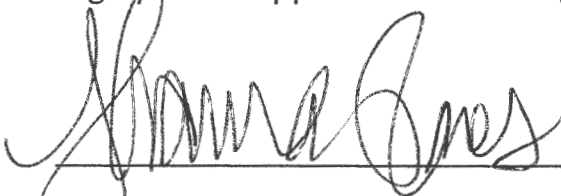
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Signature

Name Shannon Jones

Address 402 W monteroso st

Email Shannon.Jones@asu.edu

Date 7/24/17

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Lauren A. Tomasulo

Signature

Name Lauren A. Tomasulo

Address 4145 N. 6th Ave.

Email latomasulo@gmail.com

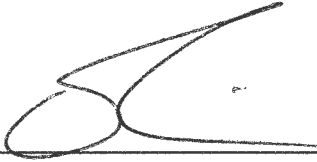
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Signature

Name Thomas Schneringer

Address 4128 N 6th Ave

Email TSchneringer@gmail.com

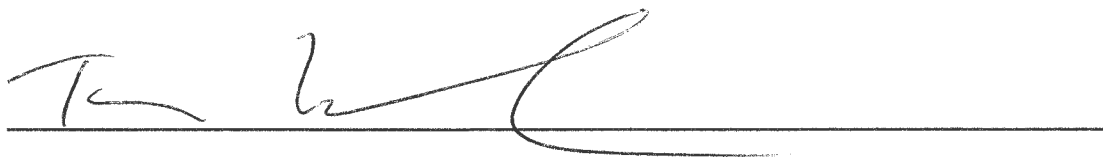
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Signature

Name Tina Kovalik

Address 4137 N 4th Ave

Email tkovalik@gmail.com

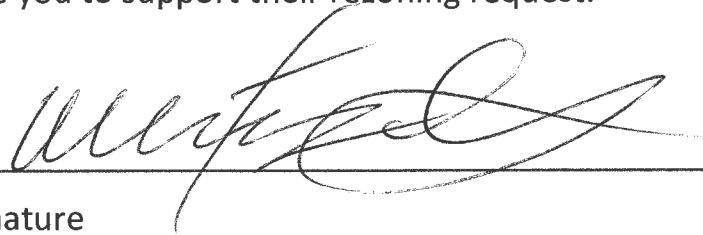
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Signature

Name Alexis Guzman

Address 4141 N. 4th Ave

Email alexis.guzman9396@gmail.com

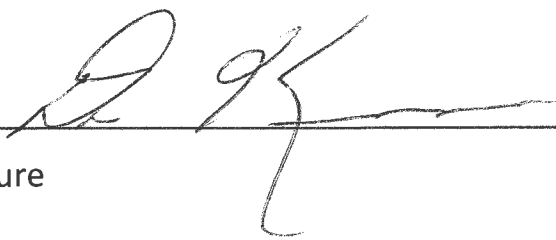
Date 7/24/19

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."



Signature

Name Daniel Knuckles

Address 4127 N. 4th Ave

Email daniel.knuckles@gmail.com

Date April 24, 2018

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."

Dora Whitley
Signature

Name Dora Whitley

Address 4123 N 4th ave

Email whitleyfam7@msn.com

Date 7-24-19

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."

Jon Whitley
Signature

Name Jon Whitley

Address 4123 N 4th ave

Email whitleyfam7@msn.com

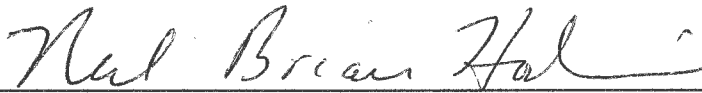
Date 7-29-19

Statement of Support

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"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."



Signature

Name NEIL BRIAN HOPKINS

Address 4136 N. 4TH AVE

Email artisticstarmen@gmail.com

Date 7/24/19

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."



Signature

Name Jacob Saucedo

Address 4144 N 4th Ave 85013

Email JacobSaucedo.999@gmail.com

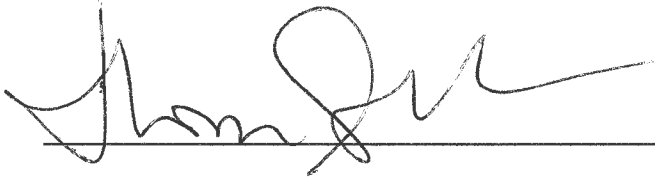
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Statement of Support

Central Avenue and Indian School Road Rezoning

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Signature

Name Thomas Pierce

Address 41303 N 4th Ave

Email pandora.destrange@gmail.com

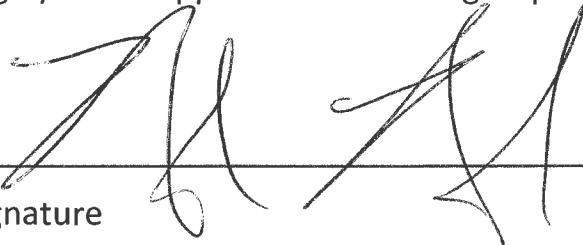
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Signature

Name Nick Nieto

Address 4228 N. 4th Ave

Email Nick_Nieto@yahoo.com

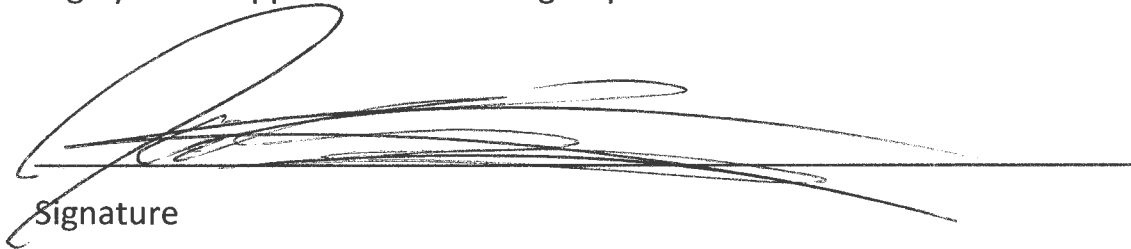
Date 7/24/19

Statement of Support

Central Avenue and Indian School Road Rezoning

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Signature

Name

Address

Email

Date

Jordan Kern Hansen
4244 N 9th Ave
nan.jordan@xohansen.com
8/24/19

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."



Signature

Name Matthew Castrovina

Address 4217 N 4th Ave

Email Mcstruna@gmail

Date 7/24/19

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."


Signature

Name JASON C SARMIENTO

Address 319 ~~917~~ W. MONTEROSA ST

Email JASONSARMIENTO@gmail.com

Date 7/24/19

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."



Signature

Name John Bae

Address 4212 N. 5TH AVE

Email _____

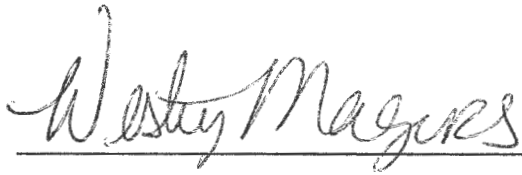
Date 7/25/19

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."



Signature

Name Wesley Magers

Address 4229 N 5th Ave, Phx, AZ 85013

Email Wesley.magers@yahoo.com

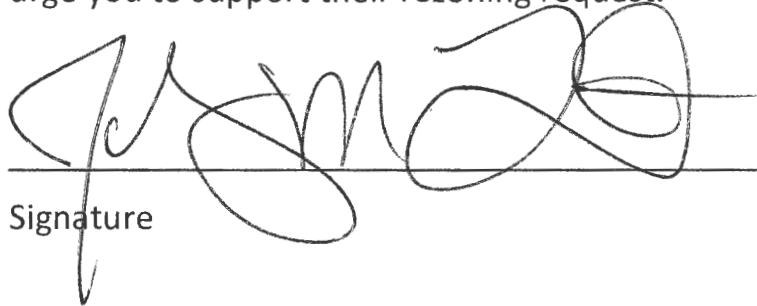
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Statement of Support

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Signature

Name

Johnny Quintana

Address

4131 N 5th Ave

Email

JohnnyPatriciaQ17@gmail.com

Date

7-25-17

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."

Michael Martin

Signature

Name Michael Martin

Address 4131 N 5th Ave

Email ghostprossss@gmail.com

Date JULY 25th 2019

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."

Anthony Garcia

Signature

Name Anthony Garcia

Address myxh12@gmail.com

Email 4131 W 5th ave

Date July 25 2019

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."

Glenn E. Reynolds
Signature

Name Glenn E. Reynolds

Address 4127 N 5th

Email _____

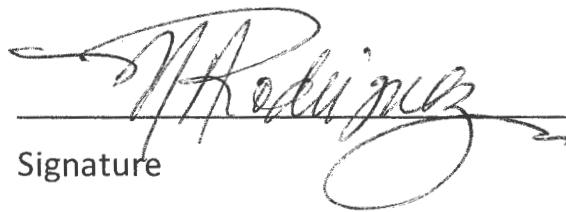
Date 7-25-19

Statement of Support

Central Avenue and Indian School Road Rezoning

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Signature

Name Mary Alejandra Rodriguez

Address 4144 N. 3rd Ave #1

Email becomingale@yahoo.com

Date 7/25/19

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."



Signature

Name Leah Sarat

Address 946 W. MacKenzie Dr.

Email _____

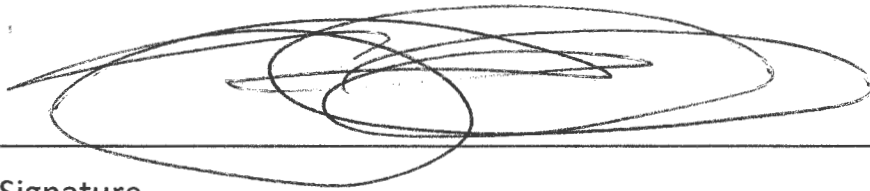
Date 8/31/19

Statement of Support

Central Avenue and Indian School Road Rezoning

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Signature

Name Sara Costello

Address 937 W Markenz Dr

Email _____

Date 9/31/19

Statement of Support

Central Avenue and Indian School Road Rezoning

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Signature

Name

Luis Cisneros

Address

4218 N 9th Ave

Email

strat-deuce@hotmail.com

Date

8/31/19

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

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Signature

Name Angela Lee

Address 801 W. Turney Ave

Email AngelaLee@gmail.com

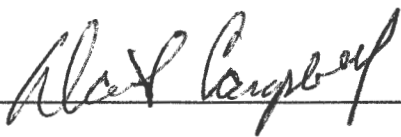
Date 08/31/19

Statement of Support

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Signature

Name DAVID CAMPBELL

Address 4203 N. 9TH AVE PHOENIX, AZ 85013

Email _____

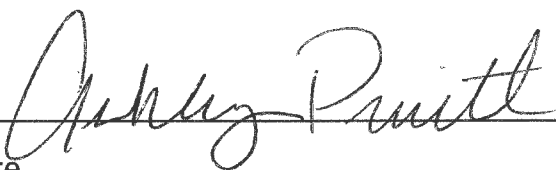
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Signature

Name Ashley Pruitt

Address 1101 W. Mackenzie Dr.

Email mertz.ashley@gmail.com

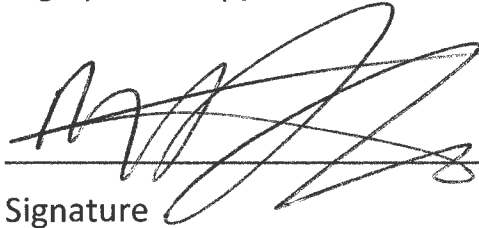
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Signature

Name MIKE POULTON

Address 1117 W. MACKENZIE DR.

Email

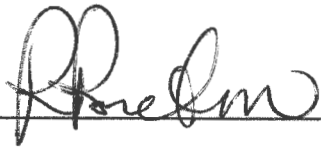
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Signature

Name Rachelle Poulton

Address 1117 W Mackenzie Dr PHX 85013

Email rpoulton@gmail.com

Date 8/31/19

Statement of Support

Central Avenue and Indian School Road Rezoning

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"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."



Signature

Name mitch Palmer

Address 1137 West Mackenzie Dr.

Email mitchpalmerin@gmail.com.

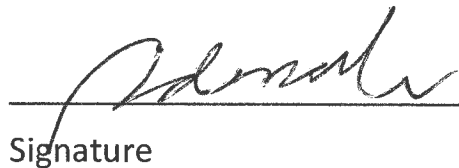
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Signature

Name Peter Descallar

Address 1122 W Mackenzie Dr 85013

Email peterdescallar@hotmail.com

Date 8/31/19

Statement of Support

Central Avenue and Indian School Road Rezoning

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Signature

Name

CELAND GEBHARDT

Address

4200 N 11th AVE / THX, AZ 85013

Email

F_HORN_ASU@yahoo.com

Date

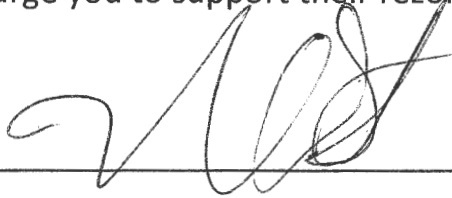
8.31.19

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Signature

Name Noel Salt

Address 1315 W. MacKenzie Dr.

Email noelsalt@hotmail.com

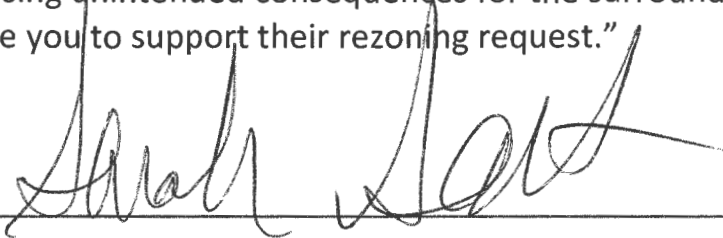
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Signature

Name Sarah Salt

Address 9315 W. Mackenzie Dr Phx. Az 85013

Email salt@theearth1978@gmail.com

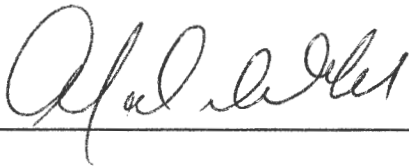
Date 8/31/2019

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Signature

Name MARK DEMICHELE

Address 1333 W MACKENZIE

Email MARK@MARKDEMICHELE.COM


Date 8-31-19

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."



Signature

Name Karen Grimwood

Address 950 W. Heatherbrae Dr

Email kgrimwood@cix.net

Date 8/31/19

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."



Signature

Name Elizabeth Chase Treisman

Address 4229 N 9th Ave, Phoenix 85013

Email chasetreisman@gmail.com

Date 8/31/19

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."



Signature

Name James Hsueh

Address 1124 W. Heatherlane Dr.

Email jhsueh.jhsueh@hotmail.com


Date 09/01/2019

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."



Signature

Name JUDITH M. STRANGE

Address 1143. W. Heatherbrae Dr

Email judyfloyd@msn.com

Date 9-1-19

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."



Signature

Name Arthur L. Smith

Address 1329 W. Heatherbrae

Email _____

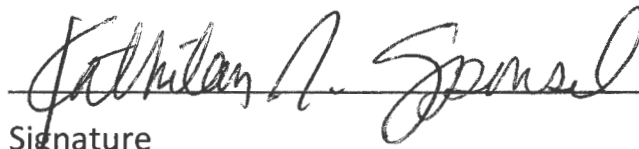
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Signature

Name Kathy Sponsel AKA Kathileen N Sponsel
Address 927 W Glenrosa Ave
Email sponz25@gmail.com
Date 9/1/2019

Statement of Support

Central Avenue and Indian School Road Rezoning

Statement:

"I support the developer's request to rezone the northwest corner of Central Avenue and Indian School Road to the Walkability Code (WU Code). Their proposal will be a nice complementary housing project to ongoing development in the Central Corridor. This high-quality project will activate a vacant corner while complying with the Reinvent Phoenix Plan and the WU Code adopted by the City Council. Furthermore, their project prevents overdevelopment of the site causing unintended consequences for the surrounding neighborhood. I strongly urge you to support their rezoning request."

Sandy Beardon

Signature

Name Sandy Beardon

Address 1130 W. Heatherbrae Dr 85013

Email AZ Sandybeardon@yahoo.com

Date ~~11/1~~ 9-1-19

Statement of Support

Central Avenue and Indian School Road Rezoning

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Signature

Name

Luke James

Address

1124 W Heatherbrae Dr

Email

Luke.James@gmail.com

Date

9/1/19

Statement of Support

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Margaret Blake

Signature

Name MARGARET BLAKE

Address 924 W. GLENROSA PKY 85013

Email smags347@gmail.com

Date 9.1.19

Statement of Support

Central Avenue and Indian School Road Rezoning

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Signature

Name Penelope J. Schincke

Address 1306 W. Heatherbroe

Email _____

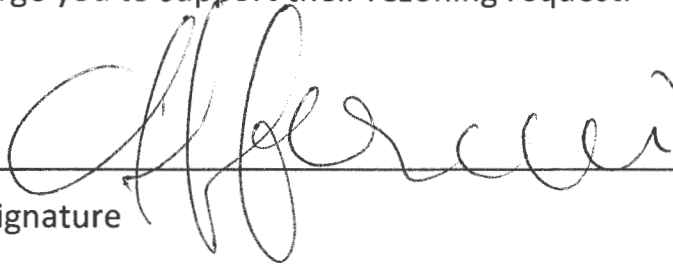
Date Sept 1 2019

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Signature

Name Jeffrey Fournier

Address 1113 W. Glenrosa Ave. Phoenix 85013

Email Jeffrey.fournier@naui.edu

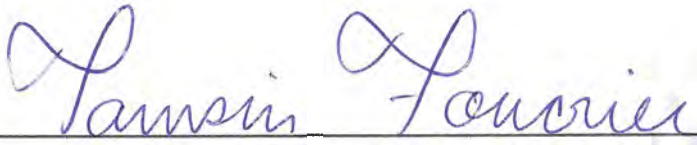
Date 9/3/19

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Signature

Name Tamsin Fournier

Address 1113 W Glensosa Ave.

Email tamsin.connell@gmail.com

Date 9/3/19

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Signature

Name

VALERIE GILBERT

Address

1107 W. GLENROSA AVE, PHOENIX

Email

moonbeam19@gmail.com

Date

9/3/19

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Rhonda Baldwin
Signature

Name Rhonda Baldwin
Address 1115 W. Glenrosa Ave, Phx, AZ 85013
Email rhonda.jb123@gmail.com
Date 9/3/2019

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Signature

Name

Courtney Atte

Address

1121 West Glenrosa Ave.

Email

Courtney.atte@BHHSAZ.com

Date

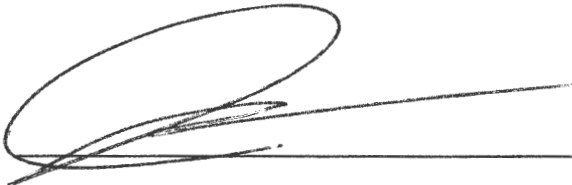
Sept. 3, 2019

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Signature

Name Joianne Schaeffer

Address Joianne.Schaeffer@bhhsaz.com

Email 51121 W Glenrosa Ave. Phoenix, AZ

Date 9/3/19

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Signature

Name

Paul O'Connell

Address

1137 W. Glenrose #4

Email

padac@cox.net

Date

9-3-19

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Signature

Name

EYRING

Address

1541 W. GUENROSA

Email

Date

9-3-19

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Signature

Name

Address

Email

Date



Mickey Abel

1401 W. Glenhurst

Mickey.Abel@UWT.EDU

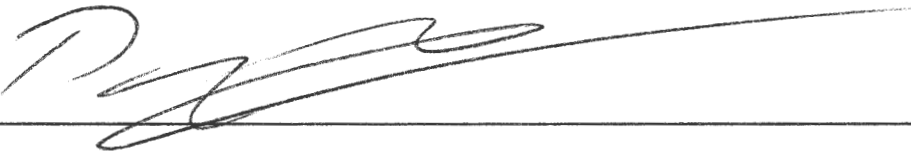
9/3/14

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Signature

Name Paul Gorkin

Address 1402 W Glenbrook Ave

Email gorkin.paul@gmail.com

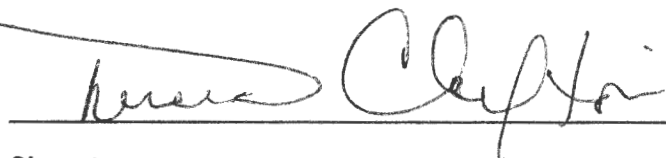
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Signature

Name TERESA Clifton

Address 4310 N. 14th

Email teresa.clifton@yahoo.com

Date 9/3/18

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Signature Mary E. Aguilar

Name Mary E. Aguilar

Address 4318 N. 14th Ave

Email _____

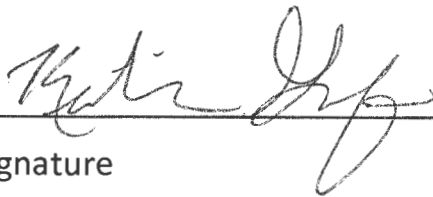
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Signature

Name Katrina Graf

Address 4334 N 14th Ave Phoenix, AZ 85013

Email Katrinaajensen@gmail.com

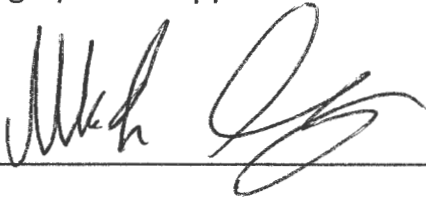
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Signature

Name Micah Graf

Address 4334 N 14th Ave

Email grafmctcv@gmail.com

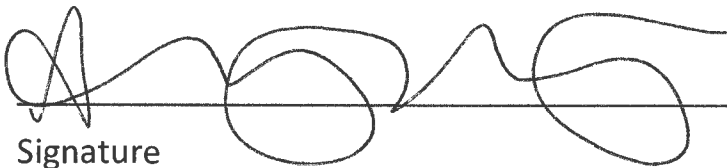
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Signature

Name Avery Williams

Address 1316 W. Glenrosa Ave, Phx, AZ 85013

Email averyawilliams@yahoo.com

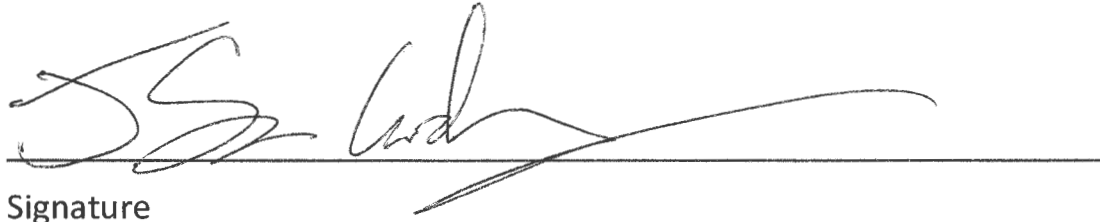
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Signature

Name SARA COCHRAN

Address 1311 WEST 13 ROMA AVE, APT 13, PHOENIX, AZ 85013

Email cochranss@phoenix.org

Date Sept 3, 2019

From: [Margaret Dietrich](#)
To: gking@eclaw.com
Cc: [Maja Brkovic](#); [Susan Thompson](#)
Subject: NWC Central & Indian School Z-18-19
Date: Thursday, April 18, 2019 8:12:29 AM

Dear Gary,

At our community meeting last night we had a presentation about the NE corner of Central and Indian School. That will be quite an amazing development. We also discussed the NW corner.

Central and Indian School has the potential to become a world class intersection. The whole intersection needs to be wonderful and amazing - including the Toll Brothers project. It needs to be complimentary to the grand entrance to Steele Park. Even the developers of the NE corner want the whole intersection to be interesting and exciting.

The property manager of the Muse at Central and McDowell was at the meeting and I asked about their open campus. She said at the beginning it was a problem but they soon resolved the issues and after two years they are fine with other-than-residents walking through the property. (*Those people are usually dog walkers who are nosy and help with security.*) All residential and parking areas are secure but the complex is open and welcoming.

Please talk to your client and see if they could do an eight to ten story totally unique building at the corner with some activity at ground level. (*We see enough people working out - or at least the equipment - all along Central.*) Toll could probably produce something worthy of that location for a lower cost than the folks on the NE corner, which Toll could then offer to their residents the excitement of the location at a lower cost. Everyone wins.

Margaret Dietrich
602-758-3129

From: [Gary King](#)
To: [Maja Brkovic](#)
Subject: FW: Proposed rezoning Z-18-19
Date: Monday, June 17, 2019 3:25:06 PM
Attachments: [image002.png](#)

Gary King
Principal Planner
Earl, Curley & Lagarde
3101 N. Central Ave. #1000
Phoenix, AZ 85012
602-265-0094
gking@ecclaw.com



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From: Donna Reiner <laydeescholar@hotmail.com>
Sent: Monday, June 17, 2019 7:40 AM
To: maja.brkovich@phoenix.gov; Gary King <gking@ecclaw.com>
Subject: Proposed rezoning Z-18-19

Maja & Gary--

I have a serious problem with the recent letter I received regarding the upcoming hearings on Z-18-19.

On page 2 at the top, the schedule states that this proposal will go before the Encanto Village Planning Committee. At the beginning of the second paragraph on the same page, it is written that the CAMELBACK EAST VILLAGE PLANNING COMMITTEE will forward a recommendation. Come on now.....which one is it? Isn't this misinformation?? I think a new letter needs to be sent out with the correct information ASAP.

Donna Reiner, PhD

From: [TAMIKO GARMEN](#)
To: [Zoning Adjustment PLN DSD](#); [Maja Brkovic](#)
Cc: [Alan Stephenson](#); [Council District 4](#); [Lisa Huggins](#)
Subject: URGENT! Z-18-19, Letter Proposed Rezoning at the NWC of Central Avenue and Indian School Road
Date: Thursday, June 27, 2019 10:02:09 PM

To Whom it May Concern,

Re: Z-18-19, Proposed Rezoning at the NWC of Central Avenue and Indian School Road

On behalf of the Carnation Neighborhood Association and it's Board I would like to express our excitement that a developer is interested in building on the lot on the NWC of Central and Indian School. This is the sight from were we derive our name (the Carnation Dairy was at this location) and it has long been overdue for development. While we are excited about the project, some of our neighbors have expressed unease about our already congested street parking. We already have parking issues with The Station on Central Apartments that are directly North to this project, and do not need another multi-family complex adding more congestion to the our neighborhood.

We would like to work with the builder and the committee to review the plans with regard to the parking, and the ingress and egress points to ensure that the project will address our neighborhood concerns. We look forward to working with everyone to address this and anything else that should arise.

Thank you for your time,

Tamiko Garmen, President
Carnation Association of Neighbors

From: [TAMIKO GARMEN](#)
To: [Zoning Adjustment PLN DSD](#); [Maja Brkovic](#)
Cc: [Alan Stephenson](#); [Lisa Huggins](#); [Council District 4](#)
Subject: Z-18-19, Proposed Rezoning at the NWC of Central Avenue and Indian School Road
Date: Friday, June 28, 2019 8:21:09 AM

To Whom it May Concern,

Re: Z-18-19, Proposed Rezoning at the NWC of Central Avenue and Indian School Road

My wife and I would like to express our concern over the planned apartment building proposed on the NWC of Central and Indian School Road. We are concerned that the current plan does not provide adequate parking for the tenants and any company that were to visit. We worry that the people living in the new apartments will start parking along our streets, adding more to the congestion and street parking issues already present in our neighborhood.

Looking at the plans, we would also like to see them move the exit off of Third Avenue. Third Avenue is not a through street as it ends at Minnezona, just a few feet south of the Grand Canal, but people will still use Thrid Avenue, Campbell Avenue, and Turney Avenue as a cut-through in our neighborhood, going speeds greater than 25-30 mph. We would like to make sure the new apartments do not add to this issue.

This is a neighborhood, it is a community with families and children and we want to make sure that this planned apartment building does not detract from that. Like all of Mid-Town, our neighborhood is growing and is being revitalized. We would like the property to continue that trend by adding more spaces for shops, and restaurants, like serveral of the new apartment builds around us have done. We have so many nice apartment complexes in the neighborhood already, we would like to make sure that the planned building will fit into the established environment.

We would like the committeee to request that the city or developer preform a street, traffic study to make sure the development entry and exit sites will not add to the cars using our neighborhood streets to cut through. We would also ask they ensure that there is enough parking so that no one living or visiting in the apartment complex needs to park on the street, and to see if they would be willing to add more shops to the complex.

Thank for your time,

The Garmen Family

Eric Morales

From: TAMIKO GARMEN <tamikogarmen@gmail.com>
Sent: Tuesday, October 1, 2019 8:48 PM
To: Maja Brkovic; PDD Zoning Adjustment
Cc: Council District 4; Lisa Huggins
Subject: Z-18-19, October 3rd- PC Hearing

To Whom it May Concern,

RE: Z-18-19

I am a resident, and homeowner within the Carnation Neighborhood, the neighborhood in which this development plans to build. I came to the Encanto Village Planning Committee Hearing in July, September, and I would have came to the August hearing, but I was out of town.

Please note, at the September 5th Encanto Village Planning Committee hearing, Toll Brothers stated they collected 90+ signatures from the surrounding neighborhoods and had three individuals present in support of the development. After the meeting I met two of these individuals, introduced myself and asked where in the neighborhood they lived? Their reply was, they do not live in the neighborhood, but they were hired by Toll Brothers to collect the signatures from the surrounding neighborhoods. This left me a little dismayed, and sort of betrayed as I thought they were fellow neighbors. I would like to point out that I am a board member of the Carnation Neighborhood Association and was a tad bit frustrated that they never reached out to the Association nor any other members. Securing signatures in a pre-written letter is not getting actual neighbors input nor approval. The Carnation Association has met with owners and builders in the past, for example just this past summer the owner of 2nd Dr. & Monterosa and the developer on the NE corner of Central/Indian School have met with the neighborhood several times, It would have been wonderful if they had personally reached out to the Association.

With that being said, I want to say that this letter does not reflect the opinion of the neighborhood nor the Carnation Neighborhood Association, but my own personal thoughts.

I really want to be excited about this project, I guess I was just hoping for something a little more awe-inspiring. I would like to address some personal concerns and please take them into consideration.

- Our neighborhood is growing, being revitalized, homes are being renovated, and has seen a surge of young families with very young children move in, I myself have a three year old so I worry about safety. This neighborhood has it's fair share of speeders, especially along 3rd Ave, from Indian School to Campbell. In reading the stipulations from the Staff Report dated June 19th, 2019.....- **Stipulation 5** "Parking garages or individual unit garages shall not front onto or have direct access to 3rd Avenue." - **Stipulation 12** "Vehicular access to the site from 3rd Avenue shall be limited to a maximum of one shared access driveway. No vehicular driveways to individual units or garages shall be allowed for the entire site frontage." There was an additional stipulation added at the September 5th meeting that I want to make sure is enforced, ***NO RIGHT TURN onto 3rd Ave. into the the Carnation Neighborhood.*** If possible, please take into consideration by adding ***NO PARKING signs could be added along 3rd AVE. or add a fire lane*** to the stretch along the parcel where the development is to be.

- With all the multi-families that have gone up along Central, these buildings have a ton of dedicated retail and restaurant space. From the meeting on September 5th, the developer showed Live-Work units, units that are a combined retail-liveable space. It would be very welcoming to have a dedicated retail and restaurant space along this Central location, after all, it is a very busy intersection and if taken into account, this intersection is only going to get busier.
- From the September 5th meeting, the developer showed examples of potential historical photos that would be displayed in the leasing office, most of which were based on the Phoenix's Trolley Car System. While this is great, it would be nice to see photos and show historical recognition of which this neighborhood derived its namesake, Carnation. The Carnation Dairy once stood where this developer plans to build this multi-family and it would be great if they could make this prominent in the office, also maybe an informational display as well.

Overall, my main concerns are to focus on making sure there is adequate parking so overflow does not go into the neighborhood, adding more retail space, and traffic in and around the neighborhood. Please take these concerns into consideration as you review this project.

Thank you for your time,

Tamiko Garmen

From: [John Cavanagh](#)
To: [Lisa Huggins](#)
Cc: [Maja Brkovic](#); [Maria G Lopez-Corona](#); [Miguel Medrano](#); [Council District 4](#); [Alan Stephenson](#); [tamikogarmen@gmail.com](#); [ccavcorp@aol.com](#)
Subject: Proposed rezoning at the NWC of Central Ave. and Indian School Rd. Z-18-19
Date: Friday, June 28, 2019 5:54:52 PM

To all those concerned,

I am a homeowner of 17 years at 4238 N. 2nd Drive Phx. Az. 85013, writing you today concerning the Application to amend zoning ordinance No: Z-18-19 located on the Northwest corner of Central Avenue and Indian School Road. I am unable to make the meeting on the 1st and would like my voice to be heard.

I would like to clearly state I am in COMPLETE and total OPPOSITION to the rezoning of this property. As a business owner I have been involved with the growth issues on Mill Avenue and Downtown Phoenix intimately. I come to you with an excellent understanding of our neighborhood and the surrounding area, and the changes that have occurred over the past decade. First I love growth, I expect change, and I embrace proper city planning. I am in disagreement with this rezoning as it pertains to proper city planning. Over the course of the last 4 years there have been 7 major condo/luxury apartment complexes added to our immediate area. As you well know there are even more planned. I personally reached out to those properties and found the numbers staggering (please see detailed info below). A combined 1449 units and 2199 bedrooms have been added in a less than 1 mile radius of the aforementioned site (bear in mind those numbers don't include double occupancy of ANY of the bedrooms). In those same 4 years vital services that have been added to this same area include:

Gas stations 0

Dry Cleaners 0

Restaurants 2 (excludes those that have changed hands)

Clothing stores 0

Gyms 0

Hardware Stores 0

Banks 0

Hair Salons 0

And MOST important, Grocery Stores.... 0! (Sprouts took over Basha's and while remodeling made Safeway a nightmare to shop at.)

Part of good planning, especially in a city pushing for walk-ability, is to have a balance of services that equals population growth. That balance in this area tipped roughly 2 years ago. These new properties are not at full capacity, guaranteeing a further strain on services. The Northwest corner of Central Avenue and Indian School Road is THE LAST commercial property that can accommodate a Grocery Chain as an anchor store as well as other vital retail facilities. Once that property is gone, add even more people, and this area will be doomed to be overpopulated and under-served... Once the Art supply and Paper store previously located there closed I patiently waited for the property to become a wonderful and valuable addition to the neighborhood. Those visions NEVER included an apartment complex. You can't undo this once it is built. There is no other plot of land that can put this area back in balance.

If you build it they will come, but they won't stay if they can't get anything.

Thank you for your time. Please feel free to reach out to me with any questions.

Sincerely, John Cavanagh

602-770-9356

Condos/Luxury Apartments built in the last 4 years.

Parc Midtown Apts. 225 W Indian School Rd
Phoenix, AZ 85013 have
Studio, 1, 2 and 3 bedroom 306 units total
Total bedroom count 612

The Curve at Melrose, 4333 N 6th Dr, 85013
1 and 2 bedroom 204 units total
Total bedroom count estimate 142

Broadstone Osborne, 240 W Osborn Rd, Phoenix, AZ 85013
Studio 1,2 and 3 bedrooms 200 units total
Total bedroom count 263

Pure Midtown Apts. 425 W Osborn Rd, Phoenix, AZ 85013
Studio, 1 and 2 bedrooms, 59 units total
Total bedroom count 84

The Astor at Osborn 3300 N 7th Ave Phoenix, AZ 85013
Studio, 1,2 and 3 bedrooms, 191 units total
Total bedroom count 257

Alta Central 4001 N Central Ave, Phoenix, AZ 85012
Studio, 1,2 and 3 bedrooms, 223 units total
Total bedroom count ?

Elevation on Central 4650 N Central Ave, Phoenix, AZ 85012
Studio, 1 and 2 bedrooms, 266 units total
Total bedroom count estimate 532

3633 N. 3rd. Ave.
Phoenix, AZ 85013

July 1, 2019

Dear Members of the Encanto Village Planning Committee:

This letter is in regards to the proposed rezoning of the northwest corner of Central Avenue and Indian School Road (from C-3 TOD to WU T5:5 UT). I am a property owner and resident in the Third Avenue Palms condominium development at 3633 N. 3rd Ave., three blocks from the property that is the subject of your hearing.

I am concerned about the rezoning and the specific building plan advanced by Toll Brothers. The rezoning to WU T5:5 would allow for large-scale apartment complexes, such as the one proposed by the developer. The property in question is within several blocks of at least five new apartment developments that have been built within the last two years, including one that is directly across the street. These buildings are far from at capacity in terms of renters. There is no need for another apartment complex at that intersection. In fact, the addition of the complex would glut the market with available units.

In addition, retail development has not kept pace with the construction of apartment buildings in the immediate area. It is important to include mixed retail development—that is affordable across socioeconomic levels—to create a livable environment for residents. At present, the proposed plan from Toll Brothers does not include any retail.

I urge the Encanto Village Planning Committee to block the development proposed by Toll Brothers or to require retail along housing. Also, I urge the committee to consider ways to mitigate the negative impacts of gentrification, which has forced some renters out of the area.

Sincerely,

A handwritten signature in cursive script that reads "Melanie Bertrand".

Melanie Bertrand

Eric Morales

From: TAMIKO GARMEN <tamikogarmen@gmail.com>
Sent: Tuesday, October 1, 2019 8:48 PM
To: Maja Brkovic; PDD Zoning Adjustment
Cc: Council District 4; Lisa Huggins
Subject: Z-18-19, October 3rd- PC Hearing

To Whom it May Concern,

RE: Z-18-19

I am a resident, and homeowner within the Carnation Neighborhood, the neighborhood in which this development plans to build. I came to the Encanto Village Planning Committee Hearing in July, September, and I would have came to the August hearing, but I was out of town.

Please note, at the September 5th Encanto Village Planning Committee hearing, Toll Brothers stated they collected 90+ signatures from the surrounding neighborhoods and had three individuals present in support of the development. After the meeting I met two of these individuals, introduced myself and asked where in the neighborhood they lived? Their reply was, they do not live in the neighborhood, but they were hired by Toll Brothers to collect the signatures from the surrounding neighborhoods. This left me a little dismayed, and sort of betrayed as I thought they were fellow neighbors. I would like to point out that I am a board member of the Carnation Neighborhood Association and was a tad bit frustrated that they never reached out to the Association nor any other members. Securing signatures in a pre-written letter is not getting actual neighbors input nor approval. The Carnation Association has met with owners and builders in the past, for example just this past summer the owner of 2nd Dr. & Monterosa and the developer on the NE corner of Central/Indian School have met with the neighborhood several times, It would have been wonderful if they had personally reached out to the Association.

With that being said, I want to say that this letter does not reflect the opinion of the neighborhood nor the Carnation Neighborhood Association, but my own personal thoughts.

I really want to be excited about this project, I guess I was just hoping for something a little more awe-inspiring. I would like to address some personal concerns and please take them into consideration.

- Our neighborhood is growing, being revitalized, homes are being renovated, and has seen a surge of young families with very young children move in, I myself have a three year old so I worry about safety. This neighborhood has it's fair share of speeders, especially along 3rd Ave, from Indian School to Campbell. In reading the stipulations from the Staff Report dated June 19th, 2019.....- **Stipulation 5** "Parking garages or individual unit garages shall not front onto or have direct access to 3rd Avenue." - **Stipulation 12** "Vehicular access to the site from 3rd Avenue shall be limited to a maximum of one shared access driveway. No vehicular driveways to individual units or garages shall be allowed for the entire site frontage." There was an additional stipulation added at the September 5th meeting that I want to make sure is enforced, ***NO RIGHT TURN onto 3rd Ave. into the the Carnation Neighborhood.*** If possible, please take into consideration by adding ***NO PARKING signs could be added along 3rd AVE. or add a fire lane*** to the stretch along the parcel where the development is to be.

- With all the multi-families that have gone up along Central, these buildings have a ton of dedicated retail and restaurant space. From the meeting on September 5th, the developer showed Live-Work units, units that are a combined retail-liveable space. It would be very welcoming to have a dedicated retail and restaurant space along this Central location, after all, it is a very busy intersection and if taken into account, this intersection is only going to get busier.
- From the September 5th meeting, the developer showed examples of potential historical photos that would be displayed in the leasing office, most of which were based on the Phoenix's Trolley Car System. While this is great, it would be nice to see photos and show historical recognition of which this neighborhood derived its namesake, Carnation. The Carnation Dairy once stood where this developer plans to build this multi-family and it would be great if they could make this prominent in the office, also maybe an informational display as well.

Overall, my main concerns are to focus on making sure there is adequate parking so overflow does not go into the neighborhood, adding more retail space, and traffic in and around the neighborhood. Please take these concerns into consideration as you review this project.

Thank you for your time,

Tamiko Garmen