



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-27-18-5
June 14, 2018

Alhambra [Village Planning Committee](#) Meeting Date: June 26, 2018

[Planning Commission](#) Hearing Date: August 2, 2018

Request From: R1-6 (2.53 acres)

Request To: R-2 (2.53 acres)

Proposed Use: Single-family residential

Location: Southeast corner of 31st Avenue and Glendale Avenue

Owner/Applicant/Representative: Cryptomonde, LLC (Rich Baxter)

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 dwelling units per acre	
Street Map Classification	31st Avenue	Minor Collector	40-foot east half
	Glendale Avenue	Major Arterial	42-foot south half
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p> <p>The proposal encourages redevelopment of underutilized parcels to be compatible with the existing single-family residential in the immediate area.</p>			

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: *Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.*

The proposed development will provide additional housing options in a neighborhood and in close proximity to several major bus routes along Glendale Avenue.

CONNECT PEOPLE AND PLACES CORE VALUE; CORE, CENTERS AND CORRIDORS; DESIGN PRINCIPLE: *Promote development in compact cores, centers and corridors that are connected by roads and transit, and are designed to encourage walking and bicycling.*

The proposed development, as stipulated, will provide several design features to encourage walking and bicycling, inclusive but not limited to: detached sidewalks, shade trees, bicycle parking, and a pedestrian path to the existing bus stop along Glendale Avenue.

Applicable Plans, Overlays, and Initiatives

Tree and Shade Master Plan – see analysis #6.
 Comprehensive Bicycle Master Plan – see analysis #8 and #9.
 Complete Streets Guiding Principles – see analysis #10.
 Reimagine Phoenix Initiative – see analysis #15.

Surrounding Land Uses/Zoning

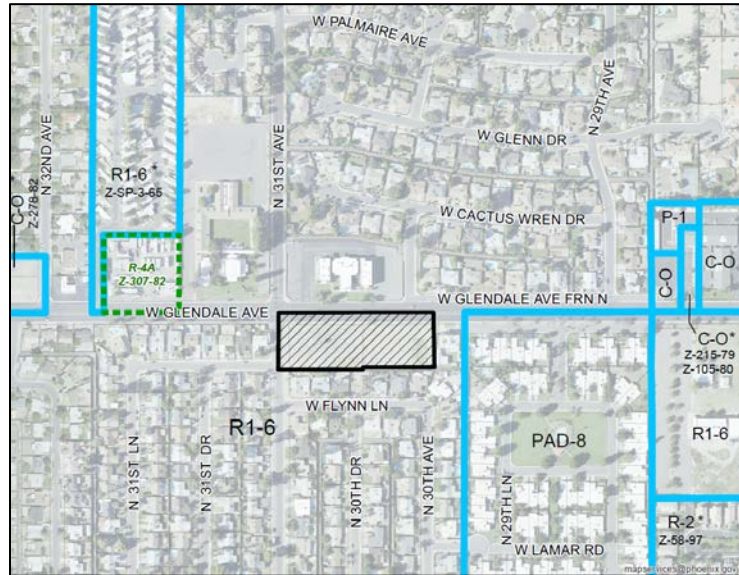
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R1-6
North (across Glendale Avenue)	Church and Single-Family residential	R1-6
South	Single-Family residential	R1-6
East	Single-Family residential	R1-6
West	Single-Family residential	R1-6

R-2 Single-Family Detached (PRD Option – Table A)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions Proposed</u>
Gross Acreage	-	2.53
Total Number of Units	-	28
Dwelling Unit density (units/gross acre)	6.5; 12.00 with bonus	11.07
Lot Coverage	40% not including attached shade structure; 50% total	Not Shown
Minimum lot width	45-foot minimum (unless approved by either the design advisor or the Single-Family Architectural Appeals Board for demonstrating enhanced architecture that minimizes the impact of the garage)	Requires design advisor approval – Various lot widths
Minimum lot depth	None, except 110' adjacent to freeway or arterial	Not Met – various depth
Building Height	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)	Requires design advisor approval – 3 stories (overall height not shown)
Building Setbacks		
Street (front, rear or side) – Glendale Avenue	15 feet (in addition to landscape setback)	Met – 15 feet (in addition to 15-foot landscape setback)
Street (front, rear or side) – 31st Avenue		
Property Line (rear) – South	15 feet (1-story); 20 feet (2-story)	Met – 20 feet
Property Line (side) – East	10 feet (1-story); 15 feet (2-story)	Met – 15 feet
Common Landscape Setbacks		
Adjacent to Public Street – Glendale Avenue	15 feet average, 10 feet minimum (does not apply to lots fronting onto perimeter streets)	Met – 15 feet See Stipulation #2
Adjacent to Public Street – 31st Avenue		Met – 30 feet See Stipulation #2
Common Area		Met – 6.55%

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 2.53 acres located at the southeast corner of 31st Avenue and Glendale Avenue from R1-6 to R-2 to allow single-family residential.



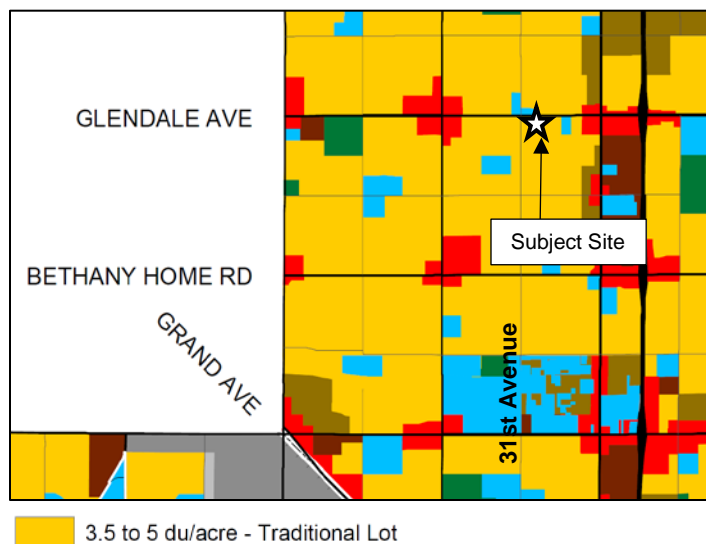
Source: City of Phoenix Planning and Development Department

SURROUNDING ZONING AND LAND USE

2. The subject site is currently undeveloped. Single-family residences exist to the south, east, and west, across 31st Avenue. A church and single-family residential exists to the north, across Glendale Avenue.

GENERAL PLAN

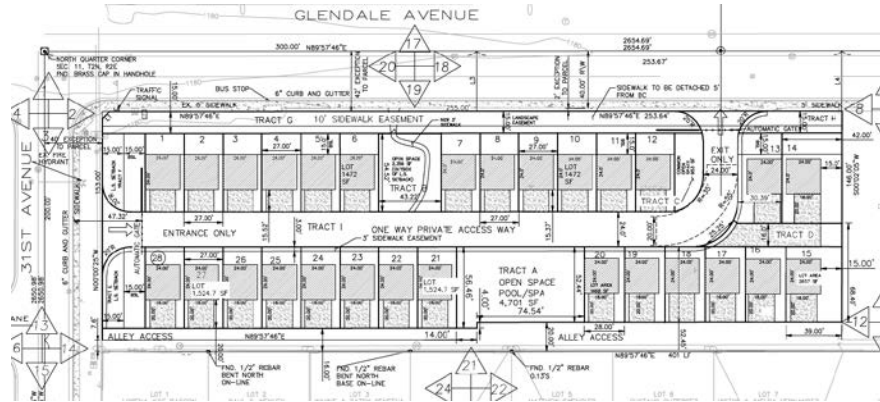
3. The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre. The proposal is not consistent with the General Plan designation; however, an amendment is not required as the subject parcel is less than 10 acres.



Source: City of Phoenix Planning and Development Department

ANALYSIS OF PROPOSAL

4. The conceptual site plan depicts 28 detached single-family residential lots along a private access way with one way access through the site form 31st Avenue to Glendale Avenue.



Source: Cryptomonde, LLC

An existing alley serves as a secondary access way for the lots along the south portion of the site. The site plan also shows approximately 6.55% common area open space tracts with a pool area located in Tract A and a pedestrian trail connecting to Glendale Avenue in Tract B.

5. The conceptual renderings depict 3-story single-family residential units with patio frontages along their north facing elevations and garages along their south facing elevations. Front porches help to encourage activity in the front of homes, provide variation in building elevations, and subsequently make the streets more inviting and safer places to walk. Staff is recommending a stipulation that a minimum 33% of the dwelling units shall have covered porches, which face the front, and are a minimum of 60 square feet in area with a depth of at least six feet. This is addressed in Stipulation #1.



Source: Cryptomonde, LLC

6. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. Toward that end, future improvements of this site will contribute to the urban forest infrastructure through the provisions of trees along the right-of-way. To encourage shade and reduce the urban heat island effect, staff is recommending a stipulation that the development shall utilize the C-2 streetscape landscape standards for planting type, size and quantity along the Glendale Avenue and 31st Avenue frontages. This is addressed in Stipulation #2.
7. The site plan identifies a 3-foot sidewalk easement connecting some lots along the south and east portion of the site. Staff is recommending that all lots/buildings shall be connected via protected walkways to ensure safe pedestrian accessibility throughout the site. Similarly, staff is recommending a stipulation that pedestrian paths shall be provided connecting this development to the existing bus stop along Glendale Avenue. These provisions are addressed in Stipulations #3 and #4.
8. The Comprehensive Bicycle Master Plan identifies a connecting bike lane along 31st Avenue however existing bicycle lane striping is deficient at the subject site. Staff is recommending a stipulation that the developer initiate striping of a 5-foot bike lane on the east half of 31st Avenue for the length of the property. This is addressed in Stipulation #5.
9. The Comprehensive Bicycle Master Plan also supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. It is recommended that two types of parking be provided on the property: secured parking for residents, and short-term rack parking for guests located near entrances to the property. Providing secure bicycle parking for residents and parking for guests of the development is supportive of multimodal travel options. The short-term bicycle racks should be an inverted-U design where both ends of the "U" are affixed to the ground and installed per the requirements of Walkable Urban Code. This is addressed in Stipulation #6.
10. The site plan depicts attached sidewalks along the perimeter of the development. To encourage walkability and shade, staff is recommending a stipulation that sidewalks along 31st Avenue and Glendale Avenue be detached



Inverted-U bicycle rack, where both ends of the "U"

Source: City of Phoenix, Planning and Development Department

with a minimum 5-foot-wide landscape strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum 20 feet on center or equivalent groupings along both sides of the sidewalks. This design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. This is addressed in Stipulation #7.

COMMUNITY INPUT SUMMARY

11. At the time this staff report was written four letters of concern have been received. The following is a summary of the community input received for the proposal.
 - Concerns regarding proposed density being out of character with adjoining properties.
 - Concerns regarding the height being out of character with adjoining single story homes and potential privacy and noise impacts related to the proposed height.
 - Concerns regarding traffic, overflow parking, and safety impacts in the immediate area.
 - Concerns regarding potential dumping in the alley.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department has requested that a 10-foot sidewalk easement be dedicated on the south side of Glendale Avenue for the length of the development and that the applicant dedicate right-of-way for the existing alley on the south side of the development to create a 20-foot-wide alley. These provisions are addressed in Stipulation #8 and #9.
13. The Street Transportation Department has also recommended that the driveway on Glendale Avenue shall align with 30th Avenue to the north. This is addressed in Stipulation #10.
14. The Street Transportation Department has indicated that the developer shall construct all streets 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. This is addressed in Stipulation #11.

OTHER

15. As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The City of Phoenix offers recycling collection for all single-family residences. The provision of recycling containers was not addressed in the applicant's submittals, however, per City Code, the City provides recycling containers and services to all single-family residences.

16. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation #12.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal encourages redevelopment of an underutilized parcel to be compatible with the existing single-family residential in the immediate area.
2. The proposal is consistent with surrounding zoning pattern in the area.
3. The proposal will provide additional housing options within the Alhambra Village.

Stipulations

1. A minimum of 33% of the dwelling units shall have covered porches, attached to the front of the homes, and are a minimum of 60 square feet in area with a depth of at least six feet, as approved by the Planning and Development Department.
2. The development shall utilize the C-2 streetscape landscape standards, exclusive of palm trees, for planting type, size and quantity along the Glendale Avenue and 31st Avenue frontages, as approved by the Planning and Development Department.
3. All lots/buildings shall be connected together with protected walkways, as approved by the Planning and Development Department.
4. A common pedestrian path shall be provided and all lots fronting Glendale Avenue shall provide a pedestrian path to connect the project to the existing bus stop along Glendale Avenue, as approved by the Planning and Development Department.

5. The developer shall work with the Street Transportation Department to have a 5-foot bike lane striped on the east side of 31st Avenue for the length of the property, as approved or modified by the Street Transportation Department.
6. A minimum of two inverted-U bicycle racks (4 spaces) for guests shall be provided on site, located near common area open space, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
7. All sidewalks along 31st Avenue and Glendale Avenue shall be detached with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the HOA.
8. A 10-foot sidewalk easement shall be dedicated on the south side of Glendale Avenue for the length of the development, as approved by the Planning and Development Department.
9. The applicant shall dedicate additional right-of-way for the existing alley on the south side of the development to create a 20-foot-wide alley, as approved by the Planning and Development Department.
10. The driveway on Glendale Avenue shall align with 30th Avenue to the north, as approved by the Planning and Development Department.
11. 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.
12. 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.

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June 14, 2018

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Writer

Joél Carrasco

June 14, 2018

Team Leader

Samantha Keating

Exhibits

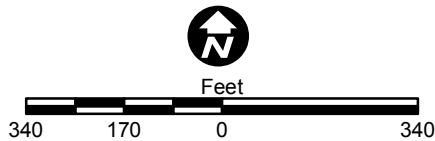
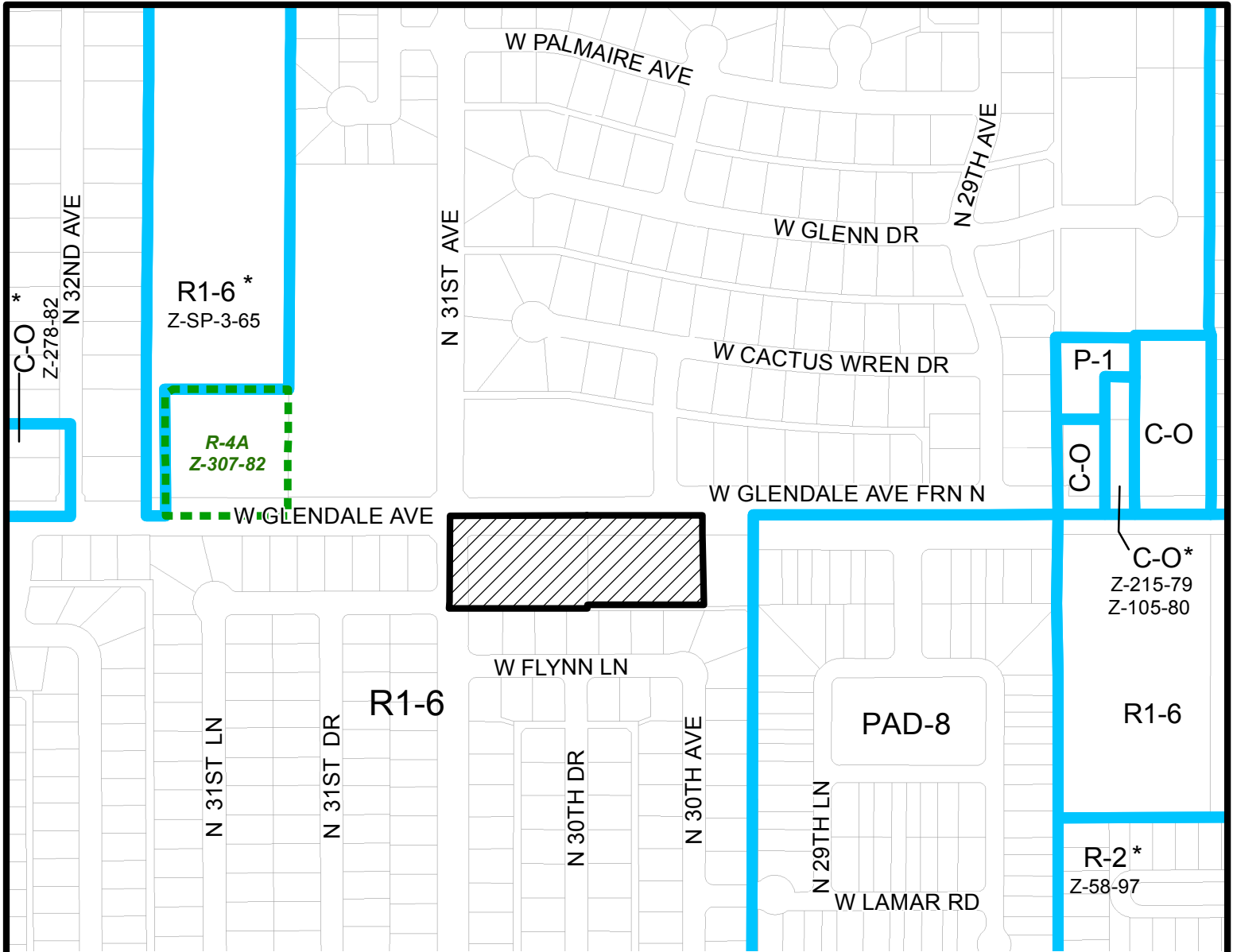
Zoning sketch

Aerial

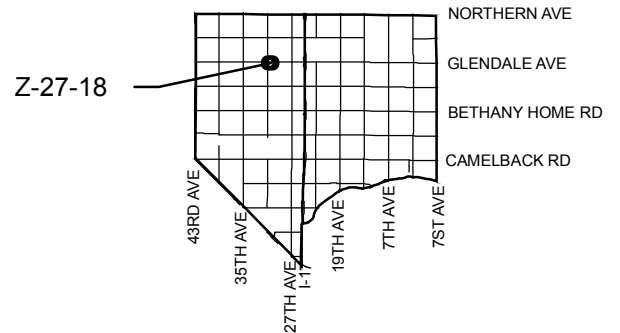
Conceptual Site plan date stamped May 20, 2018

Conceptual Renderings date stamped April 20, 2018 (3 pages)

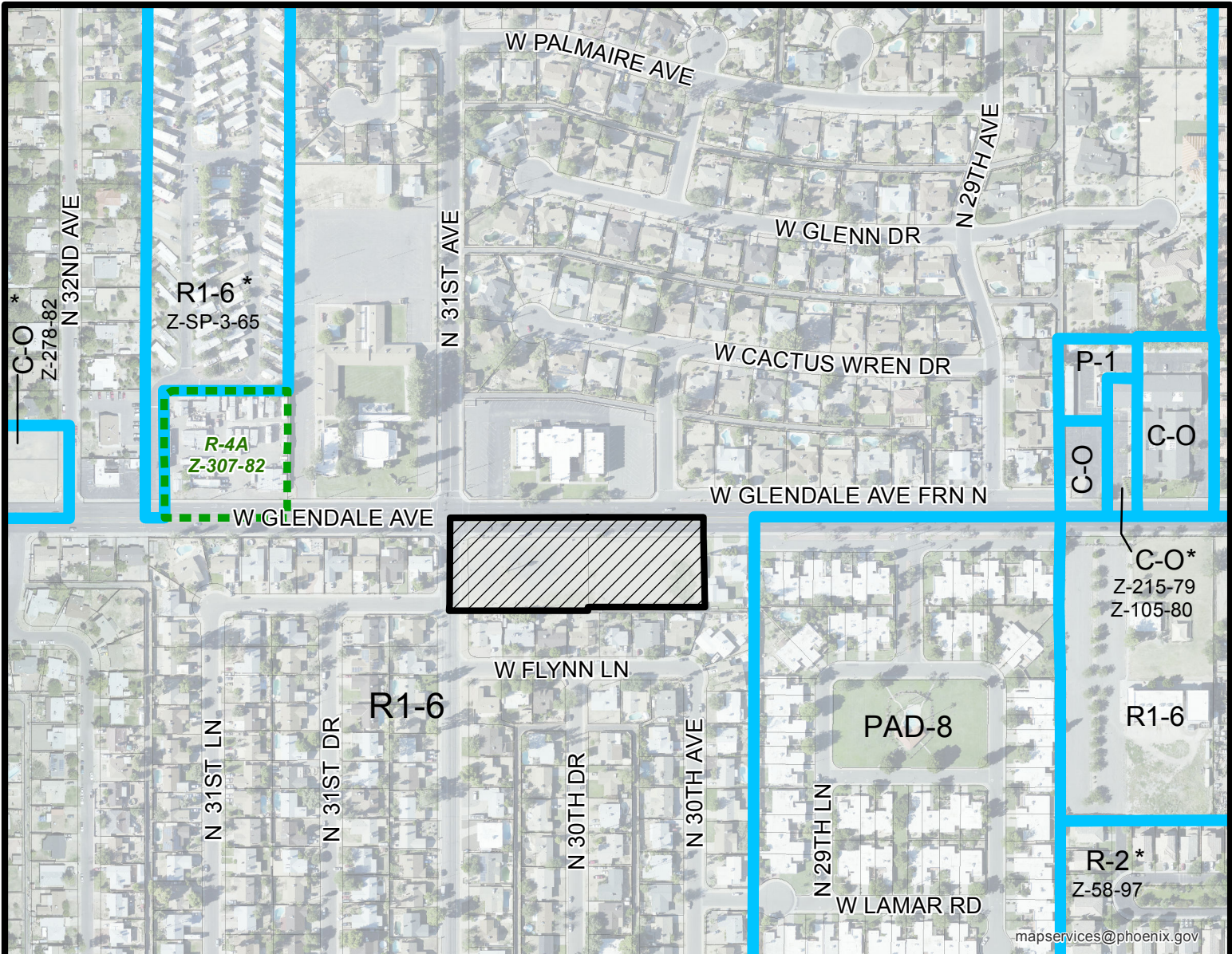
Community Correspondence (8 pages)



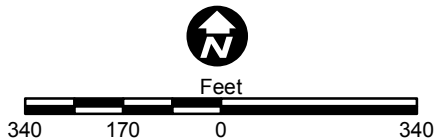
ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5



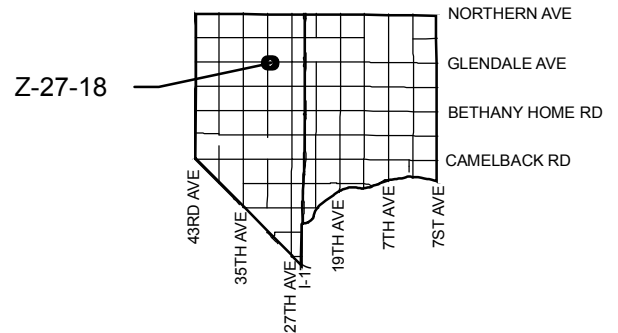
APPLICANT'S NAME: Cryptomonde LLC (Rich Baxter)		REQUESTED CHANGE:											
APPLICATION NO. Z-27-18		FROM: R1-6 (2.53 a.c.)											
DATE: 4/27/2018 REVISION DATES:		TO: R-2 (2.53 a.c.)											
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <div style="text-align: center; font-size: 1.2em;">2.53 Acres</div>													
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 22-22 </div> <div style="text-align: center;"> <small>ZONING MAP</small> I-7 </div> </div>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left; padding: 2px;">MULTIPLES PERMITTED</th> <th style="text-align: left; padding: 2px;">CONVENTIONAL OPTION</th> <th style="text-align: left; padding: 2px;">* UNITS P.R.D. OPTION</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 2px;">R1-6</td> <td style="text-align: center; padding: 2px;">13</td> <td style="text-align: center; padding: 2px;">16</td> </tr> <tr> <td style="text-align: center; padding: 2px;">R-2</td> <td style="text-align: center; padding: 2px;">25</td> <td style="text-align: center; padding: 2px;">30</td> </tr> </tbody> </table>		MULTIPLES PERMITTED		CONVENTIONAL OPTION	* UNITS P.R.D. OPTION	R1-6	13	16	R-2	25	30
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R1-6	13	16											
R-2	25	30											
* Maximum Units Allowed with P.R.D. Bonus													



mapservices@phoenix.gov



ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: Cryptomonde LLC (Rich Baxter)		REQUESTED CHANGE:	
APPLICATION NO. Z-27-18		FROM: R1-6 (2.53 a.c.)	
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AERIAL PHOTO & QUARTER SEC. NO. QS 22-22		ZONING MAP I-7	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R1-6		16	
R-2		30	
CONVENTIONAL OPTION		* UNITS P.R.D. Bonus	
13		16	
25		30	

* Maximum Units Allowed with P.R.D. Bonus

CITY OF PHOENIX

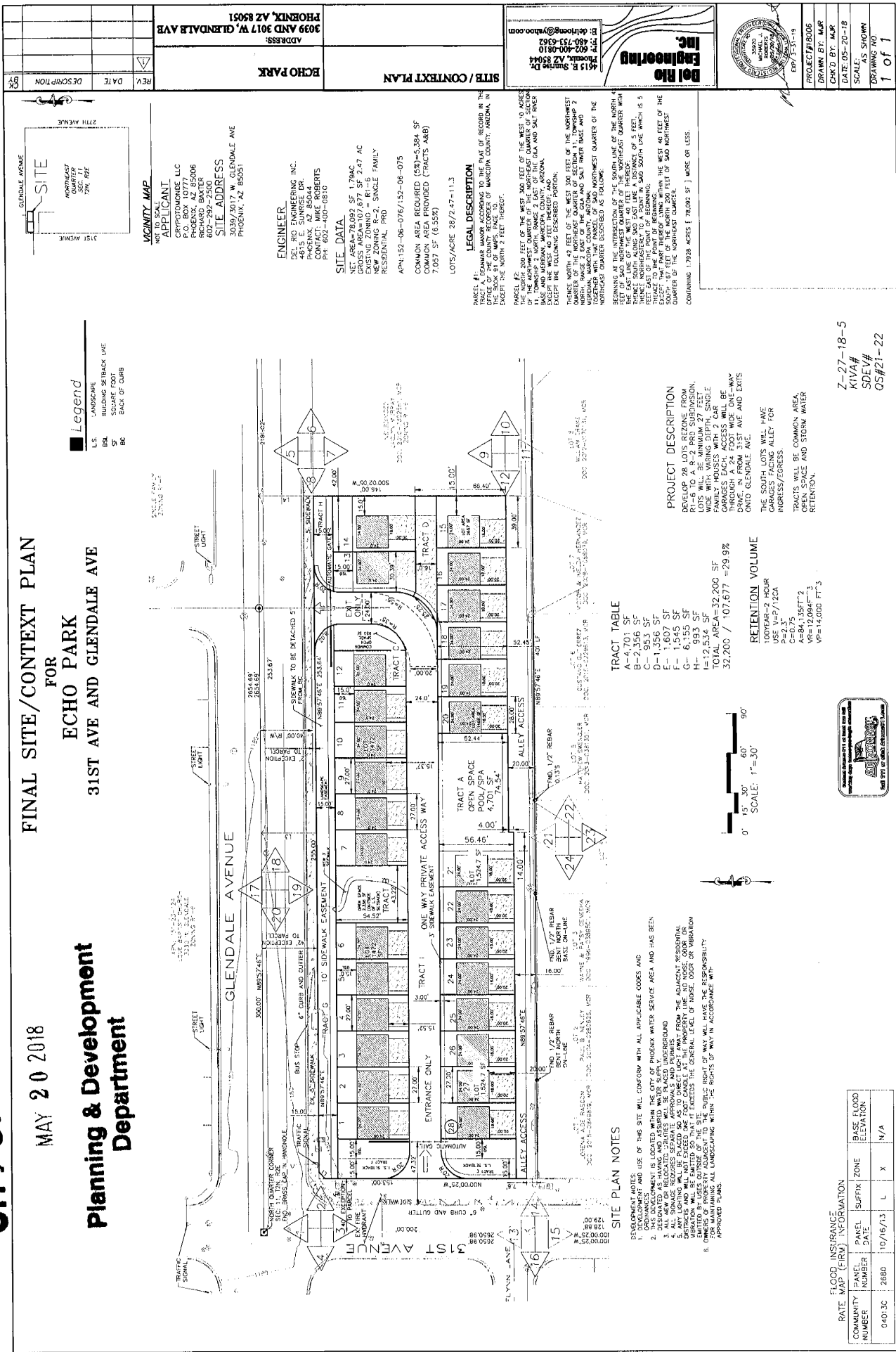
MAY 20 2018

Planning & Development
Department

FINAL SITE/CONTEXT PLAN FOR ECHO PARK 31ST AVE AND GLENDALE AVE

Legend

- LANDSCAPE
- BOL BUILDING OF BACK LINE
- S' SQUARE FOOT
- BC BOUNDARY OF CORP



SITE PLAN NOTES

1. DIMENSIONS AND USE OF THE SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. EXISTING AND PROPOSED UTILITIES WILL BE PLACED IN ACCORDANCE WITH THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN PROVIDED AS SHOWN AND APPROVED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED IN ACCORDANCE WITH THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN PROVIDED AS SHOWN AND APPROVED WATER SUPPLY.
4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL AREAS AND TO PROVIDE ADEQUATE ILLUMINATION FOR THE PROJECT.
5. THE GENERAL LEVEL OF NOISE, DUST OR VIBRATION WILL BE LIMITED SO THAT IT DOES NOT EXCEED THE GENERAL LEVEL OF NOISE, DUST OR VIBRATION OF THE ADJACENT RESIDENTIAL AREAS.
6. THE PUBLIC RIGHT OF WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS OF WAY IN ACCORDANCE WITH APPLICABLE PLANS.

FLOOD INSURANCE

RATE	MAP	INSURANCE	ZONE	SUFFIX	DATE	BASE FLOOD ELEVATION
COMMUNITY NUMBER	04013C	2680	10/16/13	L	X	N/A

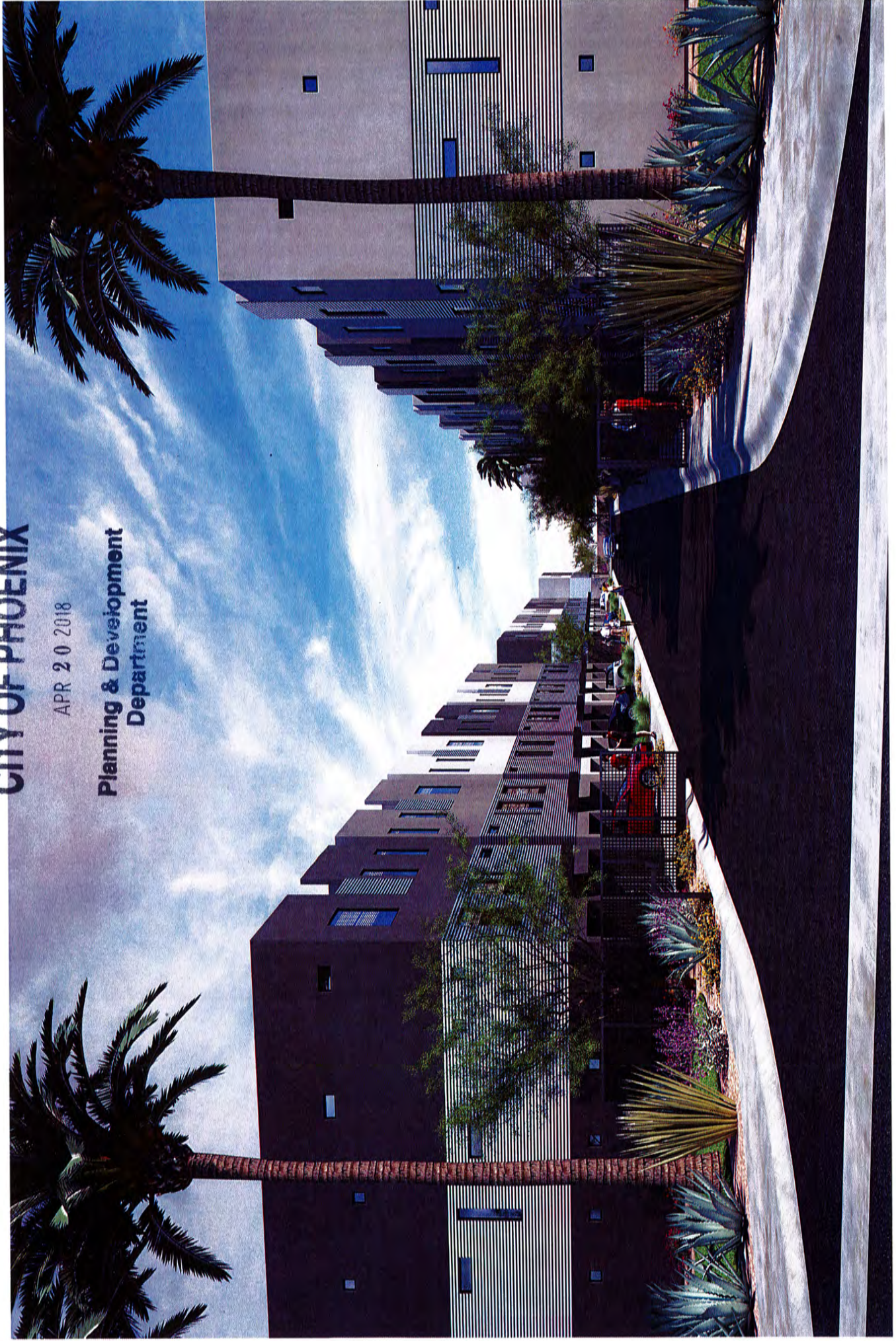
TRACT TABLE

A-4,701 SF	B-2,356 SF	C-953 SF	D-1,356 SF	E-1,607 SF	F-1,545 SF	G-6,155 SF	H-993 SF	I-12,534 SF	TOTAL AREA=32,200 SF
									32,200 / 107,677 =29.9%

CITY OF PHOENIX

APR 20 2018

**Planning & Development
Department**



CITY OF PHOENIX

APR 20 2018

Planning & Development
Department



CITY OF PHOENIX

APR 20 2018

Planning & Development
Department



From: Paul Nunley
To: thatrichbaxter@gmail.com; [Joel Carrasco](#)
Cc: [Paul Nunley](#)
Subject: Rezoning Request at 31st Ave & Glendale (No.z-27-18)
Date: Thursday, May 10, 2018 4:48:00 PM

Dear City of Phoenix Planning and Zoning Board, Joel Carrasco, and Rich Baxter:

As a home owner who's home is adjacent (adjoining property lines) to the vacant lot on the SE corner of 31st Ave and Glendale, I would like to voice my dissatisfaction with this proposed zoning change.

It is my understanding that this request for zoning change (if approved) would allow 28 units to be built on a property that is currently zoned for a maximum of 12 units. This would be a 133% increase in the number of housing units that are currently allowed. I could understand allowing a 25% increase to 15 units but 133% is outrageous.

Here are a few of my objections:

1. Unreasonable building height will block my view. The average 3 story townhouse looms 55 to 60 feet into the sky. This means that when I look into my back yard and over my 6' back fence, I will see a 50 foot high wall blocking my view of the surrounding area and sky. Just as a point of perspective, the height of the average home surrounding this lot is 16 feet or less.

I would ask Rich Baxter and anyone on the planning and zoning commission this question: Would you want a 50' or 60' wall built the length of your back yard and beyond in both directions? I can't imagine anyone would answer, "Yes"! So it's OK in my back yard but not in yours Mr. Baxter?

2. Inconsistent building height. Our neighborhood is predominantly made up of single story homes. Esthetically, this proposed structure would stick out like a sore thumb. It is in no way consistent with the buildings in the neighborhood.

3. Privacy issues. If a two or three story building were to be built on this lot, potentially I would have people peering into my back yard and the back windows of my home.

4. Traffic congestion. Americans own an average of 2.28 cars per household. More than 35% of American households own 3 cars per household. This means that we can expect there to be 65 to 75 cars housed on this small 2-1/2 acre lot. This doesn't take into account people visiting the homeowners. These vehicles will cause traffic congestion on 31st Avenue and on Glendale Avenue. This not only means delays during morning and evening rush hours but additional accidents due to increased traffic congestion.

The proposed west entrance on 31st Avenue is so close to the intersection that southbound vehicles waiting to turn into the townhouses will inevitably cause an immediate and unexpected back-up of vehicles turning off of Glendale Avenue and onto 31st Ave. For whatever reason, this intersection has a higher than normal amount of vehicle accidents. This situation will cause more accidents at this intersection. I am confident the City of Phoenix traffic engineering department can verify this and would agree with my assessment.

5. Overflow parking on adjoining neighborhood streets. I've seen it throughout Phoenix, when the limited parking spaces on a property are filled, the overflow cars start parking on the surrounding residential streets and the existing homeowners pay the price.

6. Increased crime. It's just a fact of life...The more people you put in a condensed area, the more crime increases.

7. Increased noise. Cars and people create noise. 65+ people and vehicles will create a noisier neighborhood and infringe on my quiet peaceful enjoyment of my home.

8. Increased pollution. More cars concentrated in this small area will mean more air pollution in our immediate neighborhood.

9. Restriction on renter occupied. I've watched very nice townhouses turn into

very undesirable apartment when owners stop occupying their units and start renting them out. Will there be any CC&R's limiting the percentage of home that can be rented? With the expansion of Grand Canyon University I can see that these proposed townhouses could easily become off campus dorms or rental units for students. My concern here would be lack of pride of ownership, traffic, noise, etc.

Conclusion: I understand that the City of Phoenix wants to increase tax revenues. Rezoning and allowing more housing units accomplishes this goal.

I also understand that as a business man, Rich Baxter is in business to make money. I don't fault him for wanting to make money. The best way for him to do this is to build as many housing units as possible on the smallest and cheapest lot possible. But **the homeowners in the neighborhood should not suffer and should not sacrifice their quite peaceful enjoyment of their homes and surrounding neighborhood so that one man can maximize his profit.**

I vote no on this rezoning and to the increase in the number of housing units allowing to be built on this small lot.

Paul Nunley (Homeowner)



From: Karol Harvey
To: [REDACTED]@gmail.com
Cc: [REDACTED]@yahoo.com
Subject: Rezoning Application No Z-27-18
Date: Thursday, May 10, 2018 5:26:04 PM

I am writing in regards to the meeting concerning rezoning the property located at 31st Avenue and Glendale Avenue. This is rezoning case No Z-27-18.

They want to change from R1-6 to R-2 zoning so they can build a 28-unit townhouse development. This is in a single family neighborhood and these townhomes will tower over our homes and be a real eye sore. It is a small lot and the townhomes will have limited parking therefore causing people to park on the streets in the neighborhood.

Because townhomes are going to be 3 stories high they be obstructing our views of the Mountains.

I have lived in the neighborhood for 30 plus years and wouldn't mind single family homes there but not these huge townhomes.

Karol Harvey

From: Lynch, Daryl R
To: [Joel Carrasco](#)
Subject: Rezoning Application N Z-27-18
Date: Wednesday, May 16, 2018 5:41:38 AM

Mr. Carrasco,
Please see the following copy of the letter I have mailed to the City of Phoenix Planning and Development Department/Zoning Division regarding a proposed rezoning request for the Southeast corner of Glendale and 31st Avenues.

Daryl Lynch



May 14, 2018

Re: Rezoning Application N Z-27-18

To: Planning and Development Dept. /Zoning Division
200 W. Washington, 2nd Floor
Phoenix, AZ 85003

Dear Ma'am or Sir,

I recently received a letter from Cryptomonde, LLC indicating they have submitted an application for rezoning consideration for land at the corner of 31st Avenue and Glendale Avenue. The intent of this letter is to document reasons I believe this proposed zoning change would create various privacy and safety issues.

I. Privacy

The proximity of the 3-story buildings removes privacy from certain areas of my residence. The removal of quality of life factors from me is not something I take lightly and I will work voraciously to prevent this plan from proceeding for this reason alone. Would the developer agree to have the same infractions against their right to privacy engaged at their residence(s)?

II. Traffic Safety

There are many traffic concerns noted when reviewing the entrances/exits proposed for this land. The addition of a gate increases these concerns. I have illustrated just a few of the scenarios in which traffic will be disabled in the path of high speed traffic. There are several others.

This intersection is already a deadly one; I have heard some horrific crashes in this intersection. Because the property line of existing homes at that intersection are right up

to Glendale Avenue, there is not the same visibility at this intersection that other intersections usually have. The placement of this complex inserts a risk of death to the residents of my neighborhood.

The illustrations below attempt to show how traffic will be forced to stop in the path of high-speed traffic in various scenarios. As the townhome residents attempting to enter the proposed development wait for traffic that is stopped at the intersection, other traffic in all directions will be traveling towards these stopped vehicles.



Also by having the development gated, and no other parking available, the streets will become temporary parking areas, inserting the same issues as described above.

III. ***Illegal dumping***

Illegal dumping is a huge problem in the area; unfortunately the City of Phoenix does not assist in these matters most of the time. For high-occupancy parcels, the amount of refuse generated will be much larger than currently exists. I have a home bounded on two sides by an alley (which is not maintained by the City of Phoenix since 2002). Unless the developer plans to provide solid-waste removal of large items weekly for its residents, most of the items being discarded from the development will be done in the alleys nearby. Residents such as myself will receive criminal and financial infractions for these items as we are responsible for keeping the alley clear, not the city. Typical items are beds and furniture. Does the developer have plans to deal with this issue?

*Sincerely,
Daryl Lynch*

Thank you,
Daryl

Daryl Lynch



Engineering Hardware & Central Engineering: DE207

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From: LINDA TESTA
To: [Joel Carrasco](#)
Cc: [LINDA TESTA](#)
Subject: Re: Re-zoning application Number Z-27-18
Date: Wednesday, May 09, 2018 11:41:05 PM

Dear sir,

I am writing to you on behalf of my aunt, Linda Anderson, who lives at [REDACTED]
[REDACTED] regarding the re-zoning application
number Z-27-18

She has lived at the above address for over 40 years and is most concerned about the proposed development on the corner of N 31st Ave and Glendale Ave. Her home is only a few houses away from the site.

She wishes to object to the application for re-zoning for the following reasons.

1: The proposed high-density development of 28 townhouses on an approx 2.5 acre block will be totally out of character with the adjoining properties and the rest of her suburb which comprises low-set (one-storey) family homes.

2: The proposed 3-storey townhouses will cause privacy and noise issues with neighbouring one-storey houses.

3: The proposed development will accommodate at least 56 cars creating further traffic congestion on the already hazardous corner at N31st and Brendale Avenues. Not to mention causing more emissions and pollution for existing residents.

4: The construction of the proposed development will cause considerable disruption, traffic problems, noise and dust to existing nearby properties.

My aunt has spoken to many people living in the area and is finding nearly all of them are against this high-density development and a change in existing zoning.

Single-storey houses would be much more appropriate on this site and would be more in keeping with existing properties.

Yours sincerely,

Linda Testa

(on behalf of Linda Anderson who can be contacted by regular mail at the above address)