

Attachment D - Memo to Planning Commission



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** December 5, 2018

From: Racelle Escolar
Planner III

Subject: BACK UP TO ITEM NO. 2 (Z-51-17-6) – APPROXIMATELY 125 FEET NORTH OF THE NORTHWEST CORNER OF 52ND STREET AND VIRGINIA AVENUE

This memo is to provide a revised staff recommendation that addresses a change of ownership that occurred since the initial filing and corrects a technical error in the Development Narrative. Additionally, staff received 29 letters and a petition since the issuance of the staff report for this request. This new correspondence is attached.

Staff received correspondence from the applicant on December 4, 2018 indicating that there was a change of ownership from Stacey Acres, LLC to ACG-Arancia, LLLP/Valley Income Properties effective May 24, 2018 and providing updated application documents and ownership verification forms. There are numerous references to the property ownership in the Development Narrative that must be updated to reflect this change.

Staff also identified a scrivener's error on page 10, Section B.1, bullet point #5, which incorrectly references a minimum 40-foot building setback on the west perimeter property line. The proposed setback on the west perimeter property line is minimum 25 feet.

REVISED STAFF STIPULATIONS:

1. An updated Development Narrative for the 52nd Street Condominiums PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 22, 2018, as modified by the following stipulations.
 - A. UPDATE ALL REFERENCES TO THE PROPERTY OWNER TO REFLECT CURRENT OWNERSHIP.
 - B. PAGE 10, SECTION B.1, BULLET POINT #5: UPDATE REFERENCE TO WEST BUILDING SETBACK TO MINIMUM 25 FEET.

2. Right-of-way totaling 40 feet shall be dedicated for the west half of 52nd Street, as approved by the Planning and Development Department.
3. 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.
4. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

EXHIBITS

Petition (2 pages)

Correspondence (32 Pages)

To Change Current Single Family Home Zoning to Multi-family Condos 52nd Street, South of East Thomas Road, North of Virginia Avenue

DO NOT SUPPORT

480-236-6024

CITY OF PHOENIX

DEC 03 2018

**Planning & Development
Department**

PETITION AGAINST RE-ZONING PROPOSAL Z-51-17-6

To Change Current Single Family Home Zoning to Multi-family Condos 52nd Street, South of East Thomas Road, North of Virginia Avenue

We, the undersigned neighbors of the Greater Orangedale Neighborhood,

DO NOT SUPPORT

the proposed re-zoning application for 31, 3 story high-rise (32 feet tall) Condos on North 52nd Street. This proposed project **WILL NOT enhance our neighborhood**: Too dense, too tall, too much traffic congestion, lose of privacy, loss of views, decrease in safety. This development is not in line with the character and architecture of this **single family neighborhood**.

[illegible]

Patricia Kennedy-Stefanac
5242 E. Cambridge Avenue
Phoenix, AZ 85008
602-750-0054

CITY OF PHOENIX

DEC 03 2018

December 3, 2018

**Planning & Development
Department**

To: Phoenix Planning Commission
Phoenix City Council
Councilman Sal DiCiccio, District 6
Camelback East Village Planning Committee

Re: Case #: Z-51-17-6 Re-Zoning from Single-Family Residence ("R1-6")
District to Planned Unit Development ("PUD") for
Multi-Family

Attached are twenty-eight (28) letters, plus a petition circulated this weekend, signed by the residents of the Greater Orangedale Neighborhood, against the re-zoning. These neighbors live closest to the property, where the application for re-zoning is up for consideration. I personally have spoken to most of the closest neighbors and all are adamantly **opposed to this re-zoning**.

These letters and petition state clearly that **this neighborhood does not support re-zoning** this property from its current status of thirteen (13) Single-Family homes to thirty-one (31) Multi-Family high-rise Condos.

Please read these letters closely to help you understand the multitude of problems that are anticipated to be created if this re-zoning is allowed.

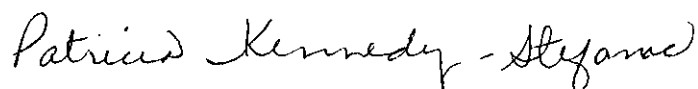
This neighborhood stands together in wanting to retain its Single-Family Home status. In addition to the concerns stated in the letters, this development of 3 story, high density units will cut the neighborhood in half, creating a greater separation between the West side of 52nd Street Single-Family Homes and the East side of 52nd Street Single-Family Homes.

Please do not destroy this neighborhood. These developers have miss-spoken by stating that the neighbors are in support of this project and that this proposed development will enhance the neighborhood. It will not enhance the neighborhood, and the **neighborhood is not in favor** of these three (3) story Multi-Family Homes.

I encourage you to personally contact any of the neighbors and hear their comments and concerns in depth.

**Lets preserve this neighborhood. Do not approve this re-zoning.
Thank you.**

Most sincerely,



Patricia Kennedy-Stefanac

Date: 11-28-18

To: Phoenix City Council
Phoenix Planning Commission
Councilman Sal DiCiccio
Camelback East Village Planning Committee

Re: Z-51-17-6 Proposed Re-zoning for 52nd Street Condominiums PUD
(West side of 52nd Street, South of Thomas Road, North of Virginia)

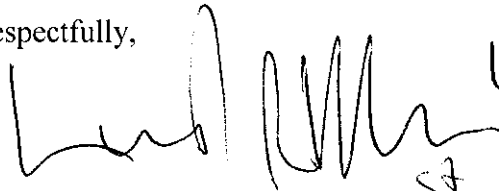
I live on 51st Street which is directly behind the proposed 31 unit, 3 story (32 feet) high-rise Condo development. My neighborhood, Greater Orangedale Neighborhood, is zoned for Single-family homes. **I opposed this re-zoning application.** I do not want 3 story high-rise Condos build here for 3 predominant reasons:

- 1) **Privacy** I believe I have the right to privacy which will be greatly restricted if the three-story residents are able to look down into my yard. My lose of privacy will limit my use of my yard. The quality of my life-style will be diminished. I am a one-story single family home in a single family neighborhood. I do not need my home to be dwarfed by a high rise multi-family development. Privacy is important to me.
- 2) **Decreased Property Values** A high rise, high density (31 unit) development in my back yard can only decrease my property values. Anyone wishing to buy into this neighborhood will not desire to be right next to a Multi-family complex. Decreasing my property values will cause a financial hardship for me.
- 3) **Increase Noise and Decreased Peacefulness** A person's home should be a non-stressful place where one can have quiet enjoyment of life. This high rise, high density development, butting right up next to my neighborhood street, will bring in the impact of more people, more cars, more cats and barking dogs, more garbage, and maybe more crime. **This re-zoning is not welcome.**

51st Street is zoned for Single family homes. Single family homes run from 48th Street to 53rd Place. This proposed Multi-family high-rise development is out of character of this neighborhood. It does not fit here and should not be forced upon us. **We wish to preserve our single family neighborhood.** Please do not vote to destroy it.

I am available to discuss my concerns with you and can be reached at _____

Most respectfully,


Luis Raul Altamirano
2633 N. 51st Street
Phoenix, AZ 85008
602 505-1098

To: Councilman Sal Dicsio
Phoenix City Council
Phoenix Planning Commision
Camelback East Villiage Planning Committee
RE: Z-51-17-6 52nd St Condominiums PUD

My name is Michael Anderson. I live on Cambridge St East of 52nd St. I have lived here for 20 years.

I do not agree with the developer trying to build 31 condo units on less than 2 acres.

Number one, if there were only 3 people per unit, that would bring friends plus their relatives and us to 90 people. Where are these people going to park? On my street?

Secondly, 3 stories will destroy our view of any sunset.

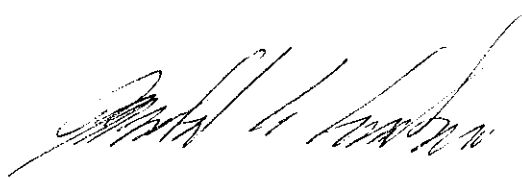
I would like to see this property developed, however, I would like to see the development match the rest of the neighborhood.

Please vote NO to change from single-family homes to a multi family development.

Please hear us, and help us save our neighborhood.

Your Voting Public,

Michael Anderson and family

A handwritten signature in black ink, appearing to read "Michael Anderson".

11/23/18

To: Phoenix Planning Commission
Phoenix City Council
Councilman Sal DiCiccio
Phoenix East Village Planning Committee

Re-Z-51-17-6 Proposal Zoning Change from Condo Development at 2610 No. 52nd St.

I am writing with concern and am opposed to the zoning change request. Cramming a 31 unit, 32 feet high (3 story) condos on such a small lots is wrong. The traffic danger, parking, noise, safety, views, personal, space decline, narrow streets, garbage collection, and privacy are the main problems of this development. We want to preserve our established, quiet, and safe neighborhood with it's long, stable, history of single homes. This neighborhood does not want to lose the quiet enjoyment we currently have and have had for many years.

The bottom line is that this development will be too tall with too many units that out of character for this neighborhood of single family homes. Please support our neighborhood request to abandon this current, density heavy, 32 feet high rise condo plan. **We don't want it!**

Most sincerely,

A handwritten signature in black ink, reading "Gary Angel-Rienthong". The signature is fluid and cursive, with the first name "Gary" being the most prominent.

#4

To: Phoenix Planning Commission
Phoenix City Council
Councilman Sal DiCiccio
Phoenix East Village Planning Committee

Re: Z-51-17-6 Proposed Zoning Change for Condo Development at 2610 No. 52nd Street

I am writing to tell you how I oppose this zoning change request. I do not believe changing the zoning of this property from Single-Family Home status to Multi-Family units which will accommodate these owner's desire to cram 31 32 feet high (3 story) condos on such a small lot is the right thing to do.

Our neighborhood runs from 48th Street to 52nd Place and all residences are one story, not three stories. Where is everyone's common sense???

It should be clear that the proposed population density is too great. Traffic dangers, parking, noise, safety, views, personal space decline, narrow streets, garbage collection, privacy, and obstruction of sunlight, loose of sunrise and sunset views, are the prominent problems of this development that have been discussed and hashed over, but still exist, despite the minor changes made by the developers.

The bottom line is that this development will be too tall with too many units that are out of character and design for the neighborhood of Single-Family homes.

Development of this Condo project is a **blatant disregard of an existing neighborhood** of long -standing, that contains Single-Family homes with mature landscape and individual architectural character.

Please support our neighborhood request to abandon this current, density heavy, 32 feet high rise Condo plan. **We don't want it. We want to preserve our neighborhood.**

Please feel free to contact me to discuss further. Thanks you.

Most sincerely,

William H. Balhouse
5222 E. Virginia Ave
Phoenix, Az.
85008

#4

To: Phoenix Planning Commission
Phoenix City Council
Councilman Sal DiCiccio
Phoenix East Village Planning Committee

Re: Z-51-17-6 Proposed Zoning Change for Condo Development at 2610 No. 52nd Street

I am writing to tell you how I oppose this zoning change request. I do not believe changing the zoning of this property from Single-Family Home status to Multi-Family units which will accommodate these owner's desire to cram 31 32 feet high (3 story) condos on such a small lot is the right thing to do.

Our neighborhood runs from 48th Street to 52nd Place and all residences are one story, not three stories. Where is everyone's common sense???

It should be clear that the proposed population density is too great. Traffic dangers, parking, noise, safety, views, personal space decline, narrow streets, garbage collection, privacy, and obstruction of sunlight, loose of sunrise and sunset views, are the prominent problems of this development that have been discussed and hashed over, but still exist, despite the minor changes made by the developers.


The bottom line is that this development will be too tall with too many units that are out of character and design for the neighborhood of Single-Family homes.

Development of this Condo project is a **blatant disregard of an existing neighborhood** of long -standing, that contains Single-Family homes with mature landscape and individual architectural character.

Please support our neighborhood request to abandon this current, density heavy, 32 feet high rise Condo plan. **We don't want it. We want to preserve our neighborhood.**

Please feel free to contact me to discuss further. Thanks you.

Most sincerely,


5218 E. Virginia Ave
Phoenix, AZ 85008
602-689-5404

#4

To: Phoenix Planning Commission
Phoenix City Council
Councilman Sal DiCiccio
Phoenix East Village Planning Committee

Re: Z-51-17-6 Proposed Zoning Change for Condo Development at 2610 No. 52nd Street

I am writing to tell you how I oppose this zoning change request. I do not believe changing the zoning of this property from Single-Family Home status to Multi-Family units which will accommodate these owner's desire to cram 31 32 feet high (3 story) condos on such a small lot is the right thing to do.

Our neighborhood runs from 48th Street to 52nd Place and all residences are one story, not three stories. Where is everyone's common sense???

It should be clear that the proposed population density is too great. Traffic dangers, parking, noise, safety, views, personal space decline, narrow streets, garbage collection, privacy, and obstruction of sunlight, loose of sunrise and sunset views, are the prominent problems of this development that have been discussed and hashed over, but still exist, despite the minor changes made by the developers.


The bottom line is that this development will be too tall with too many units that are out of character and design for the neighborhood of Single-Family homes.

Development of this Condo project is a **blatant disregard of an existing neighborhood** of long -standing, that contains Single-Family homes with mature landscape and individual architectural character.

Please support our neighborhood request to abandon this current, density heavy, 32 feet high rise Condo plan. **We don't want it. We want to preserve our neighborhood.**

Please feel free to contact me to discuss further. Thanks you.

Most sincerely,


5209 E. VIRGINIA AVE
Phoenix, AZ 85008
(602) 423.2901



Tim Cox
5248 E. Cambridge Avenue
Phoenix, AZ 85008
602-487-5110

November 29, 2018

TO: Phoenix Planning Commission
Phoenix City Council
Councilman Sal Diccio
Camelback East Village Planning Committee

Re: Z-51-17-6 Proposed re-zoning for Condo Development at 2610 No.52nd Street
South of Thomas Road, North of Virginia Avenue

I have lived in my Single-Family home on Cambridge Avenue for over 20 years. I enjoy a grass yard with irrigation and fruit trees. I am also the irrigator for the neighborhood and know most of my neighbors. **My neighbors and I do not want the proposed re-zoning** from Single-Family homes to Multi-family high rise Condos of 3 stories (32 feet) and a density of 31 Units. We have some serious concerns and anticipate a number of problems to be created if this re-zoning is approved.

First, is **increased traffic congestion**. 52nd Street is already very busy, partly because of the dump out and entrance to the freeway South of McDowell. Adding this neighborhood with a possibility of 62 more cars, will likely cause more accidents as cars rush to enter and exit their residential streets. We will see decreased safety for the pedestrians, bikers and school buses that go up and down this street. Pulling out to get to work and returning home during rush hours will be even more challenging and inconvenient than it is already. While traffic has increased all over town, you must remember that this is a neighborhood of families and children going to and from school, church and work. Traffic should be minimized, not increased.

Along with the **traffic safety dangers** caused by the increased density, will be the **crime and conflict** that accompanies over-crowding and declining personal space. 31 units crowded into 1.98 acres can not maximize safety. This proposed density is too great. It should be scaled back considerably. Retaining the existing Single-family home zoning status will minimize the density issue.

When this development was first proposed, the developers only allowed for two handicap visitor parking places. They have been forced to increase visitor parking to 17, thus decreasing the size of the units to accommodate parking. We believe this is not enough parking and visitors will resort to parking in front of our houses on Cambridge and Virginia as well as the church at the corner of 52nd and Virginia. **We do not want our streets to be used as this development's parking lot.**

Lets not forget the **increased noise and decreased privacy** of placing these high rise 3 story condos directly over the back yards of the existing single family homes along Virginia Avenue and 51st Street. Lose of privacy for those families will disturb their quality of life and the quiet enjoyment these families deserve in their own home back yards as well as decrease their property values.

Residents of Cambridge currently can walk down our street and enjoy the western view of the nightly sunset. If this development is built, our sunset view will be gone, replaced by towering three story, density heavy Condos.

One of the goals expressed by our Councilman Sal Diccio on his web site, is to preserve neighborhoods. **Approving this re-zoning to Multi-family homes is the opposite of preserving our neighborhood**. No matter how attractive the development is built to look, it will be out of place and not congruent with the existing Single-Family homes. Three stories (32 feet) will stand out like a soar thumb. Greater Orangedale Neighborhood reaches between 48th Street and 53rd Place. These three story high rises will only act to cut the neighborhood in half even worse than the widening of 52nd Street has already done. Most concerning to us is that a three story high rise development will become the most prominent feature of this neighborhood, taking away the existing charter and nature of our Single Family homes.

Development of this Condo project is a blatant disregard of an existing long-standing neighborhood of Single Family homes with mature landscaping, grass, trees and architectural character. Our neighborhood is culturally diverse with young children, retired Seniors and hard working adults. Please resist the urge to approve this re-zoning application. **DO NOT destroy our neighborhood**. We look to you to recognize our many concerns and keep the current zoning.

You may reach me at 602-487-5110. I will be very happy to discuss my concerns with you in more detail.

Most respectfully,

Tim Cox
Greater Orangedale Neighborhood Resident




5248 E. CAMBRIDGE AVE.

PHX, AZ. 85008

602-487-5110

THIS IS A FAMILY NEIGHBORHOOD. THERE
ARE 3 SCHOOLS ON THIS CITY BLOCK
ALONE. CHILDREN WALK TO SCHOOL
ON A DAILY BASIS ON AN ALREADY
BUSY STREET. DEVELOPING 30+ UNITS
ON THIS STREET WOULD BE UTTERLY
IRRESPONSIBLE & COMPLETELY DANGEROUS.
THERE ARE BUSES (SCHOOL) THAT STOP
UP & DOWN 52nd STREET → 1 STOP IS
DIRECTLY IN FRONT OF THIS PROPERTY.
TO INCREASE THE TRAFFIC THIS MUCH
WOULD ENDANGER THE SAFETY OF
OUR CHILDREN. PLEASE DO NOT
APPROVE THE REZONING

THANK YOU


#5247 CAMBRIDGE

#2

Date: 11/26/18

To: Camelback East Village Planner
Councilman Sal DiCiccio, District 6
Phoenix Planning Commission
Phoenix City Council

Subject: Z-51-17-6 Re-zoning Proposal: 52nd Street Condominiums PUD (W. side of 52nd Street, S. of Thomas; No. of Virginia)

I am opposed to the zoning change requested by the owners of the property located on the West side of 52nd Street, North of Virginia and South of Thomas Road. I live to the East on Cambridge Avenue and believe that changing the zoning from Single-Family homes to Multi-Family house will have a **VERY NEGATIVE IMPACT** on the three streets to the East of 52nd Street (Windsor, Cambridge Avenue and Virginia).

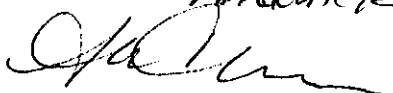
I believe that increasing the number of units from 13 to 31 and increasing the height to 32 feet to accommodate three story condos will have AN EVEN GREATER NEGATIVE EFFECT to the residents to the North, South and West of the property. The properties on the West side are Single-Family homes all the way to 48th Street.

Here are my reasons why they will be detrimental to the homes East of 52nd Street:

- 1) **Traffic** will increase making going to work in the morning even more difficult than it is now, partially due to the existing dumping out of the freeway on 52nd Street. The inconvenience plus the safety issue of people trying to hurry out in front of oncoming traffic will be a nightmare. Why would the City of Phoenix want this?
- 2) Increasing the **Density** from 13 to 31 is not in line with our existing neighborhoods which have Single-Family homes on all four sides of this property, ie. North, South, East and especially West. This density **DOES NOT COMPLIMENT** our existing neighborhoods.
- 3) **Too tall:** We are a neighborhood of Single-family homes. 3 story units are not in line with our current houses and building these high rises will be doing a disservice to our neighborhood. Don't destroy the character of this neighborhood
- 3) Our neighborhood is **Historic**. The East side homes were known as Maddington Homes and were built in the 1950s. There are people who still live on this street who lived there in the 1950s. Building of Multi-story, Multi-unit residences will take away the HISTORIC VALUE of this neighborhood - **NOT INHANCE** it is any way, no matter how "pretty they are made to look." Once history is erased, it can not easily be brought back!

Please contact me if you want to discuss my concerns in greater detail.

Sincerely yours, **ANITA ACROSSANO**



(SEE BACK)

#6

Phoenix Planning Committee
Phoenix City Council
Camelback East Village Planning Committee
Councilman Sal DiCiccio

Re: Z-51-17-6 52nd Street Condominiums PUD (So. of Thomas Road/No. of Virginia)

I am writing to let it be known that I strongly **oppose the rezoning application** which seeks to change 1.98 acres from Single-Family Residences (R1-6) status to Multi-Family Homes status. While I support residential development of this property, I do not support the proposed height of 32 feet and the density of 31 units.

This proposed development does not "protect the adjacent existing residential areas" nor is it "compatible in density" with the existing neighborhood, as claimed by the developer's attorney.

Another downside of allowing this rezoning change, is that it will strongly set a precedence for other multi-storied developments. Multi-storied, high density developments will cause deterioration of our area due to increased traffic on 52nd Street, noise, street safety, privacy, distance views from our houses, and housing values. This development will harm our existing neighborhood, losing our current, quiet enjoyment of our homes.

52nd Street is already very busy, dumping traffic out of the freeway South of our neighborhood. More multi-family development will only increase the traffic congestion. 52nd Street does not need any more traffic that impairs our ability to leave and enter our neighborhoods safely. Pedestrians and bike will be less safe due to increased traffic.


Crime is also a consideration as I fear the buyers of these small cramped properties will turn them into rentals which may increase crime because the residents may then have less commitment to a stable neighborhood.

I do not want this development and strongly urge you to consider the position of the neighbors living closest to this proposed development. **No one wants residences of a height of 32 feet, and a density of 31 units.**

Lets protect our neighborhood. **Vote NO to this rezoning application.**

Please do not hesitate to contact me for further discussion on this matter.

Thank you.

Most respectfully,
BRIAN CROSSAN


Date: 11-25-18

Roger Groleau
2637 N. 51st Street

To: Phoenix City Council
Phoenix Planning Commission
Councilman Sal DiCiccio
Camelback East Village Planning Committee

Re: Z-51-17-6 Proposed Re-zoning for 52nd Street Condominiums PUD
(West side of 52nd Street, South of Thomas Road, North of Virginia)

I live on 51st Street which is directly behind the proposed 31 unit, 3 story (32 feet) high-rise Condo development. My neighborhood, Greater Orangedale Neighborhood, is zoned for Single-family homes. **I opposed this re-zoning application.** I do not want 3 story high-rise Condos build here for 3 predominant reasons:

- 1) **Privacy** I believe I have the right to privacy which will be greatly restricted if the three-story residents are able to look down into my yard. My lose of privacy will limit my use of my yard. The quality of my life-style will be diminished. I am a one-story single family home in a single family neighborhood. I do not need my home to be dwarfed by a high rise multi-family development. Privacy is important to me.
- 2) **Decreased Property Values** A high rise, high density (31 unit) development in my back yard can only decrease my property values. Anyone wishing to buy into this neighborhood will not desire to be right next to a Multi-family complex. Decreasing my property values will cause a financial hardship for me.
- 3) **Increase Noise and Decreased Peacefulness** A person's home should be a non-stressful place where one can have quiet enjoyment of life. This high rise, high density development, butting right up next to my neighborhood street, will bring in the impact of more people, more cars, more cats and barking dogs, more garbage, and maybe more crime. **This re-zoning is not welcome.**

51st Street is zoned for Single family homes. Single family homes run from 48th Street to 53rd Place. This proposed Multi-family high-rise development is out of character of this neighborhood. It does not fit here and should not be forced upon us. **We wish to preserve our single family neighborhood.** Please do not vote to destroy it.

I am available to discuss my concerns with you and can be reached at _____

Most respectfully,

Roger Groleau

#4

To: Phoenix Planning Commission
Phoenix City Council
Councilman Sal DiCiccio
Phoenix East Village Planning Committee

Re: Z-51-17-6 Proposed Zoning Change for Condo Development at 2610 No. 52nd Street

I am writing to tell you how I oppose this zoning change request. I do not believe changing the zoning of this property from Single-Family Home status to Multi-Family units which will accommodate these owner's desire to cram 31-32 feet high (3 story) condos on such a small lot is the right thing to do.

Our neighborhood runs from 48th Street to 52nd Place and all residences are one story, not three stories. Where is everyone's common sense???

It should be clear that the proposed population density is too great. Traffic dangers, parking, noise, safety, views, personal space decline, narrow streets, garbage collection, privacy, and obstruction of sunlight are the prominent problems of this development that have been discussed and hashed over, but still exist, despite the minor changes made by the developers.

The bottom line is that this development will be too tall with too many units that are out of character for the neighborhood of Single-Family homes.

Development of this Condo project is a **blatant disregard of an existing neighborhood** of long-standing, that contains Single-Family homes with mature landscape and individual architectural character.

Please support our neighborhood request to abandon this current, density heavy, 32 feet high rise Condo plan. **We don't want it.**

Please feel free to contact me to discuss further. Thanks you.

Most sincerely,

Christina Harper
5237 E. Windsor Ave
PHX AZ 85048
480-236-6024

#4

To: Phoenix Planning Commission
Phoenix City Council
Councilman Sal DiCiccio
Phoenix East Village Planning Committee

Re: Z-51-17-6 Proposed Zoning Change for Condo Development at 2610 No. 52nd Street

I am writing to tell you how I oppose this zoning change request. I do not believe changing the zoning of this property from Single-Family Home status to Multi-Family units which will accommodate these owner's desire to cram 31 32 feet high (3 story) condos on such a small lot is the right thing to do.

Our neighborhood runs from 48th Street to 52nd Place and all residences are one story, not three stories. Where is everyone's common sense???

It should be clear that the proposed population density is too great. Traffic dangers, parking, noise, safety, views, personal space decline, narrow streets, garbage collection, privacy, and obstruction of sunlight are the prominent problems of this development that have been discussed and hashed over, but still exist, despite the minor changes made by the developers.

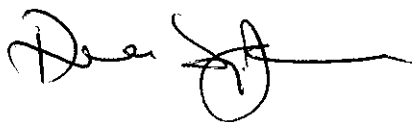
The bottom line is that this development will be too tall with too many units that are out of character for the neighborhood of Single-Family homes.

Development of this Condo project is a **blatant disregard of an existing neighborhood** of long -standing, that contains Single-Family homes with mature landscape and individual architectural character.

Please support our neighborhood request to abandon this current, density heavy, 32 feet high rise Condo plan. **We don't want it.**

Please feel free to contact me to discuss further. Thanks you.

Most sincerely,



PEN JORDAN
5208 E. Virginia Ave.
PHOENIX AZ 85008
480-682-7842

Date: November 29, 2018

To: Camelback East Village Planner
Councilman Sal DiCiccio, District 6
Phoenix Planning Commission
Phoenix City Council

Carl & Rose Knight Family Trust
5211 E Cambridge Ave
Phoenix, AZ 85008

Subject: Z-51-17-6 Re-zoning Proposal: 52nd Street Condominiums PUD (W. side of 52nd Street, S. of Thomas; No. of Virginia)

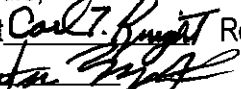
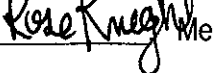


We are opposed to the zoning change requested by the owners of the property located on the West side of 52nd Street, North of Virginia and South of Thomas Road. We live to the East on Cambridge Avenue and believe that changing the zoning from Single Family homes to Multi-Family house will have a **VERY NEGATIVE IMPACT** on the three streets to the East of 52nd Street (Windsor, Cambridge Avenue and Virginia).

We believe that increasing the number of units from 13 to 31 and increasing the height to 32 feet to accommodate three story condos will have **AN EVEN GREATER NEGATIVE EFFECT** to the residents to the North, South and West of the property. The properties on the West side are Single Family homes all the way to 48th Street.

Here are our reasons why they will be detrimental to the homes East of 52nd Street:

- 1) **Traffic** will increase making going to work in the morning even more difficult than it is now, partially due to the existing dumping out of the freeway on 52nd Street. The inconvenience plus the safety issue of people trying to hurry out in front of oncoming traffic will be a nightmare. Why would the City of Phoenix want this?
- 2) Increasing the **Density** from 13 to 31 is not in line with our existing neighborhoods which have Single-Family homes on all four sides of this property, ie. North, South, East and especially West. This density **DOES NOT COMPLIMENT** our existing neighborhoods.
- 3) Too tall: We are a neighborhood of Single-family homes. 3 story units are not in line with our current houses and building these high rises will be doing a disservice to our neighborhood. Don't destroy the character of this neighborhood.
- 3) Our neighborhood is **Historic**. The East side homes were known as Maddington Homes and were built in the 1950s. There are people who still live on this street who lived there in the 1950s. Building of Multi-story, Multi-unit residences will take away the **HISTORIC VALUE** of this neighborhood - **NOT ENHANCE** it in any way, no matter how "pretty they are made to look." Once history is erased, it cannot easily be brought back! Please contact us if you want to discuss our concerns in greater detail.

Sincerely yours,

Carl Knight  Rose Knight  Megan Knight  Kristen Knight 

Date: 11.29, 18

To: Phoenix City Council
Phoenix Planning Commission
Councilman Sal DiCiccio
Camelback East Village Planning Committee

Charles Leamons
2617 N 51st St
Phoenix, AZ 85008

Re: Z-51-17-6 Proposed Re-zoning for 52nd Street Condominiums PUD
(West side of 52nd Street, South of Thomas Road, North of Virginia)

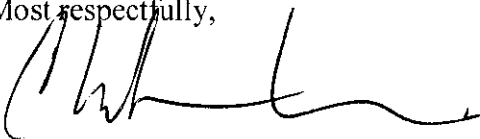
I live on 51st Street which is directly behind the proposed 31 unit, 3 story (32 feet) high-rise Condo development. My neighborhood, Greater Orangedale Neighborhood, is zoned for Single-family homes. **I opposed this re-zoning application.** I do not want 3 story high-rise Condos build here for 3 predominant reasons:

- 1) **Privacy** I believe I have the right to privacy which will be greatly restricted if the three-story residents are able to look down into my yard. My lose of privacy will limit my use of my yard. The quality of my life-style will be diminished. I am a one-story single family home in a single family neighborhood. I do not need my home to be dwarfed by a high rise multi-family development. Privacy is important to me.
- 2) **Decreased Property Values** A high rise, high density (31 unit) development in my back yard can only decrease my property values. Anyone wishing to buy into this neighborhood will not desire to be right next to a Multi-family complex. Decreasing my property values will cause a financial hardship for me.
- 3) **Increase Noise and Decreased Peacefulness** A person's home should be a non-stressful place where one can have quiet enjoyment of life. This high rise, high density development, butting right up next to my neighborhood street, will bring in the impact of more people, more cars, more cats and barking dogs, more garbage, and maybe more crime. **This re-zoning is not welcome.**

51st Street is zoned for Single family homes. Single family homes run from 48th Street to 53rd Place. This proposed Multi-family high-rise development is out of character of this neighborhood. It does not fit here and should not be forced upon us. **We wish to preserve our single family neighborhood.** Please do not vote to destroy it.

I am available to discuss my concerns with you and can be reached at 480.415.1080

Most respectfully,



#4 11/28/18

To: Phoenix Planning Commission
Phoenix City Council
Councilman Sal DiCiccio
Phoenix East Village Planning Committee

Re: Z-51-17-6 Proposed Zoning Change for Condo Development at 2610 No. 52nd Street

I am writing to tell you how I oppose this zoning change request. I do not believe changing the zoning of this property from Single-Family Home status to Multi-Family units which will accommodate these owner's desire to cram 31 32 feet high (3 story) condos on such a small lot is the right thing to do.

Our neighborhood runs from 48th Street to 52nd Place and all residences are one story, not three stories. Where is everyone's common sense???

It should be clear that the proposed population density is too great. Traffic dangers, parking, noise, safety, views, personal space decline, narrow streets, garbage collection, privacy, and obstruction of sunlight, loose of sunrise and sunset views, are the prominent problems of this development that have been discussed and hashed over, but still exist, despite the minor changes made by the developers.

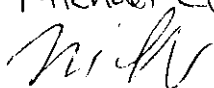
The bottom line is that this development will be too tall with too many units that are out of character and design for the neighborhood of Single-Family homes.

Development of this Condo project is a **blatant disregard of an existing neighborhood** of long-standing, that contains Single-Family homes with mature landscape and individual architectural character.

Please support our neighborhood request to abandon this current, density heavy, 32 feet high rise Condo plan. **We don't want it. We want to preserve our neighborhood.**

Please feel free to contact me to discuss further. Thanks you.

Most sincerely,

Michael Lusky


2642 N 51st St.
Phoenix, AZ 85008

November 28, 2018

Phoenix Planning Commission
Phoenix City Council
Councilman Sal DiCiccio
Phoenix East Village Planning Committee

The quality of life as we have known in our neighborhood will be of great loss and difficult to retain. Please give our neighborhood the favor of understanding our concerns. What may be even more important is these concerns seem to be overlooked by the developers.

Some information about our neighborhood:

- I have lived and raised my family in this neighborhood for 47 years.
- Great families
- Church
- Montessori school
- Catholic church and school

We feel very strongly that Camelback East Village Association arrived at an incorrect conclusion. It is evident it will cause serious harm to the neighborhood. With increased density on 52nd Street, the poorly maintained 51st Street can not handle the additional "cut through" through traffic generated by this development.

Without question, the job of a public official is not an easy one. There is always more than one way to approach and solve a problem. However, in a case where a conclusion is obviously incorrect, it should be changed.

I respectfully submit.

William C Navarro
2647 N 51st Street
Phoenix, AZ 85008
602-840-5876

William C Navarro
11/28/2018

11/29/2018

#4

To: Phoenix Planning Commission
Phoenix City Council
Councilman Sal DiCiccio
Phoenix East Village Planning Committee

Re: Z-51-17-6 Proposed Zoning Change for Condo Development at 2610 No. 52nd Street

I am writing to tell you how I oppose this zoning change request. I do not believe changing the zoning of this property from Single-Family Home status to Multi-Family units which will accommodate these owner's desire to cram 31 32 feet high (3 story) condos on such a small lot is the right thing to do.

Our neighborhood runs from 48th Street to 52nd Place and all residences are one story, not three stories. Where is everyone's common sense???

It should be clear that the proposed population density is too great. Traffic dangers, parking, noise, safety, views, personal space decline, narrow streets, garbage collection, privacy, and obstruction of sunlight are the prominent problems of this development that have been discussed and hashed over, but still exist, despite the minor changes made by the developers.

The bottom line is that this development will be too tall with too many units that are out of character for the neighborhood of Single-Family homes.

Development of this Condo project is a **blatant disregard of an existing neighborhood** of long -standing, that contains Single-Family homes with mature landscape and individual architectural character.

Please support our neighborhood request to abandon this current, density heavy, 32 feet high Condo plan.

Please feel free to contact me to discuss further. Thanks you.


Most sincerely,


Jorge Avaman Oquellon.

2638 N 51st St.

Phoenix AZ 85008

480 414 6895.


Lida Jarregui
2638 N 51st
Phoenix AZ 85008

5215 E. Cambridge Ave.
Phoenix, AZ 85008

To: Phoenix Planning Commission
Phoenix City Council
Councilman Sal Diccisio

I have lived here for 20 years with my family in a one-story home. My family and I do not want a 3-story high rise Condo development built in our neighborhood, across 52nd Street.

We want to continue to have a safe street where our children can play outside. Right now our neighborhood is calm and peaceful. We want it to remain that way.

We believe these 3-story, 31 Condos will create too much traffic and too much noise.

They will be so different from our one-story house.

Thank you.
Braulio Retiquez
480-370-9671

Date:

11/25/18

To: Phoenix City Council
Phoenix Planning Commission
Councilman Sal DiCiccio
Camelback East Village Planning Committee

Re: Z-51-17-6 Proposed Re-zoning for 52nd Street Condominiums PUD
(West side of 52nd Street, South of Thomas Road, North of Virginia)

I live on 51st Street which is directly behind the proposed 31 unit, 3 story (32 feet) high-rise Condo development. My neighborhood, Greater Orangedale Neighborhood, is zoned for Single-family homes. **I opposed this re-zoning application.** I do not want 3 story high-rise Condos build here for 3 predominant reasons:

- 1) **Privacy** I believe I have the right to privacy which will be greatly restricted if the three-story residents are able to look down into my yard. My loss of privacy will limit my use of my yard. The quality of my life-style will be diminished. I am a one-story single family home in a single family neighborhood. I do not need my home to be dwarfed by a high rise multi-family development. Privacy is important to me.
- 2) **Decreased Property Values** A high rise, high density (31 unit) development in my back yard can only decrease my property values. Anyone wishing to buy into this neighborhood will not desire to be right next to a Multi-family complex. Decreasing my property values will cause a financial hardship for me.
- 3) **Increase Noise and Decreased Peacefulness** A person's home should be a non-stressful place where one can have quiet enjoyment of life. This high rise, high density development, butting right up next to my neighborhood street, will bring in the impact of more people, more cars, more cats and barking dogs, more garbage, and maybe more crime. **This re-zoning is not welcome.**

51st Street is zoned for Single family homes. Single family homes run from 48th Street to 53rd Place. This proposed Multi-family high-rise development is out of character of this neighborhood. It does not fit here and should not be forced upon us. **We wish to preserve our single family neighborhood.** Please do not vote to destroy it.

I am available to discuss my concerns with you and can be reached at 480.510.7942

Most respectfully,



2627 N. 51st.
Phoenix, AZ 85008


To: Phoenix Planning Commission
Phoenix City Council
Councilman Sal DiCiccio
Phoenix East Village Planning Committee

Re-Z-51-17-6 Proposal Zoning Change from Condo Development at 2610 No. 52nd St.

I am writing with concern and am opposed to the zoning change request. Cramming a 31 unit, 32 feet high (3 story) condos on such a small lots is wrong. The traffic danger, parking, noise, safety, views, personal, space decline, narrow streets, garbage collection, and privacy are the main problems of this development. We want to preserve our established, quiet, and safe neighborhood with it's long, stable, history of single homes. This neighborhood does not want to lose the quiet enjoyment we currently have and have had for many years.

The bottom line is that this development will be to tall with too many units that out of character for this neighborhood of single family homes. Please support our neighborhood request to abandon this current, density heavy, 32 feet high rise condo plan. **We don't want it!**

Most sincerely,

Veerachon Rienthongy


Date: Nov. 25, 2018

To: Phoenix City Council
Phoenix Planning Commission
Councilman Sal DiCiccio
Camelback East Village Planning Committee

Claudia O. Ries
2611 N. 51st St.
Phoenix AZ
85008

Re: Z-51-17-6 Proposed Re-zoning for 52nd Street Condominiums PUD
(West side of 52nd Street, South of Thomas Road, North of Virginia)

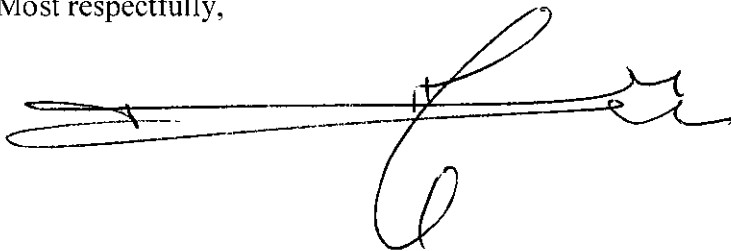
I live on 51st Street which is directly behind the proposed 31 unit, 3 story (32 feet) high-rise Condo development. My neighborhood, Greater Orangedale Neighborhood, is zoned for Single-family homes. **I opposed this re-zoning application.** I do not want 3 story high-rise Condos build here for 3 predominant reasons:

- 1) **Privacy** I believe I have the right to privacy which will be greatly restricted if the three-story residents are able to look down into my yard. My lose of privacy will limit my use of my yard. The quality of my life-style will be diminished. I am a one-story single family home in a single family neighborhood. I do not need my home to be dwarfed by a high rise multi-family development. Privacy is important to me.
- 2) **Decreased Property Values** A high rise, high density (31 unit) development in my back yard can only decrease my property values. Anyone wishing to buy into this neighborhood will not desire to be right next to a Multi-family complex. Decreasing my property values will cause a financial hardship for me.
- 3) **Increase Noise and Decreased Peacefulness** A person's home should be a non-stressful place where one can have quiet enjoyment of life. This high rise, high density development, butting right up next to my neighborhood street, will bring in the impact of more people, more cars, more cats and barking dogs, more garbage, and maybe more crime. **This re-zoning is not welcome.**

51st Street is zoned for Single family homes. Single family homes run from 48th Street to 53rd Place. This proposed Multi-family high-rise development is out of character of this neighborhood. It does not fit here and should not be forced upon us. **We wish to preserve our single family neighborhood.** Please do not vote to destroy it.

I am available to discuss my concerns with you and can be reached at 602-370-9278

Most respectfully,



TO WHOM IT MAY CONCERN

11/26/2018

We have been living at 5222 E. Cambridge Ave. for Nineteen years. We have heard of the proposed Condominiums PUD development. We live in a quiet neighborhood all single family homes. We would like to keep the peace and quiet that the neighborhood has to offer us. The 31 Condos that are proposed which are across Cambridge Ave on 52nd St. They would be to many to be built on the two acre lot. At the beginning there were supposed to be only 13 single family homes of thirty feet or less. That would be acceptable for the neighborhood. We believe that the 31 Condos would be too congested and bring a lot of traffic into the area. We oppose the building of the 31 Condos.

Sincerely: Ludovic and Mae Simanovski



LUDOVIC AND MAE SIMANOVSKI

5222 E. CAMBRIDGE AVE.

PHOENIX, ARIZONA 85008

John W. Stefanac
5242 E. Cambridge Avenue
Phoenix, AZ 85008
jws223@nau.edu

November 28, 2018

To: Phoenix Planning Committee
Phoenix City Council
Councilman Sal DiCiccio
East Phoenix Village Planning Committee

Re: Proposed re-zoning application for property located on West side of 52nd Street,
North of Virginia, South of Thomas Road; Condo Development

I live on Cambridge Avenue and just recently moved to this neighborhood. I chose to buy my house here because of the nice street with small, one story homes, with grass fronts and backs, which are not cookie cutter copies of each other. This is a family neighborhood where I knew it would be easy to get to know my neighbors, a great place to walk my dog and hopefully raise a family. This neighborhood offers stability as neighbors have lived here a long time. I plan to live here many, many years.

I grew up in Arcadia, attended St. Theresa Catholic School and Arcadia High School. My parents still live in Arcadia. This neighborhood is close to them and close to everything I hold dear, as well as it is convenient to work.

Most young people my age can not afford the large expensive homes in Arcadia. This neighborhood offers a good alternative which is still close and more affordable. Not everyone wants to live in the small spaces the developers propose to build, but still wish to reside in the desirable East side of Phoenix. **31 units on 1.98 acres, with a height of 32 feet (3 stories) is way too many and too tall.** In no way are they compatible with this Greater Orangedale Neighborhood of one story houses which run from 48th Street to 56th Street.

I did not want to be crammed into a small Condo. Since college, I have lived in small apartments and know the many negative issues which come with close, Multi-Family units as is being proposed by this re-zoning application. In a small condo, I would be crammed in like a rat in a cage, and condo developments are certainly not good places for walking dogs or raising a family.

Increased traffic congestion will occur as more cars pull out onto 52nd Street, especially in the mornings and afternoons, causing more safety issues for cars and pedestrians. 52nd Street is already very congested due to the freeway to the south. Within a 31 unit condo development, noise, safety, garbage, privacy, and parking will be problems which will spill over onto our surrounding Single-Family home neighborhood.

Additionally, loss of sunlight, over shadowing of adjacent neighbor's yards, the ability to walk down our street and see sunrise and sunset will effect us. We fear that when the limited parking spaces within the proposed development are taken, those visitors will spill out and park in front of our houses and park in the adjacent church parking lot. Parking and traffic is anticipated to be a major problem for our existing neighborhood. Multi-family high-rise housing will not benefit our housing values.

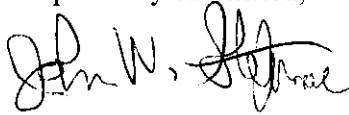
I understand that the city is growing and needs more Multi-Family units, but **I do not agree that the nature, character of existing older neighborhoods should be destroyed in the process.** Essentially, this developer will begin the process of destroying this wonderful family neighborhood. Building 3 story housing will be the "foot in the door" for other high rise developers on 52nd Street and the surrounding area. The developer's attorney, Mr. Gilbert, stressed that 3 story developments are the norm. That is **not true.** **We do not want or have 3 story, 32 feet high housing in this area, as requested in this zoning application.** Pretty soon, the neighborhood, as we know and love it, will be gone.

The City of Phoenix must balance the housing needs of a growing population, but **don't destroy existing, stable neighborhoods in the process. Vote "NO" on this zoning change.**

- This zoning change is **not a good idea.**
- This cramped Condo development **will not** enhance our neighborhood.
- It is **not in character** with our existing one story homes.

I am available for further discussion after 4:30 PM M-F or anytime Saturday or Sunday.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John W. Stefanac". The signature is fluid and cursive, with the first name "John" being the most prominent.

John W. Stefanac
602-653-5486

To: Phoenix Planning Commission
Phoenix City Council
Camelback East Village Planner
Councilman Sal DiCiccio, District 6

Subject: Z-51-17-6 Re-zoning Application: 52nd Street Condominiums PUD (S. of Thomas Road;
No. of Virginia Avenue)

I do not support the zoning change requested by the developers of the property located on the West side of 52nd Street. I live to the East on Cambridge Avenue and believe that changing the zoning from Single-Family homes to Multi-Family house will have a **VERY NEGATIVE IMPACT** on the three streets to the East of 52nd Street (Windsor, Cambridge Avenue and Virginia Avenue).

I believe that increasing the number of units from 13 to 31 and increasing the height to 32 feet to accommodate three story condos will have **AN EVEN GREATER NEGATIVE EFFECT** to the residents to the North, South and West of the property. This is a neighborhood of Single Family homes. The young families, Seniors and working adults do not want it.

Four reasons why I believe this development will be detrimental to the Greater Orangedale Neighborhood:

- 1) **Traffic** will increase making going to work in the morning even more difficult than it is now, partially due to the existing dumping out of the freeway on 52nd Street. The inconvenience plus the **safety** issue of people trying to hurry out in front of oncoming traffic will be a nightmare. **Safety of walkers and bikers** along 52nd Street will be decreased. Why would the City of Phoenix want this?
- 2) Increasing the **Density** from 13 to 31 residencies is not in line with our existing neighborhood of Single-Family homes adjacent to this development. This development density **DOES NOT COMPLIMENT** this existing neighborhood, rather will cut it in half and become the focal point. We do not want it.
- 3) **We do not want a high-rise in the middle of our** neighborhood of Single-family homes. Three story units are not congruent with our current one-story houses. Building these high rises will be doing a disservice to our neighborhood. Please, don't destroy the character of this neighborhood.
- 4) Our neighborhood is **Historic**. The East side homes were originally known as Mattington Homes and were built in the 1950s. There are people who still live on this street who lived there in the 1950s. Building of Multi-story, Multi-unit residences will take away the HISTORIC VALUE of this neighborhood - **NOT ENHANCE** it is any way, no matter how "pretty they are made t look." Once history is erased, it can not easily be brought back! This neighborhood is a gem of East Phoenix and should be preserved.

We appreciate your support. I may be reached to discuss further at

Sincerely and respectfully yours,

Anthony Stabile
5315 East Cambridge Ave
85008

Mary and John Thurman
5238 E. Cambridge Avenue
Phoenix, AZ 85008
480-636-9327

November 28, 2018

To: Phoenix City Council
Phoenix Planning Commission
Councilman Sal DiCiccio
Camelback East Village Planning Committee

Re: Z-51-17-6 Proposed: 52nd Street Condominiums PUD
(West side of 52nd Street, South of Thomas Road, North of Virginia)

I live on Cambridge Avenue. I have lived here a long time and hope to live here for a much longer time. Cambridge Avenue, as well as the two parallel East-side streets, Windsor and Virginia, are Single-Family homes of one level. People are quiet, hardworking and respectful of each other.

I DO NOT want the change of zoning from Single-Family homes to Multiple-Family housing as proposed. The proposed density and height will adversely effect our existing neighborhood.

The first introduction letter sent by the property owner's attorney stated " while protecting the adjacent existing residential areas and being compatible in density." This is **NOT TRUE**.

Even if the property to the North was zoned back in the 1980s for Multiple-Family housing, it has never been developed and remains with two single-family homes right next to this proposed development. The properties to the West and South are also Single-Family homes - not tall, 32 feet (three story) properties of the **HEAVY DENSITY** these developers have proposed. **Properties on three sides of this proposed development are one story in height.**

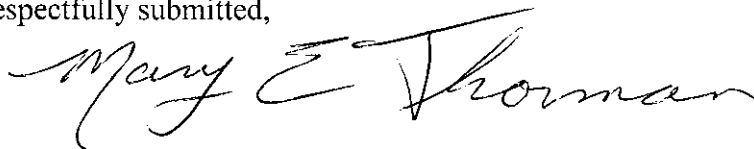
Along the entire 52nd Street, only one complex is three stories and it is located down at Oak Street and is not considered in our immediate neighborhood. Our immediate neighborhood, which surrounds that proposed project, is all one level Single-Family housing, as mentioned above.

This is a one-story, Single-Family home neighborhood. It should remain that way. I encourage these developers to build the 13 Single-Family homes of 30 feet or less, as it is currently and historically been zoned. The development will then keep compatible with our existing neighborhood.

In summary, 31 units, 32 feet tall (3 stories) Condos are **NOT COMPATIBLE** with this existing neighborhood and **are not welcome**.

Thank you for considering my comments, beliefs and protecting my neighborhood.

Respectfully submitted,



Date: 11/26/18

To: Phoenix City Council
Phoenix Planning Commission
Councilman Sal DiCiccio
Camelback East Village Planning Committee

Re: Z-51-17-6 Proposed Re-zoning for 52nd Street Condominiums PUD
(West side of 52nd Street, South of Thomas Road, North of Virginia)

I live on 51st Street which is directly behind the proposed 31 unit, 3 story (32 feet) high-rise Condo development. My neighborhood, Greater Orangedale Neighborhood, is zoned for Single-family homes. **I opposed this re-zoning application.** I do not want 3 story high-rise Condos build here for 3 predominant reasons:

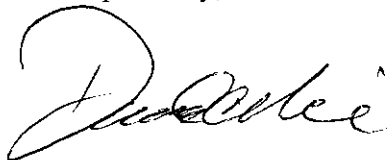
- 1) **Privacy** I believe I have the right to privacy which will be greatly restricted if the three-story residents are able to look down into my yard. My lose of privacy will limit my use of my yard. The quality of my life-style will be diminished. I am a one-story single family home in a single family neighborhood. I do not need my home to be dwarfed by a high rise multi-family development. Privacy is important to me.
- 2) **Decreased Property Values** A high rise, high density (31 unit) development in my back yard can only decrease my property values. Anyone wishing to buy into this neighborhood will not desire to be right next to a Multi-family complex. Decreasing my property values will cause a financial hardship for me.
- 3) **Increase Noise and Decreased Peacefulness** A person's home should be a non-stressful place where one can have quiet enjoyment of life. This high rise, high density development, butting right up next to my neighborhood street, will bring in the impact of more people, more cars, more cats and barking dogs, more garbage, and maybe more crime. **This re-zoning is not welcome.**

51st Street is zoned for Single family homes. Single family homes run from 48th Street to 53rd Place. This proposed Multi-family high-rise development is out of character of this neighborhood. It does not fit here and should not be forced upon us. **We wish to preserve our single family neighborhood.** Please do not vote to destroy it.

I am available to discuss my concerns with you and can be reached at

602-738-8123

Most respectfully,



2627 N. 51st STREET
PHOENIX AZ 85004

11/30/18

#4

To: Phoenix Planning Commission
Phoenix City Council
Councilman Sal DiCiccio
Phoenix East Village Planning Committee

Re: Z-51-17-6 Proposed Zoning Change for Condo Development at 2610 No. 52nd Street

I am writing to tell you how I oppose this zoning change request. I do not believe changing the zoning of this property from Single-Family Home status to Multi-Family units which will accommodate these owner's desire to cram 31 32 feet high (3 story) condos on such a small lot is the right thing to do.

Our neighborhood runs from 48th Street to 52nd Place and all residences are one story, not three stories. Where is everyone's common sense???

It should be clear that the proposed population density is too great. Traffic dangers, parking, noise, safety, views, personal space decline, narrow streets, garbage collection, privacy, and obstruction of sunlight are the prominent problems of this development that have been discussed and hashed over, but still exist, despite the minor changes made by the developers.

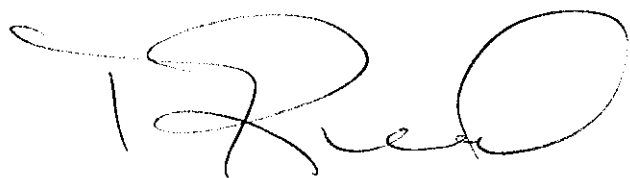
The bottom line is that this development will be too tall with too many units that are out of character for the neighborhood of Single-Family homes.

Development of this Condo project is a **blatant disregard of an existing neighborhood** of long -standing, that contains Single-Family homes with mature landscape and individual architectural character.

Please support our neighborhood request to abandon this current, density heavy, 32 feet high Condo plan.

Please feel free to contact me to discuss further. Thanks you.

Most sincerely,



602 6471892
5237 E Cambridge Ave
Phoenix AZ 85008

To: Phoenix Planning Commission
Phoenix City Council
Camelback East Village Planner
Councilman Sal DiCiccio, District 6

Subject: Z-51-17-6 Re-zoning Application: 52nd Street Condominiums PUD (S. of Thomas Road;
No. of Virginia Avenue)

I do not support the zoning change requested by the developers of the property located on the West side of 52nd Street. I live to the East on Cambridge Avenue and believe that changing the zoning from Single-Family homes to Multi-Family house will have a **VERY NEGATIVE IMPACT** on the three streets to the East of 52nd Street (Windsor, Cambridge Avenue and Virginia Avenue).

I believe that increasing the number of units from 13 to 31 and increasing the height to 32 feet to accommodate three story condos will have **AN EVEN GREATER NEGATIVE EFFECT** to the residents to the North, South and West of the property. This is a neighborhood of Single Family homes. The young families, Seniors and working adults do not want it.

Four reasons why I believe this development will be detrimental to the Greater Orangedale Neighborhood:

- 1) **Traffic** will increase making going to work in the morning even more difficult than it is now, partially due to the existing dumping out of the freeway on 52nd Street. The inconvenience plus the **safety** issue of people trying to hurry out in front of oncoming traffic will be a nightmare. **Safety of walkers and bikers** along 52nd Street will be decreased. Why would the City of Phoenix want this?
- 2) Increasing the **Density** from 13 to 31 residencies is not in line with our existing neighborhood of Single-Family homes adjacent to this development. This development density **DOES NOT COMPLIMENT** this existing neighborhood, rather will cut it in half and become the focal point. We do not want it.
- 3) **We do not want a high-rise in the middle of our** neighborhood of Single-family homes. Three story units are not congruent with our current one-story houses. Building these high rises will be doing a disservice to our neighborhood. Please, don't destroy the character of this neighborhood.
- 4) Our neighborhood is **Historic**. The East side homes were originally known as Mattington Homes and were built in the 1950s. There are people who still live on this street who lived there in the 1950s. Building of Multi-story, Multi-unit residences will take away the HISTORIC VALUE of this neighborhood - **NOT ENHANCE** it is any way, no matter how "pretty they are made t look." Once history is erased, it can not easily be brought back! This neighborhood is a gem of East Phoenix and should be preserved.

We appreciate your support. I may be reached to discuss further at

Sincerely and respectfully yours,

Melinda Walfon
5315 EAST Cambridge
Ave
85008