Attachment B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-69-20-6
September 24, 2021

Camelback East Village Planning Committee **Meeting Date**	October 5, 2021
Planning Commission **Hearing Date**	November 4, 2021
Request From:	R-O (0.89 acres)
Request To:	PUD (0.89 acres)
Proposed Use	Multifamily residential
Location	Approximately 300 feet west of the northwest corner of 16th Street and Maryland Avenue
Owner	East Maryland, LLC
Applicant	AUTEM Development
Representative	William E. Lally, Esq., Tiffany & Bosco
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 3.5 to 5 dwelling units per acre	
Street Map Classification	Maryland Avenue	Minor collector	33-foot north half street

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 proposal seeks to convert a site that currently houses two small offices into a single-family attached residential development, which will provide more housing options for residents in the area along a popular bicycle thoroughfare and in close proximity to bus stops to the east, on 16th Street. The site is also close to the State Route 51 freeway to the east and to commercial centers on Bethany Home Road to the south.

CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.

The PUD (Planned Unit Development) seeks to improve the pedestrian environment along its Maryland Avenue street frontage with robust tree shade cover, a pedestrian-scale entrance into the community with bench seating, bicycle parking, bicycle repair station, decorative way-finding signage, pedestrian-scale lighting, and a decorative water feature. These elements will help create a pedestrian-friendly environment along the front of the development and will support users of the existing bicycle route along Maryland Avenue.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.

The proposed PUD development narrative sets forth enhanced design guidelines for both the architectural style and the site layout for the development. In addition to the pedestrian-scale amenities provided along the Maryland Avenue streetscape, extensive requirements for building mass articulation, balconies, a shaded community corridor, and high-quality building materials, will ensure superior urban design in this part of the Camelback East Village.

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

The proposed PUD narrative includes landscaping standards that exceed those set forth in the Zoning Ordinance to provide robust tree shade coverage on the pedestrian realm.

Applicable Plan, Overlays, and Initiatives

Housing Phoenix Plan – See Background Item No. 7.

Comprehensive Bicycle Master Plan – See Background Item No. 8.

Tree and Shade Master Plan – See Background Item No. 9.

Complete Streets Guiding Principles – See Background Item No. 10.

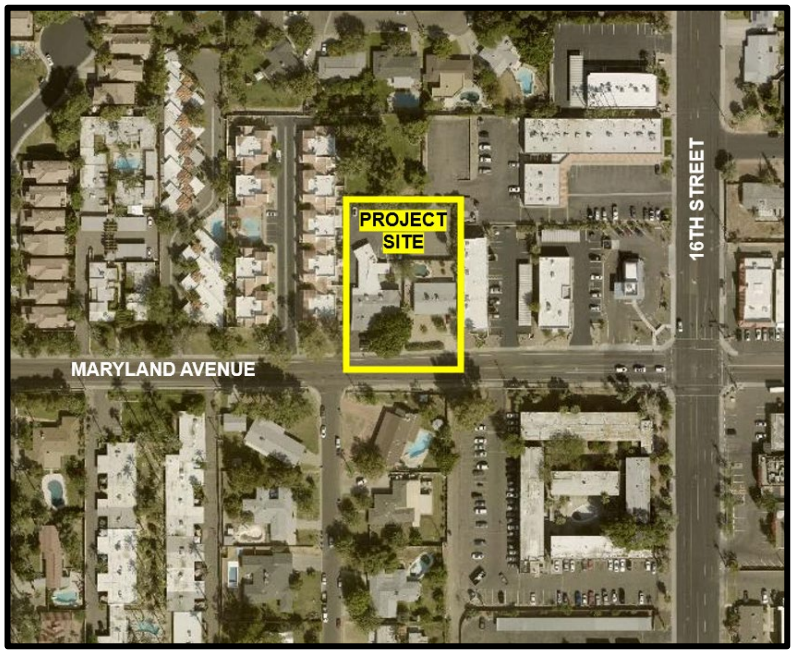
Zero Waste PHX – See Background Item No. 11.

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Offices	R-O
North	Single-family residences, surface parking lot	R1-6, R-3, P-1
South (Across Maryland Avenue)	Single-family residences	R1-6
East	Offices and retail	R-5, C-1
West	Condominiums	R-3

Background/Issues/Analysis

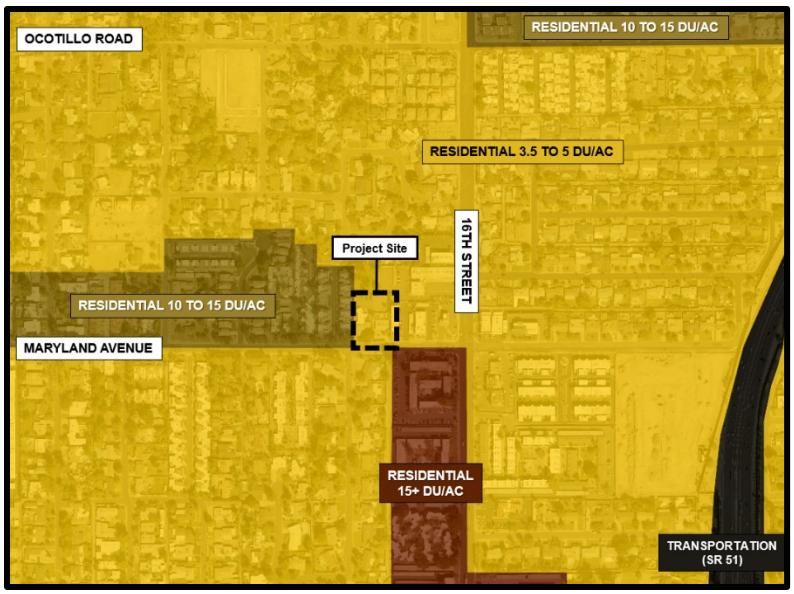
SUBJECT SITE

1. This request is to rezone a 0.89-acre site located approximately 300 feet west of the northwest corner of 16th Street and Maryland Avenue from R-O (Residential Office – Restricted Commercial District) to PUD (Planned Unit Development) to allow a multifamily residential development.



Aerial Map
Source: City of Phoenix Planning and Development Department

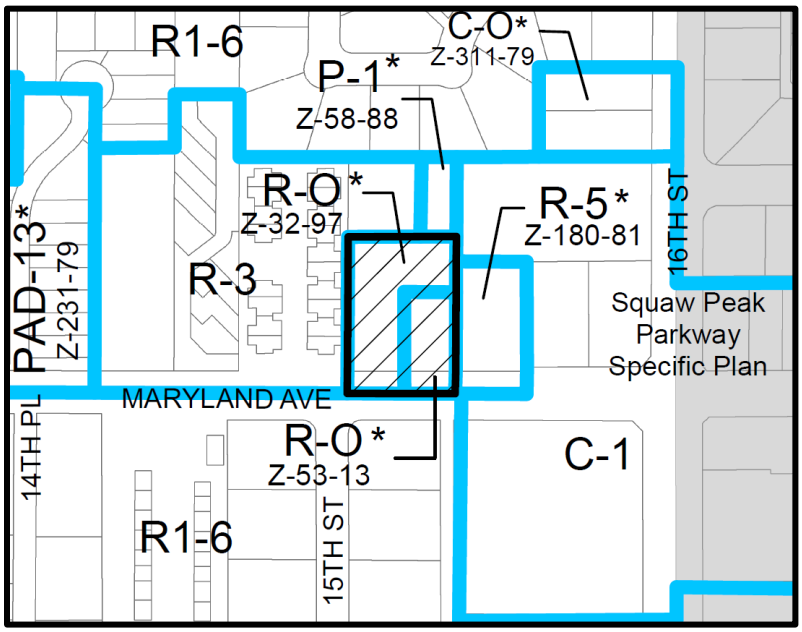
2. The site has a General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre. The same designation exists to the north, east and south of the site. West of the site is the Residential 10 to 15 dwelling units per acre designation. To the southeast of the site, across Maryland Avenue, is the Residential 15+ dwelling units per acre designation. Further to the east of the site, east of 16th Street, is the State Route 51 freeway, which is designated Transportation. The proposal is not consistent with the Residential 3.5 to 5 dwelling units per acre designation. However, as the site is under 10 acres, a General Plan Amendment is not required.



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

EXISTING CONDITIONS & SURROUNDING ZONING

3. The site is currently zoned R-O (Residential Office – Restricted Commercial District) and is occupied by two residential-scale offices. North of the site are single-family residences zoned R1-6 (Single-Family Residence District) and R-2 (Multifamily Residence District); and a surface parking lot zoned P-1 (Parking District – Passenger Automobile Parking, Limited). East of the site are offices and miscellaneous retail.



Zoning Map
Source: City of Phoenix Planning and Development Department

The property directly adjacent to the east is zoned R-5 (Multifamily Residence District), and the property further to the east, on the northwest corner of 16th Street and Maryland Avenue, is zoned C-1 (Neighborhood Retail District). West of the site are condominiums zoned R-3 (Multifamily Residence District), and to the south, across Maryland Avenue, are single-family residences zoned R1-6 (Single-Family Residence District).

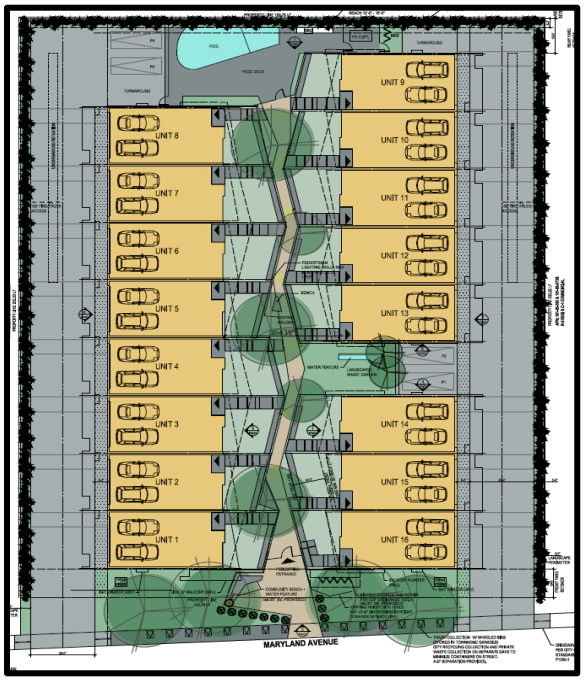
The proposal is compatible with the multifamily residential zoning districts present to both the east and west of the site, with the maximum proposed density falling between those permitted on the two adjacent properties. This will create an appropriate transition in permitted maximum density to the higher densities closer to 16th Street.

PROPOSAL

4. The proposal was developed utilizing the PUD zoning designation. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

5. The PUD sets forth a limited list of permitted land uses for the site. The development narrative lists Single-Family Attached and Multifamily Residential Uses, both of which shall adhere to the development standards set forth in the PUD. All temporary and accessory uses shall be subject to the Zoning Ordinance.

6. The PUD proposes development standards designed to accommodate a three-story single-family attached residential building at a scale that is compatible with the surround area, with a maximum height of 35 feet and a maximum density of 17.98 dwelling units per acre. The development standards have been crafted to allow a unique building layout to be placed on the site, with centralized pedestrian corridor connecting the front porches and entrances of individual units, and drive aisles with access to individual garages on the perimeters of the site. Below is a summary of the key development standards set forth in the narrative.



Conceptual Site Plan
Source: Works Bureau

Development Standards	
Standard	**Proposed**
Density	16 dwelling units maximum 17.98 du/ac maximum
Building Height	3 stories and 35 feet
Building Setbacks	
Front (Maryland Avenue)	10 feet minimum
Sides (east and west)	27 feet minimum at grade level
Rear (north)	12 feet minimum
Maximum Lot Coverage	46 percent maximum
Parking Minimum	
Residents	1.3 spaces per efficiency unit 1.5 spaces per 1- and 2-bedroom units 2 spaces per 3- or more bedroom units 1 space per units less than 600 square feet
Unreserved guest parking	0.25 spaces per 1, 2, or 3-bedroom unit
Bicycle	Minimum 0.5 spaces per unit
Landscape setbacks	
Front (Maryland Avenue)	10 feet minimum
Perimeter	3 feet minimum
Open Space	8 percent minimum
Central Courtyard Corridor	Central corridor with meandering path no narrower than 3 feet 6 inches and no wider than 10 feet 11 inches.

Building Height Compatibility

The proposed building height of three stories and 35 feet is comparable to both existing and entitled building heights in the surrounding area. The property directly to the east is zoned R-5 (Multifamily Residence District), which permits a maximum height of 4 stories and 48 feet. The existing building height on this site is approximately 2 stories and 28 feet. The property to the west of the project site is zoned R1-6 (Single-Family Residence District), which permits a height of 2 stories and 30 feet. The current building height on the property is approximately 26 feet. Further west is a condominium development zoned R-3 (Multifamily Residence District) that permits a height of up to 4 stories and 48 feet. The proposed height of this PUD is comparable to the existing and entitled heights in this area, as depicted in the following exhibit.

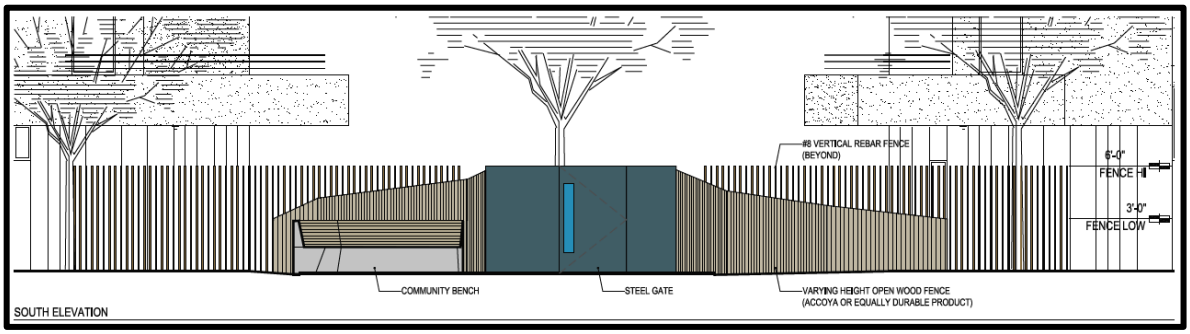
Building Height Comparison Exhibit
Source: Works Bureau

Landscape Standards

The PUD sets forth minimum planting requirements for the landscape setback areas that exceed the requirements of the Zoning Ordinance. All landscape setback areas shall include a mix of minimum 2-inch caliper and 4-inch caliper trees, contributing to a lush overall landscape aesthetic. These trees shall be planted 20 feet on center or in equivalent groupings, with minimum five, 5-gallon shrubs per tree, and vegetative groundcover to provide 75 percent live groundcover in all landscape areas. The PUD also requires that all pedestrian paths and open space areas be shaded to 75 percent shade at maturity.

Fences/Walls

In addition to standard six-foot-tall walls along the interior perimeter property lines of the development site, the PUD set forth standards to allow for an architecturally unique front entrance gate and privacy fence that will serve not only security purposes but will also beautify the Maryland Avenue streetscape. This fence shall have minimum 50 percent visibility (open fencing), and will vary in height, from three to six feet. The wall shall adhere to the design intent depicted in the conceptual elevation for this feature.



Fence Design Concept
Source: Works Bureau

The overall intent of this PUD is to provide high quality architectural design. The PUD lists several design guidelines to achieve this intent.

Conceptual Rendering
Source: Works Bureau

Streetscape Design
In addition to the artistic fence element and robust landscaping, the Maryland Avenue frontage will be furnished with a shaded pedestrian seating area, water feature, bicycle racks, and a bicycle repair station to serve residents, guests, and local bicycle commuters.

Building Design
The purpose and intent of this PUD is to produce a "design-first" residential development. The PUD narrative has listed several standards to ensure that the design concept envisioned for the site is achieved. These include floor to ceiling windows and doors, interfacing patios, wrap around balconies that front the street, bay windows, and skylights. The design standards also include minimum requirements for a mix of high-quality building materials. These design standards set forth in the narrative exceed the requirements outlined in the Phoenix Zoning Ordinance for multifamily residential developments.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

7. **Housing Phoenix Plan**

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

providing an opportunity for medium or higher density residential development.

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

9. **Tree and Shade Master Plan**
The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. The PUD sets forth standards for large tree plantings along the streetscape and along perimeter property lines, as well as a requirement for minimum 75 percent shade for all open space areas and pedestrian paths.

10. **Complete Streets Guiding Principles**
In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The PUD requires that the development provide bicycle infrastructure in the form of bicycle parking and a bicycle repair station along Maryland Avenue, as well as robust tree shade cover for a thermally pleasant pedestrian environment.

11. **Zero Waste PHX**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The proposal will utilize individual trash and recycling bins for each residential unit, which will be brought out onto the street for city solid waste collection.

COMMUNITY INPUT SUMMARY

12. At the time this staff report was written, staff received twenty letters in opposition and six letters with general inquiries regarding the PUD rezoning process. Those opposed to the project cited concerns with height, density, traffic, and the nuisance of individual trash bins for all 16 units being places on a narrow street frontage.

INTERDEPARTMENTAL COMMENTS

13. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.

14. The Public Transit Department has required that clearly defined, accessible pedestrian pathways be provided to connect all main site elements and public sidewalks, and, where they intersect drive aisles, they be constructed of materials that visually contrast with parking surfaces. The department further required that all pedestrian sidewalks be shaded to 75 percent at tree maturity. These standards have been incorporated into the PUD narrative as regulatory standards.

15. The Street Transportation Department has required that the developer dedicate a 7-foot sidewalk easement along the north side of Maryland Avenue, that a traffic statement be submitted to the City for the development prior to any preliminary approval of plans, and that all streets be constructed with all required improvements and comply with current ADA standards. These are addressed in Stipulation Nos. 2, 3, and 4.

OTHER

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 No. 5.

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 proposed PUD will provide a high quality multifamily residential development which will help alleviate the housing shortage in Phoenix.

2. The site is appropriately situated in close proximity to the State Route 51 freeway to the east and major commercial centers on Bethany Home Road to the south.

3. The PUD will provide significant streetscape improvements along Maryland Avenue, including robust tree shade coverage, public pedestrian seating, and bicycle amenities.

Stipulations

1. An updated Development Narrative for the Autem Row 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 September 21, 2021, as modified by the following stipulations:

    a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: September 21, 2021; City Council adopted: [Add adoption date].

2. The developer shall dedicate a 7-foot sidewalk easement for the north side of Maryland Avenue, as approved by Planning and Development.

3. The applicant shall submit a traffic statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact the Street Transportation Department to set up a meeting to discuss the requirements of the study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, Development Coordination Section.

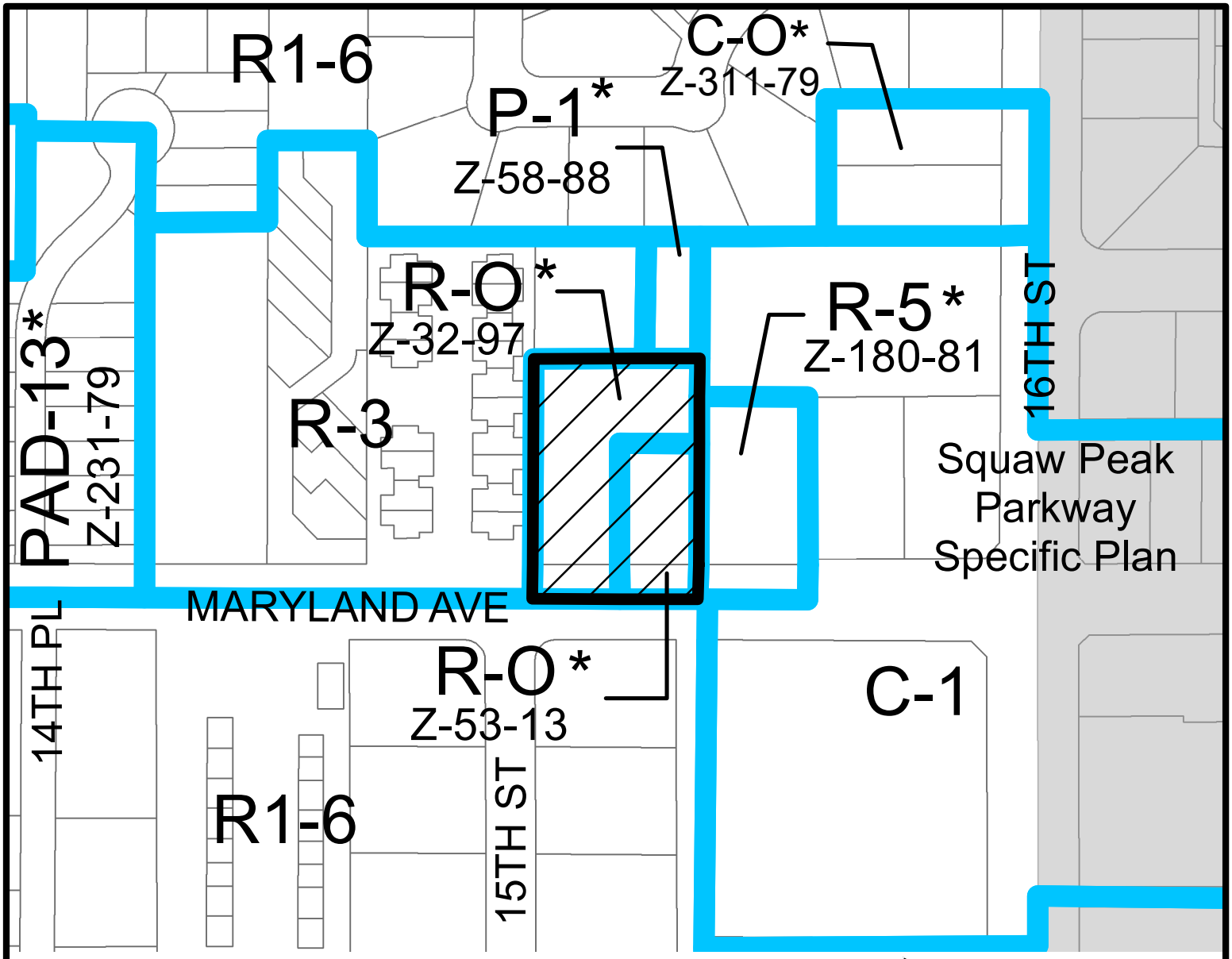
4. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.

5. 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.

Writer
Sofia Mastikhina
September 14, 2021

Team Leader
Samantha Keating

Exhibits
Sketch Map
Aerial
Community Correspondence (39 pages)
Autem Row PUD date stamped September 21, 2021



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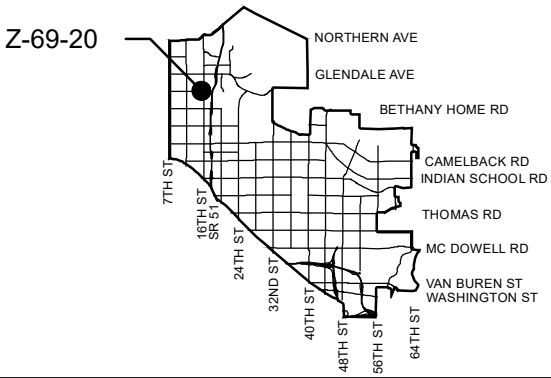
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	AUTEM Development
APPLICATION NO.	Z-69-20
DATE:	1/05/2021
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	0.89 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 22-30
ZONING MAP	I-9

REQUESTED CHANGE:

FROM: R-O (0.89 a.c.)

TO: PUD (0.89 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
R-O	1/development	N/A
PUD	16	N/A

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

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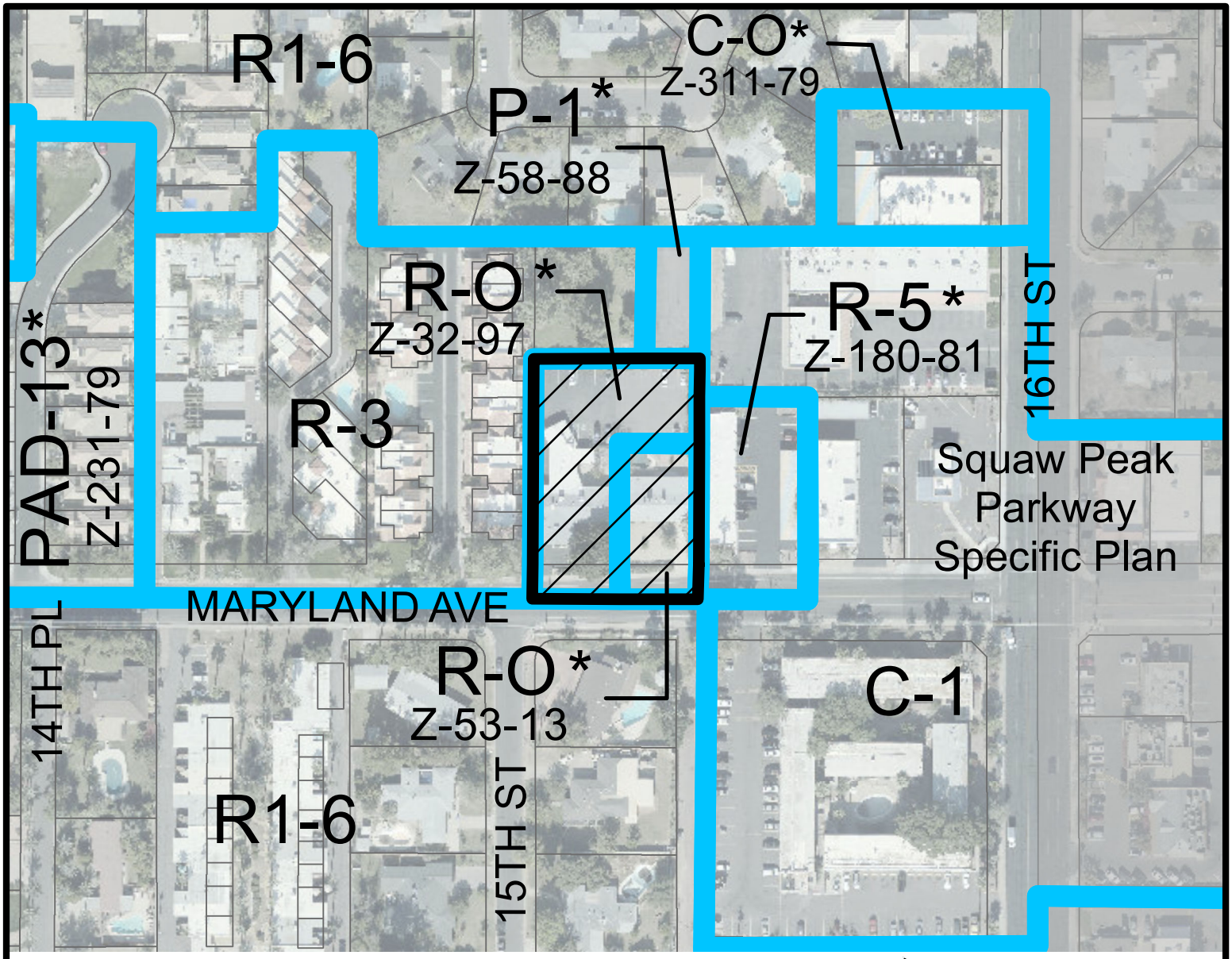

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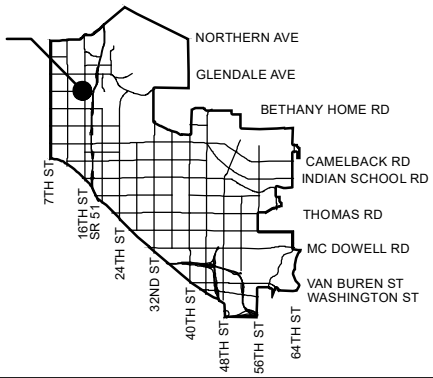
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-69-20



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R-O	1/development	N/A
PUD	16	N/A

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

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Sofia Mastikhina

From: Mary Ann Pikulas <mapikaz@aol.com>
Sent: Monday, January 18, 2021 11:31 PM
To: Sofia Mastikhina
Cc: info@mssinaz.com; Mary Ann Pikulas
Subject: Application Number Z-69-20 Autem Row

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sofia,

I am the President of the Madison Groves Manor HOA, a community located at Maryland Ave and 14th Place, a short distance from the proposed project referenced above. A number of our owners have expressed extreme concern over the prospect of such a development being approved due to several factors. This area has been infilled significantly with a number of developments but none as intrusively as this. I am writing on behalf of the owners of Madison Groves Manor and on my own behalf. The most prominent reasons we oppose this project are, briefly:

First, the height of over three stories for the buildings proposed is not at all compatible with existing low building heights that predominate in this neighborhood, which we greatly enjoy, nor would they blend into the existing profile. The phrase "would stick out like a sore thumb" comes to mind. It would appear to have been shoved into a much too small lot, rising above structures below like bread dough when pressed on each side. Townhouse owners next to this property must be beside themselves at the prospect of being blocked off on their east side. It would also frankly ruin the appearance of Maryland when turning into it from 16th St with this structure that's so incongruous to its surroundings. We have a lovely and enviable street that drivers enjoy that would be quite impacted.

Second, the lot is only .87 acre, so very small for 16 three-story+ units with a pool and amenities. That's an unbelievable number and hard to imagine not belonging on a larger property. We are very concerned about the density resulting on such a small lot and the congestion that would result.

Third, our community of 19 units houses 55 residents. There is no reason not to think at least 50 residents on the low end would live there, especially if the units are three-bedrooms. Maryland traffic has increased somewhat through the years but is still manageable. Being so close to 16th St would only increase the traffic and congestion already present with vehicles backing up on Maryland during busy hours, exposing drivers and pedestrians to possible accidents.

To summarize, this project is simply out of place and we would greatly appreciate your kind consideration of our deep concerns and disapprove.

Thank you,

Mary Ann Pikulas
President,
Madison Groves Manor HOA

Sofia Mastikhina

From: Rebecca Reimers <rebecca.reimers@yahoo.com>
Sent: Monday, January 18, 2021 9:55 PM
To: Sofia Mastikhina
Subject: 1536 East Maryland / Tiffany & Bosco

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Mastikhina,

I am a board member at Madison Groves Manor (MGM), located at 14th Place and Maryland. I am writing to you about the proposed development on1536 East Maryland by Tiffany & Bosco. Several homeowners in MGM have expressed concern to me about this development, particularly about the height (3 story) of the planned homes. As you know, we do not have homes taller than 2 stories in the neighborhood. If these homes are allowed, the concern is that it is only a matter of time before other properties on Maryland are also bought and built up in a similar fashion. With adding many townhomes in such a small footprint, there is also a danger of more congestion and traffic on an already increasingly busy street.

I am not able to attend the upcoming meeting, but I hope this email helps you understand how current residents feel about this proposal.

Thank you for your time,
Rebecca Reimers
602-743-5028

Sofia Mastikhina

From: Chic <chicolder@gmail.com>
Sent: Wednesday, January 20, 2021 5:51 AM
To: Sofia Mastikhina
Cc: Mary Ann Pikulas; Lisa Spresser; Maggie Williams; rebecca.reimers
Subject: Comments on zoning case Z-69-20

Dear Sofia:

I offer these comments on zoning case Z-69-20, which deals with the property located at 1536-38 East Maryland. I have owned a home at 6520 N 14th Place for approximately 20 years so this is in my immediate neighborhood.

If one were to put the property being considered at the center of a circle with a radius of 1 mile, it would be clear this entire circle is experiencing substantial, rapid, growth. For that reason it is hard for me to generally oppose the proposed development. What I do take issue with is the 3 story height of the townhomes which are the subject of the zoning meeting.

When I bought my home in 2000 I feel I had a reasonable expectation of the profile of the community. The area density is now being substantially changed with the proliferation of homes being crammed into small spaces. What I oppose is when these structures restrict views, natural light, and create a corridor effect on what was distinctly a suburban area.

It would be intellectually difficult for me to totally oppose the building of the proposed townhomes; I do oppose these structure being 3 stories high and implore you to not issue building permits unless the height of the proposed structures is modified downward.

Chic Older
Chicolder@gmail.com
602.999.0555

Sent from my iPad

Sofia Mastikhina

From: Jill Peters <jillapeters@yahoo.com>
Sent: Wednesday, January 20, 2021 12:32 PM
To: azm@tblaw.com; Sofia Mastikhina
Cc: Katie Gerlach
Subject: Resident comments re: Rezoning case Z-69-20

Follow Up Flag: Follow up
Flag Status: Flagged

January 20, 2021

Ashley Z. Marsh, Attorney at Law Sofia Mastikhina
Tiffany & Bosco P.A. City of Phoenix Planning and Development Department
2525 E. Camelback Road, Suite 700 200 West Washington Street, 2nd Floor
Phoenix, AZ 85016 Phoenix, AZ 85003

RE: Rezoning case number Z-69-20

To Whom it May Concern:

I am writing regarding the recent letter from Tiffany & Bosco P.A. to notify neighboring residents of the rezoning request (Case # Z-69-20) concerning 1536 & 1538 E. Maryland Avenue, Phoenix, 85014 on of behalf of Autem Development. The rezoning request is intended to allow redevelopment of the current business property into a townhome community.

The purpose of my letter is to convey my strong opposition to the proposed development as described in the legal notice. I also signed a petition of opposition from current residents at 1530 E. Maryland, based on similar concerns. The primary reasons for my opposition are due to: 1) obstruction of current views due to the proposed 3-level townhomes on adjacent homes at 1530 E. Maryland; 2) privacy issues; and, 3) construction nuisance for an indeterminate amount of time.

I have been a home-owner at 1530 E. Maryland since 2011; the east side of my condominium would face the proposed new development. Part of the appeal of purchasing this property is the location in a desirable area of Phoenix, particularly one that allows a scenic view of Piestewa Peak from the east side of the condominiums. Based on the proposed blueprint of the townhomes, the three-level structure would block my and other residents' views that we currently enjoy. The new development unfairly impacts a key facet of our current housing community and could potentially adversely impact our overall value of our properties as well in the future should the development go forward as proposed.

Second, the proposed 3-level structure would be invasive to our properties as the units would overlook into our condominiums and backyards. The current homes at 1530 E. Maryland are two-level units and our backyards are open areas facing east. Again, residents like myself who purchased condominiums at 1530 E. Maryland deserve our privacy and antecedence as current homeowners.

Obviously the new development would result in a lengthy construction period that will adversely impact our overall neighborhood and in particular the units facing the development. Noise levels would be intrusive and detrimental at any time, but in particular during this pandemic when residents like myself are working from home and would face these distractions every work day during the construction period.

I appreciate the opportunity to provide my comments and would request a response as to how the developer will respond to the concerns of current community residents.

Sincerely,

Jill Peters, Homeowner
1530 E. Maryland Avenue Unit 3

Sofia Mastikhina

From: Karolyn Benger <kbenger@gmail.com>
Sent: Wednesday, January 20, 2021 7:00 PM
To: Sofia Mastikhina
Subject: New Development on E Maryland

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Mastikhina,

I am writing to express my concern about the proposed new development on E Maryland. Specifically, I am deeply concerned about the following:

1. This would be the only 3 story building on Maryland Ave which affects the privacy of nearby homes and look/feel of the neighborhood
2. This would drastically increase traffic on Maryland and visibility with the parking
3. The plan for trash and recycling pickup would place 16 trash bins and 16 recycling bins on the street twice a week -- contributing to traffic, congestion, and it is quite unappealing

Thank you for your consideration of my concerns.

Thank you,
Karolyn R. Benger
kbenterpriseconsulting.com [kbenterpriseconsulting.com]

I am offline from Friday evenings until Saturday evenings

Sofia Mastikhina

From: Sofia Mastikhina
Sent: Wednesday, January 20, 2021 9:26 AM
To: Katie Gerlach
Subject: RE: upcoming hearing information
Attachments: Z-69-20 Affidavit of Notification Packet 2.pdf

Good morning Katie,

The meeting tonight is organized and hosted by the applicant, and is not associated with the city. This is a requirement of their rezoning process. So, you are correct that tonight's meeting is simply to inform and gather input from neighbors. If you have concerns, voicing them to the applicant at this meeting may be helpful. You can contact Ashley Marsh at azm@tblaw.com to ask about participating tonight, and I believe the letter they sent out has a meeting link you can access. I've attached their notification letter to this email, just in case.

Please let me know if you have any further questions.

Best regards,

Sofia Mastikhina, CNU-A
(she/her/hers) What is this?
Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

PLANNING & DEVELOPMENT
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From: Katie Gerlach <katie@petersoncompany.com>
Sent: Wednesday, January 20, 2021 8:28 AM
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Subject: Re: upcoming hearing information

Okay, thanks.

So, if I have owners that would like to speak this would not be the appropriate meeting for that? Also, the purpose of this meeting is not to approve/table/disapproved the proposed development but rather just for informational purposes? Is that correct?

Thank you,

Katie Gerlach

Get Outlook [aka.ms] for iOS

From: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Sent: Monday, January 18, 2021 6:06:23 PM
To: Katie Gerlach <katie@petersoncompany.com>
Subject: RE: upcoming hearing information

Hi Katie,

This case has not yet been scheduled for any public hearings, so it has not been posted to a public hearing notice yet. Once the case is scheduled for public hearings, it will appear in the monthly Camelback East Village Planning Committee meeting agenda.

Thanks,

Sofia Mastikhina, CNU-A
(she/her/hers) What is this? [mypronouns.org]
Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

PLANNING & DEVELOPMENT
PRESERVE
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BUILD

From: Katie Gerlach <katie@petersoncompany.com>
Sent: Friday, January 15, 2021 6:45 PM
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Subject: Re: upcoming hearing information

Hi Sofia, I don't see that the agenda for the Autem Row hearing posted? Unless, I am looking in the wrong place.

Thank you,

Katie Gerlach

Get Outlook [aka.ms] for iOS

From: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Sent: Friday, January 15, 2021 8:59:04 AM
To: Katie Gerlach <katie@petersoncompany.com>
Subject: RE: upcoming hearing information

Good morning Katie,

Rezoning Case No. Z-69-20-6 (Autem Row PUD) has not yet been scheduled for any public hearings. It is still in the first staff review stage. As this is a Planned Unit Development request, the case will be required to go before the Camelback East Village Planning Committee twice – once for an informational session, and then again at a later date for a recommendation and a vote. Once these dates are set, they will be posted on a sign on the property, and letters will be sent out to property owners within 600 feet of the site. To register to speak at upcoming hearings, please email me your request and also use the link on the meeting agenda to register your information. Posted agendas can be found here: https://www.phoenix.gov/cityclerk/publicmeetings/notices.

Please let me know if you have any additional questions.

Best regards,

Sofia Mastikhina, CNU-A
(she/her/hers) What is this? [mypronouns.org]
Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

PLANNING & DEVELOPMENT
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From: PDD Zoning Adjustment <zoning.adjustment@phoenix.gov>
Sent: Friday, January 15, 2021 8:18 AM
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Subject: FW: upcoming hearing information

Hi Sofia,

Is this something you can assist Katie with?

Thank you,
Eric Morales, Planner II
Office: 602-262-7927
City of Phoenix
► Planning & Development Department
Planning Division
200 West Washington Street
Phoenix, AZ 85003
Mission: Planning, Development and Preservation for a Better Phoenix

---

From: PDD Zoning <zoning@phoenix.gov>
Sent: Thursday, January 14, 2021 11:44 AM
To: PDD Zoning Adjustment <zoning.adjustment@phoenix.gov>
Subject: FW: upcoming hearing information

Hello, Please reply to this customer. - Julie

From: PDD Development Services <pdd@phoenix.gov>
Sent: Thursday, January 14, 2021 11:23 AM
To: PDD Zoning <zoning@phoenix.gov>
Subject: upcoming hearing information

Good morning,

Please see email below regarding hearing from customer.
Thank you

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Sent: Thursday, January 14, 2021 10:41 AM
To: PDD Development Services <pdd@phoenix.gov>
Subject: emplandsd - Form Submission

FROM : Katie Gerlach

SUBJECT : Register to Speak

MESSAGE : Hello: I need to know the deadline to register to speak at the upcoming hearing for the Autem Row Development (Case #Z-69-20) as soon as possible. Also, where do I register to speak? Thank you.

Email : Katie@petersoncompany.com

AREA : 602

PHONE : 7995632

ADDRESS : P.O. Box 15427

CITY : Scottsdale

STATE : Arizona

ZIP : 85267

Submission ID: 459a63d1370a4386a63cd80be457158d

Form Submission On : 1/14/2021 10:41:09 AM

Referer: https://phoenix.gov/pdd

This is Not Spam - This message is sent on behalf of the City of Phoenix. Please handle appropriately.

Sofia Mastikhina

From: Lisa Spresser <spresser.mariesplace@gmail.com>
Sent: Wednesday, January 20, 2021 8:18 AM
To: Chic
Cc: Sofia Mastikhina; Mary Ann Pikulas; Maggie Williams; rebecca.reimers
Subject: Re: Comments on zoning case Z-69-20

Sofia, per the letter I plan to be in attendance at the hearing tonight. I live at 6514 N 14th Pl, Phoenix, AZ 85014, and have also been here 20 years. I am also referencing case number Z-69-20.

I have the exact same concern. I am not opposed to seeing the property developed. I am opposed to the 3 story profile. I would like to see the business model for the property changed to luxury two stories. Part of the value of the area is the proximity to and view of Piestewa. It would be unfortunate to "see" a mountain encapsulated by high-rises. We have other parts of the city trending that way, along the light rail would be a more suitable place for such a choice. Parking for local markets is also becoming congested due to the infill that has been occurring as older and larger lots are taking on more units per acre. There is an existing 3 story in the area, but it is on a corner. This proposed 3 story sits between two two story buildings and would stick out like a sore thumb.

Lisa French

On Wed, Jan 20, 2021 at 5:50 AM Chic <chicolder@gmail.com> wrote:

> Dear Sofia:
>
> I offer these comments on zoning case Z-69-20, which deals with the property located at 1536-38 East Maryland. I have owned a home at 6520 N 14th Place for approximately 20 years so this is in my immediate neighborhood.
>
> If one were to put the property being considered at the center of a circle with a radius of 1 mile, it would be clear this entire circle is experiencing substantial, rapid, growth. For that reason it is hard for me to generally oppose the proposed development. What I do take issue with is the 3 story height of the townhomes which are the subject of the zoning meeting.
>
> When I bought my home in 2000 I feel I had a reasonable expectation of the profile of the community. The area density is now being substantially changed with the proliferation of homes being crammed into small spaces. What I oppose is when these structures restrict views, natural light, and create a corridor effect on what was distinctly a suburban area.
>
> It would be intellectually difficult for me to totally oppose the building of the proposed townhomes; I do oppose these structure being 3 stories high and implore you to not issue building permits unless the height of the proposed structures is modified downward.
>
> Chic Older
> Chicolder@gmail.com
> 602.999.0555
>
> Sent from my iPad

Sofia Mastikhina

From: Lisa Spresser <spresser.mariesplace@gmail.com>
Sent: Wednesday, January 20, 2021 7:06 PM
To: Sofia Mastikhina
Cc: Chic; Mary Ann Pikulas; Maggie Williams; rebecca.reimers
Subject: Re: Comments on zoning case Z-69-20

Follow Up Flag: Follow up
Flag Status: Flagged

As a result of a meeting we now understand that there will be 64'-0" of trash cans lining Maryland twice a week. 16 cans with a spacing of 4'-0". Please add this to my concern(s) about the project.

Case Z-69-20

Lisa French
6514 N 14th Pl, Phoenix, AZ 85014

On Wed, Jan 20, 2021 at 9:28 AM Sofia Mastikhina <sofia.mastikhina@phoenix.gov> wrote:

> Good morning Lisa,
>
> Just to clarify, the meeting tonight is an neighborhood meeting organized and hosted entirely by the applicant, and not associated with any of the city's hearing bodies. The city hearings have not yet been scheduled for this case. Please contact Ashley Marsh azm@tblaw.com for inquiries regarding the neighborhood meeting.
>
> I have placed a copy of your email with your concerns in the case file for the record. Please let me know if you have any questions.
>
> Best regards,
>
> **Sofia Mastikhina, CNU-A**
>
> *(she/her/hers) What is this? [mypronouns.org]*
>
> Planner II - Village Planner
>
> City of Phoenix
>
> PLANNING & DEVELOPMENT
> PRESERVE
> SHAPE
> BUILD

Long Range Planning

Office: 602-256-5648

200 West Washington Street

Phoenix, AZ 85003

From: Lisa Spresser <spresser.mariesplace@gmail.com>
Sent: Wednesday, January 20, 2021 8:18 AM
To: Chic <chicolder@gmail.com>
Cc: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>; Mary Ann Pikulas <mapikaz@aol.com>; Maggie Williams <maggie.p.williams@gmail.com>; rebecca.reimers <rebecca.reimers@yahoo.com>
Subject: Re: Comments on zoning case Z-69-20

Sofia, per the letter I plan to be in attendance at the hearing tonight. I live at 6514 N 14th Pl, Phoenix, AZ 85014, and have also been here 20 years. I am also referencing case number Z-69-20.

I have the exact same concern. I am not opposed to seeing the property developed. I am opposed to the 3 story profile. I would like to see the business model for the property changed to luxury two stories. Part of the value of the area is the proximity to and view of Piestewa. It would be unfortunate to "see" a mountain encapsulated by high-rises. We have other parts of the city trending that way, along the light rail would be a more suitable place for such a choice. Parking for local markets is also becoming congested due to the infill that has been occurring as older and larger lots are taking on more units per acre. There is an existing 3 story in the area, but it is on a corner. This proposed 3 story sits between two two story buildings and would stick out like a sore thumb.

Lisa French

On Wed, Jan 20, 2021 at 5:50 AM Chic <chicolder@gmail.com> wrote:

> Dear Sofia:
>
> I offer these comments on zoning case Z-69-20, which deals with the property located at 1536-38 East Maryland. I have owned a home at 6520 N 14th Place for approximately 20 years so this is in my immediate neighborhood.
>
> If one were to put the property being considered at the center of a circle with a radius of 1 mile, it would be clear this entire circle is experiencing substantial, rapid, growth. For that reason it is hard for me to generally oppose the proposed development. What I do take issue with is the 3 story height of the townhomes which are the subject of the zoning meeting.

When I bought my home in 2000 I feel I had a reasonable expectation of the profile of the community. The area density is now being substantially changed with the proliferation of homes being crammed into small spaces. What I oppose is when these structures restrict views, natural light, and create a corridor effect on what was distinctly a suburban area.

It would be intellectually difficult for me to totally oppose the building of the proposed townhomes; I do oppose these structure being 3 stories high and implore you to not issue building permits unless the height of the proposed structures is modified downward.

Chic Older
Chicolder@gmail.com
602.999.0555

Sent from my iPad

Sofia Mastikhina

From: Maggie Williams <maggie.p.williams@gmail.com>
Sent: Wednesday, January 20, 2021 8:21 PM
To: Sofia Mastikhina
Subject: Zoning Case Z-69-20 Autem

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Sofia,

My name is Margaret (Maggie) Luciano-Williams and I've owned my home at 6518 North 14th Place (Madison Grove Manor) just west of the proposed development at 1536 East Maryland, for 20 years.

I'm concerned about the density of this complex along with the height of the overall structure. With that number of units, I'm almost sure there will have to be overflow parking into the street where there is a bike lane. I'm also concerned about it's proximity to the corner and the traffic congestion that the complex may create in addition to other dense properties in the area.

While I'm in favor of the neighborhood being redeveloped and becoming more appealing, I don't think the way the density of the complex will add beauty or functionality to our neighborhood. Perhaps if the number of units were cut by half and the building height was lower, it would then be more appropriate to the small lot that it will be on.

I'm opposed to the current structure as proposed.

I appreciate your time listening to my concerns.

--
Maggie Williams

Direct Line: 310.990.1231
email: Maggie.P.Williams@gmail.com

Sofia Mastikhina

From: Margaret Lochhead <magstwo@cox.net>
Sent: Wednesday, January 20, 2021 4:08 PM
To: azm@tblaw.com; Sofia Mastikhina
Subject: rezoning case number Z-69-20, parcel 161-05-050C

Follow Up Flag: Follow up
Flag Status: Flagged

To Ashley Marsh and Sofia Mastikhina

I am a homeowner in the neighborhood directly to the north of the planned project mentioned above. I am against the zoning change because it is a 3 story project. Maryland Avenue has many 2 story multi-family buildings and I feel to approve this project will open the door for many more buildings over 2 stories.

In addition, the many zoning changes in our area has led to increased noise, pollution, safety issues and unbelievable traffic problems and is having a very negative affect on our neighborhoods.

I have attended other neighborhood meetings and have found that the city zoning department never has any answers to the issues that result from increasing the density in our area.

I would like this project to be terminated or at the very least be redesigned to accommodate 2 story units.

Sincerely,

Maggie Lochhead

1452 E. McLellan Blvd.

Phoenix, AZ 85014

Sofia Mastikhina

From: Mary Ann Pikulas <mapikaz@aol.com>
Sent: Wednesday, January 20, 2021 9:28 PM
To: Sofia Mastikhina
Cc: Mary Ann Pikulas
Subject: Re: Application Number Z-69-20 Autem Row

Follow Up Flag: Follow up
Flag Status: Flagged

Sofia,

Kindly resubmit my email to the applicant. Ashley had not read those submitted by owners from my community yet and I would like her to see my additional concerns following tonight's meeting:

Ashley:
Following discussion after the Neighborhood Meeting with other Madison Groves Manor owners, we have no choice but to submit our very strong objection to plans for trash collection. Lining up 16 trash bins twice a week on Maryland in front of your project, blighting what has always been beautiful Maryland with unsightly bins and having trash trucks blocking traffic during pickup on a one lane street each way, is incomprehensible. Debris often drops from these trucks as well, adding to the blight.

With space between each bin for the lift mechanism, a calculation of needing 64 feet has been made to line them up. Yikes! If City services are used, a distance of 4 feet between bins is required. Even with each bin touching the next, this would require over 33 feet. The answer that this is how it's done elsewhere was less than satisfactory. This is not elsewhere, this is the lovely, peaceful street we have always been proud of.

The addition of traffic created by this project would be unfortunate enough. Adding dirty, unsightly, often overfilled trash bins outside as drivers turn onto Maryland would ruin the loveliness of our street and could very well impact the ability of other property owners to sell their homes at desired prices when time. We are a neat and clean neighborhood and need to keep it this way for our enjoyment and to protect our property values.

As there would only be four guest spaces, extra vehicles would be parked in the street, adding to a problem already accelerating. This means two days a week your owners would not be able to utilize the curb in front of this property but that in front of neighboring ones. This is not good planning. Street parking is already an issue.

Another plan for garbage collection must be found. Sadly, it appears the designers/developers may not have given enough thought to the needs of the neighborhood or to those of neighbors.

Height is still an issue based on the comments from 1530 next door to this. Again, a 3-story structure as mentioned in another neighborhood has no bearing on justifying 3-stories in our own neighborhood of 2-story buildings.

Kindly consider these comments. We all want what's best for all of us, not just the few. We appreciate the meeting and look forward to other opportunities for neighborhood input.
Thank you,
Mary Ann Pikulas

On Jan 19, 2021, at 8:33 AM, Sofia Mastikhina <sofia.mastikhina@phoenix.gov> wrote:

Good morning Mary Ann,

Thank you for your comments. I have saved your email to the case file for the record and have forwarded it to the applicant. Please let me know if you have any questions.

Best regards,

<image003.jpg>

Sofia Mastikhina, CNU-A
(she/her/hers) What is this? [mypronouns.org]
Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

<image004.jpg>

From: Mary Ann Pikulas <mapikaz@aol.com>
Sent: Monday, January 18, 2021 11:31 PM
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Cc: info@mssinaz.com; Mary Ann Pikulas <mapikaz@aol.com>
Subject: Application Number Z-69-20 Autem Row

Hi Sofia,

I am the President of the Madison Groves Manor HOA, a community located at Maryland Ave and 14th Place, a short distance from the proposed project referenced above. A number of our owners have expressed extreme concern over the prospect of such a development being approved due to several factors. This area has been infilled significantly with a number of developments but none as intrusively as this. I am writing on behalf of the owners of Madison Groves Manor and on my own behalf. The most prominent reasons we oppose this project are, briefly:

First, the height of over three stories for the buildings proposed is not at all compatible with existing low building heights that predominate in this neighborhood, which we greatly enjoy, nor would they blend into the existing profile. The phrase "would stick out like a sore thumb" comes to mind. It would appear to have been shoved into a much too small lot, rising above structures below like bread dough when pressed on each side. Townhouse owners next to this property must be beside themselves at the prospect of being blocked off on their east side. It would also frankly ruin the appearance of Maryland when turning into it from 16th St with this structure that's so incongruous to its surroundings. We have a lovely and enviable street that drivers enjoy that would be quite impacted.

Second, the lot is only .87 acre, so very small for 16 three-story+ units with a pool and amenities. That's an unbelievable number and hard to imagine not belonging on a larger property. We are very concerned about the density resulting on such a small lot and the congestion that would result.

Third, our community of 19 units houses 55 residents. There is no reason not to think at least 50 residents on the low end would live there, especially if the units are three-bedrooms. Maryland traffic has increased somewhat through the years but is still manageable. Being so close to 16th St would only increase the traffic and congestion already present with vehicles backing up on Maryland during busy hours, exposing drivers and pedestrians to possible accidents.

To summarize, this project is simply out of place and we would greatly appreciate your kind consideration of our deep concerns and disapprove.

Thank you,

Mary Ann Pikulas
President,
Madison Groves Manor HOA

Sofia Mastikhina

From: Samantha Keating
Sent: Friday, January 22, 2021 12:15 PM
To: Sofia Mastikhina
Subject: FW: Development at 1536 and 1538 East Maryland, Phoenix, 85014

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

Thank you,
Samantha Keating
Principal Planner
Long Range Planning
Office: 602-262-6823
200 West Washington Street
Phoenix, AZ 85003

PLANNING & DEVELOPMENT
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From: David Urbinato <david.urbinato@phoenix.gov>
Sent: Friday, January 22, 2021 10:12 AM
To: Council District 6 PCC <District6@phoenix.gov>
Cc: Samantha Keating <samantha.keating@phoenix.gov>
Subject: RE: Development at 1536 and 1538 East Maryland, Phoenix, 85014

We'll forward to the village planner so they can include this in the file for that case.

David Urbinato
Management Assistant II
Phoenix Planning and Development Department
602-534-3630

From: Council District 6 PCC <District6@phoenix.gov>
Sent: Friday, January 22, 2021 9:30 AM
To: David Urbinato <david.urbinato@phoenix.gov>
Subject: FW: Development at 1536 and 1538 East Maryland, Phoenix, 85014

Hi David – here is an email we received regarding an proposed PUD.

Thanks!
Erin

From: TimePro@cox.net <timepro@cox.net>
Sent: Thursday, January 21, 2021 10:14 AM
To: Council District 6 PCC <District6@phoenix.gov>
Subject: Development at 1536 and 1538 East Maryland, Phoenix, 85014

Mr. DiCiccio,

Last evening I listened in on a meeting about the proposed PUD for 1536 and 1538 East Maryland. After clearly understanding the proposal for 16 three-story residences, I am opposed to this development as presented.

This is a neighborhood of predominantly one-story ranch homes. Several homes here have been updated in that style and are most attractive. Please bring all possible influence available from your office to the Zoning Committee to oppose this development as presented. If you or another office wishes to contact me about this, please do.

Your support will be greatly appreciated.

Sincerely,
Glenda Whitten
6644 North 13th Street, 85014

We are not all in the same boat. We are all in the same storm. Damian Barr

****

Sofia Mastikhina

From: Michael Beyo <michael.beyo@gmail.com>
Sent: Thursday, January 21, 2021 7:24 PM
To: Sofia Mastikhina
Subject: Townhouses on Maryland

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Mastikhina,

I am writing to express my concern for the proposed development on E Maryland. For the reasons I am outlining here below I am opposed to this project:

1. Privacy concerns since this would be a 3 stories building and it will impact the nearby homes.
2. Aesthetically a 3 story building will stick out as a foreign object in our neighborhood
3. Traffic will increase on an already heavily trafficked road.
4. The worst idea then is the plan for the trash and recycling pickup would place 16 trash bins and 16 recycling bins on the sidewalk street twice a week. This will increase stray cats, rats, unappealing view, disruption for people walking and so much more

Thank You!

Rabbi Michael Beyo

Sofia Mastikhina

From: Marielle Brown
Sent: Friday, February 26, 2021 1:57 PM
To: Sofia Mastikhina; Joel Carrasco
Subject: Fw: Maryland bike corridor

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Sofia and Joel,

Jason Stephens from MAG passed this along to me. I think the resident's issue is really with the rezoning case, rather than the bike lanes. Are you able to respond? Feel free to cc me if you would like. It looks like it is in Camelback East.

Thank you,

Marielle

From: Jason Stephens <JStephens@azmag.gov>
Sent: Friday, February 26, 2021 7:50 AM
To: Marielle Brown <marielle.brown@phoenix.gov>
Subject: FW: Maryland bike corridor

This came to us, but it's a COP thing :)
You mind responding to this person?
Thanks!
Me

-----Original Message-----
From: Chic <chicolder@gmail.com>
Sent: Thursday, February 25, 2021 6:50 PM
To: MAG General Mailbox <mag@azmag.gov>
Cc: Mary Ann Pikulas <mapikaz@aol.com>; rebecca.reimers <rebecca.reimers@yahoo.com>; Maggie Williams <maggie.p.williams@gmail.com>; Lisa Spresser <spresser.mariesplace@gmail.com>
Subject: Maryland bike corridor

This message came from an external source. Use caution clicking links and opening attachments.

Hi Bike Planners:

I am writing to ask for some guidance.

I live on 14th place, 100 yards north of Maryland (1/4 mile to the west of 16th st). Maryland has a stripped east/west bike paths and sees quite a bit of bike usage every day. Between 16th st and 14th place there are some confusing “no parking” signs which means often there are cars parked on Maryland, mostly the north side, obstructing the bike lane. It presents a further hazard in that cars going south from their homes onto Maryland often have an obstructed view of

bike traffic going west on Maryland because of parked cars.

We have recently learned of a proposed townhouse development at 1536 E Maryland with what I feel are high density homes and not enough space to accommodate the parking, and garbage pickup, needs of the proposed development. To me, this means further blocking and obstruction of the west bound designated bike lane on Maryland when residents of this proposed development have nowhere to park, or leave their garbage cans out for pickup, other than on Maryland.

In my mind where the city planners and general public are seeking ways to address congestion, and emissions, allowing yet one more development that is counter to safe, unobstructed, bike access crosses the line and should not be allowed.

Can you guide me to the proper source for me to voice this concern and get the city involved in protecting encroachment on city designated bike lanes?

Chic Older
6520 N 14th Place
Phoenix, AZ
85014

Sent from my iPad

Sofia Mastikhina

From: Janet Bauer <glowingexpressionsskincare@gmail.com>
Sent: Monday, March 1, 2021 11:04 AM
To: Sofia Mastikhina
Subject: Autem Row Project

Follow Up Flag: Follow up
Flag Status: Flagged

Sofia,

My name is Janet Bauer and I live at 1530 E, Maryland ave #8, Phoenix Az 85014. I am the Vice President of our home owners association. I am emailing you to express my concerns with this project. I live behind this proposed project and I know this project will have a definite negative effect on our community. My concerns include their plans to build a three story complex, trash and recycle as well as parking. We don't have any three story buildings and this project will look directly into our backyards. We have a dumpster on our property for our trash, I cannot imagine 16 trash and recycle cans lined up on Maryland to be picked up Every week. This would definitely be an eyesore as well as having very negative traffic concerns. We have more than 4 visitor parking spots in our complex and these spots are always occupied and we have a parking shortage now I can only imagine that this project will negatively impact a continuous exsisting parking issue for us and our surrounding communities. I plan to be listening in to the com meeting tomorrow evening. Any help concerning these matters would greatly be appreciated.

Thank you,
Janet Bauer
480-861-0568

Sent from my iPhone

Sofia Mastikhina

From: Lisa Spresser <spresser.mariesplace@gmail.com>
Sent: Wednesday, March 3, 2021 7:51 AM
To: Mary Ann Pikulas
Cc: Chic; Sofia Mastikhina; Marielle Brown; maggie.p.williams@gmail.com; rebecca.reimers@yahoo.com
Subject: Re: Subject: Maryland bike corridor (Z-69-20)

Follow Up Flag: Follow up
Flag Status: Flagged

I agree that having the trash on sidewalks instead of the street might help with traffic, yet it would keep the area looking unsightly on a regular basis. Maryland was not designed to become an alley. A plan for 8 units instead of 16 would be a more appropriate solution. Widening sidewalks is a bandaid not a solution.

On Tue, Mar 2, 2021, 7:25 PM Mary Ann Pikulas <mapikaz@aol.com> wrote:

> Chic,
>
> So glad to see an effective process to forward communications, nice. One issue, we in no way meant trash and recycle bins would be placed literally on the street itself, which was not said at the homeowners meeting nor would make sense, but along the sidewalk on the street, which was said. Widening the sidewalks is certainly not a solution. There will still be a trash truck on the street blocking traffic and 16 unsightly bins two days a week plus piles of bulk trash sitting for days waiting for quarterly pickup. Not a pretty or healthy picture.
>
> Chic, may I share your email with Maryland Village East and our Neighborhood Associations?
>
> I would like this email added to the case file.
>
> Mary Ann
>
> -----Original Message-----
> From: Chic <chicolder@gmail.com>
> To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
> Cc: Marielle Brown <marielle.brown@phoenix.gov>; Mary Ann Pikulas <mapikaz@aol.com>; Maggie Williams <maggie.p.williams@gmail.com>; rebecca.reimers <rebecca.reimers@yahoo.com>; Lisa Spresser <spresser.mariesplace@gmail.com>
> Sent: Tue, Mar 2, 2021 5:40 pm
> Subject: Re: Subject: Maryland bike corridor
>
> Dear Sofia:
> Thank you for getting back to me; yes, I would appreciate my comments be included in the case file.
> Chic Older
> 6520 N 14th Place
>
> Sent from my iPad

On Mar 1, 2021, at 9:02 AM, Sofia Mastikhina <sofia.mastikhina@phoenix.gov> wrote:

Good morning Chic,

I hope this email finds you well. The message below was forwarded to me from our Street Transportation Department, and they received it from MAG. I believe we have already corresponded regarding this rezoning case (Z-69-20: Autem Row PUD) previously. Would you like the email below to be included in the case file, in addition to your previous comments?

As you are aware, this case is still under review by the city, and we are awaiting the applicant's resubmittal. In staff's first round of comments, the Street Transportation Department noted that on-street parking will not be permitted due to the existing bike lanes. Further, in discussions with the applicant, it was determined that the trash and recycling bins will not be placed on the street, but rather along the sidewalk for pick-up. We have instructed the applicant to provide enhanced development standards for the public sidewalks so that cans may be accommodated without obstructing pedestrian traffic (they are proposing wider sidewalks, or additional paved areas to accommodate cans).

I have also copied Marielle Brown from our Street Transportation Department, as she handles the bicycle infrastructure coordination for the city, and may help address any questions you have regarding bike lane standards, specifically.

If you have any further questions, please don't hesitate to contact me.

Best regards,

<image002.jpg>

Sofia Mastikhina, CNU-A
(she/her/hers) What is this? [mypronouns.org]
Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

<image003.jpg>

--

-----Original Message-----
From: Chic <chicolder@gmail.com>
Sent: Thursday, February 25, 2021 6:50 PM
To: MAG General Mailbox <mag@azmag.gov>
Cc: Mary Ann Pikulas <mapikaz@aol.com>; rebecca.reimers <rebecca.reimers@yahoo.com>; Maggie Williams <maggie.p.williams@gmail.com>; Lisa Spresser <spresser.mariesplace@gmail.com>
Subject: Maryland bike corridor

This message came from an external source. Use caution clicking links and opening attachments.

Hi Bike Planners:

I am writing to ask for some guidance.

I live on 14th place, 100 yards north of Maryland (1/4 mile to the west of 16th st). Maryland has a stripped east/west bike paths and sees quite a bit of bike usage every day. Between 16th st and 14th place there are some confusing "no parking" signs which means often there are cars parked on Maryland, mostly the north side, obstructing the bike lane. It presents a further hazard in that cars going south from their homes onto Maryland often have an obstructed view of bike traffic going west on Maryland because of parked cars.

We have recently learned of a proposed townhouse development at 1536 E Maryland with what I feel

are high density homes and not enough space to accommodate the parking, and garbage pickup, needs of the proposed development. To me, this means further blocking and obstruction of the west bound designated bike lane on Maryland when residents of this proposed development have nowhere to park, or leave their garbage cans out for pickup, other than on Maryland.

In my mind where the city planners and general public are seeking ways to address congestion, and emissions, allowing yet one more development that is counter to safe, unobstructed, bike access crosses the line and should not be allowed.

Can you guide me to the proper source for me to voice this concern and get the city involved in protecting encroachment on city designated bike lanes?

Chic Older
6520 N 14th Place
Phoenix, AZ
85014

Sent from my iPad

Sofia Mastikhina

From: Sandy Grunow <phxmidcenturymodernna@gmail.com>
Sent: Wednesday, March 10, 2021 3:18 PM
To: Sofia Mastikhina
Cc: Mary Crozier; Larry Whitesell; Dan Trozzi; Mary Ann Pikulas; Phoenix Mid-Century Modern Neighborhood Assoc.
Subject: Case # Z 69-20

Thank you for providing an update regarding the proposed PUD on East Maryland Avenue, rezoning case number Z-69-20.

Neighborhood representatives met on March 4th via Zoom call with Autem Development to discuss the proposed project at 1536 and 1538 East Maryland Avenue. We met with applicants, Alexander Diamont and Jared Amzalleg. We offer the following information as you and your staff evaluate the proposed PUD.

Design: The overall design with driveways on the east and west sides provide a nice setback from the adjacent properties.

Density: The density exceeds surrounding multifamily builds in the surrounding community. We understand some increase is reasonable but this far exceeds even the newer builds. With so much density, we believe the parking and garbage collection cannot meet minimum standards.

Guest Parking: Only 4 guest parking spaces are planned for 16 units. Additional guests are expected to park on Maryland Avenue, a minor collector street servicing businesses, homes, residential complexes, residential streets, and several schools. There are bicycle lanes on both sides of the street with restricted parking most hours. The existing limited street parking already negatively impacts Maryland Avenue creating safety hazards especially for cyclists. This also begs the question about deliveries: Where will FEDEX, Amazon, food deliveries, etc., park?

Trash: The proposed 16 unit three story complex has no plan for commercial trash pickup. According to the developers each unit will utilize trash pick up by pulling their bins to Maryland Avenue twice a week, one day for trash, a second day for recycling. Commercial trash as opposed to individual trash bins appears more appropriate for a planned unit development. The other multi-family properties on both sides of Maryland use commercial service even though they quality for City services.

Height: We support the maximum 34 ft. height for three stories. The developers were uncertain but may be placing air conditioning units on the roof which would add to the overall height. We believe 34 feet is consistent with the existing structures that surround the subject site.

In conclusion, significant parking issues, deliveries and trash collection matters could all be resolved if one or two units were eliminated. We discussed reducing the density by one or two units with Mr. Diamont and Mr. Amzalleg who are at this time unwilling. The overall design appears appropriate but without sufficient guest parking and commercial trash pick up it fails to provide the superior environment anticipated in a planned unit development.

Once the Staff Report is available to public, please let us know. Do you have any questions of us?

Sincerely,

Sandy Grunow, Co-Chair, Phoenix Mid-Century Modern Neighborhood Association
Mary Crozier, North Central Phoenix Homeowners' Association
Larry Whitesell, Co-Chair, The Peak Neighborhood Association
Dan Trozzi, President, Squaw Peak Heights Neighborhood Association
Mary Ann Pikulas, President, Madison Groves Manor Homeowners Association

Sofia Mastikhina

From: Deborah E. Basehore <deb@equityconcepts.com>
Sent: Sunday, May 2, 2021 4:47 PM
To: Sofia Mastikhina
Subject: PUD Application #Z-69-20

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Mastikhina:

My name is Deborah Basehore and I live at 1530 E. Maryland Ave. I am writing in regards to the proposed re-zoning request by Autem Development on parcel #161-05-050C, re-zoning Case #Z-69-20. I hereby submit the following comments and objections:

1. Increased Density: Within 1 mile of my location, 1530 E. Maryland Ave., the number of residential units (apartments, condos, homes) has increased exponentially with increased mega-apartment units on 7th St. & Maryland, condos/townhomes on 12th St. & Marlette, luxury homes on 16th St. between Maryland and Ocotillo to name a few that have just been built within the last 12 mos. or less. This list is composed of only those developments on "major" traffic streets within <or= .5 miles of me. This area is already too dense for all of the following objections.
2. Since the back of my condo will abut the proposed development, my privacy will be impinged upon due to the proposed 3-story height. This will allow the new unit owners a clear view of my backyard and the doors and windows of my unit.
3. Maryland Ave. already has problems with parking in unauthorized areas. There is no parking on the street during designated hours. These hours are consistently broken by many people. We have limited guest parking in Maryland Village East but even those spaces are often used by residents leaving no guest parking. Autem Development's proposal will only exacerbate this problem but may be a cause for their residents & guests to look to park in our guest parking areas.
4. Maryland Ave. already has problems with traffic. At 12th St. & Maryland, there are only 2 lanes, one right – turn lane and one through lane. In fact, Maryland is a 2 lane street, one for each direction. I work .75 miles west of our complex but, due to traffic demands and school crossings, I am literally stuck in traffic jams 2 times per day because there is no left turn lane at 12th St. and 10th St. Adding additional cars to Maryland Ave. will only increase the existing problems.
5. Infrastructure on Maryland Ave. will be impacted negatively with excessive stress on existing pavement and potholes, sewer capacity, degrading sidewalks and clean water.
6. Quality of life is an extremely important issue for me. With our area already experiencing awful air quality, with ozone alerts on most hot days, I suffer even more than others. I have COPD. When will the city planners begin to recognize that this city needs less, not more, polluting sources? It seems to me that every development in my area has received a rubber stamp from the city planners without consideration of the existing residents of this neighborhood.
7. Garbage & Recycle barrels are proposed to be collected by the City of Phoenix. I can only imagine 32 of them stacked along Maryland Ave., ending up in front of our complex and the building to the east of the proposed development.
8. Crime has been increasing in our area steadily and my concern is that an "alley" will be created between our complex and the proposed complex providing an easy dark access for thieves and the homeless.

Although these are great considerations in this planning procedure, I am sure that there are many more concerns from our neighbors in the area so please register me to attend virtually and to make additional comments at the meeting on May 4 at 6 pm, if time allows.

Sincerely,

Deborah Basehore

Sofia Mastikhina

From: Mary Ann Pikulas <mapikaz@aol.com>
Sent: Sunday, May 2, 2021 8:51 PM
To: Sofia Mastikhina
Cc: Mary Ann Pikulas; spresser.mariesplace@gmail.com; chicolder@gmail.com; maggie.p.williams@gmail.com; rebecca.reimers@yahoo.com
Subject: Case No. Z-69-20 AUTEM Row
Attachments: Z-69-20 AUTEM Row MGM Letter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sofia,

I am the president of the Madison Groves Manor HOA, one of the nearby communities of the proposed AUTEM Row project. In February, we submitted a letter with 41 signatures listing our serious concerns, which were four. Three are still very much a concern as we understand the fourth, height, is within zoning requirements.

With other Neighborhood Association Leaders in March, I attended a meeting with the developers, who indicated they would look into these matters. Because we live here, we know and understand this neighborhood and the issues that especially two of the concerns will present:

First, with limited guest parking, it is inevitable that visitors and delivery vehicles will park on Maryland Ave. Maryland is a major Bicycle Corridor with a bike lane on each side in east and west directions. That parking is already allowed on Maryland from 16th Street to 14th Place at any time at all is very concerning and constantly endangers bikers who are squeezed between parked cars and moving vehicles. Adding more parked cars, some of which are already parked illegally, will be extremely detrimental. This only increases the possibility of accidents not only for bikers but for community drivers trying to turn onto Maryland. Parked cars already block a clear view of the street.

Second, spreading 16 trash containers along Maryland twice a week is not only unsightly but unhealthy. Besides being a busy bike route, the sidewalk along Maryland is also a favorite walking path for pedestrians. Our suggestion is for the developers to ask the City to waive the 50 yard limit imposed on commercial trash trucks entering a community. In this way, large community bins can be utilized in back instead of having 32 bins, some possibly overflowing, rolled out to Maryland each week, keeping Maryland clean and safe for pedestrians.

I am attaching our original letter for your reference.

Thank you for your attention.

Respectfully submitted,

Mary Ann Pikulas
President, Madison Groves Manor

Sofia Mastikhina

From: Janet Bauer <janlg2000@hotmail.com>
Sent: Monday, May 3, 2021 1:15 PM
To: Sofia Mastikhina
Subject: Autumn Row hearing

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Janet Bauer and I live at 1530 E, Maryland ave #8, Phoenix Az 85014. I have many concerns with this project that is directly in back of my condo.

1. Parking, they only 4 visitor spaces and parking is such an issue in this area, it is definitely not enough. And the traffic situation on Maryland is already bad and this project will only increase the problem.

2. We do not have 3 story building in this area, this would have a negative impact on our neighborhood and totally block any views that we currently have.

3. The trash situation as I understand it currently is that they want to put 16 trash cans and 16 recycle cans directly on Maryland for pick up. This would impact our traffic situation, walking on the sidewalk and be an eyesore.

I will be attending the meeting but not speaking.

Thank you,

Janet Bauer

Sent from my iPhone

Sofia Mastikhina

From: Katie Gerlach <katie@petersoncompany.com>
Sent: Friday, January 15, 2021 6:45 PM
To: Sofia Mastikhina
Subject: Re: upcoming hearing information

Hi Sofia, I don't see that the agenda for the Autem Row hearing posted? Unless, I am looking in the wrong place.

Thank you,

Katie Gerlach

Get Outlook [aka.ms] for iOS

From: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Sent: Friday, January 15, 2021 8:59:04 AM
To: Katie Gerlach <katie@petersoncompany.com>
Subject: RE: upcoming hearing information

Good morning Katie,

Rezoning Case No. Z-69-20-6 (Autem Row PUD) has not yet been scheduled for any public hearings. It is still in the first staff review stage. As this is a Planned Unit Development request, the case will be required to go before the Camelback East Village Planning Committee twice – once for an informational session, and then again at a later date for a recommendation and a vote. Once these dates are set, they will be posted on a sign on the property, and letters will be sent out to property owners within 600 feet of the site. To register to speak at upcoming hearings, please email me your request and also use the link on the meeting agenda to register your information. Posted agendas can be found here: https://www.phoenix.gov/cityclerk/publicmeetings/notices.

Please let me know if you have any additional questions.

Best regards,

Sofia Mastikhina, CNU-A
(she/her/hers) What is this? [mypronouns.org]
Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

PLANNING & DEVELOPMENT
PRESERVE
SHAPE
BUILD

From: PDD Zoning Adjustment <zoning.adjustment@phoenix.gov>
Sent: Friday, January 15, 2021 8:18 AM
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Subject: FW: upcoming hearing information

Hi Sofia,

Is this something you can assist Katie with?

Thank you,
Eric Morales, Planner II
Office: 602-262-7927

City of Phoenix
► Planning & Development Department
Planning Division
200 West Washington Street
Phoenix, AZ 85003
Mission: Planning, Development and Preservation for a Better Phoenix

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From: PDD Zoning <zoning@phoenix.gov>
Sent: Thursday, January 14, 2021 11:44 AM
To: PDD Zoning Adjustment <zoning.adjustment@phoenix.gov>
Subject: FW: upcoming hearing information

Hello, Please reply to this customer. - Julie

From: PDD Development Services <pdd@phoenix.gov>
Sent: Thursday, January 14, 2021 11:23 AM
To: PDD Zoning <zoning@phoenix.gov>
Subject: upcoming hearing information

Good morning,

Please see email below regarding hearing from customer.
Thank you

From: no-reply@phoenix.gov <no-reply@phoenix.gov>
Sent: Thursday, January 14, 2021 10:41 AM
To: PDD Development Services <pdd@phoenix.gov>
Subject: emplandsd - Form Submission

FROM : Katie Gerlach

SUBJECT : Register to Speak

MESSAGE : Hello: I need to know the deadline to register to speak at the upcoming hearing for the Autem Row Development (Case #Z-69-20) as soon as possible. Also, where do I register to speak? Thank you.

Email : Katie@petersoncompany.com

AREA : 602

PHONE : 7995632

Sofia Mastikhina

From: Vanessa and Brian Lee <leecrew@cox.net>
Sent: Monday, January 25, 2021 6:59 PM
To: Sofia Mastikhina
Subject: Questions re: Z-69-20. parcel # 161-05-050C

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

I am neighbor In Madison Manor 2, located in the circle of single family homes north of the planned development for 3-story townhomes by Autem Development. I attended the neighborhood meeting last Wednesday evening.

Can you tell me what the next step is in the city review process? We are concerned about the addition of a 3-story development just south of our quiet circle of one-story single family homes. Neighbors from south and west of the development expressed their concerns about traffic and the height of the project but I'm not clear what the north side of development will look like. It appears on the map that we have a small buffer right now from the south end of our neighbor's property (parcel #161-08-054C) which butts up against the development. There is also a parking area to the east (parcel 161-08-054B) of that parcel. Is that correct? Are there any projects planned for those two sites?

Thank you very much for your time and attention.

Kind regards,

Vanessa Lee

1502 E. McLellan Blvd.

Sofia Mastikhina

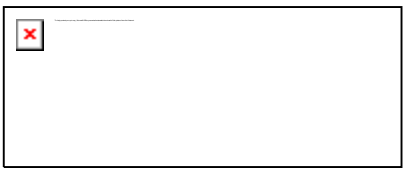
From: Lisa Spresser <spresser.mariesplace@gmail.com>
Sent: Sunday, January 31, 2021 6:32 PM
To: Zander Diamont; Ashley L Loan; Sofia Mastikhina
Subject: Re: Autem Development Inquiry

Follow Up Flag: Follow up
Flag Status: Completed

You can have a three story building with a two story profile, that does not exceed adjacent buildings. You could go Haver style (Ralph Haver in case you are not aware of his architectural presence in our community) with the windows in the bedrooms. The bedrooms could go underneath the garage, in the ground. This could be a win for you as you might be able to secure a taller garage while respecting the community's wishes or higher ceilings in the living room/kitchen. Netflix Grand Designs has some excellent examples of this. This would also make the bedrooms more thermally efficient and private.

On Fri, Jan 29, 2021 at 11:56 AM Zander Diamont <zander@autemdev.com> wrote:

> Hey Lisa--
>
> I wanted to first thank you for your concerns and efforts in reaching out.
>
> I want you to know that I hear your concerns about height and want to ensure this is something we have taken into consideration since our first design meeting. We will be making available a height comparison image on our website for you. With that being said, our structure is only a couple feet taller than the adjacent structure to the east. Our goal was to give our three story design a two story profile.
>
> We will be doing all that we can to ensure our design only enhances, and doesn't disturb, the current vibe and beauty that Maryland Ave offers.
>
> Thank you for reaching out.
> Please do not hesitate to call me personally if you have any questions or further concerns. I'm happy to chat!
>
> Thank you :)



Sofia Mastikhina

From: Lisa Spresser <spresser.mariesplace@gmail.com>
Sent: Sunday, January 31, 2021 6:44 PM
To: Jared Amzallag; Sofia Mastikhina
Cc: Zander Diamont; Ashley Zimmerman Marsh
Subject: Re: Autem Development Inquiry

Follow Up Flag: Follow up
Flag Status: Completed

Maryland is a lifeline to the canal for many cycling communities, they are being brought into awareness of this issue. 16 trash cans twice a week is 64 feet of trash cans blocking the cycling lanes. Due to the density you are aspiring for, guests will be filling the spots not on Maryland, but in front of the houses just south of Maryland. In effect you have commanded the neighbors to support your project with a design that may be lucrative to your team, but devaluing to those who have already invested in the area.

You have hired a reputable architectural firm who can do better for you and us. The bike lanes need to be preserved and guest parking needs to be contained to those living in the project.

On Fri, Jan 29, 2021 at 11:57 AM Jared Amzallag <jared@autemdev.com> wrote:

> Hi Lisa,
>
> Thanks for your inquiry and thank you again for putting forth your thoughts for us! We genuinely appreciate your feedback and we aim to be as aligned with the neighborhood as possible with this development.
>
> In regards to trash collection, we have arranged to have 16 bins collected on two different days of the week instead of 32 bins on one day which is a great help here. This type of bin collection is very in line with communities in the area/neighborhood and not at all a challenge for trash collection companies to manage. I have spoken with the trash collection companies myself to ensure there is no issue here.
>
> I understand that there are other developments going up in this neighborhood and that adjusting to the change can have its pros and cons. Our team has gone the extra mile to create a design first community here that the neighborhood can be proud of, and we're taking every measure to as accomodating as possible for everyone in the area.
>
> If you would like to jump on a call to discuss any of your concerns, please feel free to let me know and I will make myself available for you!
>
> Best,

Sofia Mastikhina

From: deb.english@cox.net
Sent: Tuesday, February 16, 2021 10:21 AM
To: Sofia Mastikhina
Subject: 1536 E Maryland project

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Sofia
You left your email as the person to contact on the zoning hearing and neighborhood conversations this developer is involved in for their project at 16th St and Maryland.

I have a question for my client that has the adjoining lot to the north. Part of this project encroaches on the setbacks and is not in the best interests for my client's property use. What is the process for protecting our setbacks and to know and be kept aware of the process on this project?

Thank you.

Debbie English
Realtor, Interior Designer, LEED AP

Uptown Design
HomeSmart Elite Group

PH: 602-432-9202
Fax: 602-386-1634
Search for Homes in Arizona [homesmart.com]
Search for NEW Homes in Arizona [showingnew.com]

Sofia Mastikhina

From: Linda Richards <januaryeditor@gmail.com>
Sent: Sunday, February 28, 2021 8:35 PM
To: Sofia Mastikhina
Cc: Katie Gerlach; Sarah Entz
Subject: Autem Row

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sofia,

I am president of the Maryland Village East HOA. We are located next door to the proposed Autem Row development.

It has come to my attention — and not through channels — that the meeting you were going to be hosting on this topic on March 2nd has been postponed until April because the developers did not meet the timeline for submitting their final plans. Is this correct?

The same source let me know that the title of the property in question — 1536 E. Maryland Avenue — has not yet changed hands. Is that something you are aware of or can confirm?

Best,

Linda

Direct Line: 805-459-1550

--

Author, Journalist, Photographer
https://urldefense.com/v3/__http://lindalrichards.com/__;!!LkjWUF49MRd51_ry!Ny5SQ6vbyZTExkLaN-lpY4upIPNiWZGf5FKGsyH2ipAkOFW82t2tyggkZWNNRl_jgdlBbnIzLQ$
Editor, January Magazine
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