

Attachment F

David O Simmons

From: Mila Tokman <mtokman@calibrus.com>
Sent: Monday, July 1, 2019 8:31 AM
To: David O Simmons
Subject: concerns with the implications rezoning from R1-10 to R1-6 on Maryland Ave.

Dear Mr. Simmons,

My name is Mila Tokman. I live at 6311 N Maryland Ave. I've got your contact information from Debbie Ramsey. I would like to express my concerns with the implications rezoning from R1-10 to R1-6 on our neighborhood. Both my husband and I feel that it will bring our neighborhood down. We feel that the builder would be able to achieve his financial goal without reasoning by building less houses, but bigger and better ones. Every neighbor we talked to feel the same.

Please keep our wishes in mind!

Sincerely yours, Mila Tokman.

David O Simmons

From: Cheryl Knutson <cherandtim@aol.com>
Sent: Thursday, July 4, 2019 11:35 AM
To: David O Simmons
Cc: debbie@skinsobeautiful.com
Subject: Blue Sky housing project on Maryland

Dear Mr. Simmons,

My name is Tim Knutson and my wife Cheryl reside at 721 W. Citrus Way, off 8th ave. Phoenix. My wife and I were informed of the Blue Sky housing project. We attended the meeting on 6/18 in regards to the proposal of Blue Sky. And during and after the meeting with the other homeowners in our area had some concerns with the proposal of the Blue Sky project. The biggest concern was the rezoning of this property.

I received a letter from Debbie Ramsey expressing her concerns regarding the Blue Sky project. She gave me better clarification of what the rezoning of this property would mean to our neighborhood. As Ms Ramsey suggested the best is to attend the city council meeting and strongly express our concerns. You can count on Cheryl and I to be at the meeting.

Sent from my iPad

David O Simmons

From: Sandy Hemsher <oneponychick66@hotmail.com>
Sent: Sunday, July 7, 2019 6:16 PM
To: David O Simmons; David O Simmons
Subject: Blue Sky Builders

Dear Mr Simmons.

I live at 6540 N 7th Ave in a townhouse complex for 26 years. It's a nice quiet and fairly safe area. I am very concerned with the proposal to change the zoning at 10th Ave. Why would a builder be allowed to change zoning for property he has purchased. He knew the zoning and after the purchase wants it changed for just him to suit his new plans?? This seems wrong to me. The last year Blue Sky has sent me many requests to purchase my townhouse . Why? I have a place I can afford in retirement and plan to stay in my home. So I wonder what the plan down the road is.

Thank you for taking the time to read my thoughts on the proposed project.

Sandra Anne Hemsher

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David O Simmons

From: Les White <telephonewiz@hotmail.com>
Sent: Sunday, July 7, 2019 8:44 PM
To: David O Simmons
Subject: High Density 1027 W Maryland Ave

Hey David,

As a concerned citizen, I just wanted to let you know that I oppose the rezoning of the property from R-6 to R-10. It doesn't really fit into the neighborhood. It fits the area better to keep this as R-6.

Best Regards,

Les White

Sent from [Mail](#) for Windows 10

Village Planning Committee

Regarding: Rezoning W. Maryland Ave from R1-10 to R1-6

Dear Mr. David Simmons,

As a second generation owner of the property located at 1039 W Maryland Avenue, the property right next door to the proposed project, I am deeply concerned with implications rezoning could have on our home and the neighborhood.

The plan to rezone would become a public nuisance not only for our family, but in the neighborhood as well. First of all our family would be directly impacted. The proposed plans would place 7 two story homes on the west side of the property allowing the new home owners visual access onto our property, as well as their guests parking in the front of our property, which is reserved for our family and guests. The projected neighborhood will have no additional parking spaces set aside for family gatherings or people who are just visiting home owners. Parking will become an issue for these residents, creating congestion, hindering the natural flow of movement.

Approving this proposed plan would make W. Maryland avenue a high density residential area, overpopulating the area. The proposed plan allocating, fifteen two story homes, two to three bedrooms with a two car garage, on the same 2.47 acres, would be an increase of about 90% in population. Not to mention an increase of traffic, pollution, and foot traffic. Maryland avenue is already a busy two way street. An additional 30 to 45 neighbors with 30 to 45 vehicles would be an overwhelming increase in traffic and population. This proposed zone change is not consistent with the comprehensive plan of our neighborhood.

Proposing a zone change would allow Blue Sky builders the privilege of putting as many homes as possible allowed for R1-6, with no regard to foreseen consequences other overcrowded neighborhoods already have issues with. Their proposed plan is inappropriate to

the area making it too constrictive for necessary public services. Such as, emergency vehicles (fire engines and ambulances), police, as well as waste services.

The proposed plan departs from the charm of the neighborhood. The neighbors on W. Maryland always were allowed to house horses, goats, donkey, dogs, and cats. Horse properties are valued by horse owners. We would experience an increased burden on the police department with complaints of dogs barking, horses winnowing, people entertaining into the evening hours, and complaints of controlled burns.

The loss of irrigation on two more properties. These new properties will no longer obtain irrigation which naturally cools the properties in the neighborhood. Irrigation is heavily relied upon by neighbors, especially since Arizona temperatures get into the high 110 and 115 degree fahrenheit. If this rezoning plan is approved the city will be approving another "hot pocket" in the state. The neighbors surrounded by this project will no longer have the skyline and the natural breeze that flows from the northwest to the southeast.

Furthermore, concerns that the properties would be rented as air b-n-b's, making our neighborhood very transient. Additionally, the value of the proposed homes would decrease the value of the neighborhood. With R1-10 zoning, the builder is allotted 3.5 homes per acre. Even though that seems to be more than there should be, Blue Sky could build more quality homes with more space. While, enhancing the neighborhood and keeping the value of the neighborhood in line with what we have at this time. As homeowners at 1039 W. Maryland, we are opposed to the rezoning for this project.

Thank you for your time,

Debbie Ramsey

David O Simmons

From: Judith Evans <judithevens150@gmail.com>
Sent: Wednesday, July 10, 2019 12:38 PM
To: David O Simmons
Subject: Proposed Blue Sky Project 1021 & 1027 W. Maryland

Dear Mr. Simmons,

I would like to offer my history & views on this project and the city I have loved for many years—Phoenix:

I have lived at Corte Madera, 6534 N. Maryland Circle for over 21 yrs. It is a lovely & peaceful complex just north of Maryland Ave. Between Central Ave. and 19th Ave, it is a beautiful and quiet Street, with a very nice golf course, MANY people exercising, taking a stroll, and walking their pets each & every day & a WONDERFUL NEIGHBORHOOD! And ONLY A TWO LANE STREET! A part of Phoenix that has been here for the last 52 years I have lived in this area of town & before, through the grace of our Creator. We moved to Phoenix in May 1967 to 13th Place & Maryland Ave. So you might say this has been my “hood” from 24th St to 19th Ave to Camelback to Glendale Ave., while living here in this great City. I LOVE it! It has a lot of historic homes and places in this area.

I believe that allowing a first proposed complex of 35 units like this, & later reduced to a smaller number, on our quiet street & in our neighbor would totally change a historical part of Phoenix, with 'horse privileges' and the historic Horse Trail on Central Ave. would begin to demolish our history, let alone, make our quiet street into a very BUSY street, making it a dangerous place for our citizens. And certainly make it a dangerous area to walk for our Health, & take care of our wonderful pets. MANY PEOPLE KNOW & GREET THE NEIGHBORS WHILE WALKING, QUIET, ISN'T IT, & WONDERFUL IN TODAY'S DAY & AGE! It's even nice seeing the “small little farm” of our neighbors on 15th Ave. across from the Golf Course.

Families walk by there & pet the animals & feed them. It seems as though the City doesn't keep that street as clean as it used to.

We have seen what happened when the City & owners let Walmart ruin the beautiful Chris Town Mall of years ago & turned it into a trashed 'ghetto' mall, with diapers in the parking lot, wonderful stores move out of Phoenix, like Dillards, Park Central Mall stores turned into offices with no place to shop without going 10-20 miles from where you live! Letting the famous Biltmore Mall turn into a place that has gone downhill over the years. Sure there was a recession but MOST of the high end stores moved to the suburbs, even the Macy's store gone down hill compared to what it used to be, the Biltmore Apple Store GONE to Scottsdale!!!, with out trying to save these wonderful stores. Phoenix has turned into a 'has been' City it would seem, compared to what it used to be. I have been to other Walmarts in other cities in the area, taken pictures in the rest rooms to compare how Chris Town's Walmart restrooms look and it's disgraceful!!!

Please tell our City Representatives to be considerate of our citizens & people who VOTE to not let this project turn into something that that will crowd our streets & neighborhood. It's wonderful what the City has done over the last few years in rebuilding & making the downtown area into a beautiful place! But let's remember to keep well maintained areas, & historic parts of our City intact!

I'm glad we have a new mayor & some new members on our Council who will consider these things, hopefully, & not sell out to the “BIG Money Interests”. I don't like having to pay taxes to support building & rebuilding the mega million dollar ballparks etc. of million & billionaire owners!!!

What about using our tax money for building ballparks, gyms, clubs, Arts programs & Schools for ALL CHILDREN and people, instead of for the well-to-do & wealthy people who can afford to go to the games while the people who can't

afford to go pay for the BIG BALL PARKS with THEIR taxes etc. I don't mind paying my FAIR share but let's make it for ALL!!! I would love to take my Grandchildren to the games but I cannot afford the price.

It would be nice to be able to go out to the games, science center & plays with them or take some children from another neighborhood through the generosity of others who want to pay for their fair share. What a concept! Big Business used to pay for their own way years ago until GREED settled into their way of life & hearts!

Thank you for taking the time to read my letter & please feel free to share it with the City Council & Planners. Their tasks are not easy, but I ask them all, to please, lets live in a kinder, more gentle time. We don't have to destroy the beauty we have for profits for today. It's better to PLAN for a Better TIME! Be more conscious of saving our water & other resources for our future & our children's future. Please excuse any grammatical errors in my letter.

May you always be Blessed,

Judith A. Evans

David O Simmons

From: Taddonio Joseph <jrtaddonio@yahoo.com>
Sent: Wednesday, July 10, 2019 8:03 PM
To: David O Simmons
Subject: Fw: Rezoning W. Maryland

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Taddonio Joseph" <jrtaddonio@yahoo.com>
To: "davidsimmons@phoenix.gov" <davidsimmons@phoenix.gov>
Cc: "Debbie Ramsey" <debbie@skinsobeautiful.com>
Sent: Tue, Jul 9, 2019 at 11:45 AM
Subject: Re: Rezoning W. Maryland

Village Planning Committee. Dear Mr. David Simmons, As relatives of the owners of the property adjacent to the proposed project, we are seriously concerned about the rezoning consequences to that neighborhood. My wife Dianne grew up from 1 yr. old at 1039 W. Maryland Ave. after her father bought it in 1948. We had recently lived there for ten years to care for her mother Viola until her death from Alzheimers and to maintain the property. I (Joe) was routinely involved with yardwork and irrigation. Our observations consist of concerns about the agricultural and environmental ambiance of the area. There are already multiple homes on the east side of that property. To add to the traffic congestion and residential density makes no sense. To put a number of residences overlooking 1039 W. Maryland Ave. will impede any future decisions regarding horses or other animals on this property. We are certain the new neighbors would disapprove of the dust, smell and noise involved. Additionally, there are now many feral cats that are fed and maintained there. Another concern is the property values would suffer with a large number of homes in a condensed arrangement. New homes were recently built south of that property off of Seventh Avenue and should be a major sore point to those homeowners. I was also able to look at a skyview of the neighborhood. There are 15 units just east of the proposed project. There are apartments on the corner at Seventh Avenue. There are multiple homes just one block down Maryland Ave on the south side. The area has MORE THAN ENOUGH congestion from housing and people. Blue Sky Builders need to reconsider and build several nice homes for families with children along with irrigated yards and shade trees and allow the neighborhood to continue as a valuable green area on W. Maryland Ave. Thank you for your kind attention. Sincerely, Joe & Dianne Taddonio.

[Sent from Yahoo Mail on Android](#)

David O Simmons

From: Susan Smith <susanmsmith52@gmail.com>
Sent: Thursday, July 11, 2019 9:44 AM
To: David O Simmons
Subject: RE: zoning case Z-21-19 Maryland Homes

Dear Mr. Simmons:

My husband and I are writing in regards to the application by Ibiza Ventures, LLC to amend zoning ordinance, application #Z-21-19, in our neighborhood.

We have attended the previous two meetings that were conducted by the two architects involved in the project. The initial proposal and site plan for 35 two-story, garden roof, attached homes on those two lots, in this neighborhood was absolutely outrageous and opposed by all of us in this neighborhood. The proposal of 15 single family homes presented at the second meeting initially sounded much better, but they said they would need to change the zoning from R1-10 to R1-6. After many questions regarding this change, it was brought to our attention that this zoning change could still allow the developer to build more than 15 homes, and multiple levels. We are deeply concerned if this zoning change goes through, because frankly, we don't trust the developer to stick with the plan that is being proposed at this time.

After the first meeting on May 24th, we overheard one of the architects say to someone, "The problem with these people, is they just don't want change." Many of us may be older and stuck in our ways, but we took offense to that. My parents built our house in 1948. I was brought up in this house and my husband and I have lived here for over 40 years and raised our family here. We have seen a lot of change throughout the years, with infill of homes all around us. We just don't want change that will compromise the integrity and feel of our neighborhood, and we feel this zoning change will put us in danger of that.

Thank you,

Susan and Dale Smith

David O Simmons

From: Tamara Majkrzak <tlmajkrzak@gmail.com>
Sent: Tuesday, July 16, 2019 9:41 AM
To: David O Simmons
Subject: Blue Sky development on Maryland Ave, Phoenix

Mr. Simmons,

I would like to express my feeling on the zoning change for this property. For the benefit of our neighborhood, the benefit of Phoenix, and the communtiy I do not feel a zoning change is appropriate for the area. The quality of life on the size of the property will be diminished. If done properly, the developer can achieve the goal of building environmentally sound homes that will not impede the quality of the property or the neighborhood.

Thank you

Tamara Majkrzak

Nilson & Sheno Fuzita
6521 N 11th Ave
85013 Phoenix AZ
fuzita@hotmail.com, shenonso@hotmail.com
Phone: 602-770-4409
Date: July 21, 2019

City of Phoenix Planning and Development Dept
Zoning Section
200 West Washington St, 2nd Floor
Att. Alhambra Village Planning Committee
Village Planner David O. Simmons
David.simmons@phoenix.gov
Phone: 602-262-4072

**Ref:Zoning Case Z-21-19 – Maryland Homes - Request to amend Zoning Ordinance from R1-10 to R1-6
by Ibiza Ventures, LLC**

Dear Sir/Madam(s),

We are home owners, since 2012, of a property situated in the same block of the zoning case Z-21-19 and we want to express our deep concerns on the zoning change request filed by Ibiza Ventures LLC in April of this year.

As a single family of four, with two young children pre-school age, we always viewed our neighborhood as a wonderful place to raise a young family. We have a good mixture of retiring and young families that live in our street. Our cul-de-sac street allows us to ride bicycles with our young daughters as well as do walks across neighboring blocks to nearby businesses, libraries. We have a golf course and a Lutheran church nearby and also Central St provides us a good pathway with lots of trees, good for walks, strolling or jogging. Maryland St does not have lots of transit, giving us a peaceful and tranquil environment with mostly local traffic only.

In the latest years we have been seeing many investors buying what used to be farming blocks and properties of half to multiple acres with one house each to build communities of many additional houses. Maryland becomes a busier traffic street, city services take longer to access the various communities, we lose irrigation land and side streets start to become parking places for neighboring communities and their visitors. We have also seen an increase of unknown faces of people walking their dogs on our street.

Our block is already the “cushion” between 19th Ave/light rail block and its busy flow of pedestrians, cars and the quietness of 7th Ave/Central St blocks. We cannot afford pushing the high-traffic borders into our block, adding more transit and people.

Of course that at the same time, we acknowledge and understand the progress and expansion of the developments and the city – sometimes not avoidable. But we see with worries the financial impact it provokes in our neighborhood. As an example, our property decreased its value from a peak of \$485k in July 2018 to \$450k one year later.

For this specific case our concerns are as follows:

- Parking, knowing that the ordinance is for the houses as proposed to have a minimum of 4 spaces 2 in the garage and 2 in the driveway. This does not allow for people visiting for parties or for that typically in Arizona the garage becomes storage and thus there are only 2 parking places. With the likelihood that parking on the new street will not be allowed this will result in overflow parking on our street and others neighboring.
- Green space, as we've noted we have seen more and more individuals walking along our street, while there is the golf course there is not a public park within a mile of this property and the way it's currently proposed with little to no green space this doesn't provide a place for children to play.
- Irrigation, this proposal removes two large properties that had irrigation rights which then undermines the system for those still using it as more and more properties move away from using irrigation.

Therefore, we propose the maintenance of the current zoning, which would allow the developers already to build a community of up to 5 houses. It is obviously not our preferred option, but we understand they need also to have a feasible and lucrative deal for their investment.

Yours sincerely,

Nilson and Sheno Fuzita.

From: [Nilson Fuzita](#)
To: [David O Simmons](#); shenonso@hotmail.com
Cc: debbie@skinsobeautiful.com
Subject: Zoning Case Z-21-19 – Maryland Homes - Request to amend Zoning Ordinance from R1-10 to R1-6 by Ibiza Ventures, LLC (Fuzita family)
Date: Tuesday, July 23, 2019 10:26:49 PM
Attachments: [190721-Development at Maryland Ave-Fuzita.doc](#)

Good evening, Mr. Simmons.

Our names are Nilson and Sheno Fuzita. We live, since 2012, in a property situated in the same block of the zoning case Z-21-19.

We recently mailed you the attached letter and with this email we want to make sure it reaches you and it is added to the case file.

We express our concerns on the re-zoning request Z-21-19 and voice our opinion that the current zoning ordinance is maintained as-is, due to factors listed in the letter. The developer will already have his share of profit with the current zoning, that, according to his representative words, allows a density of around 5 houses where today there are two.

Yours faithfully,
Fuzita family.

Nilson & Sheno Fuzita
6521 N 11th Ave
85013 Phoenix AZ
fuzita@hotmail.com, shenonso@hotmail.com
Phone: 602-770-4409
Date: July 21, 2019

City of Phoenix Planning and Development Dept
Zoning Section
200 West Washington St, 2nd Floor
Att. Alhambra Village Planning Committee
Village Planner David O. Simmons
David.simmons@phoenix.gov
Phone: 602-262-4072

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Yours sincerely,

Nilson and Sheno Fuzita.

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To: [David O Simmons](#); shenonso@hotmail.com
Cc: debbie@skinsobeautiful.com
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Yours faithfully,
Fuzita family.

Maryland Place Homeowners Association
6333 N 10th Avenue
Phoenix, AZ 85013

August 9, 2019

Mr. David Simmons
City of Phoenix
200 W. Jefferson Street
Phoenix, AZ 85007

Hello Mr. Simmons,

Please accept this letter on behalf of the residents of the Maryland Place Homeowners Association, collectively located to the south of Maryland Avenue on 10th Avenue. We are writing regarding Rezoning Case Z-21-19, involving the proposed zoning change requested by Ibiza Ventures, LLC at 1021 and 1027 W. Maryland Avenue. From what has been presented, we are asking the City of Phoenix and its respective planning committees to reject the proposed zoning change from R1-10 to R1-6. While we are not opposed to the development of the properties directly to our west, the residents of the Maryland Place Homeowners Association feel the best fit for our area would have these properties remain as R1-10 zoning. Our rationale is provided below:

Traffic: As Maryland Avenue is a two-lane road between 15th and 7th Avenues, there is a legitimate concern that the proposed development will cause significant congestion to a road that is not currently equipped to handle the additional vehicles. Our residents experience this around common working hours, where stopped vehicles backing up from the Maryland and 7th Avenue stoplight go beyond the proposed development site. Within this half mile stretch, there is not one street or neighborhood that allows additional access to 7th or 15th Avenue in order to ease congestion. Our direct accessway to main roads is solely at each stoplight. In addition, the stoplights at 7th and 15th Avenues do not have protected left turn arrows. With an influx of additional commuting vehicles, it will only add significant time to the commutes of those who travel north on 7th Avenue or south on 15th Avenue. For these reasons, it is imperative that the number of housing units allowed for development be limited in a manner consistent with the density of our current roads and infrastructure.

Local Parking: In the neighborhood meeting for the proposed development on June 18, 2019, the representatives displayed a plan that showed 15 homes without notable common area parking. For the properties that are directly adjacent to the proposed development, it is foreseeable that guest parking for this development will routinely end up in other neighborhoods. Each community surrounding this development has established parking that can manage the traffic that its residents bring into their respective neighborhoods. To ensure that local parking for this development does not become a burden of the surrounding community, maintaining the current R1-10 zoning designation will allow for more local space on each property to house its residents and their guests.

Quality of Life: In our surrounding community, the level of density that is brought into the 1021 and 1027 W. Maryland Avenue properties with R1-6 zoning has a notable impact on quality of life areas. As noted in the letter from the developer's architects, each of the proposed development's 15 homes will be two stories. In the single-family home communities within a half mile of the proposed development, none share that level of density, and instead provide a mix of two-story and one-story homes. In addition, with 15 homes being placed onto the space as proposed, the ability for the developer to address green space and plant trees to mitigate the urban heat island effects on the rest of the community is greatly reduced. These proposed 15 two-story homes will cause a significant loss of privacy for its one-story neighbors directly to the east and west of the development. By limiting the use of these properties to R1-10, it greatly increases the opportunity for the developer to address density, environmental and privacy concerns without leaving a lasting negative impact on the surrounding neighborhood.

Property Values: If areas such as traffic, parking and quality of life are not addressed as part of the zoning process, the potential for the community's collective loss of property value significantly increases. Potential residents will not see value in unmitigated traffic congestion, an area lacking privacy, or a home where they cannot reasonably invite their guests over. To avoid the impact that this may cause to the value of homes in the area, it is advised that the use of these properties should remain limited to the current R1-10 zoning designation.

The residents of our community who support the concerns raised above have signed on the accompanying pages with this letter. As directly impacted residents of the development, we urge you to hear our concerns and understand that we are not against development in our area. We are in opposition to projects that are not tailored to fit our general neighborhood and only provide minimal foresight as to their impact on the surrounding community. As part of your decision-making process, please accept our request for these properties to remain as R1-10 zoning.

Sincerely,

The Residents of the Maryland Place Homeowners Association

David O Simmons

From: Brian Phalen <russells67@hotmail.com>
Sent: Monday, August 12, 2019 1:58 PM
To: David O Simmons
Cc: debbie@skinsobeautiful.com
Subject: Fwd: Re-zoning

Hi David,

Regarding the Re-zoning issue off West Maryland Ave in Phoenix, please see below my view opposing set out below to Debbie.

Regards
Brian Phalen

Begin forwarded message:

From: Brian Phalen <russells67@hotmail.com>
Date: 12 August 2019 at 16:33:03 BST
To: "debbie@skinsobeautiful.com" <debbie@skinsobeautiful.com>
Subject: Re-zoning

Dear Debbie,

I received a letter from you to the local neighborhood regarding rezoning of certain properties on West Maryland Avenue.

By introduction, I own a property on North 11th Avenue and currently rent this to tenants, but I also myself lived and grew up my whole life at the same property since the 70s and am familiar with both the area and fabric of the neighborhood as well as its evolution in recent decades.

As a property owner in the area, I would like to strongly oppose the re-zoning of these properties/parcels to allow more densely populated development in the area. I would cite several points some of which you touch on in your letter:

- Over-saturation of the area - the area is not prepared for high density property development, and this will detract from the calm and quiet enjoyment of the area which the current density restrictions inherently promote and which residents have come to expect. While there are other high density properties in the area these have been there for a while or have not integrated well.
- Recent similar changes in zoning, such as the Mahoney property off 7th ave (in back, large acreage split to several properties a couple years ago) and further in the past the re-development of previously palo verde golf course land (north east corner) into similar density homes have had a negative impact on the neighbourhood and there is a potential for the development to not 'integrate' into wider neighbourhood due to

'gating' or other less visible barriers similar to how these two developments are 'separated'.

- Generally the new developments would be expected to give rise to an erosion of the general aesthetic of the neighbourhood adding new 'stucco-finished', 'cookie cutter' structures in an area which has previously been largely spared of this type of monotonous development which scars many areas of the valley.

Please let me know if you would require any further support. I'm not located in Phoenix but am happy to support in any way I can remotely.

Kind Regards
Brian Phalen

David O Simmons

From: JFK <jfk7phx@aim.com>
Sent: Thursday, August 15, 2019 1:33 PM
To: David O Simmons
Subject: Blue Sky Development 11th Ave & Maryland Ave

I just wanted to let you know that I am against the condo's being built.?? Mainly because traffic on Maryland is bad enough the way it is and only single family homes should be built there and not condo's, town homes or apartments.?? Besides who wants to have people looking into a persons backyard from a 3rd floor balcony. Thank you for your time.?? Have a wonderful and joyous day.

John

August 17, 2019

From: Ron and Nancy Starkey 6329 North 8th Avenue Phoenix, AZ 85013

To: Mr. David Simmons City of Phoenix Neighborhood planner

RE: Opposition to Blue Sky Zoning case Z-21-19 on 1021 and 1027 W. Maryland

Dear Mr. Simmons,

We are writing to express our frustrations and total opposition to the proposed development plans and rezoning request made by Ibiza Ventures LLC. and Blue Sky Homes. When we were looking to buy our home 15 years ago we searched extensively for the perfect neighborhood with large irrigated lots, filled with mature tree and unique homes each with their own charm and character. Even back then much of what we found was packed subdivisions with cookie cutter houses so close together you could stand between them with outstretched arms and touch them both. We found our slice of heaven on 8th Avenue just south of Maryland.

The whole neighbor has a laid back, rural small town feel where neighbors genuinely care for and take care of each other. It is our little oasis in the big city. The neighborhood is primarily filled with single story ranch homes most built in the 40s on large half or full acres lots. Everything is so spacious you forget you live in major city.

Blue Sky's case to rezone threatens everything that makes our neighborhood unique. It is absolutely ridiculous for them to claim they walked the neighborhood and designed the proposed property to fit and complement the surrounding properties. They certainly didn't walk this area, and if it was it must have been at night with blinders on. The only thing that "fit" was their claim to have two big mature trees planted. That was when the initial proposal was for a high density complex of 35 three story ultra-modern homes. Now they have scaled back proposing to jam 15 two story contemporary houses on this lot that had two homes. It is TOO MUCH and MUCH TOO UGLY. There are many concerns with rezoning, including parking issues, increased traffic, loss of irrigated land and horse properties, heat index, the loss open space and views, and so much more. We don't want this.

We have attended every meeting voicing our opposition and will be at all future ones. Blue Sky was incredibly shady with the first meeting seemingly doing everything they could to avoid having any turnout to voice concerns. They hoped no one would show it made it difficult for most to attend. First by providing an invalid address for the meeting, then slipping a small postcard in the mail with the correct address. They also scheduled the meeting during business hours on Friday, the start of the Memorial Day weekend. Clearly they were doing all they could to limit attendance. They only set out 10-12 chairs hoping no one would show. Even when we did show and packed the room, they left everyone standing never bringing out more chairs. Clearly they were surprised how many showed and it is because we care our neighborhood and are 100% against those threatening to destroy it.

If they're allowed to rezone it will be the crack in the dam that will eventually burst! It'll open the flood gates for other greedy developers looking to flip rare large lots in the central corridor and cram them beyond capacity to line their pockets with no concern for the residents that call this area home. We will fight to keep our little oasis intact. They need to go back to the drawing board and come up with a realistic plan using the existing zoning and actually mirror the neighborhood we cherish. We're available if you wish to discuss further: 602-995-9077.

Sincerely,

Ron and Nancy Starkey

David O Simmons

From: Victoria Mangiapane <eatbread651@hotmail.com>
Sent: Saturday, August 17, 2019 5:55 PM
To: David O Simmons; debbie@skinsobeautiful.com
Subject: Blue Sky Homes Development

Dear Mr. Simmons,

My name is Vicki Mangiapane and I reside at 812 W. Citrus Way, Phoenix, AZ. I have lived off of Maryland Avenue for almost 20 years. I've been in my current home for 4 years which is a small cul de sac of 10 single homes. Prior to this I lived in a small condo complex at 727 W. Maryland Avenue. I love this part of Phoenix and have lived and worked in central Phoenix for many years. This area is very special and has a character that I feel should be preserved. It is also a small quiet, thoughtfully mixed use neighborhood. It does have its challenges -- and that primarily is limited street parking and a continuous struggle to keep from being overly used when it comes to thru traffic along Maryland.

I am aware of the proposed development project by Blue Sky Homes and am very much opposed to any plans for a multi-unit type property they are planning on the two lots along 10th Ave. and Maryland. Not only would this plan change the character of this neighborhood, it would put extreme stress in the way of human density and car traffic and parking on already overloaded small side streets along Maryland. There is simply not enough space for the number of people/units they are planning. Moreover, as I live in a one story single family home, I'm not supportive of adding more and more two story and higher properties in the neighborhood. It closes off the views and the benefit of the green spaces and trees that are so welcoming in this neighborhood.

For all of these reasons I'm opposed to rezoning this area from R1-10 to R1-6.

Thank you for your consideration of my comments.

Sincerely,

Vicki Mangiapane
602-228-7971

David O Simmons

From: Debra <kashari@cox.net>
Sent: Monday, August 19, 2019 9:41 AM
To: David O Simmons; Council District 5 PCC
Cc: debbie@skinsobeautiful.com
Subject: Re: Z 21 19 5

I'm writing in regards to the zoning change for Z 21 19 5. I'm a resident in the neighborhood and am very much against the re-zoning request from Blue Sky Builders to change from R1-10 to R1-6. Putting that many homes in that space will mean excessive traffic, with wear and tear on the streets, for the area and it will drastically change the character of the neighborhood. The majority of homes are single-story, ranch style buildings. The proposed multi-story homes, built so closely together, will be an eyesore to the established residents.

I respectfully request that you work to deny this zoning change request.

Thank you,

Debra

David O Simmons

From: Emily Stansel <ecstansel@yahoo.com>
Sent: Monday, August 19, 2019 9:57 AM
To: David O Simmons
Cc: ayancey@bfsolaw.com
Subject: Public Comment RE: Development of NW corner of 35th Ave & Happy Valley Rd

To Whom it May Concern:

I am writing in my public comment regarding the development planned on the NW corner of 35th Ave & Happy Valley Rd. I am neighbor in this general area and have a child attending Sandra Day O'Connor High School. I am not under the unrealistic expectation that my thoughts will stop this development. Mainly because the land was purchased for a large amount of money as well as the fact that the Pederson group already has visible advertisements looking for retail tenants on Happy Valley Rd.

My concerns are as follows. Firstly, the amount of traffic that apartments would bring into that already congested area would be insane. That area is a traffic nightmare especially between the hours of 7-7:30 am and 2-2:30pm with the High School traffic. Adding an additional 500+ cars (2 cars per apt) to that area is not a good use for that space. As well as adding in the amount of inexperienced teenage drivers driving in that area and there will be more accidents then there are already are.

Secondly, the current renditions for the apartments are too tall for the aesthetic of the neighborhood. We moved into this area for the topography of the area. Putting a 3 story tall apartment complex doesn't fit in that specific area. These apartments will be the first apartments North of Happy Valley/ West of I-17 from the area of 35th ave to 107th ave.

Thirdly, retail can be a volatile proposition for any area. One of the concerns is to not have that corner turn into all the rest of the City of Phoenix corners. McDonalds, Goodwill, nail salon, Walmart, some sort of drug store, car wash. The Stetson Hills retail to the west of this parcel is done well and matches the neighborhood. Yet, just a mile south at 39th Dr and Pinnacle Peak the normal city of Phoenix development is seen: Goodwill, McDonalds, Nail Salon, Pool Store. Poor city planning is very apparent at the corner of 55th Ave and Happy Valley Rd where there is a CVS which looks out of place. Next to that CVS an auto parts and auto repair stores are being built. If I had bought a home in the development north of that for \$400-500k I would definitely not be happy. Cookie cutter development or rubber stamping all development doesn't help neighborhoods keep their home values high as well as being neighborhoods people want to move into.

Lastly, this area has successfully kept the I-17 blight corridor from reaching up to Happy Valley. Smart development will help this area still be able to do that. Development for the sake of just developing will not.

Smart development in that area might include single story medical/office buildings. Single story patio or zero lot line Single Family Homes. More retail that is smart.

Thank you for your time,

Emily Stansel

David O Simmons

From: Diane Peters <dpeters26@cox.net>
Sent: Tuesday, August 20, 2019 5:05 PM
To: David O Simmons
Subject: Rezoning case Z-21-19-5

Dear Mr. Simmons:

My husband and I live on 10th Avenue north of Maryland Avenue. We are very fond of this neighborhood, as we have lived here for more than thirty years. I am concerned about the impact that changing the zoning of the property on the south side of Maryland Avenue purchased by Blue Sky Homes from R1-10 to R1-6 will have on our neighborhood.

My first concern is the increase in traffic on Maryland. Maryland is only a two lane road. It is the **only** access for any dwellings located north or south of it between 7th and 15th Avenues. It already gets a great deal of traffic during the morning and afternoon rush hours from residents of the area. The reverse lanes on 7th Avenue during the rush hours bring additional traffic.

Another concern is the additional burden placed on the existing infrastructure of water, sewer, and electricity by the proposed increase in the number of homes. This is an older area of the city.

I am also concerned about the loss of green space if the zoning is changed. One of the things that people who visit our neighborhood notice is that it is cooler than many other parts of the city. I attribute that to the fact that many of the lots in the area are larger, irrigated, and have lots of trees. I read with interest the newsletter that arrived with one of my water bills as it stated that the city was trying to make Phoenix cooler by planting additional trees. The city has the opportunity to help **keep** this area cooler by putting in fewer homes (keep R1-10 zoning) and increasing the green space.

I do not expect our neighborhood to stay the same forever. I would like to see any changes made with the best interests of the existing neighborhood in mind. There are numerous new developments going up throughout the city. Many of them seem intent on putting the most dwellings possible in the space allotted. I feel that just because you can do so does not mean that you should do so.

I urge you to keep the zoning as R1-10 in this case.

Thank you for your time.

Sincerely,
Diane Peters

Sent from [Mail](#) for Windows 10

David O Simmons

From: valerie wylie <valbwylie@gmail.com>
Sent: Tuesday, August 20, 2019 4:05 PM
To: David O Simmons
Subject: Blue Sky Development on Maryland Aavenue

Mr Simmons:

I write to you to go on record opposing the change of zoning for the Blue Sky Development on Maryland between 10th and 11th Avenues. Although the density presented at last evening's meeting was a vast improvement over the initial plan it is still too dense for the property. Today I drove by his development on Rose Lane and 3rd Street. It is much better in that the road is wider than the proposed street and it has a cul de sac at the end allowing for vehicles from motorcycles to fire engines to easily turn around. This has been a concern for the neighbors where he hopes to build, Many of us are walkers, bikers and enjoy our quiet, friendly neighborhood. I moved from a neighborhood in the Midwest and knew what I was looking for. My neighborhood is Corte Madera on the north side of Maryland, although there are 45 homes, there is a very large park in the middle, ample guest parking and a pool. We know all of our neighbors and have watched the increasing traffic on Maryland as other multiple family developments nearby are bring an increase in traffic. Most of the neighborhood is made up of single family homes on large sites. It would be very depressing to see so many homes on the site that an emergency vehicle or 2 would have to back out and there are three public parking spaces. In my neighborhood when family comes to visit they may take a dozen parking spaces, are these going to park on Maryland?

Thank you for your time.

Sincerely,

Valerie Wylie

6515 N Maryland Circle

Hello Mr. Simmons,

I am concerned with the implications that rezoning would have on our neighborhood if Blue Sky Builders proposed rezoning is approved. I believe the rezoning would drastically change the feel and landscape of our neighborhood. We live in an area which has large lots and open space, a new development with so many homes in such a small space won't fit the personality of the area, and will further congest the neighborhood.

Please do not allow this rezoning to occur. Keep our neighborhood open and uncrowded.

Thank you,

Beth Lenick

6503 N. Maryland Circle

85013

August 27, 2019

Don Sherbondy
6507 N. Maryland Circle
Corte Madera Community
Phoenix, Arizona 85013

RESPONSE LETTER TO PROPOSED ZONING CHANGE REQUEST (Z-21-19)

To:

City of Phoenix
Planning and Zoning

Atten: David Simmons, Assigned Neighborhood Planner
602.262.4072
david.simmons@phoenix.gov

re: Zoning Case Z-21-19
A proposed zoning change to allow high density residential development near
11th Ave and West Maryland Ave.

Hello Mr. Simmons:

Thank you for your efforts to help protect and maintain our neighborhood as good as it has been for many years.

I have lived in this fine Phoenix neighborhood since 1985, I can say it has been a wonderful place to live and raise a family. Having attended 2 presentations by the developer's architect who want to convert these existing horse properties to high density residential, I would like to voice my opinion. Besides the developer meetings, I have also visited the COP Zoning Department and talked with Danielle Jordan, a City Planner, about this project and viewed the record drawings on file at the City.

I can understand why the developer wants to maximize the number of dwelling units on this relatively small piece of land. And I can also see why the City may consider approving this request, as it does meet the guidelines of the General Plan. But is it really a good idea to increase the density in an area where the existing infrastructure and transportation designs do not support increased vehicular traffic? If this project is approved, then other soon-to-be-developed parcels will also become approved, and our neighborhood will suffer greatly. Until This portion of Maryland Ave is improved to

handle more traffic, these higher density schemes should not be encouraged. Isn't this why we have zoning laws? Zoning laws protect our neighborhoods and the quality of life we desire.

By using the existing zoning (R1-10), the developer could still build 11 very fine homes with more open space and more landscape. In fact, it would be a fine example of what we already enjoy in North Central Phoenix

I know building 11, or even less than 11 homes, still could allow the developer to realize a very good profit. In fact, he could make even more profit by building less homes with higher quality.

I do not support designs that would increase the dwelling units beyond 11.

I have asked the architect/developer/builder to show a complete "Project Data" on their presentation boards. This would help all of us to better understand the proposed project. So this is why I visited the Zoning desk at the City. The architect/applicant should definitely disclose the DUAC, FAR, Lot Coverage, and Open Space data. This is essential, especially to this particular proposed development.

It is the general opinion of neighbors, that we are being dismissed and not heard.

I do not support the proposed re-zoning from R1-10 to R1-6. Zoning variances that increase density or minimize open space and landscape do not seem to be needed or necessary for this Maryland Ave development.

Let's not spoil a good thing, let's please keep the existing zoning and also not send a message to future developers that we may allow higher density in our North Central neighborhood without better roads and infrastructure. It's a quality of life issue.

Respectfully submitted,

Don Sherbondy, r.a.

602.246.2002

David O Simmons

From: Lori Burke <loriburke@ymail.com>
Sent: Tuesday, August 27, 2019 2:29 PM
To: David O Simmons
Subject: Blue Sky Development rezoning concerns: 10th Ave. and Maryland

My name is Loren Burke and I reside at 6536 N. Maryland Circle, Corte Madera Condominiums. You will usually find me as early as the sun rises, walking the 2 mile area around my neighborhood. It is a very quiet, calm and peaceful neighborhood. I love the sounds of the mourning doves and even the roosters crowing make me smile. The other day I spotted a family of 3 hawks on a light pole. I have met so many other neighbors from our bucolic area on my walks; countless people who are walking their dogs, numerous walkers such as myself, tons of bicycle riders, and lots of parents strolling with their infants and toddlers. Most of us stop and greet each other, I have learned so many people's names and dog names! This area does have a rural vibe to it, and all of us who live here love and appreciate its unique and gorgeous (the trees are amazing) qualities. I can think of only 1 house that I pass that could use some maintenance. This is truly a pride of ownership community.

I know that many of my friends and neighbors have written to you, but I would also like to emphasize that Maryland is only a 2 lane road that of late is becoming more and more congested. There is no way to get to our closest major cross streets of Bethany Home Road to the south and Glendale to the north, we are forced to take 7th Ave. or 15th Ave. We also have bicycle lanes that are frequently occupied, and many times there are groups of riders. I worry what more traffic will do to the air quality, the harm it could cause to pedestrians, children, animals, and bicycle riders. I also worry about our already taxed electrical grid and I don't think that a bigger strain on it will help our already frequent power shut downs, especially in the summertime.

I do hope our concerns are taken to heart. I appreciate this opportunity to voice my concerns and to be able to express how much this area means to me and I know my neighbors feel the same way.

Thank you,
Loren Burke

David O Simmons

From: PEGGY BAUMGARDNER <peggybaum@cox.net>
Sent: Tuesday, August 27, 2019 9:00 AM
To: David O Simmons
Subject: Blue Sky Development Along Maryland Avenue

Good Morning Mr. Simmons,

I am writing to you to express my concern regarding changing the zoning for the Blue Sky Development along Maryland Avenue from the current R1-10 to the proposed R1-6.

As you know, this property is less than 2 1/2 acres and their desire is to built 15 homes. This is a lot of increased density for this area. Maryland is a two-lane road and the only way to go north and south is via 7th or 15th Avenue. My concern is, that if we change the zoning for this property to allow more homes to be built, that this will be a precedence for future rezoning of other properties along Maryland between 7th and 15th Avenues. This potential precedence could affect the remaining horse properties along Maryland, the mobile home park, and the Palo Verde Golf Course.

I implore you maintain the current R1-10 zoning in this area. With only a two-lane road and no way to drive north or south except for 7th and 15th Avenues, we simply cannot support the additional traffic. I appreciate your support for this community.

Margaret Baumgardner

6520 N. Maryland Circle

Phoenix, AZ 85013

602 799-3722

David O Simmons

From: Joan Tichacek <jstichacek@gmail.com>
Sent: Wednesday, September 4, 2019 11:14 AM
To: David O Simmons
Subject: Maryland Ave. Rezoning

Dear Mr. Simmons:

I live across the street from the property that Blue Sky is requesting be rezoned from R1-10 to R1-6. I oppose the rezoning request. I expect that the majority of the 15 proposed condos would have two adults with cars. It seems to me that this would certainly affect the number of vehicles traveling along Maryland Avenue. Our avenue is a two-lane street with dedicated bike lanes on both sides. The east-west traffic lanes are mostly separated by a broken yellow line from 7th Avenue to 19th Avenue. I have been passed several times by cars speeding in my lane and I consider this to be a serious safety issue. Increasing the number of residents along this road will only exacerbate the situation. No matter what the outcome on the zoning request, I feel that the broken yellow center line along this section of Maryland Avenue be replaced with solid white center lines.

Sincerely,
Joan S. Tichacek
6505 N. Maryland Circle
Phoenix, AZ 85013

Racelle Escolar

Subject: FW: Zoning Application Z-21-19

-----Original Message-----

From: Richard Marmor <Richard@Arbour.cc>
Sent: Wednesday, September 4, 2019 1:56 PM
To: David O Simmons <david.simmons@phoenix.gov>
Cc: Steve & Peggy Hamilton <stevepeg722mshoa@gmail.com>
Subject: Zoning Application Z-21-19

In Re: Ibiza Ventures | 1021-1027 W Maryland Ave ("Maryland Homes")

Dear Mr. Simmons,

You will recall that we are the members of the board of the HOA of Maryland Square, an existing patio home development at 710-734 W Maryland Ave., and lying within the notification radius of the proposed development.

As we are unable to attend the Planning Commission hearing on Sept. 5, we wish to submit the enclosed for the record.

I. OUR PREVIOUS LETTER

We indicated that we were prepared to support the rezoning application subject to certain conditions being met. They have not been. Accordingly, we are going on record as being opposed to the rezoning for the reasons set forth below.

II. APPLICANT'S ALLEGED RESPONSE TO THE COMMUNITY The applicant has repeatedly made the point that they have responded to the community. That argument is disingenuous. They have actually done nothing in response to the community.

A. Density.

1. Subterfuge. The applicant suggests that in response to the community, it down-sized its plans. The applicant originally proposed to shoehorn 35 dwellings on the small parcel. The circumstances surrounding this plan suggest that the 35-unit plan was never seriously intended.
 - a. This would have represented a huge departure from the General Plan, likely to be resisted by the City of Phoenix.
 - b. The applicant admitted at the village review hearing that they always had the current R1-6, 15-unit plan as their fall-back position.
 - c. As such, it is clear that the 35-unit scheme amounted to little more than a ploy to allow them to come back with the present plan, appearing to have tempered their grossly unreasonable original request with something "more reasonable."
2. Perspective. It was suggested that the requested change from R1-10 to R1-6 "only represents 5 houses."
 - a. More to the point, it represents a 50% increase in the permitted density.

B. Automobiles.

1. Inadequate Parking. It is beyond question that this proposed development – regardless of size – has to have adequate parking not only for the residents, but for guests and invitees. This plan does not.
 - a. Our conditional support in our first letter was conditioned on the addition of not less than 7 parking spaces independent of, and in addition to, on-apron parking at the individual residences, a seemingly small number of spaces for 15 homes.
 - b. Claiming to have responded to the community, the applicant has added only 3 parking spaces.
 - c. Applicant cites city parking requirements in asserting that the parking needs of the project have

been met. But in so doing, they are counting the insides of garages and driveway aprons.

d. I would ask the commissioners: when you are guest at someone's home, how often do you park in their driveway? More to the point, if your hosts' drive is already occupied, when was the last time you parked on the driveway of the house next door to your host's?

e. By default then, much parking will have to spill outside of the complex. Given the bike lanes and parking restrictions along Maryland Ave., those overflow cars will end up in neighboring complexes' parking and side streets.

2. Traffic. The addition of 15 homes does not mean the addition of 15 cars. It represents 30 or more additional cars.

a. If those 30 cars make only 2 trips out a day, that translates into 120 transits along Maryland Ave. daily. Traffic increases geometrically to the increase in homes served.

b. Maryland Ave. traffic is already extremely problematic at rush hours. Some of us, unable to turn left onto Maryland Ave. due to the stream of cars then already have to exit in the opposite direction, and circle 1-mile around the neighborhood in order to pull out.

C. Vacation Rentals.

1. Prohibition Denied. At the last community meeting prior to the Village hearing, the developer was pointedly asked: "Will you commit to us now that the CC&R's for this project will contain a prohibition against the use of the residences as short-term vacation rentals?"

2. The developer's answer: "I would have to think about that . . . I'm keeping my options open."

3. That answer speaks volumes, and presents a very disturbing picture to the community!

D. Balconies.

1. Applicant made a point at the Village hearing in its alleged responsiveness to the community that all upper-level balconies would be faced inward, not over-looking neighboring properties. In fact, this was a complete misrepresentation to the Village Committee.

2. At the last community meeting prior to the Village hearing, the architects acknowledged that the balconies were not an issue, as they were never planned to overlook any neighboring property.

III. AREA OVER-DEVELOPMENT

A. Single Family Homes. Maryland Ave. between 7th Ave. and 15th Ave, is more like Maryland Ave. as it appears between Central Ave. and 7th St.

B. Terrifying Prospect. It is abhorrent in the extreme to the community to consider this segment of Maryland Ave. being crammed with multi-family housing as has been done – and is being done – along Maryland Ave. from 15th Ave. to 19th Ave.

C. Other Properties. There are a number of parcels along this portion of Maryland Ave. that are ripe for redevelopment.

THIS IS AN OPPORTUNITY FOR THE COMMISSION TO SEND A MESSAGE THAT OVER-DEVELOPMENT OF MARYLAND AVE. HERE IS NOT CONSIDERED SUITABLE.

We therefore urge the commission to reject the proposed re-zoning and keep the subject parcels at their original R1-10 density, which is consistent with the both the existing neighborhood, AND with the General Plan.

Respectfully,

Richard Marmor

Stephen Hamilton

Danielle M Jordan

From: David O Simmons
Sent: Thursday, September 5, 2019 11:13 AM
To: Kay
Cc: virginia@virginiaresenior.com; Danielle M Jordan
Subject: RE: rezoning property on Maryland Z-21-19-5

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Kay,

Thank you for your e-mail addressing concern in regard to rezoning case Z-21-19-5 located approximately 300 feet east of the southeast corner of 11th Avenue and Maryland Avenue. Please know that a copy of your letter will be saved in the rezoning case file for record, included as an attachment in the staff report, forwarded to all of the hearing bodies and to the applicant so that they are aware of your concerns. The proposal is for new detached single-family homes, not attached condos. If you have any questions please let me know.

I encourage you to attend all public meetings as this is a platform for you to be heard by the hearing bodies as well as your neighbors. This case has been scheduled for public hearings. The Village Planning Committee heard the case on August 27, 2019, the Planning Commission hearing is scheduled on September 5, 2019 and the City Council hearing is scheduled on October 2, 2019. The site will be posted with signage reflecting the meeting dates prior to any hearings taking place and the applicant is required to send out notifications to property owners within 600 feet of the project site informing them of meeting times and locations.

I am here as a resource. Please let me know if you have further questions.

David Simmons, MA
Planner II* Village Planner
200 West Washington Street
3rd Floor
Phoenix, AZ 85003
602-262-4072
david.simmons@phoenix.gov

From: Kay <birdwing1@aol.com>
Sent: Thursday, September 5, 2019 6:50 AM
To: David O Simmons <david.simmons@phoenix.gov>
Subject: rezoning property on Maryland

I am writing in opposition of Blue Sky Builders rezoning the property on Maryland from R1-10 to R1-6.

Maryland has only one traffic lane each way with heavily used bicycle lanes. Because of lack of available space it cannot be widened. Also because of the current street configuration there are no alternative routes onto or off of Maryland between 7th Ave and 15th Ave. There are already hundreds of homes on this stretch of road placing both physical and space demands on this small artery.

I recognize that in-filling is inevitable but given the constraints of Maryland Ave that in-filling should be limited to lower density housing.

I am also concerned that if this property is re-zoned it will set a precedent for higher density throughout this stretch of our city and this neighborhood. As you know, when considering whether to re-zone the character of surrounding parcels is a relevant consideration. If this parcel is re-zoned to a higher density use, it is very likely to be easier to re-zone the next parcel, and then the next to a higher density use. This snowball effect will place even greater demands on our roads and other infrastructure.

Thank you for your consideration of my request as a citizen of the neighborhood. I will be attending the meeting tonight.

Mary K. Wing
6546 North Maryland Circle
Phoenix, Arizona 85013
Phone: 602-320-3694

David O Simmons

From: Debra <kashari@cox.net>
Sent: Thursday, September 5, 2019 1:25 PM
To: David O Simmons; Council District 5 PCC
Cc: debbie@skinsobeautiful.com; virginia@virginiaraesenor.com
Subject: Re: Z 21 19 5

Hello, I have some more thoughts on this re-zoning request:

I did attend the meeting at the Community Center, but will be unable to attend the meeting tonight. I am still very concerned with this project requesting a zoning change. I feel the current zoning is the best for this situation, there's no need for them to try and jam more homes into that space, aside from greed from the developer. They don't have enough parking for the residents' guests with the current plans. So parking will flow out onto Maryland Ave, thus causing more congestion and blockage of the bike lanes.

I think it will set a very bad precedent for any upcoming changes in the neighborhood, as well. This area has always been loved due to it's 'inner-city rural feel', with animals, big trees and more open spaces. It's an old, established neighborhood and the long-term residents should have more say in what happens in the area than a developer.

An in-depth traffic study really needs to be done, examining east and west travel for the intersection of 7th Ave & Maryland Ave. This development isn't all that far from the intersection and will put more cars into the regular, frequently heavy, traffic flow on Maryland. Yesterday, I was westbound on Maryland, on the east side of 7th Ave and was stuck in traffic starting as far back as about 2nd/3rd Ave. I couldn't see the light, but I probably sat through at least 4 changes. The lights are long for the east/west traffic at that intersection and dumping more traffic onto the street there is not going to help. I can even imagine those residents having issues turning in/out of their complex at times.

Please pass my concerns along, I am strongly opposed to changing this zoning from R-10 to R-6.

Thank you,

Debra

On 8/26/2019 12:41 PM, Debra wrote:

> I would also like to request that a good traffic study be done.
> Maryland Ave gets so busy sometimes, this could be a big impact,
> especially with it not being too far from the intersection of 7th
> Ave/Maryland.
>
> Also, even though there are some multi-story homes to the west of that
> area, I've never liked them being there either. They totally changed
> the look and feel of the neighborhood, which I've loved for many, many
> years.
>
> Thank you for your consideration,
>
> Debra
>
>

> On 8/19/2019 2:39 PM, David O Simmons wrote:

>> Hello Debra,

>>

>> Thank you for your e-mail addressing concern in regard to rezoning
>> case Z-21-19-5 located approximately 300 feet east of the southeast
>> corner of 11th Avenue and Maryland Avenue. Please know that a copy of
>> your letter will be saved in the rezoning case file for record,
>> included as an attachment in the staff report, forwarded to all of
>> the hearing bodies and to the applicant so that they are aware of
>> your concerns. The proposal is for new detached single-family homes,
>> not attached condos. If you have any questions please let me know.

>>

>> The Rezoning process is fluid and the stipulations that move forward
>> to the hearing bodies are not set until there is a hearing draft.
>> However, stipulations can be added, omitted and/or altered during the
>> course of the entitlement process.

>>

>> I encourage you to attend all public meetings as this is a platform
>> for you to be heard by the hearing bodies as well as your neighbors.
>> This case has been scheduled for public hearings. The Village
>> Planning Committee meeting is scheduled on August 27, 2019, the
>> Planning Commission hearing is scheduled on September 5, 2019 and the
>> City Council hearing is scheduled on October 2, 2019. The site will
>> be posted with signage reflecting the meeting dates prior to any
>> hearings taking place and the applicant is required to send out
>> notifications to property owners within 600 feet of the project site
>> informing them of meeting times and locations.

>>

>> I am here as a resource. Please let me know if you have further
>> questions.

>>

>> David Simmons, MA
>> Planner II* Village Planner
>> 200 West Washington Street
>> 3rd Floor
>> Phoenix, AZ 85003
>> 602-262-4072
>> david.simmons@phoenix.gov

>>

>> -----Original Message-----

>> From: Debra <kashari@cox.net>

>> Sent: Monday, August 19, 2019 9:41 AM

>> To: David O Simmons <david.simmons@phoenix.gov>; Council District 5

>> PCC <council.district.5@phoenix.gov>

>> Cc: debbie@skinsobeautiful.com

>> Subject: Re: Z 21 19 5

>>

>> I'm writing in regards to the zoning change for Z 21 19 5. I'm a
>> resident in the neighborhood and am very much against the re-zoning
>> request from Blue Sky Builders to change from R1-10 to R1-6. Putting
>> that many homes in that space will mean excessive traffic, with wear
>> and tear on the streets, for the area and it will drastically change

>> the character of the neighborhood. The majority of homes are
>> single-story, ranch style buildings. The proposed multi-story homes,
>> built so closely together, will be an eyesore to the established
>> residents.
>>
>> I respectfully request that you work to deny this zoning change request.
>>
>> Thank you,
>>
>> Debra
>>

Dear Mayor Gallego,

I would like to officially voice my opposition for the the potential of having a Dutch Bros -- 35-car drive-thru coffee shop -- at 138-140 West Camelback. This project goes against every guideline written for the Phoenix Reinvent planning process. It would discourage a walkable environment, as it brings more cars to the area where people have to walk on streets that do not include sidewalks. The rural design of Medlock means we have few sidewalks for walking or biking, a part of the neighborhood's Federally protected historic character.

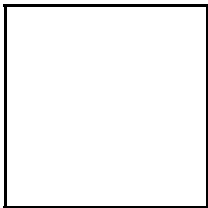
The traffic is a safety issue due to the cut-through traffic into our historic district, which is already dealing with high traffic counts. **CHILDREN** play in front yards while already hundreds of non-neighborhood cars speed to cut through our neighborhood.

Individual homeowners' personal property rights to protect their health and safety would be threatened by these two issues.

Thank you for hearing me,

Sarah Spencer
307 West Colter St
Medlock Place Historic District
602.320.6655

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