

Attachment I

Racelle Escolar

From: Joshua Bednarek
Sent: Wednesday, September 06, 2017 9:22 PM
To: Racelle Escolar; Eric Morales; Lilia Olivarez
Cc: Alan Stephenson; Sandra Hoffman
Subject: Fw: Planning Commission meeting 9/7/17 - Stipulation signed by residents
Attachments: Signed Stipulation - Phoenician PUD.pdf

Racelle and Eric:

Please see the note and attachment from Ms. Moman. Ms. Moman would like the Planning Commission members to be provided a copy of the attachment.

Josh

From: Jody <jodymoman@cox.net>
Sent: Wednesday, September 6, 2017 8:58 PM
To: Joshua Bednarek
Cc: Tim Moman
Subject: Planning Commission meeting 9/7/17 - Stipulation signed by residents

Hi Josh,

Attached are photos, signed Stipulation for the Phoenician PUD and a few letters from residents regarding the Cholla Trail on our street. I will see you tomorrow at 6pm and hopefully we will receive a favorable response from the Planning Commission in trying to change this mess where we live.

Thank you for listening and for all your help.

Jody Moman
6211 E Cholla Ln
Paradise Valley, AZ 85253
602-332-1108
JodyMoman@cox.net









PHOENICIAN PUD - CHOLLA TRAIL RELOCATION STIPULATION

NAME	ADDRESS	SIGNED STIPULATION	LETTER	VOTES
Evelyn and Buck Prestidge	6026 E Cholla Ln			
Angela and POW Bowers	6035 E Cholla Ln	yes	yes	2
Bruce Yee and Pauline Tom	6019 E Cholla Ln	yes		2
Mavis Gaffney	6020 E Cholla Ln	yes		2
Darlene Quinn	6010 E Cholla Ln	yes		1
Dave Dalton	6017 E Cholla Ln	yes	yes	1
Rod Cullum	5285 N. 61st St.		yes	1
Ray and Beverly Rhodes	6101 E Cholla Ln	yes		1
David and Sharon Weiss	6205 E Cholla Ln	Yes		2
Christina Flinders	5225 N. 63rd Pl	Yes		2
Brian Lesk	5225 N. 63rd Pl	Yes		1
Justin Merritt	5220 N. 61st St. Cholla Heights Lot 1	yes		1
Justin Merritt	5225 N. 61st St. Cholla Heights Lot 2	yes		1
Justin Merritt	5245 N. 61st St. Cholla Heights Lot 5	yes		1
Justin Merritt	5265 N. 61st St. Cholla Heights Lot 6	yes		1
Justin Merritt	5285 N. 61st St. Cholla Heights Lot 7	yes		1
Ronald and Faye Douglass	6208 E Cholla Ln	yes		2
Kathryn Shiaras	6023 E Cholla Ln	yes		1
Michael Shiaras II	6023 E Cholla Ln	yes		1
Michael Shiaras	6023 E Cholla Ln	yes		1
Jack Quinn	6010 E Cholla Ln	yes	yes	1
Tim and Jody Moman	6211 E Cholla Ln	yes		1
Barbara Whitaker	6021 E Cholla Ln	yes	yes	1
Bill Hinski	6027 E Cholla Ln	yes		1
Pat Syntax	6027 E Cholla Ln	yes		1
Scott Grigg and Adrianna Baum	5160 N. 61st St.	Yes		2
Michael and Michele Zipprich	6240 E Cholla Ln	yes		2
Paul & Charmaine Berggreen	6238 E Cholla Ln	yes		2
Eric Reuss, MD	6236 E Cholla Ln	yes		1
Rebecca Hawkins, MD	5217 N. 63rd Pl.	yes		1
Thomas G Schroer	5217 N 63rd Pl	yes		1
Michael Kitchen	6234 E Cholla Ln	yes		1
Don Superstein	5230 N. 63rd Pl	yes		1
Bonnie Alexander	6201 N. 63rd Pl	yes		1
Tom and Marina Lamb	6209 N. 63rd Pl	yes		2
Bill and Penny Homeyer	6015 E Cholla Ln	yes		2
TOTAL SIGNED STIPULATION				47

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

Re: Request for Stipulation Regarding Relocation of Cholla Trail Access
Phoenician PUD Z-83-16-6

Date: 8/29/17

Dear Commission members,

The undersigned members of the Cholla Lane Neighborhood request consideration of the following stipulation to be inserted in the PUD of the Phoenician redevelopment plan currently under consideration.

The developer (the Phoenician) shall dedicate and construct a ten-foot wide publicly available hiking trail within the 100-foot north property line setback area. This trail shall start at Invergordon Road at the existing inlet called Staghorn and proceed westerly to join the existing trail at an appropriate location. The stipulation includes the following items as approved by the Planning and Development department and the Parks and Recreation department:

- A. An 8-10 foot high berm along the north side of the trail.
- B. Appropriate landscape and decomposed granite coverage for the length of the trail.
- C. A landscape screen wall or oleanders or natural desert vegetation along the north side of the berm shall be constructed to screen views of the trail.

Thank you for your consideration.

Sincerely,

Name

Address

Evelyn T. Prestidge - 6026 East Cholla Lane

Evelyn T. Prestidge

JH "Buck" Prestidge " " "

Buck Prestidge

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

Re: Request for Stipulation Regarding Relocation of Cholla Trail Access
Phoenician PUD Z-83-16-6

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Thank you for your consideration.

Sincerely,

Name

Address

Bruce Yee	6019 E Cholla Lane Phoenix
Bruce Yee	AZ 85020
Pauline Tom	6019 E Cholla Lane Phoenix
Pauline Tom	AZ 85020

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

Re: Request for Stipulation Regarding Relocation of Cholla Trail Access
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Thank you for your consideration.

Sincerely,

Mavis Gaffney
Name

Address

Mavis Gaffney
Mavis Gaffney

6020 E Cholla Lane 85253

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

Re: Request for Stipulation Regarding Relocation of Cholla Trail Access
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Thank you for your consideration.

Sincerely,

Dartene Quinn

Name

Address

Dartene Quinn 6010 E. Cholla Lane
Paradise Valley, AZ
85253

Subject: Cholla Trail head move off of Cholla Lane

Date: Friday, September 1, 2017 at 10:09:08 AM Mountain Standard Time

From: Darlene Quinn

To: Tim Moman

CC: Dave Dalton

Tim:

I would like to seek your assistance in forwarding this to the correct party.

As a homeowner on Cholla Lane, the mass hikers roaming the neighborhood has brought troubling times for our street. We would like to please ask that the trailhead be moved to a separate location. I live at 6010 E. Cholla Lane, Paradise Valley, within Phoenix jurisdiction. Every day I am obstructed from safely traveling to and from my home. Hikers wander all across the street, with no respect for automobiles trying to access their homes. Hikers block driveways and ability for cars to pass safely. There are many times in the week that I am forced to drive down the wrong side of the road because I don't want to hit anyone. This in turn causes my life to be risked with the possibility of head-on collision. I also fear for the hikers safety as well. Cars that come up our street to drop hikers off obstruct and block my ability to proceed to my home as well. Cholla lane is a narrow street that barely fits two cars passing as is. Add other cars and pedestrians in the mix, it becomes chaos. Camelback Mountain hikers also loiter on private property, standing on our driveways and front lawns. Quite disturbing and brings a safety, privacy, and liability factor into play. I have witnessed hundreds of hikers littering and throwing trash along the street, and in our yards, in the four years we have owned our home. Trash of empty water bottles, protein bar wrappers, doggy potty bags and other items are left behind. On many occasions hikers trespassing on our properties turns into them using our bushes and side yards as restrooms. Really gross! Our quality of life, property values, safety, and privacy has been reduced due to the hiking trail being on our residential neighborhood street. It's totally unfair. Please consider moving the trail head to a location safe and pleasant for everyone. The move is really imperative. Thank you for your consideration and assistance.

Sincerely,
Darlene Quinn

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

Re: Request for Stipulation Regarding Relocation of Cholla Trail Access
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Thank you for your consideration.

Sincerely,

Name

Address

Rod Culham 5285 Nth 61st ST Apt. 42 

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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Thank you for your consideration.

Sincerely,

Name

Address

Ray F Rhodes	6101 E Cholla Ln	Ray Rhodes
Beverly A. Rhodes	6101 E Cholla Ln.	Beverly Rhodes

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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Thank you for your consideration.

Sincerely,

Name

Address

Sharon Weiss (Sharon Weiss)

6205 E. Cholla Lane P.O. 85253

David Weiss

David Weiss
" " " "

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

Re: Request for Stipulation Regarding Relocation of Cholla Trail Access
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Thank you for your consideration.

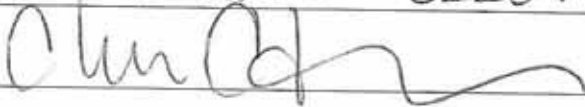
Sincerely,

Name

Address

Christina Flinders

5225 N. 63rd place, PV, AZ 85253



To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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Thank you for your consideration.

Sincerely,

Name

Address

Brian Lesk 5225 N. 102nd Place Paradise Valley, 85253
RL

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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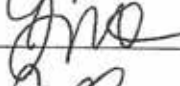
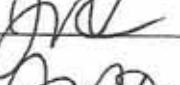
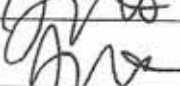
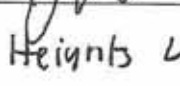
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Thank you for your consideration.

Sincerely,

Name

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Justin Merritt		5220 N. 61st St.
Justin Merritt		5225 N. 61st St.
Justin Merritt		5245 N. 61st St.
Justin Merritt		5265 N. 61st St.
Justin Merritt		5285 N. 61st St.

(Lots at Cholla Heights LLC)

lots 1, 2, 5, 6, 7

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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Thank you for your consideration.

Sincerely,

Name

Address

Kathryn Shiaras 6023 E. Cholla Lane
Kathryn A. Shiaras

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

Re: Request for Stipulation Regarding Relocation of Cholla Trail Access
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Thank you for your consideration.

Sincerely,

Name

Address

Michael P. Shiaras II
Michael P. Shiaras II

6023 E. Cholla Lane

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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Thank you for your consideration.

Sincerely,

Name

Address


Michael P. Shjaras

6023 E Cholla Lane

May 8, 2015

Mr. Scott Covey
Park Manager, City of Phoenix
Natural Resource Division—Parks and Recreation Department
200 West Washington Street, 16th Floor
Phoenix, AZ 85044

RE: Cholla Trail Dangers

Dear Mr. Covey:

This correspondence is long overdue. I had hoped that the City or the Park District or the police would for some relief. Virtually nothing has been done to alleviate the dangerous situation concerning the Cholla Trail. A few new signs and some parking tickets have been both ignored and laughed at. Yes, the drivers still "stop, stand, and park" on Cholla Lane despite the plethora of new signage; and I have often observed those parked illegally blithely tossing their parking tickets to the ground—especially those with cars displaying out-of-state license plates.

The following is a partial list of the dangerous situations I have observed in and around the Cholla Trailhead—on any weekend/holiday and daily throughout the cooler months.

- 1) TRAFFIC: A) On Invergordon—heavy traffic; illegal stopping and standing causing dangerous situations; U-turns at both Vista and Cholla creating myriad difficulties and a tragedy waiting to happen—especially since southbound traffic often zooms along and does not observe the illegal activity until the small rise in the road is crested; illegal parking up and down Invergordon; and erratic driving and sudden stops by vehicles to drop hikers or to scout for a parking place.
B) On Cholla Lane—unbelievable volume, especially on weekends and holidays; illegal stopping, standing, and parking; excessive speed; and disregard for pedestrians.
C) At the end of Cholla Lane—massive backups, illegal stopping, standing, and parking; U-turns; blocking of traffic; and obstructing of the gate to the new subdivision to the South.
D) All along the trail and street leading to the trailhead—illegal stopping, standing, and parking in blatant disregard of the old signage and the dozen or so new signs erected recently.

2) **DISREGARD OF THE NO STOPPING, STANDING, OR PARKING SIGNS:** The new signs are spiffy, but they are completely ignored, and there does not appear to be any law enforcement. Moreover, the drivers who are engaging in the illegal activity are quite aggressive. Just the other day, a big SUV was stopped in the middle of the lane, passengers were disembarking in leisurely fashion, someone was slowly removing items from the back of the vehicle, and the unit was parked directly under one of the new signs! After waiting for thirty seconds or so, I was able to maneuver around the stopped vehicle, and through my window asked the driver: "What is it about no stopping, standing, or parking that you do not understand?" He cursed me and threatened to kick my ass.

3) **PEDESTRIAN TRAFFIC:** You simply cannot imagine the antics of pedestrians that can be observed on a daily basis. Walking six abreast in the lanes of traffic; walking directly at our vehicles in the middle of the lane of traffic and refusing to get onto the designated trail; dogs darting into traffic; youngsters wandering into the through lanes while idiot parents stare at their mobile devices; and some hikers doing handstands in the middle of the lane of traffic. Really, I do not exaggerate.

Last Christmas at the height of the insanity, a lunatic in yoga garb decided to do a handstand in the middle of the eastbound lane of traffic right next to the manhole cover directly adjacent to the trailhead. Traffic was backed up for at least the sixty seconds or so that it took me to drive up Cholla Lane and maneuver past the spectacle as I headed west. The women driving two eastbound vehicles being impeded by this clown appeared to be very frightened—no doubt fearing that the derelict might be dangerous if they honked or said something. He was still posing upside down as I turned right and drove up to my home.

4) **PETS, GARBAGE, AND HUMAN EXCREMENT:** Despite being supposed lovers of the out of doors, many of the hikers are pigs. They routinely scatter bottles, wrappers, papers, and discarded clothing items up and down Cholla Lane. Furthermore, many do not pick up after their dogs. I have been forced to dodge dozens of piles of dog poop during my Monday walks on the designated trail after a heavy weekend. Most disgusting of all, hikers can be observed relieving themselves in bushes, behind trees, and in the back yards of neighboring homes. And it isn't just number one that is being left behind. Ask any of the neighbors living along the trail; they all have horror stories concerning these issues.

5) **OBSTRUCTING EMT AND FIRE TRUCKS:** The traffic is a two-fold problem. First, the obvious nature of the difficulties set forth above; but more importantly, the impeding of EMT and Fire responses to emergencies. One weekend, I personally observed a traffic jam at the end of Cholla Lane which impeded an EMT vehicle that was responding to a critical situation. On numerous other occasions, several fire trucks have been called to save someone who has fallen, become dehydrated, or otherwise incapacitated. The crazies continued to get in the way of the first responders. This is a situation that will lead to a tragedy at some time in the future.

All of us living on or around Cholla Lane can provide dozens more examples of illegal, immoral, dangers, and unhealthful situations created by the misuse of Cholla Trail. In addition, other residents have made you aware of this deplorable situation, and I join in their specified concerns.

So there is no misunderstanding, I am placing Parks and Recreation on notice of the dangers created by the improper management of the Cholla Trail and its environs. Having practiced law for four decades in Arizona, and having represented dozens of cities, towns, and other municipalities, I am of the opinion that the situation on Cholla Lane is dangerous and a threat to the health, safety, and well-being of anyone in the vicinity on any given day.

That said, I want to laud the efforts of those park rangers and police who have tried to make a difference. Unfortunately, insufficient resources have been committed to the task, and there is no apparent urgency on the part of leadership to fix the problem.

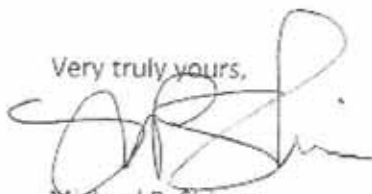
My suggestion to alleviate the dangerous situation is to close Cholla Trail entirely. If the trail must be kept open, work with all interested agencies to enforce the law and do the following:

- 1) forbid all non-resident traffic on Cholla Lane;
- 2) place large signs at the entrance to Cholla Lane off Invergordon prohibiting U-turns, entrance onto Cholla, and any stopping, standing, or parking—and spell out to the illiterates that this includes “dropping off” of hikers;
- 3) in the early stages of this enhanced law enforcement, post rangers or police directly at the entrance to Cholla Lane in order to discourage illegal behavior; and, thereafter, continue to vigorously enforce the law;
- 4) use a “boot” on any car parked illegally and make the fine a whopper, as the police do in Europe--this has a great impact on drivers who are scofflaws and refuse to pay parking tickets, with the boots paying for themselves in no time; and
- 5) issue citations to pedestrians who flout the traffic laws intended for their own protection.

Aggressive enforcement of the traffic and pedestrian laws, “boots” and hefty fines for the law breakers, a high profile presence of rangers and police, and a commitment to solving the problem will make Cholla Lane a safe place once again. In passing, I would note the extensive resources committed to Echo Canyon recently. Why not Cholla? If money is a problem, close the Cholla Trail.

Feel free to call me at 480 505-2600 to discuss anything contained herein. Thank you for your attention.

Very truly yours,



Michael P. Shiaras
6023 East Cholla Lane
Paradise Valley, AZ 85253

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

Re: Request for Stipulation Regarding Relocation of Cholla Trail Access
Phoenician PUD Z-83-16-6

Date: 8/29/17

Dear Commission members,

The undersigned members of the Cholla Lane Neighborhood request consideration of the following stipulation to be inserted in the PUD of the Phoenician redevelopment plan currently under consideration.

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Thank you for your consideration.

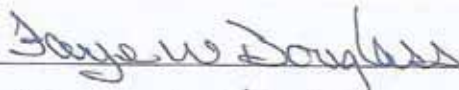
Sincerely,

Name

Address



RONALD B. DOUGLASS 6208 E. CHOLLA LANE



FAYE W DOUGLASS 6208 E. CHOLLA LANE

To: Phoenix City Planning Commission

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Thank you for your consideration.

Sincerely,

Name

Address

Jack Quinn

6010 E. Cholla Ln.

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

Re: Request for Stipulation Regarding Relocation of Cholla Trail Access
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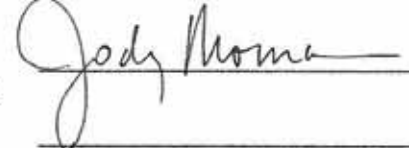
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Thank you for your consideration.

Sincerely,

Name

Address

Tim Moman		6211 E. Cholla Lane
Jody Moman		6211 E. Cholla Ln

From: **Tim Moman** tmoman@acacia.edu
Subject: FW: Cholla Lane, Invergordon, and Cholla Trail by Camelback Mtn
Date: September 6, 2017 at 4:36 PM
To: Jody Moman jodymoman@cox.net



One of the first email sent...

From: Tim Moman <tmoman@acacia.edu>
Date: Wednesday, March 18, 2015 at 12:11 PM
To: <council.district.6@phoenix.gov>
Subject: Cholla Lane, Invergordon, and Cholla Trail by Camelback Mtn

Dear Sir,

We are residents on Cholla Lane (15 years) and we would like to raise your awareness on problems that are growing and will not go away without your assistance. Our neighborhood has been transformed into an event where thousands of people walk throughout the day/week. Rules and laws are ignored and it has become a huge problem for our neighborhood and a potential risk/liability problem for the City of Phoenix, etc.

After consulting with an attorney he stated that the city faces risk and liability. We wish to document the situation and deliver notice before a serious event occurs. It's our understanding that Paradise Valley has responsibility for Invergordon and City of Phoenix has responsibility for Cholla Lane (this came from 2 policemen I spoke with on Cholla Lane).

We have spoken with individuals from the Parks & Recreation, Phoenix Police, Phoenix Fire, Scottsdale Police, and Paradise Police. All acknowledge the problems and voice concern over the unsafe conditions. Confidentially, park officials have suggested that the Cholla Trail should be closed and only Echo Canyon should be opened. A neighbor was killed by a car a few years ago at Cholla Lane and Invergordon. This unfortunate tragedy was related to negligent driving. Negligent driving, however, occurs daily on Invergordon and Cholla Lane.

Camelback mountain is promoted by local government, AZ Republic, magazines, etc. and the event has attracted thousand of visitors (AZ Republic estimated 100's of thousands of visitors annually and list this a a top attraction). Why not go through our neighborhood and do whatever you wish? No fees are charged, no management, and a beautiful view.

The car traffic has created significant traffic, negligent driving, parking violations, and other issues, but we have not received an increase in resources to manage the situation. Echo Canyon has received funding, signage, security personnel, management, round-a-bout, etc. while Cholla Lane remains the virtual west with no management or enforcement of rules/laws. Parking tickets are rarely issued, but enforcement and patrols of the parking violators is the exception and not the rule. There is no enforcement on Cholla Lane.

The problems associated with this Cholla Trail attraction is not subsiding and frequently it spreads south on Invergordon to Camelback Rd (both sides if Invergordon), west throughout residential streets (both sides of Hillcrest St.) and at times north of Jackrabbit (where there aren't "no parking" signs) and adjacent streets. Left unabated this will continue to spread onto additional residential areas.

We have always had "some" traffic, but when Echo Canyon closed for repair our traffic increased dramatically as everyone move to Cholla Trail. This has resulted in a substantial increase in the issues listed below (see below). Even with the reopening of Echo Canyon, the traffic (hikers, bicycles, cars, recent vehicles, etc.) has not subsided and we are seeing our neighborhood

bicycles, cars, resort vehicles, cabs, etc.) has not subsided and we are seeing our neighborhood, quality of life, and value of homes reduced. This isn't surprising, however, since there is little enforcement or management in our area.

Our neighborhood has been turned into an event for hundreds of thousands of hikers, bikers, cars, etc. with virtually No presence of signs, law enforcement, etc. to manage the event. Echo Canyon has everything we want and now it's time to "fix" the Cholla Trail problems (see recommended solutions below).

The few rules, signage, etc. that we do have go unenforced and there is a need for additional signage and security to prohibit what's become the norm. For example;

1. Echo Canyon has 3 signs at the round-a-bout stating "no stopping or dropping off", AND a policeman at the entrance. Cholla Lane has no signs, no enforcement, and cars "dropping off" have to make multiple turns and this results in blocking traffic and EMT vehicles.
2. On Invergordon and the Cholla Trail entrance "no parking from sunrise to sunset", but cars park late into the evening without being ticketed. You can see multiple hikers "head gear with lights" at all times of the evening and early morning hours.
3. EMT vehicles have been blocked and unable to enter a street because of cars and hikers (according to an attorney who lives in the neighborhood).
4. Hikers use the mountain throughout the night even though it is dangerous and posted closed. Our grandchildren are frightened when they hear voices at night coming from hikers walking up & down the street during darkness or when people are typically sleeping.

Problems and Issues

1. Cholla Lane dead ends, but the hotels, resorts, cabs, out of towners, and hikers who can't find parking, etc. drop off AND pick up guests, passengers, etc. by the entrance to Cholla Trail. There isn't a round-a-bout and the driver must make multiple turns to return to Invergordon. Private cars drop off passengers each day, block traffic and create potential problems (by the Cholla Trail entrance and the entrance of Cholla Lane & Invergordon)
2. EMT vehicles have been blocked by cars turning in the middle of the street.
3. Bicyclists pedal "up" the street and then pedal/coast at very high speeds "down" the street towards Invergordon. Typically they are in the middle of the street with hikers on both sides of the street, and a car driving in the opposite direction. There is a posted 10 mph sign that is unenforced at the end of Cholla Lane.
4. Hikers walk everywhere; on the path, off the path, opposite side of the street, and middle of the street.
5. Hikers bring their pets and often do NOT pick up their fecal matter. If they happen to use a bag, they drop it wherever it is convenient. In our recyclable trash can, our front wall, our driveway, etc. Bags of fecal matter can be seen scattered from Invergordon to the trail. It does appear, however, that someone picks up "some" of the bags.
6. Hikers go behind bushes, drainage areas, etc. to relieve themselves.
7. Streets north of Camelback Rd and west of Invergordon (Hillcrest, etc.) and on Invergordon (east side of street) have cars parked in front of their houses, in right turn lanes, etc.
8. Invergordon from Camelback Rd to Cholla Lane has cars "jockeying" to get in a "spot" to park. This results in cars departing their lane, performing quick u-turns, etc. It's a very unsafe environment to travel. Potential problems everywhere.
9. Individuals set up tables to sell beverages. Are food trucks next?

Recommended Solutions

1. **Close Cholla Trail and use Echo Canyon.** No additional cost and resources are in place to make it a manageable solution (signage, parking lot, police, etc.)
2. **Limit the available parking along Invergordon and adjacent streets.** This entire problem

2. **Limit the available parking along Invergordon and adjacent streets.** This entire problem can be managed by limiting the number of parking spaces. I would recommend parking on the west side of Invergordon only and no parking on adjacent streets. Paint the curbs red and post signs they will be towed.
3. **Replicate the signage and management of Echo Canyon.** Post "No Drop Offs & Stopping Signs".
4. **Enforce the signs/laws in place currently along Invergorden, Cholla Lane, and Cholla Trail.**
5. **Enforce the "sunrise to sunset" rules/laws.**
6. **Establish a "parking lot" and allow hikers to park (similar to Echo Canyon).** Perhaps the parking facility at the PV Municipal Complex is an option. PV, however, may not like this because they wouldn't want what we experience each day.

Residents in our neighborhood want the same support and resources as Echo Canyon. We want our neighborhood back. It isn't an unsolvable problem. Limiting parking spaces and enforcing the laws will protect our neighborhood and quality of life.

Attached are a few pictures to illustrate my points. The pictures were taken on a slow day and does NOT truly represent a busy day. A slide show with supporting documentation is available and I can hand deliver to your office. Please let me know your response and what action we can expect.

Regards,

Tim and Jody Moman
602-432-8414



A few pictures to
document .zip

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

Re: Request for Stipulation Regarding Relocation of Cholla Trail Access
Phoenician PUD Z-83-16-6

Date: 8/29/17

Dear Commission members,

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Thank you for your consideration.

Sincerely,

Name

Address

480-250-1986

Barbara Whitaker

6071 E. Cholla Lane P.U. 8

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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Sincerely,

Name

Address

	6027 E. CHOLLA LN	Bill Hinski
	6027 E. Cholla Lane	Pat Syntax

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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Thank you for your consideration.

Sincerely,

Name

Address

Scott Grigg


~~Adrianna Baum~~

5160 N. 61st Street

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Adrianna Baum

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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Sincerely,

Name

Address

Michael & Michelle Zippner

6240 E. Cholla Rd.



To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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Thank you for your consideration.

Sincerely,

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Address

Paul Berggreen 6258 E Cholla Ln.
Dermaine Berggreen 6238 E. Cholla Ln

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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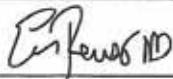
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Thank you for your consideration.

Sincerely,

Name

Address

 ERIC P. JONES MD

6236 E Cholla Lane

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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Sincerely,

Name

Address

9/4/17	Rebecca L. Hawkins, MD	5217 N 63 rd Pl.	Paradise Valley, AZ 85253
9/4/17	Thomas G. Schaefer	5217 N 63 rd Place	Paradise Valley, AZ 85253
9/4/17	Lisa Schrier	5216 N 63 rd Pl	Paradise Valley, AZ 85253
9/4/17	Jonathan Schrier	5216 N 63 rd Pl	Paradise Valley, AZ 85253

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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Thank you for your consideration.

Sincerely,

Name

Address

MICHAEL L. KITCHEN 6234 E. CHOLLA LANE, PHX, AZ 85253



To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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Sincerely,

Name

Address

Don Superstein
[Signature]

5230 N. 63rd Pl.

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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Thank you for your consideration.

Sincerely,

Name

Address

Bonnie Alexander 5201 N. 63rd Pl

Name

Address

Bonnie Alexander

Bonnie
Alexander

ATTENTION PAUL BEALLGREEN

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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Sincerely,

Name

Address

TOM LAMB T.S.U. 7 SEPT 17 } 5209 N 63 RD PLACE
MARNA LAMB M.Y. LAMB 7 SEPT 17 } PARADISE VALLEY AZ 85253

To: Phoenix City Planning Commission

From: Cholla Lane Neighborhood Homeowners

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Thank you for your consideration.

Sincerely,

Name

Address

W. Honeger
Perry Honeger

6015 E. Cholla Lane

6015 E. Cholla Lane

Subject: Cholla Trailhead On Cholla Ln

Date: Tuesday, September 5, 2017 at 5:46:16 PM Mountain Standard Time

From: daved72@cox.net

To: Tim Moman

In the last few years Cholla Lane has become a nightmare to negotiate by car for all of the cooler months of the year due to the mass of hikers using Cholla Lane to access the Cholla Trail on Camelback Mountain. My neighbors on Cholla Lane hesitate to even go out on Winter weekends for fear of colliding with hikers and kids who flood the road from side to side. The walking path that was painted on one side of Cholla Lane several years ago has become useless due to the exploding popularity of Cholla Trail with hikers in recent years.

The City Of Phoenix should address this problem by relocating the Cholla Trailhead primarily as a safety issue. The Phoenician Resort and other tourist destinations in the area benefit greatly from the proximity of the Cholla Trailhead to attract visitors. The Phoenix residents living on Cholla Lane are the only ones paying the price for this attraction. It is imperative that the City Of Phoenix address the safety and livability issues by working with the Phoenician Resort to relocate the Cholla Trail access path off of Cholla Lane to a portion of the Phoenician property as part of the Phoenician PUD plan.

Dave Dalton
TOCL HOA (6017 E Cholla Ln)

Joshua Bednarek

Joshua.bednarek@phoenix.gov

Planning Commission Hearing

General Plan Amendment and Rezoning (GPA-CE-2-16-6 and Z-83-16-6)

September 7, 2017 6:00 p.m.

August 31, 2017

Dear Mr. Bednarek and Planning Commission,

I am writing in opposition to approving additional units above and beyond the grandfathered units for the Phoenician PUD.

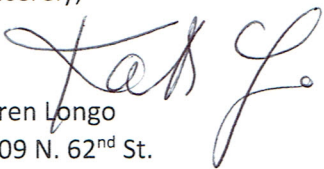
Nothing can be done with the already approved units (323 per Beus Gilbert mail notification letter February 14, 2017), however, there is no need for yet ADDITIONAL UNITS, whether that number be 60 (per Paul Gilbert's presentation at Camelback East Village Planning Committee, June 6, 2017), 46 (#4 Staff Report 07.25.2017) or 26 (#9 Staff Report 07.25.2017). I keep hearing and reading different amounts and it is very confusing to someone not experienced with legalese and the behind the scenes dealings.

The Phoenician is an historical resort and it is very disheartening to know that it will become just another hotel with a lot of homes surrounding it. Its history and allure will all but be gone. It baffles me and is truly unfortunate that so many beautiful open spaces that Phoenix was once known for, are being built upon, truly ruining the landscape of the valley. Phoenix is being turned into another Los Angeles. And that is not a good thing.

This particular project directly affects us. The amount of people, cars, traffic, utility vehicles, will be devastating to this once beautiful and most sought-after area of metropolitan Phoenix. This area will be saturated. We will be directly impacted, living on 62nd Street. It will be a congested mess every day of the year, every hour of the day. Living in Arcadia since 1974, over 40 years, it is easy to see that September through April there are double the amount of vehicles in the area. With all of the additional units that will be added on the Phoenician property, this congestion will be year round.

There is nothing that can be done with the grandfathered amount of units, but I strongly oppose any additional units. When is enough enough? Whatever the additional amount of units is, double that number for the amount of vehicles, creating more and more congestion, pollution, noise, accidents. Maybe none of the people involved in this project live in this area, but we do and our property values will, unfortunately, decrease because of it. Please oppose the additional units.

Sincerely,


Karen Longo
4409 N. 62nd St.
Scottsdale, AZ 85251

Racelle Escolar

From: Teresa Hillner
Sent: Thursday, September 07, 2017 7:56 AM
To: Racelle Escolar; Eric Morales; Lilia Olivarez
Cc: Tricia Gomes
Subject: FW: Phoenician Proposed Stipulations
Attachments: Document1 - Compatibility Mode.docx; ATT00001.htm

Good morning. Here are some stipulations being proposed by a neighbor of the Phoenician. Let me know if you need anything else.

Teresa Hillner
Planner III
Planning and Development Department
p: 602-262-7142

From: Mike Widener [mailto:mwidener@BFFB.com]
Sent: Thursday, September 07, 2017 6:26 AM
To: Tricia Gomes <tricia.gomes@phoenix.gov>; Teresa Hillner <teresa.hillner@phoenix.gov>
Subject: Phoenician Proposed Stipulations

Ladies, I'm asking a favor. After 34 weeks of waiting after making a written request, my clients have received zip from Host in the way of accommodations to their simple needs. Can you please tell me how I can get the attached three proposed stipulations into the hands of the Planning Commissioners in time for tonight's hearing? I know their packets went out to them some time ago, but I thought it would be nice if the Commissioners had (at least) the opportunity to see them before the hearing.

Thanks, Mike Widener

STIPULATIONS SPECIFIC TO DEVELOPMENT AREA F
CITY OF PHOENIX REZONING CASE NO. Z-83-16-6

A. The Carlands' workmen servicing Lot 2 of the Casas Flores subdivision ("Carlands' lot") shall be allowed access through and upon the north and west landscape buffers on Development Area F where reflected on the PUD plan to trim the existing oleander thicket (or the vegetation types replacing that thicket) for a period of 40 years, beginning upon the City Council's approval of the PUD, unless the beneficiaries of the James and Jane Carland Trust sooner sell the Carlands' lot outside the Carland family.

B. There will be no structure over 6' in height within 50' of the Carlands' lot's north and west boundary walls.

C. Alongside the access drive installed upon Development Area F west of the Carlands' lot, the only sidewalk for the first 250 linear feet, northerly from Camelback Road, will border the west side of that access drive.

From: Evelyn Prestidge <eprest7114@aol.com>
To: eprest7114 <eprest7114@aol.com>
Date: Thu, Aug 31, 2017 9:26 pm



Ms. Evelyn T. Prestidge
6026 E Cholla Ln
Paradise Valley, AZ 85253

TO: Phoenix Planning Commission

August 31, 2017

RE: Relocation of Cholla Trail Access

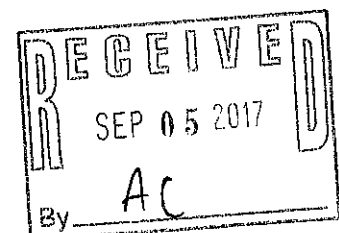
As residents of Cholla Lane my husband and I along with our many neighbors implore you to include the attached stipulation in the PUD of the Phoenician redevelopment plan. The current access through our residential neighborhood and on the only street access to our homes has been horrific and getting worse every year. Since the closure and the subsequent redesign of the Echo Canyon Trail the number of hikers on the Cholla Lane Trail has increased dramatically and become a true safety hazard with residents having to dodge hikers often walking 6 to 8 abreast down the middle of the street oblivious to their surroundings. Many times they are aggressive and cursing at us residents as we try to drive down the street to Invergordon or to our homes up the mountain.

Along with the many safety issue, continuous confrontations with hikers, there is now the property devaluation due to a circus like atmosphere with beat-up traffic cones, homemade looking "sandwich" boards and various other tacky signs all along Invergordon and Cholla Lane, with numerous resorts using vans and buses to drop off hikers and blocking the traffic views at Cholla Lane onto Invergordon. Very dangerous with a major accident waiting to happen. There are multi-million dollar homes whose value is negatively affected by decisions made by the City and the Parks Department without regard for its citizens and taxpayers. If the City and Parks want to make the Cholla Trail accessible then they must provide the SAFETY and ESTHETICS that are necessary for the residents.

The Phoenician development will ADD to this problem with increased population using the Cholla Trail. By including the access trail as part of their redevelopment plan they will do something worthwhile for the community to offset the great negative impact their redevelopment will have.

Sincerely,

Evelyn & Gaylord Prestidge
6026 East Cholla Lane



Lynn M. Krupnik*†
lynn@krupniklaw.com
Adrianne A. Speas*
adrianne@krupniklaw.com
Eric J. Boyd*
eric@krupniklaw.com



September 1, 2017

Members
Planning Commission
City of Phoenix
200 W. Jefferson Street
Phoenix, AZ 85003

Re: Case: Z-83-16-6
Notice of Opposition
The Phoenician II, Inc.

Dear Members of the Planning Commission:

Our firm represents The Phoenician II, Inc. (the “Association”). The Association hereby requests that the Planning Commission continue this case so that the Association has the opportunity to resolve its outstanding concerns with the Applicants, as set forth below.

The Association is a condominium association comprised of 93 residential homes that is completely surrounded by property that is part of the rezoning application case: Z-83-16-6 for Phoenician Planned Unit Development (“PUD Application”). (See Exhibit A, which is Page 28 from the PUD Application, showing the location of our subdivision.) The only vehicular access for the residents and guests of The Phoenician II is at the corner of 64th St./Invergordon and Phoenician Way.

The Association is generally not opposed to the redevelopment proposed in the PUD Application. However, the Association is opposed to the PUD Application at this time because of two main concerns that have not yet been completely addressed:

1. Traffic at 64th St./Invergordon and Phoenician Way; and
2. The use of the Resort Periphery east of 64th St./Invergordon.

Traffic:

The Association has expressed concerns about the traffic at 64th St./Invergordon and Phoenician Way and believes that an updated traffic impact analysis needs to be performed before this case proceeds for the following reasons:

- a. Since the initial traffic impact analysis was created, the Applicants have amended their PUD Application to move an additional 32 residential units to the east side of the property, thus further impacting the intersection of 64th St./Invergordon and Phoenician Way. However, the traffic impact analysis was not updated to reflect this movement of lots.
- b. At the August 1, 2017 Village Planning Committee meeting, the Village Planning Committee approved the PUD Application subject to the installation of a traffic signal at the corner of 64th St./Invergordon and Phoenician Way. No traffic impact analysis has been performed to determine the impact on our community relating to the installation of a traffic signal. Our community is a guard-gated community, so there could be numerous requirements for reconfiguring the entrance, including, but not limited to, moving fencing, gates, signage, sidewalks, as well as the guardhouse. Additionally, because the golf cart path runs immediately behind the gates, the golf cart path may need to be reconfigured. Attached as Exhibit B are three photos of the Association's entrance. The Association will be supplementing this Notice of Opposition with correspondence from Andrew Smigielski, of Southwest Traffic Engineering, the Association's traffic engineer, setting forth the Association's concerns on this issue.

Therefore, the Association requests that the Planning Commission not approve the PUD Application until an updated traffic impact analysis has been performed and the Applicants' and the Association's traffic engineers agree on what actions would need to be taken at the Association's entrance, with the Property Owners' bearing all cost relating to engineering and installing the traffic signal (including, but not limited to, all cost associated with the reconfiguration of the Association's entrance to accommodate the traffic signal, to be further defined after completion of the traffic impact analysis).

Alternatively, if the Planning Commission is inclined to approve the PUD Application, the Association would request that a stipulation be added that an updated traffic impact analysis be performed at this time that includes an analysis of the impact on the Association's entrance and that the Applicants would be responsible for all costs of engineering and installing the traffic signal (including, but not limited to, all costs associated with the reconfiguration of the Association's entrance to accommodate the traffic signal, to be further defined after completion of the traffic impact analysis).

Use of the Resort Periphery East of 64th St./Invergordon

The Association has been working with Beus Gilbert to narrow the uses of the Resort Periphery east of 64th St./Invergordon. However, there are still a few areas in which we do not agree.

The 93 homes built east of 64th St./Invergordon were built surrounded by a golf course. The golf course existed in its present location for many years before the Phoenician II subdivision was even constructed, and has been used continuously as a golf course ever since. The Association believes that the property east of 64th St./Invergordon should continue to be maintained in its present state without the addition of other types of uses.

To that end, the Association requested that the Applicants provide further limitations to the Resort Periphery east of 64th St./Invergordon. Although some changes were made based on the Association's request, there are some additional restrictions that the Association is requesting for the Resort Periphery east of 64th St./Invergordon.

Therefore, attached as Exhibit C is a copy of Table 4: Permitted Use List with the Association's requested additional limitations to the use of the Resort Periphery east of 64th St./Invergordon. The Association's requested changes are marked in large, red boxes.

The Association requests that the Planning Commission impose the additional restrictions to the Resort Periphery east of 64th St./Invergordon for the protection of the residents of Phoenician II.

Thank you for your thoughtful consideration of these requests.

Respectfully on behalf of the Association and its members,



Lynn M. Krupnik

Enclosures:

1. Exhibit A – Map showing location of the Association
2. Exhibit B – Photos of The Phoenician II, Inc.'s entrance
3. Exhibit C – Copy of Table 4 with Association's requested modifications

with its resort predecessors. While predominantly residential in nature, the surrounding area is anchored by the Phoenician and its neighboring resort, the Royal Palms. As stated in the City's 1999 Arcadia Camelback Special Planning District, "Physically the Phoenician integrates well into the community..." and the Phoenician and the Royal Palms Resort are "compatible land uses within the overall residential character of this community."

F. Proposed Land Uses and Land Use Plan

To assist in guiding growth and development within the PUD, the Resort is divided into distinct land use categories which will determine allowed uses as well as the development standards for those uses.

Legal Descriptions for each of the Development Areas are included in Appendix B of the PUD

Exhibit 10: PUD Land Use Plan

(a larger version of Exhibit 10 is on page 90)

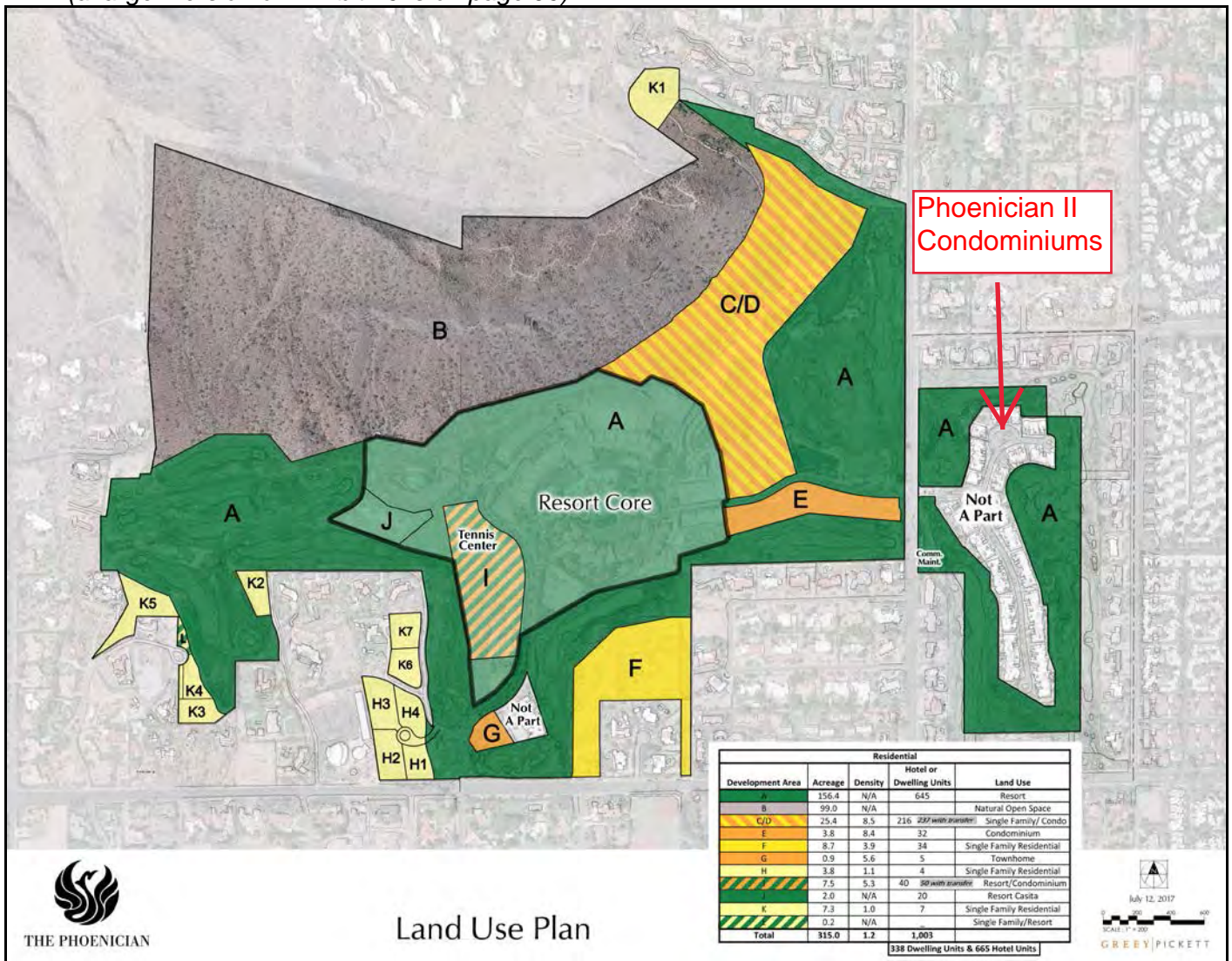


EXHIBIT A



Phoenician II – Exit Lane



Phoenician II – Entry Monument and Guard House



Phoenician II – Entry Lane

Table 4: Permitted Use List

	Resort Core	Resort Periphery (outside the core)	Custom Single Family Residential*	Single Family Residential*	Condominium & Townhome Residential*	Natural Open Space
Residential Primary Uses						
Townhomes/Condominiums					x	
Single family attached				x		
Single family detached			x	x		
Churches/Places of Worship (pursuant to the restrictions of Section 608.E.1 of the Phoenix Zoning Ordinance; however, Pocket Shelters shall not be permitted)	x		x	x	x	
Residential Accessory						
Facilities and storage incidental to a residential construction project			x	x	x	
Guesthouses			x			
HOA/community clubhouse, fitness center, and administrative offices				x	x	
Home occupations (pursuant to Section 608.E.3 of the Phoenix Zoning Ordinance)			x	x	x	
Model home(s) and subdivision sales office including modular buildings			x	x	x	
Private/HOA parks and Open Space (Active, Common, Passive and/or Usable as defined in Section 202 of the Phoenix Zoning Ordinance)				x	x	
Private/HOA swimming pools			x	x	x	
Private/HOA tennis or basketball courts (or similar)			x	x	x	
Commercial Primary Uses						
Conference rooms, ballrooms, exhibit halls, banquet facilities or similar	x					
Golf course, public or private (no golf course tees shall be closer than 25 feet from PUD property line)	x					

Add: (Golf course east of 64th St/ Invergordon Road, shall be maintained as a golf course for a period of 50 years with a 10 year notice period. Following this period, the golf course area east of 64th St/ Invergordon will be used as maintained open space.)

	Resort Core	Resort Periphery (outside the core)	Custom Single Family Residential*	Single Family Residential*	Condominium & Townhome Residential*	Natural Open Space
Hotels with guest rooms, villas, and casita buildings (No hotels shall be allowed east of 64 th Street/Invergordon Road)	x					
Commercial Accessory Uses						
Administrative offices	x					
Automatic Teller Machine (ATM), indoor	x					
Automobile rental	x					
Barber and beauty salons	x					
Bars and restaurants, including live music or entertainment and patron dancing	x					
Business Center	x					
Day Spa including tanning and massage therapy performed by a licensed massage therapist	x					
Dependent care facility (childcare), including daycamps	x					
Facilities and storage incidental to a commercial construction project ←	x	x	Add: (Only temporary facilities and storage shall be allowed east of 64 th Street/Invergordon Road that are incidental to commercial projects for construction or modification of the Golf Course East of 64 th Street/Invergordon.)			
Family game center	x					
Fitness center	x					
Golf clubhouse facilities which may include but not be limited to a pro shop and administrative offices as well as restroom facilities on the golf course (No clubhouses shall be allowed east of 64 th Street/Invergordon Road)	x	x				
Golf driving ranges (any lighting within 100 feet of the PUD boundary shall require a Use Permit) (SHALL NOT BE ALLOWED EAST OF 64 TH STREET/INVERGORDON ROAD)	x	x				
Health/fitness center with a steam bath or sauna	x		Add: (No hiking trails, nature trails, or other passive recreational facilities, in addition to those that exist as part of the golf course, shall be allowed east of 64 th Street/Invergordon until after the area is no longer required to be maintained as a golf course).			
Hiking and nature trails with other passive recreation ←	x	x				
Laundry or dry cleaning, self-service and full service	x					

	Resort Core	Resort Periphery (outside the core)	Custom Single Family Residential*	Single Family Residential*	Condominium & Townhome Residential*	Natural Open Space
Miniature golf (<u>SHALL NOT BE ALLOWED EAST OF 64TH STREET/INVERGORDON ROAD</u>)	x	x				
Open Space ←	x	x				
Outdoor dining and outdoor alcoholic beverage consumption	x					
Outdoor food preparation and cooking	x					
Outdoor music or entertainment, including patron dancing (Decibel levels shall not exceed 50 dba at the PUD boundary. An increase not to exceed 5 dba on an intermittent basis that does not exceed 5 continuous seconds, shall not be deemed a violation.)	x					
Outdoor recreation uses, not listed separately, in this table, including but not limited to trapeze, non-motorized boats, and fishing (<u>SHALL NOT BE ALLOWED EAST OF 64TH STREET/INVERGORDON ROAD</u>)	x	x				
Parking lots and garages including temporary event parking on the golf course or driving range	x	x				
<u>PARKING, TEMPORARY, FOR PASSENGER VEHICLE PARKING OF NOT MORE THAN 48 CONSECUTIVE HOURS. INCLUDES EVENT PARKING ON THE GOLF COURSE OR DRIVING RANGE. (SHALL NOT BE ALLOWED EAST OF 64TH STREET/INVERGORDON ROAD)</u>	x	x				
Public or private utility buildings and facilities ←	x	x				
Repair, maintenance, grounds keeping, and storage buildings and/or facilities and yards necessary for the operation of a primary or accessory use. (Outdoor storage of equipment, materials and above ground fuel tanks shall be screened from view.) ←	x	x				

Add: (Open space shall be allowed east of 64th St./ Invergordon only after area is no longer required to be maintained as a golf course.)

Add: (No additional buildings or facilities shall be allowed east of 64th Street/ Invergordon Road, except those necessary to maintain the golf course east of 64th Street/Invergordon Road)

Add: (No additional facilities, buildings, or yards shall be allowed east of 64th Street/ Invergordon Road except within the existing fenced/walled maintenance yard. The height of any facilities or buildings constructed in the existing fenced/walled maintenance yard shall not exceed the current height of buildings in the existing fenced/walled maintenance yard.)

	Resort Core	Resort Periphery (outside the core)	Custom Single Family Residential*	Single Family Residential*	Condominium & Townhome Residential*	Natural Open Space
Retail establishments other than bars and restaurants	x					
Retail vendor carts/mobile vending	x	x				
Special events and outdoor tents for a temporary use <u>(SHALL NOT BE ALLOWED EAST OF 64TH STREET/INVERGORDON ROAD UNLESS FOR GOLF RELATED EVENTS)</u>	x	x				
Sporting courts including but not limited to tennis, handball, shuffleboard, basketball and volleyball. Exterior courts shall not be utilized after 10:00 pm with court lighting extinguished at that time. (Any court lighting within 100 feet of the PUD property line shall require a Use Permit)	x					
Swimming pools, spas, cabanas, splash pads and water parks <u>(SHALL NOT BE ALLOWED EAST OF 64TH STREET/INVERGORDON ROAD)</u>	x	x				
Wireless communication facilities including temporary cell towers subject to the granting of a Use Permit in accordance with the provisions of the City of Phoenix <u>(SHALL NOT BE ALLOWED EAST OF 64TH STREET/INVERGORDON ROAD)</u>	x	x				
Commercial Accessory Uses -- Subject to a Use Permit --						
Helistop for temporary helicopter landings <u>(SHALL NOT BE ALLOWED EAST OF 64TH STREET/INVERGORDON ROAD)</u>	x	x				
Lighting for a golf driving range or sport courts if located within 100 feet of the PUD property line <u>(SHALL NOT BE ALLOWED EAST OF 64TH STREET/INVERGORDON ROAD)</u>	x	x				

* Until a primary residential use has been established (through approval of a site plan or final subdivision plat), property designated with a land use of Custom Single Family, Single Family, Condominium, and/or Townhome can be utilized for any primary or accessory use permitted in the Resort PERIPHERY Land Use category, such as continuation of the golf course, ~~but not any use listed only in the Resort Core subcategory.~~ DEVELOPMENT AREA H SHALL ALSO BE PERMITTED TO CONTINUE USE AS A PARKING LOT UNTIL A PRIMARY RESIDENTIAL USE HAS BEEN ESTABLISHED.

Joshua Bednarek

From: jim.crain@cox.net
Sent: Saturday, July 29, 2017 11:59 AM
To: Joshua Bednarek
Subject: Phoenician Project

Dear Joshua

In advance of the August 1st. meeting with the Camelback East Village Planning Committee, I have prepared a recap of my primary concerns with the Phoenician/Host Hotels plan to build 382 residential units on their property. The following are those concerns;

1) Density of Area's C/D

The decision to move an additional 56 planned residential units from the west end of the Phoenician property to the east end, carries with it some major concerns. This change would take area's C/D from the original proposal of 184 units to 240 units. To accommodate this change, they are planning to increase the height of the condo's in the former tennis court area from 48 ft. to 54 ft. The net result of this change will lead to a significant visual block of Camelback Mountain for those who live at the east end along with those traveling along Invergordon/64th St. Additionally, the traffic impact created when you add the 32 units in area E will be very significant, contrary to the traffic study provided by The Phoenician thru CivTech. I will expand upon this point further into this letter.

2) Traffic/Parking Impact

Ask anyone who travels Invergordon regularly, especially in the fore-noon and especially during our non-summer periods, about the parking and therefore the driving problems and you will get an earful. It all started three years ago with the temporary closing of Echo Canyon trail at the west end of the Mountain. Hikers were directed to the lesser known Cholla trail off Invergordon. Hiker found this to be a much easier hike and therefore many did not return to Echo when the project was completed. To the contrary, the promotion of this hike by the city as well as others, including The Phoenician, have led to a dramatic usage increase of Cholla. Where the hiker parks is the problem and this was not an issue that was taken into consideration by CivTech in their traffic study. We have literally hundreds of hikers competing on a nice spring day for a minimal number of legal parking spots along Invergordon. The result is these hikers park in our turn lanes into our neighborhoods illegally, causing us to "nose" our cars into the traffic lane in order to exit our neighborhoods. This same problem will happen when Phoenician Blvd. East is utilized by the 272 new homeowners. In the body of the CivTech study they estimate that 3546 additional vehicle trips per day will result from this project. Based on simple math, this means in excess of 2500 of those (272 of 382) will be entering and exiting onto Phoenician Blvd. East from Invergordon. This increased usage of Phoenician Blvd. East will be considerably exuberated when the existing gates are removed so visitors to the resort/golf course can readily use this entry in addition to the one on Camelback. CivTech's number also include service personnel such as landscaping, pool, garbage, etc., that will be using this entrance. The net result is a dramatic increase onto an already very congested roadway at certain times of the year. A few additional comments about this congestion.

a) Hikers not only disregard no-parking signs, they used the center turn lane of Invergordon as a "holding area" while the wait for a parking space to open up. Cars also use this lane to pass cars that are double-parked waiting for a spot. Lastly, cars will make u-turns on this busy street when they see a spot open up on the other side of the street.

b) All the residential streets, including the one that I live on, have met with the city in recent weeks to have their street declared no-parking. In the future all these hikers will looking for spots along Invergordon.

c) The Phoenician project calls for the elimination of over 400 parking spaces with their property. Included in this are the landscape personnel who presently work at the west end facility that will be closing with these changes. Obviously, some of these workers will be moving to the east end facility that is located on Invergordon. Those present employees park their cars on, you guessed it, Invergordon.

Finally, if any of this comes under dispute you need only contact the MountainView Precinct personnel who have responsibility for this area. They will tell you that they can't keep up with the problem, especially on weekend mornings.

So, what does this parking/traffic issue have to do with the Phoenician's plans? They will tell you that they didn't cause the problem. This is true but they will cause it to be significantly worse if they are allowed to build all these units at the east end of their property. They must work within the existing infrastructure and Invergordon is not currently sufficient to handle their proposal.

In closing, I would like to say that I have had the benefit of 28 years as a Phoenician neighbor. Those years included the Keating era along with the Sheraton/Westin years. Up until 2015, with the purchase by Host Hotels, we could always point with pride to being their neighbor. They constantly achieved 4 and 5 star ratings. Something all of us took pride in. There is little doubt in my mind that those ratings will take a major hit when tenants of east end expensive rooms that formerly looked out on pristine golf courses and tennis facilities will now be looking over the top of hundreds of condo roof tops. Add to it the congestion that they will be creating as noted in the body of this letter and its obvious to me that the ratings will that a hit. Thank you for the time to vent my concerns.

Joshua Bednarek

From: rebeccalynnhawkins@gmail.com on behalf of Rebecca Hawkins <rebeccahawkins@cox.net>
Sent: Thursday, July 27, 2017 7:44 AM
To: Joshua Bednarek
Subject: Phoenician PUD

To: Joshua Bednarek

7-27-17

From: Rebecca L. Hawkins, M.D. 5217 N. 63rd Place, Paradise Valley, Az. 85253

Dear Joshua,

I am strongly opposed to the first and second variance requests regarding the Phoenician PUD with regard to building condos anywhere on that property. The first request was bad enough but the second request places the condos just south of Cholla Lane- essentially in the back yard of many of our neighbors. The second variance request substantially increases the housing density substantially from 184 units in parcels C/D to 216 or greater.

Already the traffic on Invergordon Rd is very heavy in part due to the presence of the hiking trail that we neighbors have had to endure. Add to this massive construction and a large increase in population the traffic issues will be significantly magnified.

Camelback Mountain is an iconic symbol of Phoenix often used to show what a lovely city we have. Currently the homes around Camelback Mountain tend to be single family homes on large lots and no higher than 2 stories. That is why many of us chose to buy or build in this neighborhood. Condos of any kind but especially if higher than 2 stories would obstruct the views, deface the mountain and completely change the complexion of the neighborhood. I suspect that the condos were moved from parcel D to just south of Cholla Lane because the resort did not want them in their view. We don't want them either. Condos are a cancer and once you let one in they tend to metastasize.

Thank you,

Rebecca L. Hawkins, M.D

CC:info@ACMNA.org

Joshua Bednarek

From: Jody <jodymoman@cox.net>
Sent: Friday, July 28, 2017 8:53 AM
To: Joshua Bednarek
Cc: ACMNA; Craig Steblay; Karen Beckvar
Subject: Phoenician PUD Z-83-16-6, GPA-CE-2-16-6

Hi Joshua,

I would have attended the Camelback East Village Committee meeting on 8/1/17 however, we are on our family vacation. Please enter my comments into the meeting record or have them read. I will be able to attend the other meetings.

We live at 6211 E Cholla Ln, just north of the Phoenician Parcel C/D and our property backs to the Phoenician golf course and Camelback Mountain. We will see the homes/condos from our back yard. All our properties surrounding the proposed redevelopment are zoned R-35 or R-43 single family homes. I oppose the increase of units in the combination of Parcel C/D from 84 single family houses and 100 condos to a combination increase of 217-237 units. The increased density of condos will ruin the views of the mountain, increase traffic on Invergordon and create more noise in our neighborhood. We want to make sure that the four story condos are not within distance of our neighborhood.

Our home backs to the two golf course fairways (Desert Fairway 5 and 6) which will be eliminated once construction begins. Our property and the one next to us have a golf course easement which runs about 1/3 acre south into the golf course. Once they abandon the golf course, that property reverts back to us. Within that golf course easement, the Phoenician has a cart path, grass, shrubs and trees with a watering system that they maintain. In addition, when there are hard rain storms, the runoff from the mountain and golf course flood that area in our golf course easement and bring debris from the mountain and golf course onto our easement and the Phoenician has their heavy duty machinery clean it up.

We don't know how the Phoenician will handle the drainage situation that currently exists. We do not want to have to correct a situation they created when they developed the golf course. I do not see a grading and drainage plan in the PUD in this area. In what condition will they return our property? Do they remove trees, what happens to the dead grass, sprinkler systems, do they add a fence around our property? We would like some definition in the PUD for what will happen to that portion of our property.

Thank you,

Jody Moman
6211 E Cholla Ln
Paradise Valley, AZ 85253
jodymoman@cox.net
602-332-1108

Joshua Bednarek

From: rebeccalynnhawkins@gmail.com on behalf of Rebecca Hawkins <rebeccahawkins@cox.net>
Sent: Thursday, July 27, 2017 7:05 AM
To: Joshua Bednarek
Subject: Phoenician PUD

To: Joshua Bednarek

7-27-17

From: Thomas G. Schroer, 5217 N. 63rd Place, Paradise Valley, Az. 85253

Dear Josh,

I am in opposition to the development request regarding the Phoenician PUD and recent changes.

My opposition is based on the recent combination of parcels C and D that would allow a choice of any mix of condos and single family homes, rather than solely single family homes in parcel C and condos in Parcel D.

I am in opposition also to any increase in density in parcel C (84 single family homes) or parcel D (100 condos) to the requested 216 plus housing units in the combination of parcelsC/D.

I am in opposition to granting permission to build 4-story units anywhere within parcels C and D.

Thanks so much,

Thomas G Schroer
Cc:info@ACMNA.org

Joshua Bednarek

From: Charlie Shields <cwshields64@gmail.com>
Sent: Thursday, July 27, 2017 6:47 AM
To: Joshua Bednarek
Cc: info@acmna.org
Subject: Phoenician Project

Joshua:

As residents of Los Palacios, we implore you to perform your job to the best of your capacity and help to stop what has the potential to be a tragic development project.

I understand the reality and that some form of development is permitted but the scale of this development is gross, thoughtless and highly destructive in multiple ways.

By adding so much condo density so close to the mountain, they will ruin the eco-system of the animal life that lives on the mountain. The traffic increase on Invergorodon and Camelback will be immense, impact studies are useless and completely inaccurate in simulating reality, it's a fact urban planners well know. Heavy rains already cause flooding for many of the homeowners on the mountain and at the base. Again, any drainage study will be inaccurate and incorrect in predicting the reality. The project will cause realistically 3-5 years of dust, noise and upheaval for any resident living on South Invergordon and nearby streets. Simple things like our kids walking to the bus stop are going to be more than likely a safety risk. Lastly, let's not forget the safety and security of the residents who will have hundreds of construction workers nearby and not giving one hoot about who and what they bother. The scope of this development assumes the next ten years are going to be as strong for the housing market as the past 10 years. History repeats itself so what will happen when the next downturn hits? History is full of developers with outsized egos building projects which end up empty and sitting for years unsold and causing sheer depreciation for all the other homeowners.

Camelback Mountain is a treasure and cannot be replaced. If the Phoenician is allowed to build all these condos at it's base, it's tragic and will simply destroy a state treasure, never to be repaired. The Phoenician has more than enough room to build condos, in lesser numbers, closer to Camelback.

Do the right thing on this before it's too late. I can assure you, your job won't be easier if this goes through as it's loaded with unforeseen problems and you will have a lot of high powered residents breathing down your neck once they realize what's happened in their absence. Nice they are trying to push this through in summer when so many local residents are out of town, such as ourselves, and out of the loop.

Charlie Shields
Los Palacios

Joshua Bednarek

From: ksymmers@aol.com
Sent: Thursday, July 27, 2017 1:38 AM
To: Joshua Bednarek
Cc: info@ACMNA.org; jacqui@jacquisimpson.com
Subject: PUD Z-83-16-6 - Phoenician

Mr. Bednarek:

I am a resident of Los Palacios community, adjacent to the planned Phoenician redevelopment under consideration by the Planning Commission (case Z-83-16-6). Unfortunately, I am out of the country, otherwise I would express my strong opposition to this project in person at the upcoming meetings.

Currently, my home has a beautiful and unobstructed view of Camelback Mountain. The proposed development would add up to 237 single family homes and condominiums -- mostly stuffed into the north side of the development, exactly between my home and the mountain. Due to the elevation of the site, these new properties, if developed, would look directly into my front yard and windows, eliminating any sense of privacy or tranquility we now enjoy.

This proposed development has greatly impacted property values and "time on market" rates in our neighborhood to five months (and counting), likely impacting our value (and tax base) by at least \$500,000 per home.

Additionally, traffic in our neighborhood is already very high, with pedestrian fatalities being recorded, and break-ins a common occurrence along Invergordon Rd. This proposed development would only exacerbate a very poor situation regarding safety and security.

Camelback Mountain enjoys a very fragile ecosystem, already threatened by more than 1,000 hikers along Cholla Trail each day. Building homes and condos on its foothills will further erode the flora, fauna, and tranquility of the mountainside.

I am strongly opposed to this proposal in any density, location, or fashion. Please record my opposition in the public record in advance of any meetings or hearings on the subject.

Sincerely,

Benjamin Symmers
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