

Attachment C



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-7-18-5 March 1, 2018

Village Planning Committee Meeting Date: March 14, 2018

Planning Commission Hearing Date: April 5, 2018

Request From: [S-1 SP](#) (66.63 acres)

Request To: [R1-10](#) (66.63 acres)

Proposed Use: Single-Family Residential

Location: Approximately 1,300 feet north of the northwest corner of 107th Avenue and Camelback Road

Owner: RLD II Loan, LLC

Applicant: José Castillo, Mattamy Homes

Representative: Susan E. Demmitt, Gammage & Burnham, PLC

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Designation</u>		Current: Residential 1 to 2 dwelling units per acre (41.66 acres) Residential 3.5 to 5 dwelling units per acre (24.97 acres) Pending (GPA-MV-1-18-5): Residential 2 to 3.5 dwelling units per acre (66.63 acres)	
<u>Street Map Classification</u>	107th Avenue	Minor Collector	33-foot west half street
	Ball Park Boulevard	Minor Collector	50-foot east half street

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; PARTNERSHIPS TOOL: Foster and support organized and available interaction between uses such as residential, business and public uses.

The proposal contains provisions for a pedestrian trail network, detached sidewalks with street trees and requirement for a percentage of homes to have front porches. These elements promote opportunities for neighborhood interaction.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: All housing should be developed and constructed in a quality manner.

The proposed single-family subdivision, as stipulated, incorporates several design provisions that enhance the development's walkability and compatibility with the surrounding area.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

As stipulated, the proposed development is consistent with the scale, design, and appearance of the surrounding area. The proposal provides a high percentage of open space and a pedestrian trail network for the neighborhood and area's residents.

Applicable Plans, Overlays, and Initiatives

Tree and Shade Master Plan – see analysis #5
 Complete Streets Guiding Principles – see analysis #5
 Reimagine Phoenix Initiative – see analysis #14

Surrounding Land Uses/Zoning

	Land Use	Zoning
On Site	Vacant	S-1 SP
North	Water Well	S-1 SP
South	Sports Complex / Stadium	S-1 SP
East	Single-Family Residential	RE-35
West	New River Wash / Vacant / Open Space	S-1 PCD

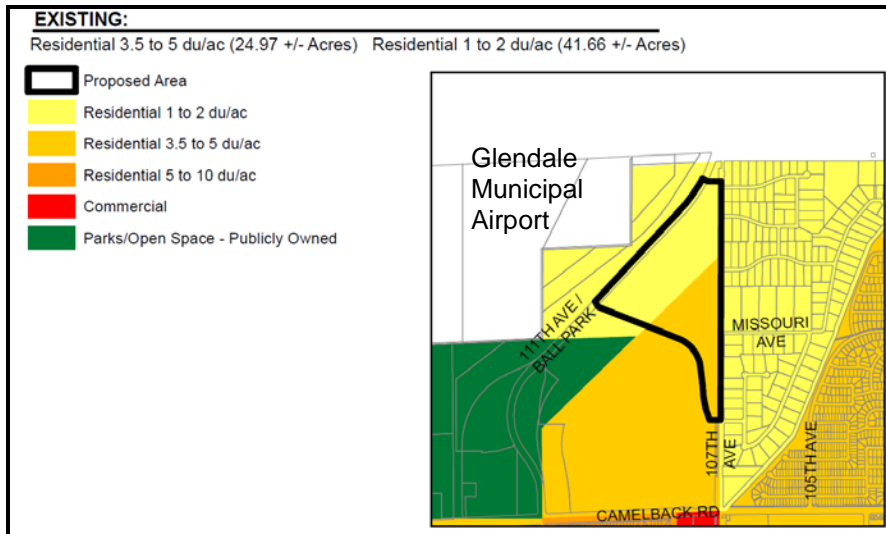
R1-10 Single Family PRD Development Option		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	66.63 acres
Total Number of Units	233; 300 w/ bonus (max.)	207
Density (du/acre)	3.5; 4.5 w/ bonus (max.)	Met - 3.20
Typical Lot Size	45-foot minimum width, no minimum depth	Per Zoning District
Subject to Single Family Design Review	Required for subdivisions with lots less than 65-foot width	Yes, proposal includes lots with less than 65-foot width
Common Area	Minimum 5% of gross area	Met - 15% of gross area
Perimeter Building Setbacks		
Street (Ball Park Boulevard)	15 feet (in addition to landscape setback)	Met - 30 feet
Street (107th Avenue)		Met - 50 feet
Property Line (south)	15 feet (1 story), 20 feet (2 story)	Met - 50 feet
Common Landscape setback adjacent to perimeter streets		
Street (Ball Park Boulevard)	15 feet average, 10 feet minimum	Met - 30 feet
Street (107th Avenue)		Met - 50 feet
Lot Coverage	Primary Structure 40%, Total 50%	Not Shown
Building Height	2 stories and 30 feet (Max.)	Not Shown

Background/Issues/Analysis

1. This is a request to rezone 66.63 acres located near 107th Avenue and Camelback Road from S-1 SP (Suburban S-1 District - Ranch or Farm Residence, Special Permit) to R1-10 (Single-Family Residence District) to allow for a single-family subdivision.

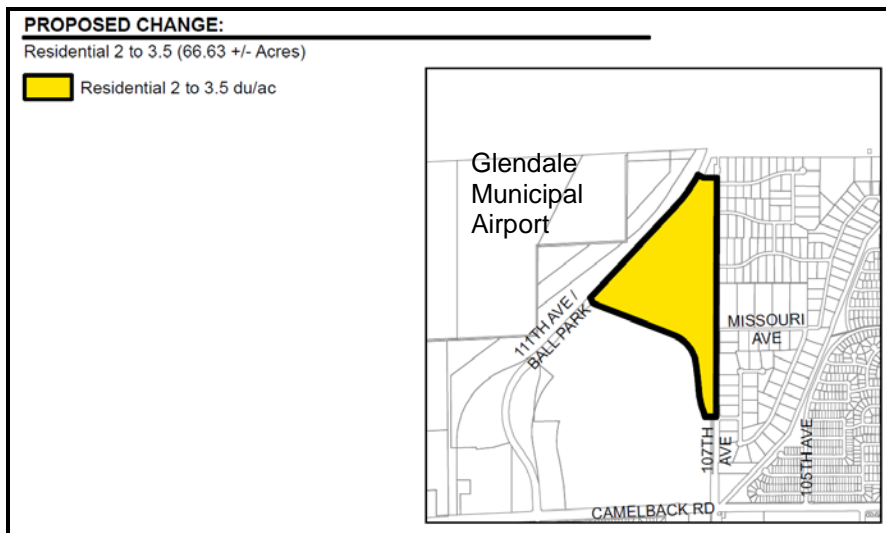
2. The property is vacant and is located immediately north of the Camelback Ranch baseball facility. To the east of the property is a single-family neighborhood. To the west of the property are the New River Wash and the Glendale Municipal Airport. North of the property is a water facility owned and operated by the City of Glendale.

3. The General Plan designation for the site is Residential 1 to 2 dwelling units per acre (41.66 acres) and Residential 3.5 to 5 dwelling units per acre (24.97 acres). Utilizing the maximum density for each of the designations, they collectively support approximately 207 single-family residential units on the site.



Source: City of Phoenix Planning and Development Department

The request for R1-10 zoning is not consistent with the Residential 1 to 2 dwelling units per acre designation, but is consistent with the portion of the parcel designated Residential 3.5 to 5 dwelling units per acre. A General Plan Amendment (GPA-MV-1-18-5) requesting the entire site be changed to Residential 2 to 3.5 dwelling units per acre has been filed concurrent with this request.



Source: City of Phoenix Planning and Development Department

GENERAL PLAN LAND USE AND ZONING HISTORY

4. The property has been designated for single-family development on the Phoenix General Plan Land Use Map since the 1985 General Plan.

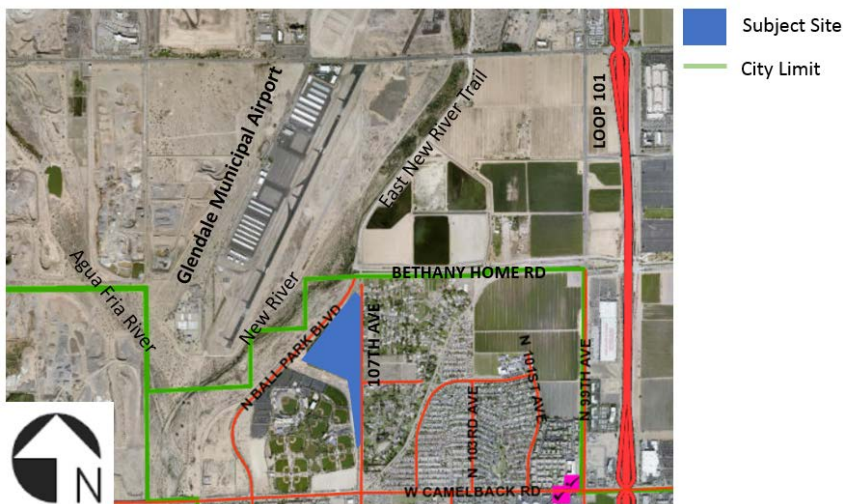
In 2007 the subject property was rezoned to S-1 SP (Z-SP-10-07) as part of the 277-acre Camelback Ranch baseball training complex. The property was designated for a future phase of the complex, but those plans have not come to fruition. The future phase plans included retail and resort uses that were more intense than the proposed rezoning request.

AREA CHARACTER & DESIGN

5. The single-family neighborhood to the east of the subject site across 107th Avenue has a rural character, in large part due to the open space provided by the size of each of the individual lots. As a means of addressing the adjacent neighborhood's character, the proposed neighborhood includes several elements that address open space and landscaping. Stipulations have been included that address each of these elements. The common area open space and landscaping elements are as follows:

- Provision of common areas include a centrally located park 2.88 acres in size, and a requirement that a minimum of 15% of the gross site area (9.99 acres) be retained as useable open space. An abundance of open space will help to contribute to the neighborhood's character. Specific regard to the location of the centrally located park has been included with the stipulation requiring general conformance to the site plan. Some flexibility is needed regarding the actual size of the open space areas pending a more thorough engineering analysis of the site. As a means of ensuring the open space areas are not eliminated or significantly reduced in size as part of the site development process, a reference to a minimum size is included. These conditions are addressed in Stipulations #1 and #2.
- Provision of a 50-foot landscape common area is provided along the west side of 107th Avenue. The area will serve as a buffer between the two neighborhoods and ensure that the streetscape on the west side 107th Avenue is defined by landscaping and open space. This is addressed in Stipulation #3
- Construction of two, 250 square foot landscape monuments shall be provided at each of the entrances. This is addressed in Stipulation #4.
- All internal neighborhood streets shall be built with detached sidewalks lined with trees. The trees will ensure that landscaping pervades the entire development. This design is consistent with the Tree and Shade Master Plan and the City Council adopted Guiding Principles for Complete Streets. This is addressed in Stipulation #5.

6. The requested zoning allows for a density of 3.5 units per acre which would result in approximately 233 dwelling units. If certain bonus provisions were met, a density of 4.5 units per acre, resulting in 300 units could be achieved. In order to restrict the development to a density below three units per acre, a stipulation has been added allowing no more than 207 lots in the development. This results in a density of 3.20 dwelling units per acre. Requiring the development to have a lower density than the zoning allows will result in a neighborhood that responds to the character of the neighborhood across 107th Avenue. This is addressed in Stipulation #6.
7. The subject site abuts the western city limit of Phoenix, the East New River Trail, the New River Wash and the Glendale Municipal Airport. Slightly to the south, is the confluence of the New River Wash and Agua Fria River. The East New River Trail is east of Ball Park Boulevard and is easily accessible from the Bethany Home Road alignment north of the subject site.



Source: City of Phoenix Planning and Development Department

CONNECTIVITY

8. Ensuring that the proposed development contributes to the larger area's connectivity is an important part of its contribution to the area's livability. Several stipulations have been included that address improvements and requirements related to connectivity. The improvements and requirements are as follows:

- Construction of a 10-foot multi-use trail along the west side of 107th Avenue. The trail will serve as a continuation of the existing trail that runs along the same side of the street all the way down to Camelback Road. The trail will provide a significant recreational amenity for the area's residents. This is addressed in Stipulation #7.
- Creation of an internal pedestrian trail network connecting all the

development's residences with each of the designated open space areas and adjacent amenities. Coupled with the detached sidewalks and street trees, the trails will further establish the development as a "walkable" community. This is addressed in Stipulation #8.

- Requirement that at a minimum, 33% of the homes have a front porch. Front porches help to encourage activity in the front of homes and subsequently make the streets more inviting and safer places to walk. These conditions are addressed in Stipulation #9.

INTERDEPARTMENTAL COMMENTS

9. Across the New River Wash, northwest of the subject property is the Glendale Municipal Airport. The City of Phoenix Aviation Department has indicated that due to the proximity of the Glendale Airport and potential for noise from airport related activity, stipulations have been included regarding disclosure of the airport's operations. An additional stipulation has been included requiring the applicant to certify that the homes will be constructed in a manner that will reduce interior noise level. The conditions are addressed in Stipulations #10 through #13
10. The Street Transportation Department has indicated that the developer will be required to make improvements to 107th Avenue and Ball Park Boulevard. Additionally, the Street Transportation Department has identified the existence of a drainage easement. The drainage easement will need to be abandoned and a drainage study will be required to address drainage needs. Stipulations #14 through #17 have been included detailing these improvements.
11. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 0890 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development, however there is a potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.
13. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code. The water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

OTHER

14. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The City of Phoenix offers recycling collection for all single-family residences. The provision of recycling containers was not addressed in the applicant's submittals; however, per City Code, the City provides recycling containers and services to all single-family residences
15. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation 18.
16. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The stipulated open space, landscaping and design elements are well above the minimum standards required for residential development and help to make the proposal a compatible addition to the adjacent residential neighborhood.
2. The provision of the 50-foot setback and multi-use trail on the west side of 107th Avenue provides a tremendous amenity for area residents and significant enhancements to the streetscape.
3. As stipulated, the proposal will require future residents of the development to be notified of the operational characteristics of Glendale Municipal Airport.

Stipulations

1. The development shall be in general conformance with the conceptual site plan date stamped February 5, 2018 and conceptual circulation plan date stamped February 27, 2018 as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
 - a. Location of open space areas
 - b. The Park shall be a minimum of 2.30 acres.

- c. Location and number of pedestrian trails providing connectivity to each of the open space areas and multi-use trail on 107th Avenue.
2. A minimum of 15 percent of the gross site area shall be retained as common area, as approved by the Planning and Development Department.
3. A minimum 50-foot-wide landscaped common area, inclusive of the required perimeter setback, shall be provided and maintained along 107th Avenue as approved by the Planning and Development Department. Landscaping within the common area shall include a minimum of a mixture of 1.5-inch (50%) and 2-inch (50%) caliper trees planted at a minimum of 20 feet on center or in equivalent groupings as approved by the Planning and Development Department.
4. A landscaped entry and monument sign shall be provided at both entryways into the development. The landscaped entries shall be a minimum of 250 square feet and be planted and maintained with a variety of at least three different plant materials, as approved by the Planning and Development Department.
5. All sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the property owner.
6. The project shall not exceed 207 lots.
7. A 10-foot public multi-use trail shall be constructed in accordance with the MAG standard detail along the west side of 107th Avenue, as approved by the Parks and Recreation Department and the Planning and Development Department.
8. Internal trails identified on the conceptual circulation plan date stamped February 27, 2018 shall be a minimum of 8 feet in width.
9. A minimum of 33% of the dwelling units shall have covered porches, which face the front, and are a minimum of 60 square feet in area with a depth of at least six feet, as approved by the Planning and Development Department.
10. The developer shall provide a no hazard determination for proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to Planning and Development Department's preliminary plat approval.

11. The developer shall dedicate to the City of Phoenix an avigation easement for the site, per the form and content prescribed by the City Attorney, prior to Planning and Development Department preliminary plat approval.
12. The property owner shall record documents that disclose the existence, and operational characteristics of Glendale Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney, and in accordance with State law requiring airport disclosure.
13. The developer's engineer of record shall certify and note on the preliminary and final plats as well as relevant construction drawings that the proposed residential construction shall achieve a maximum interior noise level of 45 decibels (DNL).
14. The developer shall extend Ball Park Boulevard (full width) to the north end of the development. A temporary cul-de-sac shall be constructed at the end of the full improvements, as approved by the Planning and Development Department.
15. The developer shall construct a minimum of 20 feet of paving (face of curb to monument line) for 107th Avenue adjacent to the site. South of the permanent improvements, the developer shall provide 20 feet of paving, west of the monument line, for 830 feet (tie into existing pavement), instead of a 1,000-foot taper.
16. The developer shall coordinate with the City of Glendale on the right-of-way improvements to 107th Avenue and Ball Park Boulevard, as approved by the Planning and Development Department and the Street Transportation Department. A letter of design acceptance shall be provided to the Planning and Development Department prior to preliminary site plan approval.
17. The applicant shall submit a drainage study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan approval. The applicant shall be responsible for any abandonments and required improvements as recommended by the approved drainage study.
18. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Staff Report: Z-7-18-5

March 1, 2018

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Writer

Joél Carrasco

March 1, 2018

Team Leader

Samantha Keating

Exhibits

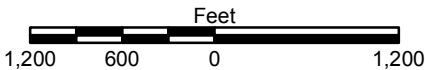
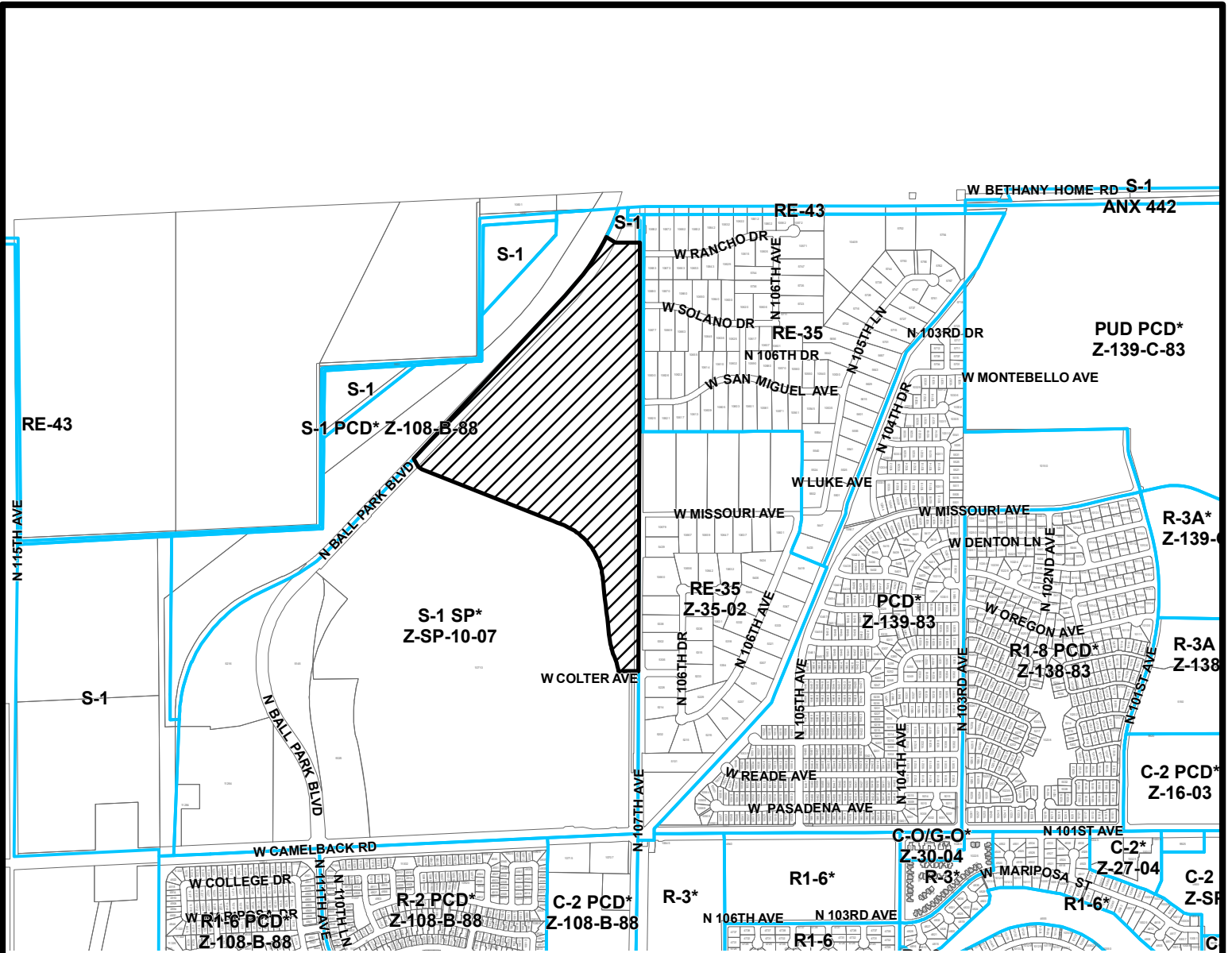
Zoning Sketch

Aerial

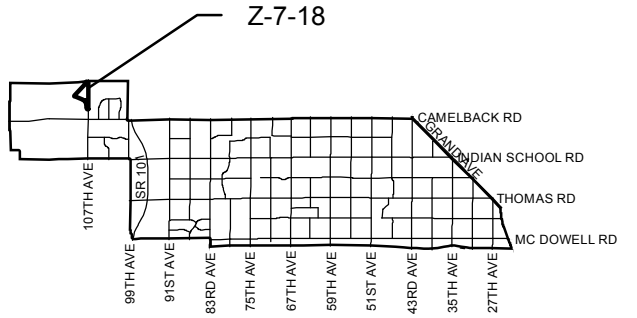
Conceptual Site plan date stamped February 5, 2018

Conceptual Circulation plan date stamped February 27, 2018

107th Avenue Street Section date stamped March 5, 2018

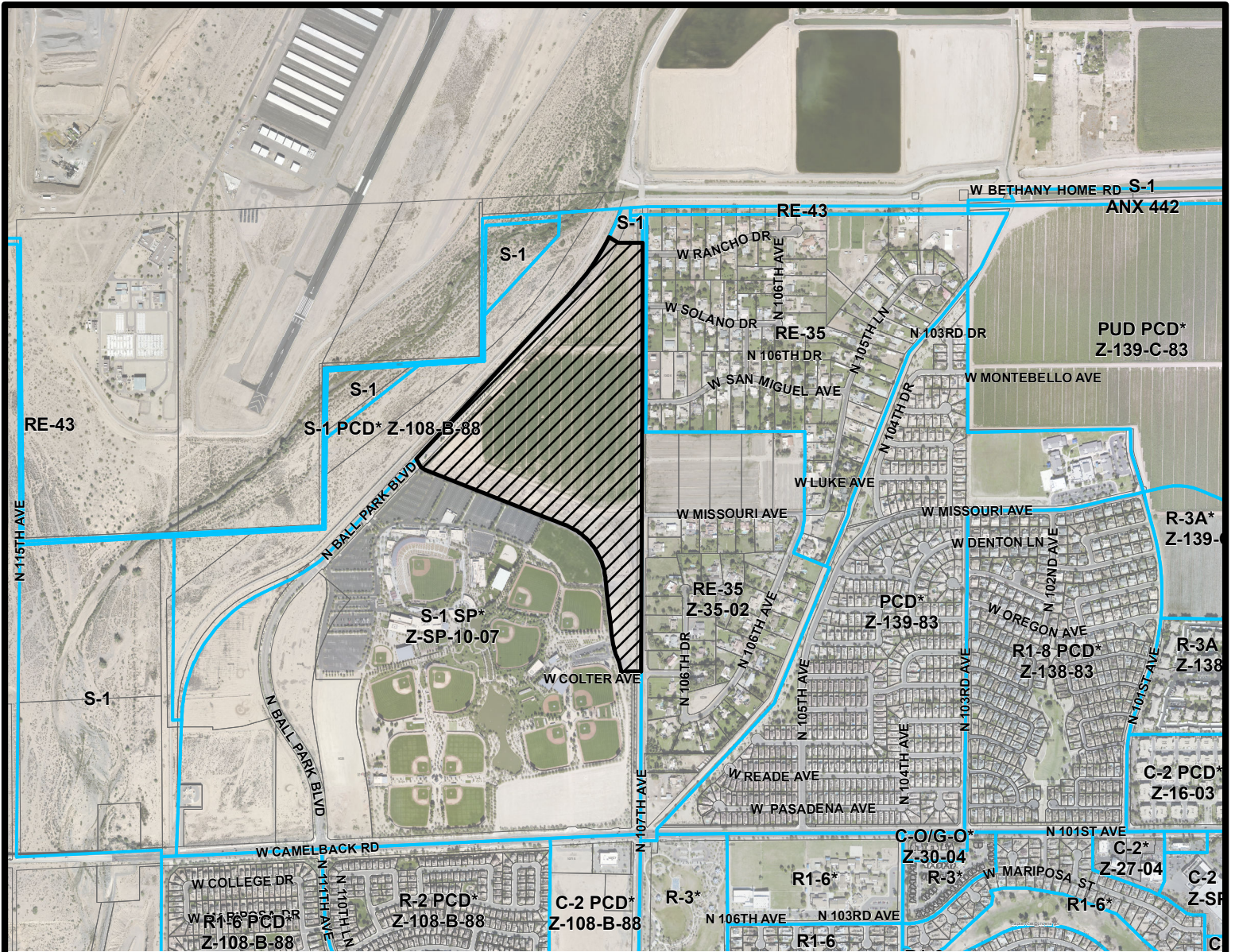


MARYVALE VILLAGE
CITY COUNCIL DISTRICT: 5

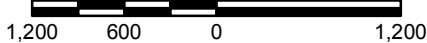


APPLICANT'S NAME: Mattamy Homes - Jose Castillo		REQUESTED CHANGE: FROM: S-1 SP (66.63 a.c.) TO: R1-10 (66.63 a.c.)	
APPLICATION NO. Z-7-18	DATE: 2/13/2018 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 66.63 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 19-2, 20-2	ZONING MAP H-2, I-2	
MULTIPLES PERMITTED S-1 SP R1-10	CONVENTIONAL OPTION 66 233		* UNITS P.R.D. OPTION N/A 300

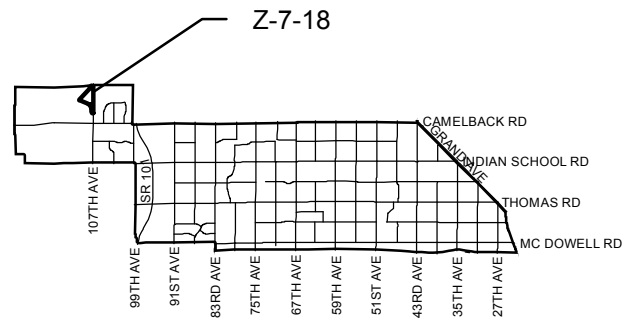
* Maximum Units Allowed with P.R.D. Bonus



Feet



MARYVALE VILLAGE
CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: Mattamy Homes - Jose Castillo

APPLICATION NO. Z-7-18

DATE: 2/13/2018
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.
66.63 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 19-2, 20-2
ZONING MAP H-2, I-2

REQUESTED CHANGE:
FROM: S-1 SP (66.63 a.c.)
TO: R1-10 (66.63 a.c.)

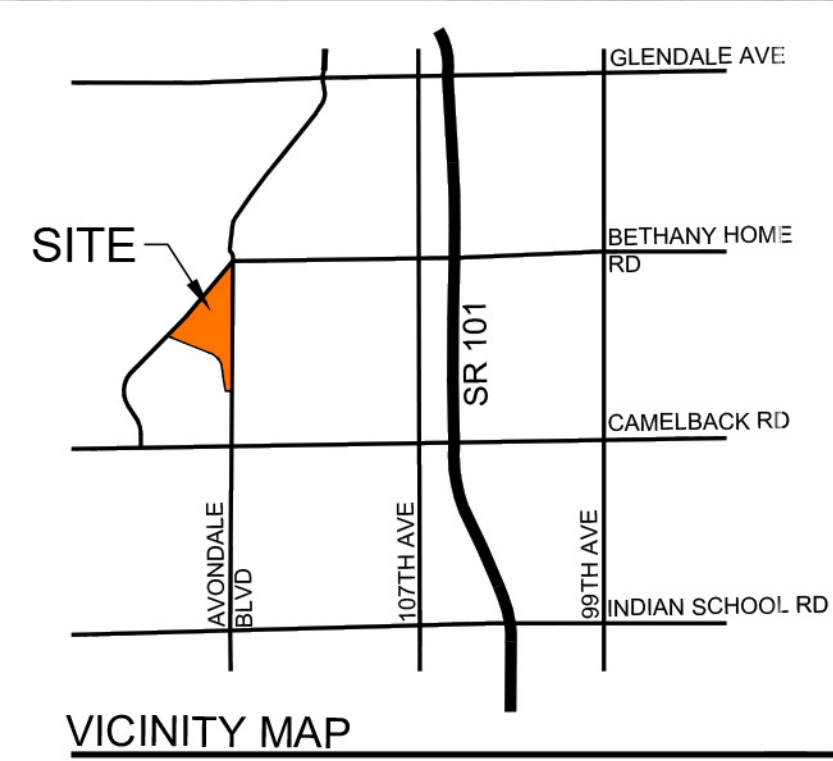
MULTIPLES PERMITTED
S-1 SP
R1-10

CONVENTIONAL OPTION
66
233

* UNITS P.R.D. OPTION
N/A
300

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

Site Data		
Current General Plan Designation 1-2 and 3.5-5 DU/Ac. - Traditional Lot		
Requested General Plan Designation 2-3.5 DU/Ac. - Traditional Lot		
Current Zoning	S-1 SP	
Requested Zoning	R1-10 PRD	
Use	Amount	Percent
Gross Acreage	64.68 Ac.	3.20 DU/Ac.
Net Acreage	59.21 Ac.	--
Open Space (Gross Acreage)	--	Min. 15%
Total Units	207 Units	--



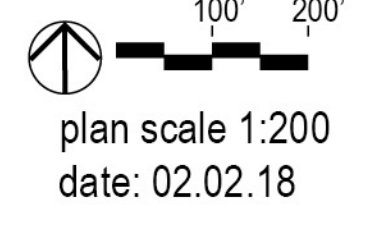
CITY OF PHOENIX

FEB 05 2018

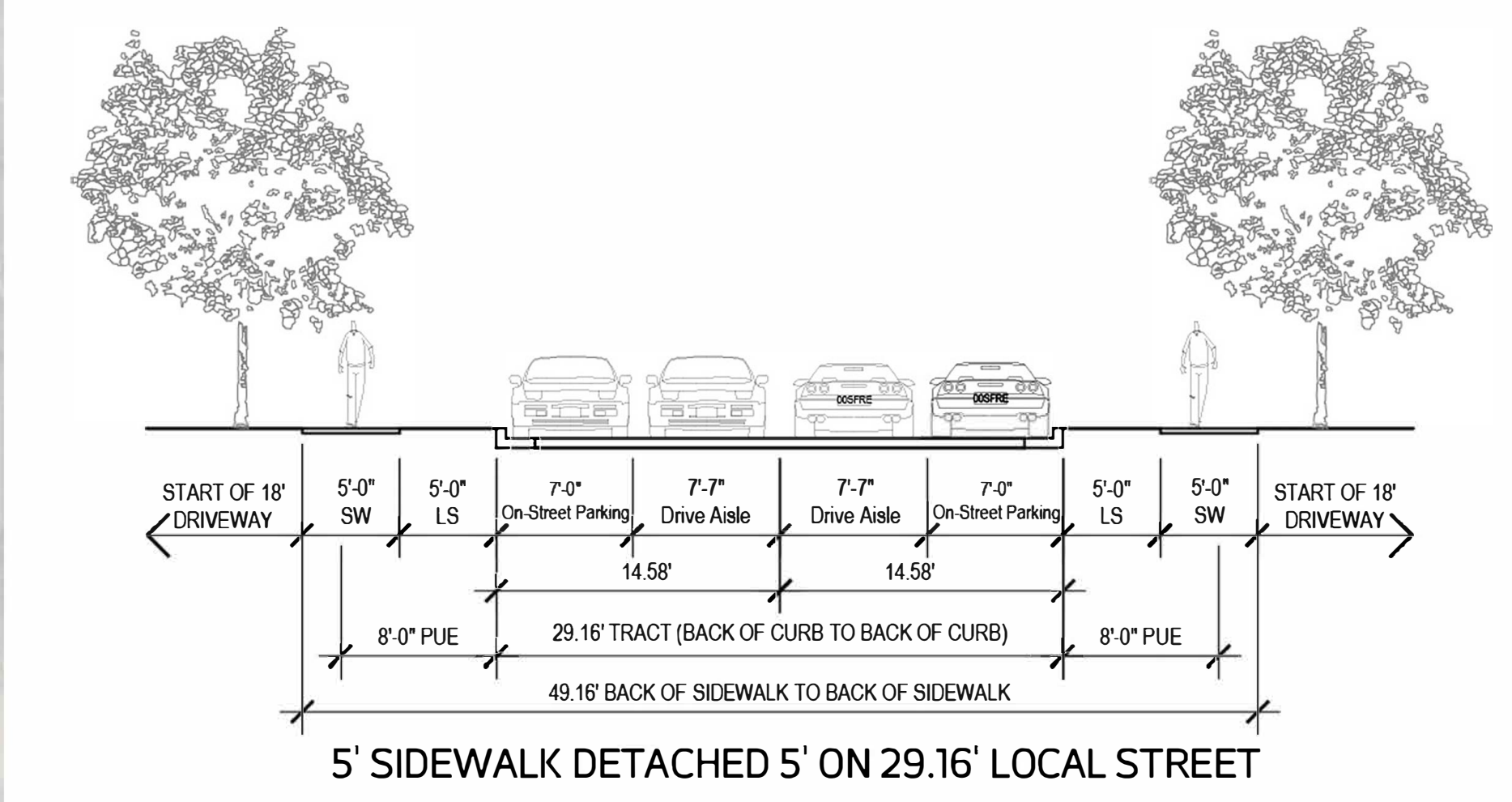
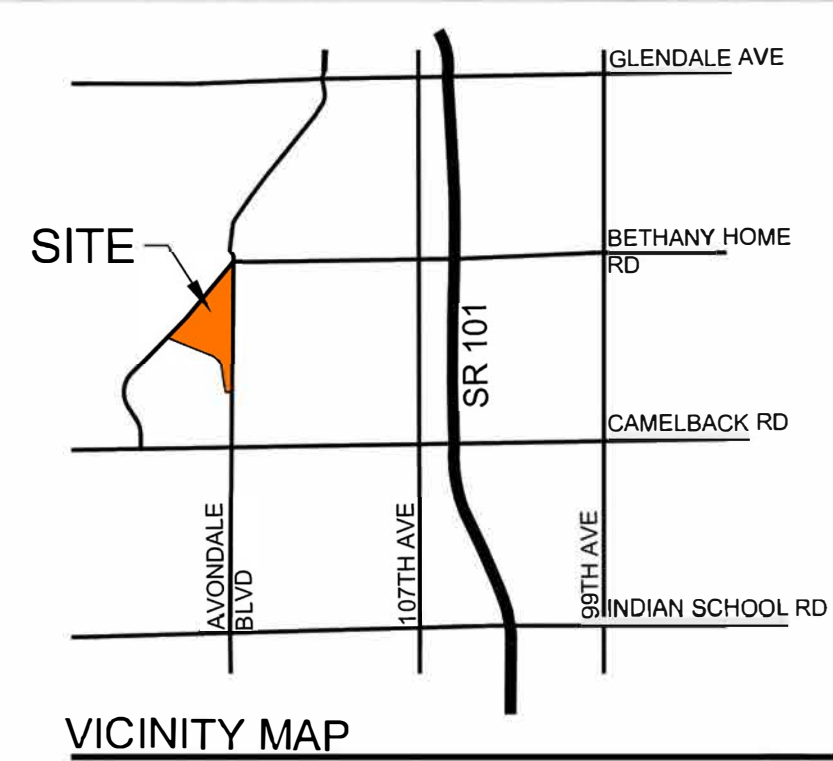
Planning & Development Department

CAMELBACK RANCH

Conceptual Site Plan



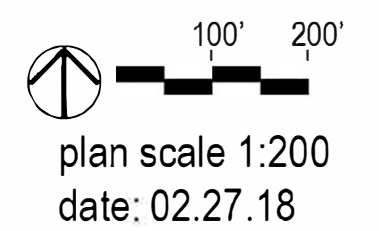
SYMBOL	DESCRIPTION
	5' PRIVATE DETACHED SIDEWALK
	10' PUBLIC MULTI-USE PATH / EQUESTRIAN TRAIL (MAINTAINED BY HOA)
	8' PRIVATE TRAIL
	PEDESTRIAN GATE



CITY OF PHOENIX
 FEB 27 2018
 Planning & Development
 Department

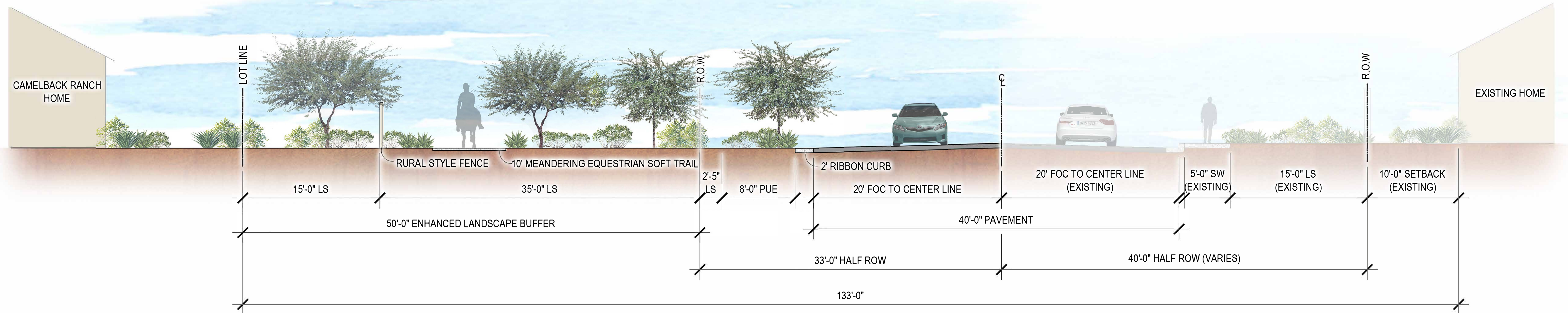
CAMELBACK RANCH

Conceptual
 Circulation Plan



andersonbaron
 plan · design · achieve
 50 n. mcclintock drive, ste 1
 chandler, arizona 85226
 ph. 480.699.7956 f.480.699.7986



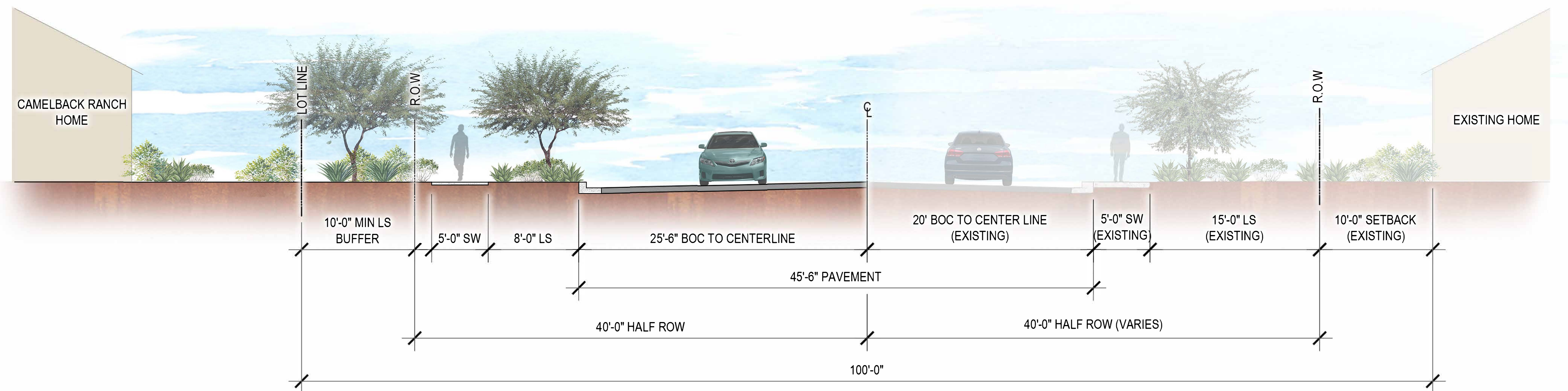


PROPOSED "RURAL" STREET SECTION WITH ENHANCED LANDSCAPE BUFFER

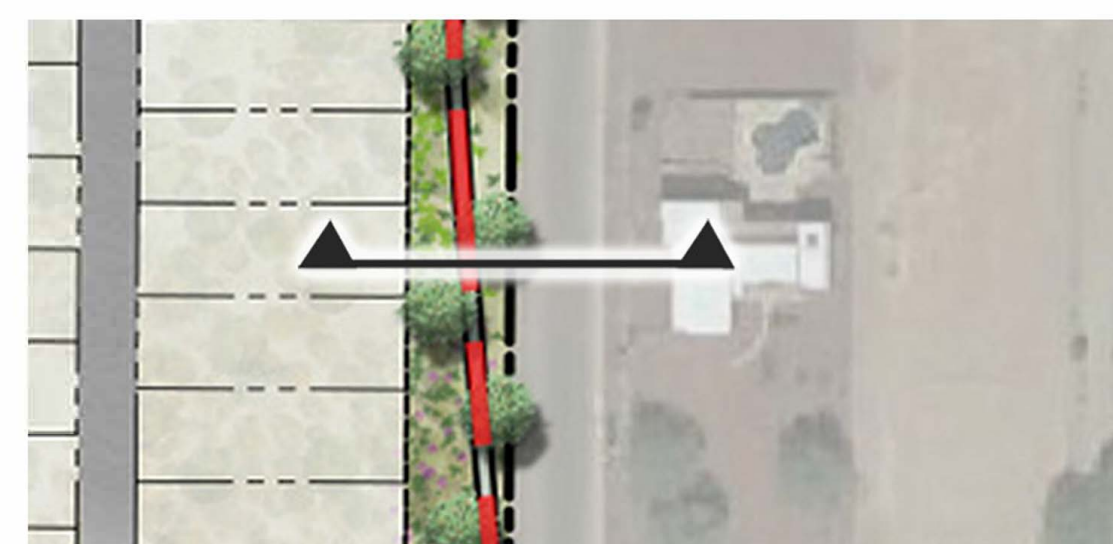
CITY OF PHOENIX

MAR 05 2018

**Planning & Development
Department**



CITY REQUIRED STREET SECTION



STREET SECTION LOCATION



CAMELBACK RANCH

107th Avenue
Street Sections

plan scale 1:5
date: 03.05.18





City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **Staff Report: Z-7-18-5** March 12, 2018

<u>Village Planning Committee</u> Meeting Date:	March 14, 2018
<u>Planning Commission</u> Hearing Date:	April 5, 2018
Request From:	S-1 SP (66.63 acres)
Request To:	R1-10 (66.63 acres)
Proposed Use:	Single-Family Residential
Location:	Approximately 1,300 feet north of the northwest corner of 107th Avenue and Camelback Road
Owner:	RLD II Loan, LLC
Applicant:	José Castillo, Mattamy Homes
Representative:	Susan E. Demmitt, Gammage & Burnham, PLC
Staff Recommendation:	Approval, subject to stipulations

At the time the initial staff report was written, no letters of concern had been received. Staff has since received several letters of concern. This addendum is to incorporate these concerns and attach the letters as an additional exhibit in the staff report.

The following is a summary of the community input received for the proposal. At the time this addendum was written, nine letters of concern have been received.

- Concerns regarding increase in traffic, especially in conjunction with spring training baseball games.
- Concerns about the potential impact to the rural character of the area.
- Concerns about the impact to property values.
- Concerns about increased density.
- Concerns about the proximity to the existing Glendale Airport.

Additional Exhibits

Community Correspondence (16 pages)

3/4/2018



Dan and Elaine Perez



Phoenix City Council
Village Planning Committee, Maryvale
200 West Jefferson Street
Phoenix, AZ 85003

To the Village Planning Committee and Phoenix City Council:

Every two to five years, the same agenda resurfaces regarding what to do with the 60 acres just west of 107th Avenue and north of Camelback north of the ball park. Some company, this time Mattamy Homes, purchases this land with high hopes of turning a nifty profit, careless and heedless of the prior history of that very same property. As you may be aware, there is a famous quote by Santayana, “Those who do not study history are doomed to repeat it.” Again. WE as a neighborhood came before you with the SAME issues now being raised.

These same issues remain as last time, also brought before these same Committees and Councils members. We LIKE our quite neighborhood, but, more importantly, there is still an airport to the very immediate west of said property. An airport, that wants to expand and become busier, extend runways etc. Phoenix apparently hasn’t quite learned or remembered its’ lessons regarding airports and dense housing developments in flight paths.

There is still an issue of access—Ball Park Road or 107th Avenue. 107th Avenue was certainly not designed for that kind of traffic, and expanding its southern end to the light really isn’t the answer. Maybe Mattamy should only be allowed to show the sites and homes to people during the hours immediately preceding or following a baseball game. I know, we, as homeowners who are already dealing with this have to plan our errands and so forth around when the game starts or ends or spend hours just getting past a one mile radius of traffic.

And then there is the problem of an already overcrowded school system. In addition, some bright person or persons “Ok’d” a big apartment building complex, going in as we speak, just south of Camelback and west of 107th Avenue and an additional one north of Camelback and west of 99th Avenue. This will no doubt prove to add an unknown amount of extra traffic, more school crowding to the school burden, and people who apparently can’t find housing away from the lights, noise, and congestion of those baseball crowds, not to mention other events. Take a drive along Camelback some night and see how many houses abutting Camelback are



dark. Why? Because no one wants to live where that noise, light, and congestion occur. Does it make sense to add MORE houses,, people, congestion, school over-crowding, and yes, crime, into the area already rampant with such things? Compare crime in my neighborhood and the adjoining “regular “ neighborhoods. Then there is the issue of the baseball complex itself. Noisy. Congested, Obnoxious lights shining all over, sometimes as late as 11 pm even on weeknights.

When asked why Madamy doesn't leave the property in question zoned as it is and put in acreage properties, in line with the zoning in place and the surrounding properties, their answer is because people want new home and don't want property.” Really? How many home in our area spend any time on the market? How many are empty? The answers are “no time and none empty.” There is a market and demand for the type of homes and property we have— there just isn't the huge profit greedy developers want to make.

Why does every square inch of land have to have 15 houses on it? What ever happened to the original plans to make that a park? Do you really think with the amount of population density in the area in question that the tiny, inadequate 5 acre park is even remotely adequate for people to go to and enjoy? I challenge you, Phoenix, go there on the weekend. You couldn't go for a picnic or even a nice walk without feeling like you are at the mall because of all the people there. I myself would never go there for that very reason. There is nothing restful nor enjoyable about feeling like I'm in Hong Kong or the center of New York City.

It's too bad Mattamy bought the property and stand to either lose money by selling to another group who also hasn't done their homework or, by keeping the current zoning,, stand to make less of a profit. A comment made at a recent meeting by representatives of Madamay was along the lines of people don't mind houses crowded together, that's what people are used to, people want new houses, people don't want to do yard work, and the like. Well, there are people who do mind crowding, like and are used to the quiet (and not noise), enjoy yard work, enjoy being able to hear bird song. The list could go on. When will the greedy madness end?

What will you do to keep these issues from cycling again and again, do the right thing and preserve this area as it was intended? What will future generations have to say about your decision?

Sincerely,

Dan and Elaine Perez

From: Lisa Davis
To: [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Joel Carrasco](#)
Subject: case Z-7-18-5 and GPA-MV-1-18-5.
Date: Sunday, March 11, 2018 8:52:31 AM

This property is located North of Camelback and west of 107th Ave. It is adjacent to the White Sox. Dodgers Spring Training Facility. The parcel # is APN 102-59-023 address 5805 N. Ball Park Blvd Glendale, Az. 85307. This parcels tax statements go to Mark Winkleman, who's company ML Manager LLC (previously Rightpath Limited Development) reacquired the property when RLD II Loan LLC went Bankrupt and defaulted on the tax payments. The current zoning for this Parcel is S-1 which is similar to the parcels to the immediate East. We have 1-2 acre lots and have horse privileges. We are a unique community and would like to preserve this for Phoenix.

Before RLD II Loan LLC purchased the land it was owned by the City of Glendale. The Glendale Airport had an agreement that the land would not ever become residential. It was to act as a buffer to protect the airport's air space This agreement was reluctantly never put on the deed to the land due to the fact that they were both owned by Glendale at the time. Unfortunately, different administration took over and they did not realize the importance of this land remaining vacant and that is when the Glendale Main Street and the Ball Park were proposed by the owner, ML Manager, (Previously Rightpath Limited Development). Glendale was to to get a percentage of revenue through this plan but it never was developed due to the down turn of the market. I understand that ML Manager is desperate to get their money back on this land, but selling it to a housing developer who in turn must get the land rezoned before the sell will even go through, is not the right action for this parcel. Houses built there would lower the property taxes of the Sport Complex along with all of the acreage lots nearby. **This in turn decreases profits Phoenix makes off the property taxes that the City of Glendale is paying on the parcel that houses the Spring Training Facility.**

There are numerous other reasons we are fighting this developer for the rezoning. 1.) Houses being built on this land would become a possible lawsuit. If any plane or helicopter, who are forces to fly in this East pathway due to Luke Air Force restrictions, unexpectedly crashes and causes harm to property or body, than the City of Phoenix can be held liable. 2.) Complaints of the noise and light pollution from the Spring Training facility and the expanding Glendale Airport will become your next big problem. You can be proactive by voting no on the rezoning and prevent what is happening with air traffic at Sky Harbor. 3.) Camelback Road can't handle more traffic during rush hour along with the football and baseball game days. Ball Park Blvd will be the only way in and out for the new residences and it only takes one time when an emergency vehicle needs to get to this community during a game and can't make it in time. 4.) Quality of life is important to Phoenix's General Plan, The local area schools have overcrowded classrooms already. Let's not put more of a strain on the Pendergast and Tolleson districts. Do you think the students will be getting a quality education if teachers and staff can't even address their needs? These are our communities main points of opposition. Keep this part of Phoenix unique and **vote no** on the rezoning of this property.

We as a community are willing to work with a developer who would keep it as a S-1 zoning. I suggest an effort by City of Phoenix to develop the land that would increase the property values in the area along with creating support for the Spring Training Facility. This effort could be a working farm managed through a University to encourage agricultural jobs. It would become an educational field trip opportunity for all the private and public elementary and high schools. It could have a farm to table restaurant, natural fiber clothing store that could support the Dodgers and White Sox and sell recycled products to encourage conscious living. Batting cages could be included. This is just a small list of things that are possible in this area. Please understand, we know it will be developed, but we as a city can make it a point of interest that can increase the value of the area, not decrease it and make it a sore spot for all the businesses surrounding it. The Airport and the Ball Park have both opposed the rezoning as well. I think we can make it a place that everyone

can benefit from, we just need to come together and make it happen.

Thank you for your consideration on this matter.

Lisa Davis

From: Lisa Davis
To: [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#); [Joel Carrasco](#)
Subject: case Z-7-18-5 and GPA-MV-1-18-5
Date: Sunday, March 11, 2018 9:17:49 AM

I am against the building of houses that exceed the zoning that is already in place on the land off of 107th ave and Camelback.

The City of Phoenix, is on the front lines of being conscience of the effects that building houses too close together have on our Earth. We have a great recycling program and we advocate for solar power, This is one more area that Phoenix can stand out among their competitors.

We live in an area that is rare and unique and needs to be preserved. **As our rural spaces are being taken away by concrete and asphalt, we need to keep the impact of building to a minimum. We have the ability to continue allowing space for flood drainage, and reduce the amount of heat generated by hard surfaces, like driveways, roadways and rooftops.** Be the ones who support rural areas within city limits to create less impact on our surrounding resources and the Earth in general.

Thank you for your time and consideration.

Lisa Davis

From: Dave
To: [Alan Stephenson](#); [Joshua Bednarek](#); [Joel Carrasco](#); [Council District 5 PCC](#); [Alan Gaugert](#); [Jeff O'Toole](#); [Gene Derie](#); [Vania Guevara](#)
Subject: GPA MV 1 18 5; Z 7 18
Date: Sunday, March 11, 2018 11:37:14 AM

MVPC will consider a Mattamy et al request on 14 March 2018...if approved, it would [unnaturally] alter the desired land use of subject parcel...the logical thing to do is to negate Mattamy's bid to modify any use associated w/ aforesaid area...the highest & best use is as zoned, so, as it stands, surrounding residents do not endorse any Mattamy modifications to said parcel.

In addition, Mattamy chose to make a mockery out of the public process to seek support in their quest for change...that is, affected communities (stakeholders) were quite clear as to their wants, needs & desires concerning subject parcel...instead of displaying empathy, Mattamy, in a contemptuous way, opted to marginalize & minimize ideas as well as suggestions of the local populace...on careful observation, one may conclude, Mattamy, indeed, lacks the ability & capacity to identify w/ common people...this [Canadian corporation] & its affiliates have no heart or vision...their time, energy & commitment is only vested in wealth acquisition at the expense of extant neighborhoods...in Canada, Mattamy et al, fondly bears the moniker 'seagull developer...' they fly in, crap on everything & then leave (Burton).

Other entities oppose the Mattamy [monetary scheme]: City of Glendale; Camelback Ranch Ballpark management & tenants (id est Los Angeles Dodgers, Chicago White Sox) & ; Glendale Municipal Airport...COP must make a very important decision.. does the city endorse a self-aggrandizing & condescending foreign corporation in their quest to obtain pecuniary advantage? Or will COP exercise its moral/ political obligations as promised & support its citizens?

In sum, COP & investor/ builders must be cognizant, the far west community, in general, does not reject all development..on the contrary, fellow Phoenicians only oppose [valueless projects] which affect quality of life, & ultimately, the well-being of its populace...one could argue, Mattamy's plan does have value, but said benefit is selectively binary: It provides financial gain to property owner & an alien entity, Mattamy...again, far west residents feel the Mattamy proposal is unacceptable b/c it is not a good fit, ergo, does not add value to [their] community.

V/R

David Dyer
GO STANFORD!!

From: Mario Gomez
To: [Joel Carrasco](#)
Cc: [Lisa Davis](#); [Jeff Otoole](#); [Oscar Oland](#); [Oscar Oland](#); [Maria Gomez](#); [Gene Derie](#); [Jayson Padilla Neighbor](#); [Eleanor Padilla Neighbor](#)
Subject: Mattamy Homes on 107th N of Camelback - Concerns
Date: Wednesday, March 07, 2018 8:00:24 AM

Joel,

Below is a list of concerns that has existed since we have been opposing the development of the 64 acre parcel N of the Camelback Ranch Ball Park. These have not changed and have never been addressed. I would like to mention that we in Thoroughbred and Camelback Farms live in a unique community, that we cherish, and value, and want to protect from cookie cutter development.

1.) Drop in Property Values for Thoroughbred & Camelback Farms

Thoroughbred and Camelback Farms average home value is in the \$400K range. Mattamy stated their homes would be in the High\$100K-Low\$200K. Those are starter homes, that will end up as rental properties in the future due to their low value, and closeness to the airport (noise), and ball park (traffic).

2.) Increased Traffic, especially during games.

As it is today, when there are baseball games, we, Thoroughbred & Camelback Farms Residents, need to go north on 107th Ave from Indian School to get home. That is because Camelback is backed up while the baseball traffic is coming into our out of the park. On Camelback, it could take 20-30 minutes to get from the 101 to 107th Ave.

3.) Higher Crime Rates

We happen to be very fortunate that we live in an almost 0 crime area. We believe this is due to:

- a.) Higher cost of homes (\$400K average)
- b.) Low density of homes (1.2 du/acre)
- c.) Our community only has one way in and out (107th Ave)
- d.) Long term neighbors (no transient home owners)

This proposed development would bring in housing at half the cost, and at 3 times the density as our neighborhood, which will bring in more transient home owners and renters, and based on other developments with the same characteristics being proposed, brings in higher crime rates. This will detrimentally affect our unique community.

4.) Loading on our School System

I am not an expert on this subject, but it is my understanding that the existing school system cannot absorb additional children without detrimental side effects. The School Infrastructure in our area, was not designed to indefinitely absorb more children without expansion.

5.) Neighborhood Uniqueness

Thoroughbred and Camelback Farms are unique neighborhoods in the middle of high density housing. I do not believe that the Maryvale Village Committee or City Planners intended to have all neighborhoods look alike. Mattamy Homes has a cookie cutter plan for low-cost, high-density housing that they intend to stamp in our neighborhood, forever changing it's characteristics. The proposed development "does not fit in", and will have many negative side effects.

We are not opposed to this 64 acre parcel being developed with something that is complementary to our neighborhood and the ball park. We are adamantly opposed to low-cost, high-density housing. The 64 acres is split into two zonings, the upper part (approximately 36 acres) is zones for 1-2 du/acre. The bottom part (approximately 28 acres is zoned for 3-5 du/acre). using very rough calculations taking into account open space and road requirements, on the upper part you could have approximately 68 1/2 acre properties, and on the lower part approximately 123 homes if they designed 5 du/acre. That is a total of 191 homes, as opposed to 200+ high density on all 64 acres. The likelihood that anyone will come in and want to develop 28 acres with 5 du/acre is slim since that would not fit in at all with any of the surrounding communities.

If homes are going to be developed on the 64 acres, we prefer and would support a zoning of 1-2 du/acre.

Mattamy Homes has held three meeting with the community where they heard all of what is mentioned here. They came in with a plan, and their plan has not changed, as they do not appear to care what the community has identified as issues. Their plan from the beginning has been to stamp another copy of their "standard" low-cost, high-density development in our neighborhood, leaving behind all the consequences listed above. Mattamy is not interested in working with the community to find common ground.

Please consider your votes when this comes up for voting. We would appreciate your support in this matter.

Mario Gomez

A black rectangular redaction box covering the signature of Mario Gomez.

Respectfully,

Mario Gomez

A black rectangular redaction box covering the signature of Mario Gomez.

From: Lisa Davis
To: [Joel Carrasco](#)
Subject: Mattamy project
Date: Monday, March 05, 2018 3:56:25 PM

I am against the building of houses that exceed the zoning that is already in place on the land off of 107th ave and Camelback.

The City of Phoenix, is on the front lines of being conscience of the effects building houses to close together have on our Earth. We have a great recycling program and we advocate for solar power, **This is one more area that Phoenix can stand out among their competitors.**

We live in an area that is rare and unique and needs to be preserved. As our rural spaces are being taken away by concrete and asphalt, we are trying to keep the impact of building to a minimum. We have the ability to continue allowing space for drainage, and reduce the amount of heat generated by hard surfaces, like driveways, roadways and rooftops. **Be the ones who support rural areas within city limits to create less impact on our surrounding resources and the Earth in general.**

Thank you for your time and consideration.
Lisa Davis

From: Daniel
To: [Joel Carrasco](#)
Subject: Resident AGAINST Mattamy Homes Rezoning Application
Date: Monday, March 12, 2018 7:11:02 AM
Importance: High

Mr. Joel Carrasco,

I am writing to you regarding the rezoning application for Mattamy Homes on the 64 acre parcel N of the Camelback Ranch Ball Park near Camelback & 107th Ave.

As a resident of Camelback Farms (NE corner of Camelback & 107th Ave) for over 12 years, I want to express my objection to the idea of this parcel being rezoned for Residential 2-3.5 du/ac. The parcel is situated in a unique area that is not ideal for this type of development. Given the proximity to the Glendale Airport and the shared traffic corridor with the Camelback Ranch Ball Park, the development of Residential 2-3.5 du/ac housing would have a detrimental affect on the current Camelback Farms and Thoroughbred Farms residents in terms of lowering property value and high risk of transient home owners for this new development.

This specific area/parcel is just simply not ideal for Residential 2-3.5 du/ac housing.

I am not opposed to the development of this particular 64 acre parcel, it just needs to be the right type of development. Development utilizing the current zoning would be acceptable!

The current adjacent neighborhoods of Camelback Farms and Thoroughbred Farms is unique, not unlike many other horse property communities sprinkled throughout the Phoenix area. It would be a benefit to the neighborhood and a long lasting tribute to City of Phoenix team to find the right development for this area.

Please be a part of developing this area correctly! This current application for rezoning is not ideal and would devastate the area when the opportunity to develop it correctly can happen. This 64 arce parcel has been proposed for rezoning countless other times over the course of the last 10 years by various developer not interested in maintaining the unique area and neighborhood that adjoins this property. The City of Phoenix has stood strong it not allowing rezoning to happen by doing the right thing. Please continue to do the right thing and NOT allow this rezoning application to be approved.

Please consider your responsibility as a City Planner to do the right thing and help plan for the best use of this land in our unique piece of Maryvale Village.

I would appreciate your support in this matter when it comes to your voting power.

Respectfully,

Dan Hageman

[REDACTED]

[REDACTED]

From: Michele Combs
To: [Joel Carrasco](#)
Cc: [Michele Combs](#)
Subject: Rezone Application (Z-7-18-5) and Minor General Plan Amendment Application (GPA-MV-1-18-5)
Date: Thursday, March 01, 2018 3:20:07 PM

Mr. Joel Carrasco,

The approximate 65 acres located north of the Northwest corner of 107th Avenue and Camelback Road needs to remain as agricultural property and not be rezoned to accommodate any houses. By the property owner having the Rovey family farm this property, it has reinforced several key points in the 2015 Phoenix General Plan (PGP) and the Maryvale Village Planning Committee 2017 Annual Report (MVPC-AR), such as:

1. Ensuring the Resident's Connectivity to Natural Open Space, Mountains, Rivers, Washes, Clean Air, Clean Water and Clean Soil." (PGP p. 18)

One of the three Community Benefits addresses the positive impact farming can have on the Environment, especially by lowering the nighttime temperatures through irrigation. This benefit will be eliminated if 207 houses are built instead of keeping it farm land.

2. Maintaining Healthy Neighborhoods (PGP p. 120)

Thoroughbred Farms is considered a Healthy Neighborhood to those of use who live here and to our visitors. It is zoned as Livestock/Horse Property and attracts horse enthusiasts as well as those families that desire to live and enjoy wide open spaces. If the property is rezoned, those equestrian, biking and walking spaces are decreased and begin to limit the healthy outdoor lifestyles of the residents and visitors to Thoroughbred Farms.

3. Developing a Healthy Food System (PGP p. 142)

One of the Land Uses for a Healthy Food System is to "encourage the development of agricultural land as a buffer between incompatible land uses as a means of enhancing the function of landscape setbacks throughout Phoenix." This 65 acre parcel is in close proximity to the Glendale Air Park and would act as the buffer as just described. Additionally, continuing to farm this property keeps the dairy cows fed, which puts milk in our grocery stores and gives the airport additional airspace for unexpected emergencies/situations. If 207 houses are built, the city loses a necessary buffer and loses a functional agricultural piece of property for our unique community.

4. Keeping a Sustainable Desert City in regards to Prosperity and Health (PGP p. 154)

One of the Core Values of the Build the Sustainable Desert City and Communities Benefits is Prosperity. At the corner of Camelback Road and 107th Avenue there currently exists: Dust Devil Park, CVS/pharmacy, Camelback Ranch Spring Training Facility, multiple housing developments, the start of an apartment complex, and agricultural land. This intersection is one of the most unique intersections to call home in the west valley. If we replace the open 65 acres with a 207 housing development, we will lose the opportunity to "solidify Phoenix as one of the most picturesque and unique places to call home." Once the open space is developed, our neighborhood's "sense of place" will be lost.

5. Reinforcing Neighborhood Character and Challenges (PGP p. 184, MVPC-AR p. 3)

The 2015 Phoenix General Plan allows our "city's diverse communities and neighborhoods" to have their own unique set of assets/challenges addressed by the Maryvale Village Planning Committee to ensure each neighborhood's individual character/assets/challenges are reinforced. On page 3 of the Maryvale Village Planning Committee 2017 Annual Report regarding Rezoning Activity it states that the purpose of this activity is "intended to protect existing land uses" and to "assure that uses are compatible with each other and with available public

facilities and services.” If the 65 acres is rezoned R1-10 and 207 houses are built, the character (i.e., one-half acre and greater lot size, livestock privileges, very low traffic flow, flood irrigation, a mix of track/semi-custom/custom homes) of Thoroughbred Farms is not being reinforced.

The 2015 Phoenix General Plan expresses a sense of community and that all of its citizens are responsible for its positive growth and development. I was unable to locate any verbiage that supports the one-time monetary gain of a few individuals (i.e., the current land owner and Mattamy Homes) at the expense of losing our wonderful unique neighborhood. I’m hopeful that the combined wisdom of the City of Phoenix and the Maryvale Village Planning Committee members will not allow the rezoning of this 65 acre piece of agricultural property.

Thank you,

Michele Combs
Thoroughbred Farms Resident



From: OSCAR OLAND Owner
To: [Joel Carrasco](#)
Cc: [pe Mario gomez](#); [Jeff O toole](#)
Subject: rezone application [Z-7-18-5]
Date: Friday, March 09, 2018 11:42:04 AM

Dear Mr. Carrasco,

My wife and I live at 10666 W. Georgia Ave. Our residence is adjacent to [across the street] from the proposed Matammy Homes development.

First of all, I feel like mentioning other home builders have asked the city to rezone the property in question to enable them to build homes upon it. each time the application has been disapproved.

The reasons for disapproving are the same today. I think to put the reasons into a single, simple word is to say it is not a good "fit".

We in the immediate neighborhood have voiced our opinions and reasons in the past and thankfully our voices were heard. We hope you and your constituents will listen to us and agree once more.

I will list a few reasons why we oppose this development:

We live in a fairly unique area. We have what everyone desires, open space, a rural feeling or setting. People who happen into our neighborhood make comments like "Wow, I didn't know this area existed". They like the feel of the area, the low traffic volume, the quietness, All the things that go with low density.

If you look at the plan Matammy Homes has for the area you will see that they are proposing high density. High density without the infrastructure to support it. The ingress and egress is not well planned. Notice that 107th Avenue deadends at Bethany Home Road. Also, we have been promised 107th will remain as it is, a neighborhood street, not a "thru" street.

We do not have children in school but a high density development with two hundred plus houses and perhaps an average of two children per household is four hundred additional students impacting existing classrooms. Also, a large apartment complex is under construction just South of Camelback Road. Children will live in that complex. I mention this because I think it should be considered when decisions are made.

The Glendale airport is opposed to this development for various reasons. One of which is that residents in the new community will complain of aircraft noise. Its not only daily flights but corporate jets powering up in the wee hours to attend an early meeting in an Eastern city.

I remember when Phoenix scraped the area East of 16th street and to the North and

South of Mohave. It was a neighborhood too close to Sky Harbor. Residents were relocated at the city's expense. Matammy Homes spokesperson shrugged off the Glendale airport's concerns saying airports are always opposed to housing.
[arrogance]

Finally, we in the vicinity know the acreage will eventually be developed. We want to see something compatible with our neighborhood. We would like to see low density housing even though it is not a good fit with the airport.

Please support the residents of Camelback Farms and Thoroughbred Farms.

Sincerely

Oscar and Marlene Oland