

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

***REVISED
Staff Report: Z-70-23-5
Helen Drake Village PUD
December 6, 2023**

<u>Alhambra Village Planning Committee</u> Meeting Date:	November 28, 2023
<u>Planning Commission</u> Hearing Date	December 7, 2023
Request From:	<u>R1-6</u> (Single-Family Residence District) (4.73 acres)
Request To:	<u>PUD</u> (Planned Unit Development) (4.73 acres)
Proposal:	Planned Unit Development to allow a senior housing development
Location:	Approximately 315 feet south of the southwest corner of 27th Avenue and Belmont Avenue
Owner:	City of Phoenix, Human Services Department
Applicant:	Samantha Keating, City of Phoenix, Housing Department
Representative:	Nick Wood, Esq., Snell and Wilmer, LLP
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
<u>General Plan Land Use Map Designation</u>		Residential 3.5 to 5 dwelling units/acre	
<u>Street Map Classification</u>	27th Avenue	Arterial	40-foot west half street
<i>BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.</i>			
The PUD narrative proposes landscape setbacks on all sides of the property to be planted with shade trees, shaded public and private sidewalks, and open space. These improvements will create a comfortable pedestrian environment along 27th Avenue and within the development, reduce the urban heat island affect, and make the walk to nearby destinations safer and more comfortable.			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.

The PUD narrative includes design and development standards to encourage walking, bicycling, and transit use. These standards include the provision of secure and guest bicycle parking, shaded sidewalks, and on-site amenities.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The proposal includes bicycle facilities to encourage bicycling and transit use. Features include secure and guest bicycle parking.

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

The proposal, upon redevelopment, will provide trees and shade on 27th Avenue and over pedestrian pathways which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plan, Overlays, and Initiatives

[27th Avenue Corridor Community Safety and Crime Prevention Plan](#) – See Background Item No. 10

[27th Avenue To Do List](#) – See Background Item No. 11

[Tree and Shade Master Plan](#) – See Background Item No. 12.

[Complete Streets Guiding Principles](#) – See Background Item No. 13.

[Housing Phoenix](#) – See Background Item No. 14

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 15.

[Zero Waste PHX](#) – See Background Item No. 16.

[Transportation Electrification Action Plan](#) – See Background Item No. 17.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Senior Center and vacant land	R1-6
North	Fire station and single-family residential	R1-6
South	Church and cell phone tower	R1-6, R1-6 SP, C-1
East (across 27th Avenue)	Single-family and multifamily residential	R-3
West	Single-family residential	R1-6

Background/Issues/Analysis

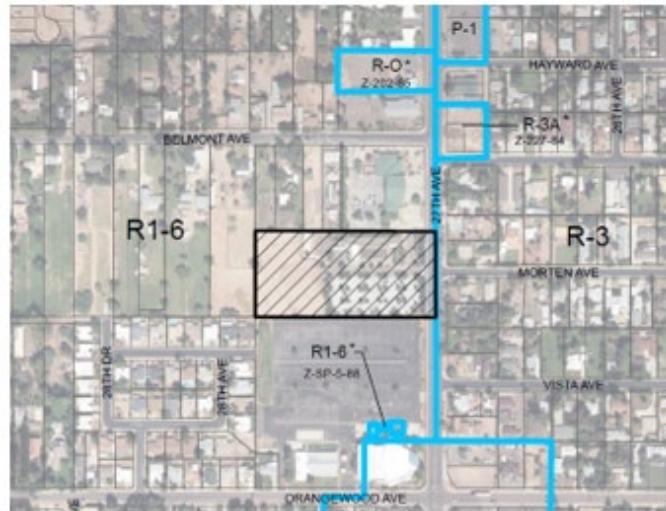
SUBJECT SITE

1. This request is to rezone a 4.73-acre site located approximately 315 feet south of the southwest corner of 27th Avenue and Belmont Avenue from R1-6 (Single-Family Residence District) to PUD (Planned Unit Development) to allow a senior housing development. This proposal is intended to permit age-restricted affordable multifamily housing and the existing Helen Drake Senior Center.
2. The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre. This request is not consistent with General Plan Land Use Map designation however a general plan amendment is not required as the site is under 10 acres in size. The Land Use Map designations to the north and west of the subject site are Residential 3.5 to 5 dwelling units per acres. To the east across 27th Avenue is designated as Residential 10 to 15 dwelling units per acre. The Land Use Map designation to the south is Public/Quasi-Public.



EXISTING CONDITIONS & SURROUNDING ZONING

3. The subject site is zoned R1-6 (Single-Family Residence District) and is currently a senior center. To the north is a fire station and single-family residential homes zoned R1-6 (Single-Family Residence District); to the west are single-family residential homes zoned R1-6 (Single-Family Residence District); and to the east across 27th Avenue are single-family and multifamily residential homes zoned R-3 (Multifamily Residence District). To the south is a church and cell tower zoned R1-6 (Single-Family Residence District), R1-6 SP (Single-Family Residence District, Special Permit), and C-1 (Neighborhood Retail).



Zoning Map, Source: City of Phoenix Planning and Development Department

PROPOSAL

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

Site Plan

The proposal is for an 80-unit senior housing development on the vacant portion of subject site. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of the proposed Phase 1 multifamily development, the existing Helen Drake Senior Center, the proposed sports field, and parking areas. Bicycle parking is proposed within



Conceptual Phasing Plan: Source; City Fabricick

the western portion of the Phase 1 multifamily building and pedestrian pathways are depicted connecting the sidewalk along 27th Avenue to the Helen Drake Senior Center and the proposed Phase 1 multifamily development. A Phase 2 multifamily development is proposed to be built on the southeast portion of the subject site, but is not depicted on the conceptual site plan.

6. Land Use

The PUD proposes multifamily residential and senior center uses. Stipulation No. 1.b. is recommended to clarify the two proposed uses.

7. Development Standards

The development narrative allows for a maximum of 204 units. All proposed units will be age-restricted affordable residential units. Parking for residents and guests will be provided on site in parking areas located on the southern portion of the site. The proposed development standards are listed below.

<u>Development Standards</u>	
<u>Standard</u>	<u>Proposed</u>
<i>Density</i>	43.5*
<i>Maximum Building Height</i>	45 feet
<i>Minimum Open Space</i>	6% (3% in Phase 1, 3% in Phase 2)
<i>Maximum Lot Coverage</i>	50%
<i>Minimum Building Setbacks</i>	
<i>North</i>	20 feet adjacent to single-family residential uses, 10 feet adjacent to all other uses
<i>East (27th Avenue)</i>	60 feet north of Morten Avenue alignment, 20 feet south of Morten Avenue alignment
<i>South</i>	20 feet adjacent to single-family residential uses, 10 feet adjacent to all other uses
<i>West</i>	20 feet adjacent to single-family residential uses, 10 feet adjacent to all other uses
<i>Minimum Landscape Setbacks</i>	
<i>North</i>	10 feet
<i>East (27th Avenue)</i>	20 feet*
<i>South</i>	5 feet
<i>West</i>	5 feet
<i>Streetscape Standards</i>	Retain existing, 5-foot-wide attached sidewalk. If replaced: 6-foot-wide sidewalk on 27th Avenue

	10-foot-wide landscape strip located between back of curb and sidewalk Landscape setback to be planted with minimum two-inch caliper trees
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*See Stipulation Nos. 1.c and d

The PUD will go above and beyond the Zoning Ordinance standards by reducing the maximum allowed density and height, and by increasing the minimum open space requirement and the required setbacks on all sides of the development. The maximum lot coverage is equivalent to zoning ordinance requirements. Stipulation No. 1.c is recommended to update the maximum allowed density to 43.13 dwelling unit per acre to allow a maximum of 204 units on the 4.73 acre site. Stipulation No. 1.d is recommended to update the Streetscape Standards' Minimum Streetscape Zone Width to be measured from the back of the property line.

8. Landscape Standards

The PUD will go above and beyond the Zoning Ordinance standards by requiring the landscape setback along the north property line to be planted with two-inch caliper trees placed 15-feet on center to provide a buffer to the homes to the north, by requiring the south and west landscape setbacks to be planted with two-inch caliper trees placed 20-feet on center, and by requiring the east landscape setback along 27th Avenue to be planted with two-inch caliper trees placed 25-feet on center. The PUD also makes provisions for existing mature trees along 27th Avenue to remain. Stipulation No. 1.e is recommended to update the landscape setbacks table within the PUD narrative to include a minimum 20-foot landscape area on the East (27th Avenue) site perimeter.

9. **Parking:** The PUD proposes 180 parking spaces. The PUD narrative does not delineate how many one-bedroom and two-bedroom units will be provided, so it is unclear if the provided number of parking spaces exceeds the City of Phoenix Zoning Ordinance requirements. Additionally, the PUD will go above and beyond the Zoning Ordinance standards by requiring resident bicycle parking at 0.25 spaces per dwelling unit and requiring guest bicycle parking at one space per every 25 vehicular parking spaces.
10. **Shade:** The PUD will go above and beyond the Zoning Ordinance standards by requiring the landscape setback along 27th Avenue to be planted with two-caliper shade trees planted 15 feet on center or in equivalent groupings. The requirement for public sidewalks and open space to be shaded a minimum of 50 percent is equivalent to Zoning Ordinance Standards.
11. **Lighting:** Site lighting shall be provided at building entrances/exits, parking areas, and

public assembly areas to increase crime prevention through environmental design. Additionally, lighting will meet City Code and Zoning Ordinance standards

12. **Design Guidelines**

The PUD proposes enhanced design guidelines to ensure the building is compatible with the surrounding area. The PUD sets forth the following requirements for building design:

Design Guidelines	
Exterior Materials	<p>Building facades shall include:</p> <ul style="list-style-type: none"> • Maximum 65% Stucco • Minimum 10% Glazing • Minimum 25% other materials (from list below) <p>Other materials utilized (at least two):</p> <ul style="list-style-type: none"> • Masonry • Non-reflective coated metal • Composite paneling • Lap siding • Composite wood
Color Palette	Colors complementary to the existing senior center
Roofline Guidelines	New development shall include variations in rooflines to provide added visual interest.
Façade Restriction	Blank walls shall not exceed 30-feet without a variation in texture, materials, color, or building fenestration.
Screen Walls	Architectural detailing shall be consistent or complementary to the building façade.
Surface Parking Screening	Parking areas shall be buffered from adjacent residential properties and screened from streets by maximum 36-inch tall wall so that cars are not visible below the average height of the headlights.





Conceptual Building Elevations; Source: City Fabricick

Additional design guidelines include enhancements for landscape and amenity requirements.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

13. [27th Avenue Corridor Community Safety and Crime Prevention Plan](#)

Approved by the Phoenix City Council on February 16, 2022, the 27th Avenue Corridor Community Safety and Crime Prevention Plan is a two-year pilot program intending to reduce crime and increase the quality of life in communities around the city. The plan is an effort between the Neighborhood Services, Police, Public Transit, Street Transportation, Human Services, and the Law Departments to address community safety in a collaborative manner, leveraging technology and community-based resources. The three strategies to address community concerns in the corridor are outreach, education and partnerships, prevention and intervention, and enforcement. To promote Crime Prevention Through Environmental Design (CPTED) principals to enhance neighborhood safety, a security guidelines section has been provided within the PUD narrative that includes standards for natural surveillance, secured access, lighting, landscaping, and activation of space.

14. [27th Avenue “To Do List”](#)

The “To Do List” was developed by the community with assistance by the Planning and Development Department. The guide applies to the area from 23rd Avenue to 29th Avenue and from Indian School Road to Dunlap Avenue. The neighborhood-led effort focuses on achieving “an active, safe, and welcoming community with vibrant retail and sustainable housing.” The guide articulates goals and strategies focused on pedestrian-friendly design and connectivity, pedestrian

safety on roadways, branding, advocacy, and placemaking initiatives. To promote Crime Prevention Through Environmental Design (CPTED) principals to enhance neighborhood safety, a security guidelines section has been provided within the PUD narrative that includes standards for natural surveillance, secured access, lighting, landscaping, and activation of space.

15. Tree and Shade Master Plan

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect.

The proposal aligns with the Tree and Shade Master Plan in the following ways. First, the PUD narrative requires that all public sidewalks be shaded to a minimum of 50 percent at maturity and all private sidewalks be shaded to a minimum of 50 percent at maturity. Second, the PUD narrative proposes all required trees to be minimum two-inch caliper in size.

16. Complete Streets Guiding Principles

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles.

The development will provide enhanced landscaping and shade along the sidewalks. This is addressed in the PUD Narrative.

17. Housing Phoenix:

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

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing affordable housing that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

18. **Comprehensive Bicycle Master Plan**

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

19. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

The provision of recycling containers is addressed in the Sustainability Section of the PUD narrative.

20. **Transportation Electrification Action Plan:**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation 1.f which requires a minimum five percent of required parking spaces to be EV capable.

COMMUNITY INPUT SUMMARY

21. At the time this staff report was written, staff has received one letter of support for this request.

INTERDEPARTMENTAL COMMENTS

22. The Street Transportation Department requested that the developer dedicate the west half of 27th Avenue, that existing streetscape landscaping along 27th Avenue be replenished, and that the developer construct all streets with all required elements. This is addressed in Stipulation Nos. 2 through 4.

OTHER

23. The site has not been identified as being archaeologically sensitive. However, in the

event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 5.

24. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 6.
25. 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 proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.
2. The proposal is appropriate at this location due to its compatibility with the surrounding land uses and consistent with several General Plan design principles and city policies.
3. The site is appropriately located along an arterial street.

Stipulations

1. An updated Development Narrative for the Helen Drake Village PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 1, 2023, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: November 1, 2023; City Council adopted: [Add adoption date].
 - b. Page 8, Section C. List of Uses, C.1:Permitted Uses: Update the third bullet point to state "All R1-6 uses as permitted by and per the conditions of the Residential District Land Use Matrix table in Section 608.D of the Zoning Ordinance."

- c. Page 9, Section D. Development Standards, D1:Development Standards Table, a. Density: Update the Maximum Density (within PUD boundary) to 43.13.
- d. Page 9, Section D. Development Standards, D2:Streetscape Standards, a. 27th Avenue: Update the Minimum Streetscape Zone Width to “from back of property line 20”.
- e. Page 10, Section D. Development Standards, D3:Landscape Standards Table, a. Landscape Setbacks (Minimum): Update the landscape setbacks to include an East (27th Avenue) landscape setback of 20 feet.
- f. Page 12, Section D. Development Standards, D4:Parking, e. EV Parking Spaces: Update standard to include the following “A minimum of 5% of the required residential parking spaces shall include EV Capable infrastructure.”

2. A minimum 50-feet of right-of-way shall be dedicated for the west half of 27th Avenue, adjacent to the development.
3. Existing streetscape beginning at the back of curb shall be replenished with the approved landscaping and trees along 27th Avenue, as approved by the Planning and Development Department.
4. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
5. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
6. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

Writer

Samuel Rogers

December 6, 2023

Team Leader

Racelle Escolar

Exhibits

*Sketch Map

*Aerial Map

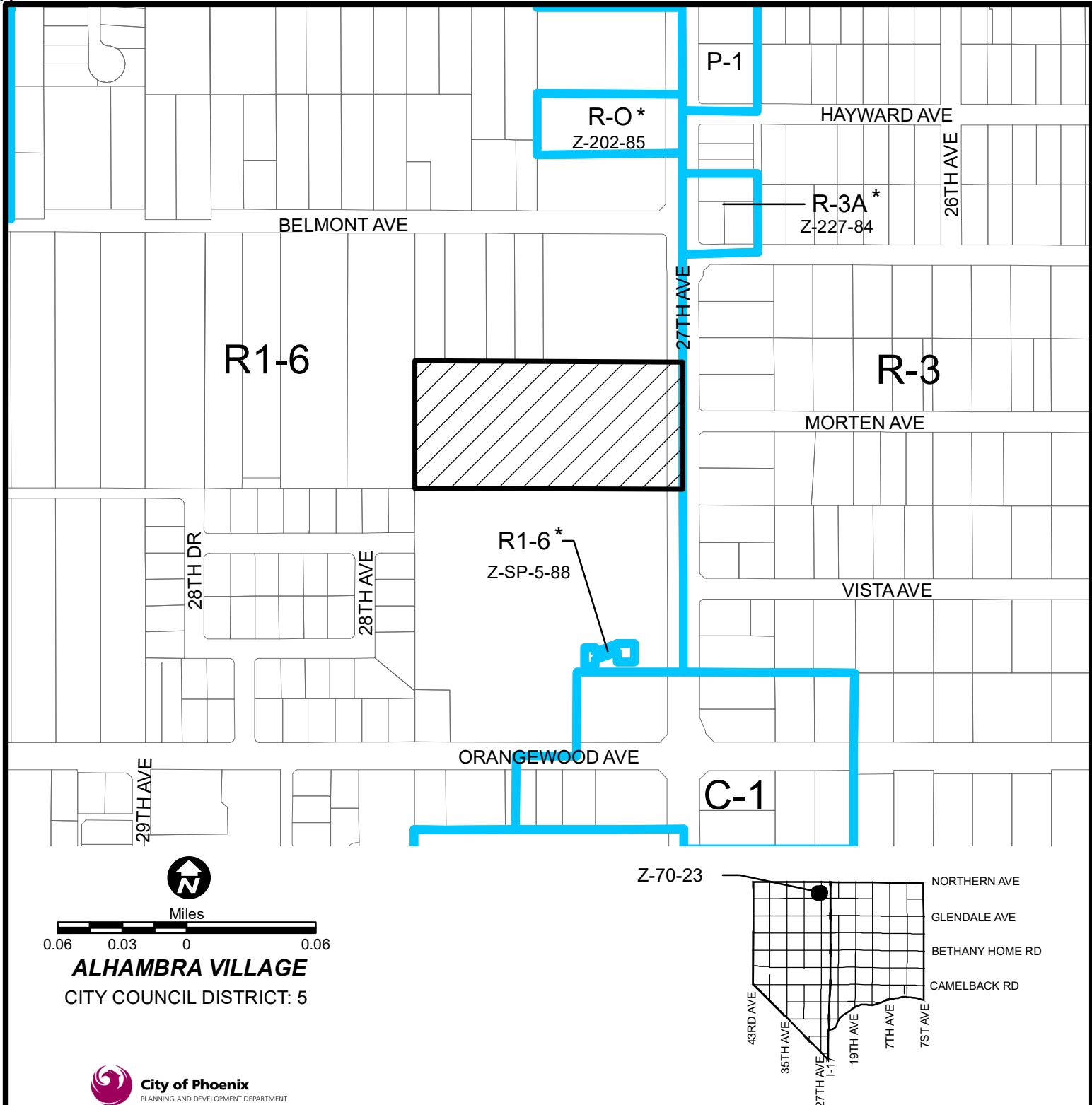
Conceptual Site Plan date stamped November 1, 2023 (2 pages)

Conceptual Elevations date stamped September 27, 2023

Community Correspondence

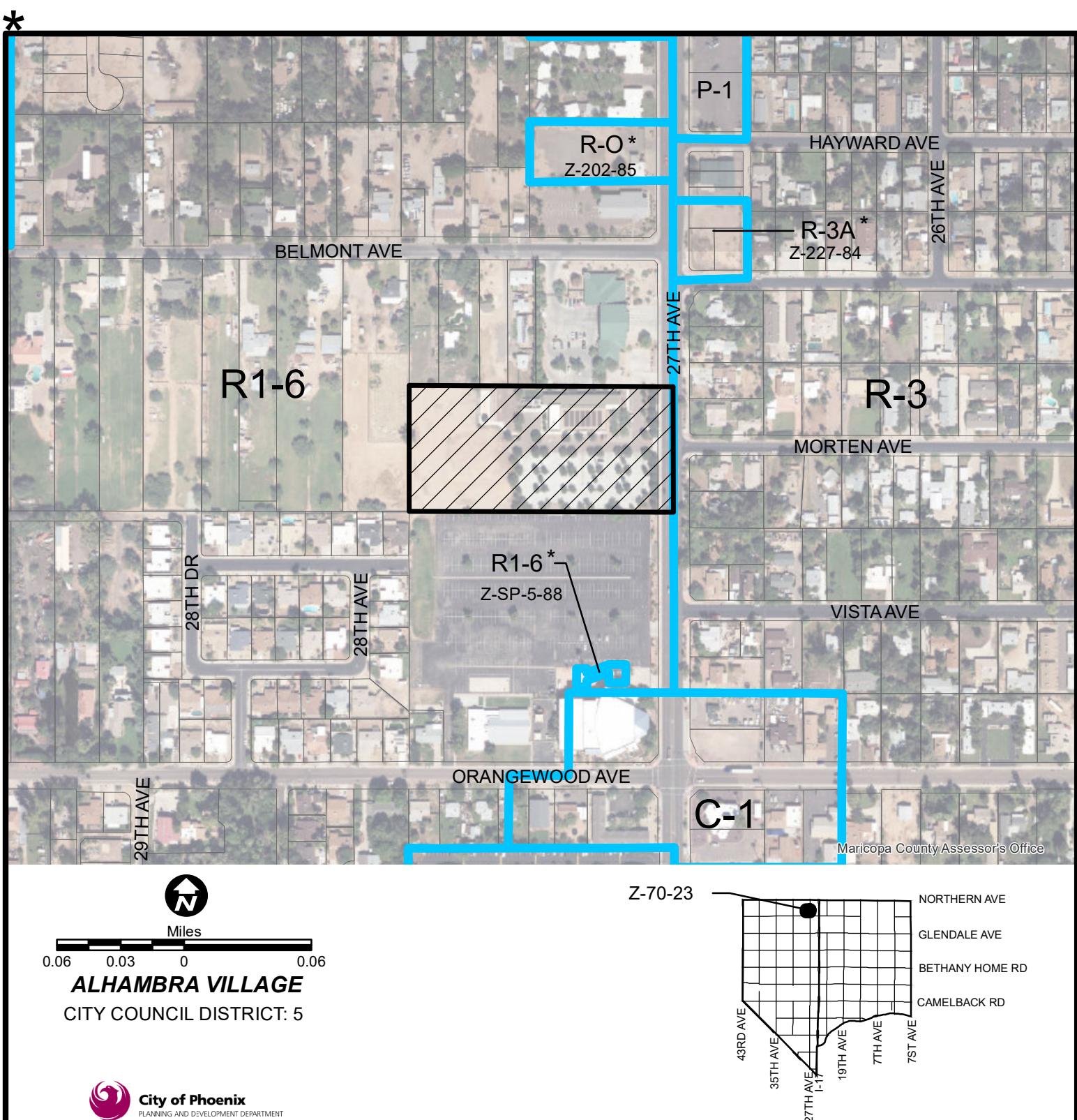
[Helen Drake Village PUD](#) development narrative date stamped November 1, 2023

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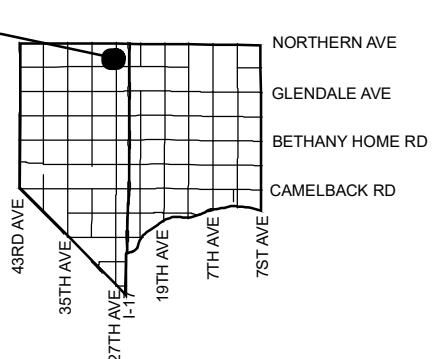
APPLICANT'S NAME: City of Phoenix		REQUESTED CHANGE:	
APPLICATION NO. Z-70-23		FROM: R1-6 (4.73 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.73 Acres		TO: PUD (4.73 a.c.)	
MULTIPLES PERMITTED R1-6 PUD		CONVENTIONAL OPTION 25 204	
		* UNITS P.R.D. OPTION 30 N/A	

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



APPLICANT'S NAME: City of Phoenix		REQUESTED CHANGE: R1-6 (4.73 a.c.)	
APPLICATION NO. Z-70-23	DATE: 10/03/2023 REVISION DATES:	FROM: R1-6 (4.73 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.73 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 24-22	ZONING MAP J-7
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R1-6	25	* UNITS P.R.D. OPTION	
PUD	204	30	
		N/A	

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



PROJECT INFORMATION

PROJECT INFORMATION		PROJECT INFORMATION	GENERAL NOTES		
Property Address	7600 North 27th Avenue Phoenix, AZ 85051	Required Parking	163 PS		
Property Owner	City of Phoenix Human Services Department 200 West Washington Street Phoenix, AZ 85003	Provided Parking	180 PS		
Property Agent	City of Phoenix Housing Department Division 251 West Washington Street, 4th floor Phoenix, AZ 85003	Parking Access	North 27th Ave at West Morten Ave		
Legal Description	ORANGEWOOD GROVE PARK, a subdivision plot recorded in Book 908 of Maps, Page 45, the office of the County Recorder of Maricopa County, Arizona	Required Open Space	5% of Gross Site Area		
APN	151-12-135	Max Density	43.5 DU/AC		
Building Construction:	Type V-B (Sprinklered)	Max Units	204		
Existing Zoning	R1-6 (Single-Family Residence District)	GENERAL NOTES			
Proposed Zoning	PUD (Planned Unit Development)	<ol style="list-style-type: none"> Development and use of this site will conform with all applicable codes and ordinances. All new or relocated utilities will be placed underground. Structures and landscaping within a triangle measured back from 10' from the property line and 20' along the property line on each side of the driveways entrances will be maintained at a maximum height of 3'. Structures and landscaping within a triangle measuring 33' x 33' along the property lines will be maintained at a maximum height of 3'. An association, including all property owners in the development, will be formed and have responsibility for maintaining all common areas noted as "Tracts" or "Easements", including private streets, landscaped areas, and drainage facilities in accordance with approved plans. Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor, or vibration will be emitted at any level exceeding the general level of noise, odor, or vibration emitted by uses in the area outside the site. Owners of property adjacent to public right-of-way will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans. All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment. 			
Lot Sale	No				
Site Acreage - Gross	206,886 SF [4.75 AC]				
Site Acreage - Net	204,732 SF [4.5 AC]				
Existing Use	Senior Community Center				
Proposed Use	Multi-Family - Senior Affordable & Senior Community Center				
Allowed Building Height	45'				
Proposed Building Height	30'				
Proposed Building Area	80,060 SF				
Max Permitted Building Area	95,507 SF				
Lot Coverage	50%				
HIVA #10-1465 SDEV #2300370 PADD #2305420 QS #24-22					
CITY OF PHOENIX NOV 01 2023 Planning & Development Department					

CONCEPTUAL ELEVATIONS

CITY OF PHOENIX

SEP 27 2023

Planning & Development
Department



Senior housing rezoning Helen Drake Senior Center

Sinclair Noe <sinclairnoe@yahoo.com>

Fri 11/17/2023 10:17 AM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>

Mr. Rogers,

I am writing to express my support for the plan to build affordable housing behind (due west) of the Helen Drake Senior Center on 7600 N. 27th Ave. I have attended meetings regarding the senior housing project proposed by the Richman Group. I support a change in zoning from R1-6 to a PUD, based upon the Richman Group's publicly disclosed information.

I hope this email is sufficient to include my support in future zoning hearings. If I need to make further correspondence to have my voice officially added, please advise.

Thank you,

Sinclair Noe

3116 W. Augusta Ave.

Phoenix, AZ 85051

602-451-9770