

## ATTACHMENT G

**From:** Larry Whitesell <thepeakna@gmail.com>  
**Sent:** Tuesday, December 2, 2025 1:30 PM  
**To:** PDD Planning Commission  
**Subject:** Item 13 Case Z-91-25-6 Planning Commission Meeting 4 December 2025  
**Attachments:** Z-91-25 Whitesell Oppo Submission - Planning Commission.pdf

Dear Planning Commission Members -

Regarding Item 13 Case Z-91-25-  
my opposition to the application for the Arcadia Auto Club PUD.

I look forward to speaking at the upcoming meeting. Hopefully you will find this advance submission of my comments helpful in your careful consideration of this case.

Larry Whitesell, Co-chair  
the PEAK NA  
602-370-8453

## OPPOSITION POSITION

This case begs the question: What are the priorities: Housing people or housing vehicles?

- I. Arcadia Auto Club Application
  - A. Prioritizes 100% vehicle storage and zero dwelling units
  - B. Does not support the City's priority of creating and preserving more housing
    - 1. 1.5 acre parcel zoned R-5 could provide 65 dwelling units, by right. (43.5 DU/acre)
    - 2. 1.5 acre parcel would typically be approved for 120 – 140 multifamily units with rezoning to PUD (60-70 DU/acre)
  - C. Is not consistent with the General Plan
- II. Staff Report
  - A. Pg 3, item 2: "The proposal for self-service storage use is not consistent with the General Plan Land Use Map designation...."
  - B. Pg 2: Lists meeting these applicable city priorities:

Applicable Plans, Overlays, and Initiatives
<a href="#">Complete Streets Guiding Principles</a> – See Background Item No. 12.
<a href="#">Shade Phoenix Plan</a> – See Background Item No. 13.
<a href="#">Transportation Electrification Action Plan</a> – See Background Item No. 14.
<a href="#">Conservation Measures for New Development</a> – See Background Item No. 15.
<a href="#">Phoenix Climate Action Plan</a> – See Background Item No. 16.
<a href="#">Zero Waste PHX</a> – See Background Item No. 17.

- C. Does not include the highest priority: the **Housing Phoenix Initiative**
- III. Recent City Council actions prioritize dwelling units over other zoning ordinances
  - A. Effectively eliminated single family residential zoning to address the housing shortage 1 dwelling unit at a time  
Per Attachment A – Housing Phoenix Quarterly Report July 2025-September 2025, pg 1
    - 1. Reduced the number of parking spaces in multifamily housing units to provide more dwelling units instead of parking (Multifamily Parking TA)
    - 2. Allowed up to 3 dwelling units on single family zoned districts throughout the city (ADU TA)
    - 3. Allowed up to 4 dwelling units (fourplexes) on single family zoned parcels in the central business district (Middle Housing TA)

## Planning Commission Meeting

December 4, 2025

Z-91-25-6 Arcadia Auto Club PUD

OPPOSITION POSITION

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### B. Other recent council actions prioritize residential use

1. Allowed redevelopment of commercial property to residential use without going through the rezoning process (Multifamily residential development and adaptive reuse)
2. Restricted data storage facilities from locating in areas that could be used for housing

IV. There is a luxury vehicle storage development already within a half mile of this proposed project. 2823 N 48th St. Hightail - “Arcadia's first luxury car condo project!”



**Hightail Arcadia**  
2823 N 48th St | Phoenix, AZ 85008

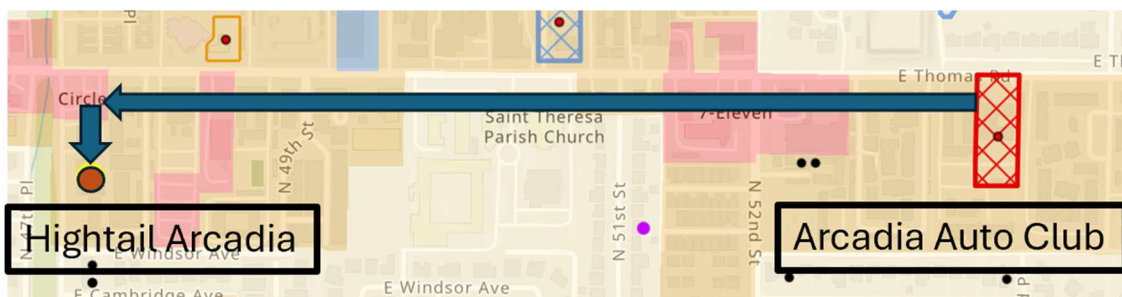


### Property Details





Sale Price:	\$995,000
Property Type:	Office
Building Class:	A
Building Size:	1,668 SF

### Property Description

Welcome to Hightail, Arcadia's first luxury car condo project! With R-5 zoning, these 1,668 sq. ft. units offer a versatile mix of personal warehousing, restricted commercial, and personal living space options. Architecturally designed spaces seamlessly blend flexibility, functionality, and style. Featuring a 24'x48' footprint, soaring 22' ceilings, full envelope insulation, and high standard finish—each space is crafted for efficiency and comfort. Premium features include a 14'x14' insulated overhead door, assigned parking, fire sprinklers, and pre-wired security/Wi-Fi. Elevate your experience with curated upgrades such as epoxy flooring, Bend-Pak car lifts, EV charging, luxury finishes, and smart automation. Gated entrance with private community pickleball court. Perfectly positioned in Arcadia near 48th St & Thomas Rd, with easy access to Old Town Scottsdale, the Camelback Corridor, and Sky Harbor Airport, this is where innovation meets convenience.



ATTACHMENT A – Housing Phoenix Plan Quarterly Report – July 2025-September 2025, pg 1

 <b>INITIATIVE 2:</b> Amend Current Zoning Ordinance To Facilitate More Housing Options  <b>A: Affordable Housing Incentives</b>	75% 	Dec 31, 2021	Multifamily Parking TA approved by City Council on 1/24/24  Multifamily residential development and adaptive reuse TA to address recent changes to state statute was approved by City Council 2/19/25
<b>B: Update Zoning Ordinance to Expand Housing Options</b>	75% 	Dec 31, 2021	2 of 3 mobile home TAs were approved 2023 Q2 Accessory dwelling units (ADU) TA was approved by City Council 9/6/23 ADU TA to address recent changes to state statute was approved by City Council 11/20/24
<b>C: Expand The Walkable Urban Code</b>	100% 	March 31, 2021	The WU Code TA (Z-TA-3-19) was approved by City Council on 2/2/22

**From:** jvrich@gmail.com  
**Sent:** Wednesday, December 3, 2025 4:17 PM  
**To:** PDD Planning Commission  
**Subject:** Please oppose 12.6.25 agenda item 13: Z-91-25-6 Arcadia Auto Club PUD

Dear Planning Commissioners,

In recent years I have seen a great many zoning changes in residential areas from single family or low density zones to high density multifamily. general plan and harm nearby neighbors. The public is told these changes are necessary because Phoenix desperately needs more housing. Somehow, the general plan, which is updated regularly and distributes land uses throughout the city in a rational way, is consistently out of date, even minutes after it is adopted by a vote of the Phoenix citizenry. Ignoring the general plan overlooks the fact that many city decisions about infrastructure and the allocation of services are based on the plan. Not following the plan creates inefficiency, thus reducing the quality of services and increasing costs for all Phoenix residents.

The property in this case is at a location where the current zoning is high density residential and that zoning is what is in the general plan. The site is therefore assured sufficient infrastructure and services for the anticipated residents. Yet instead of creating much needed housing for people, the proposed zoning change would provide expensive parking for cars.

I don't understand.

Since Phoenix needs more housing, why not build it where it is planned for instead of putting it where it doesn't belong? Does the general plan represent the city's vision for the future - an orderly layout of land uses that are supported by infrastructure and services? Or is it like a model home-- just a design suggestion that property owners need not follow?

I urge you to oppose Z-91-25-6 and support increased housing where it is planned and currently zoned.

Thank you for your consideration,

Jackie Rich  
85012