

Attachment B - Staff Report



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-51-17-6 (52nd Street Condominiums PUD) November 2, 2018

**Camelback East Village Planning
Committee Meeting Date**
Planning Commission Hearing Date

Information: March 6, 2018
Recommendation: November 13, 2018
December 6, 2018

Request From:

R1-6 (1.98 acres)

Request To:

PUD (1.98 acres)

Proposed Use

Planned Unit Development to allow multifamily residential

Location

Approximately 125 feet north of the northwest corner of 52nd Street and Virginia Avenue

Owner

Stacey Acres, LLC c/o John Stacey

Applicant

Dennis Newcombe, Beus Gilbert, PLLC

Representative

Paul E. Gilbert, Beus Gilbert, PLLC

Staff Recommendation

Approval, subject to stipulations

General Plan Conformity

**General Plan Land Use Map
Designation**

Residential 10 to 15 dwelling units per acre

**Street Map
Classification**

52nd Street

Collector

33-foot west half street

***CONNECT PEOPLE & PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE:
Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.***

The subject site is adjacent to multifamily zoned property to the north and is consistent with the land use pattern along 52nd Street in the surrounding area. The PUD contains enhanced design guidelines to mitigate the impact of building height and massing on adjacent residential properties.

***CONNECT PEOPLE AND PLACES; COMPLETE STREETS; DESIGN PRINCIPLE:
Locate parking to the rear of a site to create a more pedestrian environment, when adequate shielding from noise and light can be provided to adjacent established neighborhoods. On-street parking in some areas may also promote a pedestrian***

environment.

The proposal includes development standards that require residential units along 52nd Street to be oriented towards public right-of-way and provide private vestibule space and primary entry along the street to activate the pedestrian environment. Resident parking is provided in interior garages on the first level of all units and guest parking is aligned on the south property line and is not visible from the right-of-way.

CONNECT PEOPLE & PLACES; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The PUD contains bicycle parking standards consistent with the Walkable Urban Code regarding the ratio of bicycle spaces and rack design. Further, the PUD requires that a minimum of three of bicycle spaces be placed within 80 feet of 52nd Street to promote bicycle use.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLES: Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.

The PUD contains numerous design guidelines that address architectural style and features including parapet design, cornices, four-sided architecture, building materials, colors, and other provisions. Further, each unit will be constructed with a minimum of four balconies and individual unit garages will provide enhanced architectural features.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

The PUD includes enhanced building setbacks, lot coverage, and planting standards to mitigate the impact of building height and massing on adjacent properties.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Encourage bicycle and pedestrian amenities in new major development projects in high-density, mixed-use areas or near transit stations or employment centers.

The subject site is in close proximity to a planned bus-rapid transit line along Thomas Road and the PUD contains bicycle parking development standards intended to promote multimodal transportation options for residents and guests of the development.

Area Plans, Overlay Districts, and Initiatives

The subject site is not within the boundaries of any overlay district, special planning area, specific plan, or area plan.

Tree & Shade Master Plan

See Background Item #13.

Complete Streets Guiding Principles

See Background Item #14.

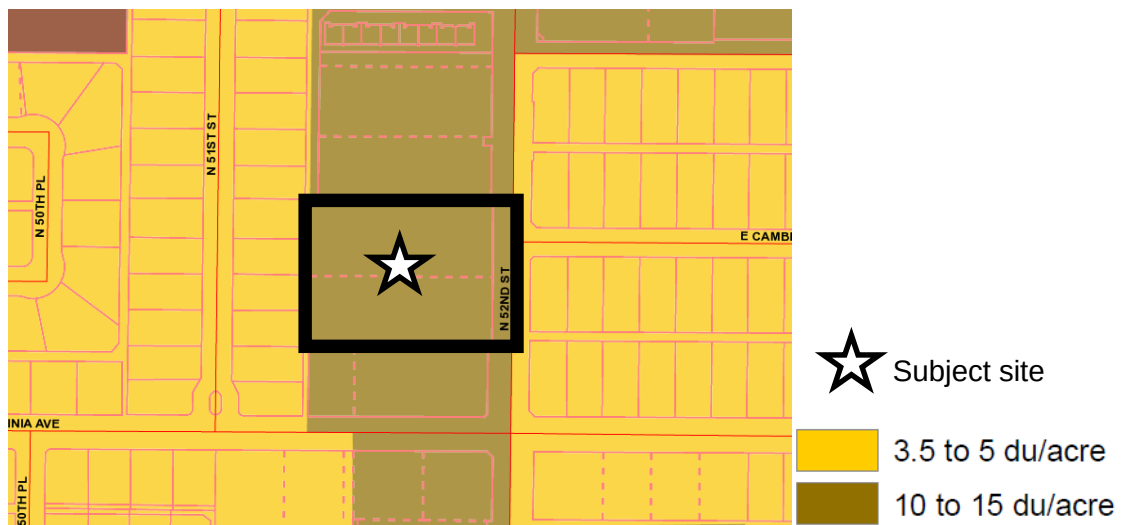
Reimagine Phoenix

See Background Item #15.

Background/Issues/Analysis

SUBJECT SITE

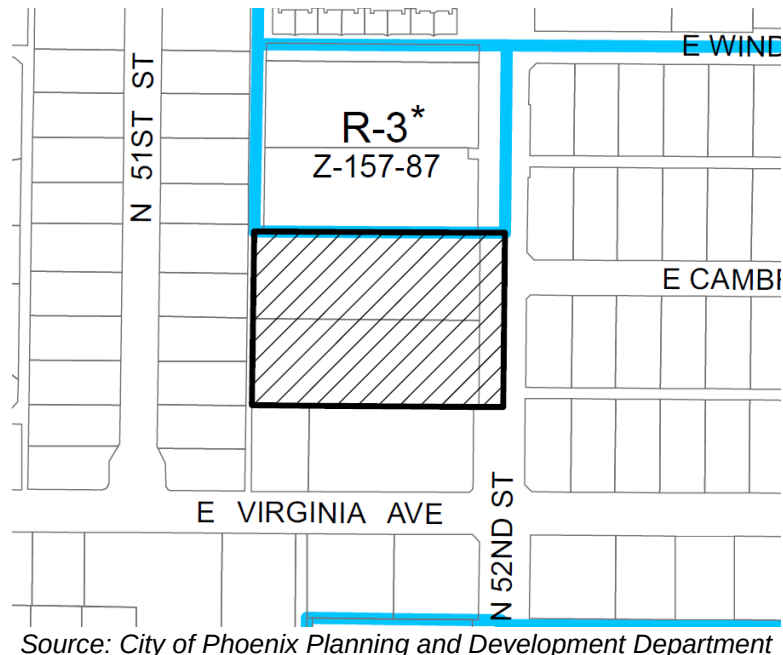
1. This request is to rezone approximately 1.98 gross acres located approximately 125 feet north of the northwest corner of 52nd Street and Virginia Avenue from R1-6 (Single-Family Residence District) to PUD (Planned Unit Development) to allow a Planned Unit Development to allow multifamily residential.
2. The General Plan Land Use Map designation for the property is Residential 10 to 15 dwelling units per acre. The proposed use is not consistent with this designation, however no General Plan Land Use Map amendment is required as the site is less than 10 acres and does not represent a change in residential product type.



Source: City of Phoenix Planning and Development Department

EXISTING CONDITIONS & SURROUNDING ZONING

3. The subject site consists of two parcels and approximately 1.98 gross acres. The parcels are currently vacant and are zoned R1-6 (Single-Family Residence District).



NORTH

North of the subject site is a single-family residence zoned R-3 (Multifamily Residence District).

SOUTH

South of the subject site is a single-family residence. Additionally, at the immediate northwest corner of 52nd Street and Virginia Avenue there is a church. These properties are zoned R1-6 (Single-Family Residence District).

EAST

East of the subject site, across 52nd Street, are single-family residences zoned R1-6 (Single-Family Residence District).

WEST

West of the subject site are single-family residences zoned R1-6 (Single-Family Residence District).

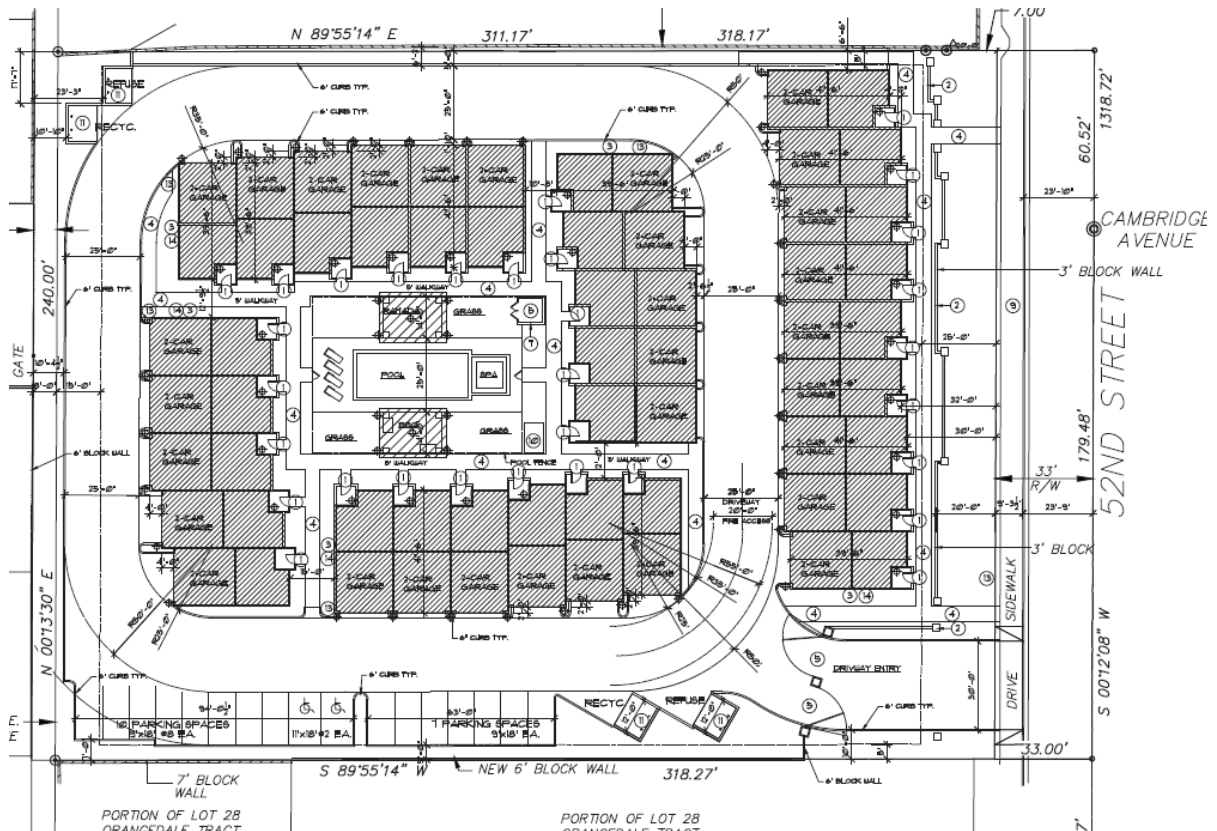
PROPOSAL

4. The proposal was developed utilizing the PUD zoning designation. 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.

- Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped October 22, 2018. The PUD would allow the development of a 31 unit multifamily condominium development on approximately 1.98 gross acres. The PUD proposes a development that is compatible with the character of the surrounding area and development standards and design guidelines that mitigate potential impacts on existing residences in the surrounding area.

The referenced zoning district utilized in this staff report and in the Development Narrative's Comparative Zoning Standards Table (Exhibit 10) is R-3 (Multifamily Residence District) and the Planned Residential Development (PRD) development option. The R-3 zoning district was used because it is consistent with the subject site's General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre and the proposed density and land uses in the PUD. Further, the subject site is adjacent to R-3 zoned property to the north, which is the predominant zoning designation for existing multifamily properties in the surrounding area.



Conceptual Site Plan
Source: Fine Line Designs

PERMITTED LAND USES

6. The PUD limits the permitted principal land use to multifamily residential.

Accessory uses and temporary uses are permitted in conformance with existing Zoning Ordinance regulations for multifamily residential uses.

DEVELOPMENT STANDARDS

7. **Building Height**

The PUD proposes a maximum building height of 32 feet. This standard is less restrictive than the R-3 zoning district which permits a maximum building height of 30 feet. Provisions for additional height in the R-3 PRD district require a minimum setback of 150 feet, with a 1 foot increase in height permitted per 5-foot increase in setback, up to a maximum height of 48 feet and 4-stories. The PUD includes enhanced standards for building setbacks, landscaping, and architecture intended to mitigate the impacts of the proposed building height.

Building Setbacks

The proposed east building setback, along 52nd Street is a minimum 25 feet. This standard is more restrictive than the R-3 zoning district which would permit a setback of 20 feet. There is an additional standard requiring that buildings within 100 feet of 52nd Street be oriented with primary unit entrances fronting the street. This standard is intended to activate the street frontage along 52nd Street, while proposed design guidelines in this location regarding entry vestibules support a vibrant streetscape in this location.

The proposed north building setback is a minimum 30 feet. This standard is more restrictive than the R-3 zoning district which would permit a setback of 15 feet. However, there is also a provision for buildings within 100 feet of 52nd Street which permits a minimum side building setback of 5 feet. This standard is intended to allow an additional unit only in the building fronting 52nd Street to further activate the 52nd Street frontage.

The proposed south building setback is a minimum 50 feet. This standard is more restrictive than the R-3 zoning district which would permit a setback of 15 feet. This enhanced setback both mitigates the impact of building height on adjacent single-family residential zoned properties and allows the placement of guest parking along the south property line where it can be easily accessed by visitors to units throughout the development.

The proposed west building setback is a minimum 25 feet. This standard is more restrictive than the R-3 zoning district which would permit a setback of 15 feet. There are additional standards permitting a maximum of five garages oriented towards the west property line and limiting building length to 100 feet with a 10-foot separation between buildings. These standards are intended to mitigate the impact of vehicles, lights, and building massing on adjacent single-family residences to the west.

Density

The proposed density is 15.65 dwelling units per gross acre. At approximately 1.98 gross acres, this would permit a maximum of 31 units on the subject site. This standard is consistent with the R-3 PRD development option which permits 15.23 units per acre and 17.40 units with density bonuses.

Lot Coverage

The PUD proposes a maximum lot coverage of 30%. This standard is more restrictive than the R-3 zoning district which permits a maximum lot coverage of 45%. The reduced lot coverage standard will help to mitigate the impact of building height and massing on adjacent properties.

Open Space

The proposed open space standard is a minimum 7% of gross area. This standard is more restrictive than the R-3 zoning district which permits a minimum 5% of gross area. There is an additional standard requiring provision of a minimum 4,000 square feet of centrally located open space. This standard is intended to maximize usable open space and ensure an appropriately sized area to contain required amenities. The PUD requires a minimum of five amenities which may include, but are not limited to, a swimming pool, barbecue, ramada, and grass area.

Landscape Standards

The PUD proposes minimum 5 foot north and west landscape setbacks that are consistent with the R-3 zoning district.

Along the south property line, the proposed landscape setback is an average 7 feet, which varies from the R-3 zoning district requirement of a minimum 5 feet. The use of an average setback is intended to account for the variation in landscape setback along this property line which contains the guest parking, refuse, and recycling containers.

Along the east property line, adjacent to 52nd Street, the proposed landscape setback is a minimum 15 feet. This is less restrictive than the R-3 zoning district requirement of 20 feet. The reduced setback in this area is intended to accommodate the front entry areas of the units fronting along 52nd Street. These entry areas contain a low-wall which define a private entrance vestibule area, regulated by the PUD's design guidelines. These areas are intended to activate the street frontage and provide a private outdoor space for residents in this location.

The planting requirements for all perimeter property lines and common open spaces in all locations exceed landscaping requirements for multifamily uses in the R-3 zoning district, which would include one minimum fifteen-gallon tree for each five hundred square feet of required setback area, less driveways and sidewalks and one minimum five-gallon drought resistant shrub for each one hundred square feet of required setback, less driveways and sidewalks.

The proposed planting standards include one row of trees consisting of a mix of two, three, and four-inch caliper trees planted 20-feet on-center along 52nd Street, and a mix of two and three-inch caliper trees planted 20-feet on center along all other perimeter property lines. There is an additional row of trees required in the landscape strip between the back of curb and the required detached sidewalk. Within common open space areas, a minimum of one tree per 400 square feet of area is required.

Detached Sidewalks

The PUD includes a requirement for a detached sidewalk along 52nd Street with a minimum width of 5 feet.

DESIGN GUIDELINES

8. Site

The PUD requires common open space to contain a minimum of five amenities which may include, but are not limited to, a swimming pool, barbecue, ramada (minimum dimension of 200 square feet), and grass area (minimum dimension of 300 square feet).

The PUD also requires that all internal pedestrian crossing areas be constructed with a special color paving or stamped asphalt or concrete to delineate the location of these crossings and promote pedestrian safety.

Architecture

The PUD contains a variety of design guidelines addressing building facades, which are intended to enhance the visual interest of the structures, mitigate the impact of building massing and height, and provide a high-quality design aesthetic. Guidelines include a requirement for four-sided architecture and diversity in the use of building materials and colors. Overall, the facades shall include, but are not limited to, a minimum 26% brick veneer and 26% wood siding.

Architectural features on the facades shall include a variety of cornice types and a requirement that no parapet wall terminate without a cornice. Design guidelines also require offsets and embellishments in the façade at a minimum of every 50 feet and limit rooflines to 50 feet of continuous run.

All units throughout the development are also required to contain four balconies with a minimum area of 36 square feet. The conceptual elevations included in the PUD depict these balconies on the 2nd and 3rd floor levels and on the front and rear of all units. The PUD requires that ornamental steel balcony covers be utilized to shade 3rd floor balconies. Further, a minimum of two of the balconies shall be accessed through double-hung French doors.

On the ground level, the design guidelines require the use of architectural treatment on all garage doors. Conceptual elevations depict garages on the ground level of

units with doors oriented toward the perimeter of the site, except for the building fronting 52nd Street. On the opposite elevation of each unit, design guidelines require provision of a private entrance vestibule area with a minimum area of 36 feet, enclosed with a low-wall and a private gate.



*Conceptual Elevations - Front
Source: Fine Line Designs*



*Conceptual Elevations – Rear
Source: Fine Line Designs*

PARKING

9. Vehicle

The PUD will conform with existing Zoning Ordinance parking standards for multifamily residential land uses.

Bicycle

The PUD includes bicycle parking standards to promote multimodal transportation options for residents and guests. The standards are consistent with the

requirements for bicycle parking in the Walkable Urban Code and include a ratio of 0.25 bicycle parking spaces per unit and an inverted U-design for racks. Additionally, a minimum of three bicycle spaces shall be located within 80 feet from 52nd Street to promote easy access to these spaces.

SIGNAGE

10. The PUD proposes conformance with the requirements for multifamily residential land use standards in Section 705 of the Phoenix Zoning Ordinance.

SHADING

11. The PUD includes a requirement that a minimum of 50% of public sidewalks, pedestrian pathways, and common amenities areas shall be shaded by landscaping, architectural features or projections, or other stand-alone structural shading devices.

SUSTAINABILITY

12. The Development Narrative proposes a variety of sustainability features to be enforced by the City including the provision of recycling service for all residents, solar lighting fixtures, smart irrigation control systems, and high-albedo roof surfaces.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

13. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. The proposal includes enhanced landscaping requirements including tree quantity and caliper size along all property lines and in common open space areas that exceed conventional Zoning Ordinance standards for multifamily residential developments.

14. **Complete Streets Guiding Principles**

In 2014, the 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. As stipulated the proposal includes enhanced landscaping requirements and detached sidewalks along 52nd Street. Internal to the project, the proposal includes enhanced open spaces, pedestrian pathways that provide direct connectivity to 52nd Street, and bicycle parking development standards. These proposals support the City's principles regarding pedestrian connectivity and safety and multimodal transportation options.

15. **Reimagine Phoenix**

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. Section 716 of the Phoenix Zoning Ordinance

establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria.

The PUD requires that the development provide recycling services to residents as one of the City enforced sustainability requirements. The PUD states that collection area(s) onsite shall be identified on the site plan at the time of the site plan review process and collocated with the regular refuse areas/enclosures. A minimum of two recycle containers to service the development shall be provided, as approved by the Planning and Development Department.

COMMUNITY INPUT SUMMARY

16. Staff received three letters expressing concerns regarding the request. These letters were received between September and October of 2017 after submittal of the 1st Draft Development Narrative. All three letters expressed concern regarding the placement and potential impacts of the garbage bins on the site. One letter expressed concern regarding increased traffic, potential overflow parking on nearby streets, proposed density, compatibility with architecture in the surrounding area, drainage issues, loss of view corridors, and accessibility concerns for handicapped residents.

INTERDEPARTMENTAL COMMENTS

17. The Aviation Department noted that the site is within PHX traffic pattern airspace and requested that the developer record a Notice to Prospective Purchasers of Proximity to Airport to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX). This is addressed in Stipulation #4.
18. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
19. 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 2230 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
20. The Parks and Recreation Department had no comments regarding trails or easements.
21. The Street Transportation Department requires that the developer dedicate right-of-way totaling 40 feet for the west half of 52nd Street. This is addressed in Stipulation #2. They also noted that the gated access provided at the primary entrance to the development shall abide by all City of Phoenix requirements.
22. The Public Transit Department had no comments regarding the request.

23. The Water Services Department indicated that the subject site has access to existing water and sewer mains that can potentially serve the development.

MISCELLANEOUS

24. 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 #3.
25. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The proposal is not consistent with the General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre, however no General Plan Land Use Map amendment is required as the site is less than 10 acres and does not represent a change in residential product type.
2. The proposal includes certain development standards and design guidelines that exceed conventional Zoning Ordinance standards and are compatible with the character of the surrounding area.
3. The proposed development standards will ensure consistency in scale and character with the surrounding land use pattern.

Stipulations

1. An updated Development Narrative for the 52nd Street Condominiums 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 October 22, 2018, as modified by the following stipulations.
2. Right-of-way totaling 40 feet shall be dedicated for the west half of 52nd Street, as approved by the Planning and Development Department.
3. 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.

4. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International 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.

Writer

Adam Stranieri
November 2, 2018

Team Leader

Samantha Keating

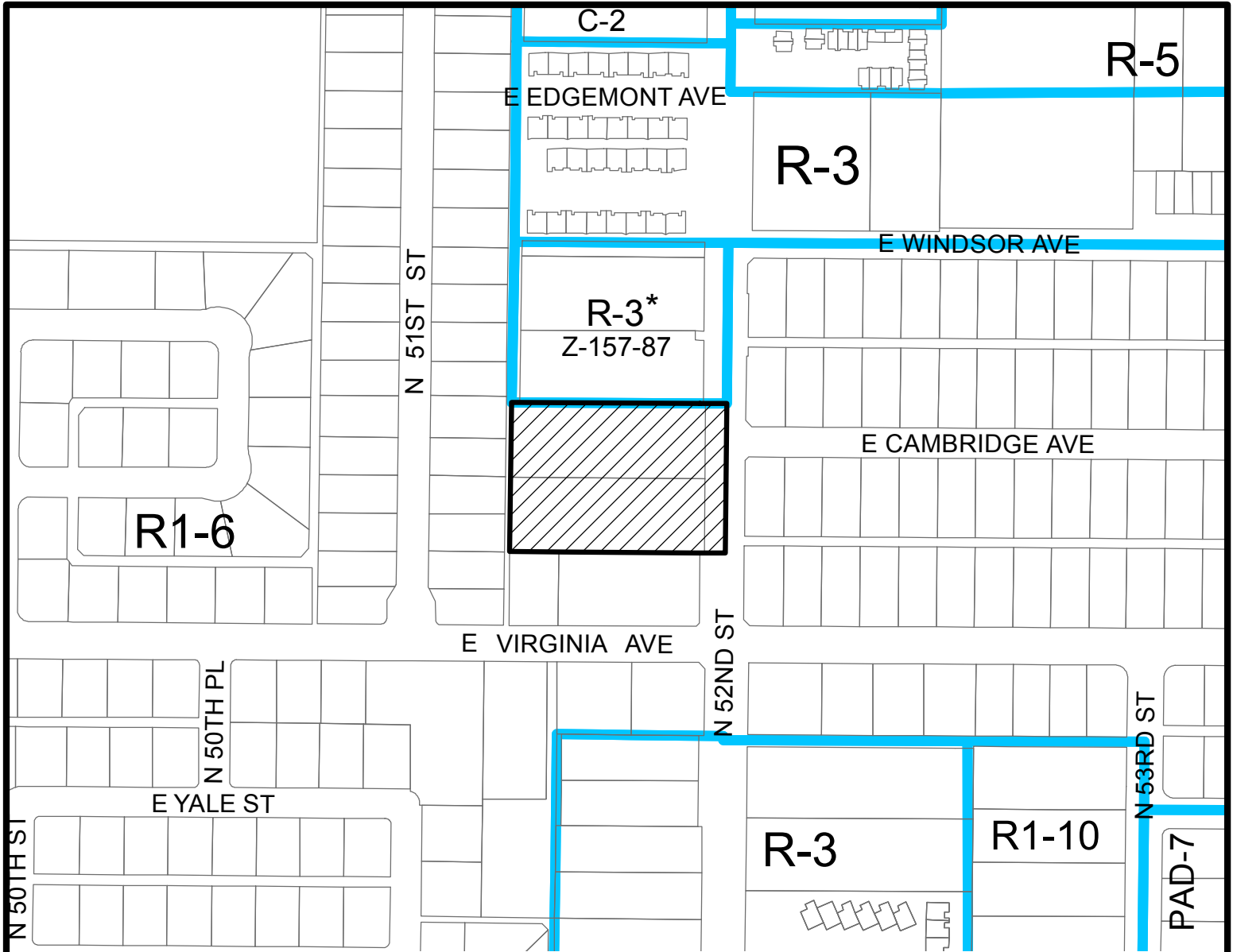
Exhibits

Sketch Map

Aerial

Community Correspondence (6 Pages)

52nd Street Condominiums PUD Development Narrative date stamped October 22, 2018



Feet

31,000 15,500 0 31,000

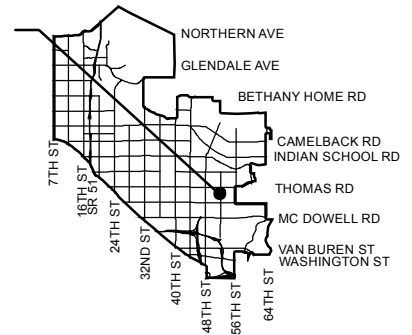
CAMELBACK VILLAGE

CITY COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-51-17



APPLICANT'S NAME:

Beus Gilbert PLLC c/o Dennis M. Newcombe

APPLICATION NO.

Z-51-17

DATE:

10/11/2018

REVISION DATES:

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

1.98 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

QS 14-39

ZONING MAP

G-11

REQUESTED CHANGE:

FROM: R1-6 (1.98 a.c.)

TO: PUD (1.98 a.c.)

MULTIPLES PERMITTED

R1-6

PUD

CONVENTIONAL OPTION

10

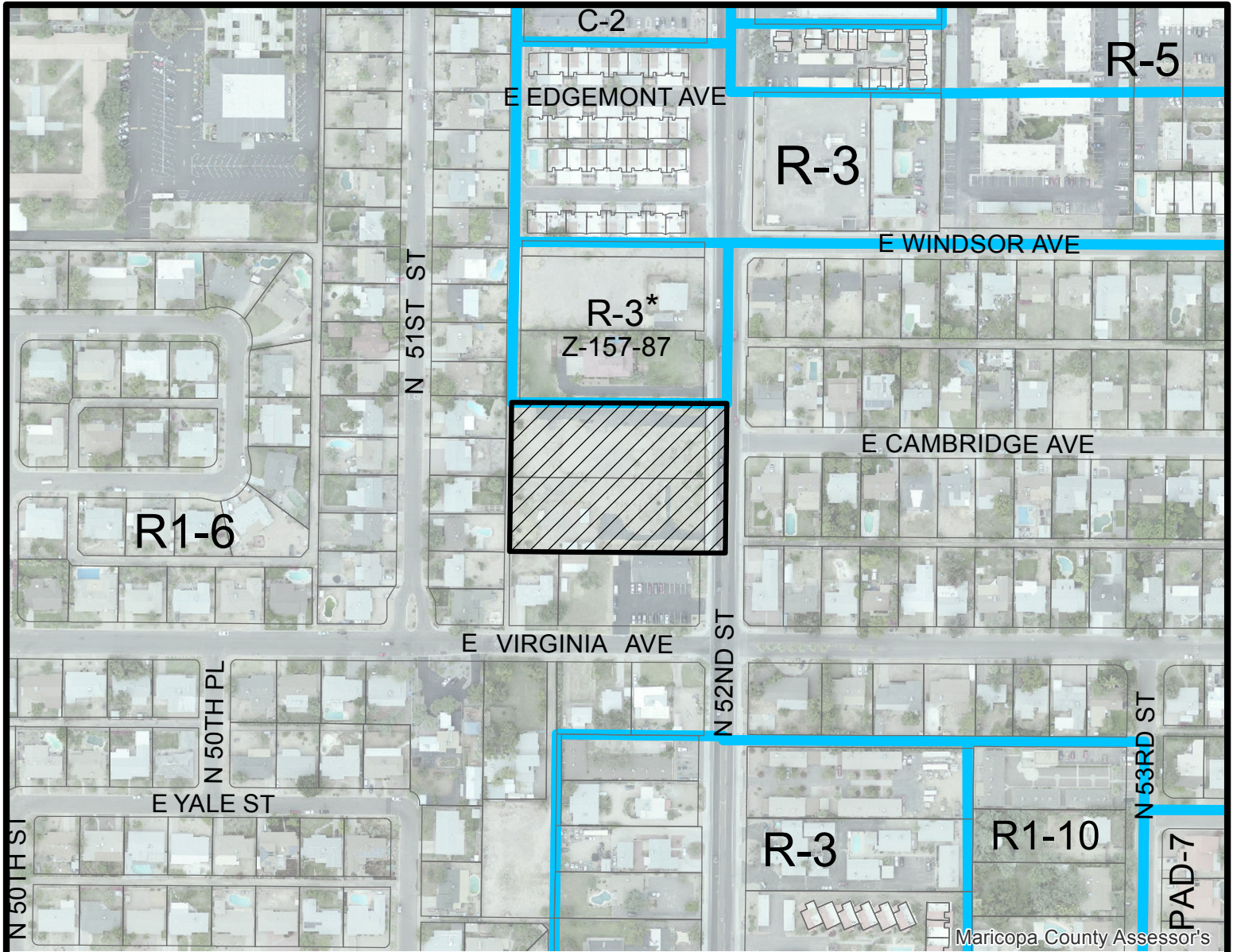
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*** UNITS P.R.D. OPTION**

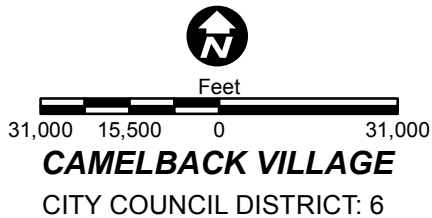
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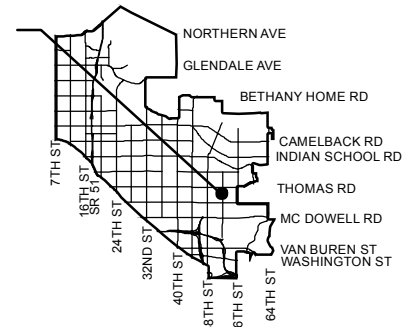
* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's



Z-51-17



APPLICANT'S NAME:

Beus Gilbert PLLC c/o Dennis M. Newcombe

APPLICATION NO. Z-51-17

DATE: 10/11/2018
REVISION DATES:

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

1.98 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

QS 14-39

ZONING MAP

G-11

REQUESTED CHANGE:

FROM: R1-6 (1.98 a.c.)

TO: PUD (1.98 a.c.)

MULTIPLES PERMITTED

R1-6

PUD

CONVENTIONAL OPTION

10

31

* UNITS P.R.D. OPTION

13

31

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

Claudia O. Ries

2611 n 51st St Phoenix AZ 85008
(602) 370-9278
Claudiaries@yahoo.com

10/24/2017

Dear Adam Stranieri,

I currently reside in Camelback East and would like to express some concerns over the proposed condominium development directly behind my home located at 2611 N 51st Street. Currently, there are plans to place a dumpster and recycle bin directly behind my address. I am alarmed about the placement of these as they present several issues to myself and family.

I share my house with my 16-month-old twins and elderly mother. We know that rotting food creates foul odors, which attract bugs, rats, etc. These pests can bring disease into my home and expose my family to illness.

In addition to that, I am Certified Specialist of Wine which means that my sense of smell is better than others and is essential to my job performance. Having a dumpster right behind my home can desensitize my sense of smell while my brain tries to deal with the strong and unpleasant scents that the dumpster will release, affecting my ability to do my job.

I agree with the developer that having a trash can per unit is the best solution for the neighborhood.

Best Regards,
Claudia O. Ries



Adam Stranieri

From: Christina Sampson <c.sampson1981@gmail.com>
Sent: Tuesday, September 26, 2017 1:27 PM
To: Adam Stranieri
Cc: Judd Sampson; anthony@wilbobuilders.com
Subject: Dumpsters on proposed condominium development

Hi Adam,

My name is Christina Sampson and I am a resident of Camelback East on Virginia Ave. and Thomas.

I am writing in regards to an issue with a proposed condominium development on the properties directly behind our home, located at **2610 and 2620 N. 52nd St. (Assessor's parcel numbers 126-15-001A and 126-15-003A).**

I am including the proposed development's builder, Anthony Giancone, on this email as well.

One of the main concerns of residents adjacent to this property is the placement of only two dumpsters for over 30 residential units. These dumpsters would exacerbate an already-existing issue of feral cat colonies, a pack of coyotes that has already killed several local residents' small pets and, even worse, would inevitably result in an odor that does not allow residents the quiet use and enjoyment of their own backyards.

Fortunately, the developers are willing to work with us on this concern and have attempted to negotiate a waste management services deal that would allow the individual condominium owners to have individual trash bins. However, the developer has been told that city code does not allow individual trash pickup.

The builder has offered to move the dumpsters farther away from residences, at great expense to them as it will require a re-drawing of plans, but we neighbors still have the same concerns. Neither coyotes nor cats will care about having to go an extra 30 feet and this will still attract them to the area. Likewise, waste smell, in particular, can travel quite far, particularly in the heat of summer.

My question for you is what can we, as community stakeholders willing to work *with* a developer, do to mitigate this issue? Is there a zoning variance or waiver process?

These properties have been a blight and it would be a shame to be forced to actively fight potentially beneficial development simply because of a basic zoning restriction. The dumpsters remain the only real sticking point for this neighborhood residents.

Any help you can give us with this matter would be greatly appreciated. I look forward to working with you on this matter.

Best,

Christina Sampson
5116 E. Virginia Avenue

--

Christina Sampson

(602) 321-1243

Adam Stranieri

From: Judd Sampson <judd.sampson.geo@gmail.com>
Sent: Wednesday, October 25, 2017 8:58 AM
To: Adam Stranieri
Subject: Proposed condo development at 2610 N 52nd St

Greetings, Adam,

I am aware that you have heard from my spouse, Christina, and most likely many of the adjoining residents and property owners for the proposed development for 52nd Street Condominiums, case number Z-51-17n.

I want to be sure that you understand that we do want some sort of development there, however, a 32 unit three-story complex certainly does not fit with the neighborhood character or the architecture whatsoever.

This area is one of the few large (150+ acres) residential R1-6 contiguous areas left in the city of Phoenix, and keeping that unfragmented is critical to the neighborhood character we enjoy. It is full of families and couples taking walks with their dogs and visiting each other across the street. Having that large a population density in the middle of it would really downgrade the character.

There are many reasons why this development as proposed is not in keeping with anything about the primarily residential neighborhood with its known and understood commuting and commercial corridors and areas.

Part of why it is such a great neighborhood is because there is no trash sitting out in the heat all summer, generating smells and attracting vermin and strays. There is already a large feral cat colony in the area, and having trash in dumpsters (even covered) will attract them; very likely by walking on and over our property wall. Additionally, there is a small pack of coyotes in the area, and they have been known to attack pets and trash cans. Having dumpsters in the open would definitely reduce the neighborhood attractiveness and may even make sitting outside in our yard dangerous from the feral animal traffic.

The developer, who has met with us individually, has offered to have twice weekly trash collection for individual bins for each residence and that the bins must be stored within each residence's garage. The bill for that would be paid for by the HOA for the condos. That would be an acceptable solution for us, and in discussions with several neighbors, with them as well.

Traffic on 52nd Street is already hazardous for casual walking and extremely busy - especially in the morning and afternoon commute times. Adding 32 units, with an average of 1.25 cars (40 more vehicles) entering and exiting 52nd street without any traffic controls would greatly increase the danger. Right turn only out of the complex would better assist traffic flow.

Some of the priority considerations for Camelback East in particular and Phoenix zoning as I understand it are the disregard of the mid-century single family residential architectural character with mature landscaping and variance from home to home that has come from 60+ years of people taking care of their own yards and making their homes truly their own. A modern, square boxed

architecture doesn't match the rest of the neighborhood and the density planned would create trespass parking issues as well.

I would also like to address some perceived shortcomings with the proposed layout and plan of the complex. First, there is a drainage and catchment issue. There is no provision for runoff collection and drainage. As you are I am sure well aware, the monsoon season has torrential rains, and there is no room for runoff collection. It will either pool up (under trash dumpsters as currently planned) or run into the street and cause a pedestrian and driving hazard.

I am concerned about the disregard of viewshed also. As planned, the structures not only remove a neighborhood viewshed of Camelback that has been part of the area for decades, but of the 32 planned units, only 9-10 units would actually be able to take advantage of the view, and two of those would be out of side windows (most likely a bathroom). This does not do justice to the Village Planning Committee Handbook item C. 8., (points to consider in reviewing rezoning requests).

With regard to project layout and footprint, it is apparent that the complex has no desire for nor consideration for handicapped personnel. As a disabled veteran, brain injury survivor, and sight restricted person, I find it offensive to propose a development where there is no living area accessible to mobility restricted individuals. Some conceptual unit layouts, according to the submitted PUD application Z-51-17n, can have a bedroom and bath adjacent to the garage on the lower floor, and with the proposed modification, near the in-unit trash enclosure. This is equivalent to "warehousing" access challenged individuals, in my opinion, as they would have no access to views or even shower facilities in the conceptual drawings. Additionally, the handicapped parking provided for in the site plan is insufficient according to city of phoenix parking guidelines.

These concerns also go against the Guidelines for Design Review, Zoning Ordinance Chapter 5, 507 Tab A, with respect to:

1. Urban Design Principles (desert environment not apparent / celebrated, & development does not enhance the neighborhood);
2. Contextualism (Oasis or Arid setting? Large caliper trees indicate oasis, however desert landscaping and some quasi New England architecture cues [red brick and white clapboard] are incongruent, & heat island effect from pavement and crushed stone would raise local ambient air temperature and reduce breeze); and
3. Clarity and convenience (Viewshed and accessibility as discussed above).

I would also like to bring up an issue with the "community support" petition that was circulated in March. Many of the residents (on Cambridge) are not affected by the height provision, which was the focus of the petition. Also, the petition was for a zoning change from R1-6 to R-3A, which is NOT what the proposed project has become.

One last recommendation would be to institute the setback, height, bulk, and area standards from the Camelback East Development Guidelines, specifically section B.2, item 2.3, sub items A through E.2, which I am aware applies to the Camelback Core Gradient area, but I think has relevance here. The privacy concerns of having a 35+ foot structure with external balconies and direct views into our and our neighbors' yards are significant, and not in keeping with the residential qualities of this area.

While the neighborhood and the church (we talk to the pastor regularly) would like to see the vacant area developed, we also would not like it to become overcrowded and lose the single family

character of the neighborhood we so love. We would welcome a development of several single family residences (6 or even 8 at 0.25 acre per residence), which would be in keeping with the area and current zoning. The proposed use of 32 units in a 1.98 acre property (16.2 du/ac) is actually over the Phoenix General Plan conformance for the property, which is 10-15 du/ac.

There could also be room to discuss the "patio home" style of development as is built on 52nd Street north of the subject property, in the R-3A zoned areas. These single story 2 bedroom units would also be more acceptable, however the traffic and congestion concerns would still be legitimate. Also, individual trash bins would be appropriate as well and not a dumpster.

I and my neighbors have raised many of these concerns at the first public meeting held a few months ago, and have not seen any project progress since. As I understand the process, there should be another community meeting, and then a public meeting at the village planning level with the city before a zoning commission hearing. Please advise if I misunderstand the PUD process.

I wanted to express my concerns with you, as Camelback East Village Planner, so you know where I stand. If you have any specific questions regarding my input, please contact me directly.

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