

ATTACHMENT F

Adrian G Zambrano

From: Joe Landis <jflandishbg@gmail.com>
Sent: Friday, April 5, 2024 4:01 PM
To: Adrian G Zambrano; PDD Paradise Valley VPC
Cc: joshursu@gmail.com
Subject: Z-84-23-3 Letter of Support - Joel Landis

Hello, Mr. Zambrano,

I am writing this letter in support of Z-84-23, a rezone from R1-6 to R-2 for the 1851 E. Campo Bello Drive project. I believe the multi-family use is appropriate considering nearby developments are of a similar intensity and the findings and recommendations made by staff in their report are reasonable.

I understand the concerns of those opposed to this project. Planning, as I'm sure you're aware, is not a zero-sum game. In paring this down from 30 units to 14, the applicant has clearly worked on making this project more appropriate in its context.

However, NIMBYism, such as that seen in the many letters of correspondence shared, is a grave threat. It imposes an eternal entropy on our communities. I disagree with this idea that we must pack neighborhoods in amber to never change. Is it imperative that as Phoenix continues to grow, that we limit new suburban development outside of its core areas and allow older, established neighborhoods to transition towards higher densities, as painful as that may sound to some. This is the only fiscally responsible way for the city to be able to continue funding key services that we all take for granted.

Best regards,

Joel F. Landis

Adrian G Zambrano

From: Reese Galvin <reesejgalvin@gmail.com>
Sent: Friday, April 5, 2024 5:02 PM
To: PDD Paradise Valley VPC
Cc: Adrian G Zambrano
Subject: Z-84-23-3

Good evening,

My name is Reese Galvin. I am a Phoenix resident and would like to voice my support for Z-84-23-3, rezoning from R1-6 to R-2 for the 1851 E. Campo Bello Drive project. I believe it is necessary that Phoenix prioritizes transitioning older developments into higher-density zones so as to facilitate the natural evolution of our city.

It is imperative that we do not allow entrenched landowners to refuse to allow the community to flourish because of their personal disdain for multi-family and mixed-use developments.

As the city continues to expand into the Sonoran Desert, valuable ecosystems and natural landscapes are swallowed into the endless suburban void, and this is ultimately unsustainable. We must continue to rezone lots as needed to improve the housing crisis and to curb ecosystem destruction. This rezoning is a positive step forward and must be allowed to continue.

Cordially,
Reese Galvin

To City of Phoenix and Planning Committees.

I am in support of a new 14 unit condominium project to be developed at
1851 E Campo Bello Dr Phoenix, Arizona.

Andres Ramirez 1132 E. Mission Ln Phoenix AZ
85020

CITY OF PHOENIX

APR 07 2024

**Planning & Development
Department**

To City of Phoenix and Planning Committees.

I am in support of a new 14 unit condominium project to be developed at
1851 E Campo Bello Dr Phoenix, Arizona.

Blade C. Williams

*01/12/26
17435 N. 7th St. Phoenix AZ 85022*

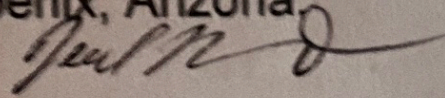
CITY OF PHOENIX

APR 07 2024

**Planning & Development
Department**

To City of Phoenix and Planning Committees.

I am in support of a new 14 unit condominium project to be developed at
1851 E Campo Bello Dr Phoenix, Arizona.

Brian Gomez 
2228 W Tonopah Dr. 85027

CITY OF PHOENIX

APR 07 2024

**Planning & Development
Department**

To City of Phoenix and Planning Committees.

I am in support of a new 14 unit condominium project to be developed at
1851 E Campo Bello Dr Phoenix, Arizona.

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Casette Dutchover

1965 e Wagoner dr
3133 W Lisbon Ln

CITY OF PHOENIX

APR 07 2024

**Planning & Development
Department**

To City of Phoenix and Planning Committees.

I am in support of a new 14 unit condominium project to be developed at
1851 E Campo Bello Dr Phoenix, Arizona.

Megann M. LaRue 14145 E. Wagoner Rd. 85022

CITY OF PHOENIX

APR 07 2024

**Planning & Development
Department**

INTEREST LIST FOR NEW CONDOS AT 1851 E CAMPO BELLO DR PHOENIX, ARIZONA

Provide name and address to be placed on interest list

NAME	ADDRESS
Zunique El Bey-	2027 E. WAGONER, Phx AZ 85022
Wahid El Bey	2027 E. Wagoner 85022
Laura Molinero PAINTER!	2067 E. Mitchell Dr 85022
Megan M. LaRue 623-633-1324	1905 E. Wagoner Rd. 85022
Erick Hernandez	1126 E. Mission Ln 85020
Joe Olivarez	264 W Hill dr 85323
Alex Aron	17365 N Camel Creek #232.
Adrian Targa	
Ralph D. Ro	17848 N. 1 st Place
Edith Pacheco	17809 N. 21st
Alma L C F	17809 N. 21st
Carlos Garcia	16437 N. 31st
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APR 07 2024	
Planning & Development Department	

Adrian G Zambrano

From: Prakshal Jain <prakshalj0512@gmail.com>
Sent: Monday, April 8, 2024 11:29 AM
To: PDD Paradise Valley VPC
Subject: Support for Z-84-23

Chair Zambrano & PV VPC Committee Members,

I'd like to express strong support for the upzoning case of Z-84-23 (1851 E. Campo Bello Drive project).

For centuries, people have continued to incrementally build housing up and this is nothing different.

Currently, SFH occupies disproportionate land and contributes less to the tax base compared to multifamily. Upzoning will rectify this imbalance, increasing revenue while utilizing land more efficiently.

Here is some information about the census tract on which this parcel of land resides:

City of Phoenix Stats

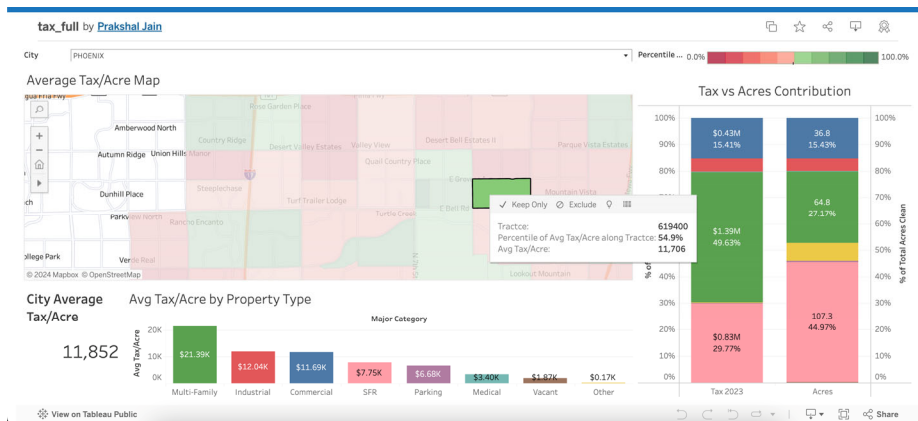
- The tract is below the **average** for the city of Phoenix
- Phoenix averages \$11,852/acre; this tract is \$11,706/acre.

Tax Contribution

- Multi-family pays 3 to 1 tax/acre than single family homes (SFH) do
- **Multi-family pays \$22k/acre while SFH only pay \$7.5k/acre**

Tax vs Land Use

- SFH tax contribution: 30%; land use: 45%
- Multifamily tax contribution 50%; land use: 27%
- **Multi-family housing is carrying this tract & preventing it from becoming a massive drag on the city**



Tax per acre refers to the amount of tax revenue generated per unit area of land, typically measured in dollars per acre. It's a metric used to assess the **efficiency of land use** and the contribution of different property types to the overall tax base. Higher tax per acre indicates **greater revenue** generated from a given area of land.

Regards,
Prakshal Jain
City of Phoenix resident

From: Amilcar <ac43dova@yahoo.com>
Sent: Monday, April 29, 2024 7:52 PM
To: PDD Planning Commission
Subject: Item 8 Z-84-23-3

Hello council, I write to you in support of this development to take place and improve the neighborhood.

Thank you,
Amilcar Cordova

Rcvd 4/30/2024

E. Michael Lucero
1816 E Marco Polo Rd
Phoenix, Arizona 85024
mluceromd@aol.com
(602) 402-9582

April 30, 2024

RE: Zoning Case Z-84-23-3

To City of Phoenix Planning Commission:

My name is Michael Lucero and I am writing in support of a multi-family development at 1851 East Campo Bello Drive – the property that my late father Benny M. Lucero owned for the past 50 years.

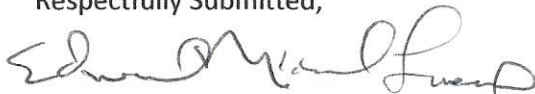
During this period of time I have seen the neighborhood change remarkably; change is inevitable and a positive occurrence. I believe that a well-designed newly constructed multi-family dwelling complex built on my father's former lot would improve the curb appeal of Campo Bello and be an esthetic improvement of what is there today. I surmise that it would also increase the neighbors' property values and provide a boost to the City of Phoenix tax revenue. Moreover, it would help to provide affordable housing and combat the serious housing crisis that faces the 5th largest City in the United States.

According to a report published in the Arizona Republic Newspaper 04/15/2024, homebuyers need an annual income of \$110,271 to buy a median-priced home in Arizona, up 65% from 2020 when it was \$66,712. The median home price in Arizona is now \$433,000, compared to \$284,100 in 2020. "Buyers need to have six-figure incomes to afford median-priced homes in 22 States."

I feel that it is sad and absurd that our children, working in well-paying jobs today, are still unable to afford a home and experience the American Dream that most of us have enjoyed. My father was keenly aware of this problem as all 4 of his grandsons, working in their late 20's and early 30's, are unable to afford home ownership. I know that my father would also have been in support of the development of his old property as it has the potential to help young people and families attain their American Dream.

I greatly appreciate the Boards consideration and hope that you will vote in favor of progress to ensue at Campo Bello Drive.

Respectfully Submitted,



Edward Michael Lucero

Rcvd 4/30/2024

Harriet Lucero
1816 E Marco Polo Road
Phoenix, AZ 85024
hmlucero@aol.com
602-818-3004

April 30, 2024

RE: Zoning Case Z-84-23-3

To City of Phoenix Planning Commission:

My name is Harriet Lucero. I am the daughter-in-law of Benny Lucero, who owned 1851 E Campo Bello Drive for 50 years before it was sold to Josh Ursu.

I can assure you that Benny Lucero would be extremely supportive that his former home will be used to build greatly needed affordable homes.

My father-in-law was acutely aware of the lack of affordable housing in our community. It was a frequent topic of discussion for us, especially since it has been so difficult for his own grandchildren to find homes to purchase in this current housing market.

I know Dad would be very happy that the property he loved for so many years will be used to do such good.

Sincerely,

A handwritten signature in black ink that reads "Harriet Lucero". The script is cursive and fluid, with the first name "Harriet" and last name "Lucero" clearly distinguishable.

Harriet Lucero

From: Corey Wittenwyler <cwittenwyler@gmail.com>
Sent: Thursday, May 2, 2024 5:43 PM
To: PDD Planning Commission
Subject: Public Comment 05022024 Item #7 and #8

Hello,

I would like to express my opposition for Item #7, Application #: Z-SP-6-23-8 and my support for Item #8, Application #: Z-84-23-3 (Continued from March 7, 2024). Thank you.