



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-17-22-4 June 2, 2023

Encanto [Village Planning Committee](#) Meeting Date: June 5, 2023

[Planning Commission](#) Hearing Date: August 3, 2023

Request From: [R1-6 TOD-1](#) (Approved [C-2 H-R H/W TOD-1](#)) (Single-Family Residence District, Interim Transit-Oriented Zoning Overlay District One, Approved Intermediate Commercial, High-Rise Incentive District, Height Waiver, Interim Transit-Oriented Zoning Overlay District One) (1.83 acres), [R-3 TOD-1](#) (Approved [C-2 H-R H/W TOD-1](#)) (Multifamily Residence District, Interim Transit-Oriented Zoning Overlay District One, Approved Intermediate Commercial, High-Rise Incentive District, Height Waiver, Interim Transit-Oriented Zoning Overlay District One) (7.59 acres), [R-3 TOD-1](#) (Approved [C-2 H-R TOD-1](#)) (Multifamily Residence District, Interim Transit-Oriented Zoning Overlay District One, Approved Intermediate Commercial, High Rise Incentive District, Interim Transit-Oriented Zoning Overlay District One) (0.23 acres), [R-5 TOD-1](#) (Approved [C-2 H-R H/W TOD-1](#)) (Multifamily Residence District, Interim Transit-Oriented Zoning Overlay District One, Approved Intermediate Commercial, High-Rise Incentive District, Height Waiver, Interim Transit-Oriented Zoning Overlay District One) (0.50 acres), [C-2 TOD-1](#) (Approved [C-2 H-R H/W TOD-1](#)) (Intermediate Commercial, Interim Transit-Oriented Zoning Overlay District One, Approved Intermediate Commercial, High-Rise Incentive District, Height Waiver, Interim Transit-Oriented Zoning Overlay District One) (4.68 acres), [C-2 TOD-1](#) (Approved [C-2 H-R TOD-1](#)) (Intermediate Commercial, Interim Transit-Oriented Zoning Overlay District One, Approved Intermediate Commercial, High-Rise Incentive District, Interim Transit-Oriented Zoning Overlay District One) (0.78 acres)

Request To: [WU Code T4:3 UT](#) (Walkable Urban Code, Transect 4:3, Transit Uptown Character Area) (1.03 acres), [WU Code T5:5 UT](#) (Walkable Urban Code, Transect 5:5, Transit Uptown Character Area) (2.35 acres), [WU Code T6:22 UT](#) (Walkable Urban Code, Transect 6:22, Transit Uptown Character Area) (12.23 acres)

Proposed Use: Mixed use and multifamily residential

Location: Northwest corner of Central Avenue and Glenrosa Avenue

Owner: Central & Turney Properties, Inc.

Applicant: Petree Development

Representative: Wendy Riddell, Berry Riddell, LLC

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	Central Avenue	Arterial Street (Light Rail)	50 foot west half street
	Turney Avenue	Local Street	30 foot south half street
	Glenrosa Avenue	Local Street	25 to 30 foot north half street
	2nd Avenue	Local Street	30 foot east half street
<p><i>CONNECT PEOPLE AND PLACES; TRANSIT ORIENTED DEVELOPMENT CORE VALUE; LAND USE PRINCIPLE: Encourage high-density housing and high intensity employment uses to locate adjacent or close to transit stations per adopted transit district plans.</i></p> <p>The proposal will place approximately 1,600 dwelling units on an underutilized site directly adjacent to light rail, near two light rail stations, and implement the recommended transects identified on the Uptown Transit Oriented Development Policy Plan. The proposal, as stipulated, will promote transit oriented development through relatively small blocks, shaded and detached sidewalks along all public and private streets, the provision of pedestrian and bicyclist amenities, and a mix of land uses. Additionally, the site layout meets the standards outlined in the WU Code.</p>			

CONNECT PEOPLE AND PLACES; TRANSIT ORIENTED DEVELOPMENT CORE VALUE; LAND USE PRINCIPLE: Support compact, small block, mixed use development in appropriate locations.

The proposal, as stipulated, will develop the subject site at a gross density of 102 dwelling units per acre, in four relatively small blocks, and with a mix of ground floor residential and non-residential spaces. Additionally, the proposal will utilize the 25 percent by-right parking reduction allowed by the Walkable Urban Code due to its proximity to light rail and encourage walking, bicycling, and transit-use through well shaded and engaging streetscape environments.

CONNECT PEOPLE AND PLACES; TRANSIT ORIENTED DEVELOPMENT CORE VALUE; LAND USE PRINCIPLE: DESIGN PRINCIPLE: Design public infrastructure to include pedestrian and bicycle amenities.

The proposal includes both pedestrian and bicycle oriented design to encourage alternative transportation modes for future residents and patrons of the development but also the greater community. Pedestrian features, as stipulated, include relatively small blocks, a mix of land uses, engaging building fronts, and streetscape plazas along Central Avenue. Bicycle features, as stipulated include secure bicycle parking for residents, convenient bicycle parking for guests, and multiple bicycle repair stations that will complement the nearby Phoenix Sonoran Bikeway (3rd Avenue) and nearby high-capacity transit lines by promoting multimodal trips.

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 proposal utilizes the Walkable Urban Code which includes design guidelines and development standards to encourage walking, bicycling, and transit use. These standards include shaded streetscapes, units fronting onto the public sidewalk, parking situated away from the public street, and on-site amenities for both residents of the site and residents of the surrounding neighborhood.

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

The proposal includes robust tree plantings between the back of curb and the building fronts including a detached sidewalk that will be shaded to 75 percent with shade trees. These improvements will serve not only the residents of the development but will also make the walk more comfortable from the adjacent neighborhood to the light rail and other nearby amenities such as Steele Indian School Park.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The proposal will introduce new housing opportunities in Central Phoenix with close access to two light rail stations, a major community park, and the Encanto Village Core. These additional housing opportunities supports goals contained in the Housing Phoenix Plan to preserve and create 50,000 units by 2030.

CONNECT PEOPLE AND PLACES CORE VALUE; INFILL DEVELOPMENT; LAND USE PRINCIPLE: Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The proposal will activate a site that has been vacant and underutilized since 1986 and, as stipulated, includes compatibility features such as deeper build-to lines to allow for a stronger tree canopy that will act as a transition to the surrounding neighborhood. Additionally, as stipulated, the development will create housing opportunities within the North Central Employment Center.

Applicable Plans, Overlays, and Initiatives

[Uptown Transit Oriented Development Policy Plan](#): Background Item No. 5.

[Transit Oriented Development Strategic Policy Framework](#): Background Item No. 7.

[Encanto Village Character Plan](#): Background Item No. 8.

[Tree and Shade Master Plan](#): Background Item No. 19.

[Complete Streets Guidelines](#): Background Item No. 20.

[Comprehensive Bicycle Master Plan](#): Background Item No. 21.

[Housing Phoenix](#): Background Item No. 22.

[Zero Waste PHX](#): Background Item No. 23.

[Monarch Butterfly](#): Background Item No. 24

[Transportation Electrification Action Plan](#): Background Item No. 25

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant / undeveloped	Various
West (across 2nd Avenue, north of Glenrosa Avenue)	Single-family residences	R1-6 (Single-family Residence District) and R-3 (Multifamily Residence District)
West (across 2nd Avenue, south of Glenrosa Avenue)	Single-family residences	R-3 (Multifamily Residence District)
North (across Turney Avenue, east of 2nd Avenue)	Multifamily residences	R-4A TOD-1 (Multifamily Residence District, Interim Transit-Oriented Zoning Overlay District - One)
	Commercial building	C-2 TOD-1 (Intermediate Commercial, Interim Transit-Oriented Zoning Overlay District - One)
North (across Turney Avenue, west of 2nd Avenue)	Single-family residences	R-3 (Multifamily Residence District)
South (across Glenrosa Avenue, east of 1st Avenue)	Commercial building	C-3 TOD-1 (General Commercial, Interim Transit-Oriented Zoning Overlay District - One)
	Parking	P-1 TOD-1 (Passenger Parking, Limited, Interim Transit-Oriented Zoning Overlay District - One)
South (across Glenrosa Avenue, east of 1st Avenue)	Single-family residences	R1-6 (Single-family Residence District)
East (across Central Avenue)	Steele Indian School Park	R-5 TOD-1 (Multifamily Residence District, Interim Transit-Oriented Zoning Overlay District - One)
	Vacant land	UR TOD-1 (Urban Residential, Interim Transit-Oriented Zoning Overlay District - One)
	Commercial building	C-2 TOD-1 (Intermediate Commercial, Interim Transit-Oriented Zoning Overlay District - One)
	High School Athletic Fields	R-5 (Multifamily Residence District)

Walkable Urban Code Standards of General Applicability to the Subject Site		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Density	No maximum	102 dwelling units per acre
Parking Structure	Cannot exceed building height	Met
Building Height		
T4:3	40 foot maximum height	40 feet (Met)
T5:5	56 foot maximum height	56 feet (Met)
T6:22	250 foot maximum height	240 feet (Met)
Parking Due to proximity to light rail, multifamily allows a 25% by-right reduction and commercial allows a 20% by-right reduction.	Per Applicant: 1,783 minimum parking spaces required; 1,905 spaces provided	1,905 spaces provided (Met).
Public Open Space	5% minimum of gross area	4.34% provided (Not Met)
Streetscapes		
Central Avenue	Per adopted plans.	No detail provided
Glenrosa Avenue	Per Section 1312.C.1.c. for Minor Collectors and Local Streets: Minimum sidewalk width of five feet; Minimum landscape width of five feet (if no public utility conflict).	Detached sidewalks. Not dimensioned.
Turney Avenue		
2nd Avenue		
Internal Streets	No standard for private streets	
Primary and Secondary Frontage Assignments (Conceptual)		
<p>Preliminary frontage assignments will be refined in site plan review.</p> <ul style="list-style-type: none"> <u>Vehicular access</u>. Only permitted on Secondary Frontages. <u>Percent Building Frontage</u>: More building frontage required on Primary Frontage. <u>Build-to Lines and Parking Setbacks</u>: Slightly larger on Primary Frontage. <u>Projections into Right-of-Way</u>: Larger in Primary Frontage. <u>Loading and unloading</u>. Only permitted on a Secondary Frontage. 		
<i>*Variance or administrative adjustment required.</i>		

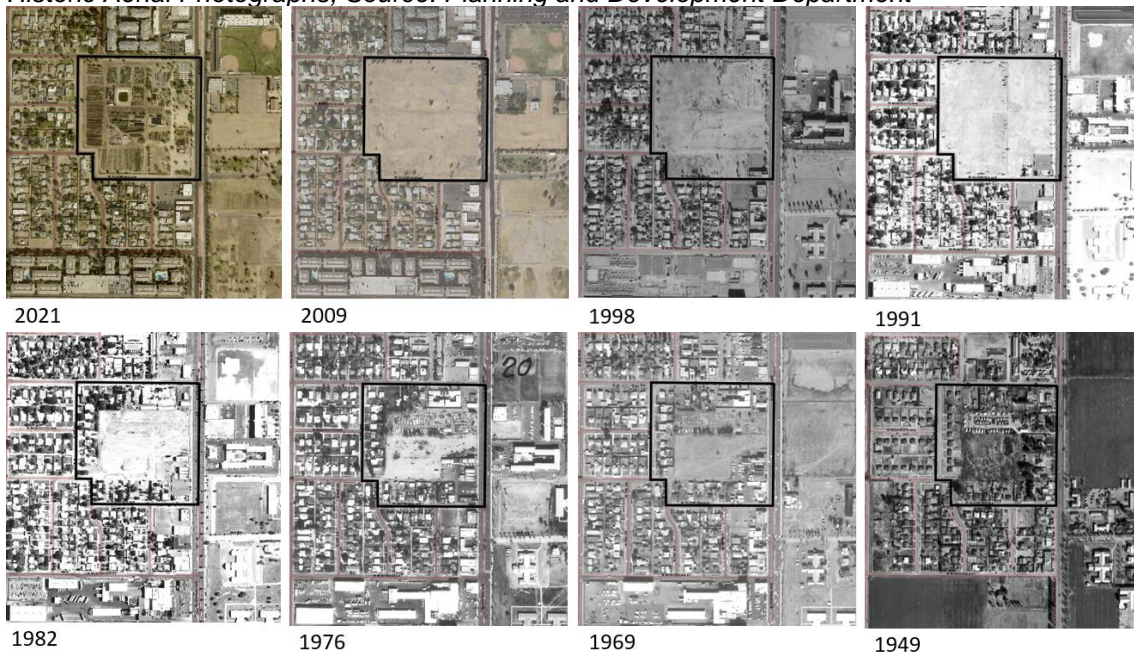
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 15.61 acres located at the northwest corner of Central Avenue and Glenrosa Avenue from R1-6 TOD-1 (Approved C-2 H-R H/W TOD-1), R-3 TOD-1 (Approved C-2 H-R H/W TOD-1), R-3 TOD-1 (Approved C-2 H-R TOD-1), R-5 TOD-1 (Approved C-2 H-R H/W TOD-1), C-2 TOD-1 (Approved C-2 H-R H/W TOD-1), and C-2 TOD-1 (Approved C-2 H-R TOD-1) to WU Code T4:3 UT, WU Code T5:5 UT, and WU Code T6:22 UT for the purpose of mixed use and multifamily residential.

The subject has been entirely vacant and undeveloped since 1986 but was temporarily used as a plant nursery and community garden from 2016 to 2021. Prior to that time, there were a variety of uses on the site on historic aerial photographs including single-family residences along the north, south, and western perimeters of the site, commercial along Central Avenue, and uses of a more intense agricultural character at the interior of the site.

Historic Aerial Photographs; Source: Planning and Development Department



There have been multiple development proposals for the subject site over the past decades including several that resulted in zoning entitlements for significant height and intensity. Most notably, the site received zoning approval in 1984 through Rezoning Case Nos. 344-83 and Z-91-84 to allow a height of 500 feet on the entire site, subject to stipulations.

Existing Entitlements, Rendering; Source: Berry Riddell



In 2003, the City of Phoenix adopted Interim Transit-Oriented Zoning Overlay District – One (TOD-1) which was applied to the entire subject site and many others throughout the areas that would be served by the first phase of light rail construction. Broadly, the TOD-1 prohibits auto-oriented uses, supersedes auto-oriented development standards such as broad setbacks and walled complexes, and is intended to support a compact pattern of development more conducive to walking, bicycling, and transit use. The TOD-1 was specifically intended to be replaced by the WU Code through the rezoning process which provides more robust transit oriented development standards. The adoption of the TOD-1 represented a policy shift for areas adjacent to light rail regarding the form of development appropriate near light rail.

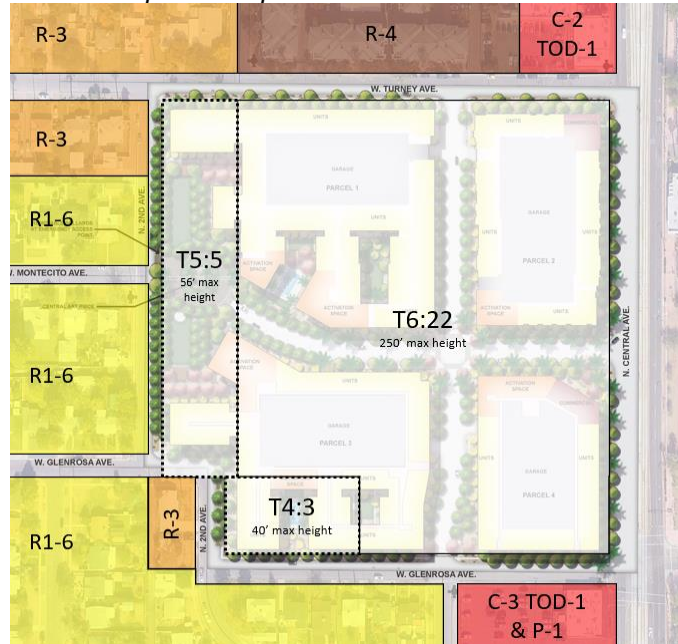
Whereas previous entitlements may have permitted or required broad setbacks, the TOD-1 established minimum build-to lines and streetscape standards like those that what would later be adopted in the WU Code. While the current zoning approvals permit a significant amount of intensity, the approvals were subject to a variety of development standards and stipulations which reflected common practices of the era that are not consistent with the requirements of the TOD-1 nor the vision contained in the Uptown TOD Policy Plan for walkable and transit-oriented development. Examples of incompatible stipulations include 1) a requirement for a vehicular bridge on 3rd Avenue across the Grand Canal and 2) a requirement that the development be constructed in substantial conformance to the 1984 site plan, including the building heights and the location of a parking structure situated at the northwest corner of the site.

SURROUNDING LAND USES AND ZONING

2. The subject site is currently vacant and undeveloped and, aside from a brief activation as a plant nursery and community garden, has been mostly vacant since 1986.

North, across Turney Avenue: Of the frontage adjacent to the subject site beginning east to west: a portion is developed as commercial and zoned C-2 TOD-1, a portion is developed as multifamily residence district with R-4A zoning, and the remainder is developed as single-family residences with R-3 zoning.

Proposed Zoning and Adjacent Zoning; Source: Planning and Development Department.



South, across Glenrosa Avenue: Of the frontage adjacent to the subject site beginning east to west: a portion is developed as commercial and zoned C-3 TOD-1 and an associated parcel is developed as surface parking and zoned P-1 TOD-1, a portion is developed as single-family residences and zoned R1-6, and a small portion is developed as a single-family residence and zoned R-3.

West, across 2nd Avenue: Of the frontage adjacent to the subject site beginning south to north: a small portion is developed as a single-family residence and zoned R-3, the majority is developed as single-family residences and zoned R1-6, and another small portion is developed as a single-family residence and zoned R-3.

East, across Central Avenue: Of the frontage adjacent to the subject site beginning south to north: a small portion is a public park and zoned R5 TOD-1, a portion is vacant and zoned U-R TOD-1 for multifamily residential, a portion is newly vacant and zoned C-2 TOD-1, and the remainder is zoned R-5 and developed as athletic fields for a public school.

GENERAL PLAN LAND USE MAP

3. The General Plan Land Use Map depicts a designation of Commercial for the subject site and the proposal for commercial and multifamily is consistent with the designation.

West of Central Avenue: The subject site is adjacent to land with General Plan Land Use Map designations of Residential 15+ dwelling units per acre to the north, to Residential 3.5 to 5 dwelling units per acre to the west, southwest, and northwest, and to Commercial on the south.

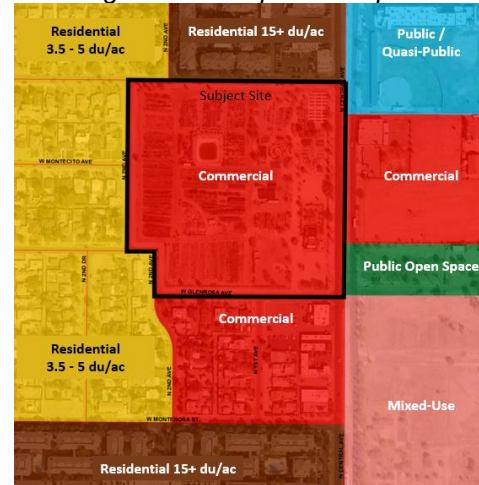
Across Central Avenue: The subject site is adjacent to land with General Plan Land Use Map designations of Parks /Open Space, Commercial, and Public/Quasi-Public.

The subject site is also located within the study areas for the Transit Oriented Strategic Policy Framework, the Uptown Transit Oriented Development Policy Plan areas which supplement the General Plan, and within a quarter mile from the Encanto Village Core.

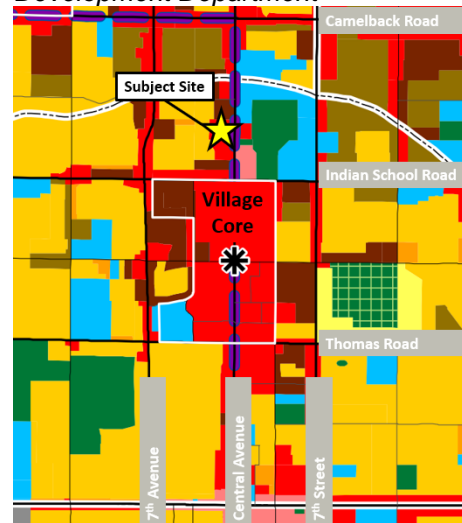
4. The subject site is located within a quarter mile of the Encanto Village Core which is located immediately south of Indian School Road from approximately 7th Avenue on the west, to 3rd Avenue on the east, and Thomas Road on the south. Since the 1980s, the village cores were where the greatest intensity was envisioned in these villages and this concept remains central to the Connected Oasis vision contained in the 2015 Phoenix General Plan.

While outside the formal boundary of the Encanto Village Core, the proposal is within a short walk, a short bike ride via Central Avenue or 3rd Avenue (the Phoenix Sonoran Bikeway), or a single light rail stop. The proposal is designed in a manner that complements the vision for Uptown Phoenix as articulated through adopted policies, described in this staff report.

General Plan Land Use Map; Source: Planning and Development Department



Encanto Village Core, General Plan Land Use Map; Source: Planning and Development Department



5. **Uptown TOD Policy Plan:**

The site is located within the Uptown TOD Planning Area, which is bound by Missouri Avenue on the north, 7th Street on the east, Indian School Road on the south, and the western edge is generally 7th Avenue south of the Grand Canal and 15th Avenue north of the Grand Canal.

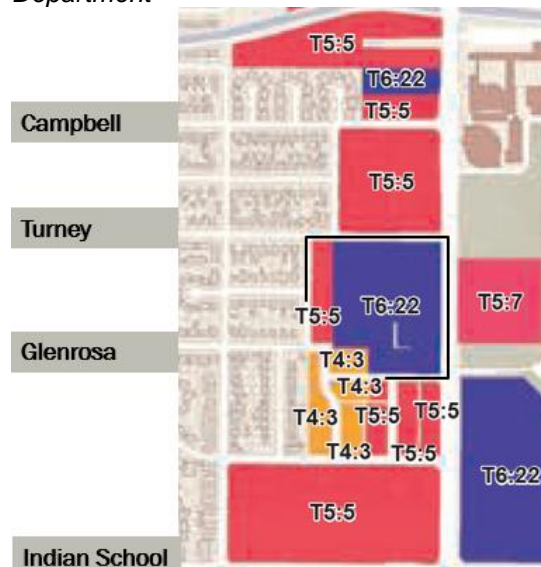
The policy plan for the Uptown TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services.

The plan projects a shortfall of 10,888 housing units by 2035 and articulates a goal for more housing and employment in proximity to high-capacity transit. The proposal would add approximately 1,600 dwelling units near light rail, major employers such as the Carl T. Hayden VA Medical Center that employs more than 2,400, educational facilities including four high schools, and the 74-acre Steele Indian School Park.

With specific regard to the subject site, the Uptown TOD District Plan provides the following guidance:

The site is depicted on the Conceptual Zoning Plan with recommended Transects of 4:3, 5:5, and 6:22. The plan depicts: much of the site as Transect 6:22 which allows a maximum height of 250 feet, Transect 5:5 along 2nd Avenue north of Glenrosa which allows a maximum height of 56 feet, and Transect 4:3 which allows a maximum height of 40 feet along a portion of Glenrosa Avenue. The applicant's proposal is consistent with the Conceptual Zoning Plan.

Uptown TOD Policy Plan, Conceptual Zoning Plan; Source: Planning and Development Department



- The subject site is also depicted within the Illustrative Master Plan which is intended to “to help identify opportunity sites, address areas needing urban “repair”, propose a system of open spaces, illustrate the scale and type of development, and to provide guidance for the Walkable Urban form based code.”

For the subject site, the plan contains the following description: “An infill development is proposed that restores the street network and transitions from higher density development along Central Avenue to smaller scale building types facing the existing neighborhood.

Uptown TOD Policy Plan, Illustrative Master Plan for Steele Indian School Park; Source: Planning and Development Department

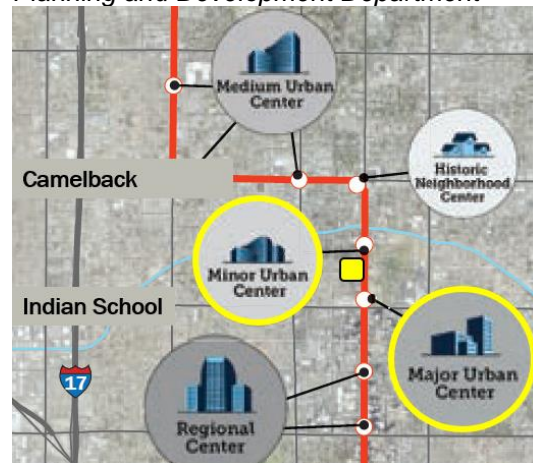


The proposal, as stipulated, is consistent with this Illustrative Master Plan in that it restores the street network on the Montecito alignment and the 1st Avenue alignment, places the greatest intensity along Central Avenue, transitions to lower intensity as it approaches 2nd Avenue on the west and the western portion of Glenrosa Avenue, and integrates publicly accessible open space.

- Transit Oriented Development Strategic Policy Framework:**

The Transit Oriented Development Strategic Policy Framework is part of the City’s General Plan. The framework identifies planning typologies to describe urban environments for the 42 station areas within the current and future light rail system. The subject site is located within a quarter mile of two light rail stations including Campbell Road which is identified as a Minor Urban Center Place Type and Indian School Road which is identified as a Major Urban Center Place Type.

Transit Oriented Development Strategic Policy Framework, Place Type Map Excerpt; Source: Planning and Development Department



The Minor Urban Center Place Type is characterized by medium-low intensity with building heights typically from two to five stories with incentive heights of up to 7 stories. The Major Urban Center Place Type is characterized by medium-

high intensity with heights typically from four to eight stories with incentive heights up to 15 stories. The development proposal contains elements that are consistent with the intensity envisioned by the both applicable Place Types. While the maximum height of 240 feet proposed by the applicant exceeds the range within either Place Type, the recommended intensity from the Uptown TOD Policy Plan's Conceptual Zoning Plan prevails, thus overcoming the apparent conflict.

Hierarchy of Policy Guidance: Uptown District Plan vs. TOD Strategic Policy Framework. Both the Uptown TOD Policy Plan (the District Plan) and the TOD Strategic Policy Framework provide guidance on the appropriate scale and intensity of development near light rail. However, the TOD Strategic Policy Framework explicitly states that the district plan shall prevail when a conflict exists.

Excerpt from the TOD Strategic Policy Framework; Source: Planning and Development Department

E.5 Increase heights and intensities in accordance with adopted District Plans. If there is a conflict between the District Plan and the Place Type, the District Plan prevails.

The rationale is based on scope and the depth of research for both plans. Unlike the TOD Strategic Policy Framework which analyzed 42 station areas across the complete build-out of the eventual light rail system, the Uptown TOD Policy Plan focused on a much smaller area and the Conceptual Zoning Plan was intended as a blue-print for a single rezoning action that would replace traditional districts with the WU Code. While the single rezoning action did not occur for various reasons, the Conceptual Zoning Plan offers to most complete policy guidance for the appropriate intensity within the study areas.

8. **Encanto Village Character Plan:**

The Encanto Village Character Plan was approved and adopted into the Phoenix General Plan through General Plan Amendment GPA-1-19. The proposed project advances the following items identified in the Encanto Village Character Plan:

- Land Use Principle: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.
- Design Principle: Enhance the compatibility of residential infill projects by carefully designing the edges of the development to be sensitive to adjacent existing housing. Create landscape buffers and other amenities to link new and existing development.
- 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.

PROPOSAL

9. Site Plan

The proposal is for a four phase, approximately 10-year, redevelopment of the undeveloped subject site for 1,600 units of multifamily and approximately 7,000 square feet of ground floor retail along Central Avenue. The conceptual site plans divide the site into four pieces with private streets on the east-west Montecito Avenue alignment and on the north-south 1st Avenue alignment. The approach to height and intensity is guided largely by the Conceptual Zoning Plan from the Uptown TOD Policy Plan. The conceptual site plan depicts ground floor commercial along Central Avenue and a large open space area along 2nd Avenue that will be open to the public.

Conceptual Site Plan; Source: Carrierjohnson + Culture



10. Conceptual Building Elevations

The applicant describes the architectural aesthetic as being inspired by the historic Carnation building that previously existed south of the site with “angular and planar roof elements that are directly tied to roof elements that were central to the design of the Carnation building. The linearity of the Carnation building lines are incorporated into the design of the balconies that front Central Avenue.”

Left: Carnation Dairy Store – Architectural Inspiration; Souce: Carrierjohnson + Culture

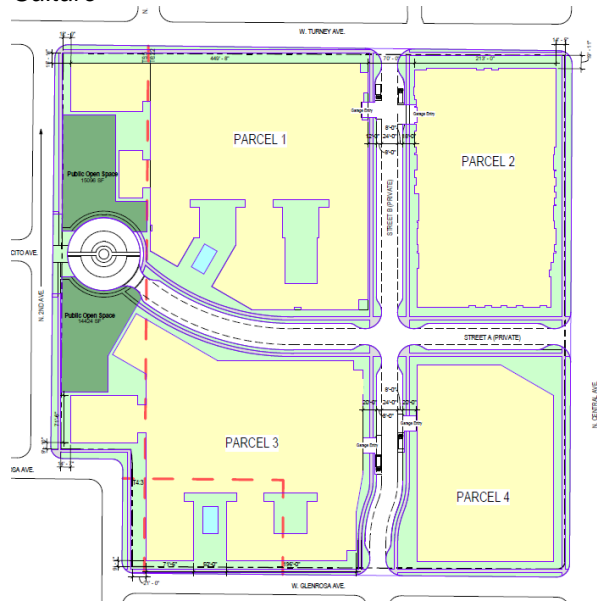
Right: Conceptual Building Elevations; Source: Carrierjohnson + Culture



11. *Phase 1:* The northwest parcel is phase one and is depicted with a maximum height of five-stories that decreases to three stories as it nears 2nd Avenue, and the phase is intended to be exclusively multifamily.

Phase 2: The northeast parcel is phase two and is depicted with a maximum height of seven-stories and 85 feet with a fourth floor amenity deck that will overlook Central Avenue and break up the mass of the building.

Conceptual Height Plan; Source: Carrierjohnson + Culture



Conceptual Building Elevations, Parcel 1; Source: Carrierjohnson + Culture



Conceptual Building Elevations, Parcel 2; Source: Carrierjohnson + Culture



12. *Phases 3 and 4:* The southwest parcel is intended to be phase three and is depicted with a maximum height of six-stories and 70 feet that decreases as it nears single-family residential. The southeast parcel is intended to be phase four and is depicted with a maximum height of 22 stories and 240 feet on the north edge of the site with the remainder of the site limited to five-stories and 60 feet.

STAFF ANALYSIS

13. Upon review of the conceptual site plans, conceptual building elevations, the Walkable Urban Code, and applicable policy documents, staff is recommending a series of stipulations to promote an efficient and orderly build-out of the subject site that also implements the shared vision for a walkable and transit-oriented community.

Site Development Proposal and Related Stipulations

The conceptual site plans are complex due to its size and that future phases are more fluid to respond to future market conditions. The below stipulations recommended by staff provide guidance on important site improvements that are key to implementing a high-quality, walkable, and mixed-use project.

Central Avenue Interface and Enhancements: Central Avenue has a long history of importance to the City of Phoenix, and this has been memorialized in countless planning documents and policies over the years and this role remains vital today regarding transit oriented development. As such, to add further vitality to the Central Avenue corridor, staff is recommending a series of stipulations.

Stipulation No. 1 requires the applicant return to the Encanto Village Planning Committee and the Planning Hearing Officer to publicly review each of the future phased to ensure the proposal adequately addresses several conditions. Related to Central Avenue, the plans will be required to document ground floor activation, a minimum 10,000 square feet of non-residential space, and a minimum of 240 linear feet of storefront.

Stipulation No. 9 requires common entry frontage types along all public and private streets to provide direct pedestrian access from upper and interior units to adjacent sidewalks.

Stipulation No. 11 requires architectural enhancements to the building mass at all intersections of Central Avenue and public or private streets.

Stipulation No. 12 requires the applicant comply with both the Central Avenue Development Standards and the standards for the Transit Uptown Character Area in the Walkable Urban Code.

Streetscapes and Sidewalks:

- Turney Avenue: Stipulation No. 13 requires a detached sidewalk that will be shaded to 75 percent by shade trees. Stipulation No. 14 requires the above-ground utilities be placed underground.
- 2nd Avenue: Staff is recommending two stipulations along this street frontage which is shared with single-family residences, and both require improvements that will be implemented for the full length of the site from Turney Avenue on the north to Glenrosa Avenue on the south. Stipulation No. 15 requires a detached sidewalk that will be shaded to 75 percent by shade trees. Stipulation No. 16 requires a row of shade trees between the building fronts and the sidewalk.
- Glenrosa Avenue: Stipulation No. 17 requires a detached sidewalk that will shaded to 75 percent by shade trees.

14. ***Private Streets:*** The proposal includes one north-south private street and one east-west private street. The Walkable Urban Code is largely silent on the design of private streets, and therefore staff is recommending a series of stipulations to promote walkability, transit-orientation, and harmony with the surrounding neighborhoods.

- Stipulation No. 18 requires all private streets be overlain with a public pedestrian accessway easement and meet the following requirements: prohibit access to/from Montecito Avenue except for emergency vehicles, bicyclists, and pedestrians (a.), include detached pedestrian pathways on each private street (b. and c.), include enhanced pedestrian crossings at all intersections where outside of public right of way (d.), and include bicycle routes on each private street (e.)
- Stipulation No. 23 requires the junction to/from Turney Avenue and the north-south private street be restricted to 3/4 access that would prohibit left turning movements from Turney Avenue into the subject site. The purpose of this stipulation is to prevent turning traffic from backing up onto Central Avenue.

15. ***Publicly Accessible Open Space:*** The applicant is proposing 29,000 square feet of publicly accessible open space along their 2nd Avenue frontage where the site has the greatest interface with single-family homes. The inclusion and programming of this open space is addressed in Stipulation No. 5. The applicant is proposing the Montecito Avenue alignment be closed to all but emergency vehicle access, bicyclists, and pedestrians. The prohibition of automotive through traffic is addressed in Stipulation Nos. 18 (d.) and 20.

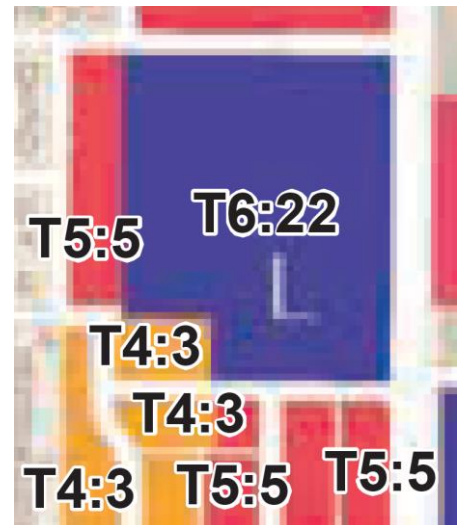
At the termination of this private street to vehicular traffic, the site plan depicts a transition into the publicly accessible open space including a “central art piece.” The inclusion of public-facing art is addressed in Stipulation No. 7 which also requires the applicant return to the Encanto Village Planning Committee for review and comment on the art plans.

16. **Scale and Compatibility Measures:** The Walkable Urban Code utilizes a form-based approach to promoting compatibility with the surrounding area. Staff is recommending two stipulations to promote compatibility along the property edges where the subject site is adjacent to single-family residences with single-family zoning. There are two exposures: one along 2nd Avenue on the west and one along Glenrosa Avenue along the south property line.

2nd Avenue (West Property Line): In accordance with the Conceptual Zoning Map contained in the Uptown TOD Policy Plan, the applicant has proposed Transect 5:5 along the west property line which is situated across 2nd Avenue from single-family residences with mostly R1-6 zoning. To promote compatibility with the adjacent single-family residential zoning, staff is recommending Stipulation No. 8 to require a maximum height of 30 feet within 35 feet of the west property line and a maximum height of 40 feet within 60 feet of the west property line.

Glenrosa Avenue (South Property Line).

Pertaining to the portion of the subject site between the 1st Avenue alignment on the east and the 2nd Avenue alignment on the west), the applicant has proposed Transect 4:3 and Transect 6:22 which have maximum heights of 40 feet and 250 feet respectively. Like the 2nd Avenue exposure, this area is developed as and zoned for single-family residential. Unlike the 2nd Avenue exposure, the Conceptual Zoning Plan in the Uptown TOD Policy Plan indicates these single-family parcels may be appropriate for additional intensity, The Conceptual Zoning Plan recommends T4:3 across from the proposed T4:3 on the subject site and recommends T5:5 where across from the proposed T6:22 on the subject site.



For the portion of the subject site between the 1st Avenue alignment and the 2nd Avenue, staff is recommending Stipulation No. 10 to require a maximum height of 40 feet within 60 feet of the south property line.

Architecture (Phase 1). Stipulation No. 3 requires the first phase of development at the northwest corner of the site incorporate a minimum 10 percent of premium building materials such as masonry or stone on all sides of the building.

Trash, Loading / Unloading. Stipulation No. 21 requires that all refuse collection, loading, and unloading be situated at the interior of the site and accessed from the private streets.

Phasing Requirements

17. The applicant is proposing the site be developed in four phases with the first being the northwest corner (Parcel 1), the second being the northeast corner (Parcel 2), the 3rd being the southwest corner (Parcel 3), and the 4th being the southeast corner. The below stipulations pertain to the phasing of the project.
- Stipulation No. 4 requires that all private streets be developed with the first phase of development and be completed prior to the issuance of a Certificate of Occupancy.
 - Stipulation Nos. 15 and 16 require the 2nd Avenue streetscape improvements be constructed with the first phase of development including two rows of shade trees.

Planning Hearing Officer Public Conceptual Reviews

18. The below described stipulations require the applicant to return to the Encanto Village Planning Committee, and, in some cases, the Planning Hearing Officer to review conceptual plans. These meetings are public hearings and will require both property owners and registered neighborhood groups be notified. The purpose of these stipulations is to provide another opportunity for plans to be reviewed publicly prior to construction.
- Stipulation No. 1 requires all future phases be reviewed through the Planning Hearing Officer Public Hearing Process to ensure the following elements are adequately addressed: (a.) evidence of ground floor activation along Central Avenue, (b.) a minimum 3,500 square feet of non-residential space along Central Avenue in the northeast parcel, (c.) a minimum of 120 feet of continuous storefront along Central Avenue in the northeast parcel, (d.) a minimum 3,500 square feet of non-residential space along Central Avenue in the southeast parcel, (e.) a minimum of 120 feet of continuous storefront along Central Avenue in the southeast parcel, (f.) a minimum 10 percent of premium materials on all sides for Parcels 2, 3, and 4 respectively.
 - Stipulation No. 2 requires Parcel 1 to return to the Encanto Village Planning Committee for review and comment prior to preliminary site plan

approval so the neighborhood and committee remain apprised of the plans that are moving toward construction. This stipulation applies to both the conceptual site plan and conceptual building elevations.

- Stipulation No. 7 requires the applicant return to the Encanto Village Planning Committee to share their plans for a piece of public-facing art that will be situated on the Montecito Avenue alignment near the west property line.

STUDIES AND POLICIES

19. 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.

To advance the goals of the Tree and Shade Master Plan, as stipulated, the proposal will:

- Include detached sidewalks along all perimeter streets that will be shaded to 75 percent (Stipulation Nos. 13 through 17).
- Include detached sidewalks along all private streets that will be shaded to 75 percent (Stipulation No. 18).

20. Complete Streets Guidelines:

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 Walkable Urban Code is designed to facilitate pedestrian, bicycle, and transit-oriented development and includes provisions to advance the goals of the policy guide.

To advance the goals of the Complete Streets Guidelines, as stipulated, the applicant will be required to complete the following:

- Include secure bicycle parking for residents, guest bicycle parking, and four bicycle repair stations of which two will be publicly accessible (Stipulation No. 24).
- Provide an internal circulation plan for on-site pedestrian and vehicular movements and the plan will be updated with each phase of the development (Stipulation No. 19).
- Include shaded and detached sidewalks along all public and private streets to promote pedestrian activity by creating an environment that is

both thermally comfortable and buffered from vehicular traffic (Stipulation Nos. 12, 13, and 15 through 18). To implement these, the applicant will be required to dedicate sidewalk easements where needed (Stipulation No. 26) and to underground utilities along Turney Avenue (Stipulation No. 14).

21. **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. There are shared lane markings on Central Avenue, the Grand Canal to the north which functions are a regional bicycle route, and 3rd Avenue which is the Phoenix Sonoran Bikeway and provides connectivity to downtown Phoenix.

To promote alternative transportation, staff is recommending Stipulation No. 24 to require bicycle infrastructure which, in concert with high-capacity transit, can drastically expand the reach of the transit network. The Walkable Urban Code requires 0.25 bicycle parking spaces per dwelling unit and the stipulation requires that these spaces be secure facilities, such as bike lockers or a bicycle storage room. The stipulation requires guest bicycle parking for guests and for commercial patrons. The stipulation requires a minimum of four bicycle repair (fix-it) stations including two that must be publicly accessible. Also, the stipulation requires electrical receptacles near the secure bicycle parking to allow e-bike users to charge their batteries.

Example of a Fix-It Station; Source: Dero



22. **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 contributing housing units to a vacant parcel with adjacency to high-capacity transit and existing infrastructure. The proposal will help to address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

23. **[Zero Waste Phoenix 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.

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 provision of recycling containers was not addressed in the applicant's submittals.

24. **[Monarch Butterfly:](#)**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 6 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

25. **[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 Nos. 24 and 25.

COMMUNITY CORRESPONDENCE

26. As of the writing of this report, 51 letters of opposition have been received from 27 respondents. Concerns include the scale and intensity of the proposal, the proposed use and users of the site, traffic impacts, and overflow parking impacts. Correspondents also expressed a desire for more commercial space along Central Avenue, a desire for greater compatibility where the proposal abuts single-family residences, a desire for traffic mitigation.

INTERDEPARTMENTAL COMMENTS

27. The Street Transportation Department provided a series of comments and stipulations. The Department noted the development must:

- Comply with the Central Avenue Development Standards and the Transit Uptown Character Area Standards (Stipulation No. 12),
- Dedicate a sidewalk easement for any streetscape area that falls outside of public right-of-way (Stipulation No. 26),
- Dedicate a public pedestrian accessway easement on all private streets to allow pedestrians and bicyclists to unrestricted access (Stipulation No. 18),
- Restrict ingress/egress to one point of access on Turney Avenue and that access shall restrict left-in movements from Turney Avenue (Stipulation No. 23),
- Prepare a Traffic Impact Study prior to the approval of any plans and that study must analyze the offset intersection at Central Avenue and Glenrosa Avenue (Stipulation No. 22),
- Construct all street improvements within and adjacent to the public right of way and these improvements must comply with ADA accessibility standards (Stipulation No. 27).

28. The Public Transit Department noted the location of the site is immediately adjacent to light rail and a high-ridership bus corridor. The Department requested the pedestrian realm be enhanced with abundant shade (Stipulation Nos. 12, 13, and 15 through 17) and a mix of ground floor uses (Stipulation No. 1) to activate the streetscape. The department also noted the importance of windows onto the sidewalks and public spaces, and this is addressed through the Walkable Urban Code's "frontage type" standards, through Stipulation Nos. 1.c. and 1.e. which require continuous storefront along a portion of Central Avenue, and through Stipulation 5.e. which requires "frontage types" for all units adjacent to the publicly accessible open space along 2nd Avenue. Additionally, Stipulation No. 9 requires common entry frontage types along all public and private streets to provide direct pedestrian access from upper and interior units to adjacent sidewalks.

29. The Aviation Department commented that the subject site is within the Traffic Pattern Airspace of Phoenix Sky Harbor International Airport and therefore requested Stipulation Nos. 28 and 29 which requires the applicant to disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property and to receive a “no hazard determination” from the FAA.

OTHER

30. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 30 through 33.
31. 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. 33.
32. Development and use of the site are 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 is consistent with the General Plan Land Use Map designation of Commercial and the Conceptual Zoning Plan contained in the Uptown Transit Oriented Development Policy Plan.
2. The proposal, as stipulated, advances the vision and recommendations contained in the Uptown Transit Oriented Development Policy Plan and will create strong pedestrian environments along both its public and private streets with shaded and detached sidewalks to convey residents safely and comfortably to the Indian School Road Light Rail Station and the Campbell Avenue Light Rail Station.
3. The proposal will create additional housing options on an underutilized site served by high-capacity transit which aligns with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations

1. Conceptual site plans and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary plan approval for Parcels 2 through 4 as depicted on the Conceptual Site Plans date stamped June 1, 2023 with specific regard to the inclusion of the below elements. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
 - a. The development shall include ground floor activation such as the programming of building spaces adjacent to Central Avenue that may include retail or commercial uses, the choice and mix of frontage types, and the presence of indoor or outdoor public amenities that may include open spaces, and community gathering spaces.
 - b. On Parcel 2, the ground floor shall include a minimum of 5,000 square feet of non-residential uses. Non-residential uses shall not include lobby, exercise, reception areas, or other similar uses intended for exclusive use by residents. All required non-residential uses shall have some frontage on Central Avenue.
 - c. On Parcel 2, the development shall utilize a continuous storefront frontage per the requirements of Section 1305.b. for a minimum of 120 linear feet along Central Avenue.

- d. On Parcel 4, the ground floor shall include a minimum 5,000 square feet of non-residential uses. Non-residential uses shall not include lobby, exercise, reception areas, or other similar uses intended for exclusive use by residents. All required non-residential uses shall have some frontage on Central Avenue.
 - e. On Parcel 4, the development shall utilize a continuous storefront frontage per the requirements of Section 1305.b. for a minimum of 120 linear feet along Central Avenue.
 - f. The building elevations for Parcels 2 through 4 shall contain a minimum of 10 percent premium materials such as brick, stone, metal, or other comparable materials on all four sides of each building.
2. The applicant shall return to the Encanto Village Planning Committee to present the site plan and elevations for Parcel 1 for review and comment prior to preliminary site plan approval.
3. The building elevations for Parcel 1 shall contain a minimum of 10 percent premium materials such as brick, stone, metal, or other comparable materials on all four sides of each building, as approved by the Planning and Development Department
4. All private streets within the subject site shall be constructed with the first phase of the development as depicted on the Conceptual Phasing Plan date stamped June 1, 2023 and be open to the public prior to the issuance of a Certificate of Occupancy for the first phase of development, as approved by the Planning and Development Department.
5. The developer shall provide a minimum five percent of the gross site area as open space that is available to the public as described below and as approved or modified by the Planning and Development Department.
 - a. Each open space area shall follow the guidelines established in Section 1310 of the Phoenix Zoning Ordinance.
 - b. Each open space area shall provide at a minimum seating, a drinking fountain for people and pets, art, and shade elements.
 - c. A minimum of 15,000 square feet of publicly accessible open space shall be constructed with the development of Parcel 1 as depicted on the

Conceptual Site Plans date stamped June 1, 2023.

- d. One open space node shall be provided near the intersection of the Montecito Avenue alignment and 2nd Avenue which shall include public facing art and a minimum of one higher-order amenity such as lawn games, gardens, picnic tables, or shade canopies, or a combination of several complementary amenities.
 - e. All units adjacent to the public open space located along 2nd Avenue shall have direct unit entries and compliant frontage types as described in Table 1305.1 and including be a minimum of two “common entry” frontage types to provide direct pedestrian access from upper and interior units to adjacent sidewalks.
6. A minimum of 10 percent of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
 7. The applicant shall return to the Encanto Village Planning Committee to present the stipulated public-facing art generally located at 2nd Avenue and the Montecito Avenue alignment for review and comment prior to the issuance of a Certificate of Occupancy for the first phase of development, as approved by the Planning and Development Department.
 8. For the portion of the subject site zoned WU Code T5:5, the building height shall not exceed 30 feet within 35 feet of the west property line and 40 feet within 60 feet of the west property line, as approved by the Planning and Development Department.
 9. For the portions of the subject site zoned WU T5:5 and T6:22, all public and private street frontages shall include a minimum of two “common entry” frontage types that comply with Table 1305.1 to provide direct pedestrian access from upper and interior units to adjacent sidewalks, as approved or modified by the Planning and Development Department.
 10. The portion of the subject site located along Glenrosa Avenue and between the centerline of the 1st Avenue alignment on the east and the 2nd Avenue alignment on the west (the western terminus of the T4:3 portion), shall be restricted to a maximum height of 40 feet within 60 feet of the south property line, as approved by the Planning and Development Department.
 11. The developer shall provide corner enhancements at the intersections of

Central Avenue and all public and private streets to denote the prominence of the space with architectural enhancements and enhanced landscape and/or hardscape treatments with public-facing art, as approved by the Planning and Development Department.

12. The developer shall comply with the design standards of the Central Avenue Image Enhancement Guidelines. The detached sidewalk, landscape area width, and shade requirements shall comply with the Transit Uptown Character Area requirements for arterial roadways adjacent to Light Rail Corridor, as approved or modified by the Planning and Development Department.
13. The public sidewalk along Turney Avenue shall be constructed to a minimum width of 8 feet and detached from the back of curb by a minimum 5-foot-wide landscape area planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
 - a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings.
 - b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
 - c. Drought tolerant shrubs and vegetative groundcovers shall be maintained at maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
14. The existing overhead utility lines adjacent to Turney Avenue shall be relocated underground for the entirety of its frontage, as approved by the Planning and Development Department.
15. The public sidewalk along 2nd Avenue shall be constructed to a minimum width of 6 feet and detached from the back of curb by a minimum 7-foot-wide landscape area planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
 - a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings.

- b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
- c. Drought tolerant shrubs and vegetative groundcovers shall be maintained at maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.

The above described improvements shall be installed prior to the issuance of a Certificate of Occupancy for the first phase of development, as approved by the Planning and Development Department.

16. All public street frontages on 2nd Avenue shall require a landscape area between the back of sidewalk and building front that shall be planted with minimum 3-inch caliper, single trunk, shade trees planted a minimum of 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

The above described improvements shall be installed prior to the issuance of a Certificate of Occupancy for the first phase of development, as approved by the Planning and Development Department.

17. The public sidewalk along Glenrosa Avenue shall be constructed to a minimum width of 6 feet and detached from the back of curb by a minimum 5-foot-wide landscape area planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
- a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings.
 - b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
 - c. Drought tolerant shrubs and vegetative groundcovers shall be maintained at maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.

18. All private streets shall be overlain with dedicated public pedestrian accessway easements connecting to the public rights-of-way and the private streets shall provide the following non-vehicular pathways, amenities, and features, as approved or modified by the Planning and Development Department.

- a. Access to/from 2nd Avenue from the private street on the Montecito Avenue alignment shall be restricted to emergency vehicles, bicycles, and pedestrians.
 - b. One side of each private street shall comply with the standards contained in Section 1304.H. of the Phoenix Zoning Ordinance and be detached from the back of curb by a landscape area an average of 5 feet in width that shall be planted with minimum three-inch caliper, single trunk, shade trees planted a minimum of 20 feet on center or in equivalent groupings.
 - c. One side of each private street shall comply with the standards contained in Section 1312.D.1.c. of the Phoenix Zoning Ordinance and the landscape area shall be planted with minimum three-inch caliper, single trunk, shade trees planted a minimum of 20 feet on center or in equivalent groupings.
 - d. Where outside of public rights-of-way, intersections shall feature pedestrian enhancements such as speed tables, elevated crosswalks, and/or bulb-outs.
 - e. Include bicycle facilities that connect the internal streets to 2nd Avenue, Turney Avenue, Glenrosa Avenue, and Central Avenue. The applicant shall consult with the Active Transportation Coordinator from the Street Transportation Department on the design of the bicycle facilities.
19. An internal vehicular and pedestrian circulation plan shall be provided to address ingress and egress to and from the site, vehicle loading, pick up and drop off locations, pedestrian connections to existing light rail stations. The developer shall be responsible for all costs and the construction of improvements. No preliminary approval of plans shall be granted until the internal vehicular and pedestrian circulation plan has been reviewed and approved by the Street Transportation and Planning and Development Departments. This plan shall be updated, if needed, for all phases of development.
 20. Along 2nd Avenue, no vehicular access shall be provided including no driveways, no private streets, and no ingress/egress to parking structures. Emergency vehicles may access the site from 2nd Avenue.
 21. All refuse collection, loading, and unloading areas shall be accessed only from the private streets on the site.

22. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
 - a. The TIS shall analyze the offset intersection of Central Avenue and Glenrosa Avenue. The TIS shall include the necessary geometric design, tapers and dedications to align the east/west legs of the intersection to operate under a non-split phased signal. The developer shall be responsible for all cost and construction of improvements, as approved by the Street Transportation Department.
23. Vehicular access onto Turney Avenue shall be limited to one driveway. This driveway shall be restricted to 3/4 access, restricting left-in movements, as approved by the Street Transportation Department.
24. The developer shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. All required bicycle parking for multifamily use, per Section 1307.H.6.d of the Phoenix Zoning Ordinance, shall be secured parking.
 - b. Guest bicycle parking for multifamily residential use shall be provided at a minimum of 0.05 spaces per unit with a maximum of 50 required spaces near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
 - c. A minimum of 10 percent of the required bicycle parking for nonresidential uses shall be secured.
 - d. A minimum of four bicycle repair stations (“fix it stations”) shall be provided and maintained in areas of high visibility and near secure bicycle parking areas. At minimum, two shall be directly accessible from the public sidewalk.
 - e. Standard electrical receptacles shall be installed for a minimum of 10% of the required bicycle parking spaces for electric bicycle charging capabilities.
25. Electric vehicle infrastructure shall be provided for the required parking spaces as follows: Minimum 10 percent EV Installed.

26. The developer shall dedicate a sidewalk easement for any streetscape area that falls outside of dedicated right-of-way, as approved by the Planning and Development Department.
27. The developer shall construct all streets within and adjacent to the development 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.
28. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
29. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the FAA and a "NO Hazard Determination" obtained prior to the construction start date.
30. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
31. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
32. 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.
33. 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.

Staff Report: Z-17-22-4

June 2, 2023

Page 33 of 33

Writer

Nick Klimek

June 2, 2023

Team Leader

Racelle Escolar

Exhibits

Zoning sketch map

Aerial sketch map

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

Conceptual Landscape Plan date stamped June 1, 2023 (2 pages)

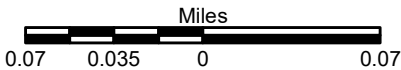
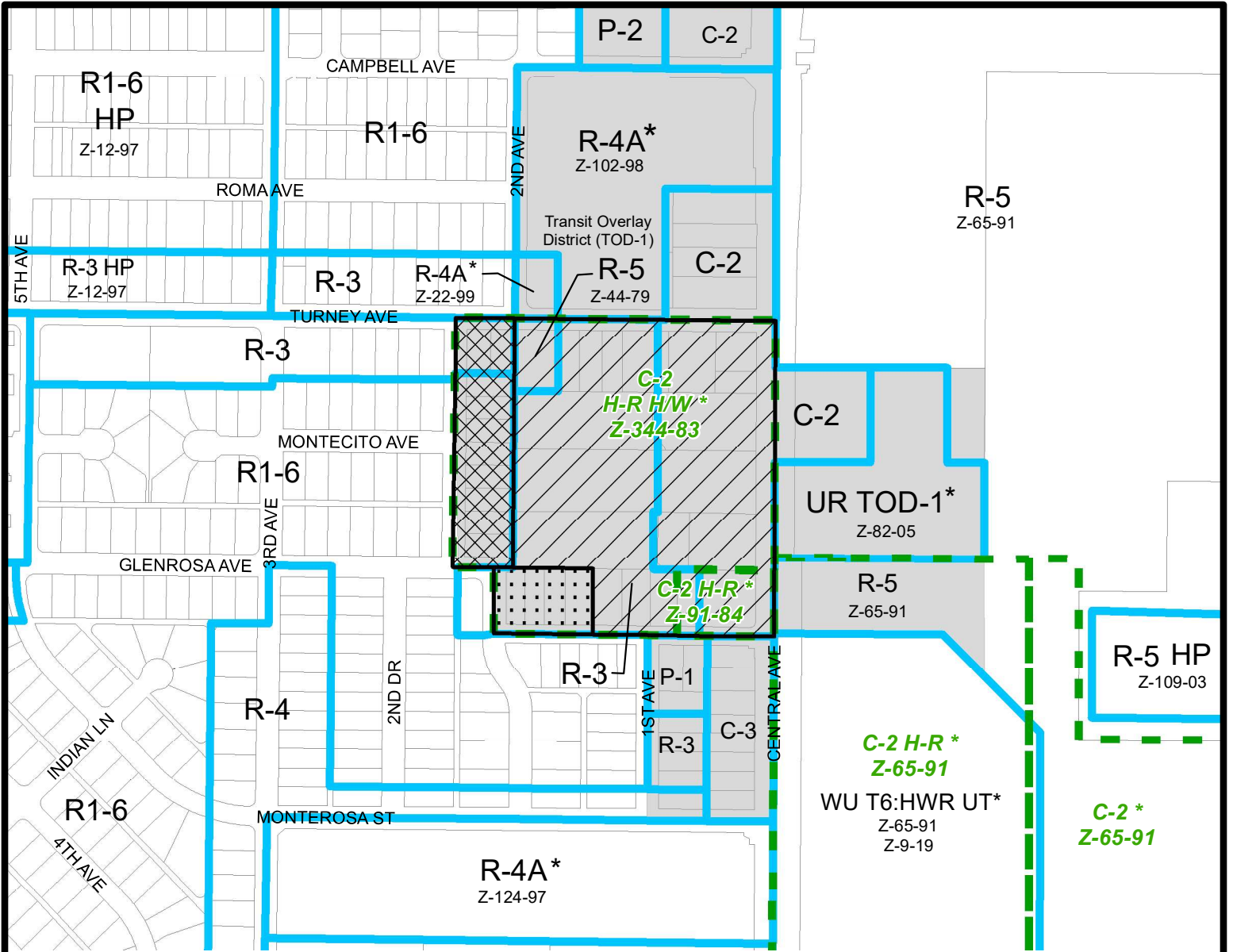
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Conceptual Interim Beautification Plan date stamped June 1, 2023

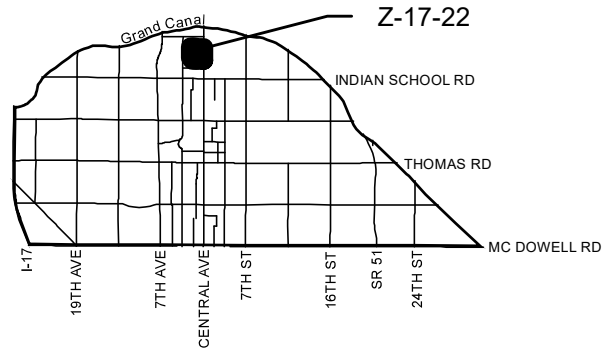
Conceptual Building Elevations date stamped June 1, 2023 (2 pages)

North Central Employment Corridor (2 pages)

Community Correspondence (71 pages)



ENCANTO VILLAGE
CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME: Petree Development

APPLICATION NO. Z-17-22

DATE: 4/14/2022		
REVISION DATES:		
9/26/2022	10/31/2022	5/15/2023

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




15.61 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 17-27

ZONING MAP
H-8

REQUESTED CHANGE:

FROM:
R1-6 TOD-1 (Approved C-2 H-R H/W TOD-1) (1.83 a.c.)
R-3 TOD-1 (Approved C-2 H-R H/W TOD-1) (7.59 a.c.)
R-3 TOD-1 (Approved C-2 H-R TOD-1) (0.23 a.c.)
R-5 TOD-1 (Approved C-2 H-R H/W TOD-1) (0.50 a.c.)
C-2 TOD-1 (Approved C-2 H-R H/W TOD-1) (4.68 a.c.)
C-2 TOD-1 (Approved C-2 H-R TOD-1) (0.78 a.c.)

TO:
WU Code T4:3 UT (1.03 a.c.) 
WU Code T5:5 UT (2.35 a.c.) 
WU Code T6:22 UT (12.23 a.c.) 

MULTIPLES PERMITTED

R1-6 TOD-1 (Approved C-2 H-R H/W TOD-1), R-3 TOD-1 (Approved C-2 H-R H/W TOD-1), R-3 TOD-1 (Approved C-2 H-R TOD-1), R-5 TOD-1 (Approved C-2 H-R H/W TOD-1), C-2 TOD-1 (Approved C-2 H-R H/W TOD-1), C-2 TOD-1 (Approved C-2 H-R TOD-1)

CONVENTIONAL OPTION

9(265), 110(1102), 3(33), 21(72), 68(679), 11(113)

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

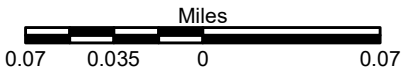
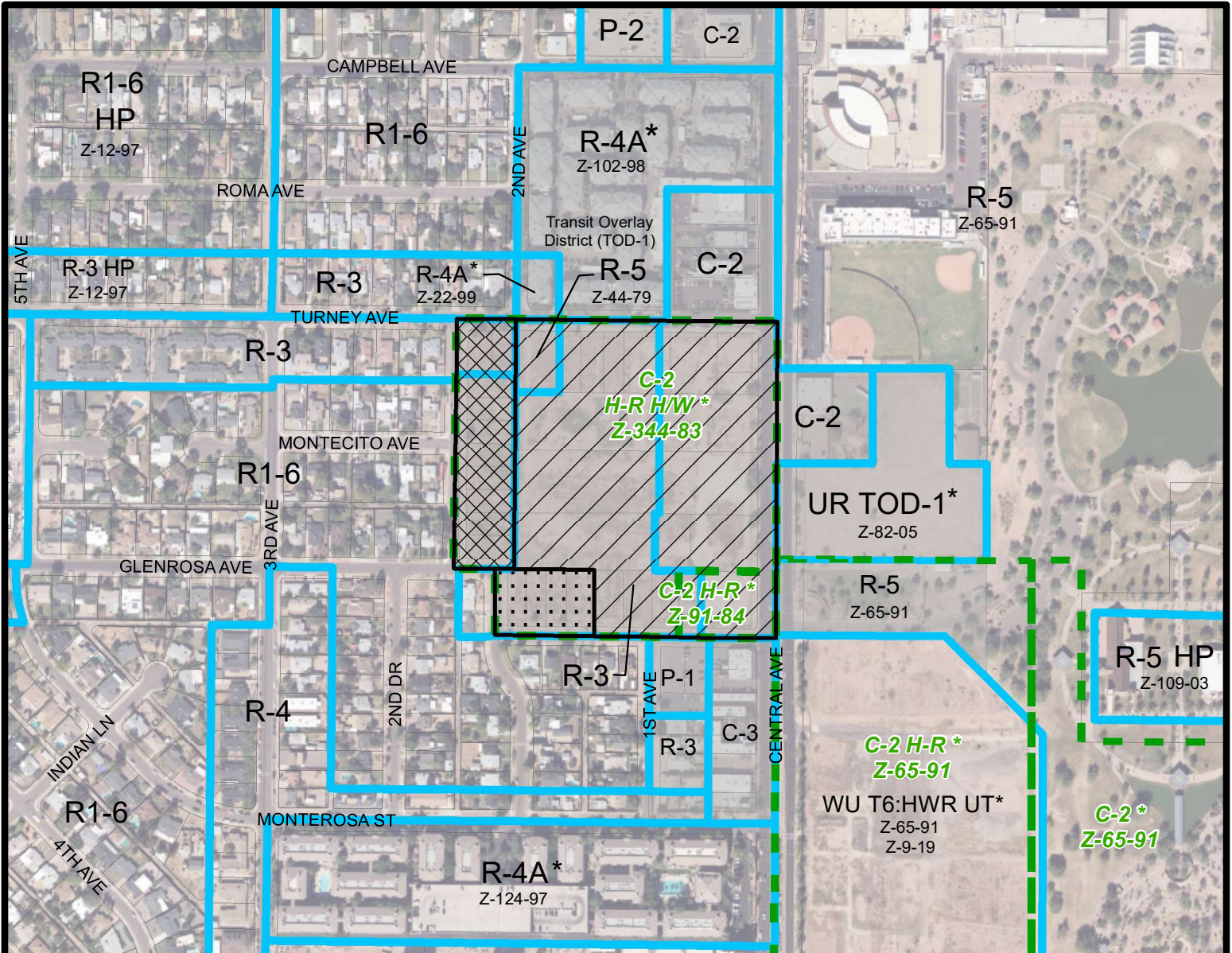
12(32), 132(132), 4(4), 26(8), 81(81), 13(13)

WU Code T4:3 UT, WU Code T5:5 UT, WU Code T6:22 UT

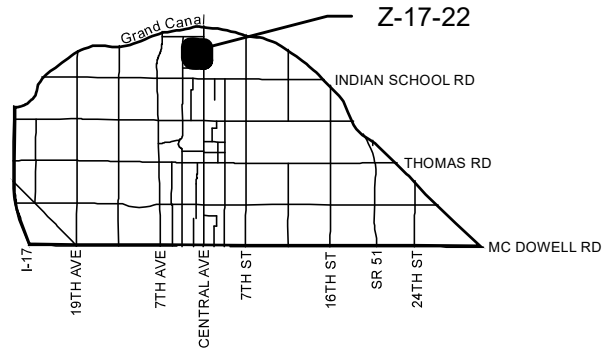
No Maximum

N/A

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



ENCANTO VILLAGE
CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME: **Petree Development**

APPLICATION NO. **Z-17-22**

DATE:	4/14/2022		
	REVISION DATES:		
	9/26/2022	10/31/2022	5/15/2023

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

15.61 Acres

AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP
QS 17-27	H-8

REQUESTED CHANGE:

FROM:

- R1-6 TOD-1 (Approved C-2 H-R H/W TOD-1) (1.83 a.c.)
- R-3 TOD-1 (Approved C-2 H-R H/W TOD-1) (7.59 a.c.)
- R-3 TOD-1 (Approved C-2 H-R TOD-1) (0.23 a.c.)
- R-5 TOD-1 (Approved C-2 H-R H/W TOD-1) (0.50 a.c.)
- C-2 TOD-1 (Approved C-2 H-R H/W TOD-1) (4.68 a.c.)
- C-2 TOD-1 (Approved C-2 H-R TOD-1) (0.78 a.c.)

TO:

- WU Code T4:3 UT (1.03 a.c.)
- WU Code T5:5 UT (2.35 a.c.)
- WU Code T6:22 UT (12.23 a.c.)

MULTIPLES PERMITTED
R1-6 TOD-1 (Approved C-2 H-R H/W TOD-1), R-3 TOD-1 (Approved C-2 H-R H/W TOD-1), R-3 TOD-1 (Approved C-2 H-R TOD-1), R-5 TOD-1 (Approved C-2 H-R H/W TOD-1), C-2 TOD-1 (Approved C-2 H-R H/W TOD-1), C-2 TOD-1 (Approved C-2 H-R TOD-1)

CONVENTIONAL OPTION
9(265), 110(1102), 3(33), 21(72), 68(679), 11(113)

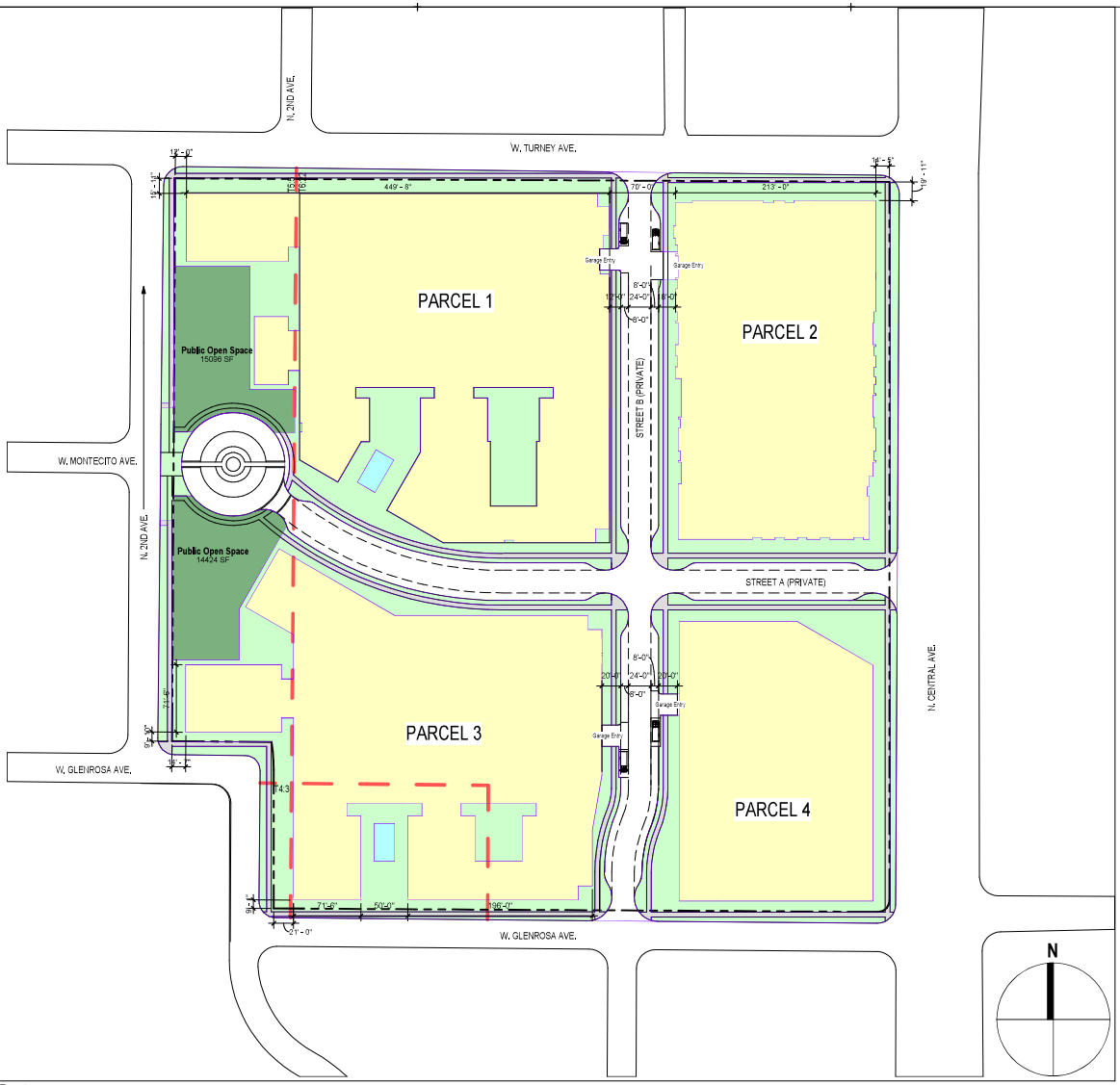
*** UNITS P.R.D. OPTION**
12(32), 132(132), 4(4), 26(8), 81(81), 13(13)

WU Code T4:3 UT, WU Code T5:5 UT, WU Code T6:22 UT
*** Maximum Units Allowed with P.R.D. Bonus**

No Maximum

N/A

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THE DRAWING ARE OWNED BY, AND THE PROPERTY OF, CARRIER JOHNSON + CULTURE. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF CARRIER JOHNSON + CULTURE. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT PUBLICATION OF SAME. NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF CARRIER JOHNSON.

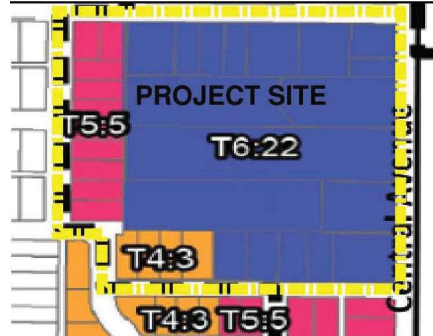


1 Site plan (Data)
SCALE: 1" = 60'-0"

PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4
Mixed Use Residential Unit count: 450 Required Parking: 496 Proposed Parking: 557 Building Height: 40'-60'	Mixed Use Residential Unit count: 350 Required Parking: 395 Proposed Parking: 397 Building Height: 40'-85'	Mixed Use Residential Unit count: 450 Required Parking: 496 Proposed Parking: 498 Building Height: 40'-70'	Mixed Use Residential Unit count: 350 Required Parking: 396 Proposed Parking: 453 Building Height: 60' - 240'

SITE PLAN KEYNOTES		DETAIL
RESIDENTIAL UNITS		[Yellow Box]
ACTIVATION SPACE (LOBBY/AMENITIES)		[Light Blue Box]
COMMERCIAL		[Light Green Box]
CIRCULATION		[Light Orange Box]
OPEN SPACE		[Light Green Box]
FIRE HYDRANT		[Red Box with H]
PROPERTY LINE		[Dashed Line]
MAJC - MAX SETBACK 12'		[Dashed Line]

TRANSECT DISTRICT MAP:



EXISTING APN's: SEE SHEET A-3
EXISTING PARCEL LOT/BOUNDARY LINES: SEE SHEET A-3

TRANSECT AREA

Parcel 1 Maximum : 90% Proposed : 59% Net Site Area : 170,495 (3.91 acres) Gross Site Area : 201,582 (4.63 acres)	Parcel 2 Maximum : 80% Proposed : 63% Net Site Area : 100,176 (2.30 acres) Gross Site Area : 119,566 (2.74 acres)	Parcel 3 Maximum : 70% Proposed : 58% Net Site Area : 153,678 (3.53 acres) Gross Site Area : 184,295 (4.23 acres)	Parcel 4 Maximum : 70% Proposed : 59% Net Site Area : 83,326 (1.91 acres) Gross Site Area : 100,817 (2.31 acres)
--	--	--	---

PROPOSED BUILDING SETBACKS TABLE

W Turney Ave : 10'
W Glenrosa Ave : 10'
N 2nd Ave : 12'
N Central Ave : 12'
Street A : 10'
Street B : 10'

SITE AREA

Net Area: 571,208 Sq.ft (13.11 acre)
Gross Area: 680,052 Sq.ft (15.61 acre)

Required Publicly Accessible Open Space: 28,560.4 SF (0.68 acre)
Total Landscape Area: 181,603 SF (4.17 acre)
Total Street Area: 61,414 SF (1.40 acre)
Provided Publicly Accessible Open Space: 29,520 SF (0.68 acre)

OVERALL

Mixed Use Residential
Gross Building Footprint: 348,908 Sq.ft (8.01 acre)
Unit count: 1600
Required Parking: 1783
Provided Parking: 1905
Private Onstreet Parking: 71
Building Height: 40-240
Publicly accessible commercial area: 7000 SF

DEVELOPMENT TEAM DEVELOPER

PETREE DEVELOPMENT, LLC
3550 North Central Avenue, Suite 900
Phoenix, AZ 85012
Contact: Eric E. Kenney
Phone: (602) 922-6843
Email: eric.kenney@PetreeDevelopment.com

ARCHITECT

CARRIER JOHNSON + CULTURE
185 F Street, Suite 500
San Diego, CA 92101
Contact: Alex Kaur
Phone: (619) 238-2353
Email: jai@carrierjohnson.com

ATTORNEY

BERRY RIDDELL LLC
6750 East Camelback Road, #100
Scottsdale, Arizona 85251
Attorney: Wendy R. Ridgell
Planner: Elyse DiMartino
Phone: (480) 385-2727
Email: wr@berryriddell.com
Email: es@berryriddell.com

LANDSCAPE ARCHITECT

COLLABORATIVE V DESIGN STUDIO
7116 East 1st Avenue, Suite 103
Scottsdale, Arizona 85251
Contact: Paul Vecchia
Email: paul@CollaborativeV.com

TRAFFIC & PARKING CONSULTANT:

LOKAHI GROUP
10555 North 114th Street, Suite 105
Scottsdale, AZ 85259
Contact: Jamie Blawerman
Phone: (480) 535-7150
Email: jamie@lokahigroup.com

CARRIER JOHNSON + CULTURE
architecture + environments + brand strategy + graphics

PETREE DEVELOPMENT
3550 North Central Avenue, Suite 900
Phoenix, AZ 85012

ISSUES		
NO.	DESCRIPTION	DATE

PROJECT NO: 0209100
FILE NAME:

CHECKED BY: Author
CHECKER: PLOT DATE: 5/18/2023 4:44:52 PM
TITLE:

Site data

DRAWING NO:

002



CITY OF PHOENIX

JUN 01 2023

**Planning & Development
Department**

LANDSCAPE DESIGN CONCEPT



PREPARED 5/18/23



**COLLABORATIVE V
DESIGN STUDIO INC.**
7116 EAST 1ST AVE.
SUITE 103
SCOTTSDALE, ARIZONA
85253
OFFICE: 480-347-0590
FAX: 480-956-6016





PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	CALIPER (HxW)	COMMENTS
TREES			
<i>Bauhinia purpuria</i>	Purple Orchid Tree	2'-4" Cal.	Standard Trunk, Dense Canopy
<i>Cassia alata</i>	Yellow Bird of Paradise	2'-4" Cal.	Multi-Trunk, Dense Canopy
<i>Eucalyptus papuana</i>	Ghost Gum	2'-4" Cal.	Standard Trunk, Dense Canopy
<i>Fraxinus x Fan West</i>	Fan West Ash	2'-4" Cal.	Standard Trunk, Dense Canopy
<i>Phoenix dactyloides</i>	Date Palm	20" C.T.H.	Requires Form, Standard Trunk, Dense Canopy
<i>Quercus virginiana</i>	Southern Live Oak	2'-4" Cal.	Standard Trunk, Dense Canopy
<i>Ulmus parvifolia</i>	Evergreen Elm	2'-4" Cal.	Standard Trunk, Dense Canopy
<i>Ficus x 'Red Rush'</i>	Red Rush Ficus	2'-4" Cal.	Standard Trunk, Dense Canopy
<i>Finkhonia praecox</i>	Palo Verde	2'-4" Cal.	Standard Trunk, Dense Canopy
<i>Washingtonia filifera</i>	California Fan Palm	20" C.T.H.	Standard Trunk, Dense Canopy
ACCENTS/VINES			
<i>Agave utiformis</i>	Wobblers Agave	24" Box	As Per Plan
<i>Aloe barbadensis</i>	Medicinal Aloe	5 Gal.	As Per Plan
<i>Bignonia capreolata</i>	Tangerine Beauty	5 Gal.	As Per Plan
<i>Bougainvillea</i>	Vine Bougainvillea	5 Gal.	As Per Plan
<i>Bougainvillea</i>	Torch Glow Bougainvillea	5 Gal.	As Per Plan
<i>Desfontainia acrotrichum</i>	Green Spoon	5 Gal.	As Per Plan
<i>Dianella revoluta</i>	Lili Rav Flax Lily	5 Gal.	As Per Plan
<i>Dietes bicolor</i>	Butterfly Iris	5 Gal.	As Per Plan
<i>Euphorbia antisyriatica</i>	Candelilla	5 Gal.	As Per Plan
<i>Hesperaloe parviflora</i>	Brakeights Red Yucca	5 Gal.	As Per Plan
<i>Mediantinus bracteatus</i>	Big Leaf Slipper Plant	5 Gal.	As Per Plan
<i>Phoenix roebelenii</i>	Pygmy Date Palm	5 Gal.	As Per Plan
<i>Yucca pallida</i>	Pale Leaf Yucca	5 Gal.	As Per Plan
SHRUBS			
<i>Dodonaea viscosa</i>	Purple Hopedale Bush	5 Gal.	As Per Plan
<i>Eremophila hydrophora</i>	Blue Belle	5 Gal.	As Per Plan
<i>Myrtus communis</i>	Dwarf Myrtle	5 Gal.	As Per Plan
<i>Ruellia peninsularis</i>	Baja Ruellia	5 Gal.	As Per Plan
<i>Streptocarpus</i>	Bird of Paradise	24" Box	As Per Plan
<i>Tecoma hybrid</i>	Bells of Fire	5 Gal.	As Per Plan
<i>Tecoma stans</i>	Orange Jubilee	5 Gal.	As Per Plan
GROUND COVERS			
<i>Bougainvillea</i>	'Alexandra' Bougainvillea	1 Gal.	As Per Plan
<i>Portulacaria astra</i>	Dwarf Elephant Foot	1 Gal.	As Per Plan
<i>Carpaea macrocarpa</i>	Green Carpet Natal Plum	1 Gal.	As Per Plan
<i>Eremophila glabra</i>	Outback Burrise	1 Gal.	As Per Plan
<i>Lantana hybrid</i>	New Gold Lantana	1 Gal.	As Per Plan
<i>Lantana montevidensis</i>	Purple Trailing Lantana	1 Gal.	As Per Plan
<i>Teucrium chamedrya</i>	Germander	1 Gal.	As Per Plan
<i>Setcreasea pallida</i>	Purple Hearts	1 Gal.	As Per Plan

- Decomposed Granite- 1/2" Screened Mahogany 2" Depth in all planting areas
- Synthetic Turf - Synscapes Coronado Platinum 100 oz with Envirofill Acrylic Coated Sand
- Bermuda Hybrid Sod

CONCEPTUAL GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30' AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHAUN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- FINAL LOT CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.



Collaborative V Design Studio Inc.
7116 East 1st Ave., Suite 103
Scottsdale, Arizona 85221
office: 480-347-0590
fax: 480-656-6012



EXPIRES 06/30/2025

PRELIMINARY NOT FOR CONSTRUCTION

LANDSCAPE IMPROVEMENTS
CENTRAL AND GLENROSA
PHOENIX, AZ

CONCEPTUAL LANDSCAPE PLAN

DESIGNED BY	PV/SH
CHECKED BY	SH
DESIGNED BY	PV/MD
DATE	MAY 18, 2023
TITLE	

CENTRAL AND GLENROSA REZONE SUBMITTAL

CLS-1

1 of 1



CITY OF PHOENIX
JUN 01 2023
Planning & Development Department



CITY OF PHOENIX

JUN 01 2023

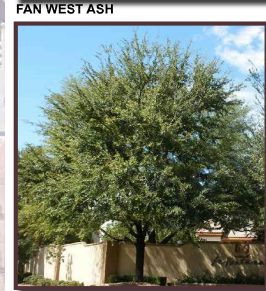
**Planning & Development
Department**

PHASING PLAN CONCEPT



**COLLABORATIVE V
DESIGN STUDIO INC.**
7116 EAST 1ST AVE., SUITE 100
SCOTTSDALE, ARIZONA 85253
OFFICE: 480-347-0590
FAX: 480-956-6016





PERIMETER FENCE
 INTERIM BEAUTIFICATION PLAN CONCEPT

CITY OF PHOENIX

JUN 01 2023

**Planning & Development
 Department**

SCALE: 1" = 50'-0"
 0 25 50 100
 PREPARED 5/18/23

**COLLABORATIVE V
 DESIGN STUDIO INC.**
 7116 EAST 1ST AVE., SUITE 100
 SCOTTSDALE, ARIZONA 85253
 OFFICE: 480-347-0590
 FAX: 480-956-6076



WEST ELEVATION



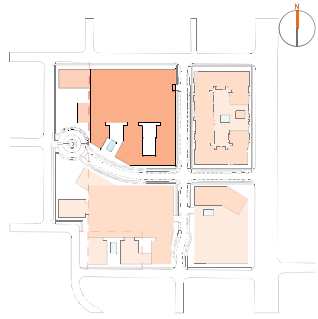
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION





EAST ELEVATION



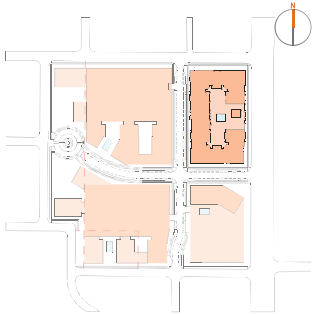
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



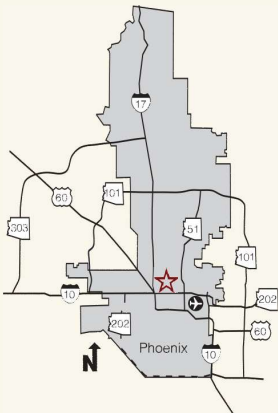


City of Phoenix Employment Center Profile

NORTH CENTRAL

The North Central employment center offers an exceptional location in one of the city's premier office corridors.

This employment center extends from McDowell Road north to Camelback Road between Seventh Street and Seventh Avenue. The North Central area includes high-rise office and residential buildings surrounded by historic single family neighborhoods, parks and cultural amenities.



Labor Force Accessibility and Skills

The North Central employment center offers excellent access to a large portion of the metro area's 1.7 million workers. Approximately 770,000 young, well-educated workers reside within a 30 minute drive time.¹ High concentrations of service and health care workers live within 10 to 20 minutes. In addition, about 16 percent of the workforce living within a 20 minute drive time is made up of executives, managers and technical professionals.²

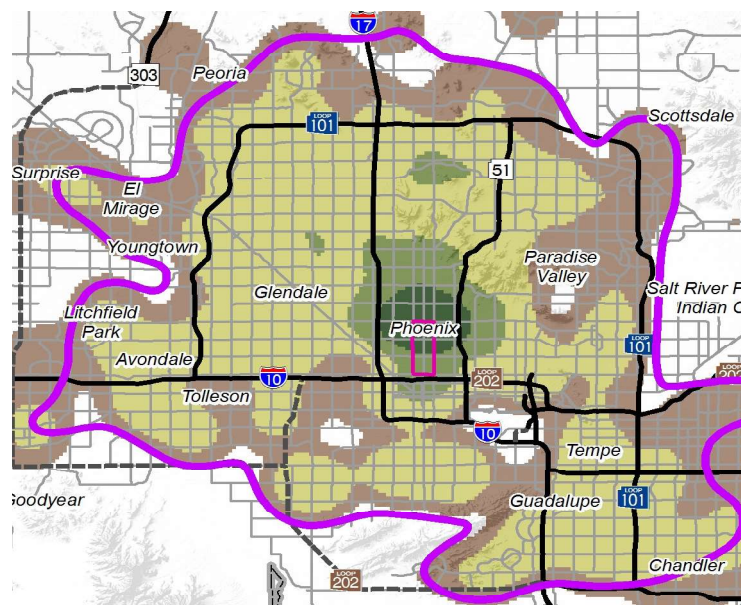
Projected growth for this area will result in close to 170,000 new residents within a 30 minute drive time by 2020, providing a continually expanding labor pool.³

1, 2, 3 Claritas, 2015.

Employment by Occupation						
Workforce	10 Min. Drive		20 Min. Drive		30 Min. Drive	
	Number	%	Number	%	Number	%
Management	7,416	7	57,595	8	131,498	9
Engineering & Science	2,224	2	16,777	2	36,046	3
Healthcare & Education	11,089	10	82,493	11	170,387	12
Service	16,173	15	109,119	15	195,911	14
Sales	10,112	9	81,075	11	167,369	12
Clerical & Admin. Support	15,143	14	117,524	16	219,346	16
Construction	8,978	8	48,001	6	71,611	5
Production	6,210	6	39,874	5	64,441	5
Trans./Material Mover	6,373	6	46,614	6	76,283	5
Total	83,718		599,072		1,132,892	

Source: Claritas, 2015.

Commute Shed



Commuters who travel to Employment Corridor per Square Mile

- 4 to 10
- 10 to 25
- 25 to 50
- More than 50
- Phoenix North Central Job Center
- Phoenix North Central Job Center Catchment Area

Source: Maricopa Association of Governments, TRP Reduction Database, 2013

- Access to a large executive and professional workforce
- Advanced telecommunications infrastructure
- Large inventory of office space
- Competitive lease rates
- Superior accessibility to key business and financial services

Sites and Buildings

The North Central employment center offers a **large inventory of office and commercial space** mixed with a variety of hotel and residential developments. From high-rise office buildings and condominiums to palm tree-lined streets of historic single-family neighborhoods, diversity enhances the appeal of this conveniently located area.

The area has about **14.5 million square feet of existing office space** in close proximity to downtown. For companies that require build-to-suit space, there are prime commercial high-rise parcels available.⁴

The map to the right highlights the type of community real estate in the North Central area. Our team can provide more detail, custom information based on your requirements.

4 CoStar Realty Information Inc., 2015

Connectivity

The North Central employment center features modern, **reliable telecommunications infrastructure** that is supported by multiple providers. These providers are able to offer specialized capabilities such as complete digital infrastructure, T-1 (DS1) lines, T-3 (DS3) lines, self-healing fiber ring architecture and high-speed data communications. Local exchange carriers with service in the North Central area include CenturyLink and Cox Communications.

Infrastructure

Abundant and reliable power sources are available from a highly advanced network system that provides redundant feeds from multiple sub-stations.

The North Central employment center enjoys easy access to a **modern network of urban freeways and arterial streets**. This employment center has excellent transit service and is located along the **METRO light rail** transit line that connects the area to downtown Phoenix, Phoenix Sky Harbor International Airport and surrounding cities.

For businesses that require convenient air access, **Phoenix Sky Harbor International Airport** is located just 15 minutes away. The airport is one of the busiest in the U.S. based on passenger traffic and offers more than **830 daily non-stop flights** to nearly 80 domestic destinations and 13 international destinations.⁵

5 Phoenix Sky Harbor International Airport, 2015.

Existing and Planned Development

- 1. Century Link Tower**
586,403 sq. ft.
Office
- 2. Viad Tower Phase II**
478,488 sq. ft.
Office - Proposed
- 3. Phoenix Corporate Tower**
445,811 sq. ft.
Office
- 4. Phoenix Plaza Tower II**
419,453 sq. ft.
Office
- 5. Phoenix Plaza Tower I**
418,613 sq. ft.
Office
- 6. Younan Central Plaza**
405,693
Office
- 7. 2800 Tower**
364,533 sq. ft.
Office
- 8. 3550 Tower**
287,269 sq. ft.
Office
- 9. Park Central - Bldg 7**
224,953 sq. ft.
Office
- 10. Security Title Plaza**
219,032 sq. ft.
Office

Source: CoStar Realty Information Inc., 2015



Amenities and Attractions

The exciting **Phoenix Arts District** includes the Phoenix Art Museum and Theater, the Playhouse on the Park and the internationally renowned Heard Museum of Native American Art. Steele Indian School Park, located at the northeast corner of Central Avenue and Indian School Road, features an expansive 15-acre entry garden, several historical buildings depicting the history of Phoenix Indian School, an amphitheater with seating for 1,500, a 2.5-acre bird-shaped lake and waterfall and a 15-acre neighborhood park. Located in the heart of the North Central employment center, Park Central is a 500,000 square foot mixed-use redevelopment featuring offices, retail, restaurants and business-oriented hotels. In addition, there are a number of **new luxury apartment developments** in the area that provide a variety of housing options for workers and support continued office and retail development.

Major Area Employers

- CenturyLink**
Telecommunications
- Deloitte LLP**
Accounting and Management Consulting
- Fennemore Craig**
Law Firm
- SCF Arizona**
Direct Property and Casualty Insurance - HQ
- Viad Corporation**
Business Services - HQ

- PricewaterhouseCoopers**
Accounting and Management Consulting
- Dignity Health**
Hospital Administration
- IBM Corporation**
Administrative Operations
- U-Haul International**
Leasing Services - Corp. HQ
- Xerox Corporation**
Copiers and Office Products
- BMO Harris Bank**
Banking and Financial Services

Source: Maricopa Association of Governments, 2013



From: [Webmail Team](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#); [CarnationAssociationAZ](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [Tom Bilsten \(tom.bilsten@gmail.com\)](#)
Cc: [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Better Integration to Existing Neighborhood -- Zoning Request Z-17-
Date: Wednesday, May 24, 2023 12:54:28 PM

Dear Nick and Josh –

Thank you for including in Planning's draft stipulations regarding Petree Properties rezoning request, Z-17-22-4, a requirement that limits building height to 30 feet within 35 feet and 40 feet within 60 feet for the portion of the subject site zoned WU Code T5:5, measured from 2nd Avenue. The Carnation Association of Neighbors has been requesting this of Petree Properties for over a year. It is a concern for Carnation residents that a dominating structure will negatively affect their privacy and homes. We believe it will greatly impact how well the development integrates with the surrounding single-story homes.

However, please also consider the homes on the southwest end of 2nd Avenue, where the Petree project is requesting T4:3 zoning. The single-story homes across the street deserve the same protections that Planning is recommending for the homes across from T5:5 zoning.

We highly appreciate the thoughtful consideration given by Planning regarding the aesthetics and scale, when compared to all of the single-story homes located along the west side of this proposal.

Regards,

Diane Mihalsky
304 W. Campbell Ave.
602-541-2200

From: [Michael Arteca](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [CarnationAssociationAZ](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [Tom Bilsten](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Re: Subject: Better Integration to Existing Neighborhood - Zoning request Z-17-22-4
Date: Wednesday, May 24, 2023 11:48:47 AM

Hello,

It is referring to building height restrictions when in proximity to a single family homes on and around 2nd Ave. The following restrictions are being recommend by the city of Phoenix planning and development department per a draft document we received.

Per Z-17-22-4: T5:5 BUILDING HEIGHT: For the portion of the subject site zoned WU Code

T5:5 and measured from 2nd Avenue, the building height shall not exceed 30 feet within 35 feet and 40 feet within 60 feet.

We'd like to see the same restrictions applied to other zoning WU codes associated with the project to help protect the privacy of the folks that live in the area. Nobody wants to have random people be able to look down from there window or balcony and see everything that's going on in their backyard. The houses were there way before the idea of an apartment complex and it's not okay to take away thier privacy because the city of Phoenix would rather build now and ask questions later.

The neighborhood is all for density and growth, we just want to see it down right. We have had to many mistakes with apartments being build in the neighborhood to assume the city is looking out for our best interest.

Thank you,
Mike Arteca

On Tue, May 23, 2023, 2:52 PM Michael Arteca <mike.arteca@gmail.com> wrote:

Dear Nick and Josh –

Thank you for including in Planning's draft stipulations regarding Petree Properties rezoning request, Z-17-22-4, a requirement that limits building height to 30 feet within 35 feet and 40 feet within 60 feet for the portion of the subject site zoned WU Code T5:5, measured from 2nd Avenue. The Carnation Association of Neighbors has been requesting this of Petree Properties for over a year. It is a concern for Carnation residents that a dominating

structure will negatively affect their privacy and homes. We believe it will greatly impact how well the development integrates with the surrounding single-story homes.

However, please also consider the homes on the southwest end of 2nd Avenue, where the Petree project is requesting T4:3 zoning. The single-story homes across the street deserve the same protections that Planning is recommending for the homes across from T5:5 zoning.

We highly appreciate the thoughtful consideration given by Planning regarding the aesthetics and scale, when compared to all of the single-story homes located along the west side of this proposal.

Regards,
Mike Arteca

From: [ANN SKANADORE](#)
To: [PDD Encanto VPC](#)
Cc: [Marcia Nix](#); [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.bilsten@gmail.com](#); [John Roanhorse](#); [kathryn@northcentralnews.net](#); [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Subject: Concerning Petree Properties Rezoning Request (Z-17-22-4)
Date: Tuesday, May 23, 2023 2:51:54 PM

This email is sent on behalf of Marcia Nix:

Dear Encanto Village Planning Commissioners,

I am writing to express my profound concern over Petree Properties' request to rezone 15 acres along Central Avenue, between Glenrosa and Turney (Z-17-22-4). As a resident invested in the betterment of our neighborhood, myself and others have engaged in extensive discussions with the developer and their legal representative, Wendy Riddell, over the past year. Through numerous meetings, emails, and phone calls, our intention was to reach an agreement that would foster a development aligned with the goals of our community, particularly in accordance with the Reinvent Phoenix Uptown TOD Policy Plan.

Regrettably, little progress has been made since Petree Properties first presented their plan to the community following a request made by the Carnation Association of Neighbors Development Committee, back in March 2022. Despite our repeated appeals for the inclusion of community-desired elements, the passing months and subsequent meetings have yielded minimal change.

We advocated for the creation of separate, smaller, and more walkable parcels, the extension of sidewalks along Glenrosa and Turney to at least 5th Avenue, a balanced distribution of one-bedroom and two-bedroom units (no studios) along 2nd Avenue, a reduction in the number of units per acre along 2nd Avenue (even offering to support more along Central), and sensitivity in scale when adjacent to single-story homes. We lobbied hard for a much needed commercial-retail component and other amenities that elevate intense developments livability.

To manage traffic we asked for the implementation of a left turn in, right turn out on Turney. We implored Petree Properties to incorporate interior private streets that would contribute to the City of Phoenix public street parking and adhere to the same rules and regulations as the surrounding streets. This measure aimed to alleviate the additional strain the development would impose on public street parking. Yet again, our ideas were rejected.

Regrettably, the only affirmative responses we have received from Petree Properties have pertained to matters mandated by code. Over the course of the past year, we have diligently collaborated with Petree Properties in the hopes of shaping a proposal that would benefit all stakeholders. However, the proposal that Petree Properties intends to present to the Encanto Village Planning Commissioners closely mirrors their initial plan presented at the first community meeting in April 2022.

We don't expect to reach agreement on everything, but we do expect to get some return that aligns with the functional goals we have for our neighborhood. We urge our Encanto Village Planning Commissioners to exercise their oversight, and push Petree Properties back to the community so we can turn this proposal into something we can all be proud of. It is vital to prioritize the long-term well-being and cohesion of our community when making decisions of

this nature.

Thank you for your attention to this matter.

Sincerely,

Marcia Nix

215 W. Roma Ave

Phoenix, Az 85013

From: [Michael Madden](#)
To: [PDD Encanto VPC](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.bilsten@gmail.com](#); [John Roanhorse](#); [kathryn@northcentralnews.net](#); [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Subject: Concerning Petree Properties Rezoning Request (Z-17-22-4)
Date: Tuesday, May 23, 2023 4:09:48 PM

Dear Encanto Village Planning Commissioners,

I am writing to express my profound concern over Petree Properties' request to rezone 15 acres along Central Avenue, between Glenrosa and Turney (Z-17-22-4). As a resident invested in the betterment of our neighborhood, myself and others have engaged in extensive discussions with the developer and their legal representative, Wendy Riddell, over the past year. Through numerous meetings, emails, and phone calls, our intention was to reach an agreement that would foster a development aligned with the goals of our community, particularly in accordance with the Reinvent Phoenix Uptown TOD Policy Plan.

Regrettably, little progress has been made since Petree Properties first presented their plan to the community following a request made by the Carnation Association of Neighbors Development Committee, back in March 2022. Despite our repeated appeals for the inclusion of community-desired elements, the passing months and subsequent meetings have yielded minimal change.

We advocated for the creation of separate, smaller, and more walkable parcels, the extension of sidewalks along Glenrosa and Turney to at least 5th Avenue (a crucial safety addition), a balanced distribution of one-bedroom and two-bedroom units (no studios) along 2nd Avenue, a reduction in the number of units per acre along 2nd Avenue (even offering to support more along Central), and sensitivity in scale when adjacent to single-story homes. We lobbied hard for a much needed commercial-retail component and other amenities that elevate intense developments livability.

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well-being and cohesion of our community when making decisions of this nature.

Thank you for your attention to this matter.

Sincerely,

Michael Madden MD
312 W Montecito Ave
Phoenix, 85013

From: [Michael Arteca](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.blisten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component
Date: Tuesday, May 23, 2023 2:50:26 PM

Dear Nick and Josh;

It has come to my attention that the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project.

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,
Mike Arteca

From: [Michael Arteca](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.bilsten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Subject: Better Integration to Existing Neighborhood - Zoning request Z-17-22-4
Date: Tuesday, May 23, 2023 2:52:55 PM

Dear Nick and Josh –

Thank you for including in Planning's draft stipulations regarding Petree Properties rezoning request, Z-17-22-4, a requirement that limits building height to 30 feet within 35 feet and 40 feet within 60 feet for the portion of the subject site zoned WU Code T5:5, measured from 2nd Avenue. The Carnation Association of Neighbors has been requesting this of Petree Properties for over a year. It is a concern for Carnation residents that a dominating structure will negatively affect their privacy and homes. We believe it will greatly impact how well the development integrates with the surrounding single-story homes.

However, please also consider the homes on the southwest end of 2nd Avenue, where the Petree project is requesting T4:3 zoning. The single-story homes across the street deserve the same protections that Planning is recommending for the homes across from T5:5 zoning.

We highly appreciate the thoughtful consideration given by Planning regarding the aesthetics and scale, when compared to all of the single-story homes located along the west side of this proposal.

Regards,
Mike Arteca

From: [Michael Arteca](#)
To: [PDD Encanto VPC](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.bilsten@gmail.com](#); [John Roanhorse](#); [kathryn@northcentralnews.net](#); [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Subject: Subject: Concerning Petree Properties Rezoning Request (Z-17-22-4)
Date: Tuesday, May 23, 2023 2:54:38 PM

Dear Encanto Village Planning Commissioners,

I am writing to express my profound concern over Petree Properties' request to rezone 15 acres along Central Avenue, between Glenrosa and Turney (Z-17-22-4). As a resident invested in the betterment of our neighborhood, myself and others have engaged in extensive discussions with the developer and their legal representative, Wendy Riddell, over the past year. Through numerous meetings, emails, and phone calls, our intention was to reach an agreement that would foster a development aligned with the goals of our community, particularly in accordance with the Reinvent Phoenix Uptown TOD Policy Plan.

Regrettably, little progress has been made since Petree Properties first presented their plan to the community following a request made by the Carnation Association of Neighbors Development Committee, back in March 2022. Despite our repeated appeals for the inclusion of community-desired elements, the passing months and subsequent meetings have yielded minimal change.

We advocated for the creation of separate, smaller, and more walkable parcels, the extension of sidewalks along Glenrosa and Turney to at least 5th Avenue, a balanced distribution of one-bedroom and two-bedroom units (no studios) along 2nd Avenue, a reduction in the number of units per acre along 2nd Avenue (even offering to support more along Central), and sensitivity in scale when adjacent to single-story homes. We lobbied hard for a much needed commercial-retail component and other amenities that elevate intense developments livability.

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Regrettably, the only affirmative responses we have received from Petree Properties have pertained to matters mandated by code. Over the course of the past year, we have diligently collaborated with Petree Properties in the hopes of shaping a proposal that would benefit all stakeholders. However, the proposal that Petree Properties intends to present to the Encanto Village Planning Commissioners closely mirrors their initial plan presented at the first community meeting in April 2022.

We don't expect to reach agreement on everything, but we do expect to get some return that aligns with the functional goals we have for our neighborhood. We urge our Encanto Village Planning Commissioners to exercise their oversight, and push Petree Properties back to the community so we

can turn this proposal into something we can all be proud of. It is vital to prioritize the long-term well-being and cohesion of our community when making decisions of this nature.

Thank you for your attention to this matter.

Sincerely,
Mike Arteca

From: [Dave Brian Jenkins](#)
To: [PDD Encanto VPC](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.bilsten@gmail.com](#); [John Roanhorse](#); [kathryn@northcentralnews.net](#); [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Subject: Concerning Petree Properties Rezoning Request (Z-17-22-4)
Date: Monday, May 22, 2023 8:00:50 AM

Encanto Village Planning Commissioners,

I am writing to express my profound concern over Petree Properties' request to rezone 15 acres along Central Avenue, between Glenrosa and Turney (Z-17-22-4). As a resident invested in the betterment of our neighborhood, myself and others have engaged in extensive discussions with the developer and their legal representative, Wendy Riddell, over the past year. Through numerous meetings, emails, and phone calls, our intention was to reach an agreement that would foster a development aligned with the goals of our community, particularly in accordance with the Reinvent Phoenix Uptown TOD Policy Plan.

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well-being and cohesion of our community when making decisions of this nature.

Thank you for your attention to this matter.

Sincerely,
Dave Brian Jenkins

From: [ANN SKANADORE](#)
To: [PDD Encanto VPC](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.bilsten@gmail.com](#); [John Roanhorse](#); [kathryn@northcentralnews.net](#); [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Subject: Concerning Petree Properties Rezoning Request (Z-17-22-4)
Date: Friday, May 19, 2023 9:44:30 AM

Dear Encanto Village Planning Commissioners,

I sincerely hope you read this entire email. I have lived in the neighborhood for over 58 years. As a resident of Carnation Neighborhood, I firmly support the sentiments stated below. One of the greatest concerns with the Petree project is the increase of traffic through our residential streets. Two of my neighbors and myself have walked every day for 10 years through the area and have witnessed the increased and sometimes aggressive/speeding through our streets. One of my neighbors was actually side swiped by a truck during one of our walks. Most of our streets are small, as well as, having no sidewalks. I live in the Yapple Park Historic District which is located within the Carnation boundaries and am concerned what the adverse impact this project will have if no consideration is taken into minimizing the negative repercussions we will continue to experience on a daily basis.

I am writing to express my profound concern over Petree Properties' request to rezone 15 acres along Central Avenue, between Glenrosa and Turney (Z-17-22-4). As a resident invested in the betterment of our neighborhood, others and I have engaged in extensive discussions with the developer and their legal representative, Wendy Riddell, over the past year. Through numerous meetings, emails, and phone calls, our intention was to reach an agreement that would foster a development aligned with the goals of our community, particularly in accordance with the Reinvent Phoenix Uptown TOD Policy Plan.

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We advocated for the creation of separate, smaller, and more walkable parcels, the extension of sidewalks along Glenrosa and Turney to at least 5th Avenue, a balanced distribution of one-bedroom and two-bedroom units (no studios) along 2nd Avenue, a reduction in the number of units per acre along 2nd Avenue (even offing to support more along Central), and sensitivity in scale when adjacent to single-story homes. We lobbied hard for a much needed commercial-retail component and other amenities that elevate intense developments livability.

To manage traffic, we asked for the implementation of a left turn in, right turn out on Turney. We implored Petree Properties to incorporate interior private streets that would contribute to the City of Phoenix public street parking and adhere to the same rules and regulations as the surrounding streets. This measure aimed to alleviate the additional strain the development would impose on public street parking. Yet again, our ideas were rejected.

Regrettably, the only affirmative responses we have received from Petree Properties have pertained to matters mandated by code. Over the course of the past year, we have diligently collaborated with Petree Properties in the hopes of shaping a proposal that would benefit all

stakeholders. However, the proposal that Petree Properties intends to present to the Encanto Village Planning Commissioners closely mirrors their initial plan presented at the first community meeting in April 2022.

We don't expect to reach agreement on everything, but we do expect to get some return that aligns with the functional goals we have for our neighborhood. We urge our Encanto Village Planning Commissioners to exercise their oversight, and push Petree Properties back to the community so we can turn this proposal into something we can all be proud of. It is vital to prioritize the long-term well-being and cohesion of our community when making decisions of this nature.

Thank you for your attention to this matter.

Sincerely,

Anne Skanadore

318 W. Roma Ave.

Phoenix, Az 85013



4224 n 2nd avenue
Phoenix, Arizona 85013-3026
USA

Dear Encanto Village Planning Commissioners,

I am writing to express my profound concern over Petree Properties' request to rezone 15 acres along Central Avenue, between Glenrosa and Turney (Z-17-22-4). As a resident invested in the betterment of our neighborhood, myself and others have engaged in extensive discussions with the developer and their legal representative, Wendy Riddell, over the past year. Through numerous meetings, emails, and phone calls, our intention was to reach an agreement that would foster a development aligned with the goals of our community, particularly in accordance with the Reinvent Phoenix Uptown TOD Policy Plan.

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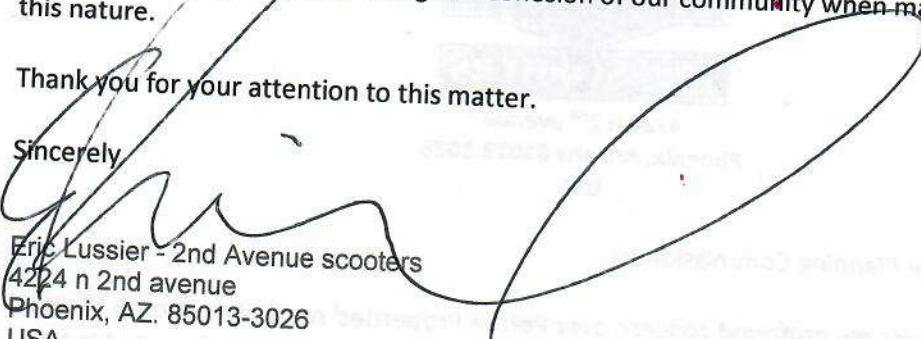
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Thank you for your attention to this matter.

Sincerely



Eric Lussier - 2nd Avenue scooters
4224 n 2nd avenue
Phoenix, AZ. 85013-3026
USA
602-799-0252
www.2ndavenuescooters.com

From: [Michael Lueken](#)
To: [PDD Encanto VPC](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.bilsten@gmail.com](#); [John Roanhorse](#); [kathryn@northcentralnews.net](#); [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Subject: Subject: Concerning Petree Properties Rezoning Request (Z-17-22-4)
Date: Thursday, May 18, 2023 9:34:17 AM

Dear Encanto Village Planning Commissioners,

I am writing to express my profound concern over Petree Properties' request to rezone 15 acres along Central Avenue, between Glenrosa and Turney (Z-17-22-4). As a resident invested in the betterment of our neighborhood, myself and others have engaged in extensive discussions with the developer and their legal representative, Wendy Riddell, over the past year. Through numerous meetings, emails, and phone calls, our intention was to reach an agreement that would foster a development aligned with the goals of our community, particularly in accordance with the Reinvent Phoenix Uptown TOD Policy Plan.

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We advocated for the creation of separate, smaller, and more walkable parcels, the extension of sidewalks along Glenrosa and Turney to at least 5th Avenue, a balanced distribution of one-bedroom and two-bedroom units (no studios) along 2nd Avenue, a reduction in the number of units per acre along 2nd Avenue (even offering to support more along Central), and sensitivity in scale when adjacent to single-story homes. We lobbied hard for a much needed commercial-retail component and other amenities that elevate intense developments livability.

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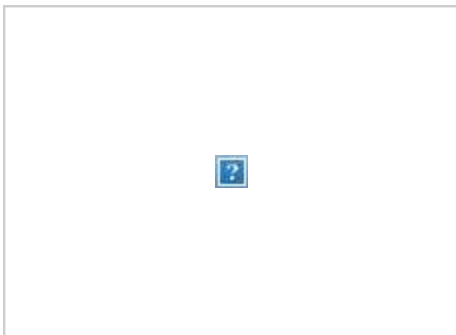
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Thank you for your attention to this matter.

Sincerely,

Mike Lueken



MICHAEL J. LUEKEN, PHD
THEOLOGY DEPARTMENT

XAVIER COLLEGE PREPARATORY

4710 N 5th St | Phoenix, AZ 85012

mlueken@xcp.org www.xcp.org [na01.safelinks.protection.outlook.com]

From: [Sarah Diebolt](#)
To: [PDD Encanto VPC](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.bilsten@gmail.com](#); [John Roanhorse](#); [kathryn@northcentralnews.net](#); [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Subject: Concerning Petree Properties Rezoning Request (Z-17-22-4)
Date: Thursday, May 18, 2023 7:20:02 PM

Dear Encanto Village Planning Commissioners,

I am writing to express my profound concern over Petree Properties' request to rezone 15 acres along Central Avenue, between Glenrosa and Turney (Z-17-22-4). As a resident invested in the betterment of our neighborhood, myself and others have engaged in extensive discussions with the developer and their legal representative, Wendy Riddell, over the past year. Through numerous meetings, emails, and phone calls, our intention was to reach an agreement that would foster a development aligned with the goals of our community, particularly in accordance with the Reinvent Phoenix Uptown TOD Policy Plan.

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well-being and cohesion of our community when making decisions of this nature.

Thank you for your attention to this matter.

Sincerely,
Sarah Diebolt

From: [Cliff Valenti](#)
To: [PDD Encanto VPC](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.bilsten@gmail.com](#); [John Roanhorse](#); [kathryn@northcentralnews.net](#); [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Subject: Concerning Petree Properties Rezoning Request (Z-17-22-4)
Date: Wednesday, May 17, 2023 11:26:02 PM

Dear Encanto Village Planning Commissioners,

I am writing to express my profound concern over Petree Properties' request to rezone 15 acres along Central Avenue, between Glenrosa and Turney (Z-17-22-4). As a resident invested in the betterment of our neighborhood, myself and others have engaged in extensive discussions with the developer and their legal representative, Wendy Riddell, over the past year. Through numerous meetings, emails, and phone calls, our intention was to reach an agreement that would foster a development aligned with the goals of our community, particularly in accordance with the Reinvent Phoenix Uptown TOD Policy Plan.

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Thank you for your attention to this matter.

Sincerely,
Cliff Valenti
Secretary, Carnation Association of Neighbors
Chair, Development Committee

From: [Derek Powell](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.blisten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component
Date: Wednesday, May 17, 2023 6:56:38 PM

Dear Nick and Josh;

I want to join my neighbors in sharing my concerns about the City of Phoenix Planning Department's request that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what I and many other residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project.

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community.

This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

True mixed-use zoning is a key part of what I love about the Carnation neighborhood. I truly worry that a massive influx of new housing units without adequate commercial-retail space will harm the feel of this community, pushing it toward being a place where people only live and commute from (and I guess take the lightrail downtown to) rather than a vibrant community.

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,

Derek Powell

From: [Michelle Tedhams](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#);
[tom.bilsten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#);
[eriktedhams@gmail.com](#)
Subject: Better Integration to Existing Neighborhood - Zoning request Z-17-22-4
Date: Tuesday, May 16, 2023 9:09:26 AM

Dear Nick and Josh,

Thank you for including in Planning's draft stipulations regarding Petree Properties rezoning request, Z-17-22-4, a requirement that limits building height to 30 feet within 35 feet and 40 feet within 60 feet for the portion of the subject site zoned WU Code T5:5, measured from 2nd Avenue. The Carnation Association of Neighbors has been requesting this of Petree Properties for over a year. It is a concern for Carnation residents that a dominating structure will negatively affect their privacy and homes. We believe it will greatly impact how well the development integrates with the surrounding single-story homes.

However, please also consider the homes on the southwest end of 2nd Avenue, where the Petree project is requesting T4:3 zoning. The single-story homes across the street deserve the same protections that Planning is recommending for the homes across from T5:5 zoning.

We highly appreciate the thoughtful consideration given by Planning regarding the aesthetics and scale, when compared to all of the single-story homes located along the west side of this proposal.

Sincerely,
Michelle Tedhams
4206 N 2nd Avenue
Phoenix, AZ 85013-3026
C: 602-300-2944

From: [Bill Ryan](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#);
[tom.bilsten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Better Integration to Existing Neighborhood - Zoning request Z-17-22-4
Date: Monday, May 15, 2023 9:38:23 AM

Dear Nick and Josh,

Thank you for including in Planning's draft stipulations regarding Petree Properties rezoning request, Z-17-22-4, a requirement that limits building height to 30 feet within 35 feet and 40 feet within 60 feet for the portion of the subject site zoned WU Code T5:5, measured from 2nd Avenue. The Carnation Association of Neighbors has been requesting this of Petree Properties for over a year. It is a concern for Carnation residents that a dominating structure will negatively affect their privacy and homes. We believe it will greatly impact how well the development integrates with the surrounding single-story homes.

However, please also consider the homes on the southwest end of 2nd Avenue, where the Petree project is requesting T4:3 zoning. The single-story homes across the street deserve the same protections that Planning is recommending for the homes across from T5:5 zoning.

We highly appreciate the thoughtful consideration given by Planning regarding the aesthetics and scale, when compared to all of the single-story homes located along the west side of this proposal.

Regards,

Bill Ryan

From: [Dave Brian Jenkins](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#);
[tom.bilsten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Better Integration to Existing Neighborhood - Zoning request Z-17-22-4
Date: Monday, May 15, 2023 8:01:24 AM

Hello Nick and Josh,

Thank you for including in Planning's draft stipulations regarding Petree Properties' rezoning request, Z-17-22-4, a requirement that limits building height to 30 feet within 35 feet and 40 feet within 60 feet for the portion of the subject site zoned WU Code T5:5, measured from 2nd Avenue. The Carnation Association of Neighbors has been requesting this of Petree Properties for over a year. It is a concern for Carnation residents that a dominating structure will negatively affect their privacy and homes. We believe it will greatly impact how well the development integrates with the surrounding single-story homes.

However, please also consider the homes on the southwest end of 2nd Avenue, where the Petree project is requesting T4:3 zoning. The single-story homes across the street deserve the same protections that Planning is recommending for the homes across from T5:5 zoning.

We highly appreciate the thoughtful consideration given by Planning regarding the aesthetics and scale, when compared to all of the single-story homes located along the west side of this proposal.

Thank you
Dave Brian Jenkins

From: [Kathleen LaVoy](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#);
[tom.bilsten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Better Integration to Existing Neighborhood - Zoning request Z-17-22-4
Date: Sunday, May 14, 2023 3:24:30 PM

Dear Nick and Josh –

Thank you for including in Planning's draft stipulations regarding Petree Properties rezoning request, Z-17-22-4, a requirement that limits building height to 30 feet within 35 feet and 40 feet within 60 feet for the portion of the subject site zoned WU Code T5:5, measured from 2nd Avenue. The Carnation Association of Neighbors has been requesting this of Petree Properties for over a year. It is a concern for Carnation residents that a dominating structure will negatively affect their privacy and homes. We believe it will greatly impact how well the development integrates with the surrounding single-story homes.

However, please also consider the homes on the southwest end of 2nd Avenue, where the Petree project is requesting T4:3 zoning. The single-story homes across the street deserve the same protections that Planning is recommending for the homes across from T5:5 zoning.

We highly appreciate the thoughtful consideration given by Planning regarding the aesthetics and scale, when compared to all of the single-story homes located along the west side of this proposal.

Regards,
Kathy LaVoy

From: [ANN SKANADORE](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.blisten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#); [msnix215@gmail.com](#)
Subject: Better Integration to Existing Neighborhood - Zoning request Z-17-22-4
Date: Friday, May 12, 2023 11:26:18 AM

Dear Nick and Josh,

Please note: My name is Marcia Nix and Anne Skanadore is sending my email using her address.

We are grateful that you are including the Planning's draft stipulations regarding Petree Properties rezoning request, Z-17-22-4, a requirement that limits building height to 30 feet within 35 feet and 40 feet within 60 feet for the portion of the subject site zoned WU Code T5:5, measured from 2nd Avenue. The Carnation Association of Neighbors has been requesting this of Petree Properties for over a year. It is a concern for Carnation residents that a dominating structure will negatively affect their privacy and homes. We believe it will greatly impact how well the development integrates with the surrounding single-story homes.

However, please also consider the homes on the southwest end of 2nd Avenue, where the Petree project is requesting T4:3 zoning. The single-story homes across the street deserve the same protections that Planning is recommending for the homes across from T5:5 zoning. Please consider the reflective heat from the additional height of the current proposed structure. I realize this may sound minimal but every degree that is not reflected back onto our neighborhood homes will help.

We highly appreciate the thoughtful consideration given by Planning regarding the aesthetics and scale, when compared to all of the single-story homes located along the west side of this proposal.

Regards,

Marcia Nix

215 W. Roma Ave.

Phoenix, Az 85013

From: [Michael Lueken](#)
To: [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.bilsten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#); [Nick Klimek](#); [carnationassociationaz@gmail.com](#)
Subject: Better Integration to Existing Neighborhood - Zoning request Z-17-22-4
Date: Friday, May 12, 2023 10:50:45 AM

Dear Nick and Josh –

Thank you for including in Planning's draft stipulations regarding Petree Properties rezoning request, Z-17-22-4, a requirement that limits building height to 30 feet within 35 feet and 40 feet within 60 feet for the portion of the subject site zoned WU Code T5:5, measured from 2nd Avenue. The Carnation Association of Neighbors has been requesting this of Petree Properties for over a year. It is a concern for Carnation residents that a dominating structure will negatively affect their privacy and homes. We believe it will greatly impact how well the development integrates with the surrounding single-story homes.

However, please also consider the homes on the southwest end of 2nd Avenue, where the Petree project is requesting T4:3 zoning. The single-story homes across the street deserve the same protections that Planning is recommending for the homes across from T5:5 zoning.

We highly appreciate the thoughtful consideration given by Planning regarding the aesthetics and scale, when compared to all of the single-story homes located along the west side of this proposal.

Regards,
Mike Lueken

From: [Michael Lueken](#)
To: [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.blisten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#); [Nick Klimek](#); [Ccarnationassociationaz@gmail.com](#)
Subject: Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component
Date: Friday, May 12, 2023 10:54:27 AM

Dear Nick and Josh;

It has come to my attention that the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project.

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,
Mike Lueken

From: [Christina and Tim Price](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#);
[tom.bilsten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Better Integration to Existing Neighborhood - Zoning request Z-17-22-4
Date: Thursday, May 11, 2023 8:24:19 AM

Dear Nick and Josh –

It's shocking that we have to ask for this, but thank you for including in Planning's draft stipulations regarding Petree Properties rezoning request, Z-17-22-4, a requirement that **limits building height to 30 feet** within 35 feet and 40 feet within 60 feet for the portion of the subject site zoned WU Code T5:5, measured from 2nd Avenue. The Carnation Association of Neighbors has been requesting this of Petree Properties for over a year. It is a concern for Carnation residents that a **dominating structure** will negatively affect their privacy and homes. We believe it will greatly impact how well the development integrates with the surrounding single-story homes.

However, **THIS MUST BE DONE** for the homes on the south end of 2nd Avenue, where the Petree project is requesting T4:3 zoning. The single-story homes across the street deserve the same protections that Planning is recommending for the homes across from T5:5 zoning.

Chrisitna Price

From: [Hrushikesh Pandurangi](#)
To: [Nick Klimek](#); [Joshua Bednarek](#)
Subject: Subject: Better Integration to Existing Neighborhood - Zoning request Z-17-22-4
Date: Thursday, May 11, 2023 7:19:37 AM

Dear Nick and Josh –

Thank you for including in Planning's draft stipulations regarding Petree Properties rezoning request, Z-17-22-4, a requirement that limits building height to 30 feet within 35 feet and 40 feet within 60 feet for the portion of the subject site zoned WU Code T5:5, measured from 2nd Avenue. The Carnation Association of Neighbors has been requesting this of Petree Properties for over a year. It is a concern for Carnation residents that a dominating structure will negatively affect their privacy and homes. We believe it will greatly impact how well the development integrates with the surrounding single-story homes.

However, please also consider the homes on the southwest end of 2nd Avenue, where the Petree project is requesting T4:3 zoning. The single-story homes across the street deserve the same protections that Planning is recommending for the homes across from T5:5 zoning.

We highly appreciate the thoughtful consideration given by Planning regarding the aesthetics and scale, when compared to all of the single-story homes located along the west side of this proposal.

Regards
Kesh Pandurangi

From: [Michael Madden](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [CarnationAssociationAZ](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.blisten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Better Integration to Existing Neighborhood - Zoning request Z-17-22-4
Date: Thursday, May 11, 2023 6:27:59 AM

Dear Nick and Josh –

I live just 2 blocks from this development and am very concerned about its impact on my home and neighborhood.

Thank you for including in Planning's draft stipulations regarding Petree Properties rezoning request, Z-17-22-4, a requirement that limits building height to 30 feet within 35 feet and 40 feet within 60 feet for the portion of the subject site zoned WU Code T5:5, measured from 2nd Avenue. The Carnation Association of Neighbors has been requesting this of Petree Properties for over a year. It is a concern for Carnation residents that a dominating structure will negatively affect their privacy and homes. We believe it will greatly impact how well the development integrates with the surrounding single-story homes.

However, please also consider the homes on the southwest end of 2nd Avenue, where the Petree project is requesting T4:3 zoning. The single-story homes across the street deserve the same protections that Planning is recommending for the homes across from T5:5 zoning.

I highly appreciate the thoughtful consideration given by Planning regarding the aesthetics and scale, when compared to all of the single-story homes located along the west side of this proposal.

Sincerely,

Michael Madden MD
312 W Montecito Ave
Phoenix
412-327-3766
Gateway2times@live.com



Subject: Better Integration to Existing Neighborhood - Zoning request Z-17-22-4

Dear Nick and Josh –

Thank you for including in Planning's draft stipulations regarding Petree Properties rezoning request, Z-17-22-4, a requirement that limits building height to 30 feet within 35 feet and 40 feet within 60 feet for the portion of the subject site zoned WU Code T5:5, measured from 2nd Avenue. The Carnation Association of Neighbors has been requesting this of Petree Properties for over a year. It is a concern for Carnation residents that a dominating structure will negatively affect their privacy and homes. We believe it will greatly impact how well the development integrates with the surrounding single-story homes.

However, please also consider the homes on the southwest end of 2nd Avenue, where the Petree project is requesting T4:3 zoning. The single-story homes across the street deserve the same protections that Planning is recommending for the homes across from T5:5 zoning.

We highly appreciate the thoughtful consideration given by Planning regarding the aesthetics and scale, when compared to all the single-story homes located along the west side of this proposal.

Regards,

Eric Lussier - 2nd Avenue scooters
4224 n 2nd avenue
Phoenix, AZ. 85013-3026
USA
602-799-0252
www.2ndavenuescooters.com



5.11.2023

From: [Michelle Kozimor](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [Tamiko Garmen](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.blisten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Better Integration to Existing Neighborhood - Zoning request Z-17-22-4
Date: Thursday, May 11, 2023 8:04:35 AM

Dear Nick and Josh –

Thank you for including in Planning's draft stipulations regarding Petree Properties rezoning request, Z-17-22-4, a requirement that limits building height to 30 feet within 35 feet and 40 feet within 60 feet for the portion of the subject site zoned WU Code T5:5, measured from 2nd Avenue. The Carnation Association of Neighbors has been requesting this of Petree Properties for over a year. It is a concern for Carnation residents that a dominating structure will negatively affect their privacy and homes. We believe it will greatly impact how well the development integrates with the surrounding single-story homes.

However, please also consider the homes on the southwest end of 2nd Avenue, where the Petree project is requesting T4:3 zoning. The single-story homes across the street deserve the same protections that Planning is recommending for the homes across from T5:5 zoning.

We highly appreciate the thoughtful consideration given by Planning regarding the aesthetics and scale, when compared to all of the single-story homes located along the west side of this proposal.

Regards,

Mrs. Kozimor

Michelle Kozimor, M.Ed., MA
School Counselor
Alpha *Can-Fin
McKinney Vento Coordinator
Corona del Sol High School
p: 480-752-8778

Mental Health Resources:

<https://www.tempeunion.org/Social-Emotional-Wellness> [[tempeunion.org](https://www.tempeunion.org)]

From: [Dave Brian Jenkins](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#);
[tom.blisten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component
Date: Thursday, May 11, 2023 11:51:24 AM

Nick and Josh;

It has come to my attention that the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixe-mixed-project.

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,
Dave Brian Jenkins

From: [Becci Collins](#)
To: [Council District 4](#); [Joshua Bednarek](#); [Laura Pastor](#); [Nick Klimek](#)
Cc: [CarnationAssociationAZ](#); [PDD Encanto VPC](#); eric.kenney@petreeproperties.com; [John Roanhorse](#); kathryn@northcentralnews.net; tom.bilsten@gmail.com; wr@berryriddell.com
Subject: Better Integration to Existing Neighborhood - Zoning request Z-17-22-4
Date: Thursday, May 11, 2023 3:08:46 PM

Dear Nick and Josh –

Thank you for including in Planning's draft stipulations regarding Petree Properties rezoning request, Z-17-22-4, a requirement that limits building height to 30 feet within 35 feet and 40 feet within 60 feet for the portion of the subject site zoned WU Code T5:5, measured from 2nd Avenue. The Carnation Association of Neighbors has been requesting this of Petree Properties for over a year. It is a concern for Carnation residents that a dominating structure will negatively affect their privacy and homes. We believe it will greatly impact how well the development integrates with the surrounding single-story homes.

However, please also consider the homes on the southwest end of 2nd Avenue, where the Petree project is requesting T4:3 zoning. The single-story homes across the street deserve the same protections that Planning is recommending for the homes across from T5:5 zoning.

We highly appreciate the thoughtful consideration given by Planning regarding the aesthetics and scale, when compared to all of the single-story homes located along the west side of this proposal.

Regards,
Rebecca Burkhart-Collins

From: [Jess Email](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Subject: Petree Properties
Date: Thursday, May 11, 2023 6:17:31 AM

Better Integration to Existing Neighborhood - Zoning request Z-17-22-4

Dear Nick and Josh –

Regarding the height limitations of the Petree property, please consider the homes on the southwest end of 2nd Avenue, where the Petree project is requesting T4:3 zoning. The single-story homes across the street deserve the same protections that Planning is recommending for the homes across from T5:5 zoning.

We highly appreciate the thoughtful consideration given by Planning regarding the aesthetics and scale, when compared to all of the single-story homes located along the west side of this proposal.

Regards,
Jessica Aragon and Phillip Peterson

From: [Rebecca Thomas](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [CarnationAssociationAZ](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.blisten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component
Date: Wednesday, May 10, 2023 2:43:54 PM

Dear Nick and Josh;

It has been brought to my attention via my Carnation Association meetings that the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project.

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,

Rebecca Thomas
334 W. Roma Ave.
Phoenix, AZ 85013
rjthomas@cox.net

From: [Michelle Tedhams](mailto:Michelle.Tedhams)
To: [Nick Klimek](mailto:Nick.Klimek); [Joshua Bednarek](mailto:Joshua.Bednarek); [Council District 4](#); [Laura Pastor](mailto:Laura.Pastor)
Cc: carnationassociationaz@gmail.com; wr@berryriddell.com; eric.kenney@petreeproperties.com; tom.blisten@gmail.com; [John Roanhorse](mailto:John.Roanhorse); [PDD Encanto VPC](mailto:PDD.Encanto.VPC); kathryn@northcentralnews.net; eriktedhams@gmail.com
Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component
Date: Wednesday, May 10, 2023 6:27:53 AM

Dear Mr. Klimek and Mr. Bednarek,

It has come to my attention, as well as that of our neighborhood association, Carnation, that the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project.

I feel, as well as our association, that it is crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

Therefore, I/we urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Thank you for your time and consideration. I look forward to attending meetings regarding further conversations on this matter, to reinforce the neighborhood concerns and come together towards a viable resolution.

Best regards,
Michelle Tedhams
4206 North 2nd Avenue
Phoenix, AZ 85013-3026
C: (602) 300-2944

From: [ANN SKANADORE](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#);
[tom.blisten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component
Date: Wednesday, May 10, 2023 6:48:42 AM

Dear Nick and Josh;

From my understanding, the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project. With allowing the significant increase of residential occupancy in the Petree development project, the need for a truly variety of commercial -retail addition is imperative for Carnation residents to feel that the City and Petree are taking into consideration any benefits for the residents of Carnation.

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,
Anne Skanadore
318 W. Roma Ave
Phoenix, Az 85013

From: [ANN SKANADORE](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [Marcia Nix](#); carnationassociationaz@gmail.com; wr@berryriddell.com; eric.kenney@petreeproperties.com; tom.blisten@gmail.com; [John Roanhorse](#); [PDD Encanto VPC](#); kathryn@northcentralnews.net
Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component
Date: Wednesday, May 10, 2023 9:22:15 AM

Dear Nick and Josh;

I would like to address my concern that the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project.

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

I am using Anne Skanadore's email address but reside at a different Carnation Neighborhood address.

Sincerely,
Marcia Nix
215 W. Roma Ave
Phoenix, AZ



Dear Mr. Klimek and Mr. Bednarek,

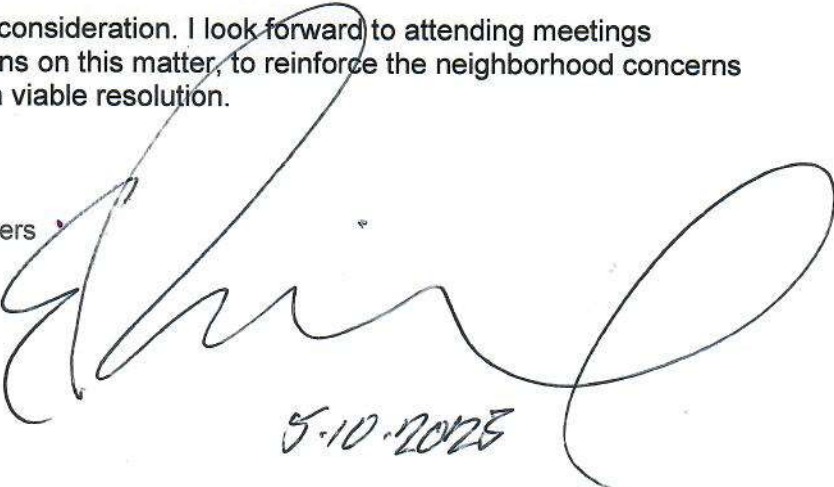
It has come to my attention, as well as that of our neighborhood association, Carnation, that the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project.

I feel, as well as our association, that it is crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

Therefore, I/we urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Thank you for your time and consideration. I look forward to attending meetings regarding further conversations on this matter, to reinforce the neighborhood concerns and come together towards a viable resolution.

Best regards,
Eric Lussier - 2nd Avenue scooters
4224 n 2nd avenue
Phoenix, AZ. 85013-3026
USA
602-799-0252
www.2ndvenuescooters.com



5-10-2023

From: [Sarah Diebolt](#)
To: [Council District 4](#); [Joshua Bednarek](#); [Laura Pastor](#); [Nick Klimek](#)
Cc: [PDD Encanto VPC](#); carnationassociationaz@gmail.com; eric.kenney@petreeproperties.com; [John Roanhorse](#); kathryn@northcentralnews.net; tom.blisten@gmail.com; wr@berryriddell.com
Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component
Date: Tuesday, May 9, 2023 8:34:54 PM

Dear Nick and Josh;

It has come to my attention that the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project.

I live at 3rd Avenue and Glenrosa Avenue and I have been dismayed at the number of complexes built in the neighborhood that are gated and have zero connection to the community. I sincerely request that additional commercial space be added in order to serve the new residents plus connect all of us in the neighborhood through shops and meeting areas.

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,
Sarah Diebolt

From: [Cliff Valenti](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#);
[tom.blisten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component
Date: Tuesday, May 9, 2023 10:42:45 AM

Dear Nick and Josh;

Greetings! As discussed in person and over the phone only 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request is not nearly enough to justify this rezoning request. This is far below what the neighborhood has been asking of Petree. We have tried to work with them on this by suggesting as little as 7,000 square feet in the past, but in conjunction with a multitude of other changes that they have not provided. The consensus of all the votes and surveys we have conducted in Carnation is that we want all Central Avenue facing frontage to be commercial retail. It will solve a lot of problems with the intensity of this development. The square footage needs to at least come close to what one of the sites prior stipulations states: 50,000 square feet of commercial retail.

Again, as various single story commercial businesses are displaced by development – where will those business go if we are not making space for them now?

I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,
Cliff Valenti
Secretary, CAN
Chair, Development Committee

From: [Christina and Tim Price](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component
Date: Tuesday, May 9, 2023 10:29:35 AM

Dear Nick and Josh;

The 7,000 square feet of commercial space the City of Phoenix Planning department is asking for as part of Z-17-22-4's massive rezoning request is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project. Every meeting I have been to with the developer significantly more was asked to be included. Why did we have these meetings with them if they are going to ignore our input?

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan. How can you allow the rezoning under walkable urban code without it?

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,

Christina Price, Roma

From: [Hrushikesh Pandurangi](#)
To: [Nick Klimek](#)
Cc: [Joshua Bednarek](#)
Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component
Date: Tuesday, May 9, 2023 5:16:22 AM

Dear Nick and Josh;

It has come to my attention that the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project.

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,
Kesh Pandurangi

From: [Webmail Team](#)
To: [Nick Klimek](#)
Subject: Zoning request Z-17-22-4's lack of an adequate commercial retail component
Date: Tuesday, May 9, 2023 8:16:26 AM

Dear Nick and Josh;

It has come to my attention that the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project.

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,

Diane Mihalsky
304 W. Campbell Ave.
Phoenix 85013
602-541-2200

From: [Michael Madden](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [CarnationAssociationAZ](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.blisten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#)
Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component
Date: Tuesday, May 9, 2023 8:35:54 AM

Dear Nick and Josh;

I live just 2 blocks from this development and am very concerned about its impact on my home and neighborhood.

It has come to my attention that the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project.

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. **It would also decrease the number of cars on our streets.** These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,

Michael Madden
312 W Montecito Ave
Phoenix
412-327-3766
Gateway2times@live.com

From: [Michelle Kozimor](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [Tamiko Garmen](#); wr@berryriddell.com; eric.kenney@petreeproperties.com; tom.blisten@gmail.com; [John Roanhorse](#); [PDD Encanto VPC](#); kathryn@northcentralnews.net
Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component
Date: Tuesday, May 9, 2023 7:24:43 AM

Dear Nick and Josh,

It has come to my attention that the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project.

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,

Mrs. Kozimor

Michelle Kozimor, M.Ed., MA
School Counselor
Alpha *Can-Fin
McKinney Vento Coordinator
Corona del Sol High School
p: 480-752-8778

Mental Health Resources:

<https://www.tempeunion.org/Social-Emotional-Wellness> [tempeunion.org]

From: [Joines, Greg](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [tom.blisten@gmail.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#); [Greg Joines](#); [Dante Salvo](#)
Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component and parking
Date: Tuesday, May 9, 2023 2:57:31 PM
Attachments: [image001.png](#)

Dear Nick and Josh;

I live just 2 blocks from this development and am **VERY** concerned about its impact on my home and neighborhood.

It has come to my attention that the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's MASSIVE rezoning request. **This is FAR BELOW what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project.**

This project is **MASSIVE**, I am concerned that City of Phoenix Planning Department is **NOT** looking at the **unintended consequences** this project will have on the neighborhood and surrounding community.

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. It would also decrease the number of cars on our streets.

These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan. NOW, it is up to you to hold developer accountable, this is your job!

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Respectfully,

Greg Joines | Learning Manager | KRB3 – Phoenix, AZ

✉: grjoines@amazon.com | ☎: (602) 799-1459

Work hard. Have fun. Make history.

Glamazon Phoenix Mega Chapter

WITH PRIDE

Helpful Links:

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[glamazon Phoenix Phonetool \[phonetool.amazon.com\]](#)

[glamazon Hyperbadge \[phonetool.amazon.com\]](#)

[glamazon PHX Distro List Sign Up \[email-list.corp.amazon.com\]](#)

From: [Stephanie Hennick](#)
To: [Council District 4](#); [Joshua Bednarek](#); [Laura Pastor](#); [Nick Klimek](#)
Cc: [Carnation Association of Neighbors](#); [PDD Encanto VPC](#); eric.kenney@petreeproperties.com; [John Roanhorse](#); kathryn@northcentralnews.net; tom.blisten@gmail.com; wr@berryriddell.com
Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component
Date: Tuesday, May 9, 2023 6:57:10 AM

Dear Nick and Josh;

It has come to my attention that the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project.

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,

Stephanie Hennick

From: [Dawn Ligidakis](#)
To: [Nick Klimek](#)
Subject: Zoning
Date: Tuesday, May 9, 2023 2:59:57 PM

Dear Nick and Josh;

It has come to my attention that the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project.

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,
Dawn Halbrook

Sent from my iPhone

From: [Scott Grogan](#)
To: [Nick Klimek](#); [Joshua Bednarek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [carnationassociationaz@gmail.com](#); [wr@berryriddell.com](#); [eric.kenney@petreeproperties.com](#); [John Roanhorse](#); [PDD Encanto VPC](#); [kathryn@northcentralnews.net](#); [tomblisten@gmail.com](#)
Subject: Zoning request Z-17-22-4's Lack of an adequate commercial-retail component
Date: Tuesday, May 9, 2023 10:44:39 AM

Dear Nick and Josh,

I live less than 2 blocks from this development and am very concerned about its impact on my home and neighborhood.

It has come to my attention that the City of Phoenix Planning Department is requesting that Petree only include 7,000 square feet of commercial space as part of Z-17-22-4's massive rezoning request. This is far below what many residents of Carnation and other affected neighborhoods have expressed that we would like to see in a "mixed use" project.

It's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.

Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,

Scott Grogan
316 W Montecito Ave
Phoenix, AZ 85013

From: [Lauren Engler](#)
To: [Joshua Bednarek](#); [Nick Klimek](#); [Council District 4](#); [Laura Pastor](#)
Cc: [Scott Grogan](#); carnationassociationaz@gmail.com; wr@berryriddell.com; [John Roanhorse](#); eric.kenney@petreeproperties.com; kathryn@northcentralnews.net; tomblisten@gmail.com; [PDD Encanto VPC](#)
Subject: Lack of Commercial Space at Petree Development (Zoning request Z-17-22-4)
Date: Tuesday, May 9, 2023 12:18:08 PM

Hi all,

I live adjacent to the Petree development on Central Ave and am quite concerned about the minimal amount of commercial space (only 7,000 sq ft) included in the plan. **The lack of “mixed use” buildings in Phoenix is astonishing compared to other major metropolitan areas.**

We as residents of Carnation Neighborhood feel that it's crucial to have a more significant commercial-retail component in the project, ranging from 30,000-50,000 square feet, to create a truly mixed-use space that benefits the community. This would not only provide a diverse range of amenities but also create jobs and contribute to the local economy. It would also help maximize the use of light rail, as people travel into the neighborhood to shop. **These are all goals set forth by the Reinvent Phoenix Uptown Policy Plan.**

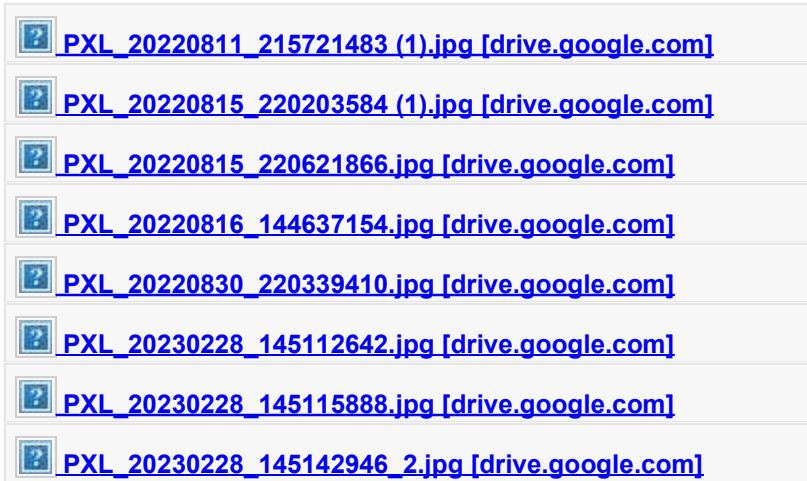
Therefore, I urge the City of Phoenix Planning Department to reconsider and work towards a more substantial commercial-retail/mixed-use component that aligns with the needs and desires of the community.

Sincerely,

Lauren Engler
316 W Montecito Ave
Phoenix, AZ 85013

From: [Christi Decoufle](#)
To: [Nick Klimek](#)
Subject: Petree Development on Central (across from Steele Indian School Park)
Date: Thursday, March 2, 2023 3:07:52 PM

Dear Mr. Klimek,



I am a resident of the Carnation Neighborhood (Central to 7th Ave and Indian School North to the Canal). My husband and I are very involved in the neighborhood activities and have serious concerns, that do not seem to be addressed, with the development that Petree is proposing for the land in our neighborhood.

We have 3 chief complaints/ issues, that we have asked to be addressed on numerous occasions based off of a survey conducted with the neighborhood and continuous meetings within the neighborhood. As a collective group, we are truly concerned about the value of our homes, our safety and our overall enjoyment of our property based on what is being proposed and what is being ignored as concerns from the neighborhood.

The 3 chief complaints are:

- 1) The density of the complex. They are proposing 1600 units, which this neighborhood cannot support.
- 2) The abundance of traffic that will then be associated with that many units. I know that there is an old traffic study that is being used to evaluate it, but it is completely off base and a new one needs to be completed now that the nearby schools are back in session and covid is over. We must also think about the deliveries of Amazon, UPS and food deliveries that will be coming to a complex that size to top of the multiple residents in each unit.
- 3) The lack of usable commercial space. Things like grocery stores, restaurants or pharmacies need to be included for the influx of people and to actually encourage people to walk and/or use the lightrail instead of driving through the neighborhood continuously to support their basic needs.

We live at the corner of 2nd Ave and Campbell, just North of this property. Our personal chief concern is the traffic related to the density of the complex.

I know that it is not completely adjacent to the property, but because of the way the neighborhood is designed, the density of the people at that property will **DRASTICALLY** affect what is going on with traffic at 2nd Ave and Campbell out to the traffic light at Central.

We know this is one of 2 ways to go North on Central due to the lightrail and it is already a disaster every day due to the neighborhood traffic that is already there. In addition, people tend to cut through from 7th Ave to Central on Campbell that do not live in the neighborhood.

My husband and I have been taking pictures for months now to show you and Petree what it is like on a daily basis. I am attaching some of those photographs. This is why the neighborhood does not believe the traffic study. It's just not realistic with what, those who live her, experience every single day. I can't imagine what will happen if they put 1600 more units there to go North on 2nd Avenue from the property to get out of the neighborhood.

To boot, on 2nd Ave, going North from the property, all of the residents of the Pavillions already park along that street lining it so that two cars cannot pass at the same time without one pulling to the side. This is also where there is an elementary bus stop with many children and buses every day.

I am asking that they find a way for the traffic to go to Glenrosa, by the park entrance, to go North or somehow deter the residents to go North on 2nd Ave as the streets and people here just cannot take anymore. The realistic and best option for the neighborhood and the safety of the residents, is to close off the neighborhood at Glenrosa and at Turney with a gate with a fire key for emergency services. Just those 2 streets alone being closed off, would solve 90% of the projected problem.

One last point, all along 2nd Ave and along Campbell out to Central is actually a no parking zone from 7am-5p, but this is not a solution as you see. There is no one to enforce it, as we know the state of the police department, and it is not the job of the police to fix our parking if we can be proactive and smart about how this is designed. They have enough to do.

Feel free to reach out to me for any prior discussions or concerns. I also have videos if it helps, but they do not attach as easily, please let me know if you would like to see them.

Thank you
Michael & Christi Decoufle
602-570-8678
201 W Campbell Ave















From: [Christi Decoufle](#)
To: [Nick Klimek](#)
Subject: Petree Development and Carnation Neighborhood
Date: Friday, October 21, 2022 9:19:45 AM

Good Morning Mr. Klimek,

I am writing to you as a member of the Carnation Neighborhood Association. I have attended many neighborhood meetings and am active in our community. I attend all of the Petree meetings that I can and participate as much as possible. I am a retired Phoenix Police Officer and feel very strongly about preserving what we have left of the actual neighborhoods and ownership in Central Phoenix. I want this city to thrive and be balanced. I appreciate the growth we are seeing, but it is certainly not balanced.

This neighborhood has worked hard over the years (and is continuing to work hard) to clean it up and make it nice and liveable. I worked this area 20 + years ago as a patrol officer and would not have lived here then. I appreciate the old and new residents here and what we are trying to do.

I walk the neighborhood everyday, as do many of my neighbors. We have very few sidewalks and the community is small as it is cut in half because of the canal. We have already been taken over by quite a few large apartment complexes that bring their fair share of issues. I live at the corner of 2nd Ave and Campbell and deal with management often of 1 W Campbell. They are not a Crime Free Multihousing property and are very hard to work with sometimes.

Because of where I live, and because I am prior LE, I have cameras ALL over => I catch EVERYTHING. Campbell is the through street because of the canal and 2nd Avenue is also extremely busy as it is the closest way to get around off of Central. This is a small street that is covered with street parking 7 days a week. 2 cars can rarely fit down the street at the same time. There is an elementary bus stop just South of me at Roma and my corner is packed twice daily all the way down Campbell, down 2nd Ave and North into the cul de sac. I really don't mind the extreme traffic every day as the students enter and exit the school because they are mostly respectful and it is not a problem. But it is almost impossible to get in and out of my driveway during that time. It is also a bit unsafe for all of the students as there is just so much traffic. I can't even imagine what that would look like with 1600 units of traffic attempting to use 2nd Avenue, as it is the closest way for them to go to Campbell and a light to turn North onto Central. IT WOULD BE UNBEARABLE.

I know that we have been told that it is not an option, but if they are insistent on building 1600 units, I truly believe that for our safety and wellbeing, there needs to be gates put up at 2nd Ave and Turney and 2nd Ave and Glenrosa to force their traffic out onto Central. They can go North at Glenrosa at the light where Steele Indian School Park is and they can go South from multiple locations.

Besides the people that live there they will have visitors and it is also 2022 and beyond, which means a ridiculous amounts of Amazon delivery, Uber Eats, etc, drivers that will be zooming through our little neighborhood. It is just not going to be safe for us anymore.

The second part of this is that if they are going to bring this many people into the neighborhood, they need to provide larger and more retail space. If we are truly going to try to

live by the Urban Walkable Code and are trying to encourage people to use the light rail and walk, then there needs to be space to have a small grocery, market, drug store, restaurants, etc. Things that people can use and get the essentials they need so they are not driving through the neighborhood and up and down Central as much.

The proposal just doesn't make sense and as a neighborhood, we really feel that the city is not listening to us. We are showing up. We are telling the city and Laura Pastor and Petree, but feeling very ignored over money and profits. This is our home and we are trying to make Phoenix a beautiful place where people want to live. We are just asking for balance and reasonableness.

I am available to talk or for questions if you are so inclined.

Thank you for your time.

Sincerely,
Christi Decoufle
201 W Campbell Ave
602-570-8678

From: [Michael Madden](#)
To: [Nick Klimek](#)
Subject: Development at Central and Glenrosa
Date: Tuesday, October 18, 2022 6:26:23 PM

Dear Mr. Kilmer,

I reside at 312 W Montecito, one block from this development.

It will dwarf our peaceful neighborhood, so aggressive actions should be taken to mitigate the impact.

My primary concerns are parking, traffic and security.

Please insist that the developers are held to the highest standard for parking spaces, and that they must ALWAYS be provided at no additional fee over the rent, for tenants AND their guests. I lived in a development with extra cost parking and saw a sizeable percentage of the residents seek on street parking, overwhelming local streets and leaving no where for local homeowners and THEIR guests. Our quiet cul de sac will be turned into a parking lot unless you act.

Aggressive steps should be taken, at the developer's expense, to push all traffic to Central Avenue. The new apartments at Central and Indian School will already be impacting our streets and given that 3rd Ave is a bikeway the last thing we need is biking made more dangerous by excessive traffic from this development.

The city should require the developer to provide security staff and insist on review, approval and monitoring of their safety and security practices. We do not want this area to turn into a Frat house by excessive and frequent loud parties. Please do not allow "party Central on Central"

Ideally, expanded home ownership opportunities would be preferred but that unfortunately does not seem possible for either our neighborhood or Phoenix residents.

Thank you for your consideration

Michael Madden MD

Sent from my iPad

From: [Kim Jennings](#)
To: [Nick Klimek](#)
Subject: PeeTree development - carnation neighborhood
Date: Monday, October 17, 2022 8:28:59 PM

Hello Nick,

I am writing to express my deepest concern over the peetree development in the carnation neighborhood. I have lived in this lovely community for eight years and many people in the community have become my friends. I live at 215 W. Campbell Ave. and we are a main fair through in the community. You can get to central and/or seventh Avenue off of my street with the lights at both ends. When my children were little I would not let them ride their bikes on Campbell as people don't pay enough attention to the stop sign and the speed limit. It is very dangerous at the current time. We have three high schools that bring traffic into our neighborhood throughout the day. Currently, at times, throughout the day I struggle to pull out of my driveway. What will it be like with a 1600 unit complex traffic??? It's already unsafe and I am truly concerned about safety and usability. This is a community that you will be negatively impacting, not making it better. What kind of city do we live in. Are we all for sale?? We need to consider the community and the people that live there and how it's going to impact them?

I want to enjoy living in this amazing city and community. Please help keep us safe and our community a community.

Thanks,
Kim Jennings

From: [Cliff Valenti](#)
To: [Nick Klimek](#)
Cc: [Council District 4](#)
Subject: Z-17-22 Central and Glenrosa Development Proposal
Date: Thursday, May 19, 2022 5:17:02 PM

Greetings –

I recently moved to Carnation from Washington, DC, and I am excited about much of the development occurring in the area. However, I have several concerns with Z-17-22 along Central Ave & Glenrosa that I would like to share with you. If the developer can address these items, then I believe this project will be an asset to the neighborhood:

- The density, particularly along 2nd Avenue, is completely unacceptable, and drastically higher than anything between Indian School Road and Camelback. I agree with the Uptown TOD plan that development fronting Central Avenue should be tall and dense, but as you move back to single-family, single-story homes, height, and density must be drastically reduced; otherwise it dominates the neighborhood and threatens the character. It would be best to keep anything along 2nd Avenue zoned R1-6.
- I understand that TOD zoning already has reductions in parking requirements built in, yet the developer is requesting an additional 25% on top of that. This would negatively impact the quality of life for people in Carnation. I know from living in Washington, DC for 25 years that most people do not give up their cars even in cities with the most advanced public transportation systems.
- The pedestrian permeability of the four large parcels do not contribute to a fluid walkable community. The way WU code reads, development should contain smaller blocks with many ways to travel between spaces cohesively.
- There is a housing shortage in Phoenix that is not driven by rental, but by lack of homes that can be purchased. This lack of ownership opportunity is what drives up rental prices. At least 20% of this development should include homes that will be sold as a way to contribute to solving the real housing crisis.

Please consider these points as you study this proposal, and let me know if there is anyone else I should pass this along to. I'm excited to be living in Phoenix, and hopeful this project can be altered to be an asset!

Regards,
Cliff Valenti
208 W. Montecito Ave