



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-50-21-6
October 18, 2021

Ahwatukee Foothills [Village Planning Committee](#) Meeting Date: October 25, 2021

[Planning Commission](#) Hearing Date: November 4, 2021

Request From: [C-2](#) (Intermediate Commercial) (3.26 acres)

Request To: [C-2 DNS/WVR HGT/WVR](#) (Intermediate Commercial, Density Waiver, Height Waiver) (3.26 acres)

Proposed Use: Multifamily residential

Location: Approximately 275 feet east of the northeast corner of 51st Street and Elliot Road

Owner: Josh Wartlieb

Applicant / Representative: Lazarus & Silvyn, PC/Larry Lazarus

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	La Puente Avenue / 50th Place	Private Street	25-foot south half-street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></p> <p>The subject site is currently operated as a hotel and has been in operation since the late 1980s. The proposed rezoning case would allow for the redevelopment of this hotel into a multifamily residential development, while utilizing the existing buildings on the site. The proposal is consistent with surrounding land uses which are commercial in nature.</p>			

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

The proposal requests to maintain the existing commercial zoning designation on the subject site to redevelop the existing hotel into a multifamily development, by requesting a Density Waiver entitlement that will allow for the conversion of all 188 hotel rooms into 110 residential dwelling units. Although the height waiver entitlement is also being requested to meet the Zoning Ordinance requirements for multifamily developments, the request does not propose a change in building height as it exists on the site today.

Lastly, access to the site exists through La Puente Avenue or 50th Place, a private accessway, that is shared with commercial uses and will not affect any of the surrounding neighborhoods that exist in the area.

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

The proposal will be required to provide shade along the adjacent public sidewalk and pedestrian pathways. This will help to encourage walking and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

[Black Canyon/Maricopa Freeway Specific Plan](#): See Background Item No. 6.

[Tree and Shade Master Plan](#): See Background Item No. 7.

[Ahwatukee Foothills Character Plan](#): See Background Item No. 8.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 9.

[Complete Streets Guidelines](#): See Background Item No. 10.

[Zero Waste PHX](#): See Background Item No. 11.

[Housing Phoenix](#): See Background Item No. 12.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Hotel	C-2
North and Northwest	Various office uses	C-1
South	Vacant (drainage easement)	C-2
East	Vacant (drainage easement)	C-2
West	Bank	C-1

C-2 DNS/WVR HGT/WVR (R-5 Development Standards - Planned Residential Development Option)*		
<u>Standards</u>	<u>C-2 DNS/WVR HGT/WVR Requirements</u>	<u>Provisions on the proposed site plan</u>
Gross Acreage	-	3.26 acres
Total Maximum Number of Units	149 to 170 units	110 units (Stipulation No.1 limits the maximum density to 110 units)
Maximum Density	45.68 to 52.2 dwelling units per acre	33.74 dwelling units per acre (Met)
Maximum Lot Coverage	50%	17% (Met)
Maximum Building Height	48 feet	Maximum of 4 stories and 38 feet. (Met)
MINIMUM PERIMETER STANDARDS		
Adjacent to property line not on a public street (La Puente Avenue / 50th Place)	20 feet	20 feet (Met)
Adjacent to property line not on a public street (South, East, West and Northeast)	10 feet	Not specified

MINIMUM LANDSCAPE SETBACKS AND STANDARDS		
Front property line (La Puente Avenue / 50th Place)	20 feet	Not specified
Interior property lines (South, East, West and Northeast)	5 feet	Not specified
Minimum Open Space	5% of gross site area	11% (Met)
Minimum Amenities	Two amenities	Five amenities (Met)
MINIMUM PARKING REQUIREMENTS		
Parking	<p>Multifamily dwelling units:</p> <p>1.3 spaces per efficiency unit and 1.5 spaces per 1 or 2 bedroom unit and 2 spaces per 3 or more bedroom unit, 1.0 space per unit of less than 600 square feet regardless of number of bedrooms</p> <p>When the required parking is reserved for residents, additional unreserved parking is required as follows: 0.3 spaces for each efficiency unit and 0.5 spaces per each 1 or 2 bedroom unit and 1.0 space per each 3 or more bedroom unit. 0.25 spaces per units for unreserved parking.</p> <p>96 one bedroom units and 14 two bedroom units proposed.</p> <p>138 spaces required.</p>	179 parking spaces provided. (Met)

* The C-2 zoning district permits multifamily zoning by right within the development standards of the R-3 zoning district. Increased yard, height, area and density may be permitted through a wavier up to the R-5 standards. Staff is recommending that the R-5 zoning district standards shall be utilized per Stipulation No. 1.

Background/Issues/Analysis

SUBJECT SITE

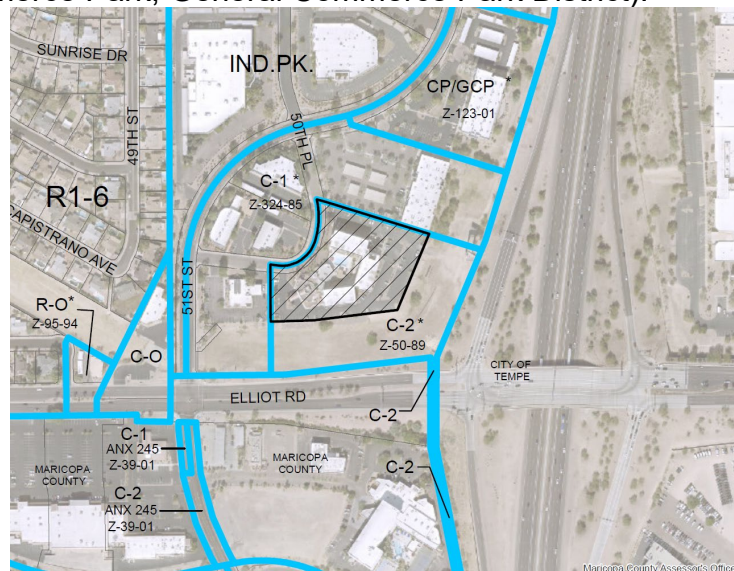
1. This request is to rezone 3.26 acres located approximately 275 feet east of the northeast corner of 51st Street and Elliott Road from C-2 (Intermediate Commercial District) to C-2 DNS/WVR HGT/WVR (Intermediate Commercial District, Density Waiver, Height Waiver) for retrofitting of the existing hotel into a multifamily residential development.

In 1981, the subject site was annexed into the City of Phoenix from unincorporated Maricopa County following Annexation No. 111 and zoned PSC (Planned Shopping Center). In 1985, the property was rezoned from PSC to C-1 (Neighborhood Retail District). In 1989, Rezoning Case No. Z-50-89 was approved and rezoned the site from C-1 to C-2.

SURROUNDING LAND USES AND ZONING

2. The surrounding area contains a variety of residential, commercial and industrial zoning districts including R1-6 (Single-Family Residence District), R-O (Residential Office District), C-O (Commercial Office District), C-1 (Neighborhood Retail District), C-2 (Intermediate Commercial District), Ind. Pk. (Industrial Park District), and CP/GCP (Commerce Park, General Commerce Park District).

The subject site is also within close proximity to the Interstate 10 (east), City of Tempe (across Interstate 10) and Unincorporated Maricopa County limits (south).



Zoning Aerial Map, Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATIONS

- The General Plan Land Use Map designation for the subject site is Commercial. Surrounding the property on all four sides, are properties designated as Commercial. There are other land use designations in the area that include Residential 3.5 to 5 dwelling units per acre, Commerce/Business Park, and Transportation.

The C-2 DNS/WVR HGT/WVR zoning requested is consistent with the General Plan Land Use Map designation of Commercial.



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

PROPOSAL

4. Site Plan

The applicant is proposing the conversion of an existing hotel with 188 rooms to a multifamily residential development with 110 dwelling units, while utilizing the existing structure which is four stories and 38 feet in height (excluding elevators and other rooftop mounted equipment). A pool and amenity area is centrally located within the development and surrounded by six buildings on three sides. Vehicular access to the site is limited to La Puente Avenue and 50th Place, while parking is located along the south, east, northeast and western perimeters.



Conceptual Site Plan, Source: Kontecture

Conformance to the conceptual site plan provided by the applicant is not recommended by staff as some of the existing parking stalls are presently located within the front yard and encroaching into the required landscape setback. Furthermore, additional details regarding perimeter landscape setbacks were not provided as part of the conceptual site plan. However, staff recommends Stipulation No. 1 to limit the maximum number of units on the site to 110 and establish which development standards will be utilized, providing a degree of certainty to the future character of the site.

5. **Building Elevations**

At this time, the applicant does not propose exterior modifications to the existing structures on the site with the exception of repainting. However, if new buildings are constructed, or existing buildings expand, Stipulation No. 2 would require enhanced building elevations in these new buildings that incorporate elements such as various building materials, textural changes, and architectural embellishments.



Color rendering, Source: Behr Pro

STUDIES AND POLICIES

6. **[Black Canyon/Maricopa Freeway Specific Plan](#)**

The Freeway Mitigation Program, created in the City of Phoenix by the 1988 approval of Proposition 17, authorized general obligation bonds to prepare plans and fund projects to mitigate the blighting effects on neighborhoods from existing and proposed freeway construction. The Black Canyon/ Maricopa Freeway Specific Plan study area is 32 miles long from Pinnacle Peak Road to Pecos Road. The width of the study area is one-quarter mile on each side of the freeway.

This site is in Segment 20 with a land use designation of “Office”, thus not consistent with the proposed use of the site as multifamily residential. Due to this designation, the plan did not recommend noise mitigation walls to be placed along the I-10 portion adjacent to this site, while the site was in use as a hotel. The existing building closest to the I-10 freeway off-ramp is approximately 300 feet away. Additional screening along the off-ramp is not requested by staff at this time due to site constraints along the east property line. However, staff recommends Stipulation No. 3 to require enhanced landscaping standards along the perimeter of the site that include two-inch caliper, large-canopy trees to help screen the views of the adjacent freeway off-ramp.

Furthermore, this plan envisioned a park-and-ride facility to be constructed either at the subject property or directly south of this site across Elliott Road. No such facility has been developed in this area, but development of this facility appears more feasible south of Elliott Road where undeveloped land exists.

7. **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. Staff is recommending several stipulations designed to provide trees and enhance shade within the development, as follows:

- Shade exhibit shall be submitted prior to preliminary site plan approval, to help enforce shading standards (Stipulation No. 5);
- Pedestrian walkways and the sidewalk along La Puente Avenue/50th Place shall be shaded a minimum of 75 percent (Stipulation No. 6);
- All uncovered parking areas shall be shaded to a minimum of 25 percent at full maturity using two-inch caliper trees (Stipulation No. 7).

8. **Ahwatukee Foothills Character Plan**

The Ahwatukee Foothills Village Plan Character Plan was adopted in 2017 and it outlines the character of the village, in addition to highlighting community assets that should be preserved. Furthermore, the Village Character Plan contains representative land use and design principles obtained from the 2015 Phoenix General Plan to better equip all stakeholders with the ability to preserve and protect the Village Character while encouraging growth and investment.

The proposed development furthers the goals of the Ahwatukee Foothills Village Character Plan by improving the adjacent streetscape, promoting alternative transportation and an active lifestyle. Stipulation No. 4 recommends a variety of amenities as part of this development to encourage an active lifestyle, while Stipulation Nos. 8 and 9 require on-site improvements that are aimed at improving pedestrian safety. The use of alternative materials in walkways that cross drive aisles and traffic calming measures (may include stop signs) along points of ingress and egress to the site will help improve pedestrian safety.

Bicycle amenities and street improvements are addressed subsequently in this report.

9. **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. Bicycle lanes have been constructed along 51st Street and within close proximity of this site, providing a connection to employment and shopping opportunities. Staff recommends Stipulation No. 10 to require bicycle amenities including covered bicycle parking and inverted U-bicycle racks, along with a bicycle repair station to promote alternative transportation plus recreation to future residents and their guests.

10. **Complete Streets Guidelines**

In 2014, 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. This development will help to pedestrianize the immediate street frontages by requiring the construction of a new sidewalk along La Puente Avenue and 50th Place. This is addressed in Stipulation No. 11.

Furthermore, Stipulation No. 10 requires bicycle amenities including covered bicycle parking and inverted U-bicycle racks, along with a bicycle repair station to promote alternative transportation plus recreation by future residents and their guests.

11. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. 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. No recycling facilities are proposed at this time for this development.

12. **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 a 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 to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

This proposal involves converting a hotel into a multifamily development to create 110 additional residential dwelling units and allow a wider range of housing opportunities for existing or future residents.

COMMUNITY INPUT SUMMARY

13. As of the writing of this report, staff received one letter of opposition to this request from a property owner across La Puente Avenue. The letter of opposition cited concerns with traffic impacts and the maintenance of La Puente Avenue (a private street) which will serve this development.

INTERDEPARTMENTAL COMMENTS

14. The Public Transit Department provided comments regarding direct pedestrian connections between buildings and public sidewalks, shading of pedestrian pathways and sidewalks, and the use of contrasting materials where pathways cross drive aisles. Stipulation No. 6 addresses the shading pedestrian pathways and sidewalks, while Stipulation No. 8 requires alternative paving material where pedestrian pathways cross drive aisles. Section 507.Tab.A.II in the Zoning Ordinance addresses pedestrian connections to sidewalks.
15. The Street Transportation Department provided comments that pertain to general street improvements and incidentals, that comply with all ADA accessibility standards. This is addressed in Stipulation No. 12.
16. The Fire Department indicated that the site and/or buildings shall comply with the 2018 International Fire Code with Phoenix Amendments, including fire apparatus access and hydrant spacing. Further, the water supply at this site is unknown and noted that additional water supply may be required to meet the required fire flow per the Fire Code.
17. The Water Services Departments commented that the property has existing water and sewer mains that can potentially serve the development, as water and sewer lines are located along La Puente Avenue. However, capacity is a dynamic condition that can change over time due to a variety of factors. Furthermore, the City intends to provide water and sewer service, requirements and assurances for which are determined during the site plan review process. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's infrastructure.

18. The Floodplain Management division of the Public Works Department did not have any comments pertaining to this request.

OTHER

19. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 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 No. 13.
20. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The requested C-2 HGT/WVR DNS/WVR zoning is consistent with the General Plan Land Use Map designation.
2. As stipulated, the proposed development will maintain an appropriate character in the area, while improving an existing site.
3. This proposed development furthers the goals of the Housing Phoenix Plan by increasing housing options for residents within close proximity to transportation, shopping, and employment options.

Stipulations

1. The development shall be limited to a maximum of 110 dwelling units and utilize the R-5 zoning district development standards.
2. Additions to existing buildings or new buildings constructed on the site shall be developed to the following standards, as approved by the Planning and Development Department:
 - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, to provide a decorative and aesthetic

treatment, as approved by the Planning and Development Department.

- b. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, pitched roofs and/or overhang canopies, as approved by the Planning and Development Department.
3. The required landscape setbacks shall be planted with minimum 2-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, and five 5-gallon shrubs per tree. Existing trees may be used to meet this requirement, as approved by the Planning and Development Department.
4. The development shall include the following amenities and elements at a minimum, distributed between the open space area(s) throughout the site, as approved by the Planning and Development Department:
 - a. Swimming pool.
 - b. Clubhouse, community room or gym.
 - c. One picnic area that includes one barbecue grill, shade ramada and a picnic table.
 - d. Two benches or seating features.
5. A shade exhibit shall be submitted with the preliminary site plan submittal, with shade calculations based on the summer solstice at 12:00pm (noon), as approved by the Planning and Development Department.
6. Pedestrian walkways, including the sidewalk along La Puente Avenue and 50th Place, shall be shaded to a minimum of 75 percent using large canopy drought-tolerant shade trees at maturity and/or architectural shade, as approved or modified by the Planning and Development Department.
7. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.

8. Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.
9. Traffic calming measures shall be provided at all vehicular points of ingress and/or egress to slow vehicles departing the development and crossing the public sidewalks, as approved by the Planning and Development Department.
10. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
 - a. "Secure/Covered Facilities" bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, up to a maximum of 20 spaces, as defined in Appendix K of the Comprehensive Bicycle Master Plan.
 - b. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic bicycle racks located near the building entrance of each residential building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
 - c. One bicycle repair station ("fix it station") shall be provided and maintained on the site within a central amenity area or along a centralized pedestrian pathway. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
11. A sidewalk shall be constructed along La Puente Avenue and 50th Place property lines, as approved by the Planning and Development Department.
12. 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.

13. 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.

Writer

Enrique Bojórquez Gaxiola

October 18, 2021

Team Leader

Samantha Keating

Exhibits

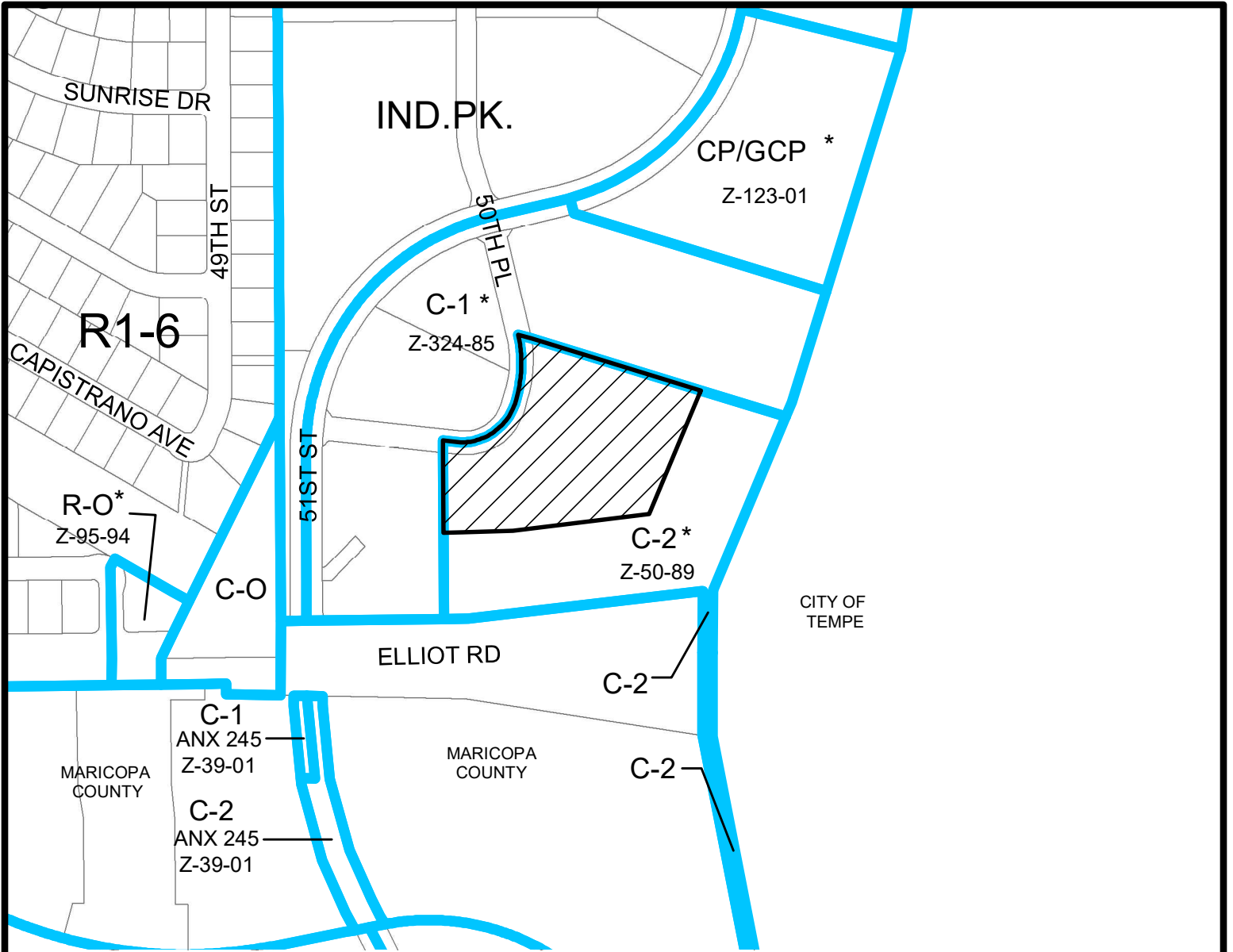
Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped September 28, 2021 (1 page)

Conceptual Color Rendering date stamped September 22, 2021 (1 page)

Community correspondence (1 page)

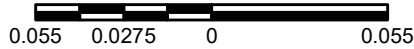


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MARICOPA COUNTY

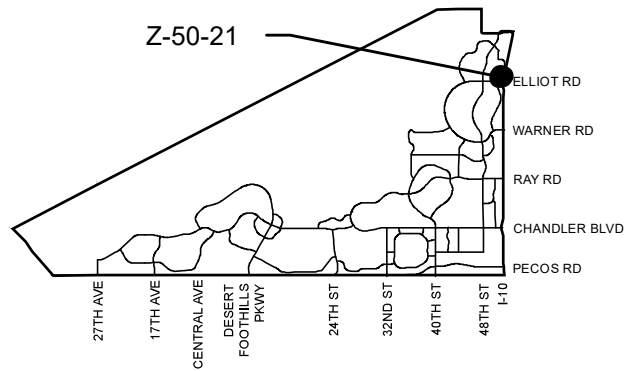


Miles

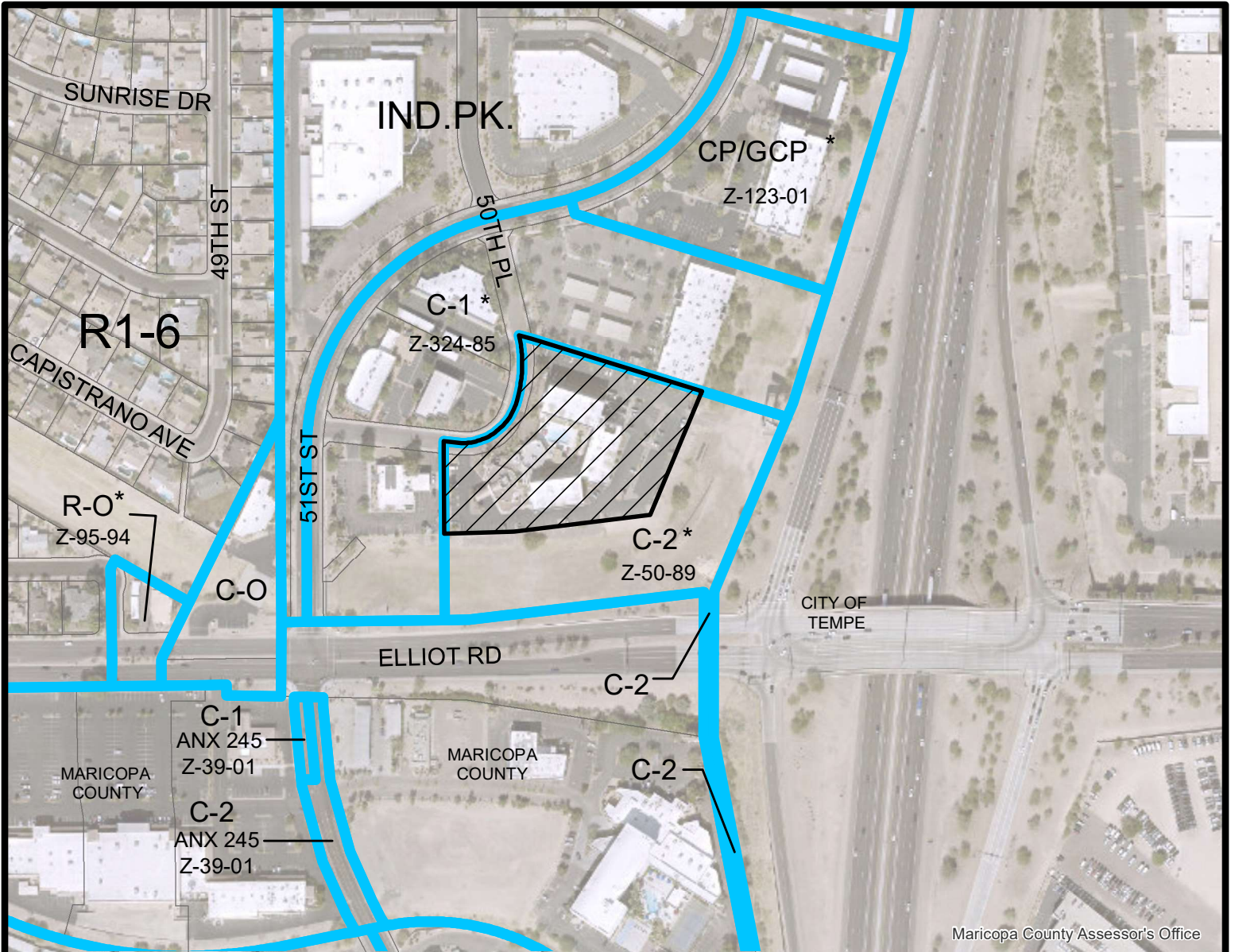


AHWATUKEE FOOTHILLS VILLAGE

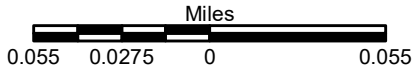
CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: Larry Lazarus		REQUESTED CHANGE:	
APPLICATION NO. Z-50-21		FROM: C-2 (3.26 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.26 Acres		<small>DATE:</small> 8/05/2021 <small>REVISION DATES:</small> 9/29/2021	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 04-39		<small>ZONING MAP</small> C-11	
TO: C-2 DNS/WVR HGT/WVR (3.26 a.c.)			
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-2		47	
C-2 DNS/WVR HGT/WVR		142	
		* UNITS P.R.D. OPTION	
		56	
		170	
* Maximum Units Allowed with P.R.D. Bonus			

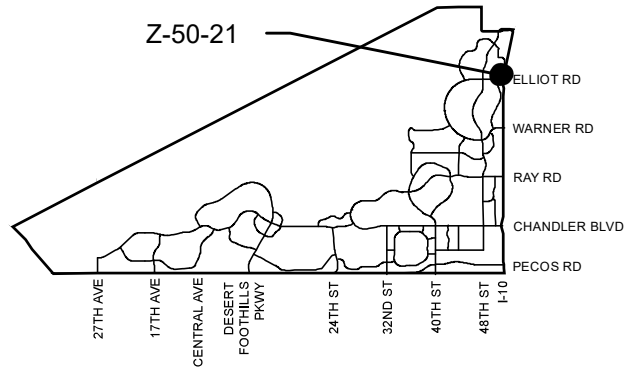


Maricopa County Assessor's Office



AHWATUKEE FOOTHILLS VILLAGE

CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: **Larry Lazarus**

REQUESTED CHANGE:

FROM: **C-2 (3.26 a.c.)**

APPLICATION NO. **Z-50-21**

DATE: **8/05/2021**
REVISION DATES:

9/29/2021

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

3.26 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 04-39

ZONING MAP
C-11

TO: **C-2 DNS/WVR HGT/WVR (3.26 a.c.)**

MULTIPLES PERMITTED

C-2

C-2 DNS/WVR HGT/WVR

CONVENTIONAL OPTION

47

142

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

56

170

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

THE QUINN • COLOR RENDERING – SCHEME 1



BODY
SHINY LUSTER N500-1



ACCENT
ORION GRAY N510-6



DOORS
BLING BLING P280-6



CURRENT PROPERTY

CITY OF PHOENIX

SEP 22 2021

**Planning & Development
Department**



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October 4, 2021

Enrique A Bojorquez-Gaxiola
Planner III
City of Phoenix
Planning & Development Department
Long Range Planning Division
200 W. Washington Street
Phoenix, AZ 85003

RE: City of Phoenix – Zoning Case NO. Z-50-21-6

To Whom It May Concern:

My name is Frank Thompson and my partner and I own PTRM Property, LLC, located at 10621 S. 51st Street, which is the parcel of property located directly across La Puente Avenue from the north property line of the old Clarion Hotel.

PTRM Property, LLC owns a 10,000 square foot office building which houses our insurance agency called PT Risk Management Insurance Services LTD, and we lease out 4,000 sq ft of space to a law firm and an IT company.

PTRM Property, LLC is within the borders of the Phoenix Tech Center, which has within the past year allowed the property of the old Clarion hotel to be removed from the jurisdiction of the Phoenix Tech Center. This is due to the panic caused by the realtor trying to buy the Clarion Hotel which occurred despite our previous objection that the Phoenix Tech Center allowed Basis Ahwatukee Charter School to move into a facility on South 50th Place several years back. 50th Street is the continuation of La Puente after La Puente crosses 51st street.

The charter school allows parents to deliver children to school and pick them up – the result, massive traffic jams from parents exiting Elliot Rd onto 51st street and then turning left across traffic to enter South 50th Place.

School traffic means that employees and customers all along 51st Street cannot get to work on time and if anyone has to leave when school lets out, they risk their lives to try and turn left onto 51st street to get to Elliot. This is especially true from our parking lot which opens onto 51st Street.

In addition to school traffic, now we get to the zoning change request on the old Clarion Hotel site. First of all, LA PUENTE is a privately owned street and does not belong to the city of Phoenix. Several years

ago, we were told by the Phoenix Tech Center that a major overhaul of the street was going to be required by the owners. Due to the financial condition of several owners, that upgrade was never done, leaving the street and blacktop in the same condition. I am told that the City of Phoenix will not accept the gift of the street without a major upgrade, which I am not willing to help finance to help the new owners of the Clarion Hotel site bring hundreds of additional cars on to the street.

Secondly, La Puente IS THE ONLY ENTRANCE AND EXIT FROM THE proposed property asking for a zoning change. The road was not built to accommodate the additional vehicles from a high-rise residency.

The condition of the road and the additional traffic that the remodel of the Clarion Hotel site would bring to La Puente going East bound would overload the street. A lot of traffic utilizes the East bound street to get to Wells Fargo bank, Pillar Child Development and a construction company. The street is also used by vehicles needing a place to park which further constricts traffic.

The bottom line is that changing the zoning on the Clarion Hotel site to allow for residential usage and factoring in the traffic that Basis Charter School produces, the South end of 51st street cannot handle the additional traffic and neither can La Puente.

For these reasons we implore the City of Phoenix to not approve the zoning change.

Sincerely,

Frank B. Thompson, CPCU
Phone 480 893 8228
Cell: 602 432 1159
e-mail: frankt@ptrisk.com