



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-64-18-4**  
December 24, 2018

Encanto [Village Planning Committee](#) Hearing Date January 7, 2019  
[Planning Commission](#) Hearing Date February 7, 2019  
 Request From: [R-3 RI](#) (0.71 acres)  
 Request To: [R-4 RI](#) (0.71 acres)  
 Proposed Use Multifamily Residential  
 Location Approximately 510 feet east of the northeast corner of 16th Street and Monte Vista Road  
 Owner Durrel W. Hillis and Gwen Hillis Trust  
 Applicant/ Representative Edmir Dzuda  
 Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 10 to 15 dwelling units per acre	
<u>Street Map Classification</u>	Monte Vista Road	Local	25-foot north half street
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES &amp; NEIGHBORHOODS; CLEAN NEIGHBORHOODS; DESIGN PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></b></p> <p>The subject site is currently vacant. The proposal will provide appropriate development of the site in an area that is surrounded by properties zoned to allow multifamily development.</p>			
<p><b><i>CONNECT PEOPLE &amp; 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.</i></b></p>			

The subject site is located within the Residential Infill District, an overlay district, which was intended to permit increased residential density. The development will offer additional housing opportunities in the Village, near the commercial corridor along 16th Street.

**Applicable Plans, Overlays, and Initiatives**

[Complete Streets Guiding Principles](#) – See Item No. 6 in the Background/Issues/Analysis Section.

[Tree and Shade Master Plan](#) – See Item No. 7 in the Background/Issues/Analysis Section.

[Comprehensive Bicycle Master Plan](#) – See Item No. 8 in the Background/Issues/Analysis Section.

[Reimagine Phoenix](#) – See Item No. 15 in the Background/Issues/Analysis Section.

**Surrounding Land Uses/Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant Land	R-3 RI
<b>North</b>	Multifamily and Single-Family Residential	R-3 RI
<b>South</b>	Single-Family Residential and Duplex	R-3 RI
<b>East</b>	Multifamily Residential	R-3 RI
<b>West</b>	Multifamily Residential	R-3 RI

**R-4 R-I, Multifamily Residential  
 (Planned Residential Development Option)**

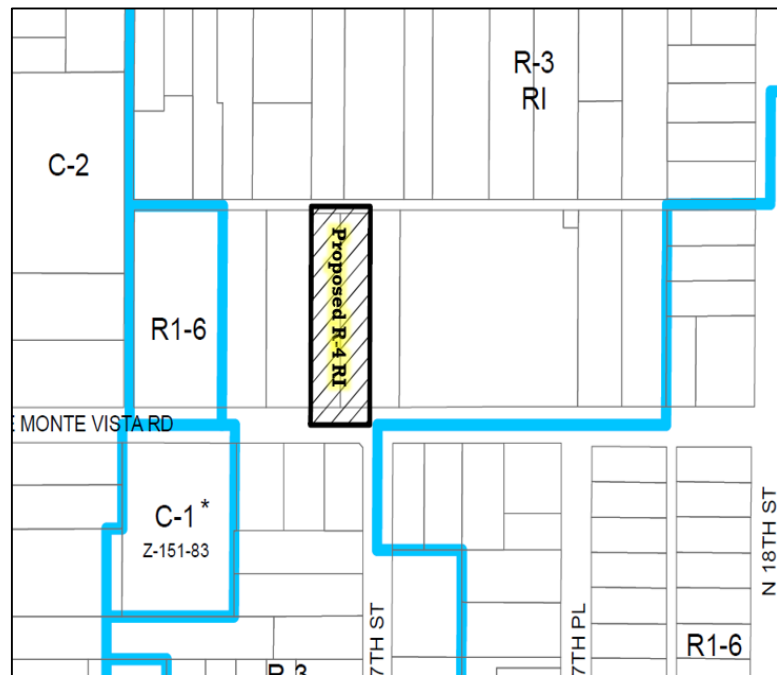
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Gross Acreage	-	0.71 acres
Total Number of Units	-	22 units
Density (dwelling units/acre)	R-4: 30.45; 34.80 with bonus R-4 RI: 34.85	30.99 (Met)
Typical Lot Size	R-4: N/A R-4 R-I: 6,000 square feet lot area minimum; Minimum 60 feet width and 94 feet depth	31,200 square feet; 100 feet width, 275 feet depth (Met)
Building Height	3 stories or 40 foot for first 150 feet; 1 foot in 5 foot increase to 48 feet high, 4-story maximum	3-stories, 35 feet (Met)

Lot Coverage	50 % Maximum	25.61% (Met)
Common Area	5% Minimum of gross area	4.49% (Not Met)
Parking	33 required	35 provided (Met)
<b><u>Building Setbacks</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
Adjacent to Street (Monte Vista)	20 feet Minimum	20 feet (Met)
Adjacent to Property Line (North, East and West)	10 feet Minimum	North: 10 feet (Met) East: 10 feet (Met) West: 10 feet (Met)
<b><u>Landscape Setbacks</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
Adjacent to Street	20 feet Minimum	Not provided
Adjacent to Property Line (North, East and West)	5 feet Minimum	North: Not Provided East: 5 feet (Met) West: 5 feet (Met)

**Background/Issues/Analysis**

REQUEST

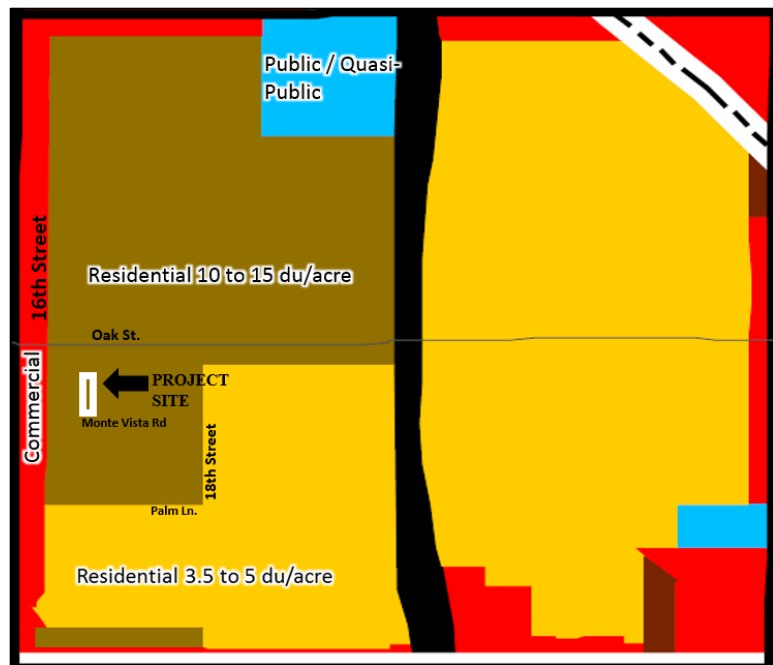
1. This is a rezoning request for a multifamily residential development on a 0.71- acre site located approximately 510 feet east of the northeast corner of 16th Street and Monte Vista Road. The request is to rezone the entire site from R-3 RI (Multifamily Residential, Residential Infill District) to R-4 RI (Multifamily Residential, Residential Infill District) to allow a multifamily residential project. The subject site consists of two parcels under the ownership of the Durrel W. Hillis and Gwen Hillis Trust. The R-4 district permits greater density than the R-3 zoning district and allows a residential convenience market accessory to a multifamily development, subject to additional standards.



Source: City of Phoenix Planning and Development Department

## GENERAL PLAN

2. The General Plan Land Use Map designation for the subject site is Residential 10 to 15 dwelling units per acre. The proposed rezoning request is not consistent with the General Plan Land Use Map designation; however, an amendment is not required as the subject site is less than 10 acres in size. The surrounding General Plan Land Use Map designation is Residential 10 to 15 dwelling units per acre.

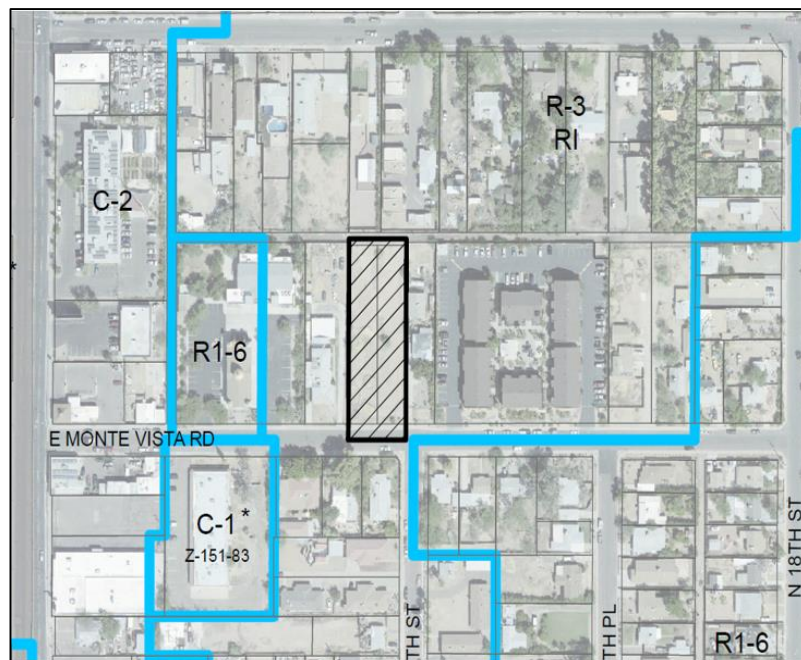


Source: City of Phoenix Planning and Development Department

## SURROUNDING LAND USE AND ZONING

3. **North:**  
Directly to the north of the subject site is a 20-foot wide alley, across the alley are two, R-3 RI zoned properties that include a single-family residential home and multifamily development.

**South:**  
Directly to the south of the subject site is Monte Vista Road, a local street. Across the street is a single-family residence and a duplex zoned R-3 RI.



Source: City of Phoenix Planning and Development Department

**East:**

Directly to the east of the subject site is a property with a single-family home zoned R-3 RI.

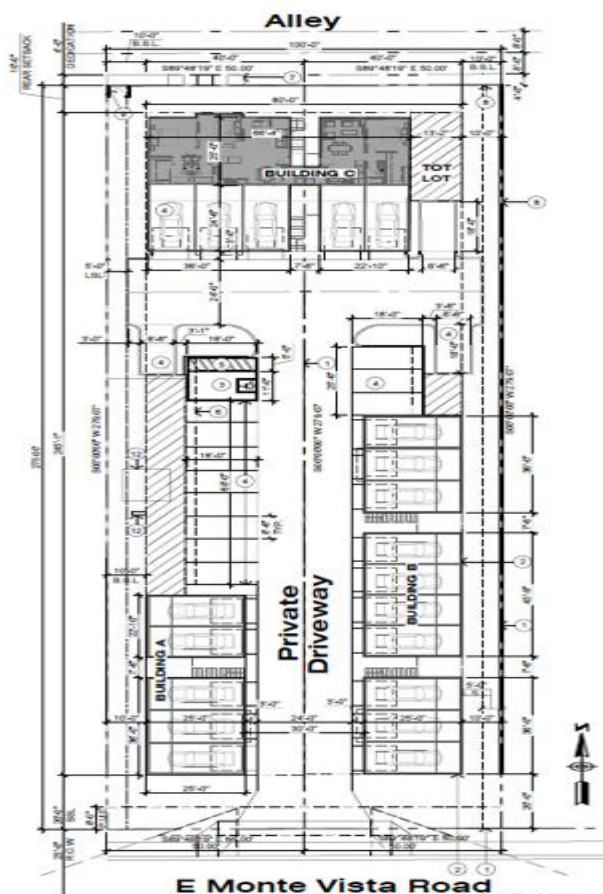
**West:**

Directly to the west of the subject site is a multi-family residential lot zoned R-3 RI.

**PROPOSAL**

4. The proposed site plan depicts a rectangular parcel with ingress and egress from Monte Vista Road utilizing a private driveway that is 24 feet wide. The project proposes 22 dwelling units with tucked in garages and more parking internal to the site. The development also proposes two open space areas, one is adjacent to the parking stalls along the west side of the lot and the other is along the northern end of the lot. The common open space area is intended to be a tot lot which would offer active amenities to the development.

The project allows for the development of additional housing opportunities in the area. The subject property is located within the Residential Infill Overlay District and is near a major arterial, 16th Street. As stipulated, the development will provide screening in the form of landscaping to adjacent residential properties, provide increased planting standards, bicycle parking for guests and residents and distinct pedestrian walkways that improve mobility for pedestrians.



Source: Eprojects

**ELEVATIONS**

5. The project being proposed is a 3-story, 35-foot tall building. The elevations provided are conceptual in nature. In addition, the units fronting Monte Vista Road currently have their side elevation facing the street. Therefore, staff is recommending that the final design of the project demonstrate that the units adjacent to Monte Vista Road interact with the street and provide an enhanced entryway. Staff is also recommending that the elevations provide architectural embellishments and detailing, and that units contain either a porch at the front entry

or a balcony to provide visual interest. Although a maximum height of 40 feet is permitted in the R-4 zoning district, staff is recommending that the maximum height be limited to 35 feet maximum to mitigate the impact on the surrounding uses. Lastly, staff is requesting that the development provide screening in the form of landscaping to the adjacent residences. These requests are addressed in Stipulation Nos. 1, 2, 3, 4 and 6.



Source: Eprojects

REAR ELEVATION  
SCALE: 3/8"=1'-0"

#### COMPLETE STREETS GUIDING PRINCIPLES

6. 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. To this end, staff is recommending that the buildings be connected by distinct walkways. This is addressed in Stipulation No. 5. Additionally, the sidewalk adjacent to the site will need to be upgraded to meet ADA requirements and the walkways onsite will need to connect to the sidewalk. This is addressed in Stipulation Nos. 8 and 9.

#### TREE AND SHADE MASTER PLAN

7. The provision of shade trees in the landscape area is an essential component for contributing toward the goals of the Tree and Shade Master Plan. Staff is recommending trees planted in the required front landscape setback be larger in caliper with minimum two and three inches in size to create a more pleasant pedestrian environment for residents. This is addressed in Stipulation No. 7.

#### COMPREHENSIVE BICYCLE MASTER PLAN

8. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of

destinations. The conceptual site plan does not propose bicycle parking on-site. It is recommended that two types of parking be provided on the property: secured parking for residents, and short-term rack parking for guests. Providing secure bicycle parking for residents and parking for guests of the development is supportive of multimodal travel options. Secured bicycle parking can be provided in bicycle lockers or via garage entry into each unit. The short-term bicycle racks should be an inverted-u design where both ends of the “U” are affixed to the ground and installed per the requirements of Walkable Urban Code. This provision is addressed in Stipulation No. 8.



*Inverted-U bicycle rack, where both ends of the “U” reach the ground.*

*Secured bicycle parking can be accomplished through the use of individual lockers and/or the establishment of secured bicycle rooms.*

#### COMMUNITY INPUT SUMMARY

9. At the time this staff report was written, staff received correspondence from one individual in opposition of the request. Their concerns include density, height, traffic, pressure on existing infrastructure, size of amenity areas and architectural style.

#### INTERDEPARTMENTAL COMMENTS

10. The City of Phoenix Street Transportation Department has determined that the developer must install a receiver curb on the sidewalk and construct all adjacent improvements to ADA standards. This is addressed in Stipulation Nos. 9 and 10.
11. The City of Phoenix Aviation Department has noted that the property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This is addressed in Stipulation No. 11.
12. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.
13. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area

(SFHA), but is located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

14. Fire prevention does not anticipate any issues with this request. The site or/and building(s) shall comply with the Phoenix Fire Code. However, the water supply to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

#### OTHER

15. As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in this development.
16. 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 Stipulations Nos. 12, 13 and 14.
17. Development and use of the site is 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 abandonment may be required.

#### **Findings**

1. The proposal will allow for additional housing opportunities in the village.
2. The proposed development is compatible with the intent of the Residential Infill District Overlay.
3. The proposed development will improve and enhance underutilized parcels, which will contribute to enhancing the area.

#### **Stipulations**

1. The maximum building height shall be 35 feet.



2. Units adjacent to Monte Vista Road shall face the right-of-way and provide an entryway that is either elevated, depressed or includes a feature such as a low wall to accentuate the primary entrance, as approved by Planning and Development Department.
3. The building shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and development Department.
4. All units shall contain a minimum of one porch along the front entry or one balcony internal to the development, as approved by the Planning and Development Department.
5. Pedestrian walkways shall connect all the buildings and consist of a contrasting material such as concrete, decorative pavers, stamped or colored concrete, or another contrasting material, other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.
6. Minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings, shall be planted along the side yards and rear yard adjacent to residential zoning to provide screening for adjacent residences, as approved by the Planning and Development Department.
7. Trees located within the required front landscape setbacks shall be a minimum of 50% two inches in caliper and 50% three inches in caliper.
8. The developer shall install secured bicycle parking at 0.25 spaces for each residential unit and a minimum of four inverted U-bicycle racks for guests located near entrances to the building, installed per the requirements of Section 1307.H. of the Zoning Ordinance, as approved by the Planning and Development Department.
9. The developer shall install a receiver curb ramp at the northwest corner of 17th Street and Monte Vista, as approved by Planning and Development Department.
10. 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.
11. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

12. 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.
13. 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.
14. 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**

Maja Brkovic

December 24, 2018

**Team Leader**

Samantha Keating

**Exhibits**

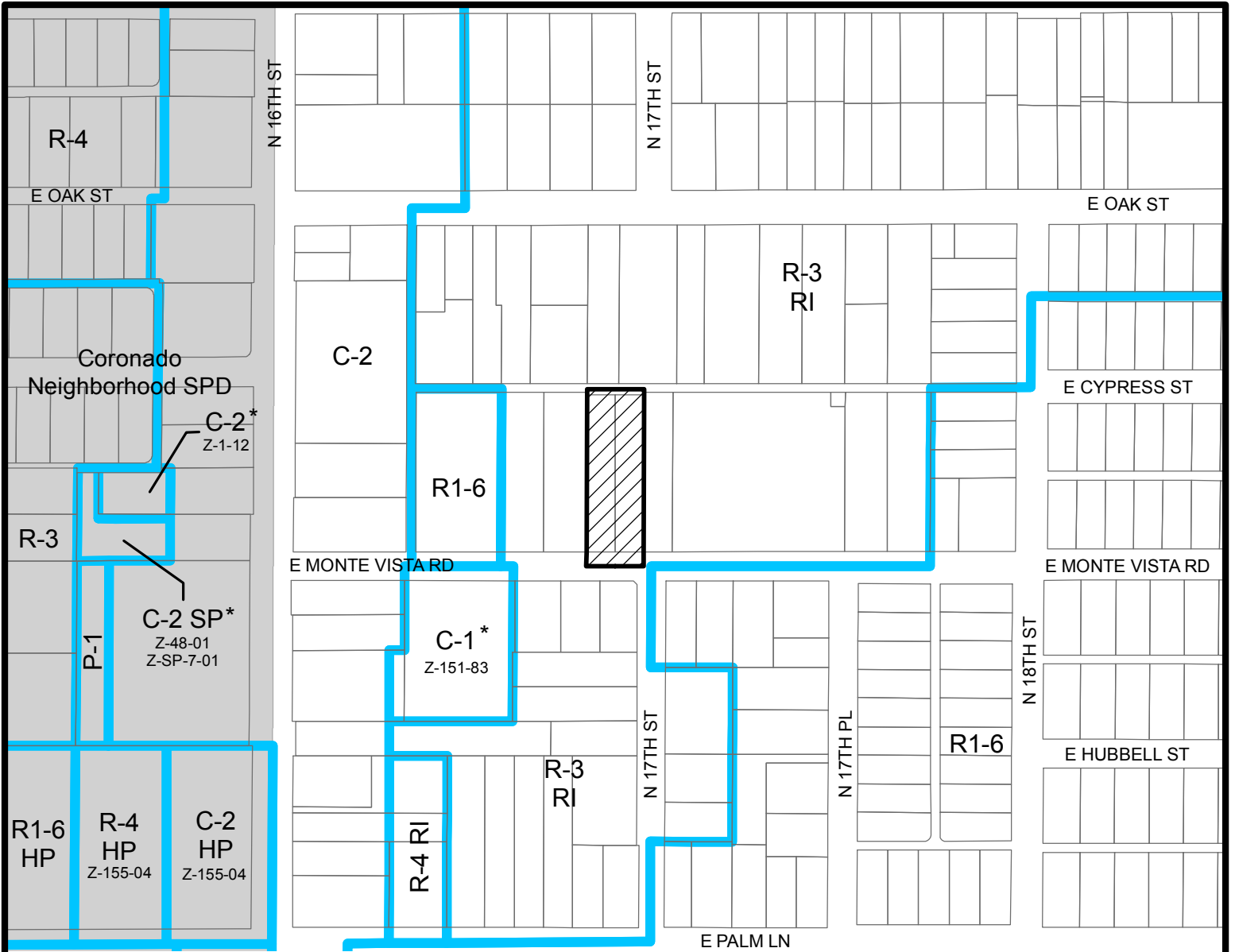
Sketch Map

Aerial

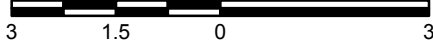
Site Plan date stamped September 24, 2018

Elevations date stamped September 24, 2018 (3 pages)

Community Input (5 pages)



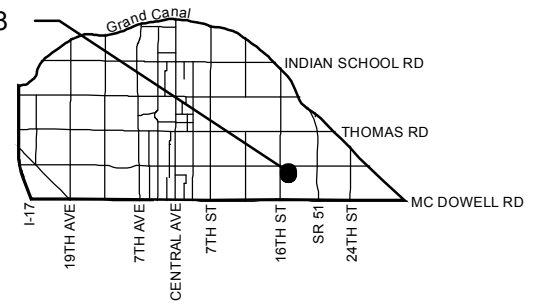
Miles



**ENCANTO VILLAGE**  
CITY COUNCIL DISTRICT: 4

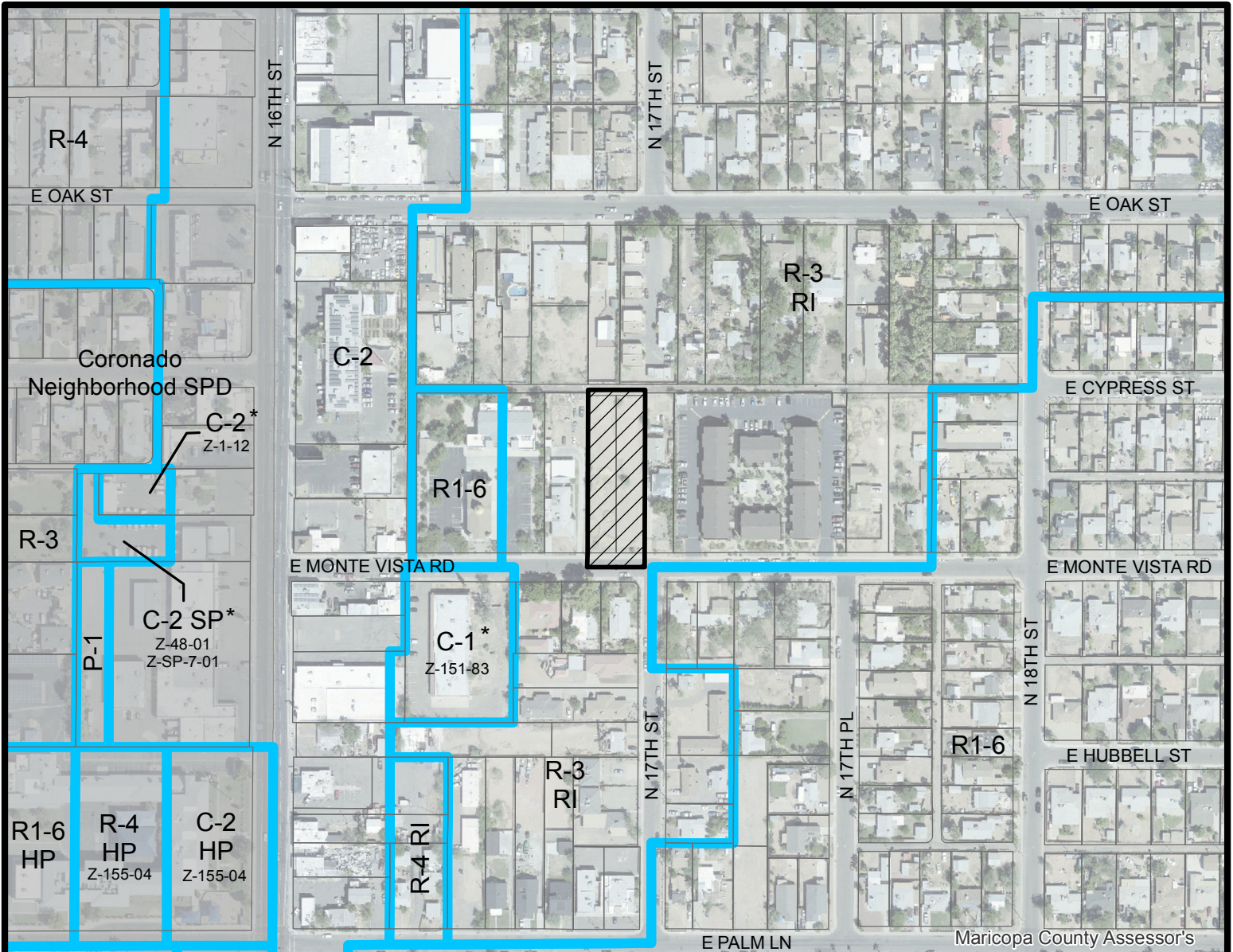


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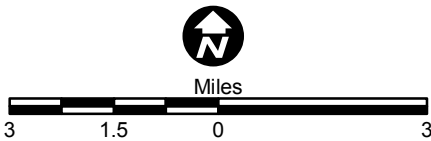


<b>APPLICANT'S NAME:</b> Edmir Dzudza		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-64-18		<b>FROM:</b> R-3 RI (0.71 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>0.71 Acres</b>		<small>DATE:</small> 10/23/2018 <small>REVISION DATES:</small>	
<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> 13-31		<small>ZONING MAP</small> G-9	
<b>MULTIPLES PERMITTED</b>		<b>CONVENTIONAL OPTION</b>	
R-3 RI		15	
R-4 RI		24	
		<b>* UNITS P.R.D. OPTION</b>	
		15	
		24	

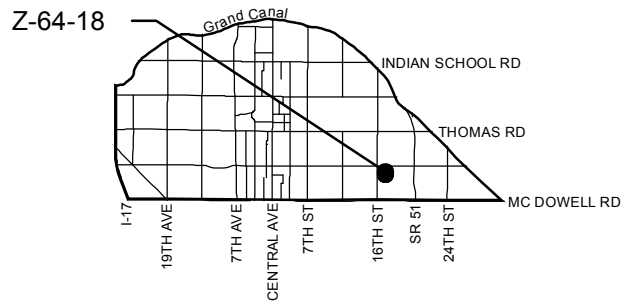
\* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's



**ENCANTO VILLAGE**  
CITY COUNCIL DISTRICT: 4



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<b>MULTIPLES PERMITTED</b>		<b>CONVENTIONAL OPTION</b>	
R-3 RI		15	
R-4 RI		24	
<b>* Maximum Units Allowed with P.R.D. Bonus</b>		<b>* UNITS P.R.D. OPTION</b>	
		15	
		24	











**From:** [Irene Varelas](#)  
**To:** [edmir.dzudza](#); [julianne.mate@gmail.com](mailto:julianne.mate@gmail.com); [Maja Brkovic](#)  
**Cc:** [Michael Pierce](#)  
**Subject:** Re: Z-64-18 Monte Vista Rezoning 1st Neighborhood Meeting  
**Date:** Tuesday, October 30, 2018 1:13:44 PM

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Maja,

Thank you for the email.

I live in the community where this project is to take place. As a resident, and only one of two who attended the meeting, I wanted let you know that the notices for the first meeting were received with only 2 days of meeting. This is most likely why there were only two in attendance.

I do hope we will receive future notifications well in advance.

As of today, I have not seen any postings on the property.

We did voice a few concerns about the project which I don't necessarily feel were conveyed with the previous email from Edmir. My comments are in red below.

**Julie**-Please feel free to respond if you feel I missed anything.

- ***Increasing project density from 16 units as maximum allowed to 22 units as proposed in this development***
  - Response: Additional 6 units will justify project feasibility for this market.
  - We did not feel this space should house 22 units and believe the 10-15 units would suffice for this lot and for the neighborhood. The immediate surrounding area (2 block radius) already has about 10 multi family residences. Plus if the new project on 16th St and Palm were to be approved, that would make 11.
- ***Increased building height***
  - Response: Maximum allowed building height is 30 feet and we are asking an increase to 33 feet for flat roof or 36 for pitched roof
  - The plans provided were so small, the writing is a blur and hard to read. But I believe although they are asking for 33-36 ft, but could go up to 45'. Is that correct?
  - There is an existing 2 story apt complex directly east of the proposed site which i feel is more than enough for the neighborhood. I could not imagine a 3 story going up on this street. It would be completely out of place.
- ***Increased Traffic on Monte Vista Road.***
  - Response: We will propose Road speed bumps to Streets Department during our planning process.
  - We are concerned about the increase in traffic as the project on 16th St and Palm would have their egress onto 17th St pushing that traffic onto Monte Vista Rd as well.
  - With the limited amount of space within the proposed 22 unit complex, I can only imagine parking to be an issue for the residents alone, but what about visitors?
- ***Issues with water pressure and sewer line capacity in neighborhood.***
  - Response: Project will be designed and engineer to meet current building codes and

utilities requirements in City of Phoenix.

- ***Size and quality of amenities inside development.***
  - Response: Project will be designed to meet City of Phoenix planning and design standards.
  - *With the request of 22 units, this leaves no room for amenities for their residents other than asphalt. We feel the developer is only interested in revenue and not the community as a whole.*
- ***There is a concern about income level of future tenants and rental pricing that might bring more crime to the neighborhood.***
  - Response: Project is designed by real estate market studies, income levels, sales and rental prices in area. Rentals or sales pricing will be competitive and affordable to allow young couples and professional to afford urban living . Project will be professionally managed to keep neighborhood safe from any criminal activities.
  - *Again, with the developer wanting to maximize profit, and lack of community space and amenities to prospective renters, I feel this type of complex will not attract the desired renter. Professionals, students, small families.*
- ***Architectural style does not match neighborhood's character.***
  - Response: We have designed many developments in area and City of Phoenix Design Review Comments were always encouraging, that our design matches City of Phoenix vision for multi-family infill and urban projects. However we will propose an alternative design solution and will work with neighbors to achieve a different vision. ***See attached sketches.***
  - *Correct, we were not satisfied with the original drawings that were provided. There are no multi family complexes in the area that are similar to what they are proposing. Some suggestions were garden, hacienda or Mediterranean style. There is an complex, Casa Tomas at 1862 Thomas Rd. that is a good example of what would fit the neighborhood.*

I appreciate your time.

Please let me know if you have any questions, or if I can be of assistance.

Thank you,

Irene Varelas

On Tuesday, October 30, 2018, 9:55:18 AM MST, Maja Brkovic <maja.brkovic@phoenix.gov> wrote:

Hello Edmir,

Thank you for sending over the neighborhood meeting notes. Please take a look at the attached and updated rezoning packet (pages 5 and 22). We require that a citizen participation report be completed will all rezoning cases. Please ensure that the checklist is located within the packet and number and answer each question. I will send a follow-up e-mail attached with a recent citizen participation report we received for some guidance, I tried sending the e-mail with both attachments but it was too large.

Respectfully,

Maja Brkovic

Planner II – Village

North Mountain & Paradise Valley

City of Phoenix Planning & Development Department

200 West Washington Street, 3<sup>rd</sup> Floor

Phoenix, AZ 85003-1611

[maja.brkovic@phoenix.gov](mailto:maja.brkovic@phoenix.gov)

Office: 602-261-8701

**From:** [Irene Varelas](#)  
**To:** [Maja Brkovic](#)  
**Subject:** Z-64-18 Monte Vista Rezoning 1st Neighborhood Meeting  
**Date:** Wednesday, November 14, 2018 12:22:15 PM

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  - With the limited amount of space within the proposed 22 unit complex, I can only imagine parking to be an issue for the residents alone, but what about visitors?
- ***Issues with water pressure and sewer line capacity in neighborhood.***
  - Response: Project will be designed and engineer to meet current building codes and utilities requirements in City of Phoenix.
- ***Size and quality of amenities inside development.***
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  - With the request of 22 units, this leaves no room for amenities for their residents other than

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Irene Varelas  
(480) 329-6237