

PHOENIX CITY COUNCIL FORMAL AGENDA



Mayor  
Kate Gallego

Vice Mayor  
District 5  
Betty Guardado

District 1  
Thelda Williams

District 2  
Jim Waring

District 3  
Debra Stark

District 4  
Laura Pastor

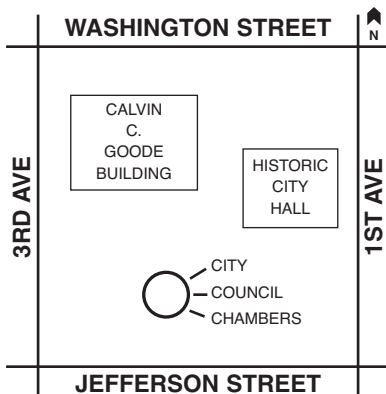
District 6  
Sal DiCiccio

District 7  
Michael Nowakowski

District 8  
Carlos Garcia

Online agendas and  
results available at  
[www.phoenix.gov](http://www.phoenix.gov)

City Council Chambers  
200 W. Jefferson St.  
Phoenix, AZ 85003



WELCOME!

Thank you for participating in the process of representative local government. We welcome your interest and hope you and your neighbors will often attend Phoenix City Council meetings. Democracy cannot endure without an informed and involved electorate.

Phoenix operates under a Council-Manager form of local government. Policy is set by the Mayor and Council, and the City Manager, who is appointed by the Council, directs staff to carry out the policies. This separation of policy-making and policy administration is considered the most economical and efficient form of city government.

FORMAL CITY COUNCIL MEETINGS

The Council generally holds formal meetings at 2:30 p.m. on Wednesdays to take official action on Ordinances, Resolutions, and other items on the agenda. Although the formal agenda is subject to change, all changes to the printed agenda will be available at least 24 hours prior to the meeting. Visit [phoenix.gov/cityclerk/publicmeetings](http://phoenix.gov/cityclerk/publicmeetings) to view the agenda and meeting schedule.

The formal meeting may appear to proceed very quickly, with important decisions reached with little discussion. However, councilmembers receive the agenda the week prior to the meeting, giving them the opportunity to study every item and to ask questions of City staff members. If no additional information is presented at the meeting, action may be taken without discussion.

HOW CITIZENS CAN PARTICIPATE

Phoenix City Council meetings are live streamed on phoenix.gov and available to view on Phoenix Channel 11.

For updated information on how residents can provide input on Council agenda items, please visit [phoenix.gov/cityclerk/publicmeetings](http://phoenix.gov/cityclerk/publicmeetings) or call 602-262-6001.

For other questions involving the City, you are encouraged to contact your District councilmember at 602-262-7029 or the City Manager's Office at 602-262-4449. To reach the Mayor's Office, call 602-262-7111. We will do everything possible to be responsive to your individual requests.

REGISTERED LOBBYISTS

Individuals paid to lobby on behalf of persons or organizations other than themselves must register with the City Clerk prior to lobbying or within five business days thereafter and must re-register annually. If you have any questions about registration or whether or not you must register, visit [lobbyist.phoenix.gov](http://lobbyist.phoenix.gov) or contact the City Clerk's Office at 602-256-3186.

ACCESSIBILITY

For further information or reasonable accommodations, please call 602-256-3186 or Relay 7-1-1 as early as possible to coordinate needed arrangements.

Si necesita asistencia o traducción en español, favor de llamar lo mas pronto posible a la oficina de la Secretaría Municipal de Phoenix al 602-256-3186.

# City of Phoenix Council members and district boundaries



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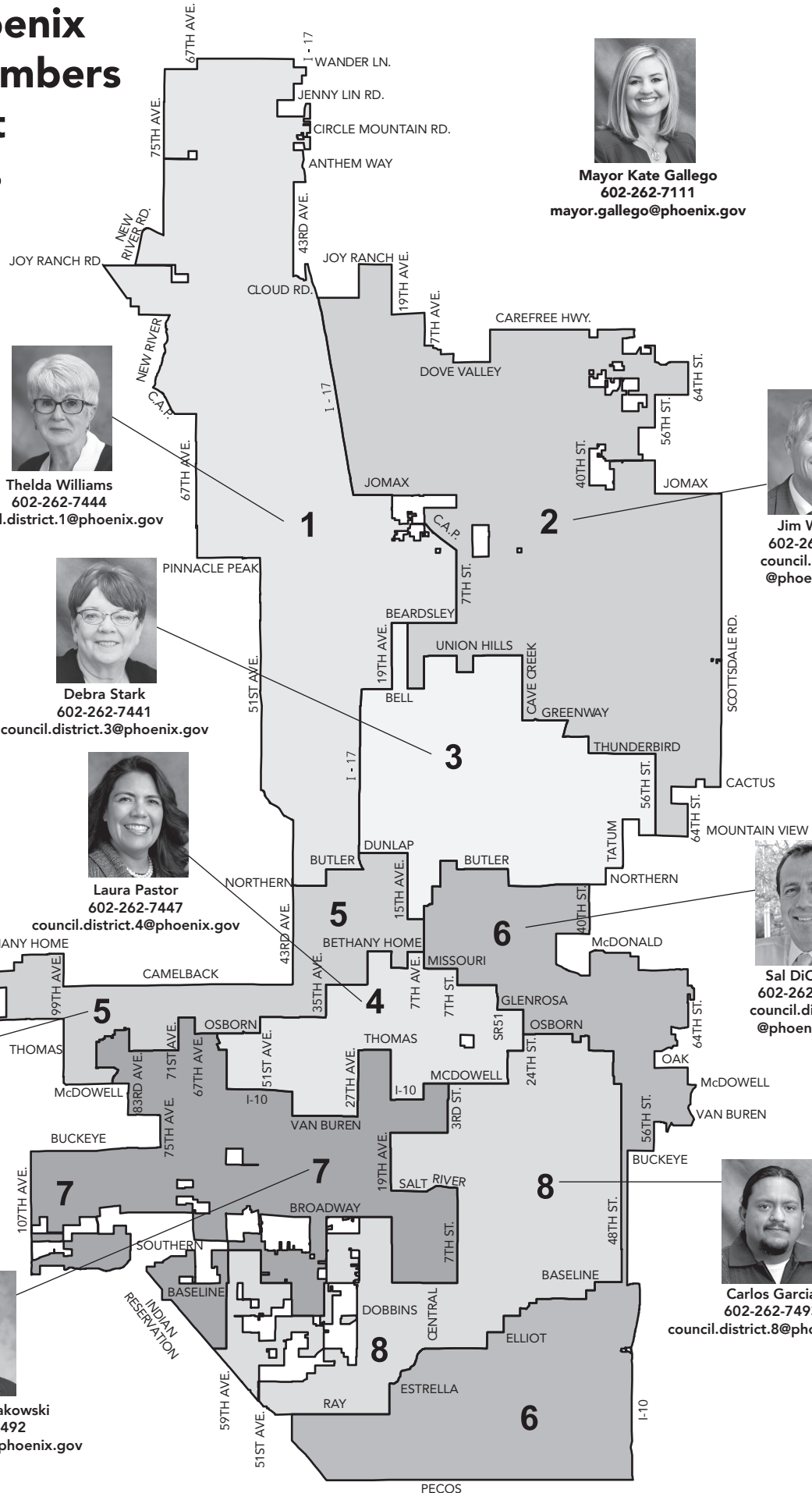
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# Agenda

## City Council Formal Meeting

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Wednesday, October 21, 2020

2:30 PM

phoenix.gov

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**\*\*\*REVISED Oct. 20, 2020\*\*\***  
**Item Added: 82**

### OPTIONS TO ACCESS THIS MEETING

- **Watch** the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable.

- **Call-in** to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 126 034 8981# (for English) or 126 862 4046# (for Spanish). Press # again when prompted for attendee ID.

- **Register and speak during a meeting:**

- **Register online** by visiting the City Council Meetings page on phoenix.gov **at least 1 hour prior to the start of this meeting.** Then, click on this link at the time of the meeting and join the Webex to speak.

<https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=e74aef6a32a313c0f7681823709a44f68>

- **Register via telephone** at 602-262-6001 **at least 1 hour prior to the start of this meeting,** noting the item number. Then, use the Call-in phone number and Meeting ID listed above at the time of the meeting to call-in and speak.

**CALL TO ORDER AND ROLL CALL**

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- 1 For Approval or Correction, the Minutes of the Formal Meeting on Oct. 16, 2019 Page 13

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- 4 Liquor License - Aioli Gourmet Burgers District 3 - Page 22
- 5 Liquor License - Bad Habits #601 District 3 - Page 27
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-

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**ADD-ON ITEMS**

- \*82 **\*\*\*REQUEST TO ADD-ON \*\*\* Eight-Hour Rule Request  
to Pursue Intergovernmental Agreements Related to  
Affordable Housing and Homelessness**

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**REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS**

**CITIZEN COMMENTS**

**ADJOURN**



## City Council Formal Meeting



City of Phoenix

### Report

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**Agenda Date:** 10/21/2020, **Item No.** 1

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### **For Approval or Correction, the Minutes of the Formal Meeting on Oct. 16, 2019**

#### **Summary**

This item transmits the minutes of the Formal Meeting of Oct. 16, 2019, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington St., 15th Floor.

#### **Responsible Department**

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.

## City Council Formal Meeting



City of Phoenix

### Report

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**Agenda Date: 10/21/2020, Item No. 2**

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## **Mayor and Council Appointments to Boards and Commissions**

### **Summary**

This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

### **Responsible Department**

This item is submitted by the Mayor's Office.

**ATTACHMENT A**



**City of Phoenix**

**To:** City Council  
**From:** Mayor Kate Gallego

**Date:** October 21, 2020

**Subject:** BOARDS AND COMMISSIONS – APPOINTEES

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

**Ahwatukee Foothills Village Planning Committee**

I recommend the following individual for appointment:

Darin Fisher

Mr. Fisher is the Chief Executive Officer of Vision Community Management and a resident of District 6. He fills a vacancy for a term to expire November 19, 2021.

**Citizens Transportation Commission**

Councilmember Carlos Garcia recommends the following individual for appointment:

Gloria Montano Greene

Ms. Montano Greene is the Political Director at CHISPA Arizona and a resident of District 8. She replaces Alex Navidad for a partial term to expire June 30, 2021.

**Fast-Track Cities Ad Hoc Committee**

I recommend the following individuals for appointment:

Rocko Cook

Mr. Cook is the Community Services Director at the Southwest Center for HIV/AIDS.

Shannon DiPalmo

Ms. DiPalmo is the Vice President of West Coast Operations at CAN Community Health, Inc.

Rebecca Lutz

Ms. Lutz is the Client Support Manager at Choice Recovery Center.

**Phoenix Arts and Culture Commission**

I recommend the following individual for appointment:

Celeste Scott

Ms. Scott is a Program Manager at Deer Valley Petroglyph Preserve and a resident of District 1. She fills a vacancy for a term to expire September 30, 2023.





## Liquor License - Phat Turtle BBQ

Request for a liquor license. Arizona State License Application 118886.

### Summary

#### Applicant

Michael Sloan, Agent

#### License Type

Series 12 - Restaurant

#### Location

30845 N. Cave Creek Road, Ste. 107

Zoning Classification: C-1 PCD

Council District: 2

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is Oct. 31, 2020.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

#### Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

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Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
"I have a functioning restaurant with consistent hours of operation and qualified staff to safely serve patrons. The restaurant is perfectly outfitted and the ability to serve alcohol will only enhance the dining experience and stimulate the economy of our community. I also have over 35 years of business management and ownership."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"By giving patrons additional choices for restaurant dining experiences. The area has limited restaurants to choose from, in particular barbecue venues."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Phat Turtle BBQ

Liquor License Map - Phat Turtle BBQ

**Responsible Department**

This item is submitted by Deputy City Manager Toni MacCarone and the City Clerk Department.

# Liquor License Data: PHAT TURTLE BBQ

## Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	1	1
Bar	6	1	1
Beer and Wine Bar	7	1	1
Liquor Store	9	4	0
Beer and Wine Store	10	3	1
Restaurant	12	4	2
Craft Distiller	18	1	1

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	38.38	5.57	8.28
Violent Crimes	6.79	0.50	1.06

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

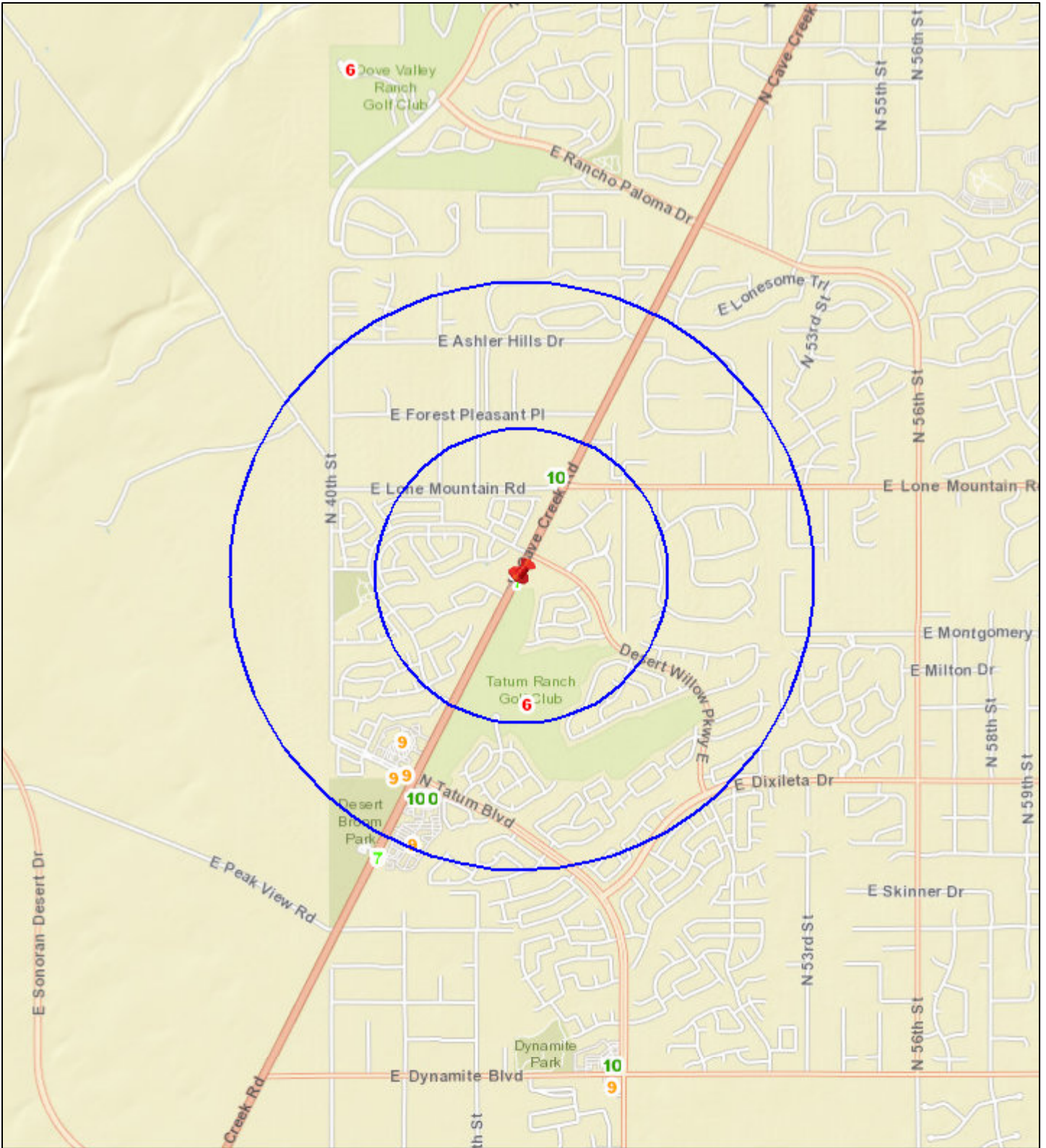
Description	Average	1/2 Mile Average
Parcels w/Violations	62	5
Total Violations	106	6

### Census 2010 Data 1/2 Mile Radius

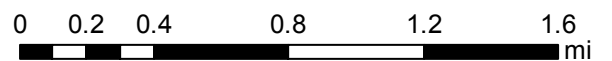
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6125001	1635	92 %	5 %	11 %
6126001	802	85 %	34 %	6 %
6126002	1050	94 %	23 %	3 %
6127001	1486	95 %	3 %	8 %
6127002	966	93 %	10 %	0 %
6130002	1447	94 %	3 %	0 %
Average		61 %	13 %	19 %

# Liquor License Map: PHAT TURTLE BBQ

30845 N CAVE CREEK RD



Date: 9/10/2020



City Clerk Department



## Liquor License - Aioli Gourmet Burgers

Request for a liquor license. Arizona State License Application 117940.

### Summary

#### Applicant

Thomas D'Ambrosio III, Agent

#### License Type

Series 12 - Restaurant

#### Location

430 E. Bell Road, Ste. 103

Zoning Classification: C-2

Council District: 3

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Oct. 24, 2020.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

#### Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

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on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Aioli Gourmet Burgers (Series 12)  
10652 N. 32nd St., Phoenix  
Calls for police service: 1  
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
"I have had a liquor license at our other location in good standing for several years."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
"We have policies and training in place to make sure staff does not over serve. All front of house staff will take tips training and all management have taken the manager level liquor class."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Aioli Gourmet Burgers  
Liquor License Map - Aioli Gourmet Burgers

**Responsible Department**

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.

# Liquor License Data: AIOLI GOURMET BURGERS

## Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	0
Beer and Wine Bar	7	1	0
Liquor Store	9	7	3
Beer and Wine Store	10	7	4
Restaurant	12	21	19

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	38.38	108.30	227.49
Violent Crimes	6.79	12.73	25.90

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	61	26
Total Violations	105	50

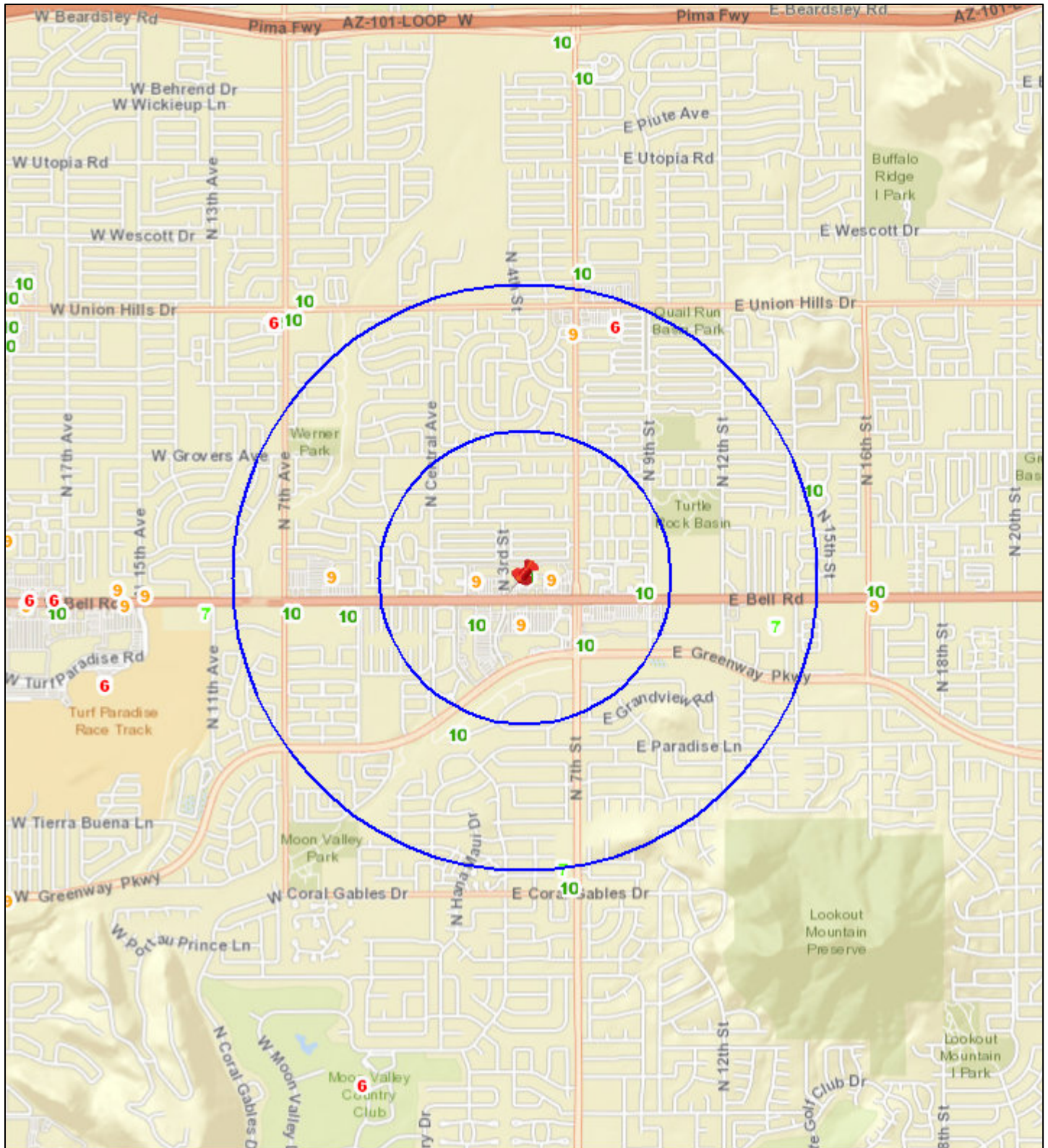


### Census 2010 Data 1/2 Mile Radius

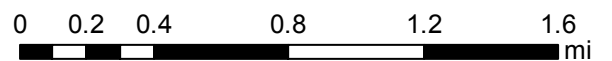
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1036043	1058	42 %	16 %	4 %
1036111	1396	66 %	14 %	3 %
1036121	649	0 %	41 %	18 %
1036123	1542	94 %	8 %	0 %
1036124	1189	0 %	19 %	32 %
6189001	1603	54 %	10 %	6 %
6189002	1451	82 %	0 %	28 %
6189004	1183	83 %	15 %	1 %
6189005	1013	0 %	37 %	22 %
6190001	681	88 %	10 %	7 %
6191001	2198	0 %	11 %	23 %
6191002	617	22 %	45 %	19 %
6192002	1223	0 %	15 %	29 %
Average		61 %	13 %	19 %

# Liquor License Map: AIOLI GOURMET BURGERS

430 E BELL RD



Date: 8/31/2020



City Clerk Department



## Liquor License - Bad Habits #601

Request for a liquor license. Arizona State License Application 09070049.

### Summary

#### Applicant

Amy Nations, Agent

#### License Type

Series 9 - Liquor Store

#### Location

10612 N. Cave Creek Road

Zoning Classification: C-2

Council District: 3

This request is for an ownership and location transfer of a liquor license for a liquor store. This location is currently licensed for liquor sales with a Series 10, Beer and Wine Store Liquor License. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application is Oct. 25, 2020.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Bad Habits (Series 10)  
10612 N. Cave Creek Road, Phoenix  
Calls for police service: 26  
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
"The owners of Bad Habits have been in business for 40 years and hold several liquor licenses in many states. They have an excellent track record with all regulatory agencies."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
"Bad Habits owners are improving the structure that has been an eye sore in the neighborhood. The ability to sell liquor will allow me to provide a full service liquor store to serve our neighbors. Bad Habits will add to the tax base as well as create jobs in our community."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Liquor License Data - Bad Habits #601  
Liquor License Map - Bad Habits #601

**Responsible Department**

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.

## Liquor License Data: BAD HABITS #601

### Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Liquor Store	9	2	0
Beer and Wine Store	10	3	1
Restaurant	12	2	1
Club	14	1	0

### Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	38.38	38.66	52.65
Violent Crimes	6.79	8.33	10.40

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

### Property Violation Data

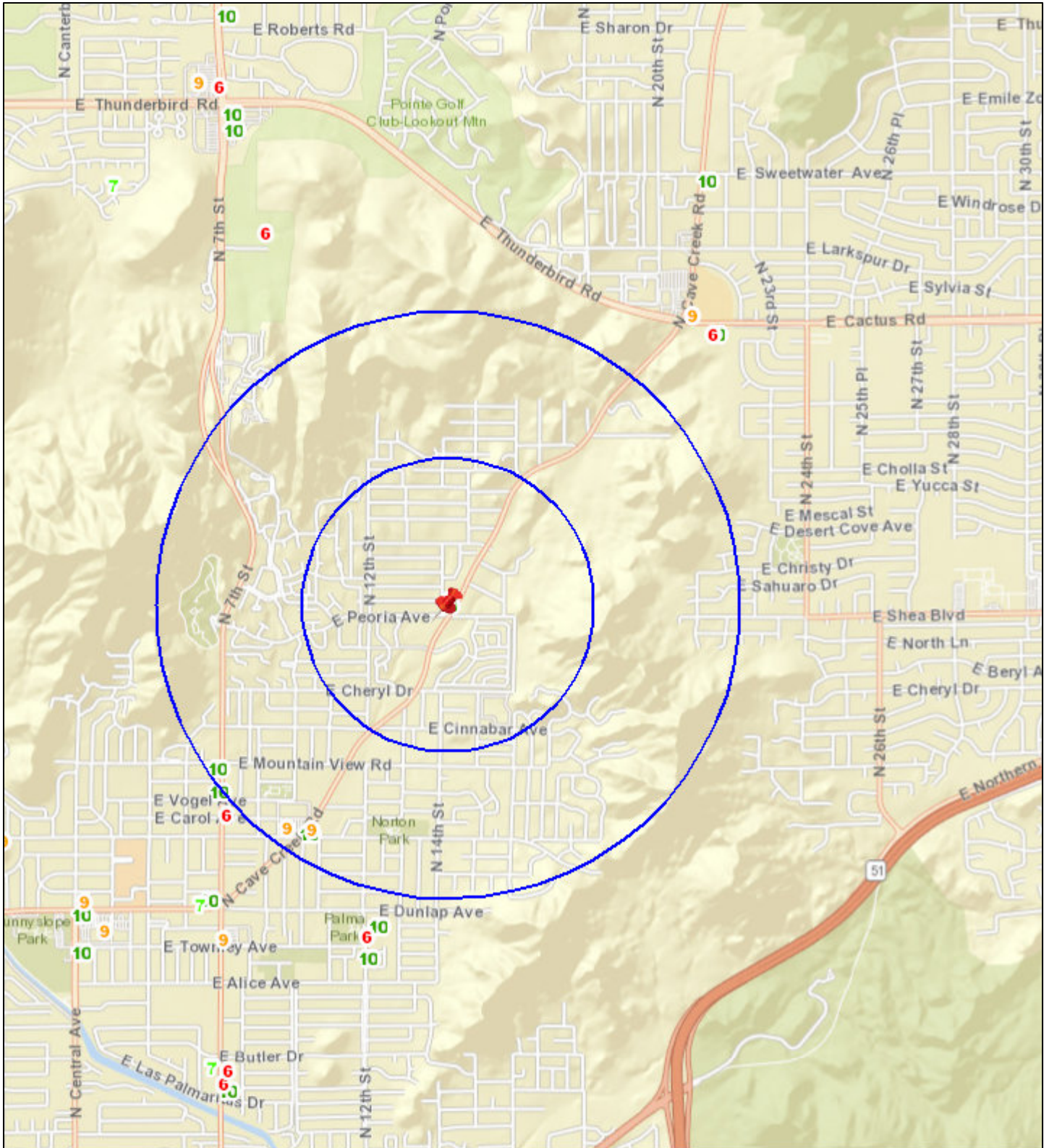
Description	Average	1/2 Mile Average
Parcels w/Violations	61	85
Total Violations	105	153

### Census 2010 Data 1/2 Mile Radius

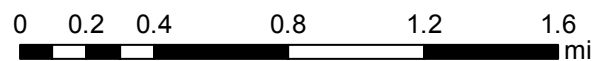
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1037021	724	66 %	22 %	7 %
1037022	1394	82 %	8 %	7 %
1037023	1050	23 %	4 %	11 %
1047012	937	54 %	0 %	14 %
1047013	775	48 %	37 %	5 %
1047021	1289	13 %	20 %	32 %
1047024	720	75 %	9 %	13 %
1048012	1830	85 %	3 %	19 %
Average		61 %	13 %	19 %

# Liquor License Map: BAD HABITS

10612 N CAVE CREEK RD



Date: 8/28/2020







## Liquor License - Taphouse Kitchen

Request for a liquor license. Arizona State License Application 118215.

### Summary

#### Applicant

Jeffrey Miller, Agent

#### License Type

Series 12 - Restaurant

#### Location

3131 E. Shea Blvd.

Zoning Classification: C-2

Council District: 3

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Oct. 27, 2020.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

#### Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
"We are very strict with our liquor service policies. Our employees with go through extensive training and we plan to conduct audits to ensure they comply."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
"We would like the ability to serve our patrons beer and wine while upholding all laws and regulations."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Taphouse Kitchen  
Liquor License Map - Taphouse Kitchen

**Responsible Department**

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.

# Liquor License Data: TAPHOUSE KITCHEN

## Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	1
Beer and Wine Bar	7	1	1
Liquor Store	9	3	3
Beer and Wine Store	10	3	3
Restaurant	12	8	8

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	38.38	23.35	35.77
Violent Crimes	6.79	2.20	4.98

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

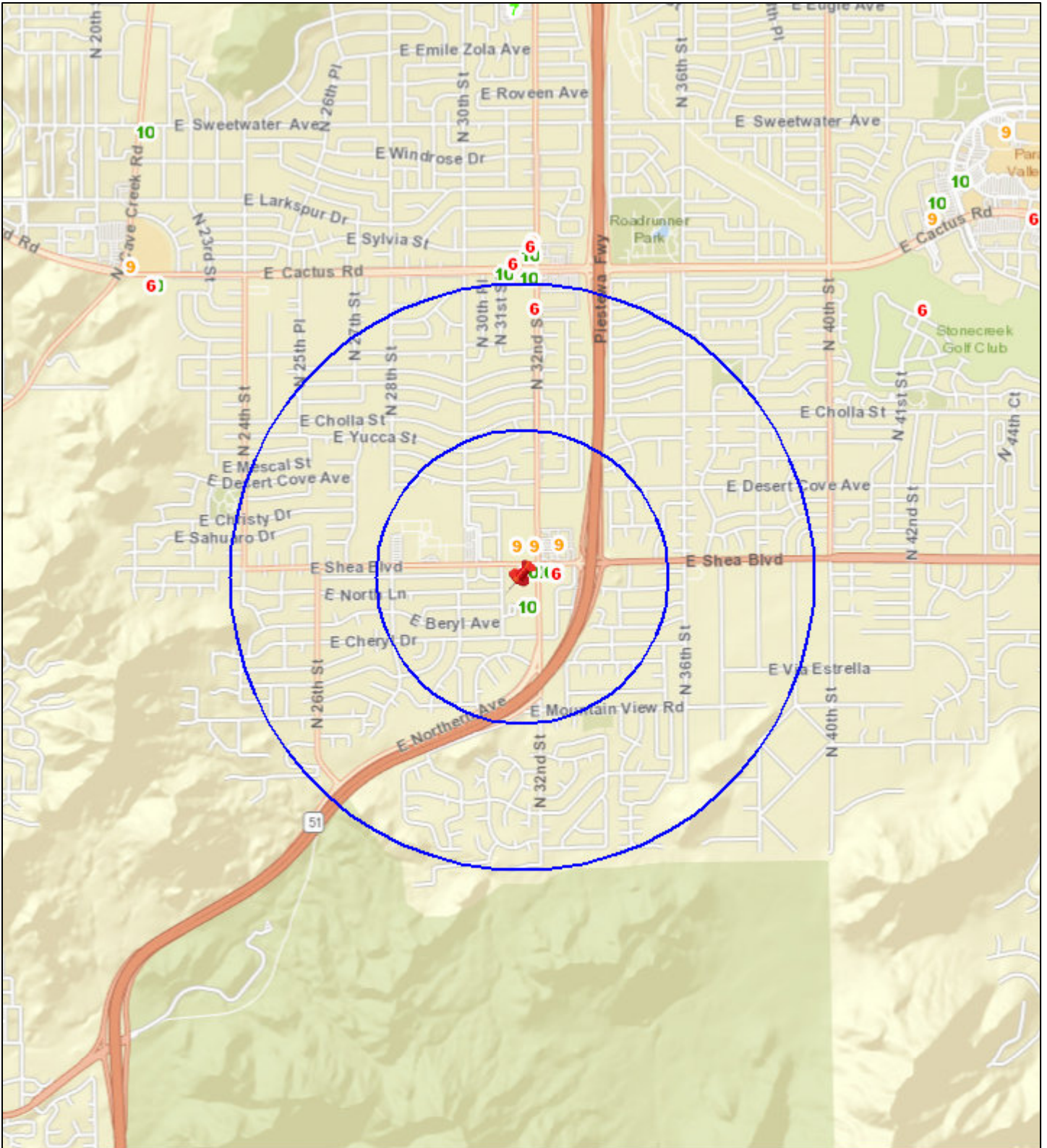
Description	Average	1/2 Mile Average
Parcels w/Violations	61	18
Total Violations	105	35

**Census 2010 Data 1/2 Mile Radius**

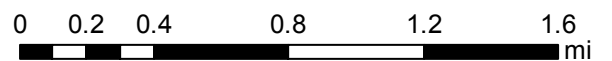
<b>BlockGroup</b>	<b>2010 Population</b>	<b>Owner Occupied</b>	<b>Residential Vacancy</b>	<b>Persons in Poverty</b>
1048011	1972	96 %	7 %	8 %
1048021	941	84 %	0 %	4 %
1048023	1419	89 %	14 %	1 %
1048025	888	4 %	7 %	24 %
1049003	2131	84 %	6 %	2 %
1051011	1042	100 %	7 %	7 %
1051013	1549	100 %	4 %	1 %
Average		61 %	13 %	19 %

# Liquor License Map: TAPHOUSE KITCHEN

3131 E SHEA BLVD



Date: 8/31/2020





## Liquor License - Tequila Cien Rifles LLC

Request for a liquor license. Arizona State License Application 118944.

### Summary

#### Applicant

Jose Mendoza, Agent

#### License Type

Series 4 - Wholesaler

#### Location

3645 N. 35th Ave.

Zoning Classification: A-2

Council District: 4

This request is for a new liquor license for a wholesaler. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is Nov. 3, 2020.

Pursuant to A.R.S. 4-203, consideration may be given to the applicant's personal qualifications and not the location.

#### Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

#### Public Opinion

No protest or support letters were received within the 20-day public comment period.

#### Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the

applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: “I have been doing business in Phoenix area since 2010 considering my self as a responsible and qualified person to do this other part of my business.”

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

**Responsible Department**

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.



## Liquor License - 7 - Eleven #22886E

Request for a liquor license. Arizona State License Application 115541.

### Summary

#### Applicant

Sunil Mutreja, Agent

#### License Type

Series 10 - Beer and Wine Store

#### Location

3912 E. Camelback Road

Zoning Classification: C-2

Council District: 6

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Oct. 27, 2020.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

#### Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

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Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
"I have been vetted by 7- Eleven to be a qualified franchisee. I have completed an extensive corporate training program regarding the responsible operation of a 7-Eleven store and have completed basic and management liquor training by an authorized trainer, as required by Arizona liquor laws. In addition, 7-Eleven franchisees have corporate training and support personnel to assist and oversee its franchisees."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
"This location has been a 7-Eleven store for many years. I will operate the store in the same responsible manner and with the high standards required of 7-Eleven franchisees. I plan to continue to provide quality service to the neighbors of this store, and to the general public which they have enjoyed and come to expect for many years."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - 7 - Eleven #22886E

Liquor License Map - 7 - Eleven #22886E

**Responsible Department**

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.

## Liquor License Data: 7-ELEVEN #22886E

### Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	0
Beer and Wine Bar	7	3	1
Liquor Store	9	3	1
Beer and Wine Store	10	4	2
Restaurant	12	17	8

### Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	38.38	36.38	45.22
Violent Crimes	6.79	2.28	3.92

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

### Property Violation Data

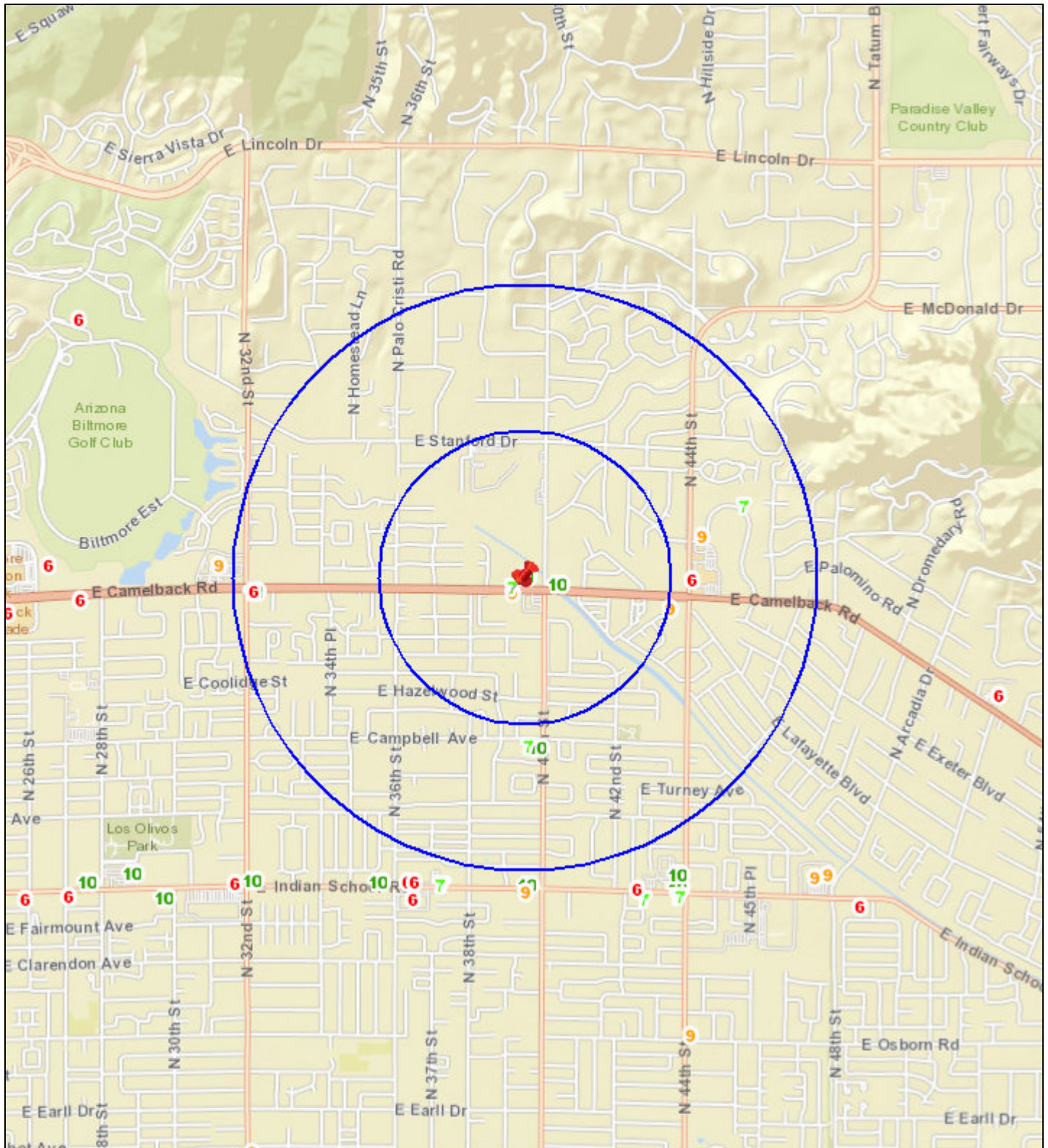
Description	Average	1/2 Mile Average
Parcels w/Violations	61	12
Total Violations	105	17

### Census 2010 Data 1/2 Mile Radius

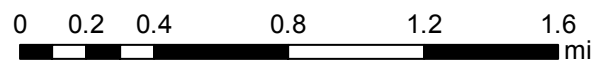
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1051033	1364	100 %	22 %	0 %
1079002	1436	98 %	17 %	7 %
1079003	1457	31 %	6 %	6 %
1081001	1849	78 %	1 %	7 %
1082001	717	56 %	23 %	6 %
1083011	1100	89 %	14 %	0 %
1083012	1221	72 %	5 %	1 %
1083013	982	75 %	18 %	1 %
Average		61 %	13 %	19 %

# Liquor License Map: 7-ELEVEN #22886E

3912 E CAMELBACK RD



Date: 8/31/2020



City Clerk Department



## Liquor License - QuikTrip #1402

Request for a liquor license. Arizona State License Application 118305.

### Summary

#### Applicant

Perry Huellmantel, Agent

#### License Type

Series 10 - Beer and Wine Store

#### Location

4015 E. Cottonwood Lane

Zoning Classification: C-2 PCD

Council District: 6

This request is for a new liquor license for a convenience store that sells gas. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently under construction with plans to open in January 2021.

The 60-day limit for processing this application is Nov. 2, 2020.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
“At QuikTrip, we have demonstrated record of our ability and commitment to act as a reliable and capable retailer. I currently serve as the agent on more 100 liquor licenses in Arizona for QuikTrip Stores. Since I began acting as the agent on QuikTrip liquor licenses in Arizona, we have not received a single citation for a violation of liquor laws. We ensure all store managers have current liquor training and maintain strict standards to ensure all our employees comply with state laws. QuikTrip has proven that it is a responsible operator and our record demonstrates that I - as an applicant - and QuikTrip - as an organization - have the capability and qualifications to hold a liquor license.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
“The public convenience requires and the best interest of the community will be substantially served by the issuance of the requested liquor license because this location will provide consumers in the immediate neighborhood competitively priced market-style items at a location where they can purchase necessities (everything from milk to Band-Aids) including extensive beverage offerings beyond beer and wine. Allowing customers to purchase alcohol while shopping for fuel or other times, including food, saves time, reduces road congestion, and the additional competition in the area lowers prices and ensures a high level of service for customers. QuikTrip's clean and modern design offers an experience consistent with the redevelopment of this area and will provide an additional option for gasoline and convenience. The best interest of the community will further be served because QuikTrip is a reliable operator with a demonstrated ability to responsibly sell alcohol in its stores and it will provide consumers in the area with more options and better pricing.”

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with

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the City of Phoenix Code and Ordinances.

Attachments

Liquor License Data - QuikTrip #1402

Liquor License Map - QuikTrip #1402

**Responsible Department**

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.

## Liquor License Data: QUIKTRIP #1402

### Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	0
Liquor Store	9	2	0
Beer and Wine Store	10	3	0
Restaurant	12	12	0

### Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	38.38	17.43	11.78
Violent Crimes	6.79	2.25	1.16

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

### Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	61	12
Total Violations	106	18

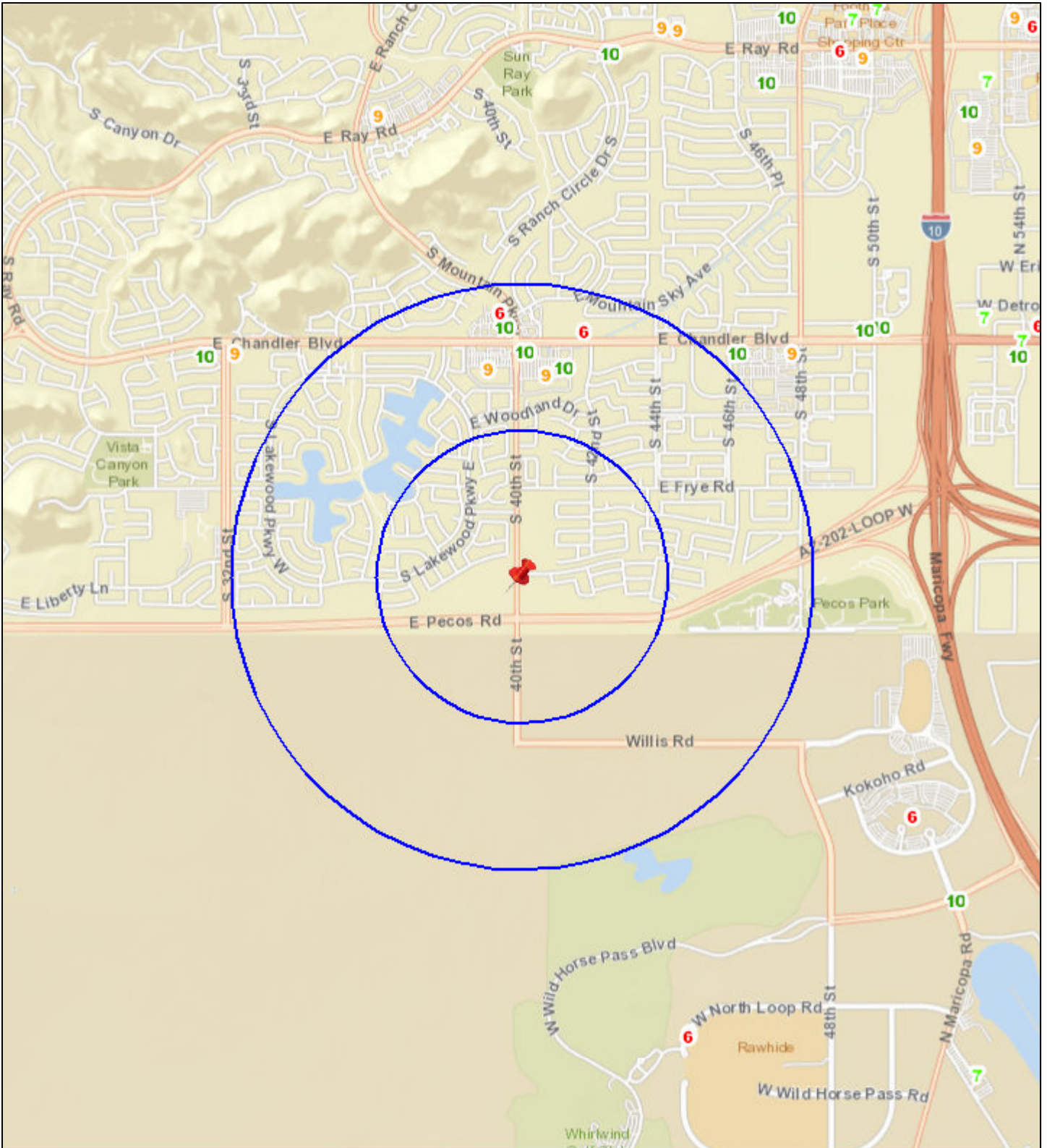
### Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1167122	1832	76 %	0 %	3 %
1167123	2451	69 %	5 %	8 %
1167131	589	64 %	51 %	42 %
1167132	1474	87 %	0 %	0 %
1167133	1145	100 %	0 %	7 %
Average		61 %	13 %	19 %

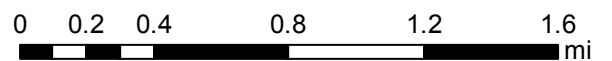


# Liquor License Map: QUIKTRIP #1402

4015 E COTTONWOOD LN



Date: 9/10/2020





## Liquor License - Phoenix Slice House

Request for a liquor license. Arizona State License Application 116828.

### Summary

#### Applicant

Jared Repinski, Agent

#### License Type

Series 12 - Restaurant

#### Location

326 N. 48th St.

Zoning Classification: C-1, C-3

Council District: 8

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application was Oct. 6, 2020. However, the applicant submitted a written request for more time.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

#### Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
"I have been representing liquor licensed establishments in Arizona for over 15 years."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
"Tourism plays an important role in our local economy and liquor licensed establishments (the sale of alcohol) is a very important aspect of tourism. Therefore, if the City of Phoenix continues to lead the State of Arizona by approving quality and diverse businesses (restaurants, bars, microbreweries, distilleries, hotels, resorts, golf courses, special events, convenience / grocery stores & gas stations) similar to this proposed liquor licensed business all businesses will prosper in our tourism based economy."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Liquor License Data - Phoenix Slice House  
Liquor License Map - Phoenix Slice House

**Responsible Department**

This item is submitted by Deputy City Manager Toni MacCarone and the City Clerk Department.

# Liquor License Data: PHOENIX SLICE HOUSE

## Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Wholesaler	4	1	0
Bar	6	4	1
Beer and Wine Bar	7	2	0
Liquor Store	9	3	0
Beer and Wine Store	10	4	2
Hotel	11	6	2
Restaurant	12	2	2

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	38.38	55.73	64.33
Violent Crimes	6.79	9.52	11.14

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

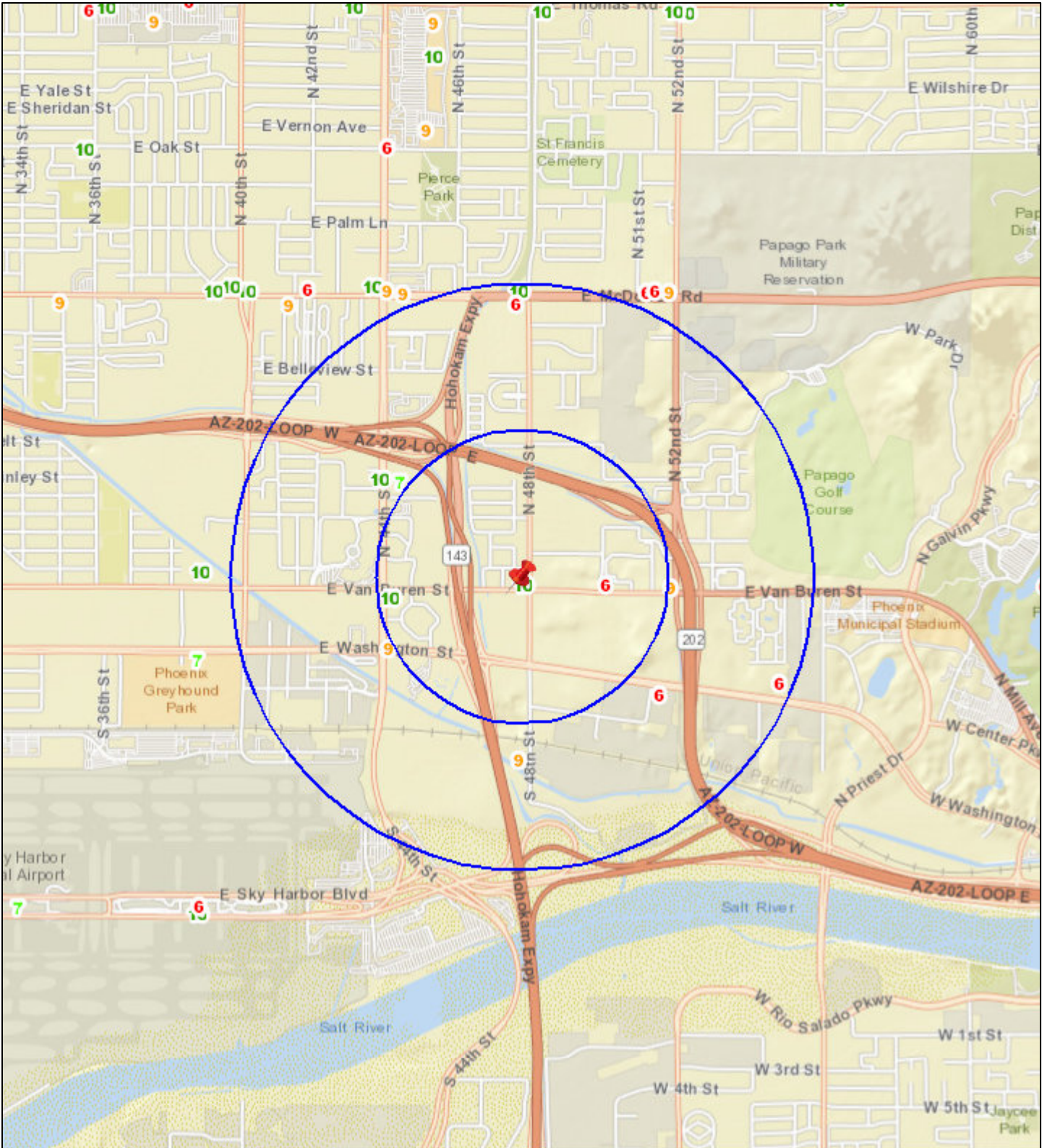
Description	Average	1/2 Mile Average
Parcels w/Violations	61	61
Total Violations	105	91

### Census 2010 Data 1/2 Mile Radius

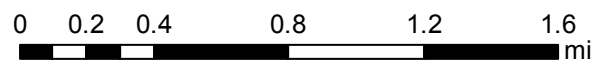
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1112021	1913	6 %	18 %	38 %
1112031	1003	0 %	24 %	37 %
1137002	1578	21 %	11 %	59 %
1137003	1101	31 %	18 %	11 %
1137005	1280	14 %	32 %	52 %
1138011	1007	13 %	30 %	31 %
Average		61 %	13 %	19 %

# Liquor License Map: PHOENIX SLICE HOUSE

326 N 48TH ST



Date: 8/11/2020





## Liquor License - Quick Stop

Request for a liquor license. Arizona State License Application 112978.

### Summary

#### Applicant

Lauren Merrett, Agent

#### License Type

Series 10 - Beer and Wine Store

#### Location

2344 W. Thomas Road

Zoning Classification: C-2

Council District: 4

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application was Sept. 13, 2020. However, the applicant submitted a written request for more time.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

Twenty letters protesting and two letters supporting the issuance of this license have been received and are on file in the Office of the City Clerk. The protest letters are from local residents. They feel the location would bring an increase in criminal activity and loitering back into the neighborhood that has decreased since the previous store closed. They also feel the location would be a risk for school children who would walk by the location to and from a school located nearby. The support letters are from local residents. They would like to see an active location in the neighborhood.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
"I meet all of the requirements for capability and qualifications listed in Title 4."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"This location has operated with a liquor license in the past and therefore the issuance of a license now will allow for continuity of operations."

Staff Recommendation

Staff recommends disapproval of this application based on neighborhood protest. The applicant has not demonstrated the public convenience and the best interest of the community would be served by the issuance of this license.

Attachments

Liquor License Data - Quick Stop

Liquor License Map - Quick Stop

**Responsible Department**

This item is submitted by Deputy City Manager Toni MacCarone and the City Clerk Department.



# Liquor License Data: QUICK STOP

## Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	3	0
Government	5	1	0
Bar	6	3	0
Beer and Wine Store	10	6	3
Restaurant	12	5	3

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	37.39	60.21	75.90
Violent Crimes	6.54	13.40	19

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

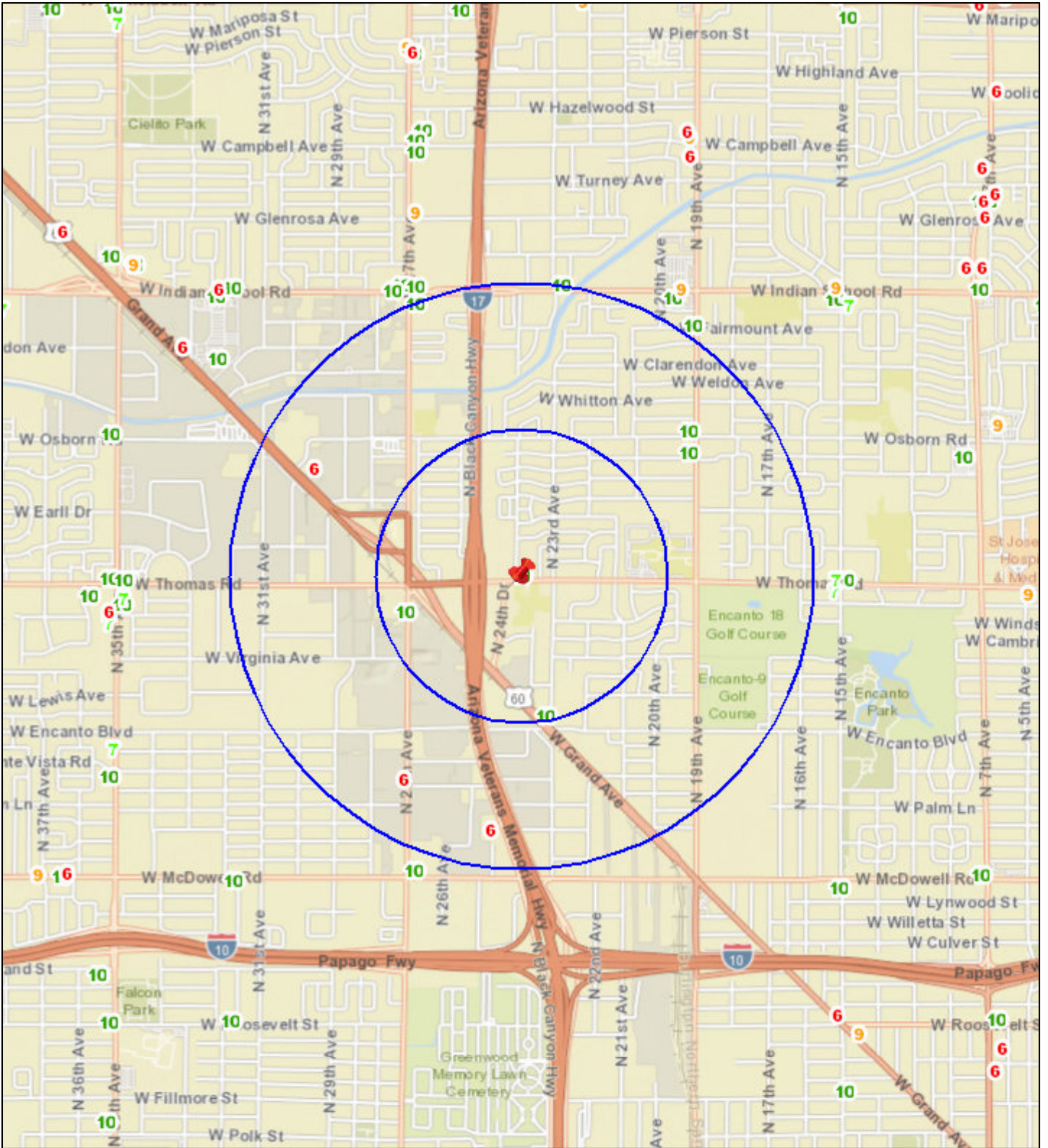
Description	Average	1/2 Mile Average
Parcels w/Violations	63	83
Total Violations	110	126

### Census 2010 Data 1/2 Mile Radius

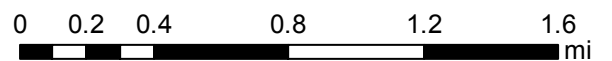
<b>BlockGroup</b>	<b>2010 Population</b>	<b>Owner Occupied</b>	<b>Residential Vacancy</b>	<b>Persons in Poverty</b>
1121001	989	53 %	5 %	35 %
1168002	1902	64 %	9 %	20 %
1169001	2535	66 %	12 %	50 %
1170001	2247	42 %	14 %	25 %
1170002	1845	32 %	9 %	34 %
1170003	2632	43 %	11 %	45 %
Average		61 %	13 %	19 %

# Liquor License Map: QUICK STOP

2344 W THOMAS RD



Date: 9/23/2020





## Liquor License - Yogie's Market

Request for a liquor license. Arizona State License Application 118858 & 118858S.

### Summary

#### Applicant

Joenisha Vinson, Agent

#### License Type

Series 10 & 10S - Beer and Wine Store with Sampling Privileges

#### Location

610 W. Dunlap Ave.

Zoning Classification: C-1

Council District: 3

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is Nov. 2, 2020.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

#### Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:  
"I am a mature adult who is very capable of handling any situation I'm placed in with composure. I've been in situations where I had to lawfully to responsibility, customers usually don't like rules but I follow them."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
"I have every intention on running my business the way its should be ran. I have a clean record, which means I'm adamant about peace. The community is definitely in good hands."

Staff Recommendation

Staff recommends disapproval of this application based on a Police Department recommendation for disapproval. The Police Department disapproval is based on a recent liquor license application denial for another location owned by the applicant for gaming violations and the seizure of evidence and contraband related to the sale of illegal drugs. Staff also recommends disapproval of the sampling privileges due to the premises being located within 300 feet of a church or school and the store having approximately 40 percent of shelf space dedicated to beer and wine, which is below the 75 percent minimum required by state law to qualify for sampling privileges. Based on the reasons listed, the applicant has not demonstrated the capability, qualifications and reliability to hold and control a liquor license.

Attachments

Liquor License Data - Yogie's Market

Liquor License Map - Yogie's Market

Liquor License Police Department Recommendation - Yogie's Market

**Responsible Department**

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.

# Liquor License Data: YOGIE'S MARKET

## Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Beer and Wine Bar	7	1	0
Liquor Store	9	6	2
Beer and Wine Store	10	8	7
Restaurant	12	10	5
Club	14	1	1

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	38.38	66.90	56.26
Violent Crimes	6.79	16.16	12.95

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

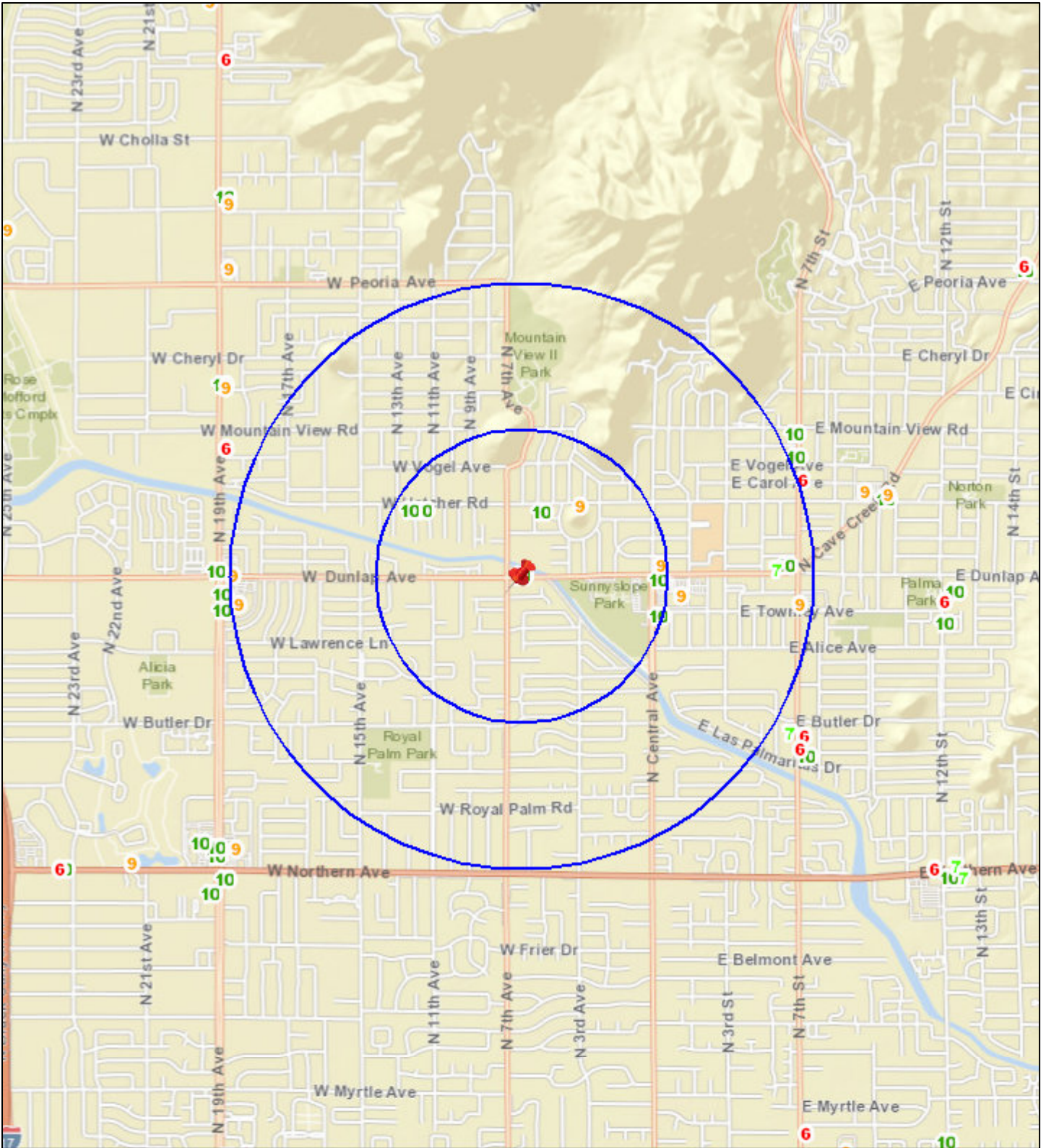
Description	Average	1/2 Mile Average
Parcels w/Violations	62	85
Total Violations	107	164

### Census 2010 Data 1/2 Mile Radius

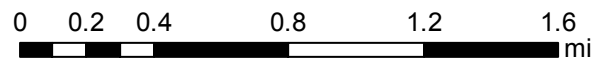
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1045011	795	78 %	7 %	18 %
1045013	1204	7 %	29 %	48 %
1045021	2058	40 %	14 %	50 %
1046001	1767	43 %	21 %	27 %
1046002	1676	20 %	20 %	39 %
1046003	1165	68 %	20 %	35 %
1053002	1704	34 %	25 %	42 %
1053003	1205	96 %	9 %	0 %
1054001	1427	100 %	3 %	4 %
1054002	981	85 %	7 %	5 %
Average		61 %	13 %	19 %

# Liquor License Map: YOGIE'S MARKET

610 W DUNLAP AVE



Date: 9/4/2020





**Police Department Liquor License Investigation Summary**

**Application Information**

<b>Business Name</b>	<b>Yogie's Market</b>	<b>District</b>	<b>3</b>
<b>Business Location</b>	<b>610 W. Dunlap Avenue</b>		
<b>Applicant Name</b>	<b>Amazing ATM LLC/Joenisha Vinson</b>	<b>Series Type</b>	<b>10</b>

**The Police Department recommends disapproval of this liquor license application for the following reasons:**

Ms. Joenisha Vinson, the applicant recently applied for and was denied a liquor license for another location by the name of Chimney Daze, located at 4744 W. Glendale Avenue, Glendale, AZ. The denial was based on gaming violations occurring at that location, which despite warnings were not corrected. The store had an illegal gaming machine that was discovered during an inspection. Joenisha Vinson was present and was advised/warned by state Gaming detectives about the gaming machine being illegal, but on a subsequent visit to that location, detectives found a second illegal gaming machine, in addition to the first. During this visit, Ms. Vinson's demeanor was non-compliant with the detectives, despite them displaying their badges and ID's. Ms. Vinson refused to provide ID and told the detectives to leave. Detectives were able to identify her using her motor vehicle record.

During the background investigation into the liquor application for 4744 W. Glendale Avenue, the Glendale detective learned of an ongoing investigation at that location for the sale of illegal drugs.

Two search warrants were recently served at 4744 W. Glendale Avenue, one by the State Gaming Department for illegal gaming machines and one by the Glendale Police Department for the drug sales investigation.

The search warrant by the Gaming Department resulted in the seizure of the two illegal gaming machines.

The search warrant conducted by Glendale Police for the drug investigation resulted in the seizure of evidence and contraband related to the sales of illegal drugs, including approximately one pound of marijuana. Prior to the service of the search warrant detectives observed drug sales from the address on three separate occasions.

The search warrants also uncovered Salas Louidor, Ms. Vinson's boyfriend, as a possible straw owner in the business, located at 4744 W. Glendale Avenue. It was learned that he handled daily operations at that location and handled staffing as well. He had not been disclosed as a manager on the liquor application for the Glendale location. Ms. Vinson and Mr. Louidor, according to departmental reports have been boyfriend/girlfriend since at least 2016. They currently have the same registered residential address.

On 09/25/20 Det. Maze interviewed Joenisha Vinson. During the interview she denied having knowledge of the drug search warrant being served at her Glendale location. She did admit to the gambling machines being seized, and to have previously been warned about the machines being illegal. Ms. Vinson also stated Salas Luoidor, was no longer

**LIQUOR LICENSE INVESTIGATION SUMMARY**

**Police Department Liquor License Investigation Summary**

**Application Information**

<b>Business Name</b>	<b>Yogie's Market</b>	<b>District</b>	<b>3</b>
<b>Business Location</b>	<b>610 W. Dunlap Avenue</b>		
<b>Applicant Name</b>	<b>Amazing ATM LLC/Joenisha Vinson</b>	<b>Series Type</b>	<b>10</b>

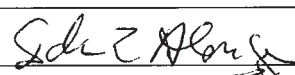
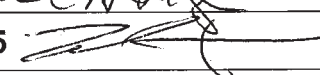
living with her. Det. Maze contacted Salas Louidor by telephone, who stated he still lives with Ms. Vinson, and has been since 2015.

When Ms. Vinson completed the state application for sampling privileges for 610 W Dunlap Avenue on 09/03/20, she indicated that the location had at least 75% of shelf space dedicated to beer and wine, as required by law to qualify for a sampling permit. This application was completed and signed by Joenisha Vinson. During a site inspection, while the store was operating with an interim permit, on 09/16/20, a state liquor detective found the store to have only 35-40% of shelf space dedicated to beer and wine. This is far below the 75% minimum as required by state law, and the 75% as declared by Ms. Vinson on the application.

Det. Maze was also advised by the Arizona Department of Liquor License and Control that they will be recommending denial of the liquor application for Yogi's Market at 610 W. Dunlap Avenue.

Based upon the reasons listed above, the applicant has not demonstrated that she is reliable, capable, or qualified to be responsible enough to hold a liquor license.

**This recommendation for disapproval is submitted by: Det. Craig Maze 8006**

<b>SIGNATURES</b>	
<b>Administrative Licensing Investigator</b>	I Alonge A4289 
<b>Liquor Enforcement Detail Supervisor</b>	Sgt. Mark Doty 5785 



### **PAYMENT ORDINANCE (Ordinance S-46990) (Items 13-17)**

*Ordinance S-46990 is a request to authorize the City Controller to disburse funds, up to amounts indicated below, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requests continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code section 42-13.*

#### **13 International Sanitary Supply Association**

For \$80,000.00 in payment authority for the Aviation Department. The funds are needed for Global Biorisk Advisory Council (GBAC) STARTM Facility Accreditation offered through International Sanitary Supply Association for Phoenix Sky Harbor International, Deer Valley and Goodyear Airports for a five-year period. The GBAC STARTM accreditation provides third-party validation that facilities have the cleaning protocols, disinfection techniques, and work practices to meet a higher level of cleanliness and safety. The enhanced cleaning protocols were developed to effectively address current and future pandemic concerns. GBAC is the industry's only outbreak prevention, response and recovery accreditation currently available to organizations such as airlines, airports and convention centers. The program is endorsed by industry organizations, including the American Association of Airport Executives and International Facility Management Association.

#### **14 Icor Technology Inc.**

For \$66,600.00 in payment authority to purchase a Mini-Caliber Robot for the Police Department. The Homeland Defense Bureau Bomb Squad is responsible for identifying and mitigating potential hazardous devices. The tactical robot will be specifically used for the Bomb Squad missions. The machine has a disruptor system to reduce the severity of situations,

and has the capability to access small areas. The robot can be deployed towards a package to move, view, and open without someone physically approaching the package. The use of this robot will directly increase the safety of the technician, officers, and the public. Without this robot, the Bomb Squad will be decertified and unable to operate.

**15 Hilltop Securities Asset Management, LLC**

For \$30,000.00 in payment authority for a new contract, entered on or about Nov. 1, 2020 for a term of five years for investment advisory services for the City of Phoenix Investment Advisory Committee administered by the Finance Department. The vendor will provide expertise in investment services related to the investment policy, portfolios, products, strategy, national economical activities and impacts for the Investment Advisory Committee review and decision-making processes.

**16 Life Technologies Corporation**

For \$26,000.00 in payment authority to purchase a one-year service maintenance agreement for two 3500xl Genetic Analyzers for the Laboratory Services Bureau, Forensic Deoxyribonucleic Acid (DNA) Section of the Police Department. The 3500xl Genetic Analyzers are proprietary and have been validated for use with laboratory reagents to meet national standards. The instruments are critical for conducting DNA analysis on biological evidence collected during criminal investigations. Service is required to meet the federal standards for DNA casework laboratories.

**17 National Technical Investigators Association**

For \$30,360.00 in payment authority for training for the Police Department. The training is critical and essential to the Phoenix Police Department's Homeland Defense Bureau. The course will cover Occupational Safety Health Administration requirements necessary to certify law enforcement personnel in deploying equipment in high voltage environments. Funding for this training will be paid out of the FY 2019 State Homeland Security Grant Program Automated Reconnaissance and Information Acquisition/Rapid Analytical Information Deployment grant.



## **Proposed 77th Avenue and Glass Lane Annexation - Authorization to File**

Request to authorize the City Manger, or his designee, to file with the Maricopa County Recorder's Office a blank petition for a proposed annexation. This annexation was requested by John Fox, with William Seymour Co., Inc., for the purpose of receiving City of Phoenix services. The proposed annexation conforms to current City policies and complies with Arizona Revised Statutes section 9-471 regarding annexation.

### **Summary**

Signatures on the proposed annexation petition shall not be obtained for a waiting period of 30 days after filing the blank petition with the Maricopa County Recorder. Additionally, a Public Hearing will be scheduled within this 30-day waiting period, permitting the City Council to gather community input regarding the annexation proposal. Formal adoption of this proposed annexation will be considered at a later date.

### **Location**

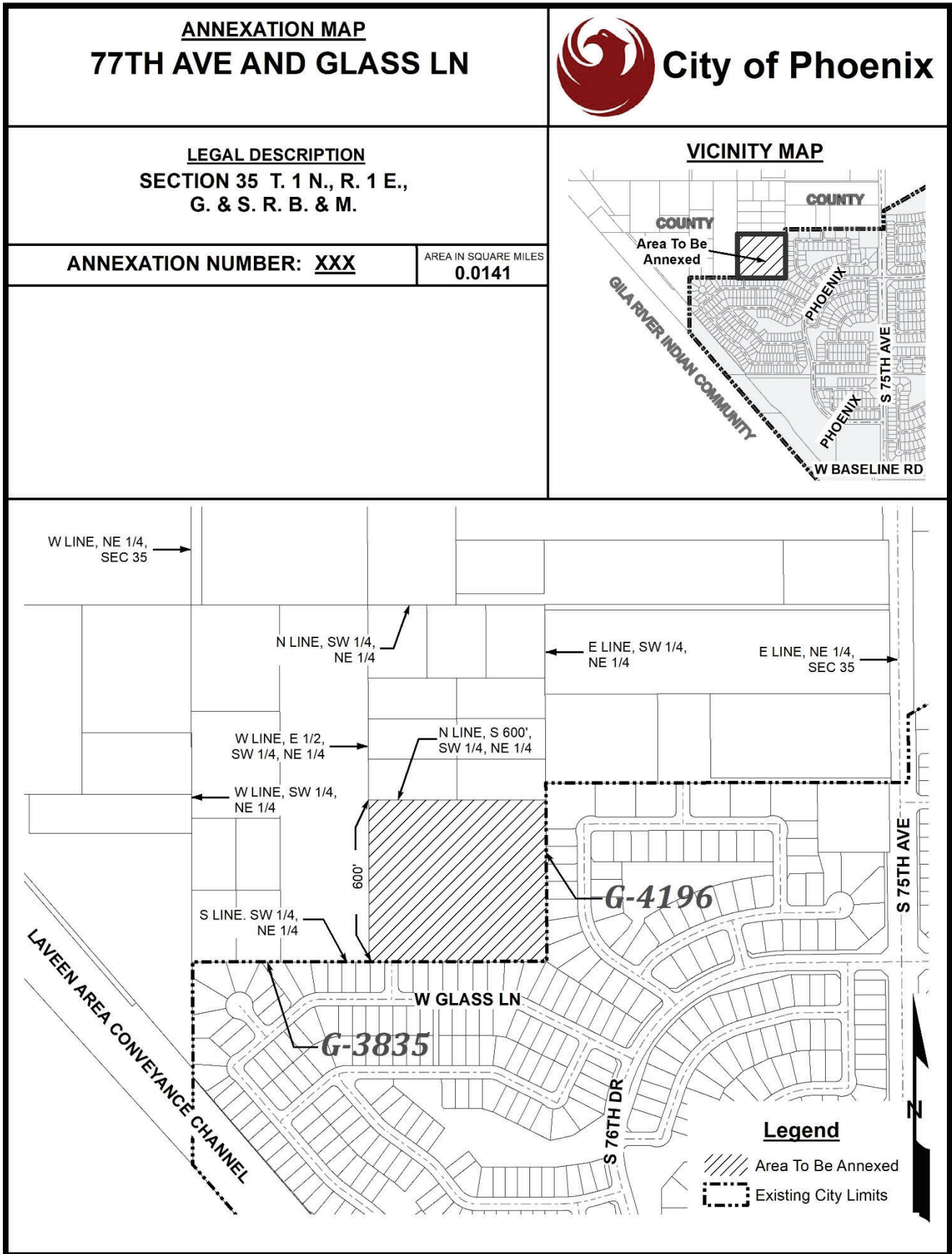
The proposed annexation area includes parcel 104-84-008G located at 6620 S. 77th Avenue (**Attachment A**). The annexation area is approximately 9.09 acres (0.0141 square miles) and the population estimate is zero.

Council District: 7

### **Responsible Department**

This item is submitted by Deputy City Manager Toni Maccarone and the City Clerk Department.

# ATTACHMENT A





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**Easement Exchange Between City and USA for Relocation of Irrigation Facilities within Right-of-Way at 55th Avenue and Elliot Road (Ordinance S-46995)**

Request to authorize the City Manager, or his designee, to execute the necessary documents and to accept a quitclaim deed for an easement exchange between the City of Phoenix (City) and the United States of America (USA) through its Department of the Interior, Bureau of Reclamation, for the purpose of relocating irrigation facilities. Further request authorization for the City Treasurer to accept all funds related to this item.

**Summary**

An easement exchange is required to relocate irrigation facilities from an open distribution ditch to an underground pipeline for development of the Tierra Montana Subdivision. The irrigation facilities are currently located within the City's right-of-way along 55th Avenue and Elliot Road and will be relocated to the east, partially within right-of-way and partially within private property.

Approximately 3,308 square feet in easements from the City and approximately 23,201 square feet in easements from Forestar USA Real Estate Group, Inc. will be conveyed to the USA to accommodate the relocated irrigation facilities. The USA will quitclaim an existing 26,507 square foot easement within the right-of-way to the City in exchange for the new easements.

**Location**

55th Avenue and Elliot Road  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation and Finance departments.



**Acceptance and Dedication of Easements for Sidewalk and Public Utility Purposes (Ordinance S-47001)**

Request for the City Council to accept and dedicate easements for sidewalk and public utility purposes; further ordering the ordinance recorded.

**Summary**

Accepting the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)

Applicant: Exeter 100 West Pinnacle Peak, LLC, its successor and assigns

Purpose: Sidewalk

Location: 100 W. Pinnacle Peak Road

File: FN 200572

Council District: 1

Easement (b)

Applicant: Host Camelback I, LLC, its successor and assigns

Purpose: Public Utility

Location: Northwest corner of Phoenician Boulevard and 64th Street

File: FN 200574

Council District: 6

Easement (c)

Applicant: Guardian Storage Centers, LLC, its successor and assigns

Purpose: Sidewalk

Location: 8355 and 8315 W. Palm Lane

File: FN 200571

Council District: 7

**Responsible Department**

This item is submitted by the Deputy City Manager Mario Paniagua and the Planning and Development and Finance departments.





**Acceptance of Easement for Drainage Purposes (Ordinance S-47005)**

Request for the City Council to accept an easement for drainage purposes; further ordering the ordinance recorded.

**Summary**

Accepting the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)

Applicant: 2530 DMKJ, LLC, its successor and assigns

Purpose: Drainage

Location: 2530 S. 52nd Ave.

File: FN 200576

Council District: 7

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development and Finance departments.



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**Authorization to Convey 30-Foot Strip of City-owned Property by Quitclaim Deed and Reserve Easement for Shared-Use Path (Ordinance S-47018)**

Request to authorize the City Manager, or his designee, to convey City-owned property by quitclaim deed and reserve a shared-use path easement. Further request authorization to dedicate the easement to public use.

**Summary**

Grande Valley Ventures, LLC ("Grande Valley") is the owner of a parcel of property along the west side of 51st Avenue, south of the Laveen Area Conveyance Channel ("Property"). On May 8, 2008, Grande Valley's predecessor-in-interest conveyed fee title in a 30-foot strip of land to the City, which was originally a part of the Property, for a multi-use trail. The land is located between 7100 S. 51st Ave. and the west side of the 51st Avenue roadway and is erroneously mapped as City right-of-way. Rather than own the land in fee, the City would prefer to own the property rights by easement. The City will convey the 30-foot strip of land by quitclaim deed to Grande Valley Ventures, LLC, its successors and/or assigns, and will reserve a shared-use path easement as part of the conveyance.

**Financial Impact**

There is no financial impact to the General Fund.

**Location**

West side of 51st Avenue, south of the Laveen Area Conveyance Channel.  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Inger Erickson and the Parks and Recreation and Finance departments.

## **EXHIBIT A**

### LEGAL DESCRIPTION OF REAL PROPERTY

THE WEST 30 FEET OF THE EAST 130 FEET OF THE NORTH 738.15 FEET OF THE SOUTH 1642.84 FEET OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



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**Armored Car Pick-Up and Delivery Services - Maricopa County Serial 16092-S - Requirements Contract (Ordinance S-47009)**

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 143152 with Brinks Incorporated, for armored car pick-up and delivery services for Citywide departments. The additional amount of \$70,000 is needed mostly due to price adjustments for inflation costs related to fuel and labor and increased costs for sanitization and hygiene protocols implemented by Brinks in April 2020 due to the pandemic. Further request authorization for the City Controller to disburse all funds related to this item.

**Summary**

This contract provides armored car pick-up and delivery services to secure transport of cash and other negotiable documents citywide by way of armored car. These services are acquired on an as needed basis, and are used citywide, including Water Services, Aviation, Parks and Recreation, Police, and Public Transit departments.

**Procurement Information**

The original contract with Brinks Incorporated was procured in accordance with Administrative Regulation 3.10, and will expire on June 30, 2021.

**Contract Term**

The five-year contract term for Agreement 143152 began on July 1, 2016.

**Financial Impact**

Upon approval of the additional \$70,000, the revised aggregate value will not exceed amount of \$945,000. Funds are available in City department's budgets.

**Concurrence/Previous Council Action**

City Council previously approved Contract 143152 on July 1, 2016.

**Responsible Department**

This item is submitted by City Manager Ed Zuercher and the Finance Department.



**Authorization to Enter into a License with Salt River Project for Sign Installation on Irrigation Structures for Median Gardens (Ordinance S-47011)**

Request to authorize the City Manager, or his designee, to enter into a license agreement with Salt River Project Agriculture Improvement & Power District (SRP) to install public art signs on irrigation structures. Further request the City Council to grant an exception pursuant to Phoenix City Code § 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code § 42-18, as SRP's license documents include such provisions. There is no financial impact to the City.

**Summary**

The City has an existing license with SRP for the Median Gardens which includes landscaping, irrigation systems, lighting, concrete walls, walkways and other improvements. The Median Gardens, also referred to as Cordova Gardens, developed seven empty median islands into a series of gardens with artistic features. The medians were the site of an ancient Hohokam canal and now serve as a utility corridor for SRP. The long-running community project was funded through a community grant from the Office of Arts and Culture.

The Cordova Community used grant funds to produce signs made from horseshoes to attach to SRP irrigation boxes located at 31st Avenue, north of Missouri Avenue, and 31st Avenue, south of Bethany Home Road. A separate license is required for the installation of the horseshoe signs on SRP irrigation infrastructure. The license fee is waived by SRP.

**Contract Term**

The term of the license will be 25 years. SRP may terminate the license upon delivery of a 90-day written notice.

**Financial Impact**

There is no financial impact to the City.

**Concurrence/Previous Council Action**

Ordinance S-36366, adopted on July 1, 2009, authorized the license for the Median Gardens.

**Location**

31st Avenue, north of Missouri Avenue, and 31st Avenue, south of Bethany Home Road.

Council District: 5

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters, the Office of Arts and Culture, and the Finance Department.



**Authorization to Convey City-owned Property Identified as Excess Real Property (Ordinance S-47013)**

Request to authorize the City Manager, or his designee, to convey City-owned property identified as excess real property by quitclaim deed, reserving a public utility easement. Further request authorization to dedicate the easement to public use for public utility purposes via separate recording instrument.

**Summary**

The City acquired 87 square feet of land intended to be a public utility easement for underground utilities as part of a City project. The final order of condemnation conveyed fee title to the City rather than a public utility easement. The land, located east of 19th Avenue and north of Camelback Road, is erroneously mapped as City right-of-way and is located within a parking lot. The City will convey the land by quitclaim deed back to the original property, currently owned by Trinity Housing Development, LLC, its successors and/or assigns, and will reserve a public utility easement for the underground utilities as part of the conveyance.

**Financial Impact**

There is no financial impact to the City of Phoenix.

**Location**

East of 19th Avenue and north of Camelback Road  
Council District: 4

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation and Finance departments.



**Mobility Vehicles and Vehicle Conversion Services - State of Arizona  
Cooperative Contract (Ordinance S-47017)**

Request to authorize the City Manager, or his designee, to authorize additional expenditures in the amount of \$1,967,500 and extend Contract 142114 with Creative Bus Sales through April 30, 2021. The total amount over the life of this contract (2015-21) will not exceed \$16,967,500. Further request authorization for the City Controller to disburse all funds related to this item.

**Summary**

The additional amount requested is for the Public Transit Department's (PTD) new vehicle purchases and vehicle conversion services on behalf of regional grant subrecipients of the Federal Transit Administration's (FTA) Section 5310 - Enhanced Mobility of Seniors and Individuals with Disabilities Program. The PTD also utilizes the contract for the purchase of smaller buses for Dial-A-Ride service and neighborhood circulator routes. The Arizona Department of Transportation is the designated recipient for the FTA's 5310 program for rural and small urban areas in the State and purchases similar vehicles.

**Procurement Information**

In accordance with Administrative Regulation 3.10, a participating agreement is required when the City uses a cooperative agreement from another public agency. The contract was awarded through the process as set forth in the Phoenix City Code, Chapter 43. Utilization of cooperative agreements allows the City to benefit from national government pricing and volume discounts. The State of Arizona contract covers Mobility Vehicles and Vehicle Conversion Services, and the City adopted the contract with Creative Bus Sales in 2015 for an amount not to exceed \$10 million, and later amended the contract up to a value of \$15 million as additional and replacement vehicles have been required across the region. The State of Arizona awarded the contract to Creative Bus Sales on Aug. 12, 2015.

**Contract Term**

The contract amendment will extend the agreement through April 30, 2021.



**Financial Impact**

With the \$1,967,500 in additional funds, the contract's revised aggregate value over the 6-year period is approximately \$16,967,500. The City of Phoenix, as the designated grant recipient for FTA grants, will purchase vehicles on behalf of FTA grant sub-recipients using FTA funds allocated to those sub-recipients and local matching funds provided by the sub-recipients. There is no financial impact to the City for vehicles purchased for FTA 5310 Program grant subrecipients.

Funds are available in the Public Transit Department's CIP budget using FTA, Regional Proposition 400, and Transportation 2050 funds for the Dial-A-Ride and Neighborhood Circulator vehicles.

**Concurrence/Previous Council Action**

- Contract 142114 in the amount of \$10 million was approved by Formal Council Action on Dec. 2, 2015.
- \$5 million was added to the contract by Formal Council Action on Aug. 30, 2017.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



**Request for City Council to Call to Meet in Executive Session on Specific Dates through June 2021**

Request for the City Council to call meetings for the purpose of holding an Executive Session pursuant to Arizona Revised Statutes, section 38-431.03.A, on the following dates at Noon in the East Conference Room, 12th Floor of Phoenix City Hall, 200 W. Washington St., Phoenix, Arizona.

- Jan. 12
- Jan. 26
- Feb. 9
- Feb. 23
- March 2
- March 16
- April 13
- April 27
- May 4
- May 18
- June 8
- June 22

**Public Outreach**

The Notice and Agenda for these Executive Sessions will be posted no later than 24 hours before each scheduled meeting.

**Responsible Department**

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Law Department.



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**Revise Eligibility Criteria for Small Business Relief Grant Programs (Ordinance S-47029)**

Request to authorize the City Manager, or his designee, to expand the eligibility criteria for the Small Business Relief Grant to include additional Phoenix businesses impacted by the COVID-19 pandemic, and to subsequently amend agreements with the Phoenix IDA and Arizona Community Foundation (ACF) to reflect the expanded eligibility criterion. Further request authorization to establish Oct. 30, 2020 as the application deadline for the Small Business Relief Grant and the Microbusiness Resiliency Grant. Funding was authorized by City Council on May 20, 2020 from the City's allocation of the Coronavirus Relief Fund received from the federal government. There is no impact to the General Fund.

**Summary**

In April 2020, the City, in partnership with the Phoenix IDA and ACF, opened the first round of the Small Business Relief Grant program with \$2 million. Nearly 200 Phoenix small businesses were awarded grants up to \$10,000. The Phoenix Community Development Investment Corporation also offered \$2 million in low-interest loans to some Phoenix small businesses not awarded grants in this initial offering.

In May 2020, the City, in partnership with the Phoenix IDA and ACF, opened the second round of the Small Business Relief Grant as well as two new grant programs: the Microbusiness Resiliency Grant and the Restaurant Restart Resiliency Grant.

On Aug. 26, 2020, City Council amended the Small Business Relief Grant's and the Microbusiness Resiliency Grant's eligibility criterion that required an applicant business to have been operating in Phoenix since Jan. 1, 2019 to requiring an applicant business to have been operating in Phoenix for at least a year prior to submitting a grant application. As of Oct. 13, 2020, grant awards were as follows.

- Small Business Relief Grant (\$5 million): To date, this grant has funded 461 businesses for a total of \$3.6 million. Applicants for this grant must have fewer than 25 employees and less than \$3 million in annual gross sales. Small Business Relief Grant recipients have included: restaurants, manufacturers, auto repair shops, retail stores, fitness studios, and others.

- Microbusiness Resiliency Grant (\$6 million): To date, this grant has funded 1,361 microbusinesses, solo practitioners, and entrepreneurs for a total of \$5.3 million. Applicants for this grant must have five or fewer employees, and less than \$1 million in annual gross sales. Microbusiness Resiliency Grant recipients have included: travel agents, hair stylists and barbers, transportation providers, photographers, dry cleaners, nail technicians, accountants, musicians, and others.
- Restaurant Restart Resiliency Grant (\$1 million): This grant, which closed on June 26, 2020, helped 103 business owners with grants up to \$10,000 for expenses related to restarting their businesses, including: buying food, rehiring staff, implementing safety protocols for employees and customers, and resetting floor plans to accommodate social distancing. All funds allocated for this grant have been exhausted.

The original grant eligibility criteria required a business applying for the Small Business Relief Grant to be located in a low-income census tract. Due to the ongoing status of the pandemic, staff proposes removing this restriction. Many business owners contacted through the Community and Economic Development Department's small business outreach efforts have indicated this eligibility change would allow them to apply for this much-needed financial assistance.

Grant applicants will still need to demonstrate a sales loss of at least 25 percent due to COVID-19 and the City will continue to partner with the Phoenix IDA and ACF for the administration of these grants. ACF will continue to host the bilingual website for grant application submittals, provide customer service in English and Spanish to applicants, assemble and facilitate grant application review panels, notify applicants of grant application status, and distribute funds to grant awardees. Applications will be accepted through Oct. 30, 2020.

### **Contract Term**

The City's existing grant funding agreements with the Phoenix IDA and the ACF will be amended to incorporate the revised eligibility criterion and application deadline.

### **Financial Impact**

Total funding for these two grant programs will not exceed the \$11 million previously authorized by City Council. No new funding is being requested.

### **Concurrence/Previous Council Action**

City Council approved funding for the Small Business Relief Grant at its April 30, 2020

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Policy meeting. At the May 5, 2020 Policy meeting, City Council approved additional funding to implement grant programs to assist Phoenix's small businesses, microbusinesses and restaurants. On May 20, 2020, City Council authorized contracts related to these grants with the Phoenix IDA and ACF. On Aug. 26, 2020, City Council authorized grant eligibility expansion.

**Responsible Department**

This item is submitted by Deputy City Manager Jeff Barton and the Community and Economic Development Department.



### **Additional Expenditures for COVID-19 Testing (Ordinance S-46997)**

Request to authorize the City Manager, or his designee, to add additional pay authority to Embry Women's Health (Agreement 152811), Vincere Physicians Group, PLLC (Agreement 152825), and Rapid Reliable Testing, LLC (Agreement 152881), to provide COVID-19 testing. This item will have an aggregate amount of \$750,000. Request further authorization for the City Controller to disburse all funds related to this item.

#### **Summary**

As part of ongoing efforts to provide blitz testing of residents for the COVID-19 virus, the City Manager's Office and supporting departments provide testing events available to all residents; blitz testing events are free to the resident and no person is turned away from the service.

Blitz testing events are offered in every Phoenix City Council District. Special emphasis is used to provide testing in areas that are under-served by conventional medical services and areas where there is a relatively high concentration of positive test results.

Service providers coordinate all areas of the testing service from publicizing the events, coordinating with City staff for cross-promotion, to collecting samples, testing, and notifying residents of the results. The results from testing at these sites are generally available within 72 hours of the test.

#### **Contract Term**

The agreements started on or about Aug. 1, 2020 and will continue through Dec. 30, 2020.

#### **Financial Impact**

This item will have an aggregate spend of \$750,000. Funding is available from the Coronavirus Aid Relief and Economic Security (CARES) Act. There is no impact to the General Fund.

#### **Concurrence/Previous Council Action**

Agreements were approved on Council date July 1, 2020.

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**Responsible Department**

This item is submitted by Assistant City Manager Milton Dohoney Jr. and Deputy City Manager Karen Peters, and the City Manager's Office and Public Works Department.



## Partial Restoration of Bus Service

Request to authorize the City Manager, or his designee, to allow the Public Transit Department to restore the first hour of bus service that had previously been reduced on May 4, 2020, and to allow for the addition of commuter RAPID routes, as needed, to ensure capacity is available as ridership recovers. Additionally, Public Transit requests authorization to limit passengers to seating on every other row, with installation of appropriate signage designating which seats are "unavailable." Various measures implemented to keep the riding public and transit employees safe (face covering requirements, cleaning protocol enhancements, hand sanitizer dispensers, PPE provision to transit personnel, etc.) will remain in place. Additionally, the installation of permanent bus operator shields will begin soon.

### Summary

As a result of the COVID-19 pandemic and a substantial ridership decline, Public Transit, working in concert with Valley Metro, had previously suspended some early-morning and late-night hours of operation, adjusted some commuter route schedules, and designated reduced passenger capacity limits on buses.

Based on an ongoing review of ridership data, passenger feedback, and regional traffic volume data, it is apparent that more people are resuming their use of public transportation. As a result, Public Transit is seeking authorization to restore the first hour of early morning bus service and add trips to commuter routes as warranted by ridership data. If authorized by Council, these actions will be implemented as part of the regularly scheduled "biannual transit service change" on Oct. 26. Public Transit will work with Valley Metro to coordinate changes.

Additionally, Public Transit is seeking to limit bus seating to every other row and install signage designating which seats are "unavailable." With this change, bus operators can more easily enforce passenger limits and distancing. This method of limiting seating to every other row has been an effective method of social distancing on buses for other transit agencies across the country.

Public Transit staff will continue working with Valley Metro and its member agencies regarding a timeline for restoring other service aspects, such as offering late-night



service hours, reinstating front-door bus boardings and fare collection, and expanding light rail service. No changes to these service aspects are requested at this time.

**Additional Information**

The above changes to bus service are recommended because of an increase in ridership and desire from passengers for more service options and do not lift any other restrictions currently in place. At the Oct. 7, 2020 Formal City Council meeting, staff said it would return to City Council in two weeks with updated data and metrics **(Attachment A)**.

**Financial Impact**

The cost to restore the first hour of service is estimated to be \$7.7 million on an annual basis. Funding is available in the Public Transit Department’s operating budget T2050 funds, as the current fiscal year's budget was developed with the presumption that bus service would return to normal, pre-pandemic levels of service.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.

## **Attachment A**

### **Phased Reopening City Services**

A discussion was held with City Council on Oct. 7, 2020 regarding the reopening of city facilities. In that same meeting there was also discussion regarding the information that is gleaned from the Arizona Department of Health Services Community Spread Benchmarks. That dashboard, which is updated weekly, categorizes the COVID-19 impact as:

#### Substantial Risk

- Greater than 100 cases/100K
- Greater than 10% positivity
- Greater than 10% COVID-like illness

#### Moderate Risk

- 10-100 cases/100K
- 5-10% positivity
- 5-10% COVID-like illness

#### Minimal Risk

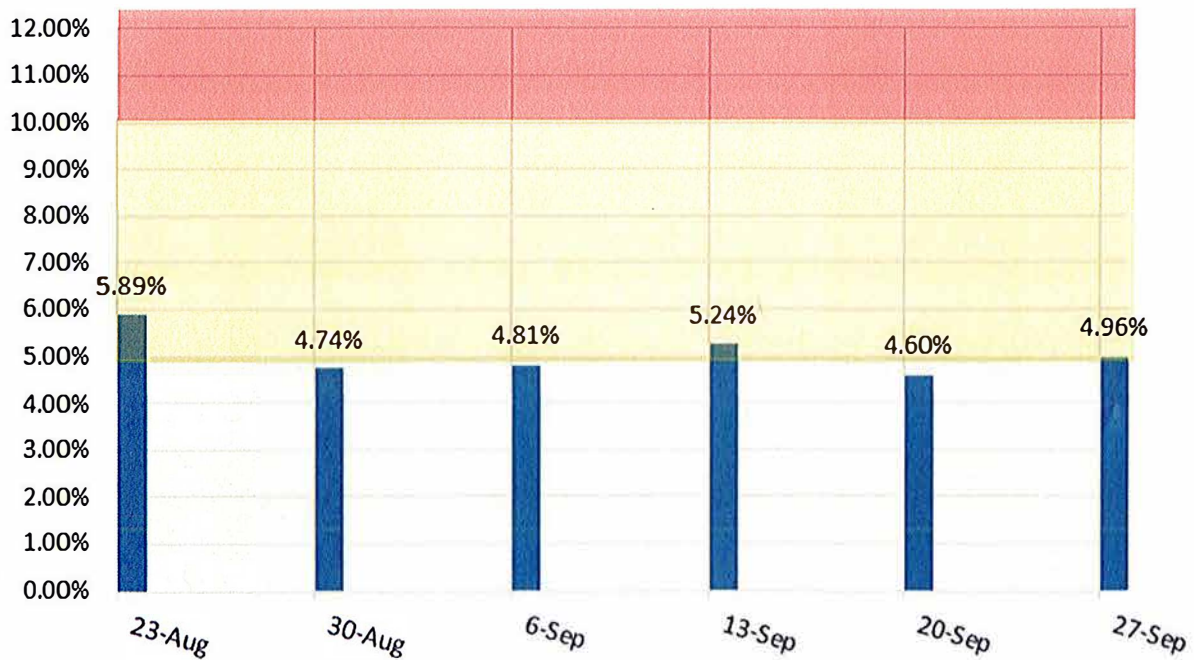
- Less than 10 cases per/100K
- Less than 5% positivity
- Less than 5% COVID-like illness



## COVID-19 Benchmark Status – October 15, 2020 City of Phoenix

Week of	Positivity Rate	New Cases / 100,000	COVID-Like Illnesses
Aug. 23	5.89%	39.02	2.0%
Aug. 30	4.74%	35.10	2.0%
Sept. 6	4.81%	29.27	2.0%
Sept. 13	5.24%	41.40	2.0%
Sept. 20	4.60%	40.27	2.0%
Sept. 27	4.96%	45.67	3.0%

### City of Phoenix Positivity Rate - COVID-19





**Authorization to Amend Contract to Accept Additional Emergency Assistance CARES Act Funding from Arizona Community Action Association dba Wildfire (Ordinance S-47021)**

Request authorization for the City Manager, or his designee, to amend Contract 152678 and accept additional emergency assistance Coronavirus Aid, Relief and Economic Security (CARES) Act funding from the Arizona Community Action Association dba Wildfire (Wildfire) in the amount of \$750,000 for the period beginning June 1, 2020 through Dec. 30, 2020. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. There is no impact to the General Fund.

**Summary**

As part of the strategic plan for the City of Phoenix's \$293 million Coronavirus Relief Fund (CRF), the City, through the Neighborhood Services Department, awarded \$25.7 million to Wildfire due to its ability to provide utility, rent and mortgage assistance services of this scope and scale during this state of emergency through its existing network.

As the designated Community Action Agency for the City of Phoenix, the Human Service Department (HSD) was, in turn, initially awarded \$2 million by Wildfire to administer utility, rent and mortgage assistance to individuals and families impacted by the COVID-19 pandemic. Households eligible to receive assistance must be able to document that their current financial hardship is due to COVID-19.

The additional funding will allow HSD staff to further support those individuals who have been negatively impacted by the COVID-19 pandemic by providing emergency utility, rent and mortgage assistance.

**Procurement Information**

The City of Phoenix has obtained all necessary federal waivers to alleviate the need to comply with federal procurement guidelines.

**Contract Term**

The term of the contract begins June 1, 2020 through Dec. 30, 2020 and may be

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extended based on continuous need and available funding. Any extension term may be exercised in the discretion of the City Manager or his designee.

**Financial Impact**

The aggregate value of this contract shall not exceed \$2,750,000. Funding is provided from the CARES Act's CRF. There is no impact to the General Fund.

**Concurrence/Previous Council Action**

On June 24, 2020, City Council authorized staff to enter into contract with Wildfire with Ordinance S-46799.

**Responsible Department**

This item is submitted by Deputy City Manager Inger Erickson and the Human Services Department.



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**Enter into Contract with Trellis Realty, LLC for Flat Fee Multiple Listing Services for Single-Family Homes (Ordinance S-46999)**

Request to authorize the City Manager, or his designee, to enter into a contract with Trellis Realty, LLC to provide entry into the Arizona Regional Multiple Listing Service, Inc. (ARMLS) platform for the Housing Department's scattered site properties. Further request authorization for the City Controller to disburse all funds related to this item. The aggregate contract value will not exceed \$200,000. There is no impact to the General Fund.

**Summary**

The Housing Department owns and operates single-family homes designated as Public Housing. The U.S. Department of Housing and Urban Development (HUD) has approved the City's Section 18 and Section 32 plans, which provide, in part, that the City may dispose of these single-family homes pursuant to certain guidelines. The City's approved Section 18 and 32 plans generally provide that the homes be sold to low-income owner-occupant buyers after rehabilitation although sales are permitted to other qualified buyers in as-is condition when appropriate. For a flat, per-home fee, the Contractor will place the homes on ARMLS, providing significantly more internet exposure to potential buyers than the Housing Department could otherwise generate. The Contractor will maintain an active Broker/Company Real Estate License and meet required continuing educational requirements during the term of the contract.

**Procurement Information**

Invitation to Bid FY21-086-01 was conducted in accordance with Administrative Regulations 3.10. Two offers were received by Housing's Management Services Division on Sept. 1, 2020. The following two offers were evaluated based on price, responsiveness to all specifications, terms and conditions, and responsibility to provide the services:

- Trellis Realty, LLC  
\$995 per transaction
- Real Estate Partners  
\$1,250 per transaction

The Housing Department Director recommends that the offer from Trellis Realty, LLC be accepted as the lowest-priced, responsive, and responsible offer.

**Contract Term**

The initial contract term will begin on or about Nov. 15, 2020 and end on Nov. 14, 2023. The contract may include an option to extend the term of the contract up to two additional years which may be exercised in the discretion of the City Manager or his designee.

**Financial Impact**

The aggregate contract value including all optional years will not exceed \$200,000 (including applicable taxes). This contract is funded with HUD funds. There is no impact to the General Fund.

**Responsible Department**

This item is submitted by Deputy City Manager Inger Erickson and the Housing Department.



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**Authorization to Amend Ordinances to Reflect Authorized Annual Increases for Contract with Community Bridges, Inc. (Ordinance S-46993)**

Request authorization for the City Manager, or his designee, to amend Ordinance S-44630 to reflect the addition of \$325,000 in Community Development Block Grant (CDBG) funds and \$225,000 in General Funds (GF) annually to Contract 145545 with Community Bridges, Inc. (CBI), upon annual budget approval. Additionally, request authorization to amend Ordinance S-44114 to reflect the annual addition of \$125,000 in T2050 monies upon annual budget approval for the same contract. The aggregate contract amount for all funding sources will not exceed \$5,200,000 over the life of the five-year contract. This funding supports navigation teams who assist persons experiencing homelessness and the PHX C.A.R.E.S. program. Further request authorization for the City Controller to disburse all funds related to this item for the life of the contract.

**Summary**

Staff is requesting an administrative correction to Ordinances S-44630 and S-44114. In July 2017, the Human Services Department executed a contract with CBI to provide outreach and engagement services for persons experiencing homelessness.

In November 2017, the Transit Department received Council approval to add \$125,000 to Contract 145545 to fund a navigation team focused on light rail and the station area. Since that time, funding for this team has been included in the Transit Department's annual budget but the ordinance did not specify annual funding. Staff is requesting a correction to Ordinance S-44114 to reflect the addition of \$125,000 annually to Contract 145545, contingent upon the annual City Council budget adoption.

In June 2018, authorization was given to allocate \$325,000 in CDBG funding for two additional homeless navigation teams to assist homeless individuals. During the 2018-19 budget process, \$225,000 in General funds was allocated for two more navigation teams to assist the PHX C.A.R.E.S. program. Staff is requesting a correction to Ordinance S-44630 to reflect the addition of \$550,000 annually to Contract 145545, contingent upon the City's CDBG allocation from the U.S. Department of Housing and Urban Development (HUD) and the annual City Council budget adoption.



**Contract Term**

The term of the contract is five years beginning July 1, 2017 through June 30, 2022.

**Financial Impact**

The addition of \$125,000 annually in T2050 monies, beginning on July 1, 2017; and \$325,000 in CDBG and \$225,000 in GF annually beginning July 1, 2018. The contract aggregate will not exceed \$5,200,000. Funding is contingent upon the City's annual CDBG allocation from HUD, the approval of the HUD Annual Action Plan and the Phoenix City Council annual budget adoption.

**Concurrence/Previous Council Action**

The release of an RFP was approved by the Sustainability, Housing, Efficiency and Neighborhoods Subcommittee on Feb. 21, 2017.

City Council approved Contract 145545 with Ordinance S-43631 on June 7, 2017.

City Council approved an additional \$125,000 with Ordinance S-44114 on Nov. 29, 2017.

City Council approved an additional \$550,000 with Ordinance S-44630 on June 6, 2018.

**Responsible Department**

This item is submitted by Deputy City Manager Inger Erickson and the Human Services Department.



## **Intergovernmental Agreement for South Mountain Park/Preserve Water Catchment (Ordinance S-47023)**

Request authorization for the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with the Arizona Department of Transportation (ADOT), not to exceed \$5,000, for the costs associated with environmental review and coordination of project construction, executed by the Arizona Game and Fish Department (AGFD) for a wildlife water catchment. Further request authorization for the City Treasurer to accept all funds related to this item. There is no impact to the General Fund.

### **Summary**

The Record of Decision for the South Mountain Freeway Project contained several commitments related to biological resources and maintaining connectivity for wildlife between South Mountain Park/Preserve (SMPP) and the Sierra Estrella Mountains. At the request of ADOT, to fulfill its commitments, AGFD will construct a wildlife water catchment located within SMPP (**Attachment A**) and the City will complete the environmental review and coordination, including cultural consultation and coordination.

ADOT has federal funds for the completion of the South Mountain Freeway Project, to include the water catchment project in SMPP. ADOT will contribute an amount not to exceed \$50,000 to AGFD for the construction of the water catchment project; and an amount not to exceed \$5,000 to the City for the environmental review and coordination. If additional funds are needed for the completion of the project, AGFD will utilize grant funding, as necessary, and be responsible for amounts in excess of the ADOT contribution.

### **Contract Term**

The terms, conditions and provisions of this IGA shall remain in full force and effect until completion of the project and all related deposits and/or reimbursements are made, but no later than three years from the date of execution of this IGA.

### **Financial Impact**

There is no impact to the General Fund. ADOT will contribute federal funds in an

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amount not to exceed \$5,000, to the City for the environmental review and coordination.

**Concurrence/Previous Council Action**

The proposed IGA for City Council authorization was an information item on the Aug. 27, 2020 Parks and Recreation Board meeting agenda.

**Location**

The water catchment project is located within the South Mountain Park/Preserve, near multi-use Crossing 3.

Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Inger Erickson and the Parks and Recreation Department.

# Attachment A





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**Request Authorization to Amend Ordinance to Extend Community Development Block Grant Funded Contract Terms with Local Non-Profits (Ordinance S-47003)**

Request authorization for the City Manager, or his designee, to amend Ordinance S-45677 to extend the term of the Community Development Block Grant (CDBG) Public Service contracts with Homeward Bound and The Opportunity Tree, and Public Facilities contracts with Boys & Girls Clubs of Metropolitan Phoenix, Human Services Campus and Arizona Recreation Center for the Handicapped for one additional year. Further request authorization for the City Controller to disburse all funds related to this item for the life of the contracts.

**Summary**

In December of 2018 Council approved 17 Community Development Block Grant applications previously reviewed and recommended by the 11-member Community Development Review Committee, an independent and volunteer committee appointed by the Mayor totaling \$780,518. The 17 contracted agencies are broken into two categories, Public Service Projects, where low- and moderate-income individuals are provided direct services; and Public Facilities Projects, where physical facilities are improved upon to provide services to low- and moderate-income individuals.

The requested extensions are necessary to allow five local non-profit agencies time to complete their FY 2019-20 CDBG funded projects. Homeward Bound and The Opportunity Tree requested additional time due to on-site operational interruptions as a result of the Coronavirus pandemic. Both agencies served their clients in-person originally, but were forced to modify their service delivery due to the pandemic, which impacted their ability to expend funds within the contract term. The Public Facilities projects require extensions due to delays at various points during their project schedule. The additional time will enable these agencies to continue to provide critical services to vulnerable residents of Phoenix, which is especially needed during these challenging times.

A one-year contract term extension is requested for the following local non-profit agencies and projects, which total \$483,252 of the awarded funds:

### **Public Service**

- Homeward Bound, Healthy Meals: \$26,520
- The Opportunity Tree, Vocational Training Program for the New Economy: \$30,000

### **Public Facilities**

- Boys & Girls Clubs of Metropolitan Phoenix, Spencer D & Mary Jane Stewart Branch Security Initiative: \$134,400
- Human Services Campus, Lodestar Day Resource Center Restroom Restoration: \$142,332
- Arizona Recreation Center for the Handicapped, Invest in Us! An Energy Efficient Upgrade: \$150,000

### **Contract Term**

The term of the contract began on July 1, 2019 through June, 30,2020 will extend through June 30, 2021.

### **Financial Impact**

There is no impact to the General Fund; these programs are funded by the Community Development Block Grant.

### **Responsible Department**

This item is submitted by Deputy City Manager Inger Erickson and the Neighborhood Services Department.



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## Foreign-Trade Zone Application Process Improvements (Resolution 21870)

Request to authorize the City Manager, or his designee, to submit all future applications to the Foreign-Trade Zones Board of the U.S. Department of Commerce to streamline the Foreign-Trade Zone (FTZ) application process and provide a more efficient delivery of service for applicants not requesting property tax reclassification for FTZ property located within the City of Phoenix. Also request authorization for the City Manager, or his designee, to enter into Foreign-Trade Zone Operations Agreements and any other necessary documentation with future applicants. Further request authorization for the City Treasurer to accept funds related to this item. There is no expense impact to the General Fund with this action.

### Summary

The City of Phoenix ("Zone Grantee") received a Grant (Board Order No. 185, dated March 25, 1982) from the Foreign-Trade Zones Board (the "Board") to establish FTZ No. 75; the alternative site framework format for FTZ No. 75 was approved by the Board on Oct. 7, 2010, in Board Order No. 1716, and published on Oct. 20, 2010 in 75 Fed. Reg. 64708.

A Grant of authority is a document issued by the Board that authorizes a zone grantee to establish, operate and maintain a zone, subject to limitations and conditions specified in 15 Code of Federal Regulations ("CFR") part 400-FTZ Regulations and in 19 CFR part 146. The authority to establish a zone includes the responsibility to manage it. The service territory for FTZ 75 includes Maricopa County, and portions of Pinal and Yavapai Counties. FTZ provides valuable incentives for companies to manufacture and operate in the U.S., rather than in foreign countries.

Currently, each new FTZ application is brought to a City Council Formal meeting for authorization to submit an application and enter into all necessary legal documentation. Adding each application request to a City Council meeting agenda adds unnecessary delay for the client and puts Phoenix at a competitive disadvantage. The request for this action to streamline the FTZ application process is a standard practice as other national grantees have blanket approval to sponsor new applications without having to obtain individual City Council/Board approvals and provides efficient delivery of service for applicants not requesting property tax reclassification benefit for

FTZ property located within Phoenix.

If property tax reclassification for activated Foreign-Trade Zones pursuant to Arizona law (A.R.S. 42-12006) is requested for any site within the City of Phoenix boundaries, a request will be placed on a City Council meeting agenda for consideration and authorization.

If approved, City staff will process future applications assuring all necessary requirements are completed by the client prior to submission of each application to the Foreign Trade Zones Board including tax concurrence letters for sites outside of Phoenix, when applicable.

**Contract Term**

Each new contract term will be 20 years unless the FTZ designation terminates sooner.

**Financial Impact**

The City will incur no costs associated with this request. FTZ Operators pay annual fees to the City of Phoenix to administer the FTZ.

**Responsible Department**

This item is submitted by Deputy City Manager Jeff Barton and the Community and Economic Development Department.





**2021 Downtown Enhanced Municipal Services District Estimate of Expenses, Assessment of Expense and Set Public Hearing Date (Resolution 21871)**

Request City Council approval of the 2021 Downtown Enhanced Municipal Services District (Downtown EMSD) estimate of expenses, assess this total on the Downtown EMSD, and set the date of Nov. 18, 2020 for the public hearing on the estimated assessments, pursuant to Arizona Revised Statutes (A.R.S.) 48-575. The General Fund estimated annual expenditure for this program is \$339,491.

**Summary**

The City Council authorized formation of the Downtown EMSD in 1990 to provide enhanced public services, above and beyond the level of services provided in the remainder of the City. The costs for the Downtown EMSD's services are paid through assessments on property owners within the Downtown EMSD boundaries. The City contracts directly with Downtown Phoenix, Inc. (DPI) to implement the work program, as described in **Attachment A**, of the Downtown EMSD. The Downtown EMSD is generally bounded by Fillmore Street, 7th Street, 3rd Avenue and the railroad tracks south of Jackson Street.

2021 Downtown EMSD Estimate of Expenses

The work plan and budget for calendar year 2021 provides a variety of enhanced services in the downtown core, including the Ambassadors program, streetscape improvements and maintenance, the Clean Team program, marketing, event promotion, business assistance and transportation services.

In June 2020, the Downtown EMSD Board of Directors, which includes representatives of the City and other Downtown EMSD property owners, approved the proposed calendar year 2021 Downtown EMSD budget of \$3,662,705. This includes \$140,684 for streetscape maintenance expenses, which are paid only by property owners and tenants adjacent to the Streetscape Improvement District. The Streetscape Improvement District includes certain portions of Monroe Street from 3rd Avenue to 7th Street; Adams Street from 2nd Avenue to 2nd Street; 2nd Street from Jefferson to Van Buren streets; and 3rd Street from Monroe to Van Buren streets.

This proposed budget represents a 10 percent decrease from the calendar year 2020

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budget resulting in a decrease of approximately \$406,967. The decrease is driven by the impacts of the COVID-19 pandemic on the economy. The proposed work plan shows decreases in events, marketing and improvement services. There are some slight increases to business development and field services such as homeless outreach, streetscape improvements and public art displays.

Estimated District Expenses: \$3,522,021

Estimated Streetscape Maintenance Expenses: \$140,684

Total estimated District Expenses: \$3,662,705

### Assessment of Expenses

The annual assessments for the Downtown EMSD will be levied for the 2021 calendar year after the required Downtown EMSD approval process has been completed. Assessments are determined in proportion to the benefits received by each parcel.

The proposed 2021 Downtown EMSD assessment diagram indicates the properties to be assessed for enhanced municipal services. This proposed diagram is on file in the Office of the Director of the City of Phoenix Street Transportation Department and may also be viewed at [phoenix.gov/econdev/Reports-Maps](http://phoenix.gov/econdev/Reports-Maps). The proposed assessments and diagram are based on the estimate of expenses and property data available as of April 7, 2020. The proposed calendar year 2021 Downtown EMSD assessment diagram was completed on June 10, 2020.

### Public Hearing Date

It is requested that the City Council set the date of Nov. 18, 2020 as the date for the public hearing on the 2021 Downtown EMSD assessments.

### **Financial Impact**

The City's total estimated annual expenditure for this program is \$1,197,007, which includes:

- \$339,491 from the General Fund (which represents an approximately \$37,679 decrease from 2020);
- \$503,959 from the Phoenix Convention Center;
- \$120,379 from the Sports Facilities Fund;
- \$8,409 from the Genomics Facilities Operations and Maintenance Fund; and
- \$224,771 from collections from tenants on City-owned properties.

### **Concurrence/Previous Council Action**

This item was recommended for approval at the Workforce and Economic Development Subcommittee meeting on Sept. 23, 2020, by a vote of 3-1.

### **Public Outreach**

A public hearing will be held for property owners to discuss the proposed assessments, costs, and services for the 2021 calendar year provided in connection with the Downtown EMSD. If approved, the public hearing would be set for Nov. 18, 2020 at 2:30 p.m., in the Phoenix City Council Chambers. All property owners are notified by mail of their annual assessment cost by the Street Transportation and Community and Economic Development departments 20 days prior to the public hearing. Notice of the public hearing also will be published in the Record Reporter as specified below. No further notification is required after the public hearing.

To be published:

The Record Reporter

- Oct. 26, 2020
- Oct. 28, 2020

### **Location**

The Downtown EMSD is generally bounded by Fillmore Street, 7th Street, 3rd Avenue and the railroad tracks south of Jackson Street.

Council Districts: 7 and 8

### **Responsible Department**

This item is submitted by Deputy City Managers Jeff Barton and Mario Paniagua, and the Community and Economic Development and Street Transportation departments.

## **Attachment A**

### **Downtown Phoenix Partnership 2021 Proposed Work Program**

#### **Key Areas of Focus**

- Continue to deliver a safe, welcoming, clean, disinfected and walkable Downtown through the services of the Ambassadors and Clean & Green Team
- Continue to establish connectivity and strengthen relationships with stakeholders in the EMSD to ensure residents, employees, students and visitors are represented in our community building efforts and the development of our vibrant urban center
- Maintain frequent and consistent stakeholder communications to share critical project updates and impact information related to Downtown development projects and light rail expansion construction
- Maintain business support and recovery efforts related to COVID-19 in order to help preserve the Downtown amenity package of restaurants, bars and entertainment that drives the quality of urban living in DTPHX and supports the hospitality industry when it begins to recover
- As multiple development projects will deliver more employees, residents and students in 2021, working with the City's Street Transportation department to identify multi-modal solutions and implement micro mobility and enhanced sidewalk infrastructure will continue to be a priority
- In partnership with affiliate Phoenix Community Alliance, the city, county, human service providers and neighborhood and community groups, continue to identify solutions and programs for challenges and impacts related to homelessness in the Downtown area

#### **2021 Work Program**

##### **Administration, Finance, and Information Technology**

- Maintain reporting system for streetscape improvements and Ambassador assists to track accurately work performed in the field
- Manage internal controls and oversight of budget and annual audit to ensure good governance and accurate financial reporting
- Develop additional revenue streams via SELLA (Special Event Liquor License Areas) applications and street pole banner program
- Support community outreach efforts by Downtown Phoenix Partnership and affiliates

##### **Marketing & Events**

- Through our sustaining partnership with Artlink Phoenix, expand our outdoor placemaking efforts in the EMSD and match make artists with private developers and businesses to further Phoenix as a creative city
- Continue to diversify DTPHX's event portfolio by incubating family-friendly, educational and cultural events

- Reimagine events to achieve social distancing requirements for as long as needed and increase production of outdoor events/activations in an effort to bring more pedestrians to our sidewalks and businesses

### **Business Development**

- Maintain business support related to COVID-19 impacts to provide information about grant/funding opportunities and other recovery resources and programs to businesses in the EMSD
- Focus business attraction efforts on bringing new restaurants and retail to recently vacated store fronts and core sites near the Convention Center, hotels, Van Buren and Monroe Streets
- Continue outreach to brokers of buildings within EMSD to keep them up to date on the rapidly changing Downtown
- Support co-working and entrepreneurial growth while promoting Downtown as a home to creative and technology companies as well as a leader in higher education and biomedical partnerships

### **Operations**

- Continue to improve the walkability of Downtown through tree planting and shade structures, and enhance its neighborhood feel through placemaking efforts
- Impact the public realm by increasing public amenities such as interactive kiosks, pop-up play areas and support of outdoor performance stages
- Continue to support stakeholders during light rail and other construction impacts
- Grow communications within our safety network and participate in public safety coordination efforts
- Delayed due to COVID-19, launch, in partnership with RED Development and Valley Metro, the bike commuter space at Cityscape to support and grow bike commuting in Downtown



## **2021 Downtown Enhanced Municipal Services District Assessment Diagram (Resolution 21872)**

Request City Council approval of the 2021 Downtown Enhanced Municipal Services District (EMSD) Assessment Diagram. There is no financial impact as a result of this request.

### **Summary**

The City Council authorized formation of the Downtown EMSD in 1990 to provide enhanced municipal services, above and beyond the level of services provided in the remainder of the City. The Downtown EMSD is generally bounded by Fillmore Street, 7th Street, 3rd Avenue and the railroad tracks south of Jackson Street. The costs for the Downtown EMSD's services are paid through assessments on property owners within the Downtown EMSD boundaries.

The proposed 2021 Downtown EMSD Assessment Diagram (**Attachment A - 2021 Downtown EMSD Diagram**), indicates the properties to be assessed and is on file in the Office of the Director of the City of Phoenix Street Transportation Department, and may also be viewed at [phoenix.gov/econdev/Reports-Maps](http://phoenix.gov/econdev/Reports-Maps). The proposed assessments and calendar year 2021 Downtown EMSD Diagram are based on the estimate of expenses and property data available as of April 7, 2020. The proposed diagram was completed on June 10, 2020. Per Arizona Revised Statutes (A.R.S.) 48-575(d) the 2021 Downtown EMSD Diagram shows each separate lot numbered consecutively, the area in square feet of each lot, and the area in square feet of any building or buildings located on each lot.

Public streets, alleys, and property utilized for residential purposes that do not benefit by the enhanced municipal services are excluded from this proposed 2021 Downtown EMSD Diagram.

This request for Council action includes a Resolution approving the calendar year 2021 Downtown EMSD Diagram.

### **Financial Impact**

There is no financial impact for approving the 2021 Downtown EMSD Diagram.

**Concurrence/Previous Council Action**

This item was recommended for approval at the Workforce and Economic Development Subcommittee meeting on Sept. 23, 2020, by a vote of 3-1.

**Public Outreach**

A public hearing will be held for property owners to discuss the proposed assessments, costs, and services provided in connection with the Downtown EMSD. The public hearing is set for Nov. 18, 2020, at 2:30 p.m., in the Phoenix City Council Chambers. All property owners are notified by mail of their annual assessment cost by the Street Transportation and Community and Economic Development departments 20 days prior to the public hearing. Notice of the public hearing also will be published in the Record Reporter as specified below. No further notification is required after the public hearing.

To be published:

The Record Reporter

- Oct. 26, 2020
- Oct. 28, 2020

**Location**

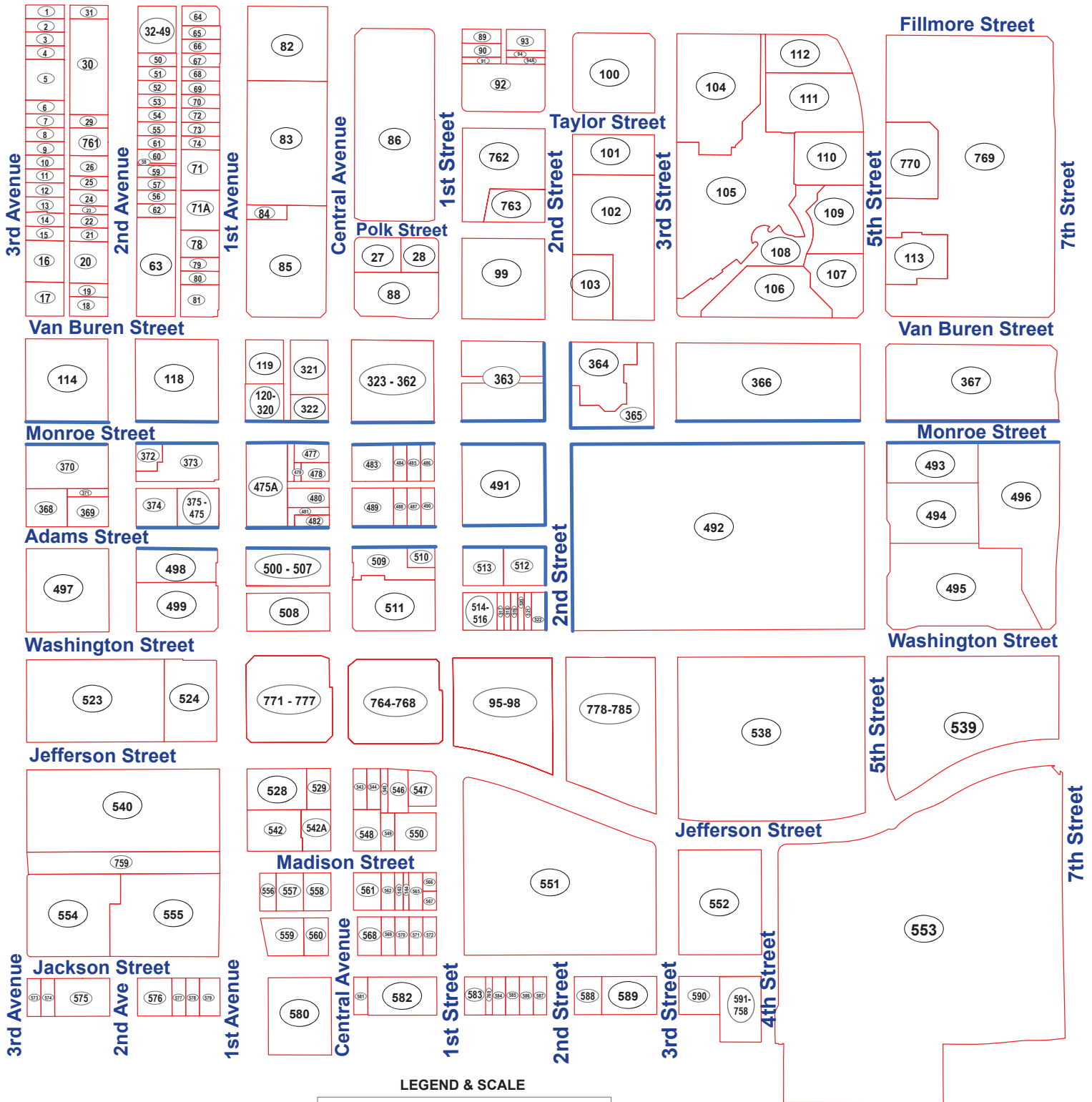
The Downtown EMSD is generally bounded by Fillmore Street, 7th Street, 3rd Avenue and the railroad tracks south of Jackson Street.

Council Districts: 7 and 8

**Responsible Department**

This item is submitted by Deputy City Managers Jeff Barton and Mario Paniagua, and the Community and Economic Development and Street Transportation departments.

# DOWNTOWN PHOENIX ENHANCED MUNICIPAL SERVICES DISTRICT 2021 ASSESSMENT DIAGRAM



### LEGEND & SCALE

**1** ASSESSMENT #

**—** STREETScape IMPROVEMENT DISTRICT

0 125 250 375 500 Feet

1 INCH = 125 FEET

This drawing was created for reference and planning purposes only and not for construction.

SUBMITTED \_\_\_\_\_ SUPERINTENDENT OF STREETS \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AT THE MEETING OF THE COUNCIL OF THE CITY OF PHOENIX THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_  
MAYOR

ATTEST \_\_\_\_\_ CITY CLERK \_\_\_\_\_

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_  
SUPERINTENDENT OF STREETS

Parcel data from County Assessor as of 4/7/2020.  
Assessment data updated as of 6/10/2020.



# DOWNTOWN PHOENIX ENHANCED MUNICIPAL SERVICES DISTRICT 2021 ASSESSMENT DIAGRAM DETAIL

ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
1	HILLMORE APARTMENTS OWNER LLC	7,000	111-42-042	Vacant Lot
2	HILLMORE APARTMENTS OWNER LLC	7,000	111-42-040	Vacant Lot
3	HILLMORE APARTMENTS OWNER LLC	7,000	111-42-038	Vacant Lot
4	HILLMORE APARTMENTS OWNER LLC	7,000	111-42-036	Vacant Lot
5	HILLMORE APARTMENTS OWNER LLC	20,798	111-42-135	11,381
6	HILLMORE APARTMENTS OWNER LLC	7,000	111-42-028	Parking Lot
7	GARRETSON JOHN E	7,000	111-42-026	Parking Lot
8	GARRETSON JOHN E	7,000	111-42-024	Parking Lot
9	333 N. 3RD AVE LLC	7,000	111-42-022	Parking Lot
10	333 N. 3RD AVE LLC	7,000	111-42-020	Parking Lot
11	333 N. 3RD AVE LLC	7,000	111-42-019	Parking Lot
12	333 N. 3RD AVE LLC	7,000	111-42-017	Parking Lot
13	333 N. 3RD AVE LLC	8,138	111-42-015	Vacant Lot
14	333 N. 3RD AVE LLC	7,000	111-42-011A	Vacant Lot
15	333 N. 3RD AVE LLC	7,000	111-42-009	Vacant Lot
16	ZAYO GROUP LLC	21,000	111-42-115	10,855
17	GARRETSON ELIZABETH & JOHN E ETAL TR	17,478	111-42-005A	Parking Lot
18	HIGGINBOTHAM PROPERTIES LLC	11,200	111-42-003	12,856
19	FOLSOM PROJECTS LLC	7,000	111-42-006	6,999
20	FED - GSA Parking Lot	21,000	111-42-007B	Parking Lot
21	CUNNINGHAM BUILDING LLC	7,000	111-42-008	See ID # 22
22	CUNNINGHAM BUILDING LLC	7,000	111-42-010	10,946
23	GARRETSON JOHN E & BARTON L FABER	4,200	111-42-012	Parking Lot
24	GARRETSON JOHN E & BARTON L FABER	8,400	111-42-013	Parking Lot
25	GARRETSON JOHN E & BARTON L FABER	7,000	111-42-016	Parking Lot
26	GARRETSON JOHN E	10,500	111-42-018	Parking Lot
27	CITY OF PHOENIX-77 E Poik	21,675	111-45-188B	Construction
28	APPLE NINE HOSPITALITY OWNERSHIP INC.	16,760	111-45-188A	125,871
29	BURGE GOLDIE H & RICHARD W	7,000	111-42-025	3,498
30	HILLMORE APARTMENTS OWNER LLC	48,911	111-42-136	26,966
31	EVORN-SNYDER PATRICIA E	7,000	111-42-041	Parking Lot
32	SHEEL ABIGAIL A	984	111-42-117	984
33	FERGUSON ANNE YVONNE	1,100	111-42-118	1,100
34	MYERS JOHN	1,358	111-42-119	1,358
35	SCHEIDT BRUCE M	1,243	111-42-120	1,243
36	DOGGE MARIA	960	111-42-121	960
37	NAKAMURA YUKA	977	111-42-122	977
38	SCUTTI THEODORE J	1,654	111-42-123	1,654
39	COFSKY EMILY DIANE/DAVENPORT MARY R	1,310	111-42-124	1,310
40	SHERMAN JEFFERY	1,334	111-42-125	1,334
41	MATLOCK BRIAN K	1,247	111-42-126	1,247
42	MARASCO MICHELLE ANN	1,492	111-42-127	1,492
43	CORENS KIMBERLY J/PAUL F	1,222	111-42-128	1,222
44	HAMMERSMITH TRUST	1,239	111-42-129	1,239
45	KILBER EMILY	1,291	111-42-130	1,291
46	PETERSON ANDREW	1,094	111-42-131	1,094
47	WEBSTER JEFFERY	1,803	111-42-132	1,803
48	RK1 MANAGEMENT LLC	1,370	111-42-133	1,370
49	KERMAN TRUST	1,310	111-42-134	1,310
50	DTR 25 LLC	7,000	111-42-082	Parking Lot
51	DTR 25 LLC	7,000	111-42-080	Parking Lot
52	DTR 25 LLC	7,000	111-42-078	Parking Lot
53	DTR 25 LLC	7,000	111-42-076	Parking Lot
54	DTR 25 LLC	7,000	111-42-074	Parking Lot
55	DTR 25 LLC	7,000	111-42-073	Parking Lot
56	DTR 25 LLC	7,000	111-42-065	Parking Lot
57	DTR 25 LLC	7,000	111-42-066	Parking Lot
58	DTR 25 LLC	845	111-42-067	Parking Lot
59	DTR 25 LLC	6,155	111-42-068	Parking Lot
60	DTR 25 LLC	7,000	111-42-069	Parking Lot
61	DTR 25 LLC	7,000	111-42-071	Parking Lot
62	DTR 25 LLC	6,300	111-42-091	Parking Lot
63	FIRST INTERSTATE BANK OF AZ NA	52,990	111-42-106B	253,464
64	ASU Downtown Residence Hall	9,499	111-42-087A	Construction
65	ASU Downtown Residence Hall	7,000	111-42-085	Construction
66	ASU Downtown Residence Hall	7,000	111-42-083	Construction
67	ASU Downtown Residence Hall	6,971	111-42-081A	Construction
68	ARIZONA BOARD OF REGENTS	6,906	111-42-079A	Parking Lot
69	ARIZONA BOARD OF REGENTS	6,921	111-42-077A	Parking Lot
70	ASU LOT NORTH OF YMCA - ABOR	6,996	111-42-075A	2,591
71	YMCA OF PHOENIX	21,275	111-42-064C	110,962
71A	ASU STUDENT REC CENTER	20,325	111-42-138	78,806
72	ASU FORMER BAIL BONDS BUILDING	7,000	111-42-064B	Vacant Lot
73	YMCA OF PHOENIX	7,000	111-42-072	110,962
74	YMCA OF PHOENIX	7,000	111-42-070	See ID # 73
75		Parcel No Longer Exists - Lot merge		
76		Parcel No Longer Exists - Lot merge		
77		Parcel No Longer Exists - Lot merge		
78	GARRETSON ELIZABETH & JOHN E ETAL TR	14,000	111-42-103A	Parking Lot
79	PHOENIX - Compass Bank/TRANSIT BLDG	7,000	111-42-099	Parking Lot
80	PHOENIX - Compass Bank/TRANSIT BLDG		111-42-097	See ID # 81
81	PHOENIX - Compass Bank/TRANSIT BLDG	18,018	111-42-094	232,670
82	ASU - U. S. Post Office/ASU STUDENT UNION	78,300	111-42-061	54,265
83	PHOENIX - PARKS CIVIC SPACE	130,445	111-42-137	28,575
84	MEANS LTD LLP	7,270	111-42-062	8,531
85	PHOENIX - CENTRAL STATION	111,688	111-42-114	3,841
86	ASU JOURNALISM/UCENT SUPERBLOCK	202,772	111-45-183	645,508
87		Parcel split into ID 27 and ID 28		
88	ARCP OFC PHOENIX (CENTRAL) AZ LLC	48,832	111-45-189	782,912
89	Valley Youth Theater Building	7,000	111-45-066	6,999
90	VYT - VACANT	7,000	111-45-065	3,500
91	VYT - VACANT	3,494	111-45-064A	Vacant Lot
92	TAYLOR PLACE	52,352	111-45-186	359,395
93	VYT - CITY PARKING LOT	10,500	111-45-067	Parking Lot
94	VYT - VACANT	3,500	111-45-068	Vacant Lot
94A	VYT - VACANT	3,498	111-45-069A	Vacant Lot
95	BLOCK 23 COMMERCIAL LLC	21,516	112-28-135	607,790
96	BLOCK 23 COMMERCIAL LLC	1	112-28-137	Airspace
97	BLOCK 23 COMMERCIAL LLC	48,299	112-28-134	Construction
98	BLOCK 23 COMMERCIAL LLC	46,145	112-28-136	Construction
99	DIGITAL PHOENIX VAN BUREN LLC	88,487	111-45-077B	376,438
100	ASU NURSING BLOCK	86,634	111-45-182	258,732

ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
101	VWP EVB 200 GARAGE LLC	42,759	111-45-087E	260,278
102	ART BURGER COMPLEX SHERATON PHOENIX DOWNTOWN HOTEL	123,348	111-45-175	981,015
103	VWP EVB 200 OFFICE LLC	33,678	111-45-080A	250,000
104	AGP ARIZONA CENTER OWNER LLC	118,265	111-46-146	95,541
105	AGP ARIZONA CENTER OWNER LLC	198,690	111-46-148	230,449
106	AGP ARIZONA CENTER OWNER LLC	63,815	111-46-138	412,981
107	NAGD PALM COURT TOWER LP	39,971	111-46-141	Common Area
108	AGP ARIZONA CENTER OWNER LLC	56,095	111-46-143	Common Area
109	PCPI TWO ARIZONA LLC	46,125	111-46-132	632,852
110	SUPREME BRIGHT PHOENIX LLC	49,190	111-46-139	Construction
111	AGP ARIZONA CENTER OWNER LLC	72,100	111-46-133	2,591
112	AGP ARIZONA CENTER OWNER LLC	39,428	111-46-147	Parking Lot
113	ABCI - ABOR - ASU - UofA	38,230	111-46-151A	89,725
114	XSC PHOENIX INVESTMENT LLC	90,248	112-21-074	Construction
115		Parcel No Longer Exists - Merged into ID 114		
116		Parcel No Longer Exists - Merged into ID 114		
117		Parcel No Longer Exists - Merged into ID 114		
118	FED - Federal Building	89,516	112-21-079A	10,000
119	IDI NORTH FIRST AVE LLC	22,212	112-21-089A	Parking Lot
120	HSL 44 MONROE LLC	1,376	112-21-376	1,376
121	HSL 44 MONROE LLC	541	112-21-377	541
122	HSL 44 MONROE LLC	726	112-21-378	726
123	HSL 44 MONROE LLC	1,326	112-21-380	1,326
124	HSL 44 MONROE LLC	1,159	112-21-381	1,159
125	HSL 44 MONROE LLC	1,344	112-21-382	1,344
126	HSL 44 MONROE LLC	1,308	112-21-383	1,308
127	HSL 44 MONROE LLC	1,159	112-21-384	1,159
128	HSL 44 MONROE LLC	1,322	112-21-385	1,322
129	HSL 44 MONROE LLC	994	112-21-386	994
130	HSL 44 MONROE LLC	1,117	112-21-387	1,117
131	HSL 44 MONROE LLC	743	112-21-388	743
132	HSL 44 MONROE LLC	743	112-21-389	743
133	HSL 44 MONROE LLC	1,115	112-21-390	1,115
134	ELUIS CUNNINGHAM DECLARATION OF TRUST	965	112-21-391	965
135	HSL 44 MONROE LLC	1,310	112-21-392	1,310
136	HSL 44 MONROE LLC	1,159	112-21-393	1,159
137	HSL 44 MONROE LLC	1,323	112-21-394	1,323
138	HSL 44 MONROE LLC	993	112-21-395	993
139	HSL 44 MONROE LLC	1,126	112-21-396	1,126
140	HSL 44 MONROE LLC	1,394	112-21-397	1,394
141	JEROME COMPANY LLC	1,394	112-21-398	1,394
142	HSL 44 MONROE LLC	1,126	112-21-399	1,126
143	HSL 44 MONROE LLC	962	112-21-400	962
144	HSL 44 MONROE LLC	1,310	112-21-401	1,310
145	HSL 44 MONROE LLC	1,159	112-21-402	1,159
146	HSL 44 MONROE LLC	1,323	112-21-403	1,323
147	ELAINE M SANS SOUCI TRUST	993	112-21-404	993
148	HSL 44 MONROE LLC	1,126	112-21-405	1,126
149	HSL 44 MONROE LLC	1,394	112-21-406	1,394
150	HSL 44 MONROE LLC	1,394	112-21-407	1,394
151	HSL 44 MONROE LLC	1,126	112-21-408	1,126
152	HSL 44 MONROE LLC	962	112-21-409	962
153	HSL 44 MONROE LLC	1,310	112-21-410	1,310
154	HSL 44 MONROE LLC	1,159	112-21-411	1,159
155	HSL 44 MONROE LLC	1,323	112-21-412	1,323
156	HSL 44 MONROE LLC	993	112-21-413	993
157	HSL 44 MONROE LLC	1,126	112-21-414	1,126
158	SANS SOUCI TRUST	1,394	112-21-415	1,394
159	HSL 44 MONROE LLC	1,394	112-21-416	1,394
160	HSL 44 MONROE LLC	1,126	112-21-417	1,126
161	HSL 44 MONROE LLC	962	112-21-418	962
162	HSL 44 MONROE LLC	1,310	112-21-419	1,310
163	HSL 44 MONROE LLC	1,159	112-21-420	1,159
164	YERICH FRANK - UNIT 1403 (44 MONROE)	1,323	112-21-421	1,323
165	HSL 44 MONROE LLC	993	112-21-422	993
166	HSL 44 MONROE LLC	1,126	112-21-423	1,126
167	LEE BRANDON - UNIT 1406 (44 MONROE)	1,394	112-21-424	1,394
168	HSL 44 MONROE LLC	1,394	112-21-425	1,394
169	HSL 44 MONROE LLC	1,126	112-21-426	1,126
170	HSL 44 MONROE LLC	962	112-21-427	962
171	HSL 44 MONROE LLC	1,310	112-21-428	1,310
172	CABALAR FAMILY LIVING TRUST	1,159	112-21-429	1,159
173	HSL 44 MONROE LLC	1,323	112-21-430	1,323
174	HSL 44 MONROE LLC	993	112-21-431	993
175	HSL 44 MONROE LLC	1,126	112-21-432	1,126
176	HSL 44 MONROE LLC	1,394	112-21-433	1,394
177	HSL 44 MONROE LLC	1,394	112-21-434	1,394
178	HSL 44 MONROE LLC	1,126	112-21-435	1,126
179	HSL 44 MONROE LLC	962	112-21-436	962
180	HSL 44 MONROE LLC	1,310	112-21-437	1,310
181	HSL 44 MONROE LLC	1,159	112-21-438	1,159
182	HSL 44 MONROE LLC	1,323	112-21-439	1,323
183	HSL 44 MONROE LLC	993	112-21-440	993
184	HSL 44 MONROE LLC	1,126	112-21-441	1,126
185	HSL 44 MONROE LLC	1,394	112-21-442	1,394
186	HSL 44 MONROE LLC	1,394	112-21-443	1,394
187	HSL 44 MONROE LLC	1,126	112-21-444	1,126
188	CARY ALLEN STONE AND TYLER F HOSEA LIV TRUST	962	112-21-445	962
189	HSL 44 MONROE LLC	1,310	112-21-446	1,310
190	HSL 44 MONROE LLC	1,159	112-21-447	1,159
191	HSL 44 MONROE LLC	1,323	112-21-448	1,323
192	HSL 44 MONROE LLC	993	112-21-449	993
193	HSL 44 MONROE LLC	1,126	112-21-450	1,126
194	HSL 44 MONROE LLC	1,394	112-21-451	1,394
195	HSL 44 MONROE LLC	1,394	112-21-452	1,394
196	HSL 44 MONROE LLC	1,126	112-21-453	1,126
197	HSL 44 MONROE LLC	962	112-21-454	962
198	HSL 44 MONROE LLC	1,310	112-21-455	1,310
199	HSL 44 MONROE LLC	1,159	112-21-456	1,159
200	HSL 44 MONROE LLC	1,323	112-21-457	1,323
201	HSL 44 MONROE LLC	993	112-21-458	993
202				

# DOWNTOWN PHOENIX ENHANCED MUNICIPAL SERVICES DISTRICT 2021 ASSESSMENT DIAGRAM DETAIL

ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
203	HSL 44 MONROE LLC	1,394	112-21-460	1,394
204	HSL 44 MONROE LLC	1,394	112-21-461	1,394
205	HSL 44 MONROE LLC	1,126	112-21-462	1,126
206	HSL 44 MONROE LLC	962	112-21-463	962
207	HSL 44 MONROE LLC	1,310	112-21-464	1,310
208	HSL 44 MONROE LLC	1,159	112-21-465	1,159
209	HSL 44 MONROE LLC	1,323	112-21-466	1,323
210	HSL 44 MONROE LLC	993	112-21-467	993
211	HSL 44 MONROE LLC	1,126	112-21-468	1,126
212	HSL 44 MONROE LLC	1,394	112-21-469	1,394
213	HSL 44 MONROE LLC	1,394	112-21-470	1,394
214	HSL 44 MONROE LLC	1,126	112-21-471	1,126
215	HSL 44 MONROE LLC	962	112-21-472	962
216	HSL 44 MONROE LLC	1,310	112-21-473	1,310
217	HSL 44 MONROE LLC	1,159	112-21-474	1,159
218	HSL 44 MONROE LLC	1,323	112-21-475	1,323
219	HSL 44 MONROE LLC	993	112-21-476	993
220	HSL 44 MONROE LLC	1,126	112-21-477	1,126
221	HSL 44 MONROE LLC	1,394	112-21-478	1,394
222	HSL 44 MONROE LLC	1,394	112-21-479	1,394
223	HSL 44 MONROE LLC	1,126	112-21-480	1,126
224	HSL 44 MONROE LLC	962	112-21-481	962
225	HSL 44 MONROE LLC	1,310	112-21-482	1,310
226	HSL 44 MONROE LLC	1,159	112-21-483	1,159
227	HSL 44 MONROE LLC	1,323	112-21-484	1,323
228	HSL 44 MONROE LLC	1,322	112-21-485	1,322
229	HSL 44 MONROE LLC	1,126	112-21-486	1,126
230	MOSQUEDA PEDRO	1,394	112-21-487	1,394
231	HSL 44 MONROE LLC	1,394	112-21-488	1,394
232	HSL 44 MONROE LLC	1,126	112-21-489	1,126
233	HSL 44 MONROE LLC	962	112-21-490	962
234	HSL 44 MONROE LLC	1,310	112-21-491	1,310
235	HSL 44 MONROE LLC	1,159	112-21-492	1,159
236	HSL 44 MONROE LLC	1,323	112-21-493	1,323
237	HSL 44 MONROE LLC	993	112-21-494	993
238	HSL 44 MONROE LLC	1,126	112-21-495	1,126
239	HSL 44 MONROE LLC	1,394	112-21-496	1,394
240	HSL 44 MONROE LLC	1,394	112-21-497	1,394
241	HSL 44 MONROE LLC	1,126	112-21-498	1,126
242	HSL 44 MONROE LLC	962	112-21-499	962
243	HSL 44 MONROE LLC	1,119	112-21-502	1,119
244	HSL 44 MONROE LLC	1,880	112-21-503	1,880
245	HSL 44 MONROE LLC	1,873	112-21-504	1,873
246	HSL 44 MONROE LLC	2,119	112-21-505	2,119
247	HSL 44 MONROE LLC	1,394	112-21-506	1,394
248	HSL 44 MONROE LLC	1,394	112-21-507	1,394
249	HSL 44 MONROE LLC	1,126	112-21-508	1,126
250	HSL 44 MONROE LLC	962	112-21-509	962
251	HSL 44 MONROE LLC	1,880	112-21-508	1,880
252	HSL 44 MONROE LLC	1,873	112-21-509	1,873
253	HSL 44 MONROE LLC	993	112-21-510	993
254	HSL 44 MONROE LLC	1,126	112-21-511	1,126
255	HSL 44 MONROE LLC	1,394	112-21-512	1,394
256	HSL 44 MONROE LLC	1,394	112-21-513	1,394
257	HSL 44 MONROE LLC	1,126	112-21-514	1,126
258	HSL 44 MONROE LLC	962	112-21-515	962
259	HSL 44 MONROE LLC	1,880	112-21-540	1,880
260	HSL 44 MONROE LLC	1,873	112-21-541	1,873
261	HSL 44 MONROE LLC	993	112-21-542	993
262	HSL 44 MONROE LLC	1,126	112-21-543	1,126
263	HSL 44 MONROE LLC	1,441	112-21-544	1,441
264	HSL 44 MONROE LLC	1,440	112-21-545	1,440
265	HSL 44 MONROE LLC	1,126	112-21-546	1,126
266	HSL 44 MONROE LLC	962	112-21-547	962
267	HSL 44 MONROE LLC	1,880	112-21-548	1,880
268	HSL 44 MONROE LLC	1,873	112-21-549	1,873
269	HSL 44 MONROE LLC	993	112-21-550	993
270	HSL 44 MONROE LLC	1,126	112-21-551	1,126
271	HSL 44 MONROE LLC	1,441	112-21-552	1,441
272	HSL 44 MONROE LLC	1,440	112-21-553	1,440
273	HSL 44 MONROE LLC	1,126	112-21-554	1,126
274	HSL 44 MONROE LLC	962	112-21-555	962
275	HSL 44 MONROE LLC	1,880	112-21-556	1,880
276	HSL 44 MONROE LLC	1,873	112-21-557	1,873
277	HSL 44 MONROE LLC	993	112-21-558	993
278	HSL 44 MONROE LLC	1,126	112-21-559	1,126
279	HSL 44 MONROE LLC	1,441	112-21-560	1,441
280	HSL 44 MONROE LLC	1,440	112-21-561	1,440
281	HSL 44 MONROE LLC	1,126	112-21-562	1,126
282	JORDAN LUCAS B/VANESSA R - UNIT 3008 (44 MONROE)	962	112-21-563	962
283	HSL 44 MONROE LLC	1,879	112-21-564	1,879
284	HSL 44 MONROE LLC	1,872	112-21-565	1,872
285	HSL 44 MONROE LLC	2,121	112-21-566	2,121
286	HSL 44 MONROE LLC	1,440	112-21-567	1,440
287	HSL 44 MONROE LLC	1,441	112-21-568	1,441
288	NEWTON LIVING TRUST - UNIT 3106 (44 MONROE)	2,079	112-21-569	2,079
289	HSL 44 MONROE LLC	1,880	112-21-570	1,880
290	HSL 44 MONROE LLC	1,872	112-21-571	1,872
291	FERRAZZI JESSICA F - UNIT 3203 (44 MONROE)	2,121	112-21-572	2,121
292	HSL 44 MONROE LLC	1,440	112-21-573	1,440
293	HSL 44 MONROE LLC	1,441	112-21-574	1,441
294	HSL 44 MONROE LLC	2,079	112-21-575	2,079
295	HSL 44 MONROE LLC	4,406	112-21-576	4,406
296	HSL 44 MONROE LLC	2,778	112-21-577	2,778
297	HSL 44 MONROE LLC	2,778	112-21-578	2,778

ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
298	HSL 44 MONROE LLC	4,288	112-21-579	4,288
299	HSL 44 MONROE LLC	2,723	112-21-580	2,723
300	HSL 44 MONROE LLC	2,723	112-21-581	2,723
301	EDWARD H SHRITLUFFE REVOCABLE TRUST/ETAL	1,880	112-21-600	1,880
302	SIMONSON HERBERT C & PATRICIA F AS TRUSTEES - UNIT 2502 (44 MONROE)	1,873	112-21-601	1,873
303	HSL 44 MONROE LLC	2,119	112-21-602	2,119
304	HSL 44 MONROE LLC	1,394	112-21-603	1,394
305	HSL 44 MONROE LLC	1,394	112-21-604	1,394
306	HSL 44 MONROE LLC	1,126	112-21-605	1,126
307	HSL 44 MONROE LLC	962	112-21-606	962
308	HSL 44 MONROE LLC	1,880	112-21-607	1,880
309	HSL 44 MONROE LLC	1,873	112-21-608	1,873
310	HSL 44 MONROE LLC	2,119	112-21-609	2,119
311	HSL 44 MONROE LLC	1,394	112-21-610	1,394
312	HSL 44 MONROE LLC	1,394	112-21-611	1,394
313	HSL 44 MONROE LLC	2,088	112-21-612	2,088
314	HSL 44 MONROE LLC	1,880	112-21-613	1,880
315	HSL 44 MONROE LLC	1,873	112-21-614	1,873
316	HSL 44 MONROE LLC	2,119	112-21-615	2,119
317	HSL 44 MONROE LLC	1,394	112-21-616	1,394
318	HSL 44 MONROE LLC	1,394	112-21-617	1,394
319	HSL 44 MONROE LLC	2,088	112-21-618	2,088
320	44 MONROE MARKETING LLC	14,946	112-21-582A	Common Area
321	NAIRCOGA COUNTY	27,105	112-21-073C	272,900
322	MELIAN ENTERPRISES LIMITED PARTNERSHIP	13,351	112-21-070	78,059
323	VIOLA LORDSMEER LP	87,750	112-28-031B	792,578
324	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-089	2,828
325	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-090	2,828
326	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-091	2,828
327	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-092	2,828
328	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-093	2,828
329	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-094	2,828
330	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-095	2,828
331	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-096	2,828
332	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-097	2,828
333	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-098	2,828
334	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-099	2,828
335	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-100	2,828
336	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-101	2,828
337	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-102	2,828
338	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-103	2,828
339	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-104	2,828
340	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-105	2,828
341	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-106	2,828
342	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-107	2,828
343	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-108	2,828
344	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-109	2,828
345	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-110	2,828
346	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-111	2,828
347	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-112	2,828
348	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-113	2,828
349	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-114	2,828
350	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-115	2,828
351	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-116	2,828
352	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-117	2,828
353	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-118	2,828
354	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-119	2,828
355	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-120	2,828
356	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-121	2,828
357	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-122	2,828
358	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-123	2,828
359	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-124	2,828
360	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-125	2,828
361	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-126	2,828
362	PHOENIX-201 NORTH CENTRAL AVENUE PROPERTY LLC	2,828	112-28-127	2,828
363	VIOLA LORDSMEER LP	87,750	112-28-012B	655,780
364	PHOENIX - Herberger Theater (Building)	51,497	112-28-128	35,301
365	PHOENIX - Herberger Theater (Plaza)	33,963	112-28-129	Common Area
366	ROMAN CATHOLIC DIOCESE OF PHOENIX	186,232	112-29-091	135,520
367	ASU MERCADO	167,053	112-29-089	128,590
368	MOUNTAIN STATES TELEPHONE & TELEGRAPH CO	20,624	112-21-970	77,716
369	MOUNTAIN STATES TELEPHONE & TELEGRAPH CO	16,200	112-21-972	See ID # 368
370	MOUNTAIN STATES TELEPHONE & TELEGRAPH CO	48,923	112-21-973A	See ID # 368
371	MOUNTAIN STATES TELEPHONE & TELEGRAPH CO	442	112-21-084	See ID # 368
372	EQUUS ELIUS LIMITED PARTNERSHIP	9,174	112-21-050F	58,626
373	GVW 111 MONROE OWNER LLC	32,188	112-21-050H	378,016
374	PHX INVESTMENT PROPERTIES LLC	20,699	112-21-278	Construction
375	ORPHEUM PARTNERS LLC	5,560	112-21-279	Parking Lot
376	HERNANDEZ ANTONIO DEANDA	857	112-21-284	837
377	ORPHEUM PHOENIX LLC	1,030	112-21-285	1,030
378	HATCH BRIAN P & ERIKA A	1,835	112-21-286	1,835
379	HATCH BRIAN P & ERIKA A	883	112-21-287	883
380	LEMON STEVEN/SANDBERG PAMELA	1,110	112-21-288	1,110
381	BEALS MATHEW	726	112-21-289	726
382	GRAZIANO JOSEPH LIVING TRUST	1,915	112-21-290	1,915
383	FERRROS KATIE A	870	112-21-291	870
384	MARY MADGE CIAMPOLI LIVING TRUST	1,753	112-21-292	1,753
385	WRIGHT DUSTIN N C/O BM REAL ESTATE SERVICES INC	789	112-21-293	789
386	SAHA HOLDINGS LLC	799	112-21-294	799
387	PAPA DOMINIC A.	823	112-21-295	823
388	AGENTER TRAVIS	792	112-21-296	792
389	SWAN MATTHEW/HERRON DAVID	710	112-21-297	710
390	STACIOKAS DAVID DR JENNIFER	1,254	112-21-298	1,254
391	LOOMIS BUDDY ANN	751	112-21-299	751
392	TRIPLE C HOLDINGS LLC	1,307	112-21-300	1,307

# DOWNTOWN PHOENIX ENHANCED MUNICIPAL SERVICES DISTRICT 2021 ASSESSMENT DIAGRAM DETAIL

ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
393	GUERRERO ERICA	1,214	112-21-301	1,214
394	WAGNER MICHELLE LEE	1,794	112-21-302	1,794
395	CHOI JI MIS	805	112-21-303	805
396	ROZHIN IMANI	854	112-21-304	854
397	RAK KEVIN	872	112-21-305	872
398	ADAMS 114 404 LLC	792	112-21-306	792
399	CURTIS P HAMANN FAMILY TRUST	710	112-21-307	710
400	ORPHEUM910 LLC	1,254	112-21-308	1,254
401	BRODERICK THOMAS	751	112-21-309	751
402	GOOD BENJAMIN R	1,268	112-21-310	1,268
403	SHEA DIANA L	1,148	112-21-311	1,148
404	SEVERINO ROBERT	1,432	112-21-312	1,432
405	HALL TIMOTHY	805	112-21-313	805
406	SWINDLE TIMOTHY D/KERRY K	854	112-21-314	854
407	THORPE DAVID H	872	112-21-315	872
408	STEVE TOEDTEMEIER	801	112-21-316	801
409	KULAK SUSAN K	671	112-21-317	671
410	AFRICA EDWIN S III	1,254	112-21-318	1,254
411	COX RICHARD	755	112-21-319	755
412	SEAN NAYLOR LIVING TRUST	1,268	112-21-320	1,268
413	MICHAEL GUION CLIFTON BYPASS TRUST	1,148	112-21-321	1,148
414	LITTLE ITALY BALLPARK APARTMENTS LLC	1,432	112-21-322	1,432
415	MILLER JEFFREY A	793	112-21-323	793
416	DILLAVOU CHRISTINA/LIEBERMAN NANCY	843	112-21-324	843
417	METCALF BRIAN	866	112-21-325	866
418	MACKIN SARAH	796	112-21-326	796
419	BOWLES JACK A	710	112-21-327	710
420	GERMAN DAVID C	797	112-21-328	797
421	GINA SANTI LIVING TRUST	960	112-21-329	960
422	NORMA JEAN CLIFTON SURVIVORS TRUST	1,289	112-21-330	1,289
423	VEITENHANS PETER J/HENDERSON SUSAN L	1,161	112-21-331	1,161
424	DAVIS JUSTIN ROBERT/BETTY ANN HINDERKS TR	853	112-21-332	853
425	MILLER JOSEPH	793	112-21-333	793
426	SS INVESTMENT LLC	842	112-21-334	842
427	SUMAR INVESTMENTS DOWNTOWN LLC	866	112-21-335	866
428	MELTON MICHELLE	796	112-21-336	796
429	ALL STATE HOMES LLC	710	112-21-337	710
430	GAFFNEY-LEGGETT LAURENCE C	797	112-21-338	797
431	YONENAKA CHRISTOPHER	960	112-21-339	960
432	LEDBETTER GROUP LLC	1,289	112-21-340	1,289
433	HOWARD PARDI	1,162	112-21-341	1,162
434	MCCAUSLAND DANIEL B & CARMINE B	858	112-21-342	858
435	WATSON JAN/DALE KANE	793	112-21-343	793
436	HUNT JESSE D	842	112-21-344	842
437	EQUITY TRUST COMPANY	866	112-21-345	866
438	ORPHEUM GROUP LLC	796	112-21-346	796
439	JANSEN RALPH/VIRGINIA	710	112-21-347	710
440	ARONOWITZ FREDERICK & MARGUERITE	797	112-21-348	797
441	ORPHEUM 807 LLC	960	112-21-349	960
442	MCDONOUGH MARY	1,289	112-21-350	1,289
443	MCDONOUGH MARY	1,162	112-21-351	1,162
444	HAUNS JOSHUA/RAM	853	112-21-352	853
445	BLANKENBAKER GEORGE S	793	112-21-353	793
446	HAYS KIRK	842	112-21-354	842
447	SMITH JAMES	866	112-21-355	866
448	ARMENTA BENNIE/MARLA	796	112-21-356	796
449	CHAVEZ RENE/MARIA G	710	112-21-357	710
450	DOVELANDS ROEL	960	112-21-358	960
451	SHEDD SCOTT	960	112-21-359	960
452	SUAREZ MICHAEL TR	1,289	112-21-360	1,289
453	CASCIARO SANDOVO FAMILY LIVING	1,162	112-21-361	1,162
454	ORPHEUM910 LLC	853	112-21-362	853
455	ROSSER HOLLY	794	112-21-363	794
456	RYBACK MICHAEL G	843	112-21-364	843
457	BOYLE ROBERT MARC	866	112-21-365	866
458	ALEX & COMPANY LLC	796	112-21-366	796
459	BONFELD JESSE M	710	112-21-367	710
460	MERTENS SCOTT E	797	112-21-368	797
461	WALSH MATTHEW R	960	112-21-369	960
462	SAN MARCO 77 LLC	1,289	112-21-370	1,289
463	RUPAL FAMILY TRUST	1,162	112-21-371	1,162
464	VAN RIPER MARDI M	737	112-21-372	737
465	HANS W MATHIESEN TRUST	2,559	112-21-373	2,559
466	TASB LLC	3,691	112-21-374	3,691
467	HANA GROUP LLC	1,487	112-21-583	9,445
468	J B ORI HOLDINGS LLC	1,568	112-21-584	9,445
469	CMRB HOLDINGS LLC	3,268	112-21-585	9,445
470	HEM PIMARNMAN LLC	1,706	112-21-586	9,445
471	DAISY ADAMS LLC - C105	1,416	112-21-587	9,445
472	MILLSAP ANDY	138	112-21-588	138
473	C107 AMD C108 LLC	561	112-21-589	1,169
474	C107 AMD C108 LLC	184	112-21-590	1,169
475	C109 LLC	424	112-21-591	1,169
475A	101 NORTH FIRST AVE LLC	45,319	112-21-375	591,390
476	Parcel No Longer Exists - Lot merge			
477	1 WEST MONROE LLC	8,594	112-21-059	20,606
478	130 N CENTRAL LLC	6,875	112-21-057	31,373
479	130 N CENTRAL LLC	1,719	112-21-063	See ID # 478
480	112 N CENTRAL NOVEL COWORKING LLC	10,425	112-21-058	82,246
481	108-110 NORTH CENTRAL PROPERTIES LLC	5,200	112-21-061	3,772
482	RASKIN RANDALL E/JENNA R TR	5,000	112-21-060	11,284
483	CSM PHOENIX DOWNTOWN LLC	20,604	112-28-133	155,072
484	CSM PHOENIX DOWNTOWN LLC	6,875	112-28-039	10,079
485	PHOENIX HOTEL VENTURES LLC	6,875	112-28-037	44,621
486	PHOENIX HOTEL VENTURES LLC	6,875	112-28-035	See ID # 485
487	PHOENIX HOTEL VENTURES LLC	6,886	112-28-038	See ID # 485
488	PHOENIX HOTEL VENTURES LLC	6,886	112-28-040	See ID # 485
489	PHOENIX HOTEL VENTURES LLC	20,618	112-28-042	609,885
490	PHOENIX LAND LEASE LLC	6,886	112-28-036	See ID # 489
491	H E PHOENIX LLC	90,102	112-28-044A	631,780
492	PHOENIX - CONVENTION CENTER	718,682	112-29-094	1,636,027
493	PHOENIX - HERITAGE & SCIENCE PARK (GARAGE)	417,828	112-29-090	440,020

ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
494	PHOENIX - HERITAGE & SCIENCE PARK (HISTORY MUSEUM)	417,828	112-29-090	440,020
495	PHOENIX - HERITAGE & SCIENCE PARK (SCIENCE MUSEUM)	417,828	112-29-090	440,020
496	PHOENIX - HERITAGE & SCIENCE PARK (SQUARE)	417,828	112-29-090	440,020
497	PHOENIX - New City Hall	67,500	112-21-087	622,637
497	PHOENIX - Orpheum Theatre	22,500	112-21-087	622,637
498	FIRST INTERSTATE BANK OF AZ NA	36,376	112-21-014E	253,640
499	FIRST INTERSTATE BANK OF AZ NA	51,781	112-21-014D	523,816
500	TWO RENAISSANCE LLC	2,500	112-21-001	727,849
501	TWO RENAISSANCE LLC	4,620	112-21-002	Common Area
502	TWO RENAISSANCE LLC	3,500	112-21-003	Common Area
503	TWO RENAISSANCE LLC	6,575	112-21-004	Common Area
504	TWO RENAISSANCE LLC	4,830	112-21-007	Common Area
505	TWO RENAISSANCE LLC	11,625	112-21-008	See ID # 500
506	TWO RENAISSANCE LLC	4,500	112-21-009	See ID # 500
507	TWO RENAISSANCE LLC	4,500	112-21-012	See ID # 500
508	ONE RENAISSANCE LLC	41,540	112-21-086	569,101
509	PHOENIX - CENTRAL & ADAMS SURFACE LOT	26,193	112-28-131	Parking Lot
510	424 NORTH CENTRAL AVE LLC	7,001	112-28-130	24,871
511	AGP ONE NORTH CENTRAL OWNER LLC	56,971	112-28-132	833,336
512	PHOENIX - Hyatt Garage	20,625	112-28-071	101,251
513	PHOENIX - Hyatt Garage	20,625	112-28-066	101,251
514	THREE E ONE NORTH FIRST INVESTMENT CO LL	8,941	112-28-067	See ID #516
515	THREE E ONE NORTH FIRST INVESTMENT CO LL	4,817	112-28-072	See ID #516
516	THREE E ONE NORTH FIRST INVESTMENT CO LL	3,440	112-28-073	162,333
517	HEBHABER FAMILY PARTNERSHIP	3,440	112-28-068	See ID #516
518	HEBHABER FAMILY PARTNERSHIP	3,440	112-28-069	20,775
519	HEBHABER FAMILY PARTNERSHIP	3,440	112-28-070	2,604
520	SOUTHWEST PROPERTY RESOURCES LLC	3,383	112-28-074	9,249
521	CHAVESTORS LLC	4,240	112-28-075	4,138
522	PETER GUS C LLC/SAHNAS CHARLES T/KATHERINE ETAL	6,884	112-28-076	14,989
523	PHOENIX - C. Goode Bldg.	149,803	112-22-074A	225,560
524	MARICOPA COUNTY - Old Courthouse	56,336	112-22-075A	91,061
525	ID Reassigned to 777			
526	ID Reassigned to 771 and 772			
527	ID Reassigned to 773-776			
528	LUHRS INVESTORS LLC	32,214	112-22-105B	64,501
529	REG PHX JEFFERSON STREET LLC	15,124	112-22-105C	101,215
530	Parcel No Longer Exists - Lot merge			
531	Parcel Split into ID's 764 - 768			
532	Parcel Split into ID's 95 - 98			
533	ID Reassigned to 778			
534	ID Reassigned to 779			
535	Parcel Split into ID's 781-785			
536	ID Reassigned to 780			
537	Parcel Split into ID's 781-785			
538	PHOENIX - CONV CTR SOUTH	403,744	112-30-123	351,268
539	PHOENIX - Civic Plaza East Gar	236,661	112-30-127	1,219,400
540	MARICOPA COUNTY - Superior Court Comp.	209,552	112-22-040B	807,458
541	LUHRS INVESTORS LLC	45,339	112-22-105A	186,283
542	LUHRS INVESTORS LLC	29,563	112-24-216A	142,386
542A	HHLUHRS LLC	15,728	112-24-217A	240,269
543	JEFFERSON PLACE PARTNERS LLC	7,500	112-27-060A	47,219
544	JEFFERSON PLACE PARTNERS LLC	7,500	112-27-058A	Parking Lot
545	JEFFERSON PLACE PARTNERS LLC	4,062	112-27-056B	Parking Lot
546	JEFFERSON PLACE PARTNERS LLC	11,995	112-27-055E	Parking Lot
547	GARRETTSON ELIZABETH O TR ETAL	12,813	112-27-052C	Parking Lot
548	JEFFERSON PLACE PARTNERS LLC	15,000	112-27-059A	Parking Lot
549	FABRIC ANNI W TR ETAL	6,875	112-27-057B	Parking Lot
550	GARRETTSON JOHN E ETAL	20,625	112-27-053G	Parking Lot
551	PHOENIX - Sports Arena	374,627	112-27-114	500,201
552	SUNS LEGACY PROPERTIES LLC - Central	114,127	112-30-126	342,465
553	MARICOPA COUNTY STADIUM DISTRICT	1,082,039	112-30-128E	997,437
554	MARICOPA COUNTY - Jail Complex	94,194	112-22-091	62,500
555	MARICOPA COUNTY - Court Tower	130,223	112-22-035A	671,804
556	MADISON 27 LLC	7,913	112-22-041A	Parking Lot
557	MADISON 27 LLC	13,750	112-22-038A	9,701
558	MARICOPA COUNTY	13,750	112-22-036	41,400
559	E J JACKSON LLC	19,682	112-22-103	20,844
560	MARICOPA COUNTY	23,376	112-22-037	Parking Lot
561	SUNS LEGACY PROPERTIES LLC	13,750	112-27-071	Vacant Lot
562	SUNS LEGACY PROPERTIES LLC	6,875	112-27-069	2,308
563	SUNS LEGACY PROPERTIES LLC	4,125	112-27-067	Parking Lot
564	SUNS LEGACY PROPERTIES LLC	2,750	112-27-066	Parking Lot
565	SUNS LEGACY PROPERTIES LLC	6,875	112-27-064	Parking Lot
566	SUNS LEGACY PROPERTIES	3,250	112-27-062	Parking Lot
567	SUNS LEGACY PROPERTIES	3,625	112-27-061	Parking Lot
568	10 E JACKSON LLC	12,375	112-27-072	14,638
569	22 E JACKSON LLC	6,875	112-27-070	6,875
570	PHOENIX MERCHANDISE MART 1946 LLC	6,875	112-27-068	41,250
571	PHOENIX MERCHANDISE MART 1946 LLC	6,875	112-27-065	41,251
572	PHOENIX MERCHANDISE MART 1946 LLC	6,875	112-27-063	See ID # 571
573	241 W JACKSON STREET LLC	6,875	112-22-015	Parking Lot
574	241 W JACKSON STREET LLC	6,875	112-22-014	Parking Lot
575	ARIZONA HOUSING INC	27,511	112-22-104	129,533
576	COMMUNITY LEGAL SERVICES INC	17,188	112-22-008B	13,457
577	R C H C LLC	6,875	112-22-004	6,875
578	R C H C LLC	6,875	112-22-003	6,875
579	MARICOPA COUNTY	10,313	112-22-001	2,704
580	ANIER LLC	53,569	112-22-970A	Parking Lot
581	1 E JACKSON LLC	6,776	112-27-108	6,770
582	39 E JACKSON LLC	34,382	112-27-107D	60,000
583	KLANCO INVESTMENT LLC	13,615	112-27-116	14,885
584	NIXDT LLC	6,875	112-27-100	13,700
585	NIXDT LLC	6,875	112-27-099	See ID # 584
586	NIXDT LLC	6,875	112-27-098	See ID # 584
587	NIXDT LLC	6,875	112-27-097	See ID # 584
588	PHOENIX CENTER FOR DENTISTRY LLC	13,750	112-27-111E	Parking Lot
589	PHOENIX CENTER FOR DENTISTRY LLC	27,530	112-27-115	25,133
590	LTP MANAGEMENT LP LLLP	20,625	112-30-120	Parking Lot
591	SHIELDS PATRICK M IV/ALICIA L	1,418	112-42-051	1,418
592	SCHWARTZ BARRY/TEMPLIN JEFFREY/ETAL	866	112-42-052	866
593	STECKMAN BRIAN GEORGE	998	112-42-053	998

# DOWNTOWN PHOENIX ENHANCED MUNICIPAL SERVICES DISTRICT 2021 ASSESSMENT DIAGRAM DETAIL

ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
594	ROSS MATTHEW S	983	112-42-054	983
595	TAYLOR FAMILY REVOCABLE TRUST	1,446	112-42-055	1,446
596	JOHNSON RICHARD	1,579	112-42-056	1,579
597	BECKHAM ZACKARY KRISTIAN	1,078	112-42-057	1,078
598	ISAAC JODY S	1,625	112-42-058	1,625
599	JACOBSEN THOMAS	953	112-42-059	953
600	KACZALA TIMOTHY/NANCY	1,085	112-42-060	1,085
601	VILLEGAS NICHOLAS/JENNIFER	1,030	112-42-061	1,030
602	GANUS ALEXANDRU	1,558	112-42-062	1,558
603	NYE BRADLEY A	1,580	112-42-063	1,580
604	FORD CRAIG	1,160	112-42-064	1,160
605	BESH JASON	1,160	112-42-065	1,160
606	FLALEN STEPHEN T	1,160	112-42-066	1,160
607	JARDANE PETER	1,042	112-42-067	1,042
608	IDEL GREENBERG IRA SOOS	1,625	112-42-068	1,625
609	COOPER DAVID/EUZABETH	953	112-42-069	953
610	SUMMIT 703 LLC	1,085	112-42-070	1,085
611	CONSTANTINO NICOLE	1,030	112-42-071	1,030
612	ESCH JON/KATHLEEN	1,558	112-42-072	1,558
613	HOFFMAN ROBERT JOHN	1,580	112-42-073	1,580
614	ESCOBEDO JOSHUA	1,160	112-42-074	1,160
615	CLARK JACE	1,160	112-42-075	1,160
616	JUNGBACK JACOB E/JADAM/MARSHALL KIMBERLY	1,160	112-42-076	1,160
617	DIXSON COMMERCIAL PROPERTIES MANAGEMENT LLC	1,042	112-42-077	1,042
618	NZAMU KALEMA/ATOKI ILEKA	1,625	112-42-078	1,625
619	GANUS ALEXANDRU	953	112-42-079	953
620	DIPPOLE ANDREW/INDSEY	1,085	112-42-080	1,085
621	SCHWARTZ MICHAEL & WILLIAM	1,030	112-42-081	1,030
622	DESOUZA CALUM/FRANCIS	1,558	112-42-082	1,558
623	MCCARTHY KEVIN	1,580	112-42-083	1,580
624	WHITTNER GEORGETTA	1,160	112-42-084	1,160
625	HAPPY WEARING SHORTS TRUST	1,160	112-42-085	1,160
626	TOLBERT CATHERINE ANNE	1,142	112-42-086	1,142
627	SULES RICHARD	1,707	112-42-087	1,707
628	GARLAND JEREMY A	1,625	112-42-088	1,625
629	COOPER SCOTT	953	112-42-089	953
630	ANTILLON VICTOR D	1,085	112-42-090	1,085
631	LUI JERRY/SHARON	1,030	112-42-091	1,030
632	PHOENIX SUMMIT PROPERTIES LLC	1,558	112-42-092	1,558
633	CYBARTAS EDMUND R/MARLYS	1,580	112-42-093	1,580
634	CLARK MICHAEL D/KELLOGG LORI/POOLE BRUCE	1,160	112-42-094	1,160
635	EPPELSON SARAH E	1,160	112-42-095	1,160
636	HILL ALAN G	1,142	112-42-096	1,142
637	MARTIN CHRISTOPHER	1,707	112-42-097	1,707
638	MCGINNAN TODD	1,625	112-42-098	1,625
639	KIDD TOBY	953	112-42-099	953
640	C2 ACQUISITIONS	1,085	112-42-100	1,085
641	HINDMON WILLIAM/SANDRA	1,030	112-42-101	1,030
642	SCHWARTZ BARRY/TEMPUN JEFFREY/PERLMUTTER KEN/MALKIN SHELLY	1,558	112-42-102	1,558
643	FINNELL KELLY/MARY	1,580	112-42-103	1,580
644	MARK TIMOTHY NELSON REVOCABLE LIVING TRUST	1,160	112-42-104	1,160
645	LESTER CHAD	1,160	112-42-105	1,160
646	SANCHEZ LEONARDO	1,142	112-42-106	1,142
647	RUSSELL TARNER/KAREN TRUST	1,707	112-42-107	1,707
648	WALSH FAMILY TRUST	1,625	112-42-108	1,625
649	GOSIEWSKI MARIJ	953	112-42-109	953
650	LE NIMAN THANNY/HARUTA-LE AKEMI	1,085	112-42-110	1,085
651	NELLES MARY K	1,030	112-42-111	1,030
652	SUEDEKUM BLAKE	1,558	112-42-112	1,558
653	FOLKERTH CHERYL D/JACK D	1,580	112-42-113	1,580
654	DYER MARK D	1,160	112-42-114	1,160
655	CAMPOS-BAUTISTA BLANCA FABIOLA	1,160	112-42-115	1,160
656	MANN GEOFFREY L/COFFEY ANGELA L	1,142	112-42-116	1,142
657	KELLY MICHAEL	1,707	112-42-117	1,707
658	KELLEY BRIAN LOUIS	1,625	112-42-118	1,625
659	MCKAY JESSE	953	112-42-119	953
660	PEAR DAVID J/STEVEN A	1,085	112-42-120	1,085
661	WOO GLENN/GALE	1,030	112-42-121	1,030
662	SUMMIT 1205 LLC	1,558	112-42-122	1,558
663	REEDS JOHN & ETHEL	1,580	112-42-123	1,580
664	NATH NEENA/ARCHANA	1,160	112-42-124	1,160
665	MUCCI RICHARD E	1,160	112-42-125	1,160
666	VIVEK SANDEEP P & LILLIAN A TR	1,142	112-42-126	1,142
667	GRAY ROBERT JR/HELENE J	1,707	112-42-127	1,707
668	CASCIA KRISTINA TRUST	1,625	112-42-128	1,625
669	MATHIAS JOHN R/ANET E	953	112-42-129	953
670	POLLAK KEVIN	1,085	112-42-130	1,085
671	CHOU MICHAEL/YUEN VIVIAN	1,030	112-42-131	1,030
672	FARRAGE MICHAEL J & CYNTHIA K	1,558	112-42-132	1,558
673	CAMPBELL HAROLD E/JEANETTE L	1,580	112-42-133	1,580
674	MOON BLOSSOM INVESTMENTS FAMILY LIMITED PARTNERSHIP	1,160	112-42-134	1,160
675	SHEEHY SHAWNAH	1,160	112-42-135	1,160
676	STRUTHERS JOHN/CLAIRE	1,142	112-42-136	1,142
677	EDSON MICHAEL/MICHELLE	1,707	112-42-137	1,707
678	BUNHAM RUSSELL T	1,625	112-42-138	1,625
679	LABELLE SCOTT BRYAN	953	112-42-139	953
680	JEFFREY D JOHNSON AND CHERYL L JOHNSON TRUST	1,085	112-42-140	1,085
681	PALLUZZI JAMES/JONES ERIC	1,030	112-42-141	1,030
682	ALDER KNOTT HOLDINGS LLC	1,558	112-42-142	1,558
683	KEFFELER INC	1,580	112-42-143	1,580
684	KEFFELER INC	1,160	112-42-144	1,160
685	PATTERSON DAVID M	1,160	112-42-145	1,160
686	TEARPAK BONNIE	1,142	112-42-146	1,142
687	TORRES GARCIA	1,707	112-42-147	1,707
688	BURNLEY HERBERT L/LEE-BURNLEY JANIE	1,625	112-42-148	1,625
689	BARRY & AMY FIELDSMAN FF AND E TRUST	953	112-42-149	953

ID #	Owner	Lot Size in Square Feet	County Parcel #	Building Size in Square Feet
690	MEO BECKER LANE LLC	1,085	112-42-150	1,085
691	CAPAL DANIEL S/SARAH E	1,030	112-42-151	1,030
692	MILLER KELLY D & SHANNON E TR	1,558	112-42-152	1,558
693	BRAD E DENNISON REVOCABLE TRUST	1,580	112-42-153	1,580
694	BEHMER GARY/CARYL/STEVEN/NICOLE	1,160	112-42-154	1,160
695	WOODS JOHN	1,160	112-42-155	1,160
696	BROWN DANIEL/AMY	1,142	112-42-156	1,142
697	GARTENBERG ART	1,707	112-42-157	1,707
698	COLLOPY ROBERT/JAMES	1,625	112-42-158	1,625
699	UNIVERSITY INVESTMENT HOLDINGS LLC	953	112-42-159	953
700	BUNDY LISA T	1,085	112-42-160	1,085
701	BRANKOV ALEN	1,030	112-42-161	1,030
702	SHAPIRO JARED	1,558	112-42-162	1,558
703	COPPER SQUARE 1606 LLC	1,580	112-42-163	1,580
704	MARZ MICHAEL/ROSE	1,160	112-42-164	1,160
705	BRATHWAITE MICHAEL	1,160	112-42-165	1,160
706	TERI JONES WAGNON REVOCABLE TRUST	1,142	112-42-166	1,142
707	CHAVEZ PHILLIP/DIANNE	1,707	112-42-167	1,707
708	FARAHMAND ROGER	1,625	112-42-168	1,625
709	MULVHILL JOSEPH	953	112-42-169	953
710	JAMES PINKELMAN LIVING TRUST	1,085	112-42-170	1,085
711	LAMBEAU MICHELLE	1,030	112-42-171	1,030
712	DW-CALL SOLUTIONS LLC	1,558	112-42-172	1,558
713	WOODRUFF JAYSON REACE/CHRISTINA DARYL	1,580	112-42-173	1,580
714	EASLEY JAMES KAIMANA	1,160	112-42-174	1,160
715	JORDELS MAKENSLEY	1,160	112-42-175	1,160
716	ALLEN CASEY	1,142	112-42-176	1,142
717	DEMBECK TERRY/THOMAS	1,707	112-42-177	1,707
718	FRAMPTON MARK H	1,625	112-42-178	1,625
719	PORTER PRESTON R/KATE M	953	112-42-179	953
720	BENEDICT PHYLLIS CAROL	1,085	112-42-180	1,085
721	RINALDI MICHAEL	1,070	112-42-181	1,070
722	HOCHBERG DAVID & ELYSE	1,589	112-42-182	1,589
723	MADSON ALAN & DOROTHEA	1,580	112-42-183	1,580
724	BORRMAN AKIRA/PATRICIA	1,160	112-42-184	1,160
725	JACHEMANN JAMES/ELIZABETH	1,160	112-42-185	1,160
726	SCHMITZ ROBERT W	1,177	112-42-186	1,178
727	FELTEN DANIEL/KIMBERLY	1,707	112-42-187	1,707
728	WHITE GREGORY	1,625	112-42-188	1,625
729	LEE ROBERT	953	112-42-189	953
730	ENTRUST NEW ENGLAND LLC	1,085	112-42-190	1,085
731	JTM TRUST	1,070	112-42-191	1,070
732	KUSHNER LAWRENCE R & EILEEN S	1,589	112-42-192	1,589
733	CHEESEMAN DAVID	1,580	112-42-193	1,580
734	BASTINGS JAVY/KIMBERLY	1,160	112-42-194	1,160
735	DIANE K SCHWILLING LIVING TRUST	1,160	112-42-195	1,160
736	FYCHNER RICH	1,177	112-42-196	1,178
737	GOODWIN DEBRA & LINDA	1,707	112-42-197	1,707
738	BASINSKI STEFAN/RANK DARRON	1,981	112-42-198	1,981
739	BUNGER ROBERT	1,405	112-42-199	1,405
740	BARTUSKA SCOTT	1,418	112-42-200	1,418
741	DONAT ROBERT	1,899	112-42-201	1,899
742	MYLAND STEVE	1,532	112-42-202	1,532
743	OSBY EDMUND J/CHARLENE R	1,533	112-42-203	1,533
744	TENG HOLDINGS LLC	1,981	112-42-204	1,981
745	WINNIMONIC FOREVER LLC	1,405	112-42-205	1,405
746	BEN SCOTT	1,418	112-42-206	1,418
747	NGO THUY	1,899	112-42-207	1,899
748	RYAN MAASEN TRUST	1,532	112-42-208	1,532
749	RICK S PICKERING AND TRICIA R PICKERING FAMILY TRUST	1,533	112-42-209	1,533
750	BYAS TRACY/BEVERLY	1,981	112-42-210	1,981
751	CASAMASSIMA VINCENT/PATRICIA	1,405	112-42-211	1,405
752	SUMMIT 2203 LLC	1,418	112-42-212	1,418
753	2204 SUMMIT LLC	1,899	112-42-213	1,899
754	WAGONER WARREN/SABRA SUSAN	1,532	112-42-214	1,532
755	RANA ANGELA/MARIO	1,533	112-42-215	1,533
756	THE SUMMIT AT COPPER SQUARE LLC	25,040	112-42-216A	25,040
757	COPPER SQUARE 4TH ST LLC	8,337	112-42-216B	8,337
758	COPPER SQUARE 4TH ST LLC	2,267	112-42-216C	2,267
759	MARICOPA COUNTY - Court Tower Plaza	41,607	112-22-108	Common Area
760	KLANCO INC	138	112-27-117	Alley
761	DESERT NECTAR LLC	14,004	111-42-021A	821
762	ARIZONA CENTER FOR LAW AND SOCIETY	76,137	111-45-190	349,454
763	CITY OF PHOENIX - ASU THUNDERBIRD	25,380	111-45-191	Construction
764	RED DEVELOPMENT - CITYSCAPE AIR SPACE	1	112-27-975	Airspace
765	RED DEVELOPMENT - CITYSCAPE OFFICE RETAIL	89,330	112-27-976	550,269
766	RED DEVELOPMENT - CITYSCAPE APARTMENTS	3,621	112-27-977	259,901
767	RED DEVELOPMENT - CITYSCAPE HOTEL	9,583	112-27-978	211,359
768	RED DEVELOPMENT - CITYSCAPE PARKING GARAGE	102,533	112-27-979	545,577
769	PHOENIX - BIOMEDICAL CAMPUS	532,233	111-46-154	940,067
770	PHOENIX - BIOMEDICAL CAMPUS	53,231	111-46-155	181,008
771	PHOENIX - City Scape (Level 1) City	108,447	112-22-1078	46,270
772	RED DEVELOPMENT - PARKING LEVEL 3 (PARTIAL)	61,742	112-22-1078	46,270
773	PHOENIX RS ONE LLC	24,682	112-22-107C	92,540
774	PHOENIX - City Scape (Level 3) RED Development	22,024	112-22-107D	92,540
775	PHOENIX - City Scape (Level 4) RED Development	98,999	112-22-107E	92,540
776	PHOENIX - City Scape (Level 5) RED Development	40,782	112-22-107F	92,540
777	CITYSCAPE RETAIL	96,167	112-22-107A	459,991
778	COLLIER CENTER PT. LLC - C/O GE ASSET MANAGEMENT INC.	165,450	112-27-120	496,350
779	COLLIER CENTER PT. LLC - C/O GE ASSET MANAGEMENT INC.	65,831	112-27-121	61,488
780	COLLIER CENTER PT. LLC - C/O GE ASSET MANAGEMENT INC.	25,137	112-27-123	536,452
781	COLLIER CENTER PT. LLC - C/O GE ASSET MANAGEMENT INC.	16,592	112-27-985	19,844
782	COLLIER CENTER PT. LLC - C/O GE ASSET MANAGEMENT INC.	10,089	112-27-986	Vacant Lot
783	COLLIER CENTER PT. LLC - C/O GE ASSET MANAGEMENT INC.	9,503	112-27-987	Vacant Lot
784	COLLIER CENTER PT. LLC - C/O GE ASSET MANAGEMENT INC.	29,398	112-27-988	18,900
785	COLLIER CENTER PT. LLC - C/O GE ASSET MANAGEMENT INC.	2,433	112-27-989	Vacant Lot

KEY:

1 - 785

ASSESSMENT ID #S

PARCEL OWNERSHIP CHANGES AS OF 06/10/20

OWNERSHIP CHANGES SINCE THE CREATION OF THE PRIOR DIAGRAM



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**Gamewell Fire Alarm System Testing, Inspection, Maintenance, Repair, Design and Modify (Ordinance S-47016)**

Request for additional payment authority for Contract 149249 Metro Fire Equipment Inc. for Fire and Life safety supplies, equipment, and related services in an amount not to exceed \$700,000. Further request authorization for the City Controller to disburse all funds related to this item.

**Summary**

For \$700,000 in additional payment authority for Contract 149249 for testing, inspection, maintenance, repair, design and modification of the existing Fire and Life Safety Systems for the Phoenix Convention Center Department. The additional funds are necessary to continue the inspection, maintenance and modification of the system due to planned and unforeseen projects. The annual test and inspection of the fire, life-safety systems identify areas that require design and modification to meet current fire codes. When conducting annual inspections, areas were discovered not up to code and corrected immediately. Additionally, one new project related to the COVID-19 pandemic requires touch-free door holds to be interfaced with the existing fire alarm system. Also, repair and replacement of sprinkler piping ranging from 1.25" to 10" in diameter are needed periodically. Many of these repairs require scaffolding, scissor-lifts, temporary water manifold systems, and the removal of ceilings to perform the repairs. The additional funding will cover the remaining term of the contract which expires on Jan. 22, 2024.

**Contract Term**

The five-year term started on Jan. 23, 2019 and is valid through Jan. 22, 2024.

**Financial Impact**

The additional funds will not exceed \$700,000, and the revised aggregate value of the contract will not exceed \$1,450,000. Funds are available in the Phoenix Convention Center Department budget.

**Concurrence/Previous Council Action**

This contract was originally approved by City Council on Jan. 23, 2019.

**Location**

Phoenix Convention Center, 100 N. 3rd St.  
Council District(s): 7, 8

**Responsible Department**

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Phoenix Convention Center Department.



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**Additional Expenditures for Fire Fighting Protective Hoods, Cooperative (City of Tempe) - Requirements Contract (Ordinance S-47010)**

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 146399, with United Fire Equipment Company, dba Matlick Enterprises for the purchase of Fire Fighting Protective Hoods for the Phoenix Fire Department (PFD) in the amount of \$225,000. Further request authorization for the City Controller to disburse all funds related to this item.

**Summary**

The Fire Protective Hoods are used by the Phoenix Fire Department to protect the head and neck against extreme heat, hot particles and other hazards encountered during a fire. The additional funds are due to increased hiring of new firefighters over the past two years and replacement of old and damaged hoods. The protective hood is essential personal protective equipment (PPE) to firefighter protection and safety in high atmospheric temperatures. This PPE gear is a critical part of the firefighters protective gear and of the Fire Department's efforts to provide life safety services to the public.

**Contract Term**

The contract term is Dec. 1, 2017 through Nov. 30, 2022.

**Financial Impact**

Upon approval of \$225,000 in additional funds, the revised aggregate value of the contract will not exceed \$531,752. Funds are available in the Fire Department's budget.

**Concurrence/Previous Council Action**

Contract 146399 was originally approved by City Council on Nov. 15, 2017.

**Responsible Department**

This item is submitted by Deputy City Manager Jeff Barton and the Fire Department.



**Authorization to Enter into Agreements with Federal Bureau of Investigation to Support Child Exploitation and Human Trafficking Task Force Investigations (Ordinance S-47012)**

Request authorization for the City Manager, or his designee, to allow the Police Department to enter into a Memorandum of Understanding and Cost Reimbursement agreement with the Federal Bureau of Investigation (FBI) in support of the Child Exploitation and Human Trafficking Task Force (CEHTTF) investigations. The Cost Reimbursement agreement will reimburse the Police Department for police services for four police officers at \$19,180.25 per-officer per-year, not to exceed \$76,721 annually. Further request authorization for the City Treasurer to accept all funds related to this item.

**Summary**

The Police Department has engaged in numerous successful interagency agreements with the FBI in an effort to combat crimes against children in the metropolitan Phoenix area. The mission is to provide a rapid, proactive, and intelligence driven investigative response to the sexual victimization of children as well as other crimes against children. The CEHTTF provides support to identify and rescue child victims, to reduce the vulnerability of children to sexual exploitation and abuse and to strengthen the capabilities of the FBI and federal, state, local, and international law enforcement through training, intelligence sharing, technical support, and investigative assistance. Through the implementation and support of the CEHTTF, the Police Department is reimbursed for task force member's overtime. The agreement does not reimburse for related fringe benefits.

**Contract Term**

Valid from date of execution until one party cancels.

**Financial Impact**

Total funding reimbursement to accept up to \$76,721 annually over the life of the contract.

**Responsible Department**

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Police Department.





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**Authorization to Amend Ordinance for Agreements with Various School Districts for Funding of School Resource Officers (Ordinance S-47020)**

Request authorization for the City Manager, or his designee, to amend the current ordinance (S-46767) with various school districts for the placement of School Resource Officers (SROs). Authorization of the amendment will add the Kyrene School District to the 2020-21 list of school districts. Further request authorization for the City Treasurer to accept all funds related to this item.

**Summary**

The Police Department has entered into Intergovernmental Agreements with various school districts in the past to assist with the cost of SROs deployed in schools. Funding for these SROs is provided through partnerships with the Arizona Department of Education and individual school districts. Through this partnership, school district funds reimburse the City for 75 percent of the SRO's salary, while the remaining 25 percent is paid by the City.

Ordinance S-46767 authorized the Police Department to enter into Intergovernmental Agreements with the following school districts:

- Alhambra Elementary
- Murphy Elementary
- American Charter Schools Foundation
- Paradise Valley Unified
- Cartwright Elementary
- Phoenix Elementary
- Cave Creek Unified
- Phoenix Union High
- Creighton School District
- Premier Charter High
- Deer Valley Unified
- Scottsdale Unified
- Empower College Prep
- Tempe Union High
- Glendale Union High

Tolleson Union High  
Kaizen Education Foundation  
Washington Elementary  
Laveen Elementary  
Wilson School District

The amended ordinance will add the Kyrene School District to the list. All other items will remain unchanged.

**Contract Term**

The terms of these agreements are one year, with varying start and end dates to coincide with each school's 2020-21 school year.

**Financial Impact**

Cost to the City is 25 percent match for the SRO salary and fringe benefits.

**Concurrence/Previous Council Action**

Ordinance S-46767 was approved by the City Council at the June 17, 2020 meeting.

**Responsible Department**

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Police Department.



**Authorization to Amend Ordinance for Arizona Health Care Cost Containment System in Support of Arizona State Opioid Response Grant (Ordinance S-47025)**

Request authorization for the City Manager, or his designee, to amend the current ordinance (S-46296) with the Arizona Health Care Cost Containment System (AHCCCS) in support of the Arizona State Opioid Response grant. Authorization of the amendment will change the contract term. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

**Summary**

AHCCCS received a \$30.8 million grant from the Substance Abuse and Mental Health Administration to address the opioid epidemic in the State of Arizona. The objective of the grant is to develop and support state, regional and local level collaboration and service enhancements to develop and implement best practices to comprehensively address the full continuum of care related to opioid misuse, abuse and dependency.

Ordinance S-46296 authorized an agreement with the Arizona Health Care Cost Containment System through Sept. 29, 2020. The amendment will extend the agreement through Sept. 29, 2021. All other items will remain unchanged.

**Contract Term**

Oct. 22, 2019 through Sept. 29, 2021.

**Financial Impact**

AHCCCS provides up to a maximum of \$150,000 in funding under this agreement.

**Concurrence/Previous Council Action**

This item was approved by City Council at the Jan. 8, 2020 meeting.

**Responsible Department**

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Police Department.



**Peak Supply Chain Solutions Inc. Facility Lease at Phoenix Sky Harbor International Airport (Ordinance S-47019)**

Request to authorize the City Manager, or his designee, to enter into a Facility Lease Agreement for up to 11,520 square feet of cargo bay space with Peak Supply Chain Solutions, Inc. (Peak) at Phoenix Sky Harbor International Airport for three years with one, two-year renewal option. Estimated revenue to the City over the term will be approximately \$705,020.

**Summary**

Peak is a contractor for United Parcel Services Inc. (UPS), contracted to process UPS's United States Postal Service mail contract. Peak currently occupies 11,520 square feet of cargo bay space within West Air Cargo Building A, Bays 21-26 under a Temporary License Agreement. Peak is seeking to enter into a Facility Lease Agreement for this space.

**Contract Term**

The term will be for three years with one, two-year renewal option to be exercised at the sole discretion of the Aviation Director.

**Financial Impact**

Rent for the first year of the Facility Lease will be up to \$141,004 (\$12.24 per square foot). Rent will be adjusted annually based on the Airport's Rates & Charges program. Total anticipated revenue over the term, if all options are exercised, will be approximately \$705,020.

**Concurrence/Previous Council Action**

- This item was recommended for approval by the Phoenix Aviation Advisory Board on Sept. 17, 2020, by a vote of 7-0.
- This item was recommended for approval by the Transportation, Infrastructure and Innovation Subcommittee on Oct. 7, 2020, by a vote of 3-0.

**Location**

Phoenix Sky Harbor International Airport, 3400 E. Sky Harbor Blvd.  
Council District: 8

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**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



**Facility Lease with Civil Aviation Training Solutions, Inc. at Phoenix Sky Harbor International Airport (Ordinance S-47022)**

Request to authorize the City Manager, or his designee, to enter into a facility lease agreement with Civil Aviation Training Solutions, Inc. (CAE) for property located at 1950 E. Buckeye Road for a term of five years, with one five-year renewal option. Total anticipated revenue over the term, if all options are exercised, will be approximately \$4,660,657.

**Summary**

CAE has requested to lease 48,498 square feet of office, parking and Simulator (SIM) Bay space located at 1950 E. Buckeye Road for the purpose of commercial pilot trainings. CAE currently subleases this space from American Airlines (AA) who currently leases the property under a Ground Lease with the Aviation Department (AVN). The AA Ground Lease will terminate effective Feb. 4, 2021 and AA has expressed they will not renew this lease.

**Contract Term**

The term will be five years, with one five-year renewal option to be exercised at the sole discretion of the Aviation Director.

**Financial Impact**

Rent for the first year will be \$932,131 (\$18.70-per-square-foot), plus applicable tax, adjusted annually by the Consumer Price Index (CPI) using the Phoenix-Mesa-Scottsdale index. Total anticipated revenue over the term, if all options are exercised, will be approximately \$4,660,657.

**Concurrence/Previous Council Action**

- This item was recommended for approval by the Phoenix Aviation Advisory Board on Sept. 17, 2020, by a vote of 8-0.
- This item was recommended for approval by the Transportation, Infrastructure and Innovation Subcommittee on Oct. 7, 2020 by a vote of 3-0.

**Location**

1950 East Buckeye Road

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Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



## Capitol/I-10 West Light Rail Extension Phase I Recommendation

This report requests City Council approval to amend the Phase I Locally Preferred Alternative (LPA) for the Capitol/I-10 West Light Rail Extension to Concept C, the 18th/19th Avenue option as provided in this report in **Attachment A**.

### Summary

In partnership with Valley Metro, City of Phoenix staff is recommending a revised Phase I light rail alignment for the Capitol/I-10 West (CAP/I-10W) light rail extension, connecting the South Central/Downtown Hub to the Arizona State Capitol (**Attachment A**) area, as outlined below.

The recommended Phase I alignment is based on community preferences following comprehensive stakeholder engagement with two series of public outreach efforts conducted in 2020, as well as the results of extensive technical analysis.

The CAP/I-10W project is part of the expanded light rail system outlined in the voter-approved Transportation 2050 (T2050) plan.

### Phase I Alignment Recommendation:

In 2012, the Phoenix City Council approved the current LPA as shown in **Attachment B**. In 2016, the Council and Valley Metro Rail Board of Directors approved a phased approach to the project; Phase I will connect downtown Phoenix to the State Capitol area, and Phase II will extend the system farther west along I-10 to 79th Avenue.

### Technical Analysis Summary:

Opportunities to refine the CAP/I-10W project emerged due to robust downtown development and the evolution of the South Central Extension/Downtown Hub project. Accordingly, the route between downtown Phoenix and the State Capitol along Jefferson Street has been reevaluated, with options presented and input solicited from the public and other area stakeholders.

Based on further technical analysis, the use of Washington Street, (as opposed to the double-track on Jefferson Street as identified in the previous LPA), was given further consideration recognizing the volume of residential and employment land uses in



proximity to Washington Street, as well as the opportunity to provide an improved connection to Phase II.

During the Phase I reassessment process, Valley Metro identified and evaluated five potential Phase I alignments:

- 2012-approved LPA Route (double-track on Jefferson Street, west of 8th Avenue).
- Washington Street double-track (double-track on Washington Street, west of 3rd Avenue).\*
- Concept A (double-track on Washington Street, west of 8th Avenue).
- Concept B (15th Avenue loop).
- Concept C (18th/19th Avenue loop).

\*As a result of a study and design challenges that demonstrated significant negative impacts to the downtown core, this option was removed.

The technical analysis revealed that Concept C (**Attachment A**) outperformed the other options given the benefits of the 18th/19th Avenue Loop compared to other Phase I options, including:

- Serving more residential and employment centers, maximizing potential ridership and access for current and future users.
- Higher operational efficiencies and optimal preparation for a future connection to Phase II.
- Lower impacts to historic and government properties.
- Mitigated impacts to bus operations and other vehicular traffic.
- Greater opportunity to implement Council-approved Complete Streets concepts and multimodal transportation elements along both Washington and Jefferson Streets.

Concurrent with the technical evaluation, the project team pursued an extensive public engagement effort that included:

- Meetings with community groups.
- Meetings with key stakeholders and businesses along the corridor, including State government representatives.
- Participating in community events.
- Conducting a series of public meetings.

#### Public Meeting Summary:

In response to direction from the Phoenix City Council in April 2019, Valley Metro hosted two series of public meetings to engage the community for input on the project.

Public input was requested on three topics: 1) the Phase I leading option; 2) a potential Phase II extension to Desert Sky Mall; and 3) options for high-capacity, high-frequency transit types in Phase II.

In January 2020, Valley Metro held three public meetings (two in English and one in Spanish) to present the four Phase I options (2012 LPA Route and Concepts A, B and C). Respondents expressed the greatest support for the 18th/19th Avenue Loop option (Concept C) as the selected Phase I route, with approximately 54 percent of the 183 surveys received favoring Concept C over the other three options. The results of these meetings were utilized to refine the public meeting materials for the next round of public meetings.

Due to the COVID-19 pandemic, online meetings were made available to the public from May 27, 2020 through June 30, 2020 by visiting the project website at [valleymetro.org/capitol](http://valleymetro.org/capitol). Questions and comments could be submitted at any time during the comment period, and all information was presented in English and Spanish. Additionally, four live (call-in) meetings were conducted (two in English and two in Spanish) on June 16, 2020 and June 20, 2020. In total, 356 people participated via either the online public meeting or live, call-in sessions, with 183 individuals responding to the survey.

Given the advantages of Concept C compared to the other Phase I options and the results of the January 2020 public meetings, the May/June online public meeting presented Concept C as the “leading alternative,” asking the public to document whether they felt “positive,” “neutral” or “negative” toward the option. Out of the 183 responses received from the May/June online meeting survey, 67 percent of respondents expressed feeling positive about Option C as the leading alternative, with 19 percent neutral and 14 percent negative.

Regarding Phase II of the project, at the May/June 2020 public meeting, Valley Metro also provided information regarding a potential extension to Desert Sky Mall (**Attachment C**). In response, 77 percent of the 198 survey respondents felt positive about adding this extension to the project, with 14 percent neutral and 9 percent negative.

The survey also sought input on Phase II transit type options (light rail compared to an exclusive bus way). Of the 149 responses to this question, 75 percent stated they preferred light rail over exclusive bus way, with 16 percent preferring the bus way and 9 percent with no preference.

Valley Metro is continuing technical analysis for Phase II with the intent of completing

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the analysis toward the end of 2020.

Next Steps:

If approved by Council, Valley Metro and City of Phoenix staff will begin the environmental assessment process for the revised Phase I alignment. Staff will also continue to evaluate Phase II, with focus on the following elements:

- Complete analysis of transit types, financial analysis and funding opportunities.
- Evaluate extending Phase II to Desert Sky Mall.
- Continue discussions with West Valley communities.

The results of these evaluations are anticipated to be presented in late 2020/early 2021.

**Concurrence/Previous Council Action**

- On Sept. 24, 2020, the Citizens Transportation Commission voted to recommend approval of Concept C, as the amended Phase I Locally Preferred Alternative for the Capitol/I-10 West Light Rail Extension by a vote of 9-1.
- This item was recommended for approval at the Transportation, Infrastructure and Innovation Subcommittee meeting on Oct. 7, 2020, by a vote of 4-0.

**Location**

Phase I will extend light rail from downtown Phoenix west to the State Capitol Complex. Phase II will extend north to I-10 and along I-10 West to 79th Avenue and the West Phoenix area.

Council Districts: 4, 5 and 7

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.

# Attachment A Phase I Recommended Alignment



## LEGEND

- Valley Metro Rail
- Capitol/I-10 West Phase I
- South Central Extension/Downtown Hub
- Capitol/I-10 West Phase II
- Existing Station
- South Central Special Use Platform
- South Central Stations
- Station(s) Area

# Attachment B 2012 Locally Preferred Alternative (LPA) – Phase I



## LEGEND

- |                   |                            |                        |                                      |
|-------------------|----------------------------|------------------------|--------------------------------------|
| Valley Metro Rail | Capitol/I-10 West Phase I  | Potential Station      | McKinley St Turnaround Design Option |
| Existing Station  | Capitol/I-10 West Phase II | South Central Stations | 19th Ave Design Option               |

# Attachment C Phase II Ext Desert Sky Mall





**Transit Scheduling and Dispatch Software Upgrade - Professional Services Agreement and Associated License Agreement (Ordinance S-46994)**

Request to authorize the City Manager, or his designee, to enter into a technology consulting professional services agreement with GIRO, Inc. (GIRO) to upgrade the region's transit scheduling and vehicle dispatch software (HASTUS) from version 2013 to version 2020 for support of bus and light rail services, and to enter into an associated license agreement for the necessary rights and authority for access and use of the software. Request also to exempt the provisions of Phoenix City Code sections 42-18(B) and (C) to limit indemnity and legal remedies. Further request to authorize execution of amendments to these agreements, as necessary, within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The professional services agreement's total value will not exceed \$1,995,584 (including taxes and all licensing fees).

**Summary**

The HASTUS scheduling and dispatch software is a critical component of the region's bus and light rail transit service planning, scheduling, and service monitoring and management by city, Valley Metro, and contractor staffs. The software feeds critical information into the City's Computer Aided Dispatch and Automatic Vehicle Location (CAD/AVL) system and enables transit planners and schedulers from the City and Valley Metro to create bus and rail schedules and plan region-wide transit services. Contracted service providers in the region also use HASTUS in support of their payroll and their quarterly employee bidding processes. As a part of this upgrade, a planning module is being added to provide regional transit staff with improved bus planning and scheduling tools. HASTUS is the proprietary product of GIRO. This item has been reviewed and approved by the Information Technology Services Department.

**Procurement Information**

The Public Transit Department (PTD) and its regional transit partners currently use the 2013 version of HASTUS, as installed and licensed by GIRO. PTD staff has recently worked with GIRO to negotiate a professional services agreement for the region to implement an upgrade to the HASTUS software (to version 2020). The upgraded software includes the NetPlan module to plan and test new and revised service levels on major routes or route segments.

Under City Code section 43-11(D) and the City's Administrative Regulation 3.10, the competitive procurement process was waived as a result of a Determination Memo citing GIRO as the sole source for its services. GIRO does not certify other vendors to provide services for its proprietary HASTUS software.

PTD requests a waiver from Phoenix City Code section 42-18(B) for the professional services agreement and associated license agreement. In negotiating these agreements, GIRO seeks to limit the City's ability to obtain legal remedies and damages. If the City Council approves this waiver, GIRO's liability under the professional services agreement would be limited to the service fees received by GIRO from the City, and GIRO's liability under the associated license agreement would be limited to the license fees received by GIRO from the City, with no limitation of liability for bodily, intentional, or reckless injuries caused by GIRO.

PTD also requests a waiver from Phoenix City Code section 42-18(C) for the professional services agreement. In negotiating this agreement, GIRO seeks to restrict the standard indemnification terms. GIRO will agree to defend and indemnify the City for liability arising out of GIRO's negligent or willful acts, but not liability attributed to the City's conduct. If the City Council approves this waiver, allegations of any City wrongdoing arising out of this agreement will require the City to pay for defense and resolution of any resulting claims asserted against the City.

### **Contract Term**

The professional services agreement shall have a two-year term, beginning on or about Oct. 1, 2020. The associated license agreement for access and use of the software will continue in perpetuity.

### **Financial Impact**

The professional services agreement's total cost will not exceed \$1,995,584 (including taxes and all licensing fees). The associated license agreement will not include any costs. Funds are available in the Public Transit Department's CIP budget, using Federal Transit Administration and Transportation 2050 funds. PTD will also recover a portion of the costs for supporting this software on behalf of the region through its intergovernmental agreements with other regional transit providers.

### **Concurrence/Previous Council Action**

This item was recommended for approval at the Transportation, Infrastructure and Innovation Subcommittee meeting on Oct. 7, 2020, by a vote of 3-0.



**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



**Request Authorization to Submit Federal Transit Administration Grant Application and Enter into Grant Agreements - Northwest Extension Phase II Light Rail Project (Ordinance S-47014)**

Request to authorize the City Manager, or his designee, to apply for Federal Transit Administration (FTA) grant assistance for the Northwest Extension Phase II (NWEII) Project and execute an agreement with FTA to accept an awarded grant, and then enter into an agreement with Valley Metro Rail, Inc. (VMR) to pass-through the awarded FTA grant funds from the City to VMR. Further request to authorize the City Treasurer to receive, and the City Controller to disburse, grant funds in accordance with the terms of the aforementioned grants and agreements. The total grant funds in the application will not exceed \$159 million.

**Summary**

The NWEII Project is a 1.6-mile light rail project extending west from the current light rail terminus at 19th Avenue and Dunlap Avenue. The extension will run along Dunlap Avenue to 25th Avenue, then north to Mountain View Road, and then west across Interstate 17, via an elevated structure over the freeway, to its terminus adjacent to Metrocenter Mall.

The project includes three new stations at the following locations:

- Near Dunlap Avenue and 25th Avenue;
- On the south end of the Rose Mofford Sports Complex; and
- At the terminus, an expanded multi-modal transit center and park-and-ride.

Phoenix is the designated recipient of FTA grant funds for the Phoenix-Mesa Urbanized Area, and as the designated recipient, submits FTA grant applications on behalf of all local governments and agencies in the region.

The NWEII Project's application will be submitted as a New Starts Project in the FTA's Capital Investment Grant Program. This Project is in the Maricopa Association of Governments' approved Transportation Improvement Program and the Arizona Department of Transportation's approved State Transportation Improvement Program.

**Financial Impact**

There is no financial impact to the City of Phoenix. However, grant funds passed through to VMR will be used to reimburse the City of Phoenix for funds advanced to cover the federal share of the Project's costs.

**Concurrence/Previous Council Action**

This item was recommended for approval at the Transportation, Infrastructure and Innovation Subcommittee meeting on Oct. 7, 2020, by a vote of 3-0.

**Location**

Dunlap Avenue to 25th Avenue, then north to Mountain View Road, and then west across Interstate 17, via an elevated structure over the freeway, to its terminus adjacent to Metrocenter Mall.

Council District: 1

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



**Request Authorization to Submit Federal Transit Administration Grant Application and Enter into Grant Agreements - South Central Extension/Downtown Hub Light Rail Project (Ordinance S-47015)**

Request to authorize the City Manager, or his designee, to apply for Federal Transit Administration (FTA) grant assistance for the South Central Extension/Downtown Hub (SCE/DH) Project and execute an agreement with FTA to accept an awarded grant, and then enter into an agreement with Valley Metro Rail, Inc. (VMR) to pass-through the awarded FTA grant funds from the City to VMR. Further request to authorize the City Treasurer to receive, and the City Controller to disburse, grant funds in accordance with the terms of the aforementioned grants and agreements. The total grant funds in the application will not exceed \$530 million.

**Summary**

The SCE/DH Project is a 5.5-mile light rail project extending south along Central Avenue from Jefferson Street to Baseline Road. This Project will also include construction of a transfer hub in downtown Phoenix, nine new stations, and two park-and-rides (one located at the existing Ed Pastor Transit Center on Central Avenue and Broadway Road, and the other located at the end-of-line on the northwest corner of Central Avenue and Baseline Road).

Phoenix is the designated recipient of FTA grant funds for the Phoenix-Mesa Urbanized Area, and as the designated recipient, submits FTA grant applications on behalf of all local governments and agencies in the region.

The SCE/DH Project's application will be submitted as a New Starts Project in the FTA's Capital Investment Grant Program. This Project is in the Maricopa Association of Governments' approved Transportation Improvement Program and the Arizona Department of Transportation's approved State Transportation Improvement Program.

**Financial Impact**

There is no financial impact to the City. However, grant funds passed through to VMR will be used to reimburse the City for funds advanced to cover the federal share of the Project's costs.

**Concurrence/Previous Council Action**

This item was recommended for approval at the Transportation, Infrastructure and Innovation Subcommittee meeting on Oct. 7, 2020, by a vote of 3-0.

**Location**

Central Avenue from Jefferson Street to Baseline Road.

Council Districts: 7 and 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



**Request Authorization to Apply for 2020 Federal Transit Administration Transit-Oriented Development (TOD) Planning Grant for Northwest Extension Phase II (Ordinance S-47026)**

Request to authorize the City Manager, or his designee, to apply for a Federal Transit Administration (FTA) TOD Planning Grant for up to \$2 million for the Northwest Extension Phase II (NWEII) Project and execute an agreement with FTA to accept an awarded grant. Further request to authorize the City Treasurer to receive, and the City Controller to disburse, grant funds in accordance with the terms of the aforementioned grants and agreements.

**Summary**

The FTA Pilot Program for TOD Planning provides funding to local communities for integrating land use and transportation planning with transit capital investments that are seeking, or have recently received, funding through the Section 5309 Capital Investment Grant Program. The Pilot Program is intended to fund comprehensive proactive planning that supports economic development, business retention, expanded access to job training/employment, increased ridership, multimodal connectivity and accessibility, increased transit access for pedestrian and bicycle traffic, and mixed-use development near transit stations.

The NWEII project is a 1.6-mile light rail transit investment that will connect the existing light rail system extending west along Dunlap Avenue from 19th Avenue, then north along 25th Avenue and across I-17 on Mountain View Road, with a terminus on the west side of the freeway near Metrocenter. At the end-of-line, the Metrocenter Station will be the first elevated station in the Phoenix light rail system. The existing transit center will relocate to below the elevated station. Adjacent to the transit center will be a four-story park-and-ride garage that will be accessible to the station. The improvements also include projects that implement elements of the City's Complete Streets Initiative, enhance multimodal connections, provide bicycle infrastructure improvements, and complete critical upgrades to existing transit facilities that support service along the alignment.

This TOD Planning Grant would provide the resources to work with the community (residents, businesses, schools, community groups, and other area stakeholders) to

develop and implement plans that support existing residents and businesses and attract healthy new development to the corridor by enhancing multimodal connectivity, access, and mixed use development. The grant application deadline is Oct. 26, 2020.

**Financial Impact**

The FTA TOD Planning Grant Program provides a maximum federal share of \$2 million, with a required local match of 20 percent (\$400,000). However, staff intends to submit the grant application with a 25 percent local match (\$500,000) to increase the competitiveness of the application. T2050 funds will be used for the required local match.

**Location**

Extending west along Dunlap Avenue from 19th Avenue to 25th Avenue, then north along 25th Avenue to Mountain View Road and across I-17 to Metrocenter Mall. Council Districts 1, 3 and 5.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



**Agreement with Arizona Department of Economic Security for Cafeteria Services in Phoenix City Hall Building (Ordinance S-47008)**

Request to authorize the City Manager, or his designee, to enter into an agreement with the Arizona Department of Economic Security (ADES) Business Enterprise Program (BEP) for provision and operation of cafeteria services in Phoenix City Hall. There is no financial impact to the City for this item.

**Summary**

Pursuant to Arizona Revised Statutes §23-504, BEP operators have a priority for merchandising business on State, County, or other local government property for business operations providing cafeteria services. This agreement assigns licensed BEP operator(s) responsibility to operate cafeteria services in full capacity, in accordance with Arizona Revised Statutes §23-504, Arizona's "mini-Randolph-Sheppard Act." This agreement is for cafeteria services located in Phoenix City Hall, on the 10th floor.

**Contract Term**

This contract will have an initial five-year term starting on or about the date of last signature, with two five-year option terms, for a total contract term of 15 years.

**Financial Impact**

Arizona Revised Statutes §23-504 does not allow a municipality or local government to charge BEP operators rent or other assessments associated with the use or occupancy of space for operation of cafeteria services over the life of the contract.

**Location**

Phoenix City Hall, 200 W. Washington St.  
Council District: 7

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.





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**Security and Access Control Project - RFP 18-ADM-059 - Requirements Contract (Ordinance S-46991)**

Request to authorize the City Manager, or his designee, to enter into a contract with Climatec, LLC to provide Security Management and Access Control Systems for citywide facilities and critical infrastructure sites. Further request authorization for the City Controller to disburse all funds related to this item. The aggregate contract value will not exceed \$25.5 million including applicable taxes over the life of the contract.

**Summary**

The Public Works Department manages Security and Access Control Systems to maintain Citywide facilities and critical infrastructure sites using Lenel Diamond II, Andover Continuum, and Compass Windows Downloader. These systems are used as the platform to provide access control and intrusion detection hardware, software, and badge administration throughout the City. The current Access Control and Intrusion Detection systems managed by Public Works support approximately 2,224 card readers, 4,122 alarm panels, 15,000 badges, 400 access groups, and 100 time schedules. These systems also link to the parking garage database that is used to support access for employees, fleet vehicles, and a small group of non-City employees including contractors, and Board and Commission members.

Currently, the City uses multiple security systems to maintain badge access and security controls throughout the City. These systems are now obsolete with limited system functionality to keep up with ever-growing security needs. In recent years, Public Works has experienced system performance issues and intermittent failures based on the aged security infrastructure. The hardware in the current system has been discontinued by vendors which results in potential delays for maintenance and service repairs due to limited parts availability. The replacement of the existing security and access control systems is vital to safeguard City assets and comply with current industry security requirements. The new system will meet encryption levels set by the Department of Defense and includes the use of smart cards and interactive mapping to improve response times. Moving to a new security system will provide the City a more stable environment and system redundancy.

## Procurement Information

A two-phased procurement process was used to identify the recommended vendor to replace the obsolete Security and Access Control Systems as noted:

Phase I- Request for Information (RFI) process to select product manufacturers for access control and the intrusion detection systems. The evaluation panel recommended Software House and Lenel-United Technologies for Access Control Systems and Honeywell International as the proposed manufacturers for the Intrusion Detection Systems to be used in the Request for Proposals.

Phase II- Request for Proposals (RFP) process to select a Prime Contractor to design, test, and implement a fully operable, turnkey badge access and security management system was approved for issuance by City Council on April 17, 2019. The Prime Contractor will provide all professional, technical services including the labor necessary to implement a new replacement system to maintain badge access and security management throughout the City. Request for Proposals 18-ADM-059 was conducted in accordance with Administration Regulation 3.10. Four offers were received by the Procurement Division on July 31, 2019. An evaluation committee of City staff evaluated the offers based on the following criteria requirements (1,000 points possible):

- Project Team (350 points)
- Preferred Experience (200 points)
- Pricing (200 points)
- Proposed Technical Design (75 points)
- Draft Project Management Plan (75 points)
- General Requirements (50 points)
- Preliminary Schedule (50 points)

The evaluation committee determined that two firms were within competitive range and were invited to participate in demonstrations and interviews. This resulted in the evaluation committee reaching a consensus to enter into the Best and Final Offer (BAFO) process. During the final consensus meeting, the evaluation committee recommended contract award to Climatec, LLC (Software House)\* be accepted as the highest scored, responsive and responsible offer that is most advantageous to the City.

The finalists and their scores are as follows:

Climatec, LLC (Software House)\*: 860 points  
Climatec, LLC (Lenel): 848 points

Johnson Controls (Software House): 641 points

**Contract Term**

The initial contract term is for three years beginning on or about Nov 1, 2020. Provisions of the contract may include an option to extend the term up to two years, to be taken in one-year increments, which may be exercised by the City Manager or his designee.

**Financial Impact**

The aggregate contract value will not exceed \$25.5 million including applicable taxes over the life of the contract. Funds are available in the Public Works Department's Capital Improvement Program budget for this project using excise tax bond funds. The Finance Department received City Council approval on May 1, 2019, to issue bonds for the replacement of the Security Management and Access Control Systems.

**Concurrence/Previous Council Action**

The Public Works Department received City Council approval to issue the RFP at the April 17, 2019 Formal Meeting.

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.



## **Security and Access Control Project - Professional Services Contract (Ordinance S-47027)**

Request to authorize the City Manager, or his designee, to enter into an agreement with LSW Engineers, Inc. to provide implementation support services for the Security Management and Access Control Systems project for Citywide facilities and critical infrastructure. Further request authorization for the City Controller to disburse all funds related to this item. Total estimated expenditures for this contract will not exceed \$509,207 over the life of the contract.

### **Summary**

LSW Engineers, Inc. will be used during implementation of the Citywide Security Management and Access Control Systems project to provide technical assistance including performing site inspections, ensuring vendor performance of the project specifications, and attending coordination meetings with City staff and the implementation team. Other technical requirements include reviewing close-out documentation and verifying the operability of the new systems through the life of the project.

### **Procurement Information**

The Qualified Vendor List for Security Contract Information was approved by City Council in June 2018. LSW Engineers, Inc. was one of the awarded vendors.

### **Contract Term**

The initial contract term is for three years beginning on or about Nov. 1, 2020. Provisions of the contract may include an option to extend the term up to two years, to be taken in one-year increments, which may be exercised by the City Manager or designee.

### **Financial Impact**

Total estimated expenditures for this contract will not exceed \$509,207 over the life of the contract. Funds are available in the Public Works Department's Capital Improvement Program budget using proceeds from excise tax bonds.

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.



**Additional Expenditures for Cooling Tower Water Treatment Services (Ordinance S-47028)**

Request to authorize the City Manager, or his designee, to add additional expenditures to the contract with Western Waters Technologies, Inc. (Contract 143012) in an amount up to \$35,000, to provide mandatory monthly testing and water treatment services on City-owned boilers and chillers. Further request authorization for the City Controller to disburse all funds related to this item. The revised aggregate value of the contract will not exceed \$660,000.

**Summary**

This contract is used to maintain mandatory monthly testing and water treatment programs for City-owned chillers and boilers that are in operation. The chillers and boilers are components of heating, ventilation, and air conditioning (HVAC) systems. The water treatment program prevents fouling of the systems due to scale formation, limits corrosion, biological growth, slime and other general fouling of all water surfaces, passages, storage tanks, basins, heat exchangers, piping, and associated equipment. Public Works is responsible for City-owned HVAC systems and this contract provides required maintenance to components of those systems.

**Contract Term**

The initial three-year term of the contract began on June 1, 2016, with one two-year option to extend, for a total contract term of five years.

**Financial Impact**

Upon approval of \$35,000 in additional funds for the Public Works Department, the revised aggregate value of the contract will not exceed \$660,000. Funds are available in the Public Works Department's budget.

**Concurrence/Previous Council Action**

The contract is the result of solicitation IFB 16-118 awarded by Formal Council action on June 1, 2016, with an estimated aggregate amount of \$625,000.

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.



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**MOU with APS on Climate Action, Renewable Energy and Electric Vehicles  
(Resolution 21875)**

Request to authorize the City Manager, or his designee, to execute a Memorandum of Understanding (MOU) between the City of Phoenix and Arizona Public Service Company (APS) that commits to a five-year collaboration developing joint actions in support of common sustainability goals, with a particular focus on actions related to renewable energy, electric vehicles, tree planting and local air quality. There is no financial commitment associated with this item.

**Summary**

In January 2020, APS announced a commitment to produce 45 percent of its energy from renewable sources by 2030 as well as a goal of carbon-neutrality by 2050. Given the alignment between the City and APS sustainability goals, the City approached APS seeking its interest in a five-year MOU with a commitment to produce an annual work plan to accelerate action towards our common sustainability goals.

In many other communities, cities with ambitious climate-related goals have bypassed their local utility by enabling community choice aggregation (CCAs) in order to procure the energy needs of their residents direct from the market. In other cases cities have sought to municipalize the utility in their local jurisdiction. It is common for cities and utilities to have a poor working relationship when their goals are not aligned. However, an emerging strategy is to leverage the extensive experience of the utility as an energy provider and establish a formal MOU to request the utility's assistance in achieving ambitious city aspirations and goals. For example, Salt Lake City recently established an MOU with its utility to work together in changing state policy to favor renewable energy. Likewise, Xcel Energy, active in nine U.S. states, has altered its past opposition to renewable energy and is now actively seeking MOUs with municipalities in its service territory to achieve carbon neutrality.

The Xcel Energy MOU was used as the template for the MOU now being proposed by the City of Phoenix and APS. The proposed non-binding MOU, included as **Attachment A**, is intentionally broad in scope, to include support for social, economic and environmental sustainability goals, and will prioritize actions in vulnerable communities. Potential joint actions may include utility-scale solar projects, community-

scale solar in low income communities, electric vehicle (EV) and EV charging programs, new microgrids at City facilities, tree planting projects, and energy storage.

APS has expressed a strong interest in this MOU, and is now also encouraging other cities to establish similar MOUs. The City of Flagstaff, for example, recently signed an MOU modeled after the proposed City of Phoenix MOU, to seek APS support for its climate-related goals.

**Contract Term**

The MOU will remain in effect for five years from the date of signing, but could be cancelled with 60 days notice by either party.

**Financial Impact**

There is no financial impact associated with this item.

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Office of Sustainability.



# ATTACHMENT A – PROPOSED MOU

## Clean Energy Arizona Partnership

### Memorandum of Understanding between the City of Phoenix and Arizona Public Service Company

This Memorandum of Understanding (this “MOU”), dated [DATE], 2020, by and between the City of Phoenix (the “City”), an Arizona municipal corporation, and Arizona Public Service Company (“APS”), an Arizona corporation, outlines the shared vision, mission, and goals of the City and APS related to promoting a clean energy future for Phoenix, the state of Arizona, and the “Clean Energy Arizona Partnership” (“CEAP”). The City and APS are each a “Party” and collectively the “Parties” to this MOU.

The Parties wish to establish a cooperative relationship through mutual collaboration in the areas of clean energy, improving air quality, reducing harmful emissions, sustainability and climate action, and hereby agree to the terms of this MOU. With the exception of Section VII, the terms of which are intended to be binding on the Parties, this MOU is not intended to create any legally binding obligations on either Party but, rather, is intended to facilitate discussions regarding general areas of cooperation.

#### **I. Overview:**

The City and APS have shared goals in the areas of clean energy, maintaining air quality, reducing harmful emissions, sustainability and climate action, and are interested in collaborating to develop creative ways to promote a sustainable energy future for Phoenix. By partnering together, the Parties hope to combine their efforts to spearhead new strategies for, and remove obstacles to, reducing air quality emissions and providing clean, reliable, and affordable energy to the residents of Phoenix. The City and APS also have individual goals in these areas, which the Parties may choose to pursue or change at their respective discretion.

#### **II. Description of the parties:**

##### **The City:**

- The City’s vision is to become the most sustainable desert city on the planet, by managing social, economic and environmental factors to promote the wellbeing, growth, and public health of the residents and businesses in Phoenix, while also sustaining the health and well-being of the natural environment.
- The City recently adopted environmental and climate protection goals for 2025 and 2050 that support the vision that forms the basis of MOU.

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### APS:

- APS is a vertically-integrated investor-owned electric utility, and is regulated by the Arizona Corporation Commission (the “ACC”).
- APS has a strong commitment to environmental compliance, as well as a focus on environmental-based goals that go beyond compliance, including leading roles in local and statewide working groups focused on understanding our air quality challenges in Arizona and developing emissions reductions opportunities to provide for a healthier and more prosperous Arizona.
- APS is taking a leadership role in investigating, evaluating, and implementing clean energy solutions as market forces begin to change the way electricity is produced and consumed across the grid.

### III. Values:

The City and APS share the following values, which form the foundation of the CEAP. The Parties believe in:

- A. **Clean energy:** Providing increasingly clean, reliable, and affordable energy to APS customers, many of whom are residents of the City.
- B. **Emissions reductions:** Reducing emissions of all air pollutants, including greenhouse gas emissions (“GHG”).
- C. **Economic development:** Investing in technology and innovation to boost local and state economics and attract new businesses.
- D. **Thriving energy provider:** Continuing APS’s status as a healthy business and a thriving energy provider.
- E. **Thriving city:** Continuing the City’s status as a healthy and thriving municipality and community.
- F. **Regional collaboration:** Leveraging relationships with other cities, utilities, corporations, and stakeholder groups.
- G. **Community and stakeholder input:** Seeking community and stakeholder input regarding priorities, concerns and developing new pathways for stakeholder involvement.

### IV. Vision and goals:

The City and APS have a shared vision, presented below, which describes what the Parties desire to accomplish through CEAP collaborative efforts. The Parties also have other corporate and municipal goals, which represent efforts in furtherance of a sustainable energy future.

#### A. The City’s goals:

- i. 40% reduction in GHG emissions from municipal operations by 2025;
- ii. 30% reduction in community-wide GHG emissions by 2025;
- iii. 80% reduction in transportation GHG emissions by 2050 through promoting alternative modes of transportation and rapidly accelerating the adoption of electric vehicles;

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- iv. 90% reduction in community-wide GHG emissions by 2050;
- v. Net-positive new construction by 2050 (in terms of both energy and materials);
- vi. Zero-waste by 2050; and
- vii. A carbon-neutral City by 2060.

**B. APS’s goals:** APS desires to be the City’s trusted energy provider and advisor regarding sustainability goals. APS desires to collaborate with the City to find innovative ways to advance the City’s goals, as well as the following APS goals:

- i. Guided by its internal resource planning process, provide 100% clean, carbon-free electricity to customers by 2050, with the following interim goals:
  - 1. Nearer-term 2030 target of achieving a resource mix that is 65% clean energy, with 45% of our portfolio coming from renewable energy; and
  - 2. Plans to end use of coal-fired generation by 2031, seven years sooner than previously projected.
- ii. Continue serving Arizona with clean, reliable and affordable energy;
- iii. Increase flexibility to meet customer demand and resource needs;
- iv. Create a smarter, cleaner energy infrastructure; and
- v. Reduce ozone through precursor mitigation and elimination, and targeted reduction of greenhouse gases.

**C. Shared vision:** The City and APS’s shared vision is to support each other in achieving mutually aligned energy and sustainability goals and objectives that benefit residents of Phoenix and the future of Arizona.

### **V. Guiding principles:**

The City and APS share a set of guiding principles, which provide the framework for CEAP success. The Parties plan to:

- A. **Collaborate:** Work together respectfully to achieve a shared vision through innovative thinking, while maintaining transparency and open communication and leveraging lessons learned from similar collaborations.
- B. **Prioritize:** Prioritize CEAP to achieve successful implementation of shared goals and objectives.
- C. **Share and scale:** Make CEAP strategies and plans available to other communities in Arizona for local implementation.
- D. **Avoid cost-shifting:** Develop strategies and plans that are cost-effective for City residents and APS customers and that do not shift costs among APS’s customers.
- E. **Support public policy development:** Advance public policy matters at the state and local levels.
- F. **Utilize Arizona regulatory model:** Apply the Arizona regulatory model to CEAP strategies and plans.

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- G. **Leverage city efforts:** Support the City’s efforts and goals, including pursuing federal funding, private grants, and other funding opportunities that align with the shared vision of CEAP.
- H. **Leverage APS statewide efforts:** Support APS’s efforts and goals, including the APS Energy Plan and Integrated Resource Plan, in the spirit of partnership and collaboration towards CEAP’s shared vision.

### VI. Actions:

The Parties’ collaboration includes development of strategies to promote the City’s economic and community sustainability through clean energy innovation. The following actions will advance the values, vision, and guiding principles of this MOU:

- A. **Work plan and deliverables:** Mutual development of an annual work plan during each year throughout the term of this MOU which identifies, in detail, the objectives and deliverables the Parties intend to achieve and complete in the applicable year. The annual work plan will incorporate the values, vision, and guiding principles identified in this MOU, including legal and regulatory requirements of the Parties. Prioritization of the objectives and deliverables in the annual work plan will be guided by costs and expected impacts to the Parties. The annual work plan contains the initial objectives for CEAP, which the Parties commit to incorporate into the first annual work plan. These objectives may not be the full scope of opportunities.
- B. **Meetings and staffing:** To the extent available, APS will provide personnel resources through its Customer to Grid Solutions department and other related departments to participate in its CEAP efforts with the City. Similarly, the City will provide personnel resources through its Office of Sustainability to participate in its CEAP efforts with APS. The Parties will meet at least semi-annually to discuss CEAP efforts.

### VII. General terms:

- A. The Parties acknowledge the importance of allocating adequate time to develop the partnership and successfully implement its strategies and plans. This MOU shall remain active for five (5) years from the date of the last signature; provided, however, that either Party may terminate this MOU by providing sixty (60) days advance written notice to the other Party.
- B. Neither Party may use the name of the other Party in any form of advertising or publicity without express written permission.
- C. Nothing in this MOU will require the City or APS to take any action that it deems not to be in its best interest or the best interests of its residents or customers.
- D. The Parties may enter into binding agreements (with each other or with third parties) related to the collaborative activities described in this MOU (“Further Agreements”). If so pursued, Further Agreements will (i) delineate the Parties’ rights and obligations, (ii) address, among other things, sources of funding and intellectual property rights, and (iii) be signed by both Parties’ authorized signatories.

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- E. Any action taken by APS to support CEAP may be subject to ACC regulatory approval, and the Parties agree to cooperate in seeking any necessary approvals or regulatory changes to facilitate such regulatory approvals.
- F. Nothing in this MOU constitutes a waiver of any laws, regulations, codes, or other authority to which the Parties may be subject.
- G. Nothing in this MOU will be deemed or construed as creating a joint venture, trust, partnership, or any similar legal relationship among the Parties.
- H. Each Party shall be responsible for its own obligations under this MOU, including any costs it incurs in pursuing actions hereunder.
- I. If, for any reason, a Party fails to comply with the terms of this MOU, no legal or equitable remedies will become available to the other Party.
- J. This MOU is for the benefit of the Parties and does not create any third party rights.
- K. The terms of this MOU are governed by the laws of the State of Arizona, without regard to conflict of law principles.

Hereby executed as of the date first stated above by the duly authorized representatives of each Party.

[Enter signature blocks]



## **Bishop Henry Lee Barnwell Proposed Ceremonial Street Signage**

Request City Council approval to install ceremonial street signage recognizing Bishop Henry Lee Barnwell at the intersection of 19th Avenue and Roeser Road.

### **Summary**

Based on biographical information provided by Bishop Barnwell's daughter Darlene Barnwell, Henry Lee Barnwell was born in 1934 in Blountstown, Florida, as the only child of Deacon Leroy and Eula Houston. Several experiences as a child led to his lifelong dedication to civil rights, social justice, and community advancement. He joined the United States Air Force to serve his country and completed a tour in Vietnam. During his service in the military, Technical Sergeant Barnwell received numerous awards, including the Expert Rifleman Award, National Defense Award, Heroism Award, Air Force Airman Medal, Air Force Good Conduct Award, and numerous other commendations. It was while he served in the military that Arizona became his home.

After being stationed in Chandler, Arizona, he strengthened his relationship with Jesus Christ under his mentor Pastor H. Y. Stevenson and answered the call to ministry. In 1966, Reverend Barnwell began his service as senior pastor of First New Life Missionary Baptist Church in Phoenix, Arizona, which at the time served about 30 members. The congregation grew to more than 1,000 members before his retirement after 40 years in ministry. He was ordained a bishop in 1999. Bishop Barnwell remained committed to the congregation of First New Life Missionary Baptist Church by serving as pastor emeritus until his passing.

Bishop Barnwell shared his wisdom and faith with countless people both inside and outside the church. He had an amazing ability to engage with and influence people from every walk of life. As such, he was consistently called upon to take many positions in the community and allowed his passion for people to make him a bridge builder and reconciler. When groups were at a stalemate, Bishop Barnwell was able to gather all involved to the table and gain resolution in such a way that all felt heard and valued. Recalling the experiences he witnessed as a child led Bishop Barnwell to be a lifelong supporter of civil rights and social justice. He was able to channel his passion and leverage his relationships with stakeholders from various governmental, community, and clergy arenas to fight for civil and social justice for all.

Bishop Barnwell's love for the community was evident in all that he did. He served as a chaplain at the Adobe Mountain School for young men within the Arizona Department of Juvenile Corrections System. The Adobe Mountain Chapel was dedicated in Bishop Barnwell's honor in 2009. Bishop Barnwell provided counseling for the young men and teaching for chaplains at the school. He also was a strong advocate for much-needed supplies, donations, volunteers, and chaplains for the school. When Bishop Barnwell saw a need in the community, he was never afraid to speak up and fight for fulfillment of that need. This was evidenced in the work he did to get a traffic signal placed at the intersection of 19th Avenue and Roeser Road.

Bishop Barnwell's humanitarian and religious efforts reached well beyond the inner city. He served as president of the Interdenominational Ministry Alliance of Phoenix, Bible instructor of Zion Rest District Association, regional director for (Arizona and Mexico) National Evangelism Movement and first vice-president of the General Missionary Baptist State Convention of Arizona. Additionally, he conducted religious workshops through the United States, Canada, and Trinidad.

Bishop Barnwell also served as a board member of BridgeBuilders International, Phoenix Opportunities Industrialization Center, St. Mary's Food Bank, the Mayor's Human Relations Commission, and the Sheriff's Religious Advisory Committee of Maricopa County.

Perhaps his most championed cause was his efforts to declare Dr. Martin Luther King, Jr. 's birthday a state holiday in Arizona. After working along with several others, Bishop Barnwell saw the first holiday for Dr. Martin Luther King, Jr. realized in Arizona in 1993.

Bishop Barnwell was the recipient of numerous awards recognizing his contributions to our community. Those awards include:

- Recognition from the Maricopa County Branch of the National Association for the Advancement of Colored People for his service and community support.
- The Calvin C. Goode Lifetime Achievement Award.
- The Blue Cross Blue Shield Ageless Hero Award.
- Named Arizona Pastor of the Year in 1989 and made an "Honorary Citizen" of Tucson, Arizona.
- Bishop Barnwell received the Living Legends Award from the Dr. Martin Luther King, Jr. Holiday Committee.

Bishop Barnwell never let his age hinder him from the critical work needed for civil rights and social justice. He always believed persistence of these efforts and trust in the Lord would result in justice for all. To this very day, those who knew him still respond as he would when greeted: "Trusting in the Lord!"

The blue ceremonial signs will be placed on the mast arms of the northeast and southwest traffic signal poles at 19th Avenue and Roeser Road.

**Financial Impact**

The fabrication and installation costs of the ceremonial signs will be funded by Council District 4.

**Location**

19th Avenue and Roeser Road  
Council Districts: 7 and 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.





**Dr. Louisa Stark Ceremonial Street Sign Topper (Ordinance S-46992)**

Request City Council approval of a ceremonial street sign topper recognizing Dr. Louisa Stark at the intersection of 10th Street and Pierce Street.

**Summary**

Based on biographical information currently available through the Phoenix Elementary School District Website (<https://phxschools.org/district/governing-board/members/dr-louisa-stark/>), Dr. Louisa Stark is recognized locally and nationally as a leader and advocate for the homeless since moving to Phoenix in 1981. Dr. Stark was a founding member of the Community Housing Partnership (CHP), as well as a founding member of the Phoenix Homeless Coalition, and served as Executive Director of the Heard Museum, and is a nationally recognized expert on homeless issues.

Dr. Stark is an advocate for neighborhoods, working with the City of Phoenix to preserve many historic homes and neighborhoods in Central Phoenix. As the Executive Director of CHP, Dr. Stark works tirelessly to develop affordable housing options for very low income families. The majority of those homes are located within the boundaries of Phoenix Elementary School District #1. Dr. Stark has long been concerned with the negative effect that residential mobility, often resulting from a scarcity of stable affordable housing, has on students in Central Phoenix.

The sign topper will be flag mounted on the existing sign post at the corner of 10th Street and Pierce Street after Dec. 31, 2020.

**Financial Impact**

The fabrication and installation costs of the sign topper will be funded by Council District 4.

**Location**

10th Street and Pierce Street  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.

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**Authorization to Amend Streetlight Infrastructure Maintenance Contract (Ordinance S-46998)**

Request to authorize the City Manager, or his designee, to approve additional expenditures under Agreement 149070 with Power Tech Contracting LLC, for streetlight infrastructure maintenance services for the Street Transportation Department. Further request authorization for the City Controller to disburse all funds related to this item in an amount not to exceed \$1.35 million, with a total not to exceed amount of \$8,272,425.

**Summary**

Power Tech provides all required material, equipment, transportation and services necessary for the complete installation, operation and maintenance of approximately 93,000 streetlights and 3,600 decorative and specialty light fixtures on an as-needed basis within the public rights-of-way. The increase in streetlight infrastructure maintenance expenditures, such as back-end electrical repairs, is mainly attributed to the Department working more proactively to identify streetlight outages. The streetlight infrastructure maintenance is not for repairs to LED streetlight fixtures, which are currently under warranty. The City's non-decorative streetlight fixtures were all recently converted to LED fixtures which have a 10-year manufacturers warranty, so any LED light fixture outages or issues are repaired under the warranty. Following the completion of the LED fixture conversion project, Street Transportation and Power Tech have needed to address streetlight infrastructure maintenance issues such as wiring, fuses, and power circuits.

**Procurement Information**

The original contract with Power Tech was procured in accordance with Administrative Regulation 3.10 and will expire on Dec. 31, 2023.

**Contract Term**

The five-year contract term for Agreement 149070 began on Jan. 1, 2019.

**Financial Impact**

Upon approval of additional funds, the contract value will be increased by \$1.35 million for a total not to exceed amount of \$8,272,425. Funds are available in the Street

Transportation Department's budget.

**Concurrence/Previous Council Action**

City Council approved the original contract with Power Tech (Ordinance S-45231) on Dec. 12, 2018.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



**Intergovernmental Agreement with Maricopa County Parks and Recreation Department for Co-Location of Sun Circle Trail Alignment (Ordinance S-47002)**

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with the Maricopa County Parks and Recreation Department to allow the County to co-locate the alignment of Sun Circle Trail within the public right-of-way and to install and maintain signage stating "Sun Circle Trail" on City sign posts along the trail alignment. Further request an exemption of the indemnification prohibition set forth in Phoenix City Code section 42-18 for a governmental entity pursuant to Phoenix City Code section 42-20. There is no financial impact for this request.

**Summary**

This agreement will allow the Maricopa County Parks and Recreation Department to co-locate its Sun Circle Trail alignment within the City's right-of-way along 111th Avenue from Indian School Road to Bethany Home Road utilizing the City's existing bike lanes and sidewalk. The Sun Circle Trail is one of six National Recreation Trails (NRT) in Maricopa County and one of its oldest. It was constructed in 1964 and obtained the NRT status in 1977. The County will provide, install and maintain signs stating "Sun Circle Trail" on City posts along this specific alignment in the public right-of-way.

**Contract Term**

The term of the IGA will begin on the date of execution of the agreement and will continue until terminated by either party.

**Financial Impact**

There is no financial impact to the City of Phoenix.

**Location**

111th Avenue from Indian School Road to Bethany Home Road  
Council District: 5

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



**Traffic Signal and Street Lighting Foundation and Conduit Installation - 2-Step Job Order Contracting Services - 4108JOC192 (Ordinance S-47004)**

Request to authorize the City Manager, or his designee, to enter into separate master agreements with three contractors, to provide Traffic Signal and Street Lighting Foundation and Conduit Installation Job Order Contracting (JOC) services for the Street Transportation Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed \$45 million.

Additionally, request to authorize the City Manager, or his designee, to take all action deemed necessary to execute all utilities-related design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project and to include disbursement of funds. Utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads, and other modes of transportation. This authorization excludes any transaction involving an interest in real property. Further request the City Council, where such agreements, licenses, and permits involve the Salt River Project, to grant an exception to Salt River Project pursuant to Phoenix City Code section 42-20 to authorize indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code section 42-18.

**Summary**

The JOC contractors services will be used on an as-needed basis to provide Traffic Signal and Street Lighting Foundation and Conduit Installation services for the installation of foundations for traffic signals and streetlight poles, traffic signal cabinets, electric power pedestal foundations, installation of direct buried streetlight poles, conduit junction boxes and conduit of various sizes, and directional boring across streets. All work will be performed as required in accordance with City of Phoenix standard details, utility company specifications, MAG specifications, plans provided by the City of Phoenix, and/or as directed by Signal Shop representatives. Additionally, the JOC contractors will be responsible for fulfilling Small Business Enterprise program requirements.

This Agreement is essential to the health, safety, and welfare of the Public and critical operations for the City.

### **Procurement Information**

The selections were made using a two-step qualifications and price based selection process set forth in section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Four firms submitted proposals and are listed below.

#### Selected Firms

Rank 1: Kimbrell Electric, Inc.

Rank 2: B&F Contracting, Inc.

Rank 3: Talis Construction Corporation

#### Additional Proposers

Lincoln Constructors, Inc.

### **Contract Term**

The term of each master agreement is for up to five years, or up to \$15 million, whichever occurs first. Work scope identified and incorporated into the master agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the master agreement. No additional changes may be executed after the end of the term.

### **Financial Impact**

The master agreement values for each of the JOC contractors will not exceed \$15 million, including all subcontractor and reimbursable costs. The total fee for all services will not exceed \$45 million.

The value for each job order agreement performed under this master agreement will be up to \$2 million each. In no event will any job order agreement exceed this limit without Council approval to increase the limit.

Funding is available in the Street Transportation Department's Capital Improvement Program. The Budget and Research Department will review and approve funding availability prior to issuance of any job order agreement. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

**Public Outreach**

The public will be notified on each project, if notification is required.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua, the Street Transportation Department, and the City Engineer.



**Intergovernmental Agreement with Arizona Department of Transportation for Conduit Installation at State Route Loop 101 and 7th Street (Ordinance S-47006)**

Request authorization for the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with the Arizona Department of Transportation (ADOT) to install conduit at State Route (SR) Loop 101 and 7th Street for communication infrastructure associated with the City's traffic signal system. Further request the City Council to grant an exception pursuant to Phoenix City Code section 42-20 to authorize indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code section 42-18. Further request authorization for the City Controller to disburse all funds related to this item. The estimated financial impact to the City is in \$160,000.

**Summary**

As part of the State's Project to widen SR Loop 101 from I-17 to Pima Road, the Street Transportation Department (Streets) has requested that the State install two three-inch conduits at Loop 101 and 7th Street. This conduit is a significant part of the communication infrastructure associated with the traffic signal system and one of the fiber backbones of the City system. At a later date, Streets will install and connect pull boxes outside of ADOT's right-of-way to connect the new fiber. The City will be solely responsible for all costs associated with installation of the new conduit and will be responsible for future maintenance.

**Contract Term**

The IGA will expire upon completion of the Project and once all IGA-related payments are made. Any provisions for maintenance will be perpetual unless the conduit is removed in the future.

**Financial Impact**

The cost associated with this agreement will not exceed \$160,000. Funding is available in the Street Transportation Department's Capital Improvement Program.

**Location**

State Route Loop 101 and 7th Street  
Council Districts: 1 and 2



**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



**Intergovernmental Agreement with Arizona Department of Transportation for Graffiti Maintenance (Ordinance S-47007)**

Request authorization for the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with the Arizona Department of Transportation (ADOT) for the City to make a one-time payment of \$50,000 to the State for graffiti removal from City-maintained walls and bridges along the State highway system.

**Summary**

For many years, the City of Phoenix has partnered with ADOT on graffiti removal along State highway routes, including overpasses and underpasses, which are maintained within the City's street system. Through this agreement, the City can use ADOT's graffiti removal contractor to respond quickly to constituent calls regarding vandalism. Using the ADOT contract allows for a timely response by a contractor who is familiar with safety requirements while working in the state right of way. If approved, the City's one-time payment will be used to cover the costs incurred by the City's use of ADOT's graffiti removal contract.

To ensure color uniformity, the contractor will cover the graffiti with paint matching the existing structure color. The City has entered into this type graffiti maintenance agreement with ADOT in the past. This approach provides an efficient and cost-effective way to address graffiti in these corridors.

**Financial Impact**

The one-time payment in the amount of \$50,000 is available in the Street Transportation Department's Capital Improvement Program.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



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**Citywide Engineering/Consulting On-Call Services for Calendar Years 2021-2022 (Ordinance S-47024)**

Request to authorize the City Manager, or his designee, to enter into separate agreements with the 64 consultants listed in **Attachment A** to provide Engineering/Consulting On-Call services citywide. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed \$1.2 million for each agreement; the total fee for all services including all agreements will not exceed \$76.8 million.

Additionally, request to authorize the City Manager, or his designee, to take all action deemed necessary to execute all utilities-related design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project and to include disbursement of funds. Utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads, and other modes of transportation. This authorization excludes any transaction involving an interest in real property.

**Summary**

The On-Call consultants will be responsible for providing On-Call Engineering/Consulting services that include, but are not limited to: Aviation, Convention Center, Fire, Parks & Recreation, Public Works, Street Transportation, and Water Services. The scope of work for the on-call projects may include studies, plan review, special inspections, programming, master plans, design, construction document development (plans, specifications and cost estimates), and construction administration and inspection services.

**Procurement Information**

The selections were made using a qualifications-based selection process set forth in section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Sixty-four firms submitted proposals and are listed in **Attachment A**.

**Contract Term**

The term of each agreement is two years, or up to \$1.2 million, whichever occurs first. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

**Financial Impact**

The agreement value for each of the On-Call consultants will not exceed \$1.2 million, including all subconsultant and reimbursable costs. The total fee for all services will not exceed \$76.8 million.

Funding is available in Citywide Departments' Capital Improvement Program and Operating budgets. The Budget and Research Department will review and approve funding availability prior to issuance of any On-Call task order of \$100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua, the Street Transportation Department, and the City Engineer.

## ATTACHMENT A

### **Selected Firms by Category**

#### Construction and Project Management Four Firms Selected:

- Rank 1: HDR Engineering, Inc.
- Rank 2: Red Brick Consulting, Inc.
- Rank 3: Kitchell Corporation
- Rank 4: Consultant Engineering, Inc.

#### Data Sciences One Firm Selected:

- Rank 1: McKinstry Essention, LLC

#### Electrical/Energy Three Firms Selected:

- Rank 1: Kimley-Horn and Associates, Inc.
- Rank 2: Affiliated Engineers, Inc.
- Rank 3: NV5, Inc.

#### Fire and Life Safety Two Firms Selected:

- Rank 1: Jensen Hughes, Inc.
- Rank 2: Fisher Engineering, Inc.

#### General Civil Seventeen Firms Selected:

- Rank 1: Trace Consulting, LLC
- Rank 2: Dibble & Associates Consulting Engineers, Inc.
- Rank 3: AECOM Technical Services, Inc.
- Rank 4: T.Y. LIN International, Inc.
- Rank 5: Engineering and Environmental Consultants, Inc.
- Rank 6: Burgess & Niple, Inc.
- Rank 7: The CK Group, Inc.
- Rank 8: Premier Engineering Corporation
- Rank 9: Wood, Patel & Associates, Inc.
- Rank 10: Sunrise Engineering, Inc.
- Rank 11: Stanley Consultants, Inc.
- Rank 12: Rick Engineering Company, Inc.
- Rank 13: Wilson & Company, Inc., Engineers & Architects
- Rank 14: Cardno, Inc.
- Rank 15: Olsson, Inc.

Rank 16: Engineering Alliance, Inc.

Rank 17: WSP USA Inc.

Landscape Architecture Four Firms Selected:

Rank 1: J2 Engineering & Environmental Design L.L.C.

Rank 2: Environmental Planning Group, LLC

Rank 3: Thomas+Crowley LLC

Rank 4: Dig Studio, Inc.

Mechanical/Plumbing Three Firms Selected:

Rank 1: Pearson Engineering Associates, Incorporated

Rank 2: Sazan Group Inc.

Rank 3: LSW Engineers Arizona, Incorporated

Public Information Three Firms Selected:

Rank 1: Gunn Communications, Inc.

Rank 2: Inroads Info., Inc.

Rank 3: Your Project Marketing & Outreach, LLC

Structural Four Firms Selected:

Rank 1: Gannett Fleming, Inc

Rank 2: Jacobs Engineering Group Inc.

Rank 3: Caruso Turley Scott, Inc.

Rank 4: Parsons Transportation Group Inc.

Survey Three Firms Selected:

Rank 1: Coe and Van Loo II, LLC

Rank 2: Aztec Engineering Group Inc

Rank 3: Ritoch-Powell & Associates Consulting Engineers, Inc.

Traffic Engineering Four Firms Selected:

Rank 1: Southwest Traffic Engineering, LLC

Rank 2: Lee Engineering, L.L.C.

Rank 3: Y2K Engineering, LLC.

Rank 4: Greenlight Traffic Engineering, LLC

Water/Wastewater Sixteen Firms Selected:

Rank 1: Wilson Engineers, LLC

Rank 2: Carollo Engineers, Inc.

Rank 3: Arcadis U.S., Inc.

Rank 4: Black & Veatch Corporation  
Rank 5: GHD Inc.  
Rank 6: Brown and Caldwell, Inc.  
Rank 7: EIC Engineers, L.L.C.  
Rank 8: Entellus, Inc.  
Rank 9: Stantec Consulting International LLC  
Rank 10: OZ Engineering, LLC  
Rank 11: Garver LLC  
Rank 12: Water Works Engineers, LLC  
Rank 13: Greeley and Hansen LLC  
Rank 14: Project Engineering Consultants, LTD.  
Rank 15: Wood Environment & Infrastructure Solutions, Inc.  
Rank 16: CDM Smith Inc.

**Additional Proposers**

Rank 65: ACS Services L.L.C.  
Rank 66: Adams and Associates Engineers PLLC  
Rank 67: Advanced Structural Engineering, Inc.  
Rank 68: Alan Plummer and Associates, Inc.  
Rank 69: ALTA Arizona, LLC.  
Rank 70: Ament Professional Services, LLC  
Rank 71: Atkins North America, Inc.  
Rank 72: Buro Happold Consulting, Inc.  
Rank 73: Bridgers & Paxton Consulting Engineers  
Rank 74: C & S Engineers, Inc.  
Rank 75: CA Group Arizona, Inc.  
Rank 76: Cascade Energy, Inc  
Rank 77: Chen Ryan Associates Inc  
Rank 78: Civtech Inc.  
Rank 79: Clear Creek Associates, LLC  
Rank 80: CMT Engineering Laboratories  
Rank 81: Cole Design Group  
Rank 82: Colwell Shelor, LLC  
Rank 83: Consor Engineers, LLC  
Rank 84: Control Power Concepts Inc  
Rank 85: C R Engineers, Inc.  
Rank 86: Cumming Management Group, Inc.  
Rank 87: Current Insight Incorporated  
Rank 88: Darcor & Associates, Inc.  
Rank 89: Dibble CM LLC

Rank 90: Energy Systems Design, Inc.  
Rank 91: EPS Group, Inc.  
Rank 92: Ethos Engineering, L.L.C.  
Rank 93: Faith Group, LLC  
Rank 94: GLHN Architects and Engineers, Inc.  
Rank 95: Grotrans Engineering, LLC  
Rank 96: Harrington Planning and Design, LLC  
Rank 97: Hazen and Sawyer P.C.  
Rank 98: Hess-Rountree, Inc  
Rank 99: Hill International (Arizona), Inc.  
Rank 100: Huitt-Zollars, Inc.  
Rank 101: Imeg Corp.  
Rank 102: Intertek Industries Inc.  
Rank 103: JE Fuller/Hydrology and Geomorphology, Inc.  
Rank 104: Kittelson and Associates, Inc.  
Rank 105: Lokahi, LLC  
Rank 106: Leonard Rice Consulting Water Engineers, Inc.  
Rank 107: M3 Engineering and Technology Corporation  
Rank 108: Marc Taylor, Inc.  
Rank 109: Martin, White and Griffis, Structural Engineers, Inc.  
Rank 110: Matrix New World Engineering, Land Surveying and Landscape  
Rank 111: Matrix Design Group, Inc.  
Rank 112: Mead and Hunt, Inc.  
Rank 113: Meyer, Borgman & Johnson, Inc  
Rank 114: Michael Baker International, Inc.  
Rank 115: Nanoseis, LLC  
Rank 116: Narasimhan Consulting Services Inc.  
Rank 117: NFRA, Inc.  
Rank 118: PK Associates, LLC  
Rank 119: Plump Engineering Inc  
Rank 120: PMA Consultants, L.L.C.  
Rank 121: Point Engineers, LLC  
Rank 122: Prodims LLC  
Rank 123: Protex The PT Xperts, LLC  
Rank 124: Quality Testing, LLC  
Rank 125: Rider Levett Bucknall, LTD.  
Rank 126: SCL Consulting, LLC  
Rank 127: Spectrum Engineers, Inc.  
Rank 128: Strand Associates, Inc.



Rank 129: Strategic Surveying LLC  
Rank 130: Sustainability Engineering Group, LLC  
Rank 131: Terp Consulting (Mo Mon Tai, Inc.)  
Rank 132: The R M H Group of Colorado, Inc.  
Rank 133: The WLB Group, Inc.  
Rank 134: Tristar Engineering and Management, Inc.  
Rank 135: R.G. Vanderweil Engineers, LLP  
Rank 136: Vann Engineering, Inc.  
Rank 137: Waibel and Associates Landscape Architecture LLC  
Rank 138: Westland Resource, Inc.  
Rank 139: Wright Engineering Corporation  
Rank 140: Y.S. Mantri and Associates, LLC



**Supply of Descaling Solution for Odor Scrubbing Equipment - Invitation for Bids (Ordinance S-46996)**

Request to authorize the City Manager, or his designee, to enter into an agreement with Brenntag Pacific, Inc. to provide, on an as-needed basis, a supply of descaling solution for the odor scrubbing equipment installed at the Water Services Department (WSD) Wastewater Treatment Plants (WWTPs). Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total agreement value will not exceed \$383,000.

**Summary**

The purpose of this agreement is to provide WSD with a supply of descaling solution, which is used to descale the chemical scrubber equipment installed at the WWTPs. The chemical scrubber equipment is used by WSD to maintain compliance with the odor and corrosion control provisions stipulated by each facility's permit, as required by the Arizona Department of Environmental Quality, Aquifer Protection Permit, and the Maricopa County Air Quality permit.

Brenntag Pacific, Inc.'s services include, but are not limited to, the supply and delivery of the descaling solution.

**Procurement Information**

The selection was made using an Invitation for Bids (IFB) procurement process in accordance with City of Phoenix Administrative Regulation 3.10.

Two vendors submitted responses to the IFB. The winning Bidder is listed below:

Winning Bid

Brenntag Pacific, Inc.: \$69,197

**Contract Term**

The term of the agreement is five years and will begin on Nov. 15, 2020.

**Financial Impact**

The agreement value for Brenntag Pacific, Inc. will not exceed \$383,000.

**Locations**

23rd Avenue WWTP

91st Avenue WWTP

Council District: 7

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.



## **Agreement for Pinch Valves Purchases (Ordinance S-47000)**

Request to authorize the City Manager, or his designee, to enter into an agreement with ALB Piping Products and Services, Inc. to provide Red Valve Pinch Valves for City of Phoenix Wastewater Treatment facilities. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total agreement value will not exceed \$25,150.

### **Summary**

The purpose of this contract is to provide Red Valve Pinch Valves to conventional activated sludge wastewater treatment plants for use in removal of solids in the wastewater process. The Red Valve Pinch Valve is a critical component in the grit removal process for conventional activated sludge wastewater treatment plants.

### **Procurement Information**

The selection was made using a Request for Quote procurement process in accordance with City of Phoenix Administrative Regulation 3.10.

### Selected Vendor

ALB Piping Products and Services, Inc.

### **Contract Term**

The term of the agreement is two years and will begin on Oct. 1, 2020.

### **Financial Impact**

The agreement value for ALB Piping Products and Services, Inc. will not exceed \$25,150. Funding is available in the Water Services Department's Operating budget.

### **Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.



**Final Plat - Caliber Collision - PLAT 200518 - East of 23rd Avenue and South of Whispering Wind Drive**

Plat: 200518  
Project: 19-2466  
Name of Plat: Caliber Collision  
Owner(s): VRD at Happy Valley, LLC  
Engineer(s): Bowman Consulting Group, Ltd.  
Request: A 1 Lot Commercial Plat  
Reviewed by Staff: Sept. 15, 2020  
Final Plat requires Formal Action Only

**Summary**

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

**Location**

Generally located East of 23rd Avenue and South of Whispering Wind Drive.  
Council District: 1

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



**Final Plat - U-Haul Conference & Fitness Center - PLAT 200566 - 45 E. Roanoke Ave.**

Plat: 200566

Project: 18-884

Name of Plat: U-Haul Conference & Fitness Center

Owner(s): Amerco Real Estate Company, A Nevada Corporation

Engineer(s): Superior Surveying Services, Inc.

Request: A 1 Lot Commercial Plat

Reviewed by Staff: Sept. 11, 2020

Final Plat requires Formal Action Only

**Summary**

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

**Location**

Generally located at 45 E. Roanoke Ave.

Council District: 4

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



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**Final Plat - Loftin Annex 52 - PLAT 190098 - South of McDowell Road and West of 52nd Street**

Plat: 190098

Project: 07-1528

Name of Plat: Loftin Annex 52

Owner(s): Semiconductor Components Industries, LLC

Engineer(s): Hunter Engineering, Inc.

Request: A 3 Lot Commercial Plat

Reviewed by Staff: Sept. 19, 2020

Final Plat requires Formal Action Only

**Summary**

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

**Location**

Generally located approximately 1,300 feet south of McDowell Road, west of 52nd Street.

Council District: 6

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



**Final Plat - Laveen Vistas Parcel Three, Phase 1 - PLAT 180147 - Southeast Corner of 51st Avenue and Elliot Road**

Plat: 180147  
Project: 05-2131  
Name of Plat: Laveen Vistas Parcel Three, Phase 1  
Owner(s): SBH Laveen, LP  
Engineer(s): Clouse Engineering  
Request: A 117 Lot Residential Plat  
Reviewed by Staff: Sept. 21, 2020  
Final Plat requires Formal Action Only

**Summary**

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

**Location**

Generally located 242 feet south of the intersection of 51st Avenue and Elliot Road, on the east side of 51st Avenue.  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.





**Final Plat - Whispering Hills - PLAT 190036 - Southwest Corner of 35th Avenue and the Western Canal**

Plat: 190036  
Project: 13-2688  
Name of Plat: Whispering Hills  
Owner(s): Whispering Hills - Phoenix, LLC  
Engineer(s): HilgartWilson  
Request: A 165 Lot Residential Plat  
Reviewed by Staff: Sept. 24, 2020  
Final Plat requires Formal Action Only

**Summary**

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

**Location**

Generally located at the southwest corner of 35th Avenue and the Western Canal.  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



**Final Plat - Sanctuary on 51st - PLAT 200543 - North of Baseline Road and West of 51st Avenue**

Plat: 200543  
Project: 19-2653  
Name of Plat: Sanctuary on 51st  
Owner(s): Grand Valley Ventures, LLC  
Engineer(s): Land Development Group, LLC  
Request: A 2 Lot Commercial Plat  
Reviewed by Staff: Sept. 28, 2020  
Final Plat requires Formal Action Only

**Summary**

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

**Location**

Generally located 1,000 feet +/- north of Baseline Road and west of 51st Avenue.  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



**Abandonment of Easement - ABND 200509 - 1438 E Libre Ave. (Resolution 21873)**

Abandonment: 200509

Project: 19-3548

Applicant: Bowman Consulting; David Maldonado

Request: To abandon public utility easements within parcel identified as APN 214-15-011G and a portion of 214-15-120A; per Final Plat "Denham Estates"; Book 55, Page 27.

Date of Decision: April 27, 2020

**Location**

1438 E Libre Ave.

Council District: 3

**Financial Impact**

Abandonment of a PUE has no direct financial impact.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



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**Amend City Code - Official Supplementary Zoning Map 1205 (Ordinance G-6749)**

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1205. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-80-06 and the entitlements are fully vested.

**Summary**

To rezone a parcel located approximately 150 feet west of the southwest corner 28th Street and Camelback Road.

Z-80-06

Zoning: R-5 M-R

Owner: Beus Gilbert PLLC

Acreage: 4.86

**Location**

Approximately 150 feet west of the southwest corner 28th Street and Camelback Road.

Council District: 6

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

**ATTACHMENT A**

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE  
FINAL, ADOPTED ORDINANCE.**

ORDINANCE G-

AN ORDINANCE AMENDING SECTION 601 OF THE CITY  
OF PHOENIX ZONING ORDINANCE BY ADOPTING  
OFFICIAL SUPPLEMENTARY ZONING MAP 1205.

\_\_\_\_\_

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as  
follows:

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is  
hereby amended by adopting Official Supplementary Zoning Map 1205, which is  
attached hereto as Exhibit "A" and declared a part hereof.

PASSED by the Council of the City of Phoenix this 21st day of October,  
2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By: \_\_\_\_\_  
Julie Kriegh, Chief Assistant City Attorney *Pml*

REVIEWED BY:

\_\_\_\_\_  
Ed Zuercher, City Manager

PL:tml:LF20-2468:10-21-2020:2215197v1

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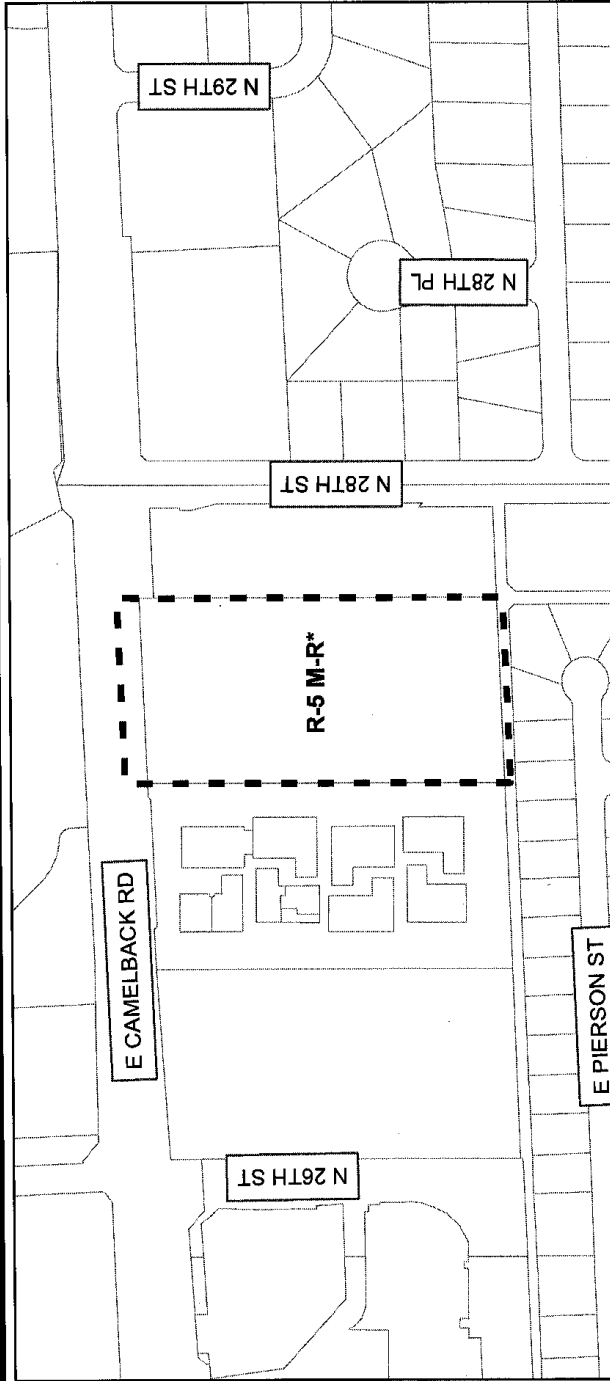
**EXHIBIT "A"**

**OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1205**

Sheet 1 of 1

ORDINANCE NO. \_\_\_\_\_ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 21st day of October 2020.



Z-80-06-6

ZONING SUBJECT TO STIPULATIONS: \*  
AREA INVOLVED BOUNDED THUS: ■■■■■

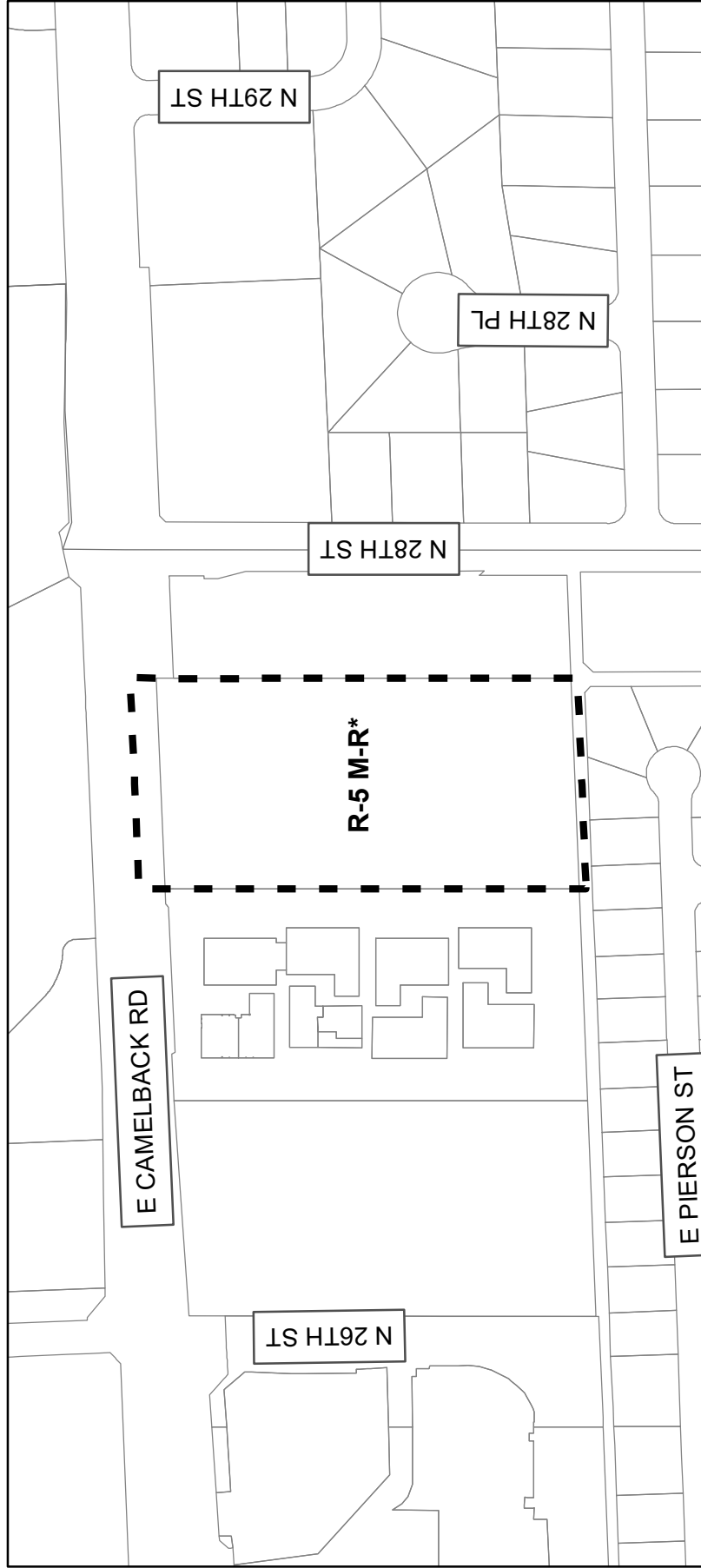


Drawn by: KS

# OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1205 Sheet 1 of 1

ORDINANCE NO. \_\_\_\_\_ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 21st day of October 2020.



**Z-80-06-6**



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

ZONING SUBJECT TO STIPULATIONS: \*  
AREA INVOLVED BOUNDED THUS: ■■■■■

Drawn by: KS





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**Amend City Code - Official Supplementary Zoning Map 1206 (Ordinance G-6752)**

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1206. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-5-90-7(8) and the entitlements are fully vested.

**Summary**

To rezone a site located on the southeast corner of 35th Avenue and Baseline Road.  
Application No.: Z-5-90-7(8)  
Zoning: C-2  
Owner: Ismail Ataria Investments, LLC and Dollar Self Storage #14, LLC  
Acreage: A portion of 7.36 acres

**Location**

On the southeast corner of 35th Avenue and Baseline Road.  
Address: 3445 W. Baseline Road and 7815 S. 35th Ave.  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

**ATTACHMENT A**

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE  
FINAL, ADOPTED ORDINANCE.**

ORDINANCE G-

AN ORDINANCE AMENDING SECTION 601 OF THE CITY  
OF PHOENIX ZONING ORDINANCE BY ADOPTING  
OFFICIAL SUPPLEMENTARY ZONING MAP 1206.

\_\_\_\_\_

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as  
follows:

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is  
hereby amended by adopting Official Supplementary Zoning Map 1206, which is  
attached hereto as Exhibit "A" and declared a part hereof.

PASSED by the Council of the City of Phoenix this 21st day of October,  
2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By: \_\_\_\_\_  
Julie Kriegh, Chief Assistant City Attorney *Pml*

REVIEWED BY:

\_\_\_\_\_  
Ed Zuercher, City Manager

PL:tml:LF20-2512:10-21-2020:2215215v1

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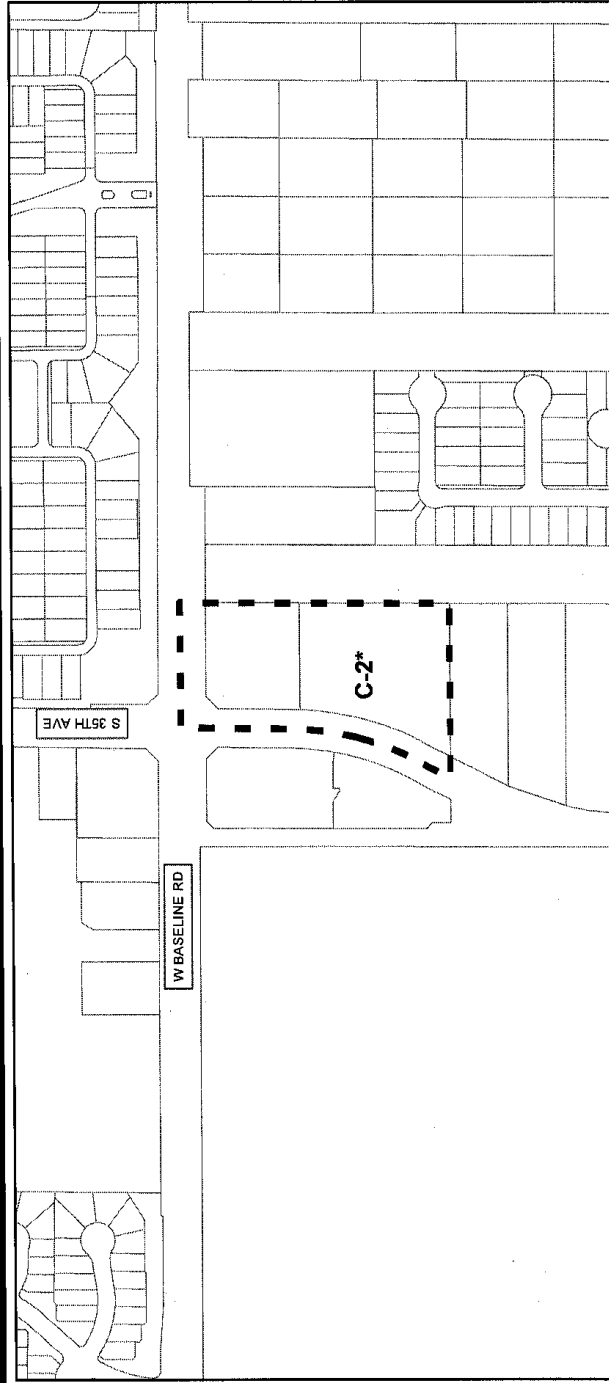
**EXHIBIT "A"**

**OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1206**

Sheet 1 of 1

ORDINANCE NO. \_\_\_\_\_ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 21st day of October 2020.



Z-5-90-7(8)



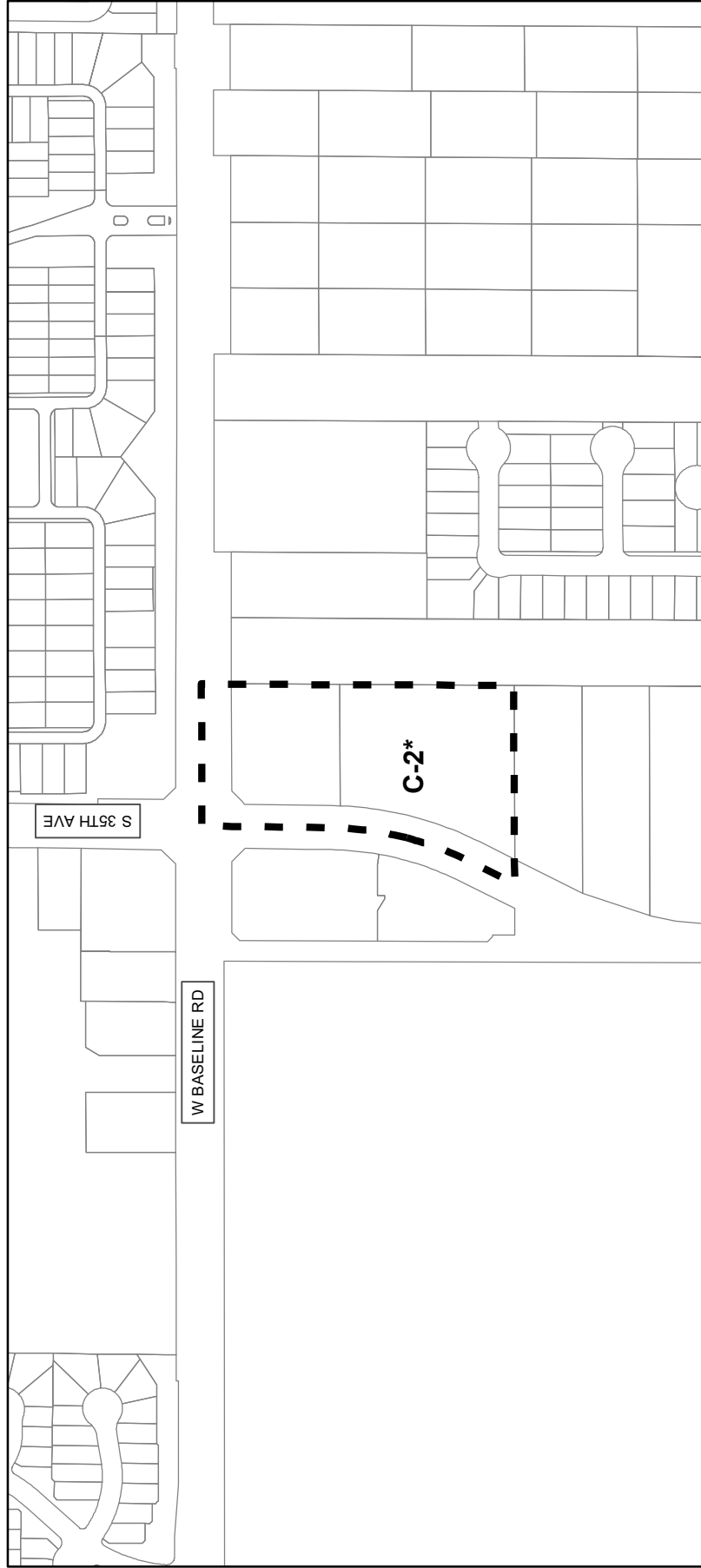
Drawn by: KS

ZONING SUBJECT TO STIPULATIONS: \*  
AREA INVOLVED BOUNDED THUS: ■■■■■

# OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1206 Sheet 1 of 1

ORDINANCE NO. \_\_\_\_\_ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 21st day of October 2020.



**Z-5-90-7(8)**

Drawn by: KS



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

ZONING SUBJECT TO STIPULATIONS: \*  
AREA INVOLVED BOUNDED THUS: ■■■■■



**Amend City Code - Official Supplementary Zoning Map 1207 (Ordinance G-6753)**

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1207. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-SP-19-05-7(8) and the entitlements are fully vested.

**Summary**

To rezone a parcel located south of the southeast corner of 35th Avenue and Baseline Road.

Application No.: Z-SP-19-05-7-(8)

Zoning: C-2 SP

Owner: Dollar Self Storage #14, LLC

Acreage: 4.06 acres

**Location**

South of the southeast corner of 35th Avenue and Baseline Road.

Address: 7815 S. 35th Ave.

Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

**ATTACHMENT A**

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE.**

ORDINANCE G-

AN ORDINANCE AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY ADOPTING OFFICIAL SUPPLEMENTARY ZONING MAP 1207.

\_\_\_\_\_

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is hereby amended by adopting Official Supplementary Zoning Map 1207, which is attached hereto as Exhibit "A" and declared a part hereof.

PASSED by the Council of the City of Phoenix this 21st day of October, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By: \_\_\_\_\_  
Julie Kriegh, Chief Assistant City Attorney

*Pml*

REVIEWED BY:

\_\_\_\_\_  
Ed Zuercher, City Manager

PL:tml:LF20-2513:10-21-2020:2215217v1

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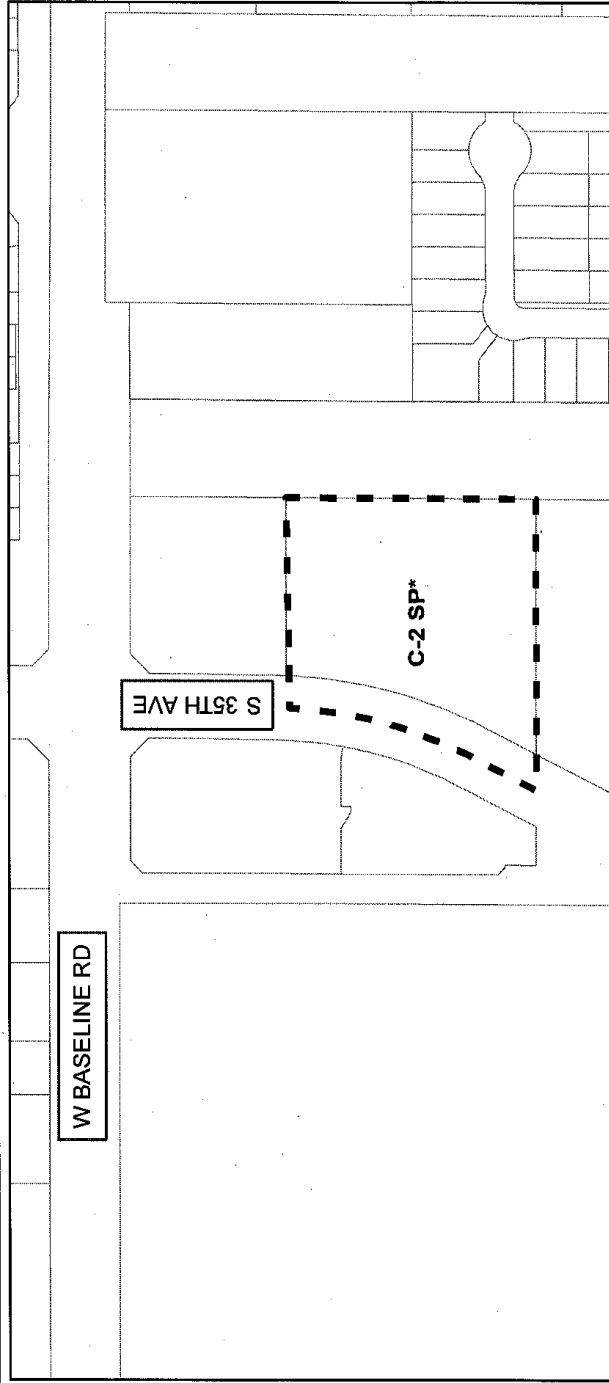
**EXHIBIT "A"**

**OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1207**

Sheet 1 of 1

ORDINANCE NO. \_\_\_\_\_ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 21st day of October 2020.



Z-SP-19-05-7(8)



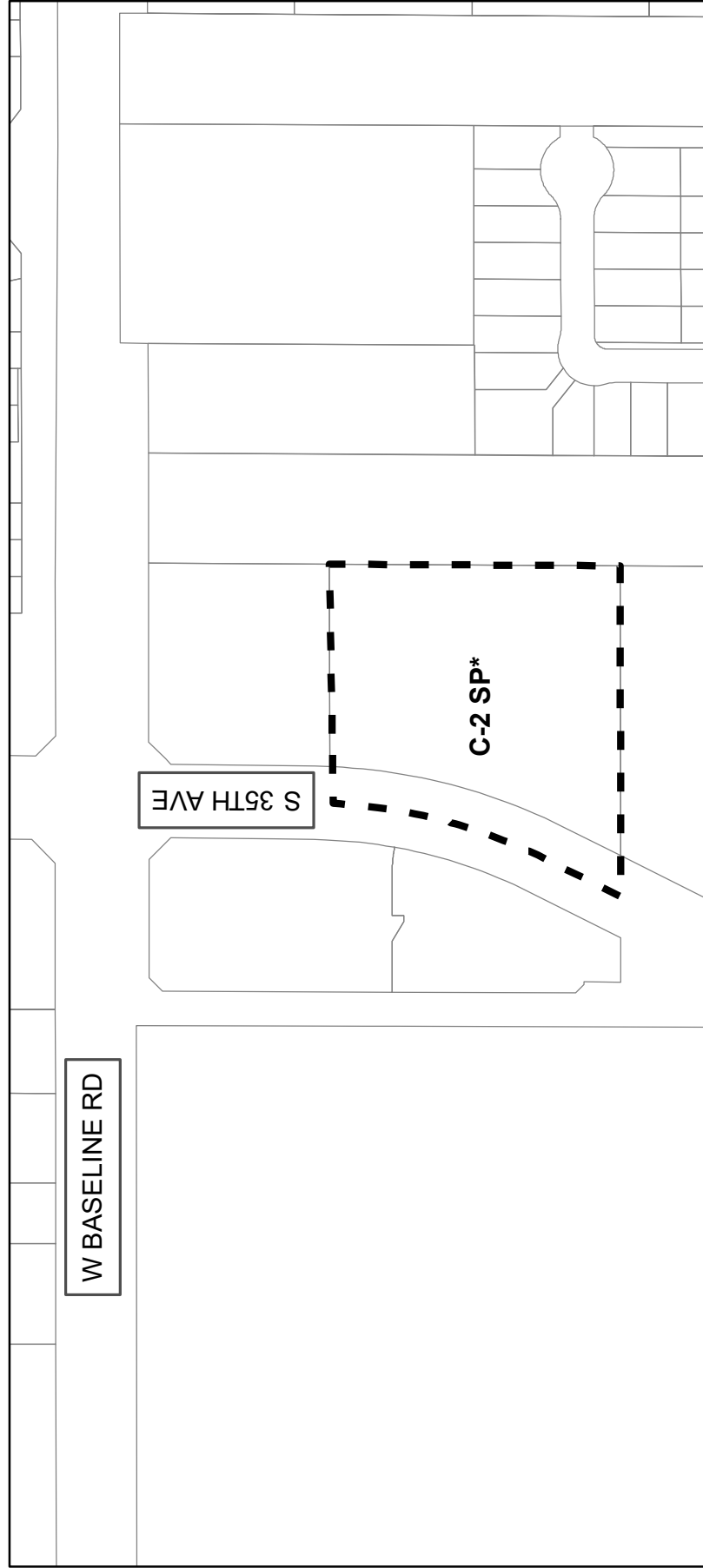
ZONING SUBJECT TO STIPULATIONS: \*  
AREA INVOLVED BOUNDED THUS: ■■■■■

Drawn by: KS

# OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1207 Sheet 1 of 1

ORDINANCE NO. \_\_\_\_\_ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 21st day of October 2020.



**Z-SP-19-05-7(8)**



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

ZONING SUBJECT TO STIPULATIONS: \*  
AREA INVOLVED BOUNDED THUS: ■■■■■

Drawn by: KS



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**Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-20--Z-6-16-1 - Approximately 900 Feet West of the Northwest Corner of 23rd Avenue and Parkside Lane (Ordinance G-6751)**

Request to authorize the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Sept. 16, 2020.

**Summary**

Application: PHO-1-20--Z-6-16-1

Existing Zoning: A-1 DVAO

Acreage: 5.86

Applicant: Michael T. Maerowitz, Gammage & Burnham, PLC

Owner: Anthony Muscatello, Arizona Opportunity Fund I, LLC

Representative: Michael T. Maerowitz, Gammage & Burnham, PLC

**Proposal:**

1. Modification of Stipulation 1 regarding general conformance with the site plan date stamped May 17, 2016.
2. Modification of Stipulation 2 regarding a landscape setback along the west property line.
3. Deletion of Stipulation 3 regarding screening of loading docks and outdoor storage.
4. Deletion of Stipulation 4 regarding maximum height for outdoor storage.

**Location**

Approximately 900 feet west of the northwest corner of 23rd Avenue and Parkside Lane

Council District: 1

Parcel Address: N/A

**Concurrence**

Village Planning Committee (VPC) Recommendation: The Deer Valley Village Planning Committee opted not to hear this case.

PHO Action: The Planning Hearing Officer heard this case on Sept. 16, 2020 and recommended approval with additional stipulations. See **Attachment B** for the full list

of Planning Hearing Officer recommended stipulations.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE.**

### ORDINANCE G-

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-6-16-1 PREVIOUSLY APPROVED BY ORDINANCE G-6183.

---

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning stipulations applicable located approximately 900 feet west of the northwest corner of 23rd Avenue and Parkside Lane in a portion of Section 13, Township 4 North, Range 2 East, as described more specifically in Attachment "A," are hereby modified to read as set forth below.

#### STIPULATIONS:

1. The development shall be in general conformance with the site plan date stamped JUNE 29, 2020 ~~May 17, 2016~~ with specific regard to the setback and double row of trees provided on the south side of the site and that minimum two (2) inch caliper trees shall be placed 20 feet on center within the east setback adjacent to Lot 5, as approved by the Planning and Development Department.
2. A minimum 10-foot wide and ~~average 30-foot wide~~ landscape setback shall be maintained along the west property line, facing the Interstate-17 frontage road/off-ramp.
3. ~~Minimum eight (8) foot high solid screen walls shall be provided to screen the loading docks and outdoor storage areas.~~

4. ~~The maximum height for outdoor storage is eight (8) feet.~~
3. 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.
4. 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.
5. 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.
6. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
7. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
6. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6183, this portion of the rezoning is now

subject to the stipulations approved pursuant to Ordinance G-6183 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 21st day of October, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By: \_\_\_\_\_  
Julie Kriegh, Chief Assistant City Attorney

*Pml*

REVIEWED BY:

\_\_\_\_\_  
Ed Zuercher, City Manager

Exhibits:  
A - Legal Description (2 Pages)  
B - Ordinance Location Map (1 Page)

PL:tml:LF20-2509:10-21-2020:2215236v1

DRAFT



EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-20-- Z-6-16-1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1:

That portion of Lot 7, DEER VALLEY COMMERCE CENTER PARK, according to Book 855 of Maps, Page 29, records of Maricopa County, Arizona, lying within the Northwest quarter of Section 13, Township 4 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the North quarter corner of said Section 13 (City of Phoenix Brass Cap), from which point the Northwest corner (GLO Brass Cap) of said Section 13 bears North 89 degrees 50 minutes 31 seconds West (Basis of Bearing) a distance of 2640.15 feet;

Thence South 55 degrees 34 minutes 21 seconds West a distance of 1159.89 feet to the Northeast corner of said Lot 7, being the Point of Beginning;

Thence the following courses along the East line of said Lot 7;

Thence South 10 degrees 02 minutes 00 seconds East, a distance of 299.54 feet;

Thence 203.81 feet along the arc of a non-tangent curve to the left, having a radius of 50.00 feet, through a central angle of 233 degrees 32 minutes 56 seconds, a chord bearing South 10 degrees 02 minutes 00 seconds East and a chord distance of 89.28 feet, from which point the radius point bears South 16 degrees 44 minutes 28 seconds West;

Thence South 10 degrees 02 minutes 00 seconds East, a distance of 280.29 feet to a point on the South line of said Lot 7;

Thence along said South line North 89 degrees 45 minutes 48 seconds West, a distance of 394.29 feet, to the Easterly Right of Way. of Interstate 17 as defined in Document No. 2007-0394950, records of Maricopa County, Arizona;

Thence along said Right of Way North 07 degrees 01 minutes 09 seconds West, a distance of 663.46 feet;

Thence leaving said Right of Way, and along the North line of said Lot 7, South 89 degrees 48 minutes 09 seconds East, a distance of 358.79 feet to the Point of Beginning.

Excepting 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as provided by ARS 37-231, as reserved in Patent from the State of Arizona, recorded November 30, 1979 in Docket 14061, Page 193.

Parcel No. 2:

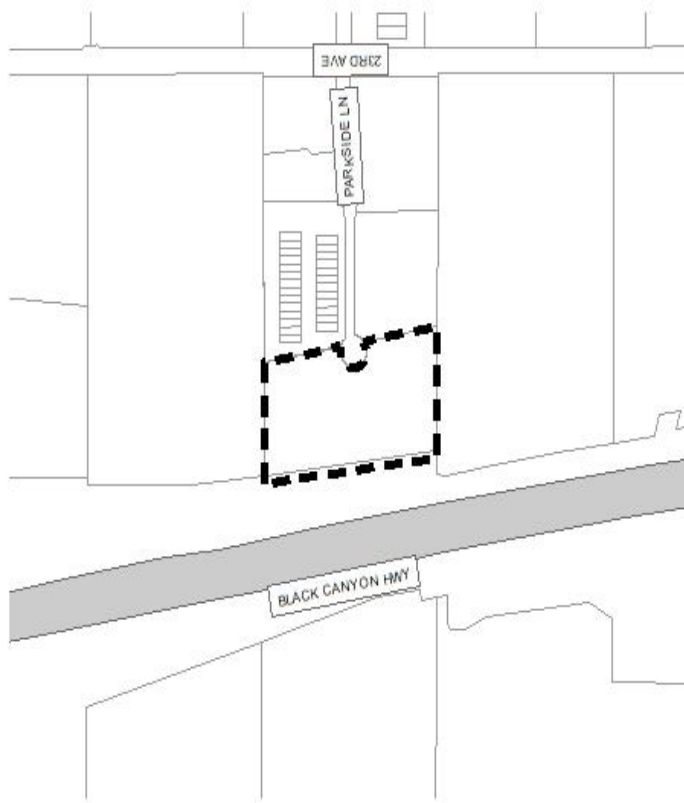
A non-exclusive easement for ingress and egress for Pedestrian and Vehicular Traffic over Tract A for the use and benefit of all parcels as created by that certain Declaration of Easements, Covenants, Conditions and Restrictions recorded on November 21, 2006 at Recording No. 20061529373 and First Amendment recorded at Recording No. 20061596674 and Second Amendment recorded at Recording No. 20071208073 and Amendment recorded at Recording No. 20100458049 and Fourth Amendment recorded at Recording No. 20110523449 and Sixth Amendment recorded at Recording No. 20120473054 records of Maricopa County Recorder, Arizona.

EXHIBIT B

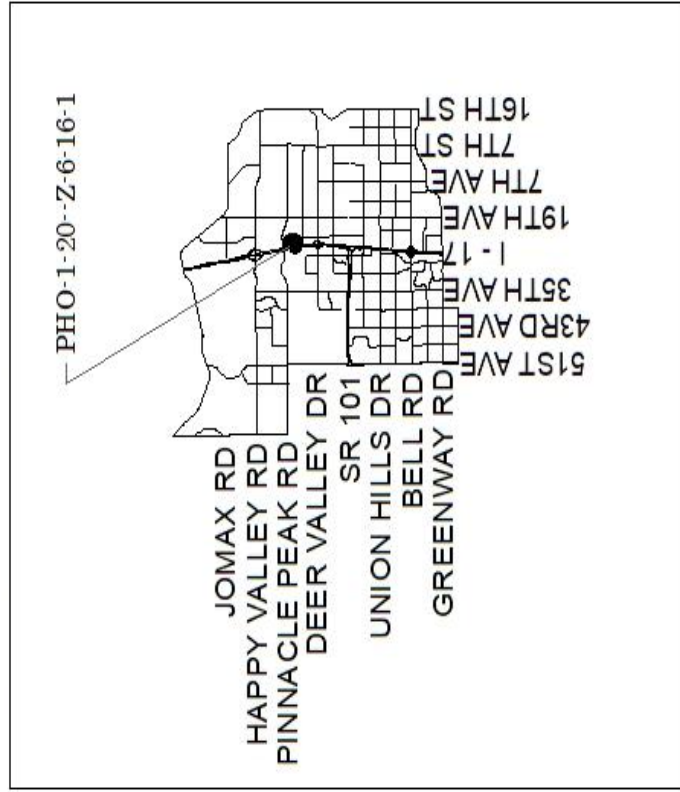
ORDINANCE LOCATION MAP

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -

Zoning Case Number: PHO-1-20-Z-6-16-1  
Zoning Overlay: Deer Valley Airport Overlay District  
Planning Village: Deer Valley



NOT TO SCALE



Drawn Date: 9/24/2020

\\nonsp001\Shared\Department Share Information Systems\PL GIS\IS\_Team\Core\_Functions\Zoning\SuppMap.apr\_Ord\Map\2010-21-20\PHO-1-20-Z-6-16-1.mxd



**Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-20--Z-88-08-2- Northwest Corner of 9th Street Alignment and Union Hills Drive (Ordinance G-6750)**

Request to authorize the City Manager, or his designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Sept. 16, 2020.

**Summary**

Application: PHO-1-20--Z-88-08-2

Existing Zoning: C-2

Acreage: 3.0

Applicant: William F. Allison, Withey Morris, PLC

Owner: 88 Ventures-UH, LLC

Representative: William F. Allison, Withey Morris, PLC

**Proposal:**

1. Modification of Stipulation 1 regarding general conformance to the site plan date stamped Oct. 3, 2008.
2. Modification of Stipulation 2 regarding general conformance to the elevations date stamped Oct. 3, 2008.
3. Deletion of Stipulation 3 regarding CMU block on columns.
4. Deletion of Stipulation 5 regarding evergreen trees on the east and north sides.
5. Technical correction to Stipulation 4.

**Location**

Northwest corner of 9th Street alignment and Union Hills Drive

Council District: 2

Parcel Address: N/A

**Concurrence**

Village Planning Committee (VPC) Recommendation: The Deer Valley Village Planning Committee opted not to hear this case.

PHO Action: The Planning Hearing Officer heard this case on Sept. 16, 2020 and recommended approval with additional stipulations. See **Attachment A** for the full list

of Planning Hearing Officer recommended stipulations.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE.**

### ORDINANCE G-

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-88-08-2 PREVIOUSLY APPROVED BY ORDINANCE G-5325.

\_\_\_\_\_

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as

follows:

SECTION 1. The zoning stipulations applicable located at the northwest corner of 9th Street alignment and Union Hills Drive in a portion of Section 28, Township 4 North, Range 3 East, as described more specifically in Attachment "A," are hereby modified to read as set forth below.

#### STIPULATIONS:

1. That ~~the~~ development shall be in general conformance with the site plan date stamped AUGUST 17, 2020 ~~October 3, 2008~~, in WITH specific regard to a minimum 20-foot landscape setback on the east side of the property, as approved or modified by the PLANNING AND Development Services Department.

2. ~~That t~~The development shall be in general conformance with the elevations date stamped JULY 30, 2020, ~~October 3, 2008~~, in specific regard to the ~~split face concrete masonry unit (CMU) block, building foundation plantings, and arcaded walkway~~ as approved or modified by the PLANNING AND Development Services Department.
3. ~~That the owner/developer shall provide CMU block on the base of remaining columns to the existing development as approved by the Development Services Department.~~
3. ~~That t~~The owner/developer shall update the curb ramps in all of the existing driveways to meet current ADA design guidelines as approved by the PLANNING AND Development Services Department.
- 4.
5. ~~That the developer shall provide a minimum of 2-inch-caliper evergreen trees placed 20 feet on center, or in equivalent groupings, within the required landscape setback on the east side and north side of the vacant parcel to the east of the existing development as approved by the Development Services Department.~~
4. 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.
5. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-5325, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5325 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 21st day of October, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By: \_\_\_\_\_  
Julie Kriegh, Chief Assistant City Attorney *Pml*

REVIEWED BY:

\_\_\_\_\_  
Ed Zuercher, City Manager

Exhibits:  
A - Legal Description (1 Page)  
B - Ordinance Location Map (1 Page)

PL:tml:LF20-2509:10-21-2020:2215229v1



EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-20-- Z-88-08-2

A portion of that particular Map of Dedication for the Northeast corner of 7th Street and Union Hills Drive, as recorded in Book 321 of Maps page 28, records of Maricopa County, Arizona and situated in a portion of the Southwest quarter of Section 28, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at a brass cap in hand hole marking the Southwest corner of said Section 28, from whence a brass cap in hand hole marking the South quarter corner of said Section 28 bears South 89 degrees 56 seconds 20 minutes East a distance of 2643.20 feet;

Thence South 89 degrees 56 minutes 20 seconds East along the South line of said Section 28 a distance of 1321.59 feet to a brass cap flush marking the Southeast corner of the Southwest quarter of said Southwest quarter of Section 28;

Thence North 00 degrees 23 minutes 42 seconds West a distance of 55.00 feet along the East line of said Southwest quarter of the Southwest quarter of Section 28 to a point on the Northerly right of way line of E. Union Hills Drive and the Point of Beginning;

Thence along said Northerly right of way line the following 5 courses:

Thence North 89 degrees 56 minutes 20 seconds West a distance of 60.00 feet;  
Thence North 85 degrees 10 minutes 42 seconds West a distance of 60.25 feet;  
Thence North 89 degrees 56 minutes 20 seconds West a distance of 60.60 feet;  
Thence North 44 degrees 56 minutes 20 seconds West a distance of 16.97 feet;  
Thence North 89 degrees 56 minutes 20 seconds West a distance of 8.06 feet to a point on the Easterly line of the West 460.00 feet of the Southeast quarter of said Southwest quarter of the Southwest quarter of Section 28;

Thence along said Easterly line, North 00 degrees 13 minutes 06 seconds West a distance of 588.40 feet to a point on the Northerly line of the South half of said Southwest quarter of the Southwest quarter of Section 28;

Thence along said Northerly line, North 89 degrees 58 minutes 13 seconds East a distance of 198.75 feet to the Northeast corner of said South half of the Southwest quarter of the Southwest quarter of Section 28;

Thence along said East line of the Southwest quarter of the Southwest quarter of Section 28, South 00 degrees 23 minutes 42 seconds East a distance of 605.73 feet to the Point of Beginning.

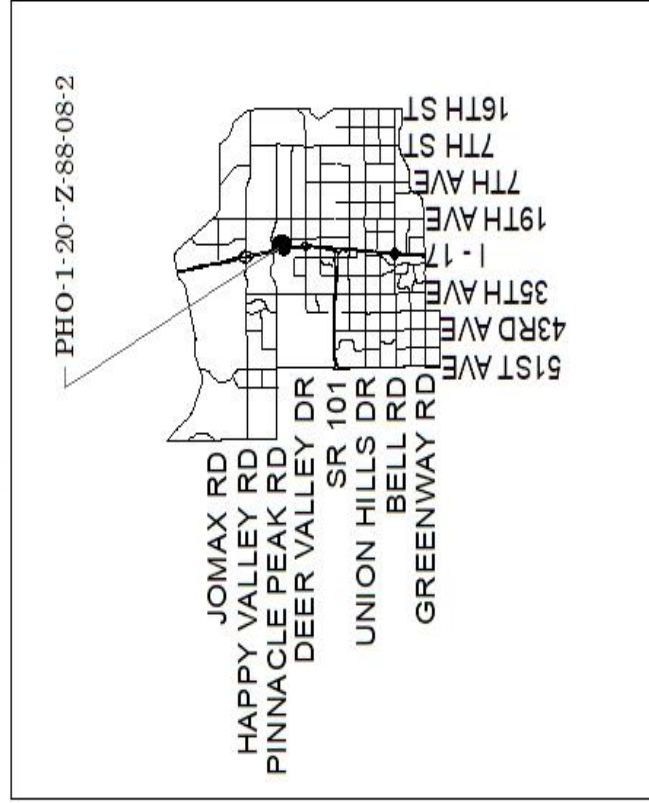
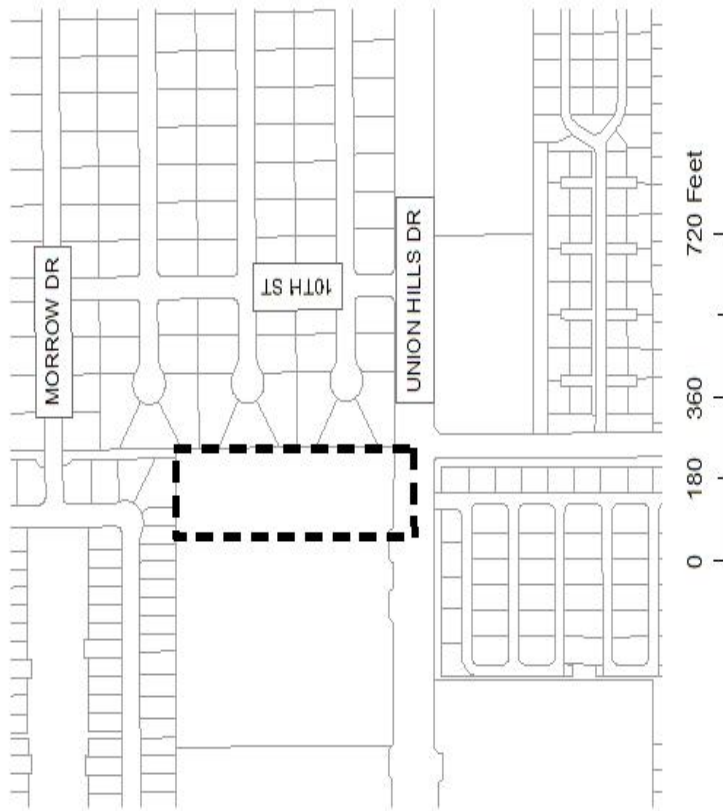
DRAFT

# ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: \*  
 SUBJECT AREA: - - - - -

Zoning Case Number: PHO-1-20-Z-88-08-2  
 Zoning Overlay: N/A  
 Planning Village: Deer Valley



NOT TO SCALE



Drawn Date: 9/24/2020

\\non-tp-001\Shared\Department\_Share\_Information\_Systems\PL\_GIS\US\_Team\Core\_Functions\Zoning\_SupplMaps\_Ord\Map2020\_Ord\10-21-20\PHO-1-20-Z-88-08-2.mxd



**Amend City Code - Ordinance Adoption - Rezoning Application Z-4-20-8 - Approximately 400 Feet South of the Southwest Corner of 32nd Street and Roeser Road (Ordinance G-6754)**

Request to authorize the City Manager, or his designee, to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-4-20-8 and rezone the site from R1-6 to CP/GCP to allow a landscape contractor office and yard.

**Summary**

Current Zoning: R1-6

Proposed Zoning: CP/GCP

Acreage: 1.57 acres

Proposed Use: Landscape contractor office and yard

Owner: Platinum Estates Development, LLC

Applicant: Nick Labadie, Rose Law Group

Representative: Nick Labadie, Rose Law Group

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The South Mountain Village Planning Committee heard the case on Sept. 8, 2020 and recommended approval, per the staff recommendation by an 15-0 vote.

PC Action: The Planning Commission heard the case on Oct. 1, 2020 and recommended approval, per the South Mountain Village Planning Committee recommendation with an additional stipulation by a 7-0 vote.

**Location**

Approximately 400 feet south of the southwest corner of 32nd Street and Roeser Road

Council District: 8

Parcel Addresses: 5226 S. 32nd St.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE.**

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-4-20-8) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) TO CP/GCP (COMMERCE PARK / GENERAL COMMERCE PARK).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 1.57 acre site located approximately 400 feet south of the southwest corner of 32nd Street and Roeser Road in a portion of Section 26, Township 1 North, Range 3 East, as described more specifically in Exhibit "A," is hereby changed from "R1-6" (Single-Family Residence) to "CP/GCP" (Commerce Park / General Commerce Park).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. Building elevations adjacent and oriented to public streets 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.
2. Perimeter walls, including existing walls, adjacent to public streets shall have a finished appearance compatible with primary structures that includes material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
3. The required street side landscape setback shall be planted with single-trunk drought-tolerant shade trees and other vegetation. There shall be a minimum of five 3-inch caliper trees and four 2-inch caliper trees, and five 5-gallon shrubs per tree to achieve 75-percent live coverage. The required landscaping shall be located in front of perimeter walls along 32nd Street where conflicts with the MUTE, multi-use trail and/or utilities do not exist. Trees shall be oriented to provide the maximum shade possible to the multi-use trail and sidewalk along 32nd Street, as approved by the Planning and Development Department.
4. A minimum 5-foot wide landscape setback shall be provided along the north property line and shall be planted 20 feet on center, or in equivalent groupings, with large canopy drought-tolerant trees including 40 percent 1-inch caliper and 60 percent 2-inch caliper sizes, as approved by the Planning and Development Department. These trees shall be arranged in manner that maximizes the screening of uses from adjacent property lines, as approved by the Planning and Development Department.
5. The developer shall install a minimum of three inverted U-bicycle racks or artistic style racks, installed per the requirements of Section 1307.H. of the Zoning Ordinance, as approved by the Planning and Development Department.
6. The development shall be limited to one vehicular driveway along 32nd Street. This driveway shall incorporate sight visibility triangles of 10 feet by 20 feet in dimension located where the driveway intersects the adjacent street, as approved by the Planning and Development Department.
7. The developer shall provide traffic calming measures at the vehicular point of ingress and egress to slow vehicles departing the development and crossing the multi-use trail and public sidewalks, as approved by the Planning and Development Department.

8. The developer shall provide a clearly defined, accessible pathway constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisles surfaces. This pathway shall connect all building entrances and exits to all public sidewalks utilizing the minimum possible distance and providing the most direct route.
9. Pedestrian paths on the subject site shall be shaded to a minimum 75 percent by a combination of tree and architectural shade, as approved by the Planning and Development Department.
10. The developer shall dedicate a 25-foot-wide multi-use trail easement (MUTE) along the west side of 32nd Street that gradually tapers to 20 feet to meet the existing 20-foot-wide MUTE south of the property. The width of the MUTE can be reduced where conflicts exist with existing walls, existing structures or utilities, but shall at no point be less than 18 feet in width. The developer shall construct a minimum 10-foot wide multi-use trail (MUT) within the MUTE in accordance with the MAG supplemental detail indicated in Section 429 or as otherwise approved by the Parks and Recreation Department and/or the Planning and Development Department.
11. The developer shall dedicate 7 feet of right-of-way for a total of 40 feet along 32nd Street, as approved by the Street Transportation Department.
12. Streetscape landscaping between the sidewalk and curb shall be replenished with drought tolerant vegetation designed to grow to a maximum mature height of 24 inches and achieve 75 percent live coverage, as approved by the Planning and Development Department.
13. 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.
14. The developer shall record a Notice of 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 of the property. The form and contents of such documents shall be according to the templates and instructions provided which have been viewed and approved by the City Attorney.

15. The developer shall provide documentation to the City prior to construction permit approval that Form 7460-1 has been filed for all development required by the FAA to file this form, and that the development received a “No Hazard Determination” from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure, as required by the FAA, a separate Form 7460-1 shall be submitted to the FAA and a “No Hazard Determination” obtained prior to the construction start date.
16. 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.
17. If Phase I data testing is required, and if, upon review of the results from 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.
18. 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.
19. Prior to the issuance of a permit for change of occupancy for the existing building to a CP/GCP use and/or building permits for any new buildings and/or additions, all of the stipulated improvements listed above shall be completed, as approved by the Planning and Development Department.
20. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.



PASSED by the Council of the City of Phoenix this 21st day of October,  
2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By: \_\_\_\_\_  
Julie Kriegh, Chief Assistant City Attorney

*Pml*

REVIEWED BY:

\_\_\_\_\_  
Ed Zuercher, City Manager

Exhibits:  
A – Legal Description (1 Page)  
B – Ordinance Location Map (1 Page)

PL:tml:LF20-2528:10-21-2020:2215222v1

EXHIBIT A

LEGAL DESCRIPTION FOR Z-4-20-8

Parcel No. 1:

Within a portion of Section 26, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows: The North half of Tract 1, BERMORE ACRES, according to Book 29 of Maps, page 5, records of Maricopa County, Arizona;

Except the North 391.2 feet, and

Except the South 130.40 feet, and

Except the East 7 feet thereof.

Parcel No. 2:

Within a portion of Section 26, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows: The South 130.40 feet of the North half of the Tract 1, BERMORE ACRES, according to Book 29 minutes, page 5, records of Maricopa County, Arizona;

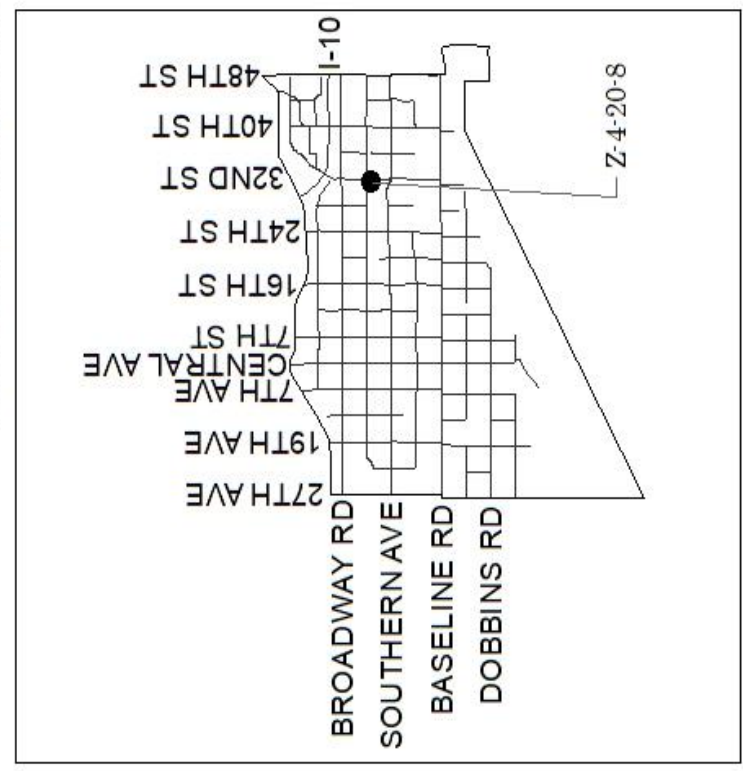
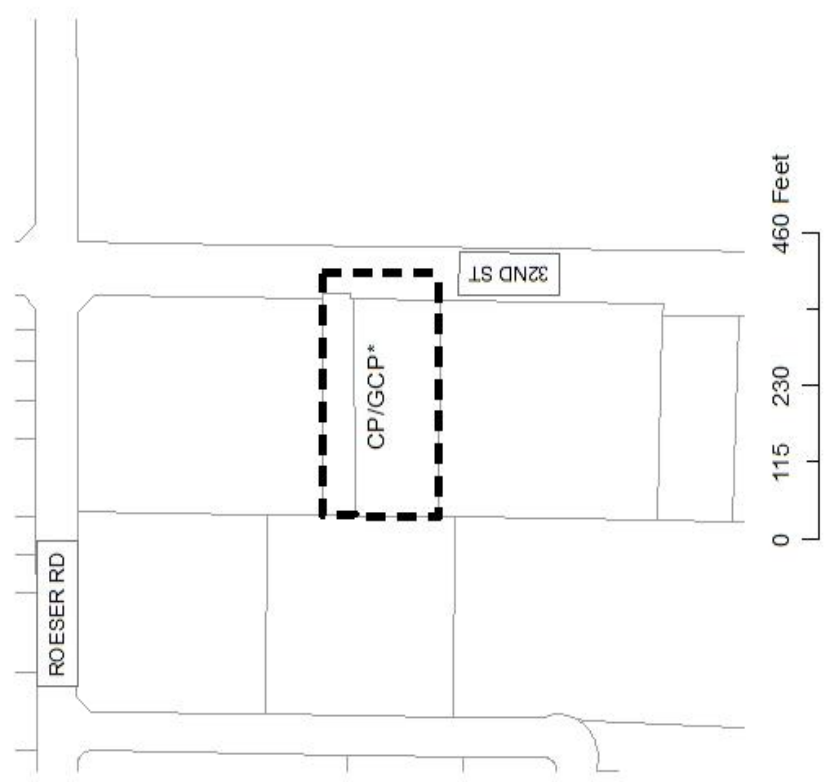
Except the East 7 feet thereof.

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-4-20-8  
Zoning Overlay: N/A  
Planning Village: South Mountain

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 9/18/2020

\\one\p\dd\Shared\Department Share\Information Systems\PLGIS\US\_Team\Core\_Functions\Zoning\SupplMaps\_Ord\Map\2020\_Z-4-20-8.mxd



**Public Hearing and Resolution Adoption - General Plan Amendment GPA-NG-1-20-1 - Northwest Corner of Interstate 17 and Loop 303 Freeways (Resolution 21874)**

Request to hold a public hearing on a General Plan Amendment for the following item to consider the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Designation on approximately 3,715.20 acres from Residential 0 to 2 dwelling units per acre, Residential 2 to 5 dwelling units per acre, Residential 5 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, Preserves / Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre, Commercial, Mixed Use (North Gateway & Northwest Area only), Mixed Use (Commercial / Commerce Park), and Parks / Open Space-Future 1 dwelling unit per acre. The proposed designation is Mixed Use (Commercial / Commerce Park) and a request to remove the Infrastructure Phasing Overlay. This file is a companion case to Z-37-20-1 and should be heard first, followed by Z-37-20-1.

**Summary**

Application: GPA-NG-1-20-1

Current Designation: Residential 0 to 2 dwelling units per acre, Residential 2 to 5 dwelling units per acre, Residential 5 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, Preserves / Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre, Commercial, Mixed Use (North Gateway & Northwest Area only), Mixed Use (Commercial / Commerce Park), and Parks / Open Space-Future 1 dwelling unit per acre.

Proposal: Mixed Use (Commercial / Commerce Park) and Removal of the Infrastructure Phasing Overlay

Acreage: 3,715.20

Owner: Arizona State Land Department

Applicant: City of Phoenix, Planning and Development Department

Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval.

VPC Action: The North Gateway Village Planning Committee heard this case on Sept. 10, 2020 and recommended approval, per the staff recommendation by a 5-0 vote.

PC Action: The Planning Commission heard this case on Oct. 1, 2020 and recommended approval, per the North Gateway Village Planning Committee recommendation by a 6-0 vote.

**Location**

Northwest corner of Interstate 17 and Loop 303 freeways

Council District: 1

Parcel Addresses: N/A

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED RESOLUTION.**

### RESOLUTION

A RESOLUTION ADOPTING AN AMENDMENT TO THE 2015 GENERAL PLAN FOR PHOENIX, APPLICATION GPA-NG-1-20-1, CHANGING THE LAND USE CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN.

\_\_\_\_\_

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:



SECTION 1. The 2015 Phoenix General Plan which was adopted by Resolution 21307, is hereby amended by adopting GPA-NG-1-20-1. The 3,715.20 acres of property located on the northwest corner of the Interstate 17 and Loop 303 Freeways will be designated for Mixed Use (Commercial / Commerce Park) and removal of the Infrastructure Phasing Overlay.

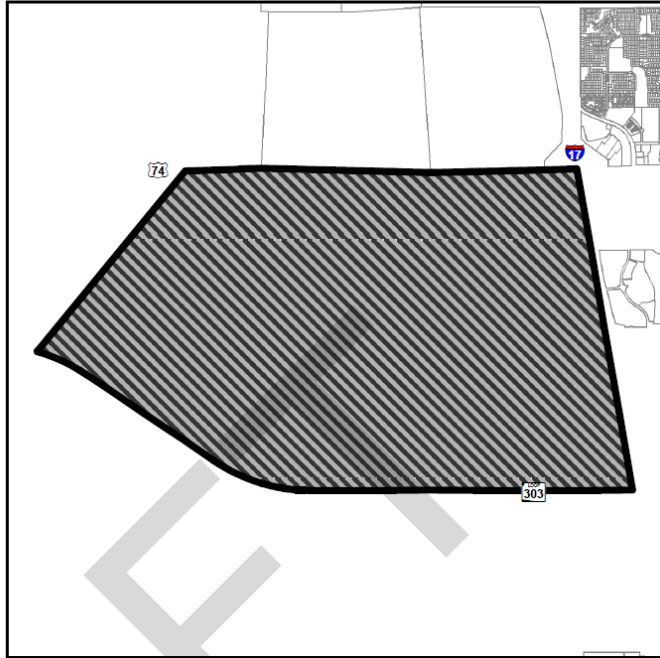
SECTION 2. The Planning and Development Director is instructed to modify the 2015 Phoenix General Plan to reflect this land use classification change as shown below:

**PROPOSED CHANGE:**

---

Mixed Use (Commercial/Commerce Park) ( 3721.61 +/-)

-  Proposed Change Area
-  Mixed Use (Commercial / Commerce Park)



PASSED by the Council of the City of Phoenix this 21st day of October, 2020.

---

MAYOR

ATTEST:

---

Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By: \_\_\_\_\_  
Julie Kriegh, Chief Assistant City Attorney

*Pml*

REVIEWED BY:

\_\_\_\_\_  
Ed Zuercher, City Manager

PL:tml:LF20-2526:10-21-2020:2215279v1

DRAFT



## Attachment B



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

### **GENERAL PLAN AMENDMENT STAFF ANALYSIS** August 31, 2020

<u>Application:</u>	GPA-NG-1-20-1
<u>Applicant:</u>	City of Phoenix Planning & Development Department
<u>Owner:</u>	Arizona State Land Department
<u>Representative:</u>	City of Phoenix Planning & Development Department
<u>Location:</u>	Northwest corner the Interstate 17 and Loop 303 Freeways
<u>Acreage:</u>	3,715.20 acres
<u>Current Plan Designation:</u>	Residential 0 to 2 dwelling units per acre (120.50 acres), Residential 2 to 5 dwelling units per acre (943.79 acres), Residential 5 to 15 dwelling units per acre (478.59), Residential 15+ dwelling units per acre (113.39 acres), Preserves / Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre (106.93 acres), Commercial (134.63 acres), Mixed Use (North Gateway & Northwest Area Only (1,092.93 acres), Mixed Use (Commercial / Commerce Park (665.53 acres), and Parks/Open Space-Future 1 dwelling unit per acre (58.91 acres) within the Infrastructure Phasing Overlay.
<u>Requested Plan Designation:</u>	Mixed Use (Commercial / Commerce Park) (3,715.20 acres) and Removal of the Infrastructure Phasing Overlay
<u>Reason for Requested Change:</u>	To reinforce the area's location as a destination for employment uses and to address collaboration between the City of Phoenix and the Arizona State Land Department regarding the provision of infrastructure.

[North Gateway Village Planning](#)

[Committee Date:](#)

September 10, 2020

Staff Recommendation:

Approval

**FINDINGS:**

- 1) Requested land use change will reinforce the area's long envisioned role as a destination for employment uses.
- 2) The Mixed Use (Commercial / Commerce Park) land use designation will permit new zoning to be applied to the site that maximizes the area's existing transportation infrastructure investments.
- 3) Removal of the Infrastructure Phasing Overlay will allow for continued collaboration between the City of Phoenix, Arizona State Land Department and private development regarding infrastructure financing and installation.

**BACKGROUND LAND USE**

The subject property has long been envisioned as a destination for employment uses. Since the Phoenix City Council's adoption of the 1987 Peripheral Area C & D Plan, efforts have been made to preserve a significant portion of the area for uses other than single-family development. Figure 1 below is a snapshot of the Area C & D Plan's Land Use Map. The land use designations for most of the subject area are Mixed Use and Residential 10+ dwelling units per acre.

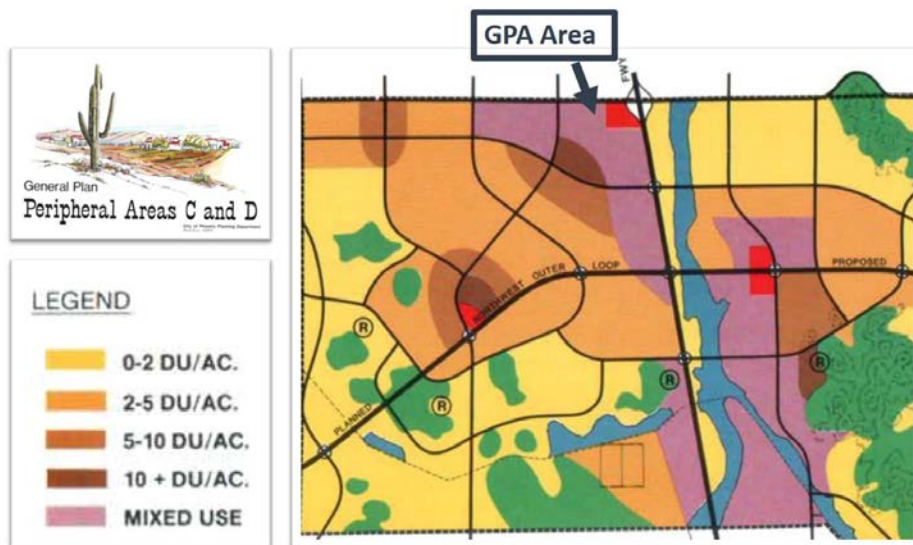
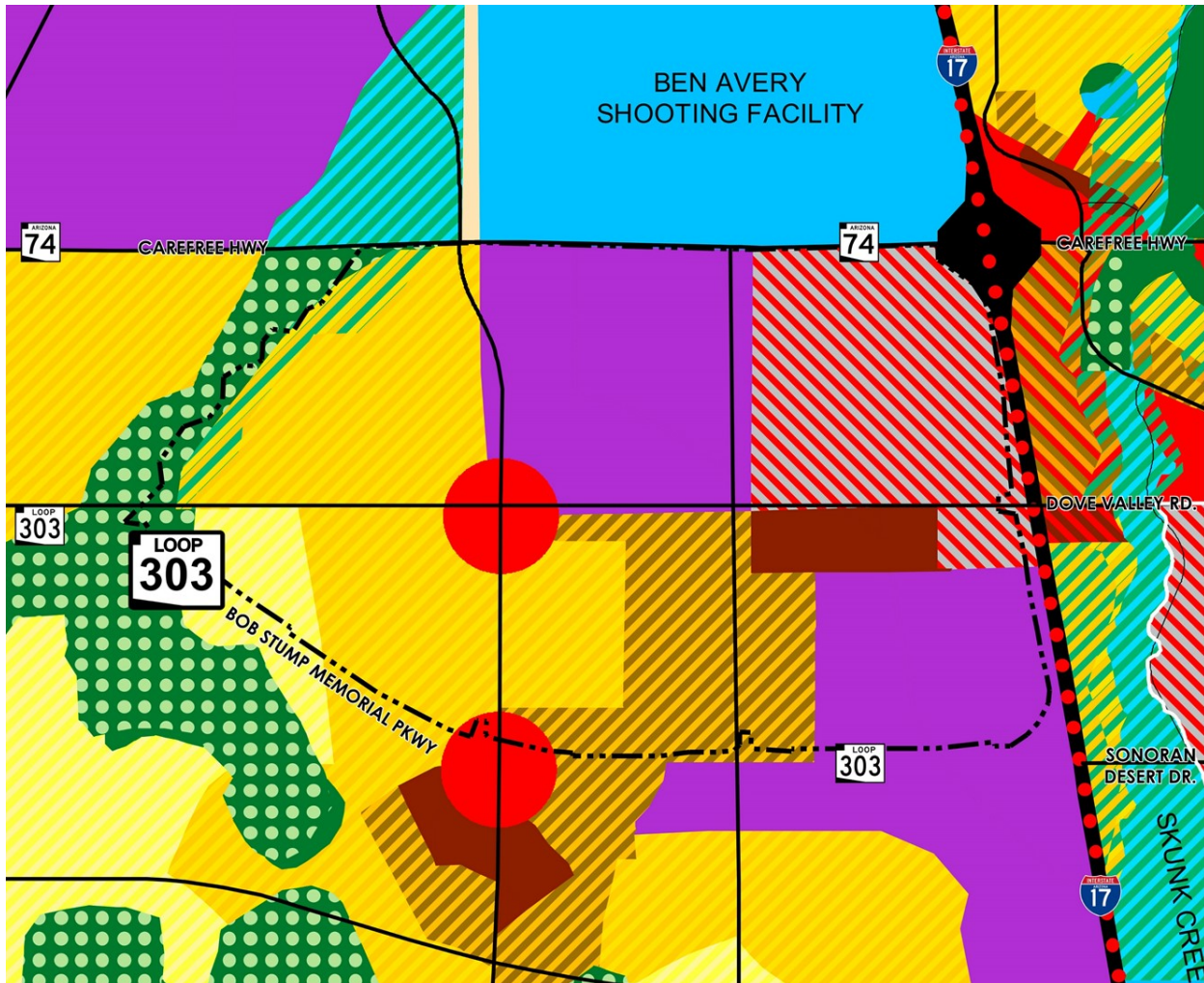


Figure 1: Area C & D Land Use Map; Source: City of Phoenix

The site's existing General Plan Land Use Map designations (Figure 2 Below) have continued to support the location of employment uses at the site. More than 54 percent of the land area within the GPA is designated for a use other than single-family development.



**Figure 2: Existing General Plan Land Use Map Designations (Request area outlined by black line) (Source: City of Phoenix)**

The site is bordered on three sides by significant transportation corridors – Carefree Highway (north), Interstate 17 (east) and the Loop 303 (south). The presence of these transportation corridors along three sides of the site, combined with the planned arterial streets (Dove Valley Road, 51st Avenue, 43rd Avenue) within the site's boundaries, represents a concentration of transportation assets not found in many locations within the region.

These transportation assets position the site to be uniquely suited to be an attractive location for employers given the wealth of connectivity options. The Interstate 17

corridor is already designated an important employment corridor by the City of Phoenix Economic Development Department and the Maricopa Association of Governments. Modifying the land use designations on the site reinforces the importance of this employment corridor to not only the city, but the entire region. Figure 3 below is the proposed General Plan Land Use Map designation for the site. The proposal changes the entirety of the GPA area to a land use mix that supports employment uses.

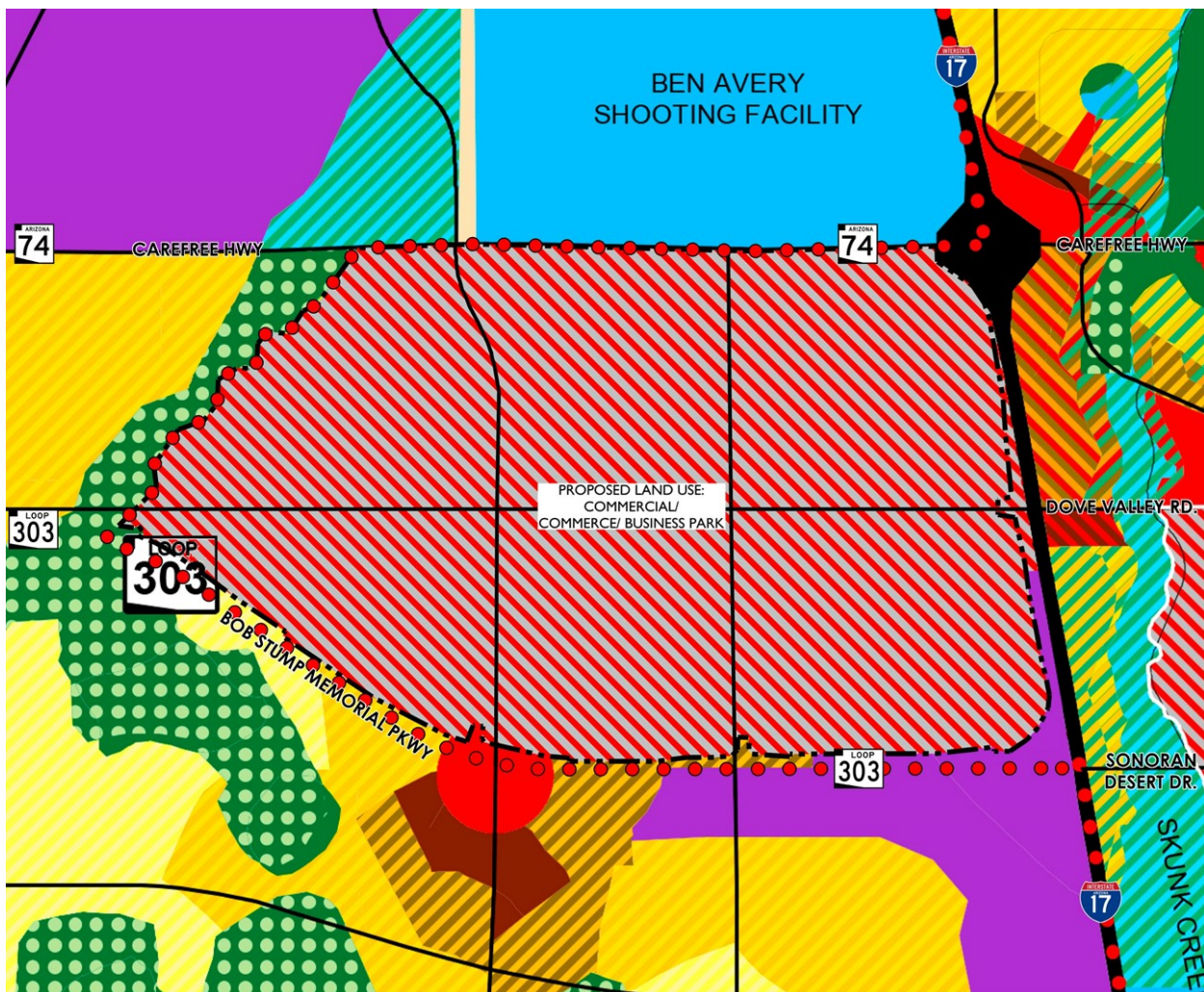


Figure 3: Proposed General Plan Land Use Map (Source: City of Phoenix)

### **SURROUNDING USES AND EXISTING CONDITIONS**

In addition to the employment considerations the site's surrounding uses and existing conditions provide additional considerations for the requested land use map change. North of the site, across Carefree Highway, is the Ben Avery Shooting Facility. The Ben Avery Shooting Facility sits on more than 1600 acres, and according to its website, hosts more than 120,000 shooters a year (Source: <https://www.azgfd.com/shooting/basf/>).

The Ben Avery Shooting Facility is designated a City of Phoenix Point of Pride and the land use designations on the subject site, especially along Carefree Highway, have historically been designated with the protection of the facility in mind. Continuing to locate uses, that are compatible with the ongoing operation of the Ben Avery Shooting Facility will help to ensure that it remains a viable destination for the Phoenix community.

The site is vacant but does have power line and wash corridors within its boundaries as illustrated in Figure 4 below. The power lines corridors are another consideration for locating commerce park and commercial uses within the area when compared to the prospect of residential uses.

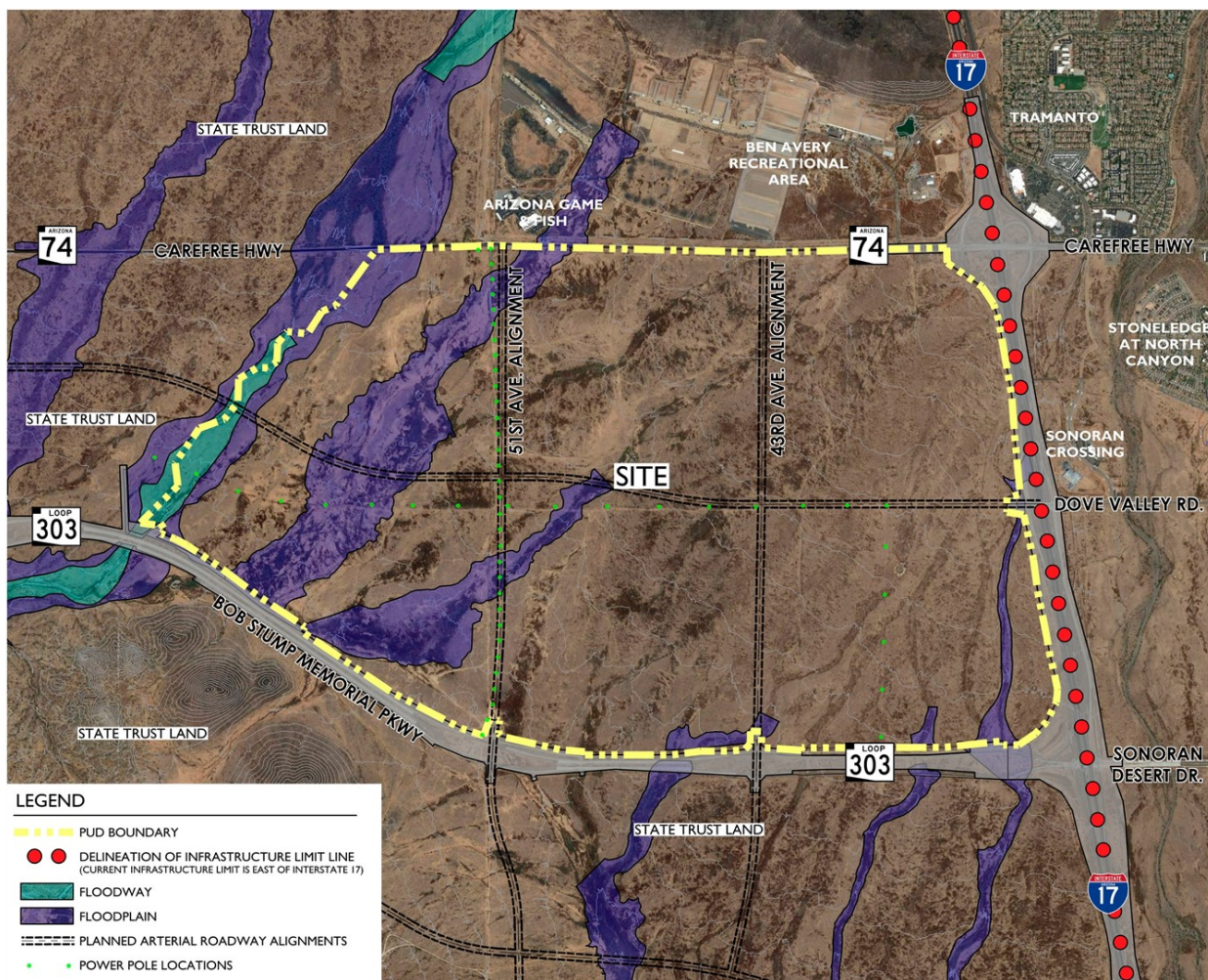
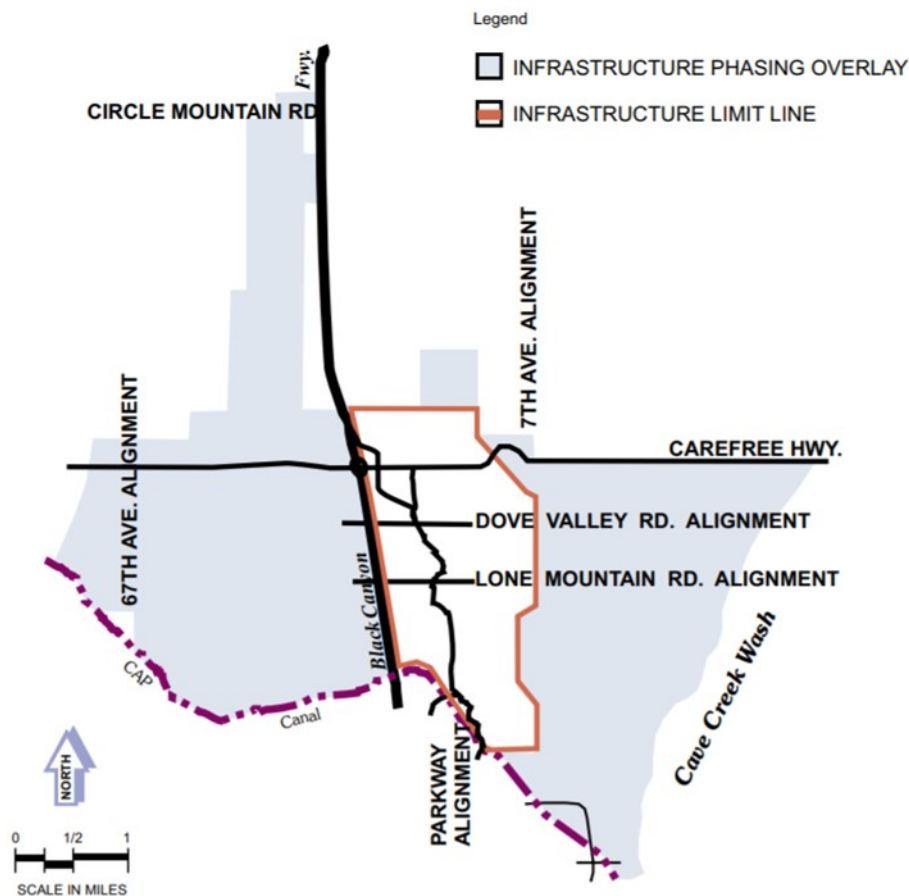


Figure 4: Aerial Map of Existing Conditions (Source: State Land Department)

## **BACKGROUND – INFRASTRUCTURE PHASING OVERLAY**

The Phoenix City Council adopted the North Black Canyon Corridor Plan in 1999. Included in the plan was the establishment of the Infrastructure Phasing Overlay. The goal of the Overlay was to guide where water and sewer infrastructure would be extended and to encourage development and infrastructure investment within the North Black Canyon Corridor's Boundaries. Figure 5 below illustrates the boundaries of the Overlay.

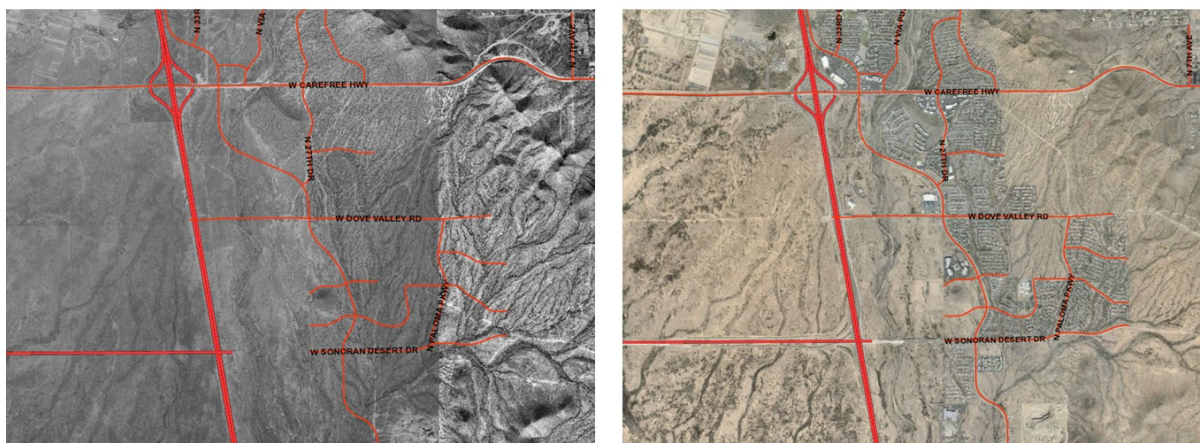


**Figure 5: Infrastructure Phasing Overlay Boundary as depicted in North Black Canyon Corridor Plan (Source: City of Phoenix)**

The North Black Canyon Corridor Plan calls for a 10-year review of the Overlay. While such a review has been included in larger infrastructure financing studies no formal action regarding the status of the Overlay has been done since the plan's adoption in 1999. This provides an opportunity to revisit the Overlay on a case by case basis. In this instance there are a few factors to consider.

First, one of the primary objectives of the North Black Canyon Corridor Plan was to encourage investment within the plan's boundaries which extend just beyond Carefree Highway on the north, down to the Central Arizona Project (CAP) Canal on the south,

along the Interstate 17 Freeway on the west and the 7th Avenue alignment on the east. Significant private investment and development has occurred within these boundaries since the plan's adoption in 1999 and has resulted in the location of housing, commercial and employment uses. Aerial maps of the area in 1999 and 2020 (Figure 6. below) highlight the extent of development that has occurred.



**Figure 6: 1999 Aerial and 2020 Aerial of North Black Canyon Corridor Plan Area (Source: City of Phoenix)**

The second factor in consideration is that this GPA is associated with an intergovernmental agreement (IGA) between the Arizona State Land Department (ASLD) and the City of Phoenix. The ASLD is the sole property owner of the entire GPA area.

This IGA will call for General Plan land use designations, rezoning and water resources for a 12,000-acre land area generally referred to as Biscuit Flats. The subject property falls within the northeast portion of that land area which extends down to the CAP Canal on the south, City of Phoenix boundary on the west, Carefree Highway on the north and Interstate 17 on the west. This GPA, and the corresponding rezoning case (Z-37-20-1) are considered part of Phase I of the IGA. Phase 2 would involve the remaining approximately 8,500 acres within the IGA, south of the Loop 303 freeway.

As part of the IGA Phoenix will provide a level of water and wastewater services to the property in exchange for additional water rights currently held by the ASLD. ASLD will recommend to the State Selection Board, which controls ASLD's Colorado River Water, that 12,000 acre-feet of the ASLD Colorado River Water be transferred to Phoenix in a series of assignments.

The IGA is meant to provide a framework for ongoing collaboration between the City of Phoenix and ASLD to strengthen the city's water resources while partnering to position the Biscuit Flats area for future investment. Removal of the Infrastructure Phasing Overlay within the subject area is the first step in helping to facilitate this effort.

## **RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES**

### ***Connect People and Places Core Value***

- **Core Centers and Corridors; Land Use Principle: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.**

The proposed land use change is appropriate for a property that is bordered on three sides by the Carefree Highway (north), I-17 Freeway (east) and Loop 303 (south).

### ***Strengthen Our Local Economy Core Value***

- **Job Creation (Employers); Land Use Principle: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.**

The proposed land use change will reinforce the location as a destination for employment uses within the Interstate 17 employment corridor.

## **CONCLUSION AND RECOMMENDATION**

Staff recommends approval of GPA-NG-1-20-1 as filed. The request aligns with the goals and policies of the General Plan, represents an important first step in a collaborative planning effort with the Arizona State Land Department, and will result in a land use designation that will continue to protect surrounding uses while maximizing the property's unique set of transportation assets.

### **Writer**

Joshua Bednarek  
August 31, 2020

### **Exhibits**

Sketch Map (1 page)



# GENERAL PLAN AMENDMENT

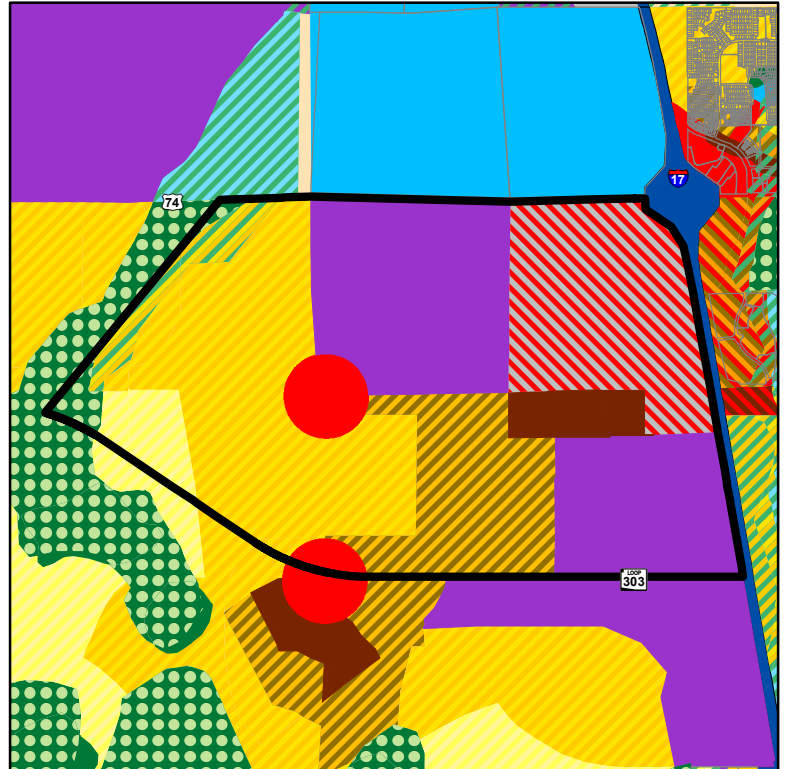
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-NG-1-20-1	ACRES: 3715.20 +/-
VILLAGE: North Gateway	COUNCIL DISTRICT: 1
APPLICANT: City of Phoenix Planning and Development Department	

## EXISTING:

- Residential 0 to 2 du/ac ( 120.50 +/- Acres)
- Residential 2 to 5 du/ac ( 943.79 +/- Acres)
- Residential 5 to 15 du/ac ( 478.59 +/- Acres)
- Residential 15+ du/ac ( 113.39 +/- Acres)
- Preserves / 2 to 3.5 or 3.5 to 5 du/ac ( 106.93 +/- Acres)
- Commercial (134.63 +/- Acres)
- Mixed Use (North Gateway & Northwest Area only) ( 1,092.93 +/- Acres)
- Mixed Use (Commercial/Commerce Park) ( 665.53 +/- Acres)
- Parks/Open Space-Future 1 du/ac (58.91 +/- Acres)

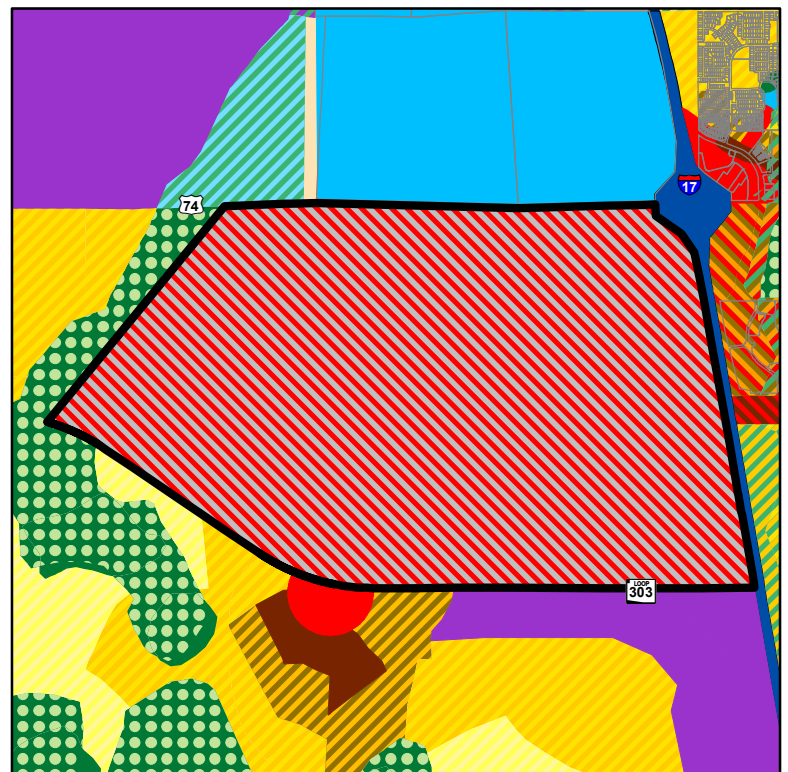
- Proposed Change Area
- Residential 0 to 2 du/ac
- Residential 2 to 3.5 du/ac
- Residential 2 to 5 du/ac
- Residential 3.5 to 5 du/ac
- Residential 5 to 15 du/ac
- Residential 15+ du/ac
- Undesignated Area
- Preserves / Undesignated
- Preserves / Mixed Use (Area C and D only)
- Preserves / Mixed Use / Commercial / 5 to 10 or 10 to 15 du/ac
- Preserves / Floodplain
- Preserves / Public / Quasi-Public
- Preserves / Commercial
- Preserves / 15+ du/ac
- Preserves / 5 to 10 or 10 to 15 du/ac
- Preserves / 2 to 3.5 or 3.5 to 5 du/ac
- Preserves / 0 to 1 or 1 to 2 du/ac
- Commercial
- Mixed Use (Commerce Park, Industrial, Commercial, Public/Quasi-Public / Parks/Open Space)
- Mixed Use (North Gateway and Northwest Area only)
- Mixed Use Parks / Open Space / 3.5 to 5 du/ac
- Mixed Use (Commercial / 5 to 10 / 10 to 15 du/ac)
- Mixed Use (Commercial / Commerce Park)
- Mixed Use (Commercial / 15+ du/ac)
- Commerce/Business Park
- Parks/Open Space - Future 1 du/ac
- Parks/Open Space - Publicly Owned
- Public/Quasi-Public
- Transportation



## PROPOSED CHANGE:

- Infrastructure Phasing Overlay Removal (3715.20 +/- Acres)
- Mixed Use (Commercial / Commerce Park) (3715.20 +/- Acres)

- Proposed Change Area
- Mixed Use (Commercial / Commerce Park)





**Village Planning Committee Meeting Summary**  
**GPA-NG-1-20-1**  
**INFORMATION ONLY**

<b>Date of VPC Meeting</b>	August 13, 2020
<b>Request</b>	To amend the General Plan Land Use Designation on approximately 3,715.20 acres <b>from</b> Residential 0 to 2 dwelling units per acre, Residential 2 to 5 dwelling units per acre, Residential 5 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, Preserves / Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre, Commercial, Mixed Use (North Gateway & Northwest Area Only, Mixed Use (Commercial / Commerce Park, and Parks/Open Space-Future 1 dwelling unit per acre (58.91 acres) within the Infrastructure Phasing Overlay <b>to</b> Mixed Use (Commercial / Commerce Park) and Removal of the Infrastructure Phasing Overlay
<b>Location</b>	Northwest corner the Interstate 17 and Loop 303 Freeways

**VPC DISCUSSION:**

*Cases GPA-NG-1-20-1 and Z-37-20-1 were heard concurrently.*

**Mr. Joshua Bednarek** provided a brief introduction to the property, project overview and then introduced Mark Edelman and Carolyn Oberholtzer as representatives from the State Land Department and noted that staff from the City of Phoenix from Water Services and Street Transportation would be available this evening to answer any specific questions. Mr. Bednarek provided an overview of the site's location between Carefree Highway, I-17, Highway 303, and Dead Man's Wash which includes approximately 3,500 acres.

**Mr. Mark Edelman.** He provided a brief summary of what State Trust Land is, that it is not public land, how many acres they manage, and that State Trust land provides revenues for Arizona's K-12 public schools and twelve other institutional beneficiaries.

**Ms. Carolyn Oberholtzer** stated that State Lands do rely on partnerships with municipal agencies to manage their land. She then explained that the zoning bank concept is the favored entitlement tool used with lands that have unique development potentials as these properties exhibit. She further stated that the PUD process lends itself well as the entitlement tool for the zoning bank concept within the City of Phoenix.

**Mr. Joshua Bednarek** then explained the General Plan Amendment and PUD process and how this will help the areas' standing vision as an employment hub. These applications will also better position the property for sale by the State Land Department. Rezoning the property will maximize investments and will set up the property for private investment. He then explained the existing conditions of the site, surrounding major roadways, Dead Man's Wash, and the proposed roadway improvements needed on the site.

He then explained the existing General Plan Map Designation for the site as a mixture of uses. The proposed designation would move the site to a commercial and commerce park designation to reinforce the area as an employment hub. The rezoning application will change the zoning designation of the site from S-1 to PUD which will focus the properties future development to commercial and mixed uses and technical park and campus.

He then talked about the concept plan that showed a potential sequencing for the area outlined by the major roadways and how major chunks of land could be developed within the site bounded by major and collector streets extending to surrounding highways. He concluded his remarks by outlining the future meeting schedule for the project.

#### **Discussion:**

**Ms. Julie Read** asked if anyone was present at the virtual meeting.

**Ms. Carolyn Oberholtzer** stated that we had 29 attendees including staff and consultants with approximately 12 residents in attendance.

**Ms. Julie Read** asked if anyone at the neighborhood meeting had comments or questions.

**Mr. Joshua Bednarek** stated that the primary comments were how is infrastructure going to be paid for and developed and traffic concerns particularly on Carefree Highway. As shared with that group, the City will require adequate infrastructure improvements and traffic analysis before approving development.

**Ms. Shannon Simon** asked if there was a potential property client or business we are targeting.

**Mr. Joshua Bednarek** stated what we don't have anyone specific that we can mention right now, but we are making a strategic effort for this property's next step.

**Ms. Shannon Simon** asked if they can break down the concept plan into smaller parcels if there is not a particular business in mind.

**Mr. Joshua Bednarek** stated that due to the wash and major roadways, the proposed land use, from a planning standpoint, would call for commercial and commerce park uses and these uses makes sense for the larger property.

**Ms. Carolyn Oberholtzer** stated that Joshus's thoughts reflect the thoughts from the State Trust Department as well and shared that in the last five years or so, State Trust

Land has entitled properties that are several thousand acres as well. Smaller development areas will come forward later, but this is a logical zoning step.

**Ms. Michele Ricart** asked if design standards for the land use type and core standards would be coming back to the Village as well as design guidelines for each sub-area.

**Mr. Joshua Bednarek** stated that this is the first iteration. The following PUD refinements will include standards from the North Black Canyon Plan Overlay District with standards for signage and commercial development and integration with washes and managing around the preserve. The next PUD version will include these guidelines.

**Ms. Michele Ricart** asked that the North Black Canyon Plan Overlay District won't be extended.

**Mr. Joshua Bednarek** said that is correct. But as part of the PUD, we can ask that these standards and guidelines be added to the text for the entire area.

**Ms. Michele Ricart** asked if the Village Commission can request that each sub area come back to the Village for review.

**Mr. Joshua Bednarek** said that we can talk about which triggers for review from the Commission would be.

**Ms. Michele Ricart** asked if there are any standards forth coming for the Core.

**Mr. Joshua Bednarek** said that this area is not part of the mixed-use vision for the Village Core which is located on the other side of I-17.

**Ms. Julie Read** asked if the Commissioners could be sent some examples of other Tech Parks so that they might have something to reference to.

**Mr. Joshua Bednarek** stated that we can certainly put together some examples of how this area might look and feel. The WL Gore site might be the most relevant for this project.

**Mr. Jason Stokes** asked what Mr. Eric Froberg's evaluation of the Carefree Highway looked like.

**Mr. Eric Froberg** stated that what was specifically asked during the neighborhood meeting as what could the impacts to Carefree Highway potentially be. He shared that it would depend on the uses and amount of traffic which would be analyzed in a traffic impact study. He also noted that Carefree Highway is an ADot facility so they would be reviewing it. Carefree Highway has the right-of-way for a six-lane roadway, but this is a long-horizon look.

**Ms. Julie Read** stated the Carefree Highway has had wash out issues in years past and stated that improvements would be needed as development occurs in this area.

**Mr. Joshua Bednarek** stated that the City will address that concern.

**Ms. Michele Ricart** asked if all applicable school boards will be involved.

**Mr. Joshua Bednarek** stated that the Deer Valley School Board will be part of that conversation.

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION October 1, 2020

ITEM NO: 1	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	GPA-NG-1-20-1 (Companion Case Z-37-20-1)
Location:	Northwest corner the Interstate 17 and Loop 303 Freeways
From:	Residential 0 to 2 dwelling units per acre, Residential 2 to 5 dwelling units per acre, Residential 5 to 15 dwelling units per acre, Residential 15+ dwelling units per acre, Preserves / Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre, Commercial, Mixed Use (North Gateway & Northwest Area only), Mixed Use (Commercial / Commerce Park), Parks / Open Space-Future 1 dwelling unit per acre
To:	Mixed Use (Commercial / Commerce Park) and removal of the Infrastructure Phasing Overlay
Acreage:	3,715.20
Proposal:	The revised land use designation and removal of the infrastructure limit line will support the employment hub development planned for this site and provide flexibility for the overall development and build-out of the entire property as a mixed-use employment hub
Applicant:	City of Phoenix, Planning and Development
Owner:	Arizona State Land Department
Representative:	City of Phoenix, Planning and Development

#### **ACTIONS:**

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

**North Gateway** 9/10/2020 Approval, per the staff recommendation. Vote: 5-0.

Planning Commission Recommendation: Approval, per the North Gateway Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve GPA-NG-1-20-1, per the North Gateway Village Planning Committee recommendation.

Maker: Johnson  
Second: Mangum  
Vote: 6-0  
Absent: Gorraiz, Montalvo, Shank  
Opposition Present: No

Findings:

1. Requested land use change will reinforce the area's long envisioned role as a destination for employment uses.
2. The Mixed Use (Commercial / Commerce Park) land use designation will permit new zoning to be applied to the site that maximizes the area's existing transportation infrastructure investments.
3. Removal of the Infrastructure Phasing Overlay will allow for continued collaboration between the City of Phoenix, Arizona State Land Department and private development regarding infrastructure financing and installation.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.



**Public Hearing - Amend City Code - Ordinance Adoption - Rezoning Application Z-37-20-1- Northwest Corner of I-17 and Loop 303 Freeways (Ordinance G-6756)**

Request to hold a public hearing and authorize the City Manager, or his designee, to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-37-20-1 City Council approve as proposed by Planning Commission and rezone the site from S-1 (Ranch or Farm Residence) to PUD (Planned Unit Development) to allow a mixed use employment hub. This item is a companion file to GPA-NG-1-20-1 and should be heard following GPA-NG-1-20-1.

**Summary**

Current Zoning: S-1 (Ranch or Farm Residence)

Proposed Zoning: PUD (Planned Unit Development)

Acreage: 3,721.60 acres

Proposed Use: Mixed Use Employment Hub

Owner: Arizona State Land Department

Applicant: City of Phoenix, Planning and Development Department

Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The North Gateway Village Planning Committee heard this case on Sept. 10, 2020 and recommended approval, per the staff recommendation by a 5-0 vote.

PC Action: The Planning Commission heard this case on Oct. 1, 2020 and recommended approval, per the staff memo dated October 1, 2020, with an additional stipulation by a 6-0 vote.

**Location**

General located on the northwest corner of I-17 and Loop 303 freeways

Council District: 1

Parcel Addresses: N/A

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE.**

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-37-20-1) FROM S-1 (RANCH OR FARM RESIDENCE) TO PUD (PLANNED UNIT DEVELOPMENT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 3,721.60 acre site located at the northwest corner of the Interstate 17 and Loop 303 Freeways in Sections 9 and 15 and portions of Sections 7, 8, 10, 11, 14, 15, 16, 17, 18, 21, 22 and 23 of Township 5 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "S-1" (Ranch or Farm Residence District) to "PUD" (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the North Phoenix 3,500 PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative dated September 1, 2020, as modified by the following stipulations:
  - a. Page 3, List of Figures: Add Figure 17 – Residential Buffer Exhibit.
  - b. Pages 12 -13, MU-C Permitted Uses: Add the language below as a new bullet point for conditions for each of the following uses: automobile retail sales, camper sales, travel trailer, camper, and / or mobile home sales: The above use shall be located within the area bounded by SR-74 to the north, I-17 to the east, Dove Valley Road to the south, and 41st Avenue to the west.
  - c. Page 16, Development Standards by Land Use District, Table 3: Add the following language in the Max. Building Height portion of the table: Phase I area building height: within the phase I, area generally defined by the area bounded by the Loop 303 to the south, 47th Avenue to the west, Dove Valley road to the north, and 43rd Avenue to the east, a maximum of 100 acres of the area may have a maximum building height of up to 150 feet. (3)
  - d. Page 16, Development Standards by Land Use District Table 3: Remove the following language from the table and make it a footnote (No 3.) at the bottom of the table of page 17: In addition to the building height exceptions outlined in the zoning ordinance (Section 701.b), non-habitable mechanical equipment and structures that may include, but are not limited to, elements such air separators, exhaust pipes, and gas processing equipment are permitted up to 225 feet in height for a maximum of 25% of the roof area.
  - e. Page 17, Footnote No. 2: Add reference to Figure 17 – Residential Buffer Exhibit.

2. Developer shall dedicate and construct all right-of-way and roadways per the approved master street plans, as modified and approved by the Street Transportation Department and the Planning and Development Department. All public roadways within the PUD shall be identified by future agreements to determine applicable funding responsibilities associated with infrastructure improvements.
3. The applicant shall submit a Traffic Impact Study (TIS) to the City for each Development Unit, or as modified by the Street Transportation Department. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City of Phoenix Street Transportation Department. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department Development Coordination Section.
4. The developer shall submit Master Street Design and Phasing Plans for each Development Unit as required by the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, or as modified by the Street Transportation Department and Planning and Development Department.
5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscape median islands, landscaping and other incidentals, as per the Master Street Plans and as modified and approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
6. The Arizona State Land Department and City of Phoenix will provide yearly updates to the North Gateway Village Planning Committee on the status of auctions and development within the PUD until the final property is auctioned.
7. No encroachment is allowed in the floodway without hydrologic and hydraulic analysis showing no rise in water surface elevation and increase in the special flood hazard area boundaries, as modified and approved by the Public Works Department and the Planning and Development Department.
8. The Developer is required to show the special flood hazard area boundary limits on plans and ensure that impacts to the proposed facilities and surrounding properties have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements prior to issuance of a grading permit.

9. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the south side of Carefree Highway and construct a 10-foot wide multi-use trail (MUT) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
10. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of the Ben Avery Shooting Facility. 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.
11. 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.
12. 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.
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.
14. The development shall construct a new 52MGD Pressure Reducing Valve (PRV) Station at NWC of 51st Avenue and Carefree Highway, connecting to the existing 78-inch water main near Carefree Highway and 51st Avenue, as modified and approved by the Water Services Department and Planning and Development Department.
15. The development shall construct the following looped water system serving pressure zone 5ED: a new 54-inch water main along 51st Avenue connecting from the new PRV station to SR-303, then connecting to a new 36-inch water main along north of SR-303 from 51st Avenue, crossing I-17, to the existing 54-inch water main at North Valley Parkway, as modified and approved by the Water Services Department and the Planning and Development Department.

16. The development shall construct the following looped water system serving pressure zone 6B: a new 16-inch water main along Carefree Highway connecting from the existing 16-inch stub east of 51st Avenue, crossing I-17, to the existing 12-inch water main at North Valley Parkway, as modified and approved by the Water Services Department and the Planning and Development Department.
17. The development shall be responsible of constructing any water mains that are smaller than 16-inch to connect from the regional major water infrastructure to the point of need or to comply with frontage requirement, as modified and approved by the Water Services Department and the Planning and Development Department.
18. The development shall construct a new 15-inch gravity sewer main along 51st Avenue from Dove Valley Road to the new lift station at the northeast corner of 51st Avenue and SR-303, as modified and approved by the Water Services Department and Planning and Development Department.
19. The development shall construct a new 15-inch gravity sewer main along north of SR-303 from I-17 to 43rd Avenue, then connecting to a new 18-inch gravity sewer main along north of SR-303 from 43rd Avenue to the new lift station at the northeast corner of 51st Avenue and SR-303, as modified and approved by the Water Services Department and Planning
20. The development shall construct a new lift station at the northeast corner of Deadman Wash and SR-303. The new lift station shall be sized to be able to handle the wastewater flow from all future developments west of 51st Avenue from Carefree Highway to SR-303. The development shall construct new dual 12-inch force mains with the option to add the third force main along north of SR-303 from this lift station to the new large lift station at the northeast corner of 51st Avenue and SR-303, as modified and approved by the Water Services Department and the Planning and Development Department.
21. The development shall construct a new lift station at the northeast corner of 51st Avenue and SR-303. The new lift station shall be sized to handle the wastewater flow from the lift station at Deadman Wash and SR-303 and the flows from developments between 51st Avenue and I-17 and SR-303 to Carefree Highway. The development shall construct new dual 16-inch force mains with the option to add the third force main along north of SR-303 from this lift station, crossing I-17 to the City's existing Lift Station 66 (LS66) near Dixileta Drive and North Valley Parkway, as modified and approved by the Water Services Department.
22. The Arizona State Land Department will allow for a rezoning of the property back to S-1 without compensation if the City does not obtain within a year of this rezoning as least 3,900 acre-foot of CAP water needed to serve the site.

23. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 21st day of October 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By: \_\_\_\_\_  
Julie Kriegh, Chief Assistant City Attorney *Pml*

REVIEWED BY:

\_\_\_\_\_  
Ed Zuercher, City Manager

Exhibits:  
A – Legal Description (1 Page)  
B – Ordinance Location Map (1 Page)

PL:tml:LF20-2527:10-21-2020:2215285v1

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-37-20-1

A PORTION OF SECTIONS 7, 8, 10, 11, 14, 16, 17, 18, 21, 22 AND 23, AND ALL OF SECTIONS 9 AND 15, ALL OF TOWNSHIP 5 NORTH, RANGE 2 EAST, ALL OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 10, TO THE CENTERLINE OF INTERSTATE 17 BLACK CANYON HIGHWAY, AND THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE, SOUTHERLY ALONG SAID CENTERLINE, TO THE CENTERLINE OF STATE ROUTE 303 BOB STUMP MEMORIAL HIGHWAY;

THENCE LEAVING SAID CENTERLINE OF INTERSTATE 17, WESTERLY ALONG SAID CENTERLINE OF STATE ROUTE 303, TO THE CENTERLINE OF DEADMAN WASH;

THENCE LEAVING SAID CENTERLINE OF STATE ROUTE 303, NORTHEASTERLY ALONG SAID CENTERLINE OF DEADMAN WASH THROUGH SAID SECTIONS 18, 7, AND 8, TO THE NORTH LINE OF SAID SECTION 8; THENCE LEAVING SAID CENTERLINE, EASTERLY ALONG THE NORTH LINE OF SAID SECTIONS 8, 9, AND 10, TO THE POINT OF BEGINNING.

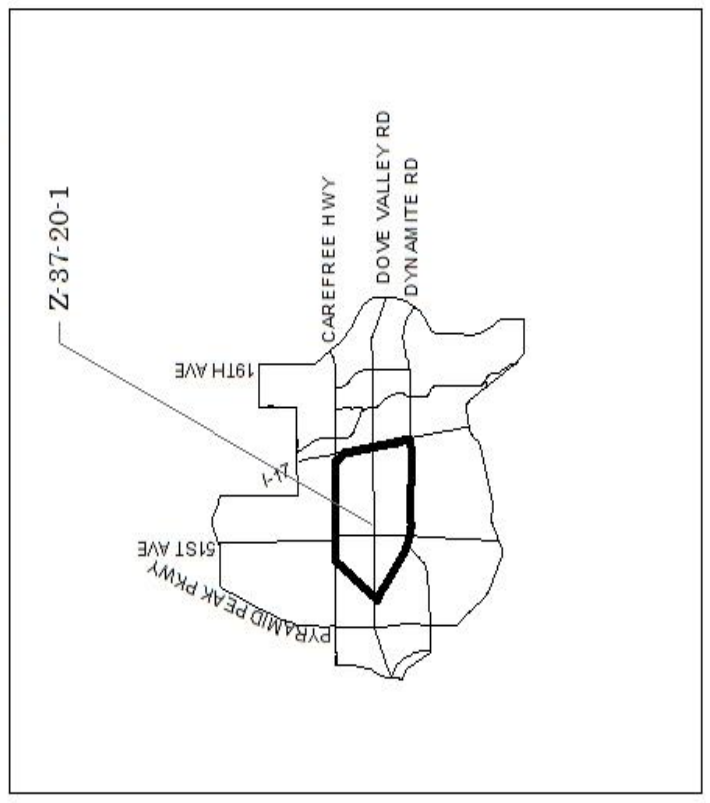
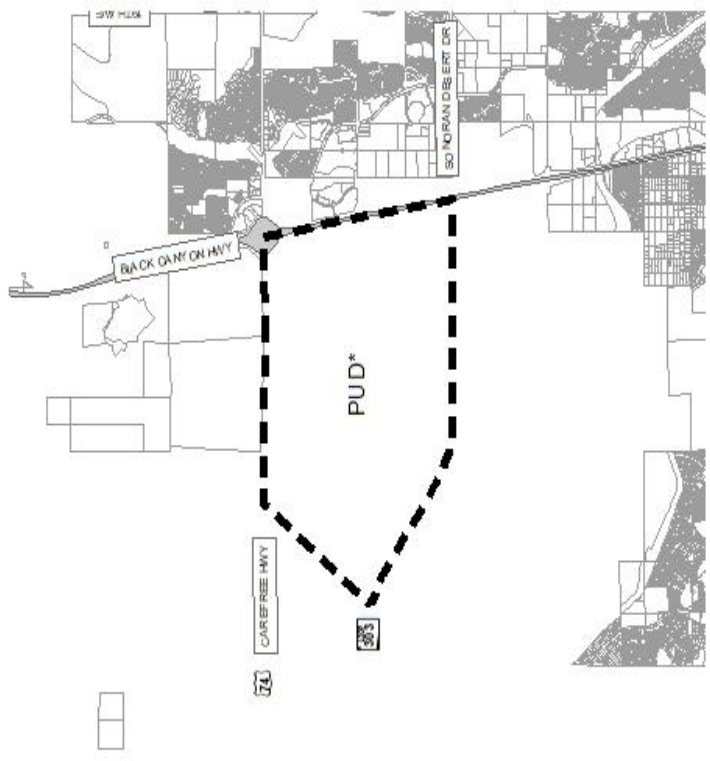


# ORDINANCE LOCATION MAP

**EXHIBIT B**

**ZONING SUBJECT TO STIPULATIONS: \***  
**SUBJECT AREA: - - - - -**

**Zoning Case Number: Z-37-20-1**  
**Zoning Overlay: N/A**  
**Planning Village: North Gateway**



0 3,700 7,400 14,800 Feet

NOT TO SCALE



**Drawn Date: 9/18/2020**

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS\_Team\Core\_Functions\Zoning\SuppMaps\_Ord\10-21-20\Z-37-20-1.mxd

# Attachment B



## City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

### Staff Report Z-37-20-1 September 1, 2020

**North Gateway [Village Planning Committee](#) Meeting Date:** September 10, 2020

**[Planning Commission](#) Hearing Date:** October 1, 2020

**Request From:** S-1 (Ranch or Farm Residence)  
(3,721.60 acres)

**Request To:** PUD (Planned Unit Development)  
(3,721.60 acres)

**Proposed Use:** Mixed Use Employment Hub

**Location:** Northwest corner of the Interstate 17  
and Loop 303 Freeways

**Owner:** Arizona State Land Department

**Applicant:** City of Phoenix, Planning and  
Development Department

**Representative:** City of Phoenix, Planning and  
Development Department

**Staff Recommendation:** Approval, subject to stipulations

#### General Plan Conformity

#### General Plan Land Use Map Designation

Current: Residential 0 to 2 dwelling units per acre, Residential 2 to 5 dwelling units per acre, Residential 5 to 15 dwelling units per acre, Residential 15+ dwelling units per acres, Preserves / Residential 2 to 3.5 or 3.5 to 5 dwelling units per acre, Commercial, Mixed Use (North Gateway & Northwest Area Only, Mixed Use (Commercial / Commerce Park), and Parks/Open Space-Future 1 dwelling unit per acre

Proposed (GPA-NG-1-20-1): Mixed Use (Commercial / Commerce Park)

<a href="#"><u>Street Map Classification</u></a>	Interstate 17 (Black Canyon Freeway)	Freeway	Approximately 390-foot west half
	Carefree Highway South	Major Arterial	100-foot south half
	Arizona State Route 303	Freeway	Approximately 300-foot north half
	43rd Avenue 51st Avenue	Major Arterial	Assigned "A" Cross Section on the Street Classification Map
	Dove Valley Road	Arterial	Assigned "A" Cross Section on the Street Classification Map

**CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS, AND CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within Village Cores, centers and corridors based on village character, land use needs, and transportation system capacity.**

The proposed PUD is appropriate for a property that is bordered on three sides by the Carefree Highway (north), Interstate 17 Freeway (east) and Loop 303 (south) and will ultimately be served by a mix of Major Arterial (43rd Avenue, 51st Avenue) and Arterial (Dove Valley Road) streets.

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.**

The proposed PUD will reinforce the location as a destination for employment uses within the Interstate 17 employment corridor.

**Celebrate Our Diverse Communities and Neighborhoods Core Value; Certainty & Character; Design Principle: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.**

The PUD requires development to adhere to applicable standards from the North Black Canyon Overlay District and the Carefree Highway Scenic Corridor Design Policies. The standards will help to ensure that development within the PUD

boundaries embodies the character of development within the surrounding area.

### **Applicable Plans, Overlays, and Initiatives**

[Carefree Scenic Corridor Design Policies](#): See Background Item No. 8

[Peripheral Area C & D Plan](#): See Background Item No. 11

[North Black Canyon Corridor Plan](#): See Background Item No. 12

[Tree and Shade Master Plan](#): See Background Item No. 13

[Complete Streets Guidelines](#): See Background Item No. 14

[Reimagine Phoenix](#): See Background Item No. 15

### **Background/Issues/Analysis**

#### **PROPOSAL**

1. This request is to rezone approximately 3,721.60 acres located in the northwest corner of the Interstate 17 and Loop 303 freeways from S-1 (Ranch or Farm Residence) to PUD (Planned Unit Development).

The PUD provides a zoning and regulatory framework to guide the development of an employment hub on the site. The entire site is owned by the Arizona State Land Department (ASLD). Rezoning of the site from S-1 to PUD will better position the site for future auctions by the ASLD. Proceeds from ASLD auctions go to a variety of beneficiaries including public schools and the state's public universities. Rezoning of the site is part of an ongoing collaboration between the City of Phoenix and ASLD to attract investment to the area and partner on infrastructure financing and development.

#### **EXISTING SITE CONDITIONS**

2. The subject site is undeveloped. Several powerline and wash corridors are on the site as depicted in Figure 1 on the following page.

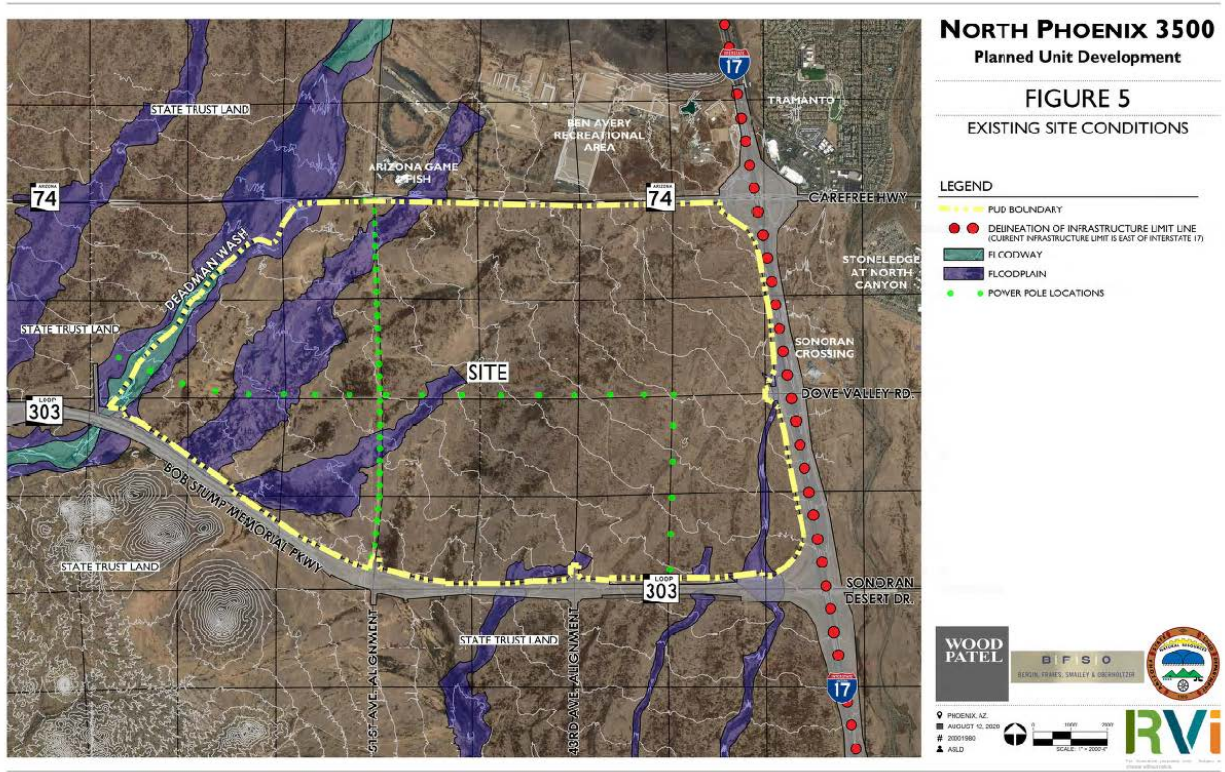


Figure 1: Existing Conditions (Source: ASLD)

**SURROUNDING LAND USES AND ZONING**

3. An aerial map with the surrounding zoning is attached as Exhibit A to this report.

North of the site along Carefree Highway is the Ben Avery Shooting Facility and the Arizona Game and Fish Department’s headquarters. Background Item No. 16 of this report addresses correspondence received from the Arizona Game and Fish Department regarding this request. The Game and Fish Department’s headquarters and the Ben Avery Shooting Facility are zoned C-2 (Intermediate Commercial) and S-1 SP (Ranch or Farm Residence, Special Permit). Just west of the Game and Fish Department’s headquarters is vacant State Trust Land zoned S-1.

South of the site, across the Loop 303 Freeway, is vacant land owned by the Arizona State Land Department that is zoned S-1. Future planning of this land with the Arizona State Land Department is addressed in Background item No. 10 of this report.

East of the site, across the Interstate 17 Freeway is a mix of vacant land zoned PCD, S-1, and C-2, along with an emergency medical facility zoned PUD. Property east of the Interstate 17 Freeway is also included in the North Black Canyon Overlay District (NBCOD). The NBCOD is discussed in Background Item No. 8 of this report.

West of the site, across Deadman Wash, is vacant State Trust Land zoned S-1.

**GENERAL PLAN LAND USE MAP DESIGNATIONS**

- The site has a mix of General Plan Land Use Map designations. A companion General Plan Amendment request (GPA-NG-1-20-1) proposes to change the General Plan Land Use map designation for the site to entirely Mixed Use (Commercial / Commerce Park). This designation will support the proposed employment uses for the site outlined in the PUD.

Figure 2 below contains maps of the existing General Plan designations on the site and the surrounding properties, along with the proposed General Plan Map land use in GPA-NG-1-20-1.

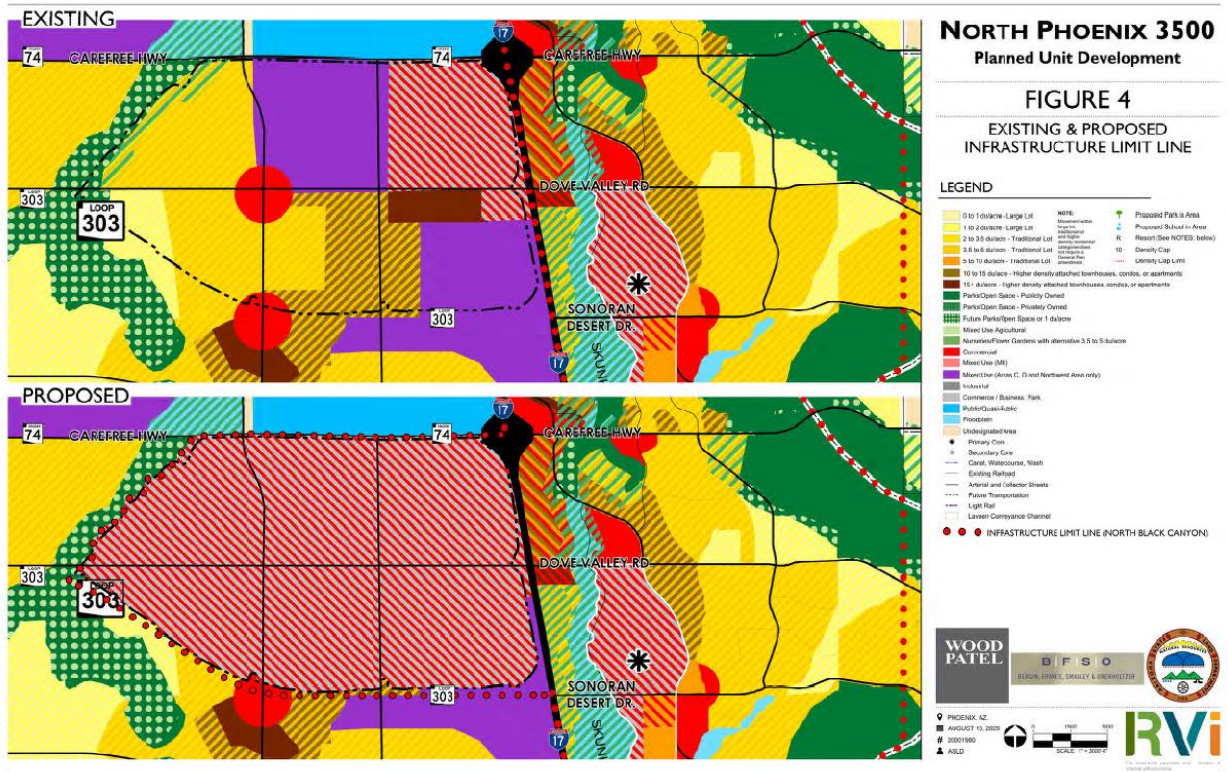


Figure 2: Existing and Proposed General Plan Land Use Maps (Source: ASLD)

GPA-NG-1-20-1 also contains a request to remove the subject property from the Infrastructure Phasing Overlay. Removal of the overlay will permit a variety of infrastructure financing mechanisms to be employed on the site. More in depth analysis of both the proposed land use change and removal of the area from the Infrastructure Phasing Overlay can be found in the staff report for GPA-NG-1-20-1.

## PROPOSAL

- The proposal was developed utilizing the PUD zoning designation. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied. A copy of the submitted PUD Narrative is attached to this report as Exhibit C. Stipulation No. 1 includes a requirement to provide an updated version of the narrative after City Council approval.
- Land Use:** The PUD proposes three distinct land use districts each with their own geographic area. The three districts are Technology Campus, Technology Park and Freeway Mixed Use. Figure 3 below is a map of the three districts and their approximate acreages.

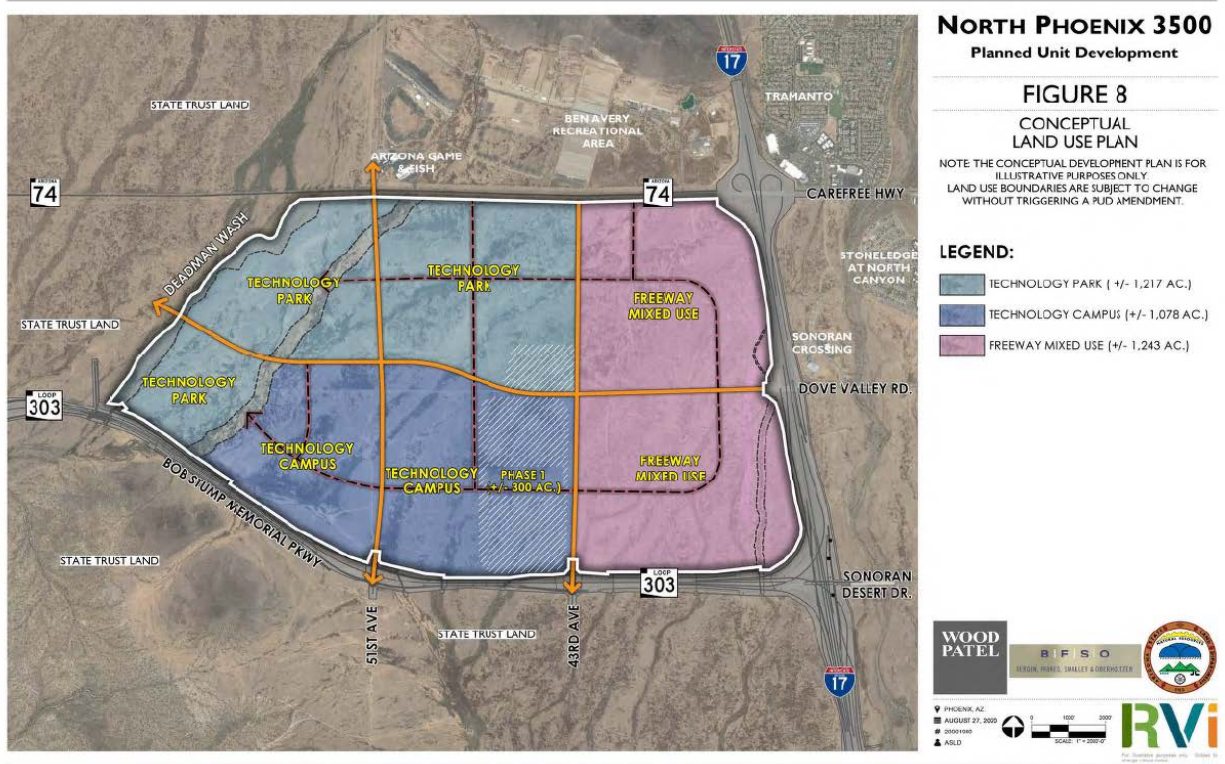


Figure 3: PUD Land Use Districts (Source: ASLD)

Given the size of each of the districts, the PUD also proposes a series of smaller Development Units within each of the Land Use Districts. Figure 4 on the following page shows the conceptual Development Unit Plan.

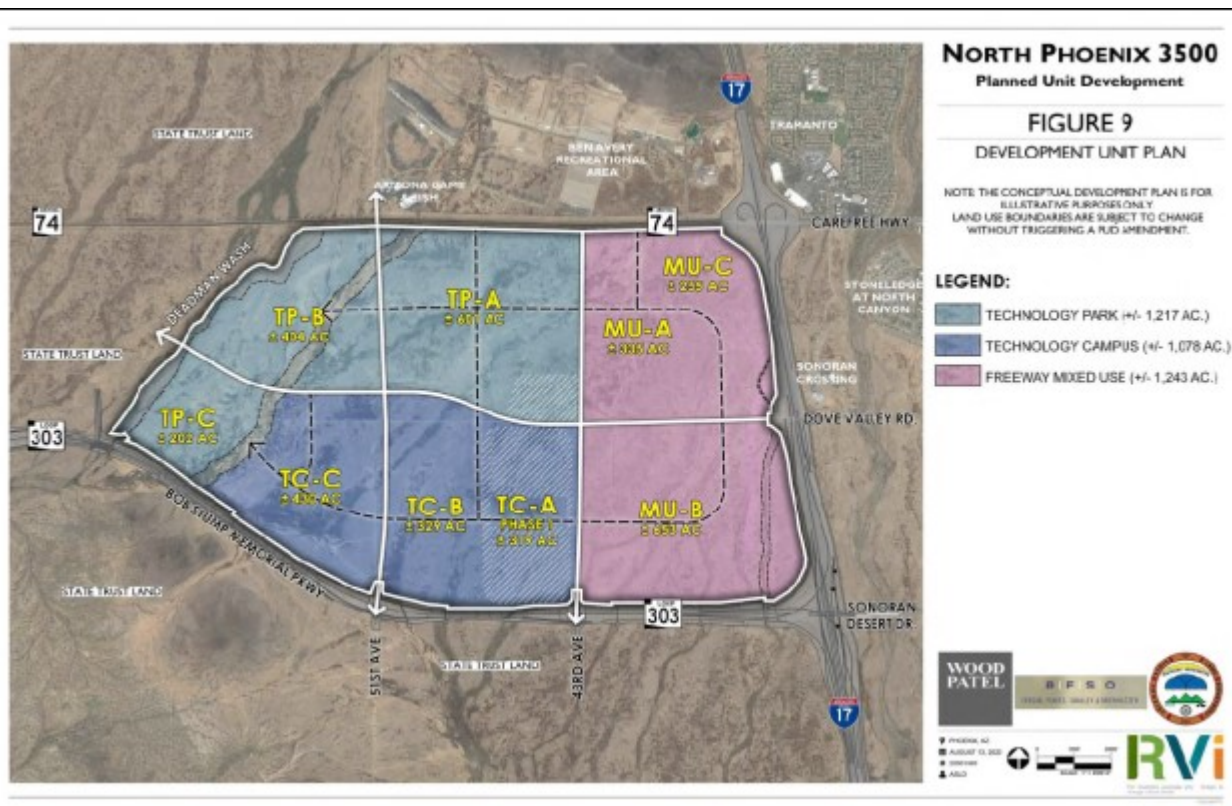


Figure 4: Land Use District Development Units (Source: ASLD)

Each of the three Land Use Districts is based on existing districts within the Phoenix Zoning Ordinance. The Technology Campus and Technology Park Land Use Districts point to the Commerce Park – General Commerce Park option for their permitted land uses which include offices, research laboratories, warehousing and manufacturing. Both districts provide for additional limited flexibility related to manufacturing and both prohibit any type of residential land use.

The Freeway Mixed Use District permits a variety of commercial and multifamily uses between its three Development Units: MU-A, MU-B and MU-C. Development Units MU-A and MU-B point to Intermediate Commercial (C-2), Commercial Office (C-O) and R-5 Multifamily Residence District of the Zoning Ordinance for their permitted use lists. Both the MU-A and MU-B also prohibit a variety of uses permitted in their Zoning Ordinance counterparts including single-family residential development, adult bookstores and pawn shops.

The Freeway Mixed Used District’s MU-C Development Unit has a similar set of permitted and prohibited uses as MU-A and MU-B and permits additional uses such as automobile sales and rental, and self-storage. The Freeway Mixed Use District also permits uses in the Commerce Park Business Park option. Uses permitted in this option included offices and warehousing for a limited area of the Development Unit.



7. **Land Use Districts Development Standards:** Each of the Land Use Districts has a unique set of development standards. A full list of the development standards can be found on pages 14 through 17 in the attached PUD Narrative. Below is a summary that highlights some of the development standards in each of the districts.

#### **Tech Campus**

- Building Height: 80 feet maximum with the option to develop up to 100 feet with the approval of a use permit and site plan
- Lot Coverage: 50 percent maximum
- Open Space: 10 percent minimum

The Tech Campus Land Use Districts development standards align closely with those found in the Phoenix Zoning Ordinance's Commerce Park General Commerce Park District. The PUD's proposed maximum building height and height permitted via a use permit are higher than what it is permitted in the Commerce Park / General Commerce Park District which permits 56 feet by right and up to 80 feet with a use permit. In exchange for the added flexibility regarding building height, the PUD proposes a minimum 10 percent open space be provided within each Development Unit. The Commerce Park / General Commerce Park District has no minimum open space requirement. The PUD's open space requirement is a significant improvement compared to the traditional zoning option.

#### **Tech Park**

- Building Height: 56 feet maximum with the option to develop up to 80 feet with the approval of a use permit and site plan
- Lot Coverage: 50 percent maximum
- Open Space: 10 percent minimum

The Tech Park's standards follow those found in the Commerce Park General Commerce Park District but with the added requirement for 10 percent of the site net site area of the Development Unit to be provided as open space.

Both the Tech Campus and Tech Park Land Use Districts are deferring to the applicable Zoning Ordinance sections for standards related to landscape setbacks, parking, fences / walls and lighting.

#### **Freeway Mixed Use**

- Building Height
  - o Multifamily Uses: 60 feet maximum
  - o Non-residential Uses: 56 feet maximum with the ability to increase the height up to 120 feet provided that for any site development in excess of 56 feet, a minimum of 30 percent of the project's total net area shall be provided as open space with appropriate landscaping and other pedestrian-oriented amenities.

- Lot Coverage: 50% of net lot area exclusive of the first 6-feet of roof overhang, open carports, covered patios or covered walkways
- Dwelling Unit Density (only in permitted areas): 45.68 dwelling units per acre maximum; 52.20 dwelling unit per acre maximum with bonus.
- Open Space: 5 percent minimum. Minimum 30 percent open space required for any buildings in excess of 56 feet.

The Freeway Mixed Use District's standards are aligned with the C-2 zoning district with a Mid-Rise Overlay with non-residential uses having the option to have building in excess of 56 feet with the provision of 30 percent open space. This option is similar to the zoning on several commercially zoned parcels throughout the north Interstate 17 employment corridor from Pinnacle Peak Road to Carefree Highway. This building height standard allows the commercial portion of the property adjacent to the freeway to develop in a manner that is consistent with other commercial developments within the corridor.

The Freeway Mixed Use Districts defers to the Zoning Ordinance C-2 Intermediate Commercial zoning district for standards related to landscape setbacks, parking, fences / walls and lighting.

Development standards in both the Tech Campus, Tech Park and Freeway Mixed Use District may be modified by the PUD's conformance to the North Black Canyon Overlay District (NBCOD) and the Carefree Highway Scenic Corridor Design Guidelines. Discussion regarding the PUD's incorporation of the NBCOD and the Scenic Corridor Design Guidelines is addressed in Background item No. 8.

8. **Design Guidelines & Other Standards:** The PUD Narrative states the development will adhere to the design requirements, presumptions and conditions of Section 507 TAB A of the Phoenix Zoning Ordinance. This section provides a comprehensive framework for review of development and addresses everything from landscape preservation to a project's layout and orientation.

In addition to conforming to the provisions of 507 TAB A, the PUD Narrative requires development to adhere to the standards and guideless of the North Black Canyon Overlay District (NBCOD). The intent of the NBCOD's design guidelines are to create a built environment that substantially relates to and respects the desert setting. Applicable provisions of the NBCOD for the proposed uses in the PUD Narrative include guidelines related to signs, drainage facilities, fences and walls, landscape design, and landscape materials.

The PUD also requires conformance with the Carefree Scenic Corridor Design Policies. The City Council adopted the policies in 1997 to apply to both sides of Carefree Highway between Cave Creek Road on the east and to 67th Avenue on the west. The guidelines call for a 205-foot setback from the centerline of Carefree Highway and allow

for the setback to be decreased to 120 feet for commercially zoned property. Property within the PUD's Tech Park and Freeway Mixed Use Land Use Districts will be required to comply with the design policies.

9. **Master Planning:** A PUD of this size will ultimately be required to create Master Plans as outlined in the Planned Community District (PCD) Section of the Zoning Ordinance.

Master Plans at a minimum will address the following:

- Master Street Plan with Infrastructure Phasing Schedule;
- Master Open Space, Pedestrian, Bicycle and Trails Plan;
- Master Landscape Plan;
- Master Water Plan including a Water Design Report;
- Master Wastewater Plan including a Wastewater Design Report;
- Master Drainage Plan including a Drainage Report;
- Development Unit Phasing Schedule. The phasing schedule shall indicate the year in which preliminary approval is anticipated for each development unit.

The PUD has included elements of aforementioned items as exhibits to their submittal. Updates to the items will be required as individual projects proceed through the development review and Master Plan process prior to preliminary site plan approval.

The PUD anticipates that Phase I of the development will occur on less than 320 acres located in Development Unit TC-A in the Tech Campus Land Use District. Elements of the required Master Plan items will be addressed as part of Phase I and will contribute to the development of the larger Master Plans.

In order to keep the community informed of the progress being made on the planning and development of the site, Stipulation No. 6 requires the City of Phoenix and the Arizona State Land Department to provide a yearly update on the status of auctions and development within the PUD to the North Gateway Village Planning Committee.

## **COLLABORATION WITH THE ARIZONA STATE LAND DEPARTMENT**

10. This rezoning case and companion General Plan Amendment are associated with an intergovernmental agreement (IGA) between the Arizona State Land Department (ASLD) and the City of Phoenix. The IGA will address the long-term planning and zoning and allocation of water resources for a 12,000-acre land area generally referred to as Biscuit Flats. The subject property for the GPA-NG-1-20-1 and this rezoning case falls within the northeast portion of the Biscuit Flats land area which extends down to the CAP Canal on the south, City of Phoenix boundary on the west, Carefree Highway on the north and Interstate 17 on the west. This rezoning case, and the GPA are considered part of Phase I of the IGA. Phase 2 would involve the remaining approximately 8,500 acres within the IGA, south of the Loop 303 freeway.

As part of the IGA Phoenix will provide a level of water and wastewater services to the property in exchange for additional water rights currently held by the ASLD. ASLD will recommend to the State Selection Board, which controls ASLD's Colorado River Water, that 12,000 acre-feet of the ASLD Colorado River Water be transferred to Phoenix in a series of assignments. The IGA is meant to provide a framework for ongoing collaboration between the City of Phoenix and ASLD to strengthen the city's water resources while partnering to position the Biscuit Flats area for future investment in line with the area's character.

Stipulation No. 22 reiterates a provision of the IGA that address a potential reversion of zoning back to S-1 if the conveyance of ASLD's Central Arizona Project water to the City of Phoenix is not fulfilled.

### **PLANS, INITIATIVES AND OVERLAYS**

11. [Peripheral Area C and D Plan](#) The subject site falls within the boundaries of the Peripheral Area C and D Plan. The Phoenix City Council adopted the plan in 1987 to serve as guide for development of what was largely an undeveloped area at the time. Figure 5 below is an excerpt of the plan's land use map. The subject site is designated for mixed-use and multifamily development, with some single-family development. The proposed PUD is consistent with the plan's desire to locate non-residential uses along Carefree Highway. On page 14 of the plan it notes that the subject area "has the potential for attracting significant employment uses."

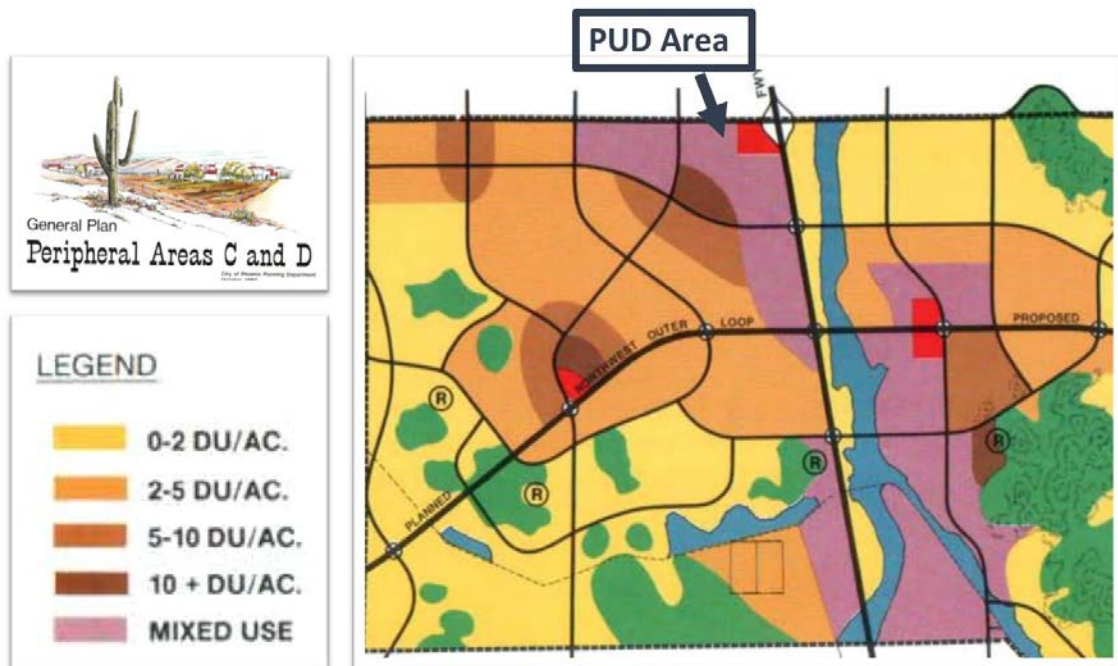


Figure 5: Peripheral C & D Plan Land Use Map (Source: City of Phoenix)

The proposed PUD is consistent with Peripheral Area C and D Plan's vision for the area as a location for significant employment uses.

12. **North Black Canyon Corridor Plan** The subject site just falls just outside of the North Black Canyon Corridor Plan's boundaries. The City Council adopted the North Black Canyon Corridor Plan in 1999 to establish policies and guidelines for growth within the area generally bounded by Carefree Highway on the north, the Central Arizona Project (CAP) Canal on the south, the Interstate 17 Freeway on the west and the 7th Avenue alignment on the east. The City Council adopted the North Black Canyon Overlay District (NBCOD) in 2001 in order to help implement the Corridor Plan. The PUD calls for adherence to applicable standards and guidelines of the NBCOD. Adherence to these standards and guidelines will result in development that contributes to the character that has been created by development on the east side of Interstate 17 within the Plan's boundaries.
13. **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.

The PUD contains the following provisions that help to advance the goals of the Tree and Shade Master Plan:

- Minimum 10 percent open space required in the Tech Park and Tech Campus land use districts that will emphasize preservation of the site's existing vegetation and natural features.
  - Minimum 50 percent shading of all publicly accessible sidewalks and walkways by means of vegetation at maturity and/or shade structures.
  - Minimum 75 percent shading of all publicly accessible sidewalks and trails along arterial and collector roadways by means of vegetation at maturity and/or shade structures.
  - Detached sidewalks along both sides of public streets with single trunk trees.
14. **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. The PUD Narrative specifically addresses the Complete Street Guidelines in sections 5.e and 5.g with the following provisions:
    - Detach the sidewalks and provide shade along both sides of the sidewalk with single trunk trees. Alternate single trunk trees with other thick vegetation on landscape strip along that can discourage pedestrians from crossing mid-block.

- Delineate all pedestrian walkways where conflicts with vehicles exist with alternative paving materials. Any alternative paving material located within a right-of-way will require a private maintenance agreement with the Street Transportation Department.
  - Streets shall be designed to promote safety for all users, particularly children, the elderly, those with disabilities, transit users and more vulnerable modes (walking, bicycling, transit).
  - Streetscape designs shall include pedestrian infrastructure with pedestrian through zones free of impediments.
15. **Reimagine Phoenix** As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The PUD Narrative states that recycling programs will be established for both commercial and residential development.

## **COMMUNITY CORRESPONDENCE**

16. **Deer Valley Unified School District:** The Planning and Development Department received an e-mail from the Deer Valley Unified School District (DVUSD) regarding the request. The DVUSD notes that they do not currently have the capacity for additional students. The Planning and Development Department reached out to representatives from DVUSD to discuss the request in depth. The Department highlighted that the PUD was primarily for commercial and commerce park uses with the potential for some multifamily uses in the PUD's Freeway Mixed-Use District.

The Department discussed the ongoing planning efforts with the ASLD and the need to identify potential school sites in the area south of the Loop 303. This area will be the subject of subsequent planning efforts with ASLD and the Department committed to work with the DVUSD as part of these efforts.

**Arizona Game and Fish Department:** The Arizona Game and Fish Department (AGFD) submitted a letter requesting that a disclosure notice be provided to all future development within the PUD regarding the operational characteristics of the Ben Avery Shooting Facility (BASF). The BASF sits on more than 1,600 acres on the north side of Carefree Highway across from the site. According to the BASF website, the facility hosts more than 120,000 shooters a year (Source: <https://www.azgfd.com/shooting/basf/>). Stipulation No. 10 requires a notice of disclosure regarding the BASF.

The BASF is designated a City of Phoenix Point of Pride and the land use designations on the subject site, especially along Carefree Highway, have historically been designated with the protection of the facility in mind. Most of the PUD's frontage along Carefree Highway is comprised of the Technology Park Land Use District. There are no residential land uses permitted in this district. The remaining frontage consists of the Freeway Mixed Use District. The Freeway Mixed Use District's three Development

Units: MU-A, MU-B, and MU-C all prohibit single-family residential development as a permitted land use. In addition, the Freeway Mixed Use District contains a restriction on the location of multifamily development in proximity of the north property line. Continuing to locate uses, that are compatible with the ongoing operation of the BASF will help to ensure that it remains a viable destination for the Phoenix community.

Copies of all community correspondence the Planning and Development Department has received regarding this request are attached to this report.

### **INTERDEPARTMENTAL COMMENTS**

17. **Public Works Department, Flood Plain Management Division:** The Division determined that the parcel is located in Special Flood Hazard Areas called a Zone AE Floodplain & Floodway on panels 0840L & 0845L of the Flood Insurance Rate Maps (FIRM) dated March 7, 2014 & November 10, 2017, respectively.

Stipulations (Nos. 7 and 8) have been included that address restrictions for encroachments in the floodway and requirements for review of any grading and drainage plans.

18. **Fire Department:** The Department Fire Prevention Division saw no issues with the request but did emphasize that the site or/and building(s) shall comply with the Phoenix Fire Code. The Department went on to note that the water supply for the site is unknown at this time and will need to be addressed to meet the required fire flow per the Phoenix Fire Code.
19. **Street Transportation Department:** The Department provided several comments related to street planning, design and pedestrian safety that have been addressed in the PUD Narrative. Stipulation Nos. 2, 3, 4 and 5 have been included from the Department and require the submittal of a Traffic Impact Study and Master Street Design and Phasing Plans.
20. **Parks and Recreation Department:** The Department has requested that the developer/owner dedicate a 30-foot wide multi-use trail easement (MUTE) and construct a 10-foot wide multi-use trail along the south side of Carefree Highway. This is addressed in Stipulation No. 9.
21. **Water Services Department:** The Department provided several comments for water and wastewater infrastructure. The comments and the corresponding stipulations (Nos. 14 through 21) are meant to highlight the initial investment needed for the area. Additional investments may be needed at the time of application for site plan, PCD master plan, or building permit approval. These requirements will be based on the status of our water and sewer infrastructure at the time the application is submitted. For any given property, these requirements may vary over time to be less or more restrictive

depending on the status of our infrastructure

22. **Archaeology Office:** The site is 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. These comments are addressed in Stipulation Nos. 11, 12 and 13.

#### OTHER

23. 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 PUD provides a framework for the development of the site and positions the area for future investment.
2. The PUD contains standards that ensures development on the site will be consistent with the area's character and compatible with surrounding uses.
3. The PUD will further establish the site as a destination for employment uses that maximize the site's existing transportation infrastructure assets.

#### **Stipulations**

1. An updated Development Narrative for the 3500 PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative dated September 1, 2020 as modified by the following stipulations.
2. Developer shall dedicate and construct all right-of-way and roadways per the approved master street plans, as modified and approved by the Street



Transportation Department and the Planning and Development Department. All public roadways within the PUD shall be identified by future agreements to determine applicable funding responsibilities associated with infrastructure improvements.

3. The applicant shall submit a Traffic Impact Study (TIS) to the City for each Development Unit, or as modified by the Street Transportation Department. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City of Phoenix Street Transportation Department. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department Development Coordination Section.
4. The developer shall submit Master Street Design and Phasing Plans for each Development Unit as required by the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, or as modified by the Street Transportation Department and Planning and Development Department.
5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscape median islands, landscaping and other incidentals, as per the Master Street Plans and as modified and approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
6. The Arizona State Land Department and City of Phoenix will provide yearly updates to the North Gateway Village Planning Committee on the status of auctions and development within the PUD until the final property is auctioned.
7. No encroachment is allowed in the floodway without hydrologic and hydraulic analysis showing no rise in water surface elevation and increase in the special flood hazard area boundaries, as modified and approved by the Public Works Department and the Planning and Development Department.
8. The Developer is required to show the special flood hazard area boundary limits on plans and ensure that impacts to the proposed facilities and surrounding properties have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code. A copy of the Grading

and Drainage Plan needs to be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements prior to issuance of a grading permit.

9. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the south side of Carefree Highway and construct a 10-foot wide multi-use trail (MUT) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
10. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of the Ben Avery Shooting Facility. 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.
11. 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.
12. 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.
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.
14. The development shall construct a new 52MGD Pressure Reducing Valve (PRV) Station at NWC of 51st Avenue and Carefree Highway, connecting to the existing 78-inch water main near Carefree Highway and 51st Avenue, as modified and approved by the Water Services Department and Planning and Development Department.
15. The development shall construct the following looped water system serving pressure zone 5ED: a new 54-inch water main along 51st Avenue connecting from the new PRV station to SR-303, then connecting to a new 36-inch water main along north of SR-303 from 51st Avenue, crossing I-

- 17, to the existing 54-inch water main at North Valley Parkway, as modified and approved by the Water Services Department and the Planning and Development Department.
16. The development shall construct the following looped water system serving pressure zone 6B: a new 16-inch water main along Carefree Highway connecting from the existing 16-inch stub east of 51st Avenue, crossing I-17, to the existing 12-inch water main at North Valley Parkway, as modified and approved by the Water Services Department and the Planning and Development Department.
  17. The development shall be responsible of constructing any water mains that are smaller than 16-inch to connect from the regional major water infrastructure to the point of need or to comply with frontage requirement, as modified and approved by the Water Services Department and the Planning and Development Department.
  18. The development shall construct a new 15-inch gravity sewer main along 51st Avenue from Dove Valley Road to the new lift station at the northeast corner of 51st Avenue and SR-303, as modified and approved by the Water Services Department and Planning and Development Department.
  19. The development shall construct a new 15-inch gravity sewer main along north of SR-303 from I-17 to 43rd Avenue, then connecting to a new 18-inch gravity sewer main along north of SR-303 from 43rd Avenue to the new lift station at the northeast corner of 51st Avenue and SR-303, as modified and approved by the Water Services Department and Planning
  20. The development shall construct a new lift station at the northeast corner of Deadman Wash and SR-303. The new lift station shall be sized to be able to handle the wastewater flow from all future developments west of 51st Avenue from Carefree Highway to SR-303. The development shall construct new dual 12-inch force mains with the option to add the third force main along north of SR-303 from this lift station to the new large lift station at the northeast corner of 51st Avenue and SR-303, as modified and approved by the Water Services Department and the Planning and Development Department.
  21. The development shall construct a new lift station at the northeast corner of 51st Avenue and SR-303. The new lift station shall be sized to handle the wastewater flow from the lift station at Deadman Wash and SR-303 and the flows from developments between 51st Avenue and I-17 and SR-303 to Carefree Highway. The development shall construct new dual 16-inch force mains with the option to add the third force main along north of

SR-303 from this lift station, crossing I-17 to the City's existing Lift Station 66 (LS66) near Dixileta Drive and North Valley Parkway, as modified and approved by the Water Services Department.

22. The Arizona State Land Department will allow for a rezoning of the property back to S-1 without compensation if the City does not obtain within a year of this rezoning as least 3,900 acre-foot of CAP water needed to serve the site.

**Writer**

Joshua Bednarek

August 31, 2020

**Exhibits**

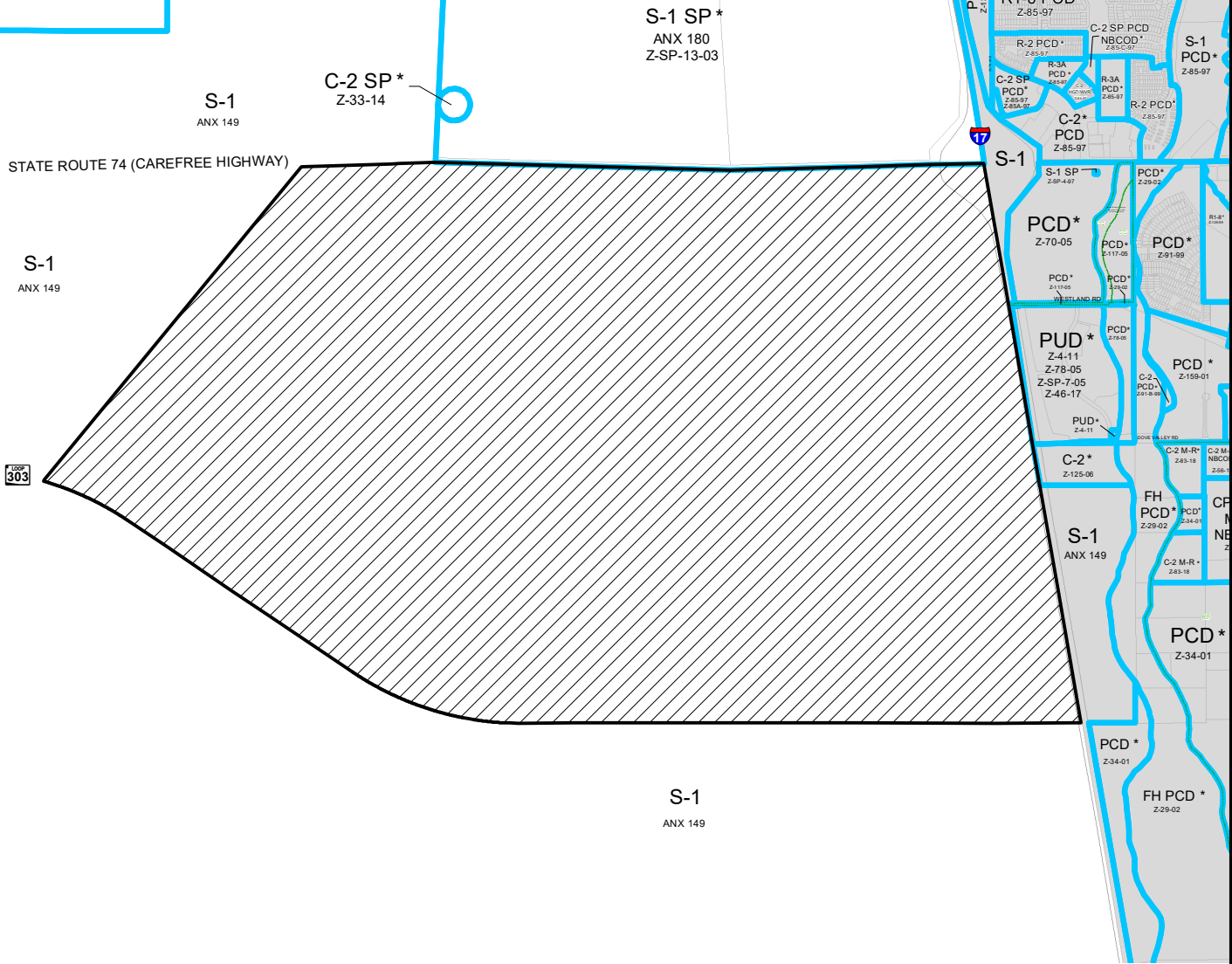
Exhibit A: Zoning sketch map

Exhibit B: Aerial sketch map

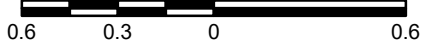
Exhibit C: [North Phoenix 3,500](#) PUD Hearing Draft date stamped September 1, 2020

Exhibit D: Community Correspondence (6 pages)

# Exhibit A



Miles

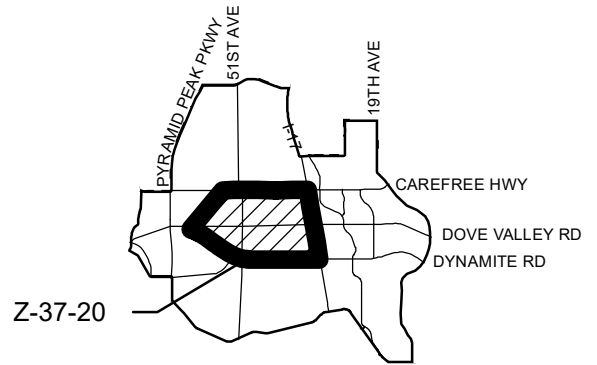


## NORTH GATEWAY VILLAGE

CITY COUNCIL DISTRICT: 1



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



**APPLICANT'S NAME:**  
City of Phoenix Planning and Development Department

**APPLICATION NO.** Z-37-20

**DATE:** 7/22/2019  
**REVISION DATES:**

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

**3,721.60 Acres**

**AERIAL PHOTO & QUARTER SEC. NO.**  
QS 55-15, 16, 17, 18, 19, 20, 21  
QS 56-14, 15, 16, 17, 18, 19, 20, 21  
QS 57-14, 15, 16, 17, 18, 19, 20, 21  
QS 58-15, 16, 17, 18, 19, 20, 21

**ZONING MAP**  
Q-5, Q-6  
R-5, R-6

**REQUESTED CHANGE:**

**FROM:** S-1 ( 3,721.60 a.c.)

**TO:** PUD ( 3,721.60 a.c.)

**MULTIPLES PERMITTED**

S-1

PUD

**CONVENTIONAL OPTION**

3,721

8,960

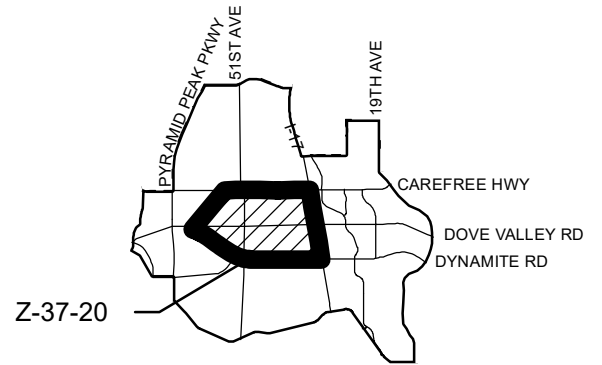
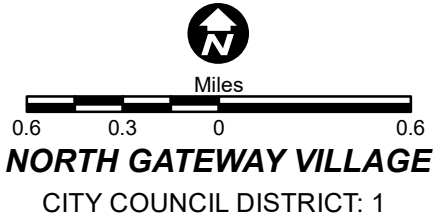
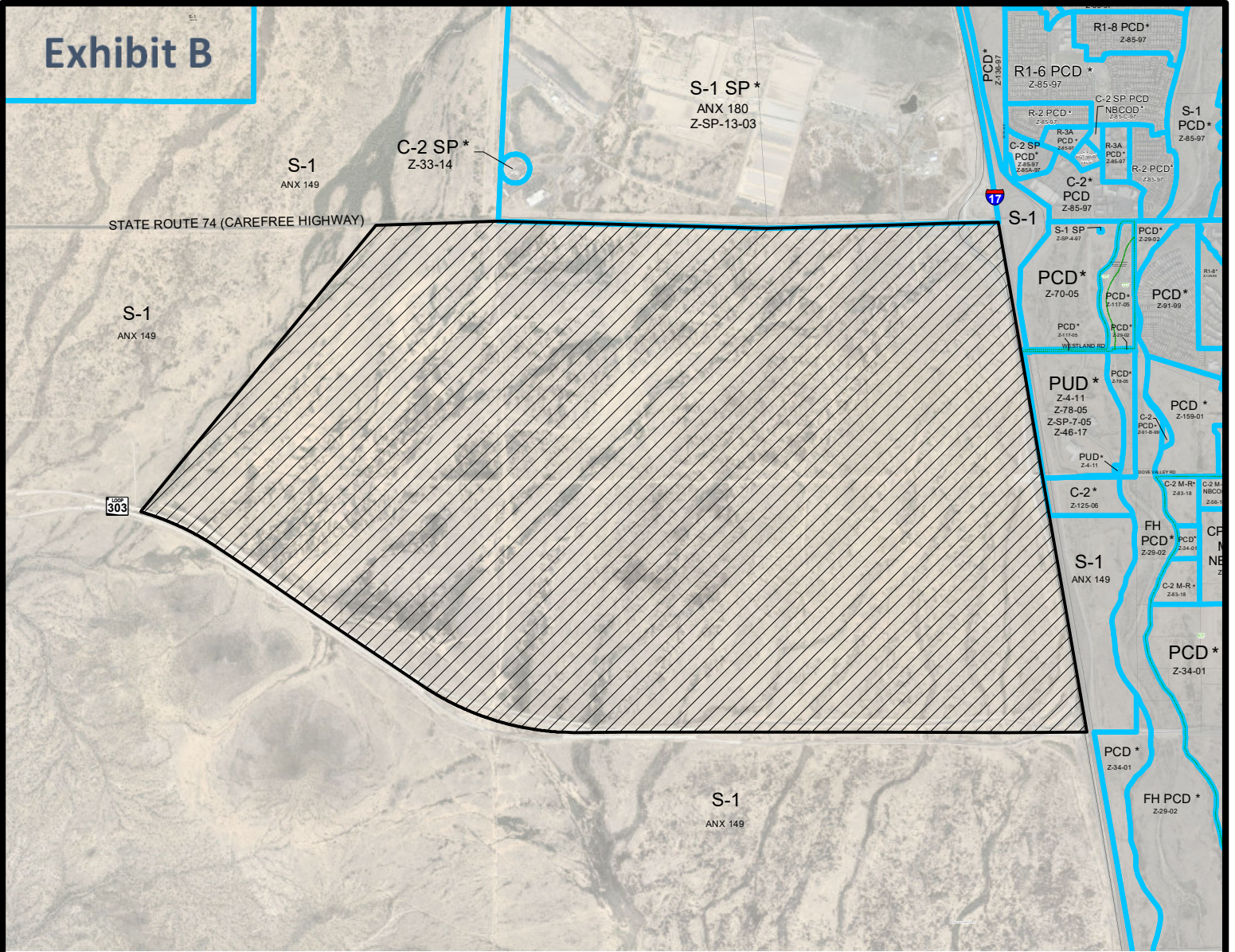
**\* UNITS P.R.D. OPTION**

N/A

N/A

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

# Exhibit B



<b>APPLICANT'S NAME:</b> City of Phoenix Planning and Development Department		<b>REQUESTED CHANGE:</b> FROM: S-1 ( 3,721.60 a.c.)	
<b>APPLICATION NO.</b> Z-37-20	<b>DATE:</b> 7/22/2019 <b>REVISION DATES:</b>	TO: PUD ( 3,721.60 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>3,721.60 Acres</b>	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 55-15, 16, 17, 18, 19, 20, 21 QS 56-14, 15, 16, 17, 18, 19, 20, 21 QS 57-14, 15, 16, 17, 18, 19, 20, 21 QS 58-15, 16, 17, 18, 19, 20, 21		
<b>MULTIPLES PERMITTED</b> S-1 PUD	<b>CONVENTIONAL OPTION</b> 3,721 8,960	<b>* UNITS P.R.D. OPTION</b> N/A N/A	

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

# Exhibit D

## Samantha Keating

---

**From:** Kristi Trisko  
**Sent:** Thursday, July 23, 2020 4:50 PM  
**To:** Jim Migliorino; Samantha Keating  
**Cc:** Curtis Finch; Geno Koman  
**Subject:** RE: New REZONING Case File: Z-37-20-1 North Phoenix 3,500 PUD - 1st Submittal (Northwest corner of the I-17 and Loop 303 Freeways)

Thanks Jim. We look forward to working with you as well.

Kristi

### Kristi Trisko

Long Range Planning – Planner 3  
kristi.trisko@phoenix.gov  
Phone (602) 534-9938



---

**From:** Jim Migliorino <Jim.Migliorino@dvusd.org>  
**Sent:** Thursday, July 23, 2020 4:44 PM  
**To:** Kristi Trisko <kristi.trisko@phoenix.gov>  
**Cc:** Curtis Finch <Curtis.Finch@dvusd.org>; Geno Koman <geno.koman@phoenix.gov>  
**Subject:** Re: New REZONING Case File: Z-37-20-1 North Phoenix 3,500 PUD - 1st Submittal (Northwest corner of the I-17 and Loop 303 Freeways)

Ms. Trisko:

Thank you for the opportunity to comment regarding this project. I apologize for missing the meeting this afternoon with our Superintendent, Dr. Finch. We obviously do not have the current school capacity to accommodate a development as large as this one but we would be eager to work with the developer to include future school sites in their master plan. We look forward to ongoing discussions regarding this project.

Jim Migliorino

Deputy Superintendent of Fiscal and Business Services  
Deer Valley Unified School District  
(623) 445-4958

Our mission is to provide extraordinary educational opportunities to every learner.

>>> Geno Koman <[geno.koman@phoenix.gov](mailto:geno.koman@phoenix.gov)> 7/9/2020 12:46 PM >>>  
Good afternoon,

The following rezoning case files are ready for review. Please submit your comments to Kristi Trisko at [kristi.trisko@phoenix.gov](mailto:kristi.trisko@phoenix.gov).

CASE FILE: Z-37-20-1 North Phoenix 3,500 PUD - 1st Submittal

VILLAGE: North Gateway

LOCATION: Northwest corner of the I-17 and Loop 303 Freeways

COMMENTS DUE: July 22, 2020



Thank you,  
**Geno Koman,**  
Secretary II  
Long Range Planning  
Office: 602-495-2076  
200 West Washington Street  
Phoenix, AZ 85003







August 31, 2020

Mr. Joshua Bednareck  
City of Phoenix Planning and Development Department  
Phoenix City Hall  
200 W. Washington Street  
Phoenix, AZ 85003

Submitted Electronically to: [Joshua.Bednarek@phoenix.gov](mailto:Joshua.Bednarek@phoenix.gov) and [COberholtzer@bfsolaw.com](mailto:COberholtzer@bfsolaw.com)

**RE: North Phoenix 3,500 Planned Unit Development, GPA-NG-20-1 & Z-37-20**

Dear Mr. Bednareck,

The Arizona Game and Fish Department (Department) has reviewed the North Phoenix 3,500 Planned Unit Development (PUD), a master planned employment hub located at the northwest corner of the I-17 and Loop 303 freeways. Under Title 17 of the Arizona Revised Statutes, the Department, by and through the Arizona Game and Fish Commission (Commission), has jurisdictional authority and public trust responsibilities for the management of state fish and wildlife resources. It is the mission of the Department to conserve Arizona's diverse fish and wildlife resources and manage for safe, compatible outdoor recreation for current and future generations. The Ben Avery Shooting Facility (BASF), a Commission owned property located north of the proposed PUD, supports this mission.

The BASF is a public outdoor shooting range and, at 1650 acres, is one of the largest public operated shooting facilities in the United States. First construction of the range began in 1959, the Department took over operation in 1995. BASF is identified as one of the Phoenix Points of Pride and rated a Five Star Facility by the National Shooting Sports Foundation and has hosted Olympic training events for several shooting sport disciplines. The facility has multiple ranges for public, user groups and law enforcement agencies. The public use ranges include: Main Range, Clay Target Center, and multiple Archery Ranges. The specialty ranges for user groups include: Indoor Airgun/Archery; Smallbore Range; High Power Range; Rifle Silhouette Range; Department of Public Service; Benchrest Range; Pistol Ranges 2,3,4; Practice Pistol Bays; Pistol Silhouette Range; Mounted Shooting Arena; FITA/World Archery Range, and Rifle Ranges 1&2.

The Commission and the Department maintain license agreements with the Department of Public Service and Phoenix Police Department that specifically maintain ranges and facilities that support law enforcement training, in addition, other law enforcement agencies that provide public safety use the BASF to train. This nationally recognized facility is world class and hosts numerous competitions and provides an economic benefit to the nearby restaurants and other establishments. Since BASF is an active shooting range and is anticipated to generate noise, the

Department has the following comments and recommendations based on the proximity of the proposed PUD to the BASF.

The Department understands that the proposed PUD consists of three land use districts; Manufacturing Core District, Technology Park District, and Freeway Mixed Use District. The Department also understands that the stated goals and objectives of the proposed PUD are to “..establish development and performance standards to ensure a high quality of design and land use compatibility to create an attractive employment campus with compatible supporting uses, while also creating a sustainable and attractive working, shopping, and living environment.” The Department recognizes these goals and objectives and suggests that proactive measures for sound abatement in landscape design as well as building design and construction could be incorporated into the Sub-Areas to minimize or mitigate noise from the existing land use at BASF, such that end users of the proposed land use districts are able to fully realize their respective investment in the project and are able to conduct business, and manufacture goods, and dine outdoors without complaint of noise.

For reference, the Department did conduct a third-party study on the sound impact created by the BASF. While the study did reveal that the BASF was well within the published limits, surrounding communities are subject to noise from shooting sport activities. As such, the Department offers the following suggestion for the proposed PUD and Sub-Areas to consider or incorporate into their respective planning, commercials leases, covenants, or appropriate documents; *“Notice is hereby given that the property is located in proximity to the Ben Avery Shooting Facility, with potential for activity 24 hours per day, seven days per week in perpetuity, which may cause the property to be exposed to noise and other such matters associated with a shooting range, and all owners or prospective purchasers of lots or parcels are encouraged to independently investigate such matters and are hereby deemed to have constructive notice thereof.”* Tramonto, a community to the east of BASF, addressed the noise potential for their community through their Declaration of Covenants, Conditions and Restrictions with similar language as cited above. Although the proposed Land Use Districts map identifies a ½ mile Non-residential Area Buffer and the text similarly references ARS 9-461.05.G and specifically states that no residential development is permitted within the Manufacturing Core District, the Technology Park District, and the Freeway Mixed Use District, the Department recommends an additional prudent measure of increasing the “No residential development permitted zones” to one mile of the BASF to further minimize noise impact.

The Department does recommend considering existing conditions for traffic infrastructure when planning for full buildout for the proposed PUD, as an example Carefree Highway floods during storm events at the grade crossing for Deadman Wash Tributary 2 which causes traffic delays and interruption. While the Department considers washes and immediate uplands important habitat for wildlife, the Department does have personnel experienced in providing recommendations for communities and developments to incorporate wildlife friendly designs to facilitate wildlife movement (i.e., within washes) and support conservation values that benefit wildlife and wildlife related recreation; therefore Department personnel are available as resources to provide review on subsequent Sub-Area plans or features.

In closing, the Department appreciates the opportunity to provide comments on the proposed PUD, similarly the Department recognizes the importance of economic development for the North Phoenix area and the state, and also recognizes that the proposed PUD goals and objectives could provide an opportunity to enhance economic development that recognizes the significance of the BASF in the North Phoenix community and the benefit of outdoor and wildlife related recreation that supports existing land use at BASF. The Department looks forward to working with stakeholders to create a state-of-the-art project for the City of Phoenix and end users. If you have any questions, please do not hesitate to contact me at [PEP@azgfd.gov](mailto:PEP@azgfd.gov) or 623-236-7666.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clay Crowder', with a stylized flourish at the end.

Clay Crowder  
Habitat, Evaluation, and Lands Branch Chief

AGFD # M20-08034916

# Exhibit D

## Joshua Bednarek

---

**From:** Sonoran Preserve <saveoursonoranpreserve@gmail.com>  
**Sent:** Wednesday, August 12, 2020 9:30 AM  
**To:** Alan Stephenson; Joshua Bednarek; medelman@azland.gov  
**Subject:** North Phoenix 3500 Z-37-20 & Sonoran Preserve

Dear Alan, Joshua, and Mark,

I had the pleasure of meeting all of you at the Desert View VPC meetings concerning the MacEwan 480 rezone last year. I appreciated seeing your presentation and explanation of how State Land must be made whole and how problems occur when housing density is limited. In my pursuit to keep the Sonoran Preserve as a natural respite for Phoenixians, our group was thinking of the idea of a density swap. I saw the rezoning request for the North Phoenix 3500 PUD Z-37-20. The area is primed for development with traffic infrastructure already in place (a known issue for MacEwan and the rest of the State Land around the Preserve).

I was thinking of the possibility of a density transfer for the State Land around the Sonoran Preserve into the North Phoenix 3500 PUD. That way density requirements are met, State Land is made whole and residents in the area can still enjoy the natural landscape of the Sonoran Preserve.

I would love the opportunity to discuss in further detail perhaps over a ZOOM meeting.

Sincerely,

Dr. Gary Kirkilas

Save Our Sonoran Preserve (SOS-P)

<https://www.saveoursonoranpreserve.com/> [[saveoursonoranpreserve.com](https://www.saveoursonoranpreserve.com/)]



**Village Planning Committee Meeting Summary**  
**Z-37-20-1**  
**INFORMATION ONLY**

<b>Date of VPC Meeting</b>	August 13, 2020
<b>Request From</b>	S-1
<b>Request To</b>	PUD
<b>Location</b>	Northwest corner the Interstate 17 and Loop 303 Freeways

**VPC DISCUSSION:**

*Cases GPA-NG-1-20-1 and Z-37-20-1 were heard concurrently.*

**Mr. Joshua Bednarek** provided a brief introduction to the property, project overview and then introduced Mark Edelman and Carolyn Oberholtzer as representatives from the State Land Department and noted that staff from the City of Phoenix from Water Services and Street Transportation would be available this evening to answer any specific questions. Mr. Bednarek provided an overview of the site's location between Carefree Highway, I-17, Highway 303, and Dead Man's Wash which includes approximately 3,500 acres.

**Mr. Mark Edelman.** He provided a brief summary of what State Trust Land is, that it is not public land, how many acres they manage, and that State Trust land provides revenues for Arizona's K-12 public schools and twelve other institutional beneficiaries.

**Ms. Carolyn Oberholtzer** stated that State Lands do rely on partnerships with municipal agencies to manage their land. She then explained that the zoning bank concept is the favored entitlement tool used with lands that have unique development potentials as these properties exhibit. She further stated that the PUD process lends itself well as the entitlement tool for the zoning bank concept within the City of Phoenix.

**Mr. Joshua Bednarek** then explained the General Plan Amendment and PUD process and how this will help the areas' standing vision as an employment hub. These applications will also better position the property for sale by the State Land Department. Rezoning the property will maximize investments and will set up the property for private investment. He then explained the existing conditions of the site, surrounding major roadways, Dead Man's Wash, and the proposed roadway improvements needed on the site.

He then explained the existing General Plan Map Designation for the site as a mixture of uses. The proposed designation would move the site to a commercial and commerce park designation to reinforce the area as an employment hub. The rezoning application will change the zoning designation of the site from S-1 to PUD which will focus the properties future development to commercial and mixed uses and technical park and campus.

He then talked about the concept plan that showed a potential sequencing for the area outlined by the major roadways and how major chunks of land could be developed within the site bounded by major and collector streets extending to surrounding highways. He concluded his remarks by outlining the future meeting schedule for the project.

#### **Discussion:**

**Ms. Julie Read** asked if anyone was present at the virtual meeting.

**Ms. Carolyn Oberholtzer** stated that we had 29 attendees including staff and consultants with approximately 12 residents in attendance.

**Ms. Julie Read** asked if anyone at the neighborhood meeting had comments or questions.

**Mr. Joshua Bednarek** stated that the primary comments were how is infrastructure going to be paid for and developed and traffic concerns particularly on Carefree Highway. As shared with that group, the City will require adequate infrastructure improvements and traffic analysis before approving development.

**Ms. Shannon Simon** asked if there was a potential property client or business we are targeting.

**Mr. Joshua Bednarek** stated what we don't have anyone specific that we can mention right now, but we are making a strategic effort for this property's next step.

**Ms. Shannon Simon** asked if they can break down the concept plan into smaller parcels if there is not a particular business in mind.

**Mr. Joshua Bednarek** stated that due to the wash and major roadways, the proposed land use, from a planning standpoint, would call for commercial and commerce park uses and these uses makes sense for the larger property.

**Ms. Carolyn Oberholtzer** stated that Joshus's thoughts reflect the thoughts from the State Trust Department as well and shared that in the last five years or so, State Trust Land has entitled properties that are several thousand acres as well. Smaller development areas will come forward later, but this is a logical zoning step.

**Ms. Michele Ricart** asked if design standards for the land use type and core standards would be coming back to the Village as well as design guidelines for each sub-area.

**Mr. Joshua Bednarek** stated that this is the first iteration. The following PUD refinements will include standards from the North Black Canyon Plan Overlay District

with standards for signage and commercial development and integration with washes and managing around the preserve. The next PUD version will include these guidelines.

**Ms. Michele Ricart** asked that the North Black Canyon Plan Overlay District won't be extended.

**Mr. Joshua Bednarek** said that is correct. But as part of the PUD, we can ask that these standards and guidelines be added to the text for the entire area.

**Ms. Michele Ricart** asked if the Village Commission can request that each sub area come back to the Village for review.

**Mr. Joshua Bednarek** said that we can talk about which triggers for review from the Commission would be.

**Ms. Michele Ricart** asked if there are any standards forth coming for the Core.

**Mr. Joshua Bednarek** said that this area is not part of the mixed-use vision for the Village Core which is located on the other side of I-17.

**Ms. Julie Read** asked if the Commissioners could be sent some examples of other Tech Parks so that they might have something to reference to.

**Mr. Joshua Bednarek** stated that we can certainly put together some examples of how this area might look and feel. The WL Gore site might be the most relevant for this project.

**Mr. Jason Stokes** asked what Mr. Eric Froberg's evaluation of the Carefree Highway looked like.

**Mr. Eric Froberg** stated that what was specifically asked during the neighborhood meeting as what could the impacts to Carefree Highway potentially be. He shared that it would depend on the uses and amount of traffic which would be analyzed in a traffic impact study. He also noted that Carefree Highway is an ADot facility so they would be reviewing it. Carefree Highway has the right-of-way for a six-lane roadway, but this is a long-horizon look.

**Ms. Julie Read** stated the Carefree Highway has had wash out issues in years past and stated that improvements would be needed as development occurs in this area.

**Mr. Joshua Bednarek** stated that the City will address that concern.

**Ms. Michele Ricart** asked if all applicable school boards will be involved.

**Mr. Joshua Bednarek** stated that the Deer Valley School Board will be part of that conversation.

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION October 1, 2020

ITEM NO: 2	
	DISTRICT NO.: 1
SUBJECT:	
Application #:	Z-37-20-1 (North Phoenix 3,500 PUD) (Companion Case GPA-NG-1-20-1)
Location:	Northwest corner of the Interstate 17 and Loop 303 Freeways
From:	S-1
To:	PUD
Acreage:	3,721.60
Proposal:	Mixed use employment hub
Applicant:	City of Phoenix, Planning and Development
Owner:	Arizona State Land Department
Representative:	City of Phoenix, Planning and Development

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**North Gateway** 8/13/2020 Information Only.

**North Gateway** 9/10/2020 Approval, per the staff recommendation. Vote: 5-0.

Planning Commission Recommendation: Approval, per the staff memo dated October 1, 2020, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Johnson made a MOTION to approve Z-37-20-1, per the staff memo dated October 1, 2020, with an additional stipulation as read into the record.

Maker: Johnson  
Second: Mangum  
Vote: 6-0  
Absent: Gorraiz, Montalvo, Shank  
Opposition Present: No

#### **Findings:**

1. The PUD provides a framework for the development of the site and positions the area for future investment.
2. The PUD contains standards that ensures development on the site will be consistent with the area's character and compatible with surrounding uses.
3. The PUD will further establish the site as a destination for employment uses that



maximize the site's existing transportation infrastructure assets.

Stipulations:

1. An updated Development Narrative for the 3500 PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative dated September 1, 2020 as modified by the following stipulations.
  - A. PAGE 3, LIST OF FIGURES: ADD FIGURE 17 – RESIDENTIAL BUFFER EXHIBIT.
  - B. PAGES 12 -13, MU-C PERMITTED USES: ADD THE LANGUAGE BELOW AS A NEW BULLET POINT FOR CONDITIONS FOR EACH OF THE FOLLOWING USES: AUTOMOBILE RETAIL SALES, CAMPER SALES, TRAVEL TRAILER, CAMPER, AND / OR MOBILE HOME SALES: THE ABOVE USE SHALL BE LOCATED WITHIN THE AREA BOUNDED BY SR-74 TO THE NORTH, I-17 TO THE EAST, DOVE VALLEY ROAD TO THE SOUTH, AND 41ST AVENUE TO THE WEST.
  - C. PAGE 16, DEVELOPMENT STANDARDS BY LAND USE DISTRICT, TABLE 3: ADD THE FOLLOWING LANGUAGE IN THE MAX. BUILDING HEIGHT PORTION OF THE TABLE: PHASE I AREA BUILDING HEIGHT: WITHIN THE PHASE I, AREA GENERALLY DEFINED BY THE AREA BOUNDED BY THE LOOP 303 TO THE SOUTH, 47TH AVENUE TO THE WEST, DOVE VALLEY ROAD TO THE NORTH, AND 43RD AVENUE TO THE EAST, A MAXIMUM OF 100 ACRES OF THE AREA MAY HAVE A MAXIMUM BUILDING HEIGHT OF UP TO 150 FEET. (3)
  - D. PAGE 16, DEVELOPMENT STANDARDS BY LAND USE DISTRICT TABLE 3: REMOVE THE FOLLOWING LANGUAGE FROM THE TABLE AND MAKE IT A FOOTNOTE (NO 3.) AT THE BOTTOM OF THE TABLE OF PAGE 17: IN ADDITION TO THE BUILDING HEIGHT EXCEPTIONS OUTLINED IN THE ZONING ORDINANCE (SECTION 701.B), NON-HABITABLE MECHANICAL EQUIPMENT AND STRUCTURES THAT MAY INCLUDE, BUT ARE NOT LIMITED TO, ELEMENTS SUCH AIR SEPARATORS, EXHAUST PIPES, AND GAS PROCESSING EQUIPMENT ARE PERMITTED UP TO 225-FEET IN HEIGHT FOR A MAXIMUM OF 25% OF THE ROOF AREA.
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3. The applicant shall submit a Traffic Impact Study (TIS) to the City for each Development Unit, or as modified by the Street Transportation

Department. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City of Phoenix Street Transportation Department. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department Development Coordination Section.

4. The developer shall submit Master Street Design and Phasing Plans for each Development Unit as required by the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, or as modified by the Street Transportation Department and Planning and Development Department.
5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscape median islands, landscaping and other incidentals, as per the Master Street Plans and as modified and approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
6. The Arizona State Land Department and City of Phoenix will provide yearly updates to the North Gateway Village Planning Committee on the status of auctions and development within the PUD until the final property is auctioned.
7. No encroachment is allowed in the floodway without hydrologic and hydraulic analysis showing no rise in water surface elevation and increase in the special flood hazard area boundaries, as modified and approved by the Public Works Department and the Planning and Development Department.
8. The Developer is required to show the special flood hazard area boundary limits on plans and ensure that impacts to the proposed facilities and surrounding properties have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements prior to issuance of a grading permit.
9. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the south side of Carefree Highway and construct a 10-foot wide multi-use trail (MUT) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
10. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of the Ben Avery Shooting Facility. 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.
11. 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.

12. 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.
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.
14. The development shall construct a new 52MGD Pressure Reducing Valve (PRV) Station at NWC of 51st Avenue and Carefree Highway, connecting to the existing 78-inch water main near Carefree Highway and 51st Avenue, as modified and approved by the Water Services Department and Planning and Development Department.
15. The development shall construct the following looped water system serving pressure zone 5ED: a new 54-inch water main along 51st Avenue connecting from the new PRV station to SR-303, then connecting to a new 36-inch water main along north of SR-303 from 51st Avenue, crossing I-17, to the existing 54-inch water main at North Valley Parkway, as modified and approved by the Water Services Department and the Planning and Development Department.
16. The development shall construct the following looped water system serving pressure zone 6B: a new 16-inch water main along Carefree Highway connecting from the existing 16-inch stub east of 51st Avenue, crossing I-17, to the existing 12-inch water main at North Valley Parkway, as modified and approved by the Water Services Department and the Planning and Development Department.
17. The development shall be responsible of constructing any water mains that are smaller than 16-inch to connect from the regional major water infrastructure to the point of need or to comply with frontage requirement, as modified and approved by the Water Services Department and the Planning and Development Department.
18. The development shall construct a new 15-inch gravity sewer main along 51st Avenue from Dove Valley Road to the new lift station at the northeast corner of 51st Avenue and SR-303, as modified and approved by the Water Services Department and Planning and Development Department.
19. The development shall construct a new 15-inch gravity sewer main along north of SR-303 from I-17 to 43rd Avenue, then connecting to a new 18-inch gravity sewer main along north of SR-303 from 43rd Avenue to the new lift station at the northeast corner of 51st Avenue and SR-303, as modified and approved by the Water Services Department and Planning.
20. The development shall construct a new lift station at the northeast corner of Deadman Wash and SR-303. The new lift station shall be sized to be able to handle the wastewater flow from all future developments west of 51st Avenue from Carefree Highway to SR-303. The development shall construct new dual 12-inch force mains with the option to add the third force main along north of SR-303 from this lift station

to the new large lift station at the northeast corner of 51st Avenue and SR-303, as modified and approved by the Water Services Department and the Planning and Development Department.

21. The development shall construct a new lift station at the northeast corner of 51st Avenue and SR-303. The new lift station shall be sized to handle the wastewater flow from the lift station at Deadman Wash and SR-303 and the flows from developments between 51st Avenue and I-17 and SR-303 to Carefree Highway. The development shall construct new dual 16-inch force mains with the option to add the third force main along north of SR-303 from this lift station, crossing I-17 to the City's existing Lift Station 66 (LS66) near Dixileta Drive and North Valley Parkway, as modified and approved by the Water Services Department.
22. The Arizona State Land Department will allow for a rezoning of the property back to S-1 without compensation if the City does not obtain within a year of this rezoning as least 3,900 acre-foot of CAP water needed to serve the site.
23. **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.**

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.

## Attachment E



### City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**To:** City of Phoenix Planning Commission **Date:** October 1, 2020

**From:** Joshua Bednarek *JB*  
Deputy Director, Planning Division

**Subject:** ITEM NO. 2 (Z-37-20-1) – NORTHWEST CORNER OF THE INTERSTATE 17 AND LOOP 303 FREEWAYS

This memo addresses the following modification to the Planned Unit Development (PUD) Narrative:

- Further locational restrictions for uses in the Freeway Mixed-Use Land Use District.
- Addition of an exhibit illustrating the required buffers for multi-family residential land uses in the Freeway Mixed-Use Land Use District.
- Modifications to the maximum building height standards for an area within the Technology Campus Land Use District.

The North Gateway Village Planning Committee (VPC) recommended approval of Z-37-20-1 at their September 10, 2020 meeting by a 5-0 vote.

Since the VPC's approval of the request, further analysis of the PUD has identified a need to refine geographic restrictions related to permitted uses within the Freeway Mixed-Use District. Language is proposed that would limit the location of automobile retail sales, camper sales and travel trailer or mobile home sales within the area bounded by SR-74 to the North, I-17 to the East, Dove Valley Road to the South, and 41st Avenue to the West. It was never intended for these uses to be permitted south of Dove Valley Road and the proposed modification to the PUD addresses this discrepancy.

The PUD Narrative proposes standards restricting the location of multifamily residential development within certain proximities of the Ben Avery Shooting Facility and the Technology Campus. A map has been created to illustrate these restrictions and the memo proposes to add this map as a new exhibit in the PUD Narrative.

Lastly, an omission in the PUD has been identified. Specifically, a provision regarding the allowance for additional height for a portion of the Technology Campus Land Use District is needed to address the envisioned uses for this portion of the PUD. The modified provision will allow for building height up to 150 feet for a maximum of 100 acres located along the Loop 303 Freeway between 43rd and 47th Avenues up to Dove Valley Road.

Staff recommends approval, subject to the revised stipulations below:

**Z-37-20-1 Revised Stipulations:**

1. An updated Development Narrative for the 3500 PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative dated September 1, 2020 as modified by the following stipulations:
  - A. PAGE 3, LIST OF FIGURES: ADD FIGURE 17 – RESIDENTIAL BUFFER EXHIBIT
  - B. PAGES 12 -13, MU-C PERMITTED USES: ADD THE LANGUAGE BELOW AS A NEW BULLET POINT FOR CONDITIONS FOR EACH OF THE FOLLOWING USES: AUTOMOBILE RETAIL SALES, CAMPER SALES, TRAVEL TRAILER, CAMPER, AND / OR MOBILE HOME SALES: THE ABOVE USE SHALL BE LOCATED WITHIN THE AREA BOUNDED BY SR-74 TO THE NORTH, I-17 TO THE EAST, DOVE VALLEY ROAD TO THE SOUTH, AND 41ST AVENUE TO THE WEST.
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  - E. PAGE 17, FOOTNOTE NO. 2: ADD REFERENCE TO FIGURE 17 – RESIDENTIAL BUFFER EXHIBIT
2. Developer shall dedicate and construct all right-of-way and roadways per the approved master street plans, as modified and approved by the Street

Transportation Department and the Planning and Development Department. All public roadways within the PUD shall be identified by future agreements to determine applicable funding responsibilities associated with infrastructure improvements.

3. The applicant shall submit a Traffic Impact Study (TIS) to the City for each Development Unit, or as modified by the Street Transportation Department. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City of Phoenix Street Transportation Department. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department Development Coordination Section.
4. The developer shall submit Master Street Design and Phasing Plans for each Development Unit as required by the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, or as modified by the Street Transportation Department and Planning and Development Department.
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6. The Arizona State Land Department and City of Phoenix will provide yearly updates to the North Gateway Village Planning Committee on the status of auctions and development within the PUD until the final property is auctioned.
7. No encroachment is allowed in the floodway without hydrologic and hydraulic analysis showing no rise in water surface elevation and increase in the special flood hazard area boundaries, as modified and approved by the Public Works Department and the Planning and Development Department.
8. The Developer is required to show the special flood hazard area boundary limits on plans and ensure that impacts to the proposed facilities and surrounding properties have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements prior to issuance of a grading permit.
9. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the south side of Carefree Highway and construct a 10-foot wide multi-use trail (MUT) within the easement as indicated in section 429 of the City of

Phoenix MAG Supplement, as approved by the Planning and Development Department.

10. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of the Ben Avery Shooting Facility. 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.
11. 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.
12. 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.
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22. The Arizona State Land Department will allow for a rezoning of the property back to S-1 without compensation if the City does not obtain within a year of this rezoning as least 3,900 acre-foot of CAP water needed to serve the site.

Exhibits:

- New Figure No. 17 – Residential Buffer Exhibit.

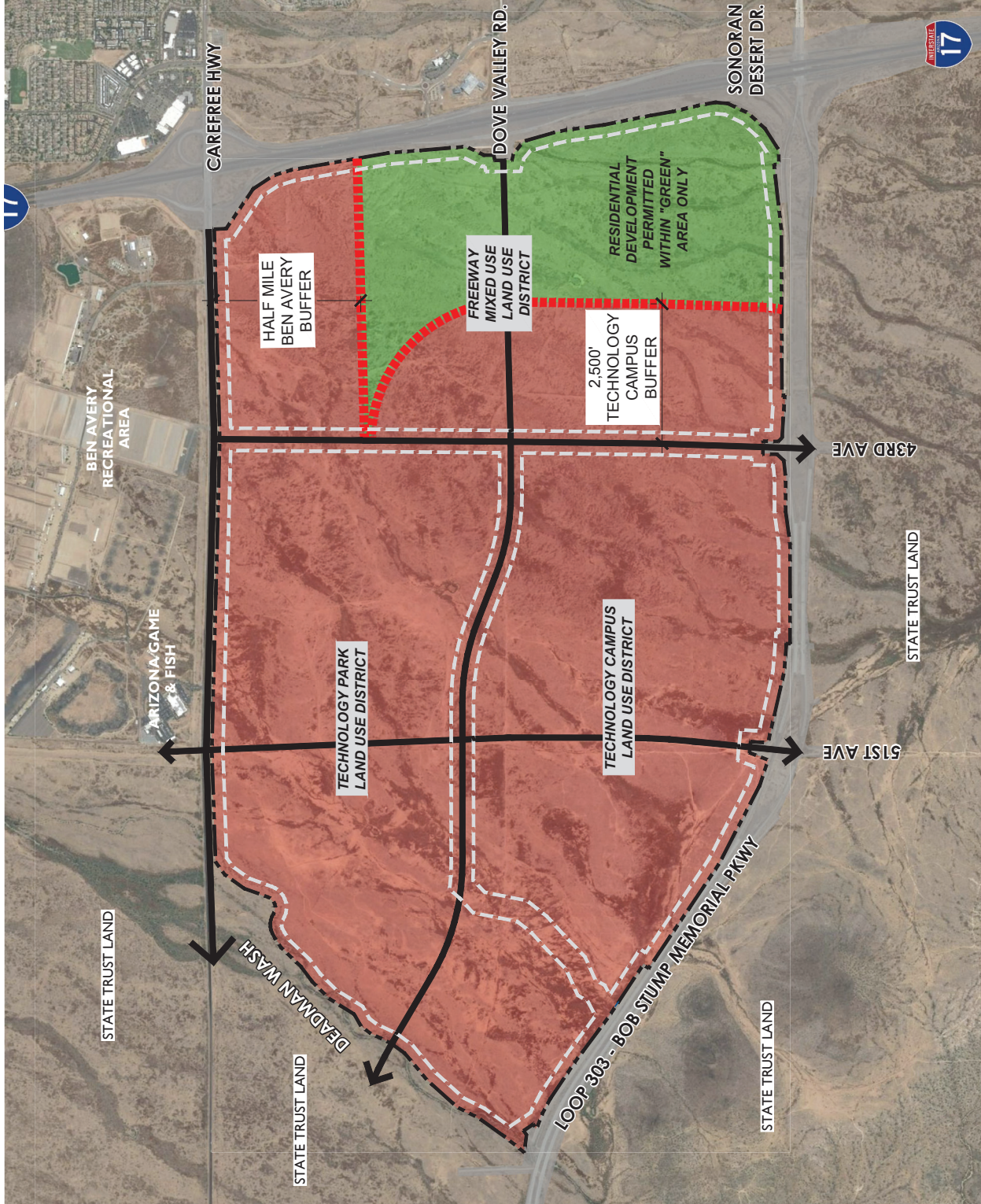
# NORTH PHOENIX 3500

## Planned Unit Development

### RESIDENTIAL BUFFER EXHIBIT

NOTE: THE CONCEPTUAL DEVELOPMENT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. LAND USE BOUNDARIES ARE SUBJECT TO CHANGE WITHOUT TRIGGERING A PUD AMENDMENT.

- LAND USE DISTRICT BOUNDARY
- RESIDENTIAL BUFFER LIMIT
- RESIDENTIAL DEVELOPMENT PROHIBITED
- RESIDENTIAL DEVELOPMENT PERMITTED



**WOOD PATEL**  
PHOENIX, AZ  
922/20  
# 20001880  
ASLD

**BIFISO**  
BERGIN, FRANKS, SMALLEY & OBERHOLTZER

ARIZONA STATE UNIVERSITY  
LAND DEPARTMENT  
PLANNING

PHOENIX, AZ  
922/20  
# 20001880  
ASLD

NOT TO SCALE

**RVI**

Illustration purposes only. Subject to change without notice.  
Copyright ©

## Attachment G

**From:** [linda slay](mailto:linda.slay)  
**To:** [Kristi Trisko](mailto:kristi.trisko@phoenix.gov)  
**Cc:** [R COTHERN](mailto:bcothern04@msn.com)  
**Subject:** Re: North Gateway Village Planning Committee  
**Date:** Friday, September 11, 2020 5:11:47 PM

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Thank you, Kristi.

I will be getting back to you. Linda

On Friday, September 11, 2020, 07:19:12 AM MST, Kristi Trisko <kristi.trisko@phoenix.gov> wrote:

Good morning Linda. I'm sorry that I didn't get your email until this am. But you have multiple opportunities to either speak or have your comments added to the dialogue for these cases via email.

GPA-NG-1-20-1 and companion case Z-37-20-1 are set to go to Planning Commission on October 1, 2020 and will then be tentatively placed on the City Council Agenda for October 21, 2020.

You can have your comments added to these cases by emailing them to me or contacting Racelle Escolar to be added to the Planning Commission Agenda to speak during the public input section for these items on October 1st. I've added Racelle to this email so you can reach out to her.

Kristi

Kristi Trisko  
Long Range Planning – Planner 3  
[kristi.trisko@phoenix.gov](mailto:kristi.trisko@phoenix.gov)  
Phone (602) 534-9938

-----Original Message-----

From: linda slay <[slaylinda@yahoo.com](mailto:slaylinda@yahoo.com)>  
Sent: Thursday, September 10, 2020 5:02 PM  
To: Kristi Trisko <[kristi.trisko@phoenix.gov](mailto:kristi.trisko@phoenix.gov)>  
Cc: R COTHERN <[bcothern04@msn.com](mailto:bcothern04@msn.com)>  
Subject: North Gateway Village Planning Committee

GPA-NG-1-20-1 and Z-37-20-1

Hello, Kristi.

I left you a voice mail regarding the above as well as this email. After looking at the agenda, I realize that I am too late to be registered as a speaker, but if the opportunity presents itself to speak during Item No. 5, public comments, I would take it. I plan to call in this evening. Both Bob Cothorn and I are members of the Black Canyon Trail Coalition. We are not objecting to the development, but would like to address the effect on planned and existing trail connectivity in the area. Thank you. Linda

Linda Slay  
623.698.5562  
[slaylinda@yahoo.com](mailto:slaylinda@yahoo.com)



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**Public Hearing - Amend City Code - Ordinance Adoption - Rezoning Application Z-30-20-5 - Southeast of the Southeast Corner of 107th Avenue and Camelback Road (Ordinance G-6755)**

Request to hold a public hearing on the rezoning application Z-30-20-5 for the following item and consider adoption of the Planning Commission's recommendation and the related Ordinance if approved. The request to rezone the site from R1-6, R1-6 SP, and C-2 to GC to allow all permitted and accessory uses within the Golf Course zoning district.

**Summary**

Current Zoning: R1-6 (0.32 acres), R1-6 SP (121.40 acres), and C-2 (1.20 acres)

Proposed Zoning: GC

Acreage: 122.92 acres

Proposed Use: All permitted and accessory uses within the Golf Course zoning district

Owner: VDP Property Holdings, LLC

Applicant: City of Phoenix, Planning Commission

Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Maryvale Village Planning Committee heard this case on Aug. 12, 2020 and recommended approval, per the staff recommendation by a 9-0 vote.

PC Action: The Planning Commission heard this case on Oct. 1, 2020 and recommended approval, per the Maryvale Village Planning Committee recommendation, by a 5-1 vote, with comments on allowed uses in the Golf Course District.

The Planning Commission recommendation was appealed and 3/4 vote petition was submitted on Oct. 8, 2020.

**A 3/4 vote is not required.**

**Location**

Southeast of the southeast corner of 107th Avenue and Camelback Road.

Council District: 5

Parcel Addresses: 4655 N. 103rd Ave.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE.**

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-30-20-5) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT), R1-6 SP (SINGLE-FAMILY RESIDENCE DISTRICT, SPECIAL PERMIT), AND C-2 (INTERMEDIATE COMMERCIAL) TO GC (GOLF COURSE DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 122.92 acre site located southeast of the southeast corner of 107th Avenue and Camelback Road in a portion of Section 20, Township 2 North, Range 1 East, as described more specifically in Exhibit "A," is hereby changed from 0.32 acres of "R1-6" (Single-Family Residence District), 121.40 acres of "R1-6 SP" (Single-Family Residence District, Special Permit), and 1.20 acres of "C-2" (Intermediate Commercial) to GC (Golf Course District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The monopalm site located approximately 1,200 feet south of the southeast corner of 103rd Avenue and Camelback Road (subject site of Special Permit Rezoning Case No. Z-SP-13-08-5) shall be in general conformance to the site plan and elevations date stamped November 6, 2013, with specific regard to the following elements:
  - a. The screen wall shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs
  - b. The gate shall include a decorative wrought iron gate with metal slats painted a complementary color to the screen wall.
  - c. Vines or shrubs shall be planted along the exterior of the six-foot high wall around the wireless equipment.
2. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 21st day of October,  
2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By: \_\_\_\_\_  
Julie Kriegh, Chief Assistant City Attorney *Pml*

REVIEWED BY:

\_\_\_\_\_  
Ed Zuercher, City Manager

Exhibits:  
A – Legal Description (2 Pages)  
B – Ordinance Location Map (1 Page)



EXHIBIT A

LEGAL DESCRIPTION FOR Z-30-20-5

102-17-199B

SECTION: 20, TOWNSHIP: 2 NORTH, RANGE: 1 EAST  
VILLA DE PAZ UNIT 1 MCR 135-22 TRACT 187 EX ANY PT LY WI-IN FAIRWAY  
VILLAS MCR 799-18 & EX TH PT LY WI-IN VILLA DE PAZ MCR 1027-30

102-17-466

SECTION: 20, TOWNSHIP: 2 NORTH, RANGE: 1 EAST  
VILLA DE PAZ UNIT THREE LOT E

102-17-635V

SECTION: 20, TOWNSHIP: 2 NORTH, RANGE: 1 EAST  
TH PT SEC DESC AS GOLF COURSE PROP ON DKT 15549-0 941 LY ADJ TO BDRY  
LNS OF VILLA DE PAZ UNIT 1 MCR 135-22 & VILLA DE PAZ UNIT 6 AMD MCR 213-  
8 & VILL A DE PAZ UNIT 7 MCR 228-43 EX ANY PT LY WI-IN PROP DEEDED TO  
CRAWFORD ON D-P 14982-1429 & EX ANY PT LY W-IN VILLA DE PAZ UNIT 8  
PHASE ONE

102-17-764D

SECTION: 20, TOWNSHIP: 2 NORTH, RANGE: 1 EAST  
VILLA DE PAZ UNIT 6 AMD MCR 213-8 TR K & ALSO PRT CAMPBELL AVE LY SLY  
OF LN THAT IS 38.76F SLY OF & CONCENTRIC MON LN OF SD CAMPBELL AVE &  
IS BO ON THE W BY NLY PROLG E LN LOT 436 & ON E BY NLY PROLG W LN LOT  
537 VILLA DE PAZ UNIT 6 P/F 09-0111364 EX TH PT DESC P/F 05-253989 & EX TH  
PT DESC P/F 04-1544928

102-17-873B

SECTION: 20, TOWNSHIP: 2 NORTH, RANGE: 1 EAST  
VILLA DE PAZ UNIT 9 MCR 215-3 TRACT C EX BEG SW COR LOT 19 VILLA DE PAZ  
UNIT IX AMD MCR 249-18 TH S 71D 48M E 98.45F TO WLY R/W 106TH AVE TH  
SWLY ALG CUR CONC TO SE DIST 133.76F TH S 3D 36M W 146.92F TH SWLY  
ALG CUR CONC TO N DIST 80.84F TH W 19.56F N 3D 36M E 149.83F N 6D 47M E  
82.08F N 14D 21M E 83.34F TH S 71D 48M E 1.55F TO POB

102-17-971

SECTION: 20, TOWNSHIP: 2 NORTH, RANGE: 1 EAST  
VILLA DE PAZ UNIT I MCR 135-22 ALL TRACT 185 LY NLY OF A LN PARA TO &  
706.13F S OF MOST NLY LN & PROL TH/OF SD TR 185 EX N 400F TH/OF & EX  
CUL-DE- SAC P/D 83-161915 & EX ANY PT LY WI-IN FAIRWAY VILAS MCR 799-18

102-17-989

SECTION: 20, TOWNSHIP: 2 NORTH, RANGE: 1 EAST

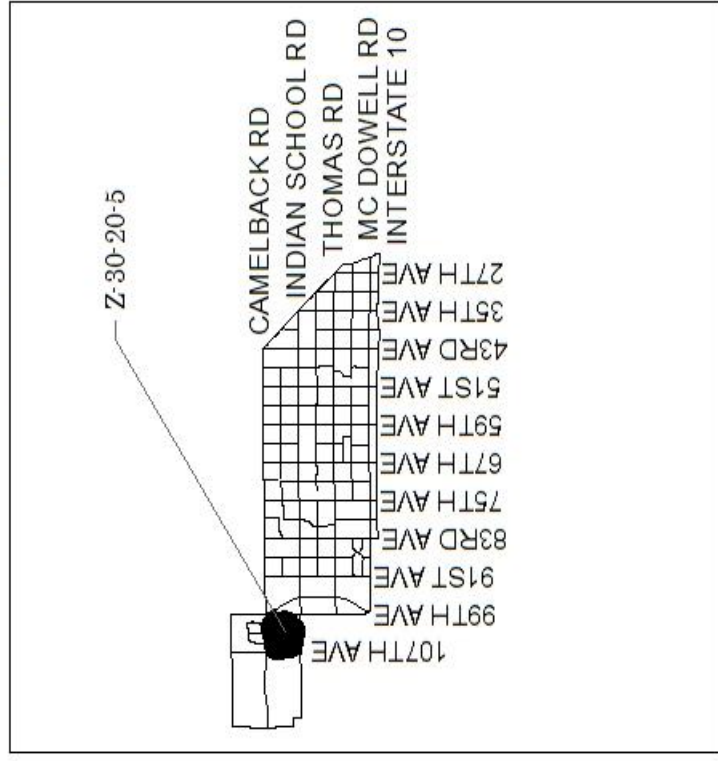
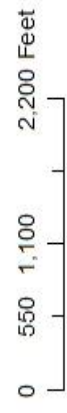
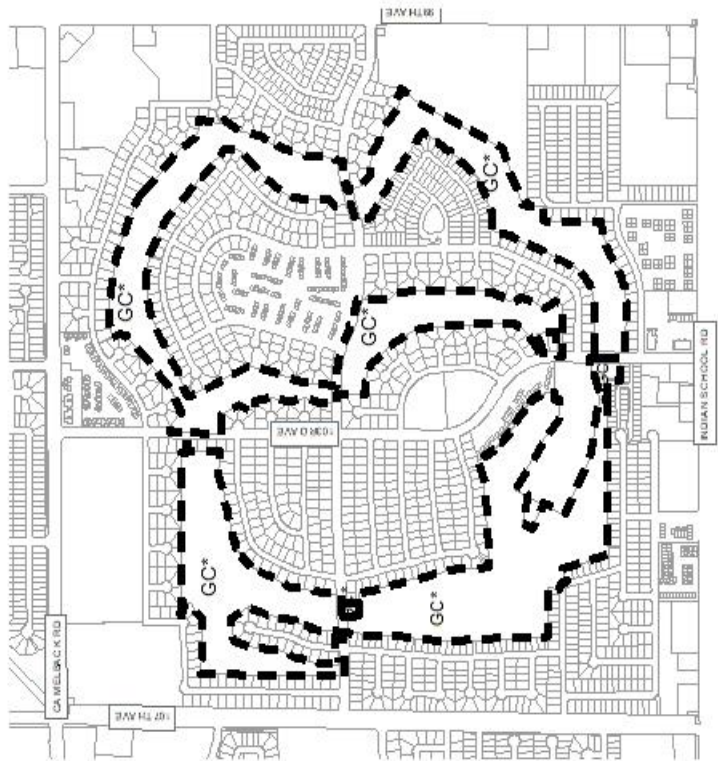
VILLA DE PAZ UNIT 1 MCR 135-22 TRACT 185 THE N 400F EX TH PT LY WI-IN  
VILLA DE PAZ MCR 1027-30

DRAFT

# ORDINANCE LOCATION MAP

Zoning Case Number: Z-30-20-5  
Zoning Overlay: N/A  
Planning Village: Maryvale

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -



NOT TO SCALE

Drawn Date: 9/28/2020

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# Attachment B



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-30-20-5**  
**August 3, 2020**

**Village Planning Committee Meeting Date:** August 12, 2020

**Planning Commission Hearing Date:** September 3, 2020

**Request From:** [R1-6 SP](#) (Single-Family Residence District, Special Permit) (121.40 acres), [R1-6](#) (Single-Family Residence District) (0.32 acres) and [C-2](#) (Intermediate Commercial) (1.20 acres)

**Request To:** [GC](#) (Golf Course District) (122.92 acres)

**Proposed Use:** All permitted and accessory uses within the Golf Course zoning district

**Location:** Southeast of the southeast corner of 107th Avenue and Camelback Road

**Owner:** VDP Property Holdings, LLC

**Applicant:** City of Phoenix Planning Commission

**Representative:** City of Phoenix Planning and Development Department

**Staff Recommendation:** Approval, subject to stipulations

<b><u>General Plan Conformity</u></b>			
<b><u>General Plan Land Use Map Designation</u></b>		Parks/Open Space-Privately Owned, Residential 3.5 to 5 dwelling units per acre	
<b><u>Street Map Classification</u></b>	Campbell Avenue	Minor Collector	40-foot north half street 40-foot south half street
	103rd Avenue	Minor Collector	40-foot east half street 40-foot west half street
<b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.</i></b>			

The golf course, as planned and developed in the 1970s, is an integral part of the neighborhood. The proposal will reinforce the existing neighborhood identity and character of the area by maintaining the golf course.

***STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; TOURISM FACILITIES; OPERATIONS TOOL: Maintain a world-class system of sports complexes, golf courses and desert preserves.***

The proposal will maintain the long-established golf course in the neighborhood.

### Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#): See Background Item No. 6 below.

[Complete Streets Guidelines](#): See Background Item No. 7 below.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 8 below.

[Reimagine Phoenix](#): See Background Item No. 9 below.

### Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant, prior golf course	R1-6, R1-6 SP, C-2
<b>North</b>	Single-family residences	R1-6, R-2, R-3
<b>South</b>	Single-family residences	R1-6, R-2, R-3
<b>East</b>	Single-family residences, multifamily residences	R1-6, R-2, R-3, R3-A
<b>West</b>	Single-family residences	R1-6, R-2, R-3

<b>GC (Golf Course District)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions Proposed</u></b>
Gross Acreage	-	122.92
Total Number of Units	N/A	None
Density (units/gross acre), Maximum	Not Permitted	None
Lot Coverage	5% maximum	Not known
Building Height, Maximum	2 stories and 30 feet	No proposed buildings (met)
<b>Perimeter Building and Parking Lot Setbacks</b>		
All perimeter lot lines	40 feet minimum	Existing parking lot approximately, 0 feet (not met)
<b>Parking</b>		
Total required parking	36 spaces minimum -2 spaces per hole -2 spaces per designated station on the driving range tee area -1 space per 50 square feet of dining area (indoor and outdoor combined) -1 space per 300 square feet of retail sales area -1 space per golf course facility staff -1 space per 500 square feet of putting and chipping green	76 existing spaces (met)

**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone 122.92 acres located southeast of the southeast corner of 107th Avenue and Camelback Road, known as the Villa de Paz golf course, from R1-6 SP (Single-Family Residence District, Special Permit), R1-6 (Single-Family Residence District) and C-2 (Intermediate Commercial) to GC (Golf Course District) to allow all permitted and accessory uses within the Golf Course zoning district. The Golf Course District allows for a golf course with accessory uses such as a clubhouse, driving range, parking lot, maintenance facility and a restaurant.

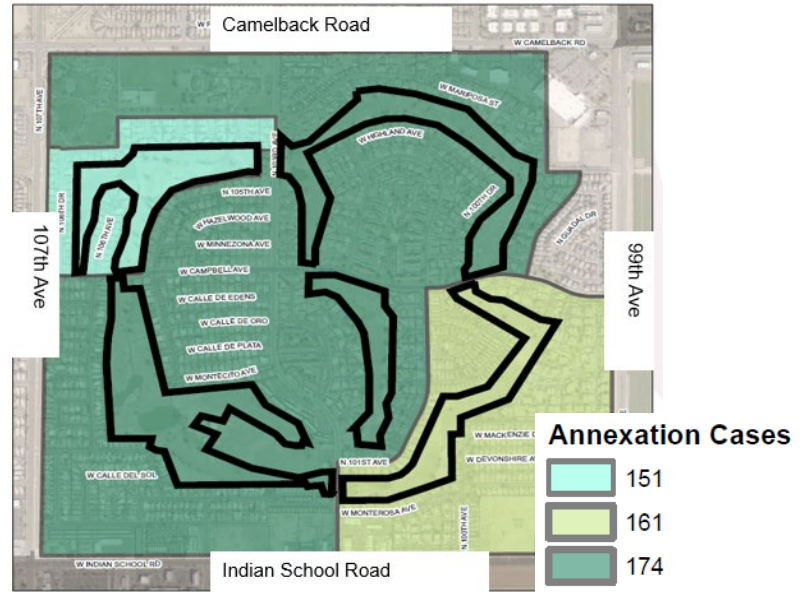
**BACKGROUND**

2. The Villa de Paz golf course and surrounding residential development was Master

Planned and entitled in unincorporated Maricopa County in the 1970s. This area was later annexed into the City of Phoenix through a series of three annexations in 1990, 1991 and 1995.

Annexation 151 was approved by Phoenix City Council on March 14, 1990 and encompassed approximately 47.36 acres in the northwestern quadrant of the Villa de Paz Master Plan area. At the time of annexation, the site was provided with equivalency city zoning of R1-6 (Single-Family Residence District) and R1-6 SP (Single-Family Residence District, Special Permit) for a golf course. No stipulations were associated with the approval of the annexation request.

Figure A. Annexation Site Map



Source: City of Phoenix Planning and Development Department

Annexation 161 approved R1-6 (Single-Family Residence District), R1-6 SP (Single-Family Residence District, Special Permit), R-2 (Multifamily Residence District), R-3 (Multifamily Residence District), R-4A (Multifamily Residence - General), PSC (Planned Shopping Center District), C-2 (Intermediate Commercial) and C-3 zoning (General Commercial) zoning on approximately 134.4 acres in the southeast quadrant of the master plan area. The R1-6 SP portion permitted a golf course use. This annexation was approved by the Phoenix City Council on September 11, 1991 and included stipulations requiring compliance with residential unit plans of development for the R-2 and R-3 portions of the annexation area.

Annexation 174 was approved by Phoenix City Council on May 3, 1995. The approximately 405.38-acre annexation included the remainder of the golf course area and approved R1-6 (Single-Family Residence District), R1-6 SP (Single-Family Residence District, Special Permit), R-3 (Multifamily Residence District), R-4A (Multifamily Residence – General), C-1 (Neighborhood Retail), C-2 (Intermediate Commercial) and C-3 (General Commercial) zoning for the site. This approval included a stipulation requiring that the R1-6, R-3 and R-4A zoned portion of the site comply with the Villa de Paz Neighborhood Unit Plan of Development dated May 12, 1973, which depicted golf course tracts throughout the annexation area.

Recent Activity



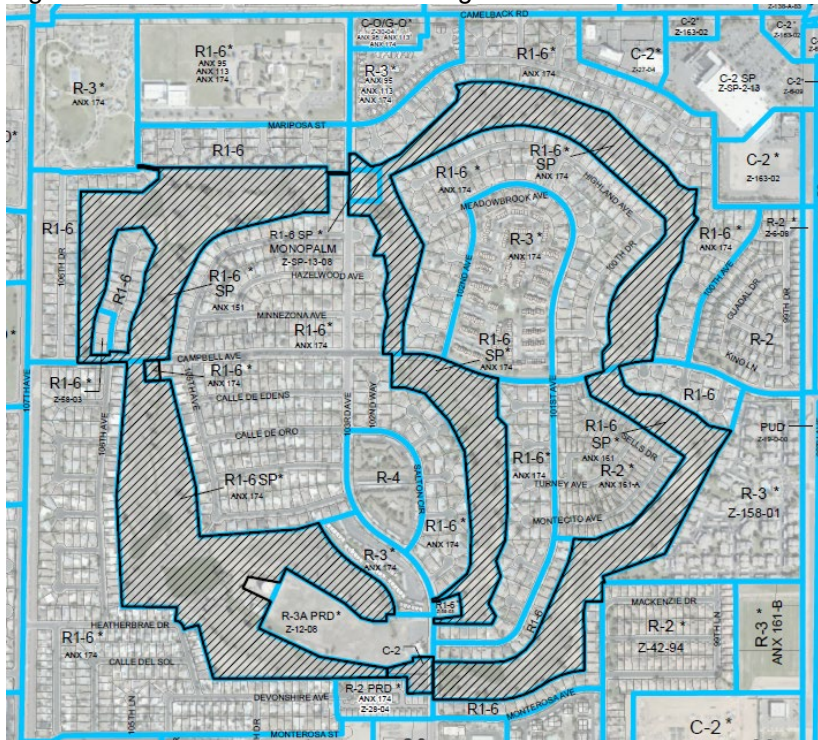


September 27, 2019.

### SURROUNDING LAND USES AND ZONING

3. The site is currently vacant and was previously used as a golf course. The site consists of 121.40 acres zoned R1-6 SP (Single-Family Residence District, Special Permit), 0.32 acres zoned R1-6 (Single-Family Residence District), and 1.20 acres zoned C-2 (Intermediate Commercial). Surrounding the subject site are single-family residences, condominiums and multifamily residences, known as the Villa de Paz neighborhood, shown in Figure C below.

Figure C. Site Context and Surrounding Land Uses



Source: City of Phoenix Planning and Development Department

### GENERAL PLAN LAND USE MAP DESIGNATIONS

4. The General Plan Land Use Map designation for much of the site is Parks/Open Space-Privately Owned, with four smaller sites designated as Residential 3.5 to 5 dwelling units per acre. Parks/Open Space-Privately Owned is a land use category that denotes privately owned natural areas and recreational amenities such as golf courses. The proposal for GC zoning is consistent with the Parks/Open Space-Privately Owned General Plan Land Use Map designation.

Figure D. Existing General Plan Land Use Map Designation



Source: City of Phoenix Planning and Development Department

## PROPOSAL

5. The proposal is to maintain the existing golf course on the subject site. Therefore, there are no proposed changes to the site. The proposed stipulations encompass the existing stipulation for Z-SP-13-08 for the monopole and wireless communication equipment, as addressed in Stipulation No. 1.

## STUDIES AND POLICIES

### 6. [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. The proposal to maintain the existing golf course contributes to the urban forest by preserving the existing open space area to allow for existing vegetation to remain on site.

### 7. [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. The proposal to maintain the existing golf course does not address street improvements.

8. **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. The proposal to maintain the existing golf course does not address bicycle infrastructure.

9. **Reimagine Phoenix**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The proposal does not address recycling services.

COMMUNITY INPUT SUMMARY

10. The applicant has completed the Citizen Participation requirements as outlined in the Rezoning Process Packet. As of the writing of this report, staff has received twenty-one comments regarding this proposed rezoning application. Twenty of the comments support maintaining the golf course and one comment shared concerned with the wildlife in the area.

INTERDEPARTMENTAL COMMENTS

11. The Public Transit Department requested clearly defined pedestrian pathways connecting building entries and exits to the sidewalks, and trees to be placed to provide 75 percent shade on all pedestrian pathways. No changes are proposed to the existing site, therefore no stipulations were added regarding pedestrian pathways linking building entrances or shading the pedestrian pathways.
12. The Floodplain Division of the Public Works Department determined the site is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 1695 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
13. The City of Phoenix Water Services Department noted the property has existing water and sewer mains that can potentially serve the site and a sewer main extension may be required. However, the requirements and assurances for water and sewer service are determined during the site plan application review.
14. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the Phoenix Fire Code. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

OTHER

15. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33 feet of the discovery and the City of Phoenix

Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 2.

16. 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 abandonments may be required.

### **Findings**

1. The proposal is consistent with the Phoenix General Plan Land Use Map designation of Parks/Open Space-Privately Owned.
2. The proposal will maintain the existing open space and will reinforce the existing neighborhood identity and character of the area.
3. The proposal is compatible with the existing use on the site.

### **Stipulations**

1. The monopalm site located approximately 1,200 feet south of the southeast corner of 103rd Avenue and Camelback Road (subject site of Special Permit Rezoning Case No. Z-SP-13-08-5) shall be in general conformance to the site plan and elevations date stamped November 6, 2013, with specific regard to the following elements:
  - a. The screen wall shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs
  - b. The gate shall include a decorative wrought iron gate with metal slats painted a complementary color to the screen wall.
  - c. Vines or shrubs shall be planted along the exterior of the six-foot high wall around the wireless equipment.
2. 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**

Sarah Stockham  
August 3, 2020

**Team Leader**

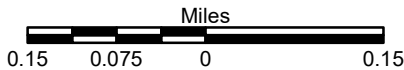
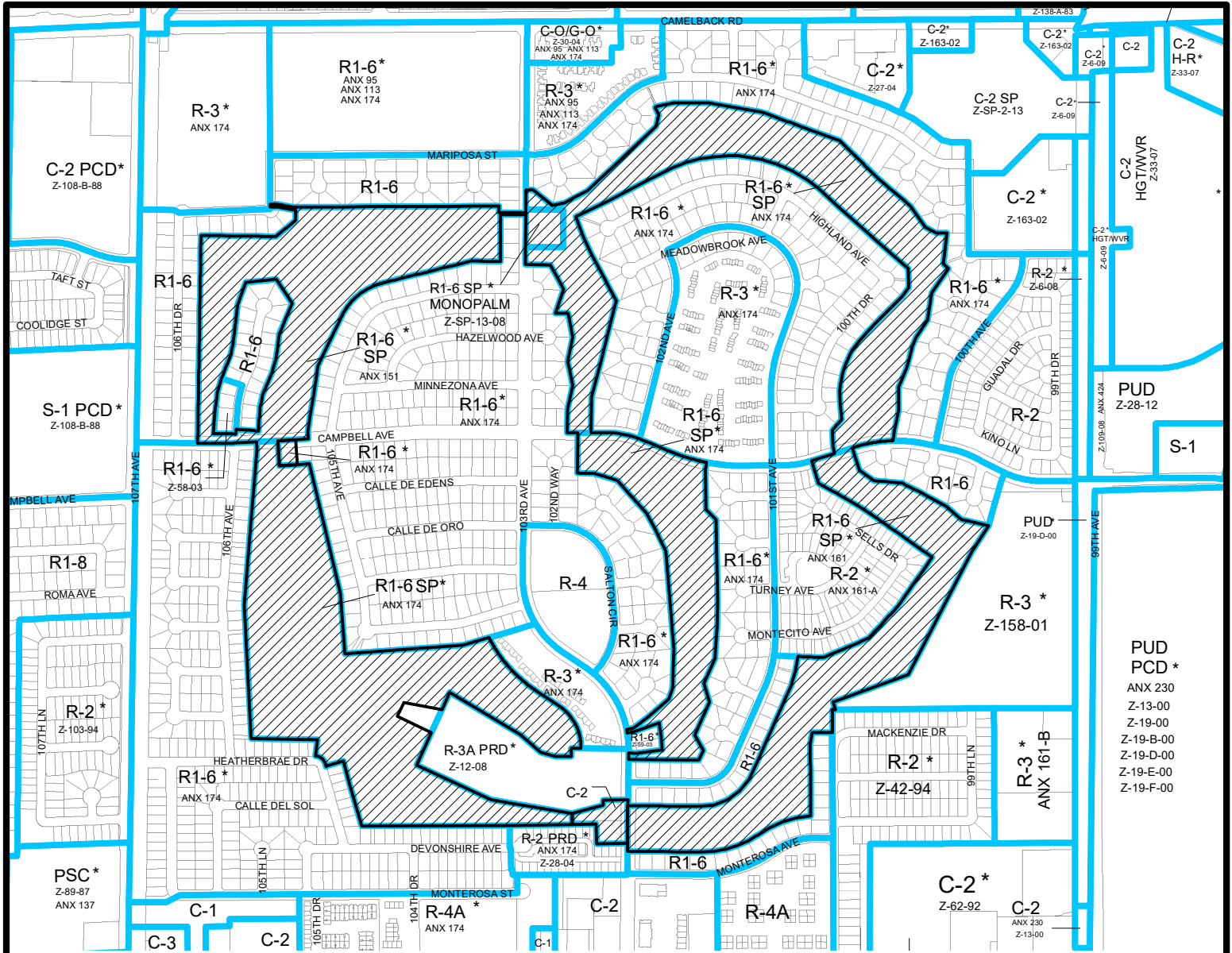
Samantha Keating

**Exhibits**

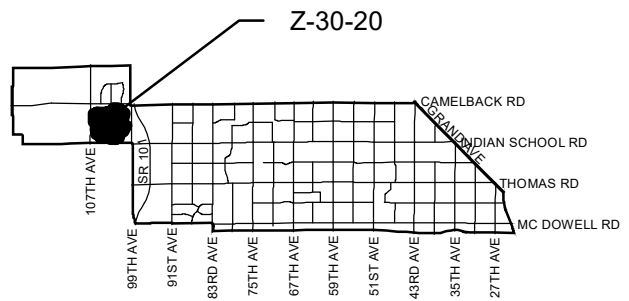
Zoning sketch map

Aerial sketch map

Correspondence (27 pages)

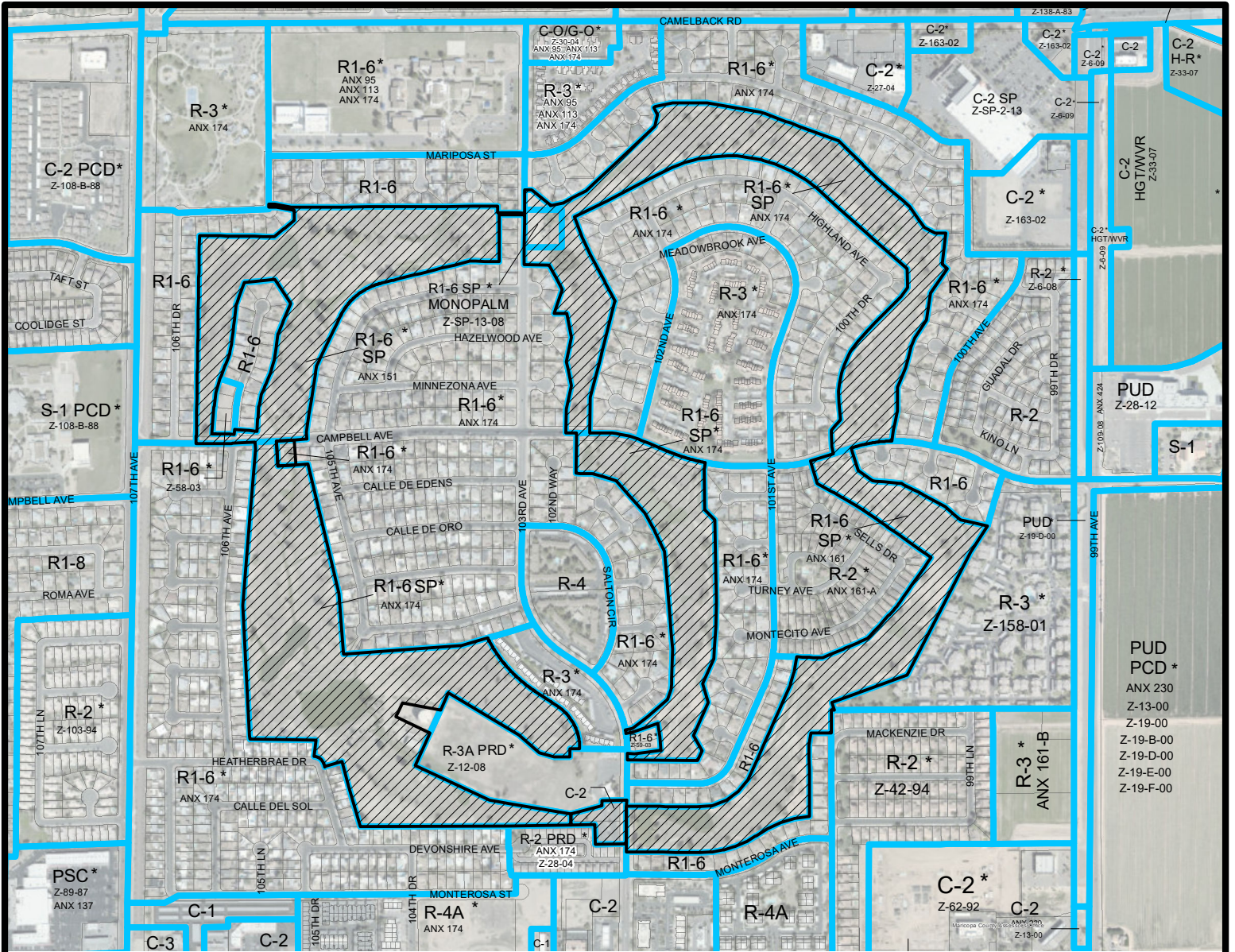


**MARYVALE VILLAGE**  
CITY COUNCIL DISTRICT: 5



<b>APPLICANT'S NAME:</b> City of Phoenix Planning Commission		<b>REQUESTED CHANGE:</b> FROM: R1-6 ( 0.32 a.c.) R1-6 SP ( 121.40 a.c.) C-2 ( 1.20 a.c.)  TO: GC ( 122.92 a.c.)	
<b>APPLICATION NO.</b> Z-30-20	<b>DATE:</b> 6/16/2020 <b>REVISION DATES:</b> 6/17/2020 7/16/2020		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>122.92 Acres</b>	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 17-3, QS 17-4 QS 18-3, QS 18-4	<b>ZONING MAP</b>  H-2	
<b>MULTIPLES PERMITTED</b> R1-6, R1-6 SP, C-2 GC	<b>CONVENTIONAL OPTION</b> 1, 643, 17 N/A	<b>* UNITS P.R.D. OPTION</b> 2, 789, 21 N/A	

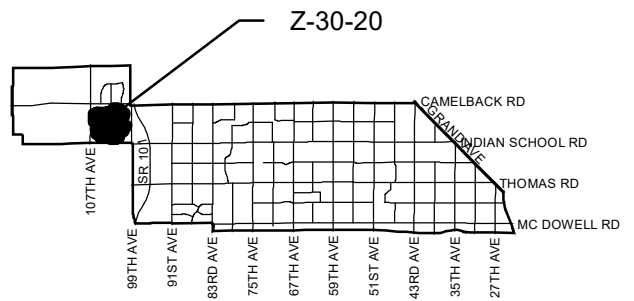
\* Maximum Units Allowed with P.R.D. Bonus



Miles

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**MARYVALE VILLAGE**  
CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: City of Phoenix Planning Commission

APPLICATION NO. Z-30-20

DATE: 6/16/2020  
REVISION DATES:

6/17/2020	7/16/2020		
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GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

122.92 Acres

AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP
QS 17-3, QS 17-4	H-2
QS 18-3, QS 18-4	

REQUESTED CHANGE:

FROM: R1-6 ( 0.32 a.c.)  
R1-6 SP ( 121.40 a.c.)  
C-2 ( 1.20 a.c.)

TO: GC ( 122.92 a.c.)

MULTIPLES PERMITTED

R1-6, R1-6 SP, C-2  
GC

CONVENTIONAL OPTION

1, 643, 17  
N/A

\* UNITS P.R.D. OPTION

2, 789, 21  
N/A

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

## Correspondence

**From:** [What ever](#)  
**To:** [Sarah Stockham](#)  
**Subject:** VDP Golf course  
**Date:** Wednesday, July 15, 2020 7:01:38 PM

---

Good Evening Ms.

Stockham My concern is the wild life that depends on the golf course. They have bull dozed 80% of the trees. We did have owls, hawks, cranes, geese, ducks fish turtles. and of course coyotes, rabbits, etc. Gone!!!!

My concern is the pond on 103<sup>rd</sup> Ave. It is green thick sludge. The smell is breath taking. The nats, flies, bugs are so thick that I cross the street to walk my dogs. However, The smell follows a long way. People with pool have to keep them up to par. I'm concerned about the wildlife. And the diseases of that pond. Been that bad for a very long time. I'm glad I don't have property by the pond. Flies must be awful. Thank you for your time.

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows 10



**From:** [CELESTE CASTORENA](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Application to rezone Villa de Paz Golf Course  
**Date:** Wednesday, July 15, 2020 7:29:29 PM

---

Hello, Sarah.

Thank you for adding this email to the record of tonight's neighborhood meeting. Our family is in full support of the proposed zoning change from R1-6, R1-6 SP & C-2 to GC, as we would like to see the three areas in question remain a golf course with accessory uses. In these covid-19 times, open space and sports that can be played using social distancing are extra important to maintain. Additionally, we must think and plan with future focus. Our neighborhood is united to oppose further development. It is dense enough. We are also united in supporting the golf course and re-building a collaborative relationship that entices golfers to enjoy the golf course and all generations to learn the sport.

Wishing you health & PAZ,

Celeste M. Castorena, Cesario C. Castorena & daughters Carmen & Esperanza

10122 W. Roma Ave., Phx 85037 ( Villa de Paz residents since 2003)

602-430-9714 (celular phone)

CITY OF PHOENIX

JUL 20 2020

Sarah Stockham

Planning & Development  
Department

This letter is in regards to the rezoning of the Villa de Paz golf course.

We have lived here for 30 plus years paying taxes on a lot that backed up to the course. We are not in favor of the rezoning to build homes. The traffic is bad enough, we don't need anything to make it worse.

We bought this house because it sits on a golf course, and we feel it needs to stay as a golf course.

Thank you

Barbara & Donald Jay  
4247 N 101 AVE

PHX AZ 85037

623-877-2605

**From:** [Carlo Legoretta](mailto:Carlo.Legoretta)  
**To:** [jpcabrera2@aol.com](mailto:jpcabrera2@aol.com); [Sarah Stockham](mailto:Sarah.Stockham)  
**Cc:** [k\\_bacco@msn.com](mailto:k_bacco@msn.com); [lhjo@yahoo.com](mailto:lhjo@yahoo.com); [daisyspin@gmail.com](mailto:daisyspin@gmail.com); [rdelgado1349@gmail.com](mailto:rdelgado1349@gmail.com); [202duane@gmail.com](mailto:202duane@gmail.com); [milurose@msn.com](mailto:milurose@msn.com); [Shannahowell24@aol.com](mailto:Shannahowell24@aol.com); [wkolpack@gmail.com](mailto:wkolpack@gmail.com); [mik3alccal@gmail.com](mailto:mik3alccal@gmail.com); [Connieboden@msn.com](mailto:Connieboden@msn.com); [dominicvalley@hotmail.com](mailto:dominicvalley@hotmail.com); [Linzejimeneze@gmail.com](mailto:Linzejimeneze@gmail.com); [auterino@msn.com](mailto:auterino@msn.com); [gbliss78@gmail.com](mailto:gbliss78@gmail.com); [ccastorena@cox.net](mailto:ccastorena@cox.net); [debch1958@gmail.com](mailto:debch1958@gmail.com); [gwennferris@gmail.com](mailto:gwennferris@gmail.com); [chiquita.one86@ymail.com](mailto:chiquita.one86@ymail.com); [danh@centurylink.net](mailto:danh@centurylink.net); [dntharg@gmail.com](mailto:dntharg@gmail.com); [rogrobked@msn.com](mailto:rogrobked@msn.com); [bell33me2@gmail.com](mailto:bell33me2@gmail.com); [djay7@cox.net](mailto:djay7@cox.net); [kkimbler@live.com](mailto:kkimbler@live.com); [nicolemanhardt@gmail.com](mailto:nicolemanhardt@gmail.com); [dotmor1@cox.net](mailto:dotmor1@cox.net); [cbllcaz@gmail.com](mailto:cbllcaz@gmail.com); [michelleprealty@gmail.com](mailto:michelleprealty@gmail.com); [vppollack@hotmail.com](mailto:vppollack@hotmail.com); [beeromo13@gmail.com](mailto:beeromo13@gmail.com); [johnrachel@q.com](mailto:johnrachel@q.com); [gregsanders79@gmail.com](mailto:gregsanders79@gmail.com); [tcsaville@gmail.com](mailto:tcsaville@gmail.com); [serranitoi@yahoo.com](mailto:serranitoi@yahoo.com); [dusty4angel@gmail.com](mailto:dusty4angel@gmail.com); [njeromew@gmail.com](mailto:njeromew@gmail.com); [frankwarriner@yahoo.com](mailto:frankwarriner@yahoo.com); [jd9176@aol.com](mailto:jd9176@aol.com); [rickndavid@yahoo.com](mailto:rickndavid@yahoo.com); [Ken Dubose](mailto:Ken.Dubose); [jabcd5@yahoo.com](mailto:jabcd5@yahoo.com); [victoriastahl45@gmail.com](mailto:victoriastahl45@gmail.com); [frannysharpe@gmail.com](mailto:frannysharpe@gmail.com); [danpatch155@cox.net](mailto:danpatch155@cox.net); [aliciaprimer1@gmail.com](mailto:aliciaprimer1@gmail.com); [Alan Gaugert](mailto:Alan.Gaugert); [bigtoe1951@yahoo.com](mailto:bigtoe1951@yahoo.com); [jefortune2@gmail.com](mailto:jefortune2@gmail.com); [cb.moore@yahoo.com](mailto:cb.moore@yahoo.com); [mcarwash@gmail.com](mailto:mcarwash@gmail.com); [flutechick1@cox.net](mailto:flutechick1@cox.net); [marciburrough@yahoo.com](mailto:marciburrough@yahoo.com); [shelleyjeffrey52@gmail.com](mailto:shelleyjeffrey52@gmail.com); [gpfordyce@shaw.ca](mailto:gpfordyce@shaw.ca); [netfish909@gmail.com](mailto:netfish909@gmail.com); [merk65@live.com](mailto:merk65@live.com); [4309house@gmail.com](mailto:4309house@gmail.com); [dvmx77@gmail.com](mailto:dvmx77@gmail.com); [jeff.j.otoole@gmail.com](mailto:jeff.j.otoole@gmail.com); [jnitumlinson@gmail.com](mailto:jnitumlinson@gmail.com); [lu28mom@hotmail.com](mailto:lu28mom@hotmail.com); [jfrance1@msn.com](mailto:jfrance1@msn.com); [brian@glockster.net](mailto:brian@glockster.net); [kateco96@msn.com](mailto:kateco96@msn.com); [overtons@comcast.net](mailto:overtons@comcast.net); [foreverhisglory@gmail.com](mailto:foreverhisglory@gmail.com); [execcck@gmail.com](mailto:execcck@gmail.com); [azeve2013@gmail.com](mailto:azeve2013@gmail.com); [vdpphx@gmail.com](mailto:vdpphx@gmail.com); [execcck@gmail.com](mailto:execcck@gmail.com)  
**Subject:** Re: We Support Villa de Paz Golf Course - Rezoning  
**Date:** Thursday, July 30, 2020 4:17:38 PM

---

I vote yes.

[Sent from Yahoo Mail for iPhone \[overview.mail.yahoo.com\]](#)

On Thursday, July 30, 2020, 3:01 PM, [jpcabrera2@aol.com](mailto:jpcabrera2@aol.com) wrote:

Hello Ms Stockham.

We hope you and your family are safe and healthy. My family and I live in Villa De Paz. We purchased our condo about two years ago. We support the rezoning plan. We do not want any buildings and/or new housing built in Villa De Paz and including any portion of the golf course. Furthermore, we would like to know how to permanently have golf course remain as Zero zoning?

How would Vila de Paz owners go about making Golf Course permanently zoned as non-residential?

Could you please provide us with names and emails of the Phoenix representatives who will be ultimately voting on the Villa de Paz rezoning?

Ideally, the Villa De Paz golf course would be a wonderful natural space that all residents could enjoy by including walking paths.

Thank you!

John P. Cabrera and Eileen Del Pino  
owners at Villa De Paz  
4601 N. 102<sup>nd</sup> Ave.  
Phoenix, AZ 85037

**From:** [jpcabrera2@aol.com](mailto:jpcabrera2@aol.com)  
**To:** [Sarah Stockham](mailto:Sarah_Stockham)  
**Cc:** [cleqor123@yahoo.com](mailto:cleqor123@yahoo.com); [k\\_bacco@msn.com](mailto:k_bacco@msn.com); [lhjo@yahoo.com](mailto:lhjo@yahoo.com); [daisyspin@gmail.com](mailto:daisyspin@gmail.com); [rdelgado1349@gmail.com](mailto:rdelgado1349@gmail.com); [202duane@gmail.com](mailto:202duane@gmail.com); [milurose@msn.com](mailto:milurose@msn.com); [Shannahowell24@aol.com](mailto:Shannahowell24@aol.com); [wkolpack@gmail.com](mailto:wkolpack@gmail.com); [mik3alccal@gmail.com](mailto:mik3alccal@gmail.com); [Connieboden@msn.com](mailto:Connieboden@msn.com); [dominicvalley@hotmail.com](mailto:dominicvalley@hotmail.com); [Linzejimeneze@gmail.com](mailto:Linzejimeneze@gmail.com); [auterino@msn.com](mailto:auterino@msn.com); [gbliss78@gmail.com](mailto:gbliss78@gmail.com); [ccastorena@cox.net](mailto:ccastorena@cox.net); [debch1958@gmail.com](mailto:debch1958@gmail.com); [gwennferris@gmail.com](mailto:gwennferris@gmail.com); [chiquita.one86@ymail.com](mailto:chiquita.one86@ymail.com); [danh@centurylink.net](mailto:danh@centurylink.net); [dntharg@gmail.com](mailto:dntharg@gmail.com); [rogrobked@msn.com](mailto:rogrobked@msn.com); [bell33me2@gmail.com](mailto:bell33me2@gmail.com); [djay7@cox.net](mailto:djay7@cox.net); [kkimbler@live.com](mailto:kkimbler@live.com); [nicolemanhardt@gmail.com](mailto:nicolemanhardt@gmail.com); [dotmor1@cox.net](mailto:dotmor1@cox.net); [cblcaz@gmail.com](mailto:cblcaz@gmail.com); [michelleprealty@gmail.com](mailto:michelleprealty@gmail.com); [vppollack@hotmail.com](mailto:vppollack@hotmail.com); [beeromo13@gmail.com](mailto:beeromo13@gmail.com); [johnrachel@q.com](mailto:johnrachel@q.com); [gregsanders79@gmail.com](mailto:gregsanders79@gmail.com); [tcsaville@gmail.com](mailto:tcsaville@gmail.com); [serranitoi@yahoo.com](mailto:serranitoi@yahoo.com); [dusty4angel@gmail.com](mailto:dusty4angel@gmail.com); [njeromew@gmail.com](mailto:njeromew@gmail.com); [frankwarriner@yahoo.com](mailto:frankwarriner@yahoo.com); [jdw9176@aol.com](mailto:jdw9176@aol.com); [rickndavid@yahoo.com](mailto:rickndavid@yahoo.com); [Ken Dubose](mailto:Ken_Dubose); [jabcd5@yahoo.com](mailto:jabcd5@yahoo.com); [victoriastahl45@gmail.com](mailto:victoriastahl45@gmail.com); [frannysharpe@gmail.com](mailto:frannysharpe@gmail.com); [danpatch155@cox.net](mailto:danpatch155@cox.net); [aliciaprimer1@gmail.com](mailto:aliciaprimer1@gmail.com); [Alan Gaugert](mailto:Alan_Gaugert); [bigtoe1951@yahoo.com](mailto:bigtoe1951@yahoo.com); [jefortune2@gmail.com](mailto:jefortune2@gmail.com); [cb.moore@yahoo.com](mailto:cb.moore@yahoo.com); [mcarwash@gmail.com](mailto:mcarwash@gmail.com); [flutechick1@cox.net](mailto:flutechick1@cox.net); [marciburrough@yahoo.com](mailto:marciburrough@yahoo.com); [shelleyjeffrey52@gmail.com](mailto:shelleyjeffrey52@gmail.com); [gpfordyce@shaw.ca](mailto:gpfordyce@shaw.ca); [netfish909@gmail.com](mailto:netfish909@gmail.com); [merk65@live.com](mailto:merk65@live.com); [4309house@gmail.com](mailto:4309house@gmail.com); [dvmx77@gmail.com](mailto:dvmx77@gmail.com); [jeff.j.otoole@gmail.com](mailto:jeff.j.otoole@gmail.com); [jntumlinson@gmail.com](mailto:jntumlinson@gmail.com); [lu28mom@hotmail.com](mailto:lu28mom@hotmail.com); [jfrance1@msn.com](mailto:jfrance1@msn.com); [brian@glockster.net](mailto:brian@glockster.net); [kateco96@msn.com](mailto:kateco96@msn.com); [overtons@comcast.net](mailto:overtons@comcast.net); [foreverhisglory@gmail.com](mailto:foreverhisglory@gmail.com); [execck@gmail.com](mailto:execck@gmail.com); [azeve2013@gmail.com](mailto:azeve2013@gmail.com); [vdpphx@gmail.com](mailto:vdpphx@gmail.com); [execck@gmail.com](mailto:execck@gmail.com)  
**Subject:** We Support Villa de Paz Golf Course - Rezoning  
**Date:** Thursday, July 30, 2020 3:01:57 PM

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Hello Ms Stockham.

We hope you and your family are safe and healthy. My family and I live in Villa De Paz. We purchased our condo about two years ago. We support the rezoning plan. We do not want any buildings and/or new housing built in Villa De Paz and including any portion of the golf course. Furthermore, we would like to know how to permanently have golf course remain as Zero zoning?

How would Vila de Paz owners go about making Golf Course permanently zoned as non-residential?

Could you please provide us with names and emails of the Phoenix representatives who will be ultimately voting on the Villa de Paz rezoning?

Ideally, the Villa De Paz golf course would be a wonderful natural space that all residents could enjoy by including walking paths.

Thank you!

John P. Cabrera and Eileen Del Pino  
owners at Villa De Paz  
4601 N. 102<sup>nd</sup> Ave.  
Phoenix, AZ 85037

**From:** [Linda Holland-Ojeda](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Rezoning for Villa de Paz  
**Date:** Thursday, July 30, 2020 3:03:48 PM

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Hello, my vote is YES, please do not build condos on our golf course. Linda Holland 4445 N 101st Avenue, Phx AZ 85037.

[Sent from Yahoo Mail on Android \[go.onelink.me\]](#)

**From:** [Mike Alcala](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de paz golf course  
**Date:** Thursday, July 30, 2020 3:48:11 PM

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Hi Sarah, I hope you are doing well. I'd like to thank you for being a person of contact for all of us that support the golf course.

I wanted to share with you a why I support the golf course at villa de paz. My girlfriend and I had searched for over a year to find a home for us. I grew up in Phoenix and have always looked forward to owning a home in Phoenix. Throughout our house hunting we saw everything from new and used homes in Tempe, Mesa, Glendale, Tolleson (which is where I went to high school) Goodyear and Surprise. The very last house we saw was right here in villa de paz. We love this area! The golf park was the number one reason we decided to purchase THIS house in December of 2019. My girlfriend and I needed quiet home as we are expecting our first baby girl and we are excited to raise our daughter here in this peaceful, quiet neighborhood. This is why I really stand against housing development in the golf course, which is directly behind our house. I really feel a rise in density, traffic, noise from more dwellings and the deficiency of public health and safety buildings, schools and other infrastructure will ruin the neighborhood.

We both look forward to seeing the golf park once again as it was when it was first built!

Thank you for your time, I wish you a great week and I hope you stay safe and healthy during these times.

Mike and Priscilla  
Villa de Paz  
4721 N. 103rd Dr.  
Phoenix, Az

**From:** [flutechick1](#)  
**To:** [Sarah Stockham](#)  
**Cc:** [jeff.j.otoole@gmail.com](mailto:jeff.j.otoole@gmail.com)  
**Subject:** Villa de Paz golf course  
**Date:** Thursday, July 30, 2020 4:44:47 PM

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I am writing to let you know that I support the rezoning that would deny development of the Villa de Paz Golf Course.

I am an elementary school music teacher who purchased a home in this neighborhood 8 years ago. In addition to being an affordable area for public school teachers to still buy a home, I have always felt fortunate to live right on a beautiful golf course.

Two years ago developers came in, bought the course, shut it down, neglected it and hoped we in the neighborhood were too poor and lazy to put up a fight.

This is me fighting.

Please put families and individuals in front of those that only seek to profit.

Sincerely,  
Tricia White

Sent from my T-Mobile 4G LTE Device

**From:** [Alicia Primera](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz. I vote yes  
**Date:** Friday, July 31, 2020 2:05:16 PM

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**From:** [ANDREA MIRANDA](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Golf Course  
**Date:** Friday, July 31, 2020 2:17:20 PM

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Hello Sarah. I have been a resident of Villa de Paz off and on for over 35 years. We purchased a home on the beautiful 16th hole of the golf course back in 2017. Months later the golf course was shut down and what was once a beautiful view of green grass and trees is now hideous brown, dead grass and rotting trees. It's become littered with trash, a race track for atv riders and even a home for transients. The residents of Villa de Paz deserve their beautiful golf course and not an abandoned mess or more home or restaurants.

Thank you.  
Sent from my iPhone

**From:** [David A Rogers](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Rezoning Villa de Paz  
**Date:** Friday, July 31, 2020 4:02:14 PM

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We have been long time residents of the Villa de Paz neighborhood and do not support the golf course being turned into 812 housing units. We hope the golf course will be preserved and returned to its original purpose.

Dave & Nancy Rogers  
4638 N 99th Dr, Phoenix, AZ 85037  
[rogersdnjs@msn.com](mailto:rogersdnjs@msn.com)

**From:** [Dianne Harger](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Rezone to golf course  
**Date:** Friday, July 31, 2020 3:16:13 PM

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Hi Sarah,  
My husband and I have lived in Villa de Paz since March 1985. One of the reasons we bought here was for the golf course,

PLEASE COUNT US AS 2 YES VOTES TO REZONE TO GOLF COURSE.

THANK YOU  
DIANNE HARGER AND  
THOMAS HARGER  
10412 W Hazelwood Ave  
Phoenix, Az 85037

602-497-7419 Dianne  
602-497-7420 Thomas Harger

**From:** [fernando.leyvas](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Golf course Villa de Paz  
**Date:** Friday, July 31, 2020 10:13:37 PM

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My name is Fernando and I live on 103 and Montecito Ave . My email is to let you know I am in support of not building housing of any sort on the golf course.

Thank you,  
Fernando Leyvas

**From:** [Mike n Loretta Pollack](#)  
**To:** [Sarah Stockham](#)  
**Subject:** RE: We Support Villa de Paz Golf Course - Rezoning  
**Date:** Friday, July 31, 2020 6:06:42 PM

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We do not want any more building on this property or throughout VDP....Golf Course must stand.  
We are in agreement with Carlo Legoretta, , and any one else who doesn't not want  
Our golf course turn into budget homes and what not.  
Sincerely,  
Loretta Pollack  
Mike Pollack

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**From:** [Sarah Stockham](#)  
**Sent:** Friday, July 31, 2020 1:41 PM  
**To:** [Carlo Legoretta](#); [jpcabrera2@aol.com](mailto:jpcabrera2@aol.com)  
**Cc:** [k\\_bacco@msn.com](mailto:k_bacco@msn.com); [lhjo@yahoo.com](mailto:lhjo@yahoo.com); [daisyspin@gmail.com](mailto:daisyspin@gmail.com); [rdelgado1349@gmail.com](mailto:rdelgado1349@gmail.com);  
[202duane@gmail.com](mailto:202duane@gmail.com); [milurose@msn.com](mailto:milurose@msn.com); [Shannahowell24@aol.com](mailto:Shannahowell24@aol.com); [wkolpack@gmail.com](mailto:wkolpack@gmail.com);  
[mik3alccal@gmail.com](mailto:mik3alccal@gmail.com); [Connieboden@msn.com](mailto:Connieboden@msn.com); [dominicvalley@hotmail.com](mailto:dominicvalley@hotmail.com);  
[Linzejimeneze@gmail.com](mailto:Linzejimeneze@gmail.com); [auterino@msn.com](mailto:auterino@msn.com); [gbliss78@gmail.com](mailto:gbliss78@gmail.com); [ccastorena@cox.net](mailto:ccastorena@cox.net);  
[debch1958@gmail.com](mailto:debch1958@gmail.com); [gwenferris@gmail.com](mailto:gwenferris@gmail.com); [chiquita.one86@ymail.com](mailto:chiquita.one86@ymail.com);  
[danh@centurylink.net](mailto:danh@centurylink.net); [dntharg@gmail.com](mailto:dntharg@gmail.com); [rogrobked@msn.com](mailto:rogrobked@msn.com); [bell33me2@gmail.com](mailto:bell33me2@gmail.com);  
[djay7@cox.net](mailto:djay7@cox.net); [kkimbler@live.com](mailto:kkimbler@live.com); [nicolemanhardt@gmail.com](mailto:nicolemanhardt@gmail.com); [dotmor1@cox.net](mailto:dotmor1@cox.net);  
[cblcaz@gmail.com](mailto:cblcaz@gmail.com); [michelleprealty@gmail.com](mailto:michelleprealty@gmail.com); [vppollack@hotmail.com](mailto:vppollack@hotmail.com); [beeromo13@gmail.com](mailto:beeromo13@gmail.com);  
[johnrachel@q.com](mailto:johnrachel@q.com); [gregsanders79@gmail.com](mailto:gregsanders79@gmail.com); [tcsaville@gmail.com](mailto:tcsaville@gmail.com); [serranitoi@yahoo.com](mailto:serranitoi@yahoo.com);  
[dusty4angel@gmail.com](mailto:dusty4angel@gmail.com); [njeromew@gmail.com](mailto:njeromew@gmail.com); [frankwarriner@yahoo.com](mailto:frankwarriner@yahoo.com); [jdw9176@aol.com](mailto:jdw9176@aol.com);  
[rickndavid@yahoo.com](mailto:rickndavid@yahoo.com); [Ken\\_Dubose](mailto:Ken_Dubose); [jabcd5@yahoo.com](mailto:jabcd5@yahoo.com); [victoriastahl45@gmail.com](mailto:victoriastahl45@gmail.com);  
[frannysharpe@gmail.com](mailto:frannysharpe@gmail.com); [danpatch155@cox.net](mailto:danpatch155@cox.net); [aliciaprimera1@gmail.com](mailto:aliciaprimera1@gmail.com); [Alan\\_Gaugert](mailto:Alan_Gaugert);  
[bigtoe1951@yahoo.com](mailto:bigtoe1951@yahoo.com); [jefortune2@gmail.com](mailto:jefortune2@gmail.com); [cb.moore@yahoo.com](mailto:cb.moore@yahoo.com); [mcwash@gmail.com](mailto:mcwash@gmail.com);  
[flutechick1@cox.net](mailto:flutechick1@cox.net); [marciburrough@yahoo.com](mailto:marciburrough@yahoo.com); [shelleyjeffrey52@gmail.com](mailto:shelleyjeffrey52@gmail.com);  
[gpfordyce@shaw.ca](mailto:gpfordyce@shaw.ca); [netfish909@gmail.com](mailto:netfish909@gmail.com); [merk65@live.com](mailto:merk65@live.com); [4309house@gmail.com](mailto:4309house@gmail.com);  
[dvmx77@gmail.com](mailto:dvmx77@gmail.com); [jeff.j.otoole@gmail.com](mailto:jeff.j.otoole@gmail.com); [njntumlinson@gmail.com](mailto:njntumlinson@gmail.com); [lu28mom@hotmail.com](mailto:lu28mom@hotmail.com);  
[ifrance1@msn.com](mailto:ifrance1@msn.com); [brian@glockster.net](mailto:brian@glockster.net); [kateco96@msn.com](mailto:kateco96@msn.com); [overtons@comcast.net](mailto:overtons@comcast.net);  
[foreverhisglory@gmail.com](mailto:foreverhisglory@gmail.com); [execck@gmail.com](mailto:execck@gmail.com); [azeve2013@gmail.com](mailto:azeve2013@gmail.com); [vdpphx@gmail.com](mailto:vdpphx@gmail.com);  
[execck@gmail.com](mailto:execck@gmail.com)  
**Subject:** RE: We Support Villa de Paz Golf Course - Rezoning

Thank you Carlo, your comment has been included in the case file.

Thank you,  
Sarah Stockham  
Village Planner  
City of Phoenix Planning and Development Department  
200 West Washington Street, 3rd Floor  
Phoenix, Arizona 85003  
Phone: 602-261-8701

[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)

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**From:** Carlo Legoretta <clegor123@yahoo.com>

**Sent:** Thursday, July 30, 2020 4:17 PM

**To:** jpcabrera2@aol.com; Sarah Stockham <sarah.stockham@phoenix.gov>

**Cc:** k\_bacco@msn.com; lhjo@yahoo.com; daisyspin@gmail.com; rdelgado1349@gmail.com; 202duane@gmail.com; milurose@msn.com; Shannahowell24@aol.com; wkolpack@gmail.com; mik3alccal@gmail.com; Connieboden@msn.com; dominicvalley@hotmail.com; Linzejimenez@gmail.com; auterino@msn.com; gbliss78@gmail.com; ccastorena@cox.net; debch1958@gmail.com; gwennferris@gmail.com; chiquita.one86@ymail.com; danh@centurylink.net; dntharg@gmail.com; rogrobked@msn.com; bell33me2@gmail.com; djay7@cox.net; kkimbler@live.com; nicolemanhardt@gmail.com; dotmor1@cox.net; cblcaz@gmail.com; michelleprealty@gmail.com; vppollack@hotmail.com; beeromo13@gmail.com; johnrachel@q.com; gregsanders79@gmail.com; tcsaville@gmail.com; serranitoi@yahoo.com; dusty4angel@gmail.com; njeromew@gmail.com; frankwarriner@yahoo.com; jdW9176@aol.com; rickndavid@yahoo.com; Ken Dubose <kbose1@msn.com>; jabcd5@yahoo.com; victoriastahl45@gmail.com; frannysharpe@gmail.com; danpatch155@cox.net; aliciaprimera1@gmail.com; Alan Gaugert <dustybw@gmail.com>; bigtoe1951@yahoo.com; jefortune2@gmail.com; cb.moore@yahoo.com; mcarwash@gmail.com; flutechick1@cox.net; marciburrough@yahoo.com; shelleyjeffrey52@gmail.com; gpfordyce@shaw.ca; netfish909@gmail.com; merk65@live.com; 4309house@gmail.com; dvmx77@gmail.com; jeff.j.otoole@gmail.com; jnjtumlinson@gmail.com; lu28mom@hotmail.com; jfrance1@msn.com; brian@glockster.net; kateco96@msn.com; overtons@comcast.net; foreverhisglory@gmail.com; execck@gmail.com; azeve2013@gmail.com; vdpphx@gmail.com; execck@gmail.com

**Subject:** Re: We Support Villa de Paz Golf Course - Rezoning

I vote yes.

[Sent from Yahoo Mail for iPhone \[overview.mail.yahoo.com\]](#)

On Thursday, July 30, 2020, 3:01 PM, [jpcabrera2@aol.com](mailto:jpcabrera2@aol.com) wrote:

Hello Ms Stockham.

We hope you and your family are safe and healthy. My family and I live in Villa De Paz. We purchased our condo about two years ago. We support the rezoning plan. We do not want any buildings and/or new housing built in Villa De Paz and including any portion of the golf course. Furthermore, we would like to know how to permanently have golf course remain as Zero zoning?

How would Vila de Paz owners go about making Golf Course permanently zoned as non-residential?

Could you please provide us with names and emails of the Phoenix representatives who will be ultimately voting on the Villa de Paz rezoning?

Ideally, the Villa De Paz golf course would be a wonderful natural space that all residents could enjoy by including walking paths.

Thank you!

John P. Cabrera and Eileen Del Pino  
owners at Villa De Paz  
4601 N. 102<sup>nd</sup> Ave.  
Phoenix, AZ 85037

**From:** [Marien Himes](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz rezoning.  
**Date:** Friday, July 31, 2020 2:15:22 PM

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I own two homes in Villa de Paz and I hope I get two votes for making it zoned golf course. I do not want added traffic more crime less privacy or more road repairs due to more traffic. Thank you for your time. Stay safe. Marien Himes

Marien's iPhone



**From:** [Nick Wachowiak](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Golf Course  
**Date:** Friday, July 31, 2020 6:54:32 AM

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I support the rezoning of VDP into Golf Course. Please help save our community. I will be attending the meeting and will be reaching out to my community and push to have them join the meeting as well.

--

====>Nick Wachowiak<====

**From:** [Sherri smalley](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Golf Course  
**Date:** Friday, July 31, 2020 3:14:51 PM

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Ms. Stockham

I my home is located on the 7th Tee Box of Villa de Paz Golf Course. In 2013 I helped in the fight to save this golf course. Hundreds of us spent months fighting this battle to save something that we were promised would be there for us for many years to come. We foolishly thought the fight was over when we won. However now we find ourselves here again...

I just want to go on record saying that I bought my home specifically for the golf course. So I am voting YES on the rezoning of Villa de Paz Golf Course to remain a golf course. I would definitely appreciate any and all help that you can give us.

Thank you

Sherri Smalley

**From:** [Stephanie Cruz](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Re: We Support Villa de Paz Golf Course - Rezoning  
**Date:** Friday, July 31, 2020 1:57:51 PM

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I vote yes to rezone to Golf Course District not allowing any residential. Our little community doesn't need any more homes and keeping the open grassy areas to golf and the residents use promotes better mental and physical health which in turn makes for a better community all together. :)

Thank you  
Stephanie Cruz - Villa de Paz

On Fri, Jul 31, 2020, 1:41 PM Sarah Stockham <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)> wrote:

Thank you Carlo, your comment has been included in the case file.

Thank you,

Sarah Stockham  
Village Planner  
City of Phoenix Planning and Development Department  
200 West Washington Street, 3rd Floor  
Phoenix, Arizona 85003  
Phone: 602-261-8701  
[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)

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**From:** Carlo Legoretta <[clegor123@yahoo.com](mailto:clegor123@yahoo.com)>  
**Sent:** Thursday, July 30, 2020 4:17 PM  
**To:** [jpcabrera2@aol.com](mailto:jpcabrera2@aol.com); Sarah Stockham <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)>  
**Cc:** [k\\_bacco@msn.com](mailto:k_bacco@msn.com); [lhjo@yahoo.com](mailto:lhjo@yahoo.com); [daisyspin@gmail.com](mailto:daisyspin@gmail.com);  
[rdelgado1349@gmail.com](mailto:rdelgado1349@gmail.com); [202duane@gmail.com](mailto:202duane@gmail.com); [milurose@msn.com](mailto:milurose@msn.com);  
[Shannahowell24@aol.com](mailto:Shannahowell24@aol.com); [wkolpack@gmail.com](mailto:wkolpack@gmail.com); [mik3alccal@gmail.com](mailto:mik3alccal@gmail.com);  
[Connieboden@msn.com](mailto:Connieboden@msn.com); [dominicvalley@hotmail.com](mailto:dominicvalley@hotmail.com); [Linzejimeneze@gmail.com](mailto:Linzejimeneze@gmail.com);  
[auterino@msn.com](mailto:auterino@msn.com); [gbliss78@gmail.com](mailto:gbliss78@gmail.com); [ccastorena@cox.net](mailto:ccastorena@cox.net); [debch1958@gmail.com](mailto:debch1958@gmail.com);  
[gwennferris@gmail.com](mailto:gwennferris@gmail.com); [chiquita.one86@ymail.com](mailto:chiquita.one86@ymail.com); [danh@centurylink.net](mailto:danh@centurylink.net);  
[dntharg@gmail.com](mailto:dntharg@gmail.com); [rogrobked@msn.com](mailto:rogrobked@msn.com); [bell33me2@gmail.com](mailto:bell33me2@gmail.com); [djay7@cox.net](mailto:djay7@cox.net);  
[kkimbler@live.com](mailto:kkimbler@live.com); [nicolemanhardt@gmail.com](mailto:nicolemanhardt@gmail.com); [dotmor1@cox.net](mailto:dotmor1@cox.net); [cblcaz@gmail.com](mailto:cblcaz@gmail.com);  
[michelleprealty@gmail.com](mailto:michelleprealty@gmail.com); [yppollack@hotmail.com](mailto:yppollack@hotmail.com); [beeromo13@gmail.com](mailto:beeromo13@gmail.com);  
[johnrachel@q.com](mailto:johnrachel@q.com); [gregsanders79@gmail.com](mailto:gregsanders79@gmail.com); [tcsaville@gmail.com](mailto:tcsaville@gmail.com);  
[serranitoi@yahoo.com](mailto:serranitoi@yahoo.com); [dusty4angel@gmail.com](mailto:dusty4angel@gmail.com); [njeromew@gmail.com](mailto:njeromew@gmail.com);  
[frankwarriner@yahoo.com](mailto:frankwarriner@yahoo.com); [jdw9176@aol.com](mailto:jdw9176@aol.com); [rickndavid@yahoo.com](mailto:rickndavid@yahoo.com); Ken Dubose  
<[kbose1@msn.com](mailto:kbose1@msn.com)>; [jabcd5@yahoo.com](mailto:jabcd5@yahoo.com); [victoriastahl45@gmail.com](mailto:victoriastahl45@gmail.com);  
[frannysharpe@gmail.com](mailto:frannysharpe@gmail.com); [danpatch155@cox.net](mailto:danpatch155@cox.net); [aliciaprimera1@gmail.com](mailto:aliciaprimera1@gmail.com); Alan  
Gaugert <[dustybw@gmail.com](mailto:dustybw@gmail.com)>; [bigtoe1951@yahoo.com](mailto:bigtoe1951@yahoo.com); [jefortune2@gmail.com](mailto:jefortune2@gmail.com);

[cb.moore@yahoo.com](mailto:cb.moore@yahoo.com); [ncarwash@gmail.com](mailto:ncarwash@gmail.com); [flutechick1@cox.net](mailto:flutechick1@cox.net);  
[marciburrough@yahoo.com](mailto:marciburrough@yahoo.com); [shelleyjeffrey52@gmail.com](mailto:shelleyjeffrey52@gmail.com); [gpfordyce@shaw.ca](mailto:gpfordyce@shaw.ca);  
[netfish909@gmail.com](mailto:netfish909@gmail.com); [merk65@live.com](mailto:merk65@live.com); [4309house@gmail.com](mailto:4309house@gmail.com); [dvmx77@gmail.com](mailto:dvmx77@gmail.com);  
[jeff.j.otoole@gmail.com](mailto:jeff.j.otoole@gmail.com); [jnjtumlinson@gmail.com](mailto:jnjtumlinson@gmail.com); [lu28mom@hotmail.com](mailto:lu28mom@hotmail.com);  
[jfrancel@msn.com](mailto:jfrancel@msn.com); [brian@glockster.net](mailto:brian@glockster.net); [kateco96@msn.com](mailto:kateco96@msn.com); [overtons@comcast.net](mailto:overtons@comcast.net);  
[foreverhisglory@gmail.com](mailto:foreverhisglory@gmail.com); [execck@gmail.com](mailto:execck@gmail.com); [azeve2013@gmail.com](mailto:azeve2013@gmail.com);  
[vdpphx@gmail.com](mailto:vdpphx@gmail.com); [execck@gmail.com](mailto:execck@gmail.com)

**Subject:** Re: We Support Villa de Paz Golf Course - Rezoning

I vote yes.

[Sent from Yahoo Mail for iPhone \[overview.mail.yahoo.com\]](#)

On Thursday, July 30, 2020, 3:01 PM, [jpcabrera2@aol.com](mailto:jpcabrera2@aol.com) wrote:

Hello Ms Stockham.

We hope you and your family are safe and healthy. My family and I live in Villa De Paz. We purchased our condo about two years ago. We support the rezoning plan. We do not want any buildings and/or new housing built in Villa De Paz and including any portion of the golf course. Furthermore, we would like to know how to permanently have golf course remain as Zero zoning?

How would Vila de Paz owners go about making Golf Course permanently zoned as non-residential?

Could you please provide us with names and emails of the Phoenix representatives who will be ultimately voting on the Villa de Paz rezoning?

Ideally, the Villa De Paz golf course would be a wonderful natural space that all residents could enjoy by including walking paths.

Thank you!

John P. Cabrera and Eileen Del Pino

owners at Villa De Paz

4601 N. 102<sup>nd</sup> Ave.

Phoenix, AZ 85037

**From:** [Todd C Saville](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Re: We Support Villa de Paz Golf Course - Rezoning  
**Date:** Friday, July 31, 2020 1:48:35 PM

---

Hello Sarah, my wife and I are fully supportive of the rezoning to "golf course district".

Todd and Susan Saville, owners at 10019 West Campbell Ave. On the 16th hole. Thanks for your help.

On Fri, Jul 31, 2020, 1:33 PM Sarah Stockham <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)> wrote:

Thank you John, your comment has been included in the case file.

The proposal to rezone to Golf Course District would not allow any residential. The only allowed use for a parcel with golf course zoning is a golf course. The Phoenix City Council ultimately approves or denies rezoning requests. Contact information for each councilperson can be found here: <https://www.phoenix.gov/mayorcouncil>. The Planning Department, Maryvale Village Planning Committee and Planning Commission make recommendations to approve or deny the rezoning request, but the ultimate decision-making body is the City Council.

Thank you,

Sarah Stockham  
Village Planner  
City of Phoenix Planning and Development Department  
200 West Washington Street, 3rd Floor  
Phoenix, Arizona 85003  
Phone: 602-261-8701  
[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)

**From:** [jpcabrera2@aol.com](mailto:jpcabrera2@aol.com) <[jpcabrera2@aol.com](mailto:jpcabrera2@aol.com)>  
**Sent:** Thursday, July 30, 2020 3:02 PM  
**To:** Sarah Stockham <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)>  
**Cc:** [clegor123@yahoo.com](mailto:clegor123@yahoo.com); [k\\_bacco@msn.com](mailto:k_bacco@msn.com); [lhjo@yahoo.com](mailto:lhjo@yahoo.com); [daisyspin@gmail.com](mailto:daisyspin@gmail.com); [rdelgado1349@gmail.com](mailto:rdelgado1349@gmail.com); [202duane@gmail.com](mailto:202duane@gmail.com); [milurose@msn.com](mailto:milurose@msn.com); [Shannahowell24@aol.com](mailto:Shannahowell24@aol.com); [wkolpack@gmail.com](mailto:wkolpack@gmail.com); [mik3alccal@gmail.com](mailto:mik3alccal@gmail.com); [Connieboden@msn.com](mailto:Connieboden@msn.com); [dominicvalley@hotmail.com](mailto:dominicvalley@hotmail.com); [Linzejimeneze@gmail.com](mailto:Linzejimeneze@gmail.com); [auterino@msn.com](mailto:auterino@msn.com); [gbliss78@gmail.com](mailto:gbliss78@gmail.com); [ccastorena@cox.net](mailto:ccastorena@cox.net); [debch1958@gmail.com](mailto:debch1958@gmail.com); [gwenferris@gmail.com](mailto:gwenferris@gmail.com); [chiquita.one86@ymail.com](mailto:chiquita.one86@ymail.com); [danh@centurylink.net](mailto:danh@centurylink.net); [dntharg@gmail.com](mailto:dntharg@gmail.com); [rogrobked@msn.com](mailto:rogrobked@msn.com); [bell33me2@gmail.com](mailto:bell33me2@gmail.com); [djay7@cox.net](mailto:djay7@cox.net);

[kkimbler@live.com](mailto:kkimbler@live.com); [nicolemanhardt@gmail.com](mailto:nicolemanhardt@gmail.com); [dotmor1@cox.net](mailto:dotmor1@cox.net); [cbllcaz@gmail.com](mailto:cbllcaz@gmail.com); [michelleprealty@gmail.com](mailto:michelleprealty@gmail.com); [vppollack@hotmail.com](mailto:vppollack@hotmail.com); [beeromo13@gmail.com](mailto:beeromo13@gmail.com); [johnrachel@q.com](mailto:johnrachel@q.com); [gregsanders79@gmail.com](mailto:gregsanders79@gmail.com); [tcsaville@gmail.com](mailto:tcsaville@gmail.com); [serranitoi@yahoo.com](mailto:serranitoi@yahoo.com); [dusty4angel@gmail.com](mailto:dusty4angel@gmail.com); [njeromew@gmail.com](mailto:njeromew@gmail.com); [frankwarriner@yahoo.com](mailto:frankwarriner@yahoo.com); [jdww9176@aol.com](mailto:jdww9176@aol.com); [rickndavid@yahoo.com](mailto:rickndavid@yahoo.com); Ken Dubose <[kbose1@msn.com](mailto:kbose1@msn.com)>; [jabcd5@yahoo.com](mailto:jabcd5@yahoo.com); [victoriastahl45@gmail.com](mailto:victoriastahl45@gmail.com); [frannysharpe@gmail.com](mailto:frannysharpe@gmail.com); [danpatch155@cox.net](mailto:danpatch155@cox.net); [aliciaprimera1@gmail.com](mailto:aliciaprimera1@gmail.com); Alan Gaugert <[dustybw@gmail.com](mailto:dustybw@gmail.com)>; [bigtoe1951@yahoo.com](mailto:bigtoe1951@yahoo.com); [jefortune2@gmail.com](mailto:jefortune2@gmail.com); [cb.moore@yahoo.com](mailto:cb.moore@yahoo.com); [mcarwash@gmail.com](mailto:mcarwash@gmail.com); [flutechick1@cox.net](mailto:flutechick1@cox.net); [marciburrough@yahoo.com](mailto:marciburrough@yahoo.com); [shelleyjeffrey52@gmail.com](mailto:shelleyjeffrey52@gmail.com); [gpfordyce@shaw.ca](mailto:gpfordyce@shaw.ca); [netfish909@gmail.com](mailto:netfish909@gmail.com); [merk65@live.com](mailto:merk65@live.com); [4309house@gmail.com](mailto:4309house@gmail.com); [dvmx77@gmail.com](mailto:dvmx77@gmail.com); [jeff.j.otoole@gmail.com](mailto:jeff.j.otoole@gmail.com); [jnjtumlinson@gmail.com](mailto:jnjtumlinson@gmail.com); [lu28mom@hotmail.com](mailto:lu28mom@hotmail.com); [jfrancel@msn.com](mailto:jfrancel@msn.com); [brian@glockster.net](mailto:brian@glockster.net); [kateco96@msn.com](mailto:kateco96@msn.com); [overtons@comcast.net](mailto:overtons@comcast.net); [foreverhisglory@gmail.com](mailto:foreverhisglory@gmail.com); [execck@gmail.com](mailto:execck@gmail.com); [azeve2013@gmail.com](mailto:azeve2013@gmail.com); [vdpphx@gmail.com](mailto:vdpphx@gmail.com); [execck@gmail.com](mailto:execck@gmail.com)

**Subject:** We Support Villa de Paz Golf Course - Rezoning

Hello Ms Stockham.

We hope you and your family are safe and healthy. My family and I live in Villa De Paz. We purchased our condo about two years ago. We support the rezoning plan. We do not want any buildings and/or new housing built in Villa De Paz and including any portion of the golf course. Furthermore, we would like to know how to permanently have golf course remain as Zero zoning?

How would Vila de Paz owners go about making Golf Course permanently zoned as non-residential?

Could you please provide us with names and emails of the Phoenix representatives who will be ultimately voting on the Villa de Paz rezoning?

Ideally, the Villa De Paz golf course would be a wonderful natural space that all residents could enjoy by including walking paths.

Thank you!

John P. Cabrera and Eileen Del Pino

owners at Villa De Paz

4601 N. 102<sup>nd</sup> Ave.

Phoenix, AZ 85037



**From:** [Evelyn Kelley](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz  
**Date:** Saturday, August 1, 2020 4:28:14 PM

---

Ms. Stockton

My name is Evelyn Kelley, I moved here 28 years ago from Germany, I chose to buy in the Villa de Paz neighborhood because of the golf course. I saved my money to buy this house for my two sons and myself.

First, I bought here because my sons wanted to learn how to play golf and loved the farmer fields on the other side of the course. My sons have grown up and moved on to greener pastures but always come back home to visit. Now, I have granddaughters and I thought, now they can learn to play golf on the same course their father did. Well, we know what happened to that. I have seen a lot of changes to our neighborhood and always thought growth was good. But to take away the golf course and go about it the sneaky way, was totally wrong.

Second, I have never seen the golf course look so nasty, as I have in the last year. We have complained to the City and nothing is being done. There is dead grass and weeds, when the wind blows the dust comes into our houses. I for one know that if this was your neighborhood or one the the City Councils, they would be doing everything in their power to stop this and have them fix the Golf Course back to its former glory.

All I ask is that you listen to the people that live here and help them Save Villa De Paz.

Thank you  
Evelyn Kelley

**From:** [Matthew Massic](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa De Paz Rezoning  
**Date:** Sunday, August 2, 2020 9:16:39 AM

---

Good Morning Ms. Stockham,

I am writing to you to express my support for the Villa De Paz rezoning that will prevent multi family housing from being built on the golf course. Please consider my voice as home owner in the VDP community during the vote on August 12.

Thank You.

## Attachment D

### REPORT OF PLANNING COMMISSION ACTION October 1, 2020

ITEM NO: 12	
	DISTRICT NO.: 5
SUBJECT:	
Application #:	Z-30-20-5
Location:	Southeast of the southeast corner of 107th Avenue and Camelback Road
From:	R1-6, R1-6 SP, and C-2
To:	GC
Acreage:	122.92
Proposal:	Rezone to allow all permitted and accessory uses within the Golf Course zoning district.
Applicant:	City of Phoenix, Planning Commission
Owner:	VDP Property Holdings, LLC
Representative:	City of Phoenix, Planning and Development

#### **ACTIONS:**

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

**Maryvale** 8/12/2020 Approval, per the staff recommendation. Vote: 9-0.

Planning Commission Recommendation: Approval, per the Maryvale Village Planning Committee recommendation, with comments on allowed uses in the Golf Course District.

#### Motion Discussion:

Commissioner Mangum stated that Commissioner Howard mentioned an Ordinance 641.a. She stated that she would like to spend some time talking about that, for the purpose of clarifying the permitted activities that are allowed in that Ordinance, as well as the Golf Course in public and private use. This policy is part of the City Council and the following are functioning activities of a golf course. There would be daily golf, corporate golf groups/outings/tournaments, member golf events, hotel golf groups and events, charity golf groups and tournaments, member social events, charitable functions, corporate meetings, daily breakfast dining, daily happy hour, nightly dinner dining, private dinners, catered private events, weddings and receptions, rehearsal/anniversary/shower dinners and parties, holiday events/parties/brunches, indoor/outdoor live music and concerts, Super Bowl and other large sporting event functions, professional golf tournaments, roof deck dining and events, tent events, auto shows, hole-in-one events, charitable breakfasts/luncheons, business meetings and seminars, simulators and other electronic golf, lessons and clinics, golf alternatives (such as footgolf, flinggolf, etc), bar mitzvahs and bat mitzvahs.

She stated that there are a lot of uses for a golf course for this neighborhood. She expressed that she felt for these neighbors, as this is what they purchased that land for.

They want a golf course and there is a lot that they can do to make it profitable. She stated that she was going to support the case and that she would like to make a motion.

Motion details: Commissioner Mangum made a MOTION to approve Z-30-20-5, per the Maryvale Village Planning Committee recommendation, with the information that she referenced earlier regarding the uses intended for the Golf Course District.

Maker: Mangum  
Second: Gaynor  
Vote: 5-1 (Busching)  
Absent: Johnson, Montalvo, Shank  
Opposition Present: Yes

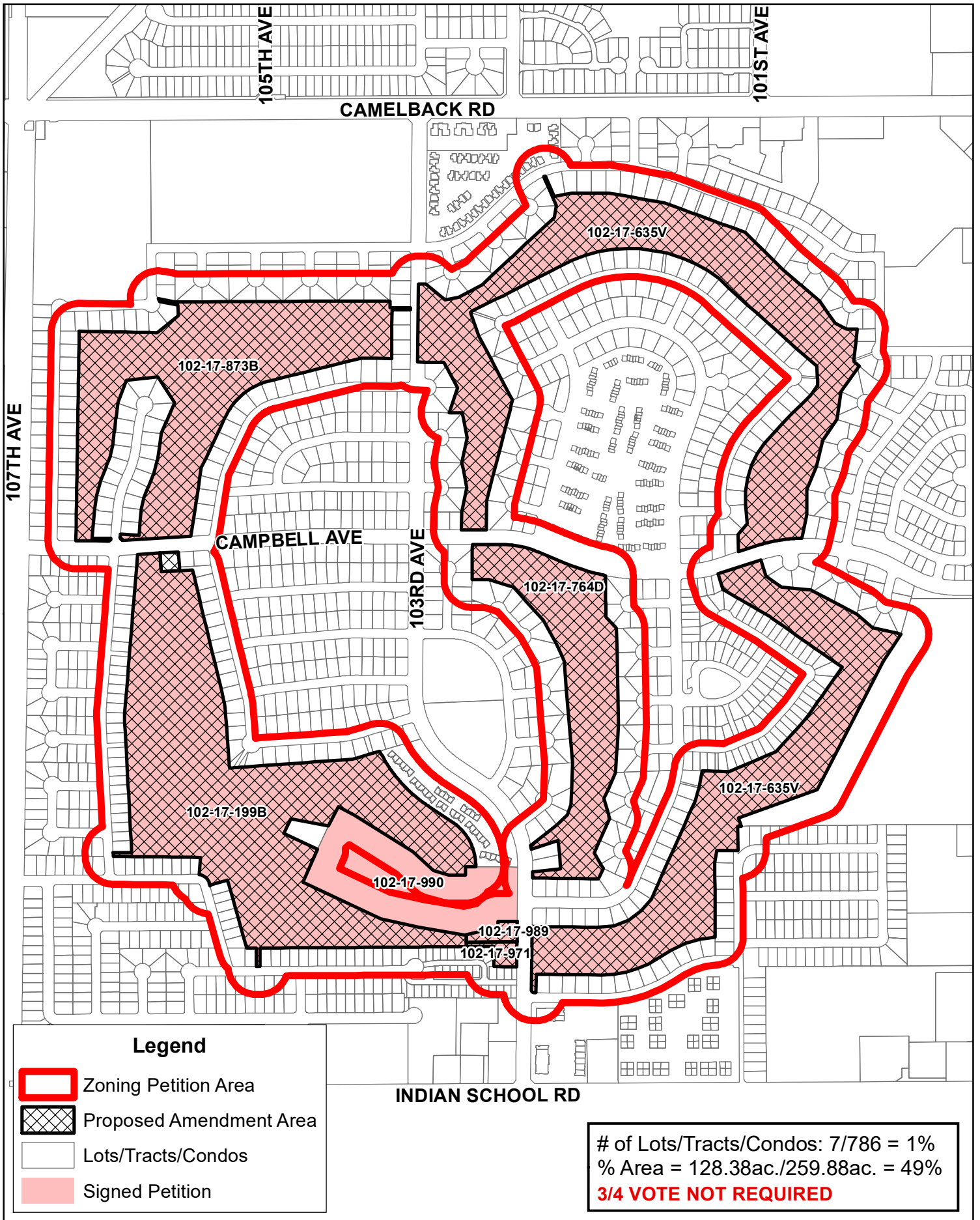
Findings:

1. The proposal is consistent with the Phoenix General Plan Land Use Map designation of Parks/Open Space-Privately Owned.
2. The proposal will maintain the existing open space and will reinforce the existing neighborhood identity and character of the area.
3. The proposal is compatible with the existing use on the site.

Stipulations:

1. The monopalm site located approximately 1,200 feet south of the southeast corner of 103rd Avenue and Camelback Road (subject site of Special Permit Rezoning Case No. Z-SP-13-08-5) shall be in general conformance to the site plan and elevations date stamped November 6, 2013, with specific regard to the following elements:
  - a. The screen wall shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs.
  - b. The gate shall include a decorative wrought iron gate with metal slats painted a complementary color to the screen wall.
  - c. Vines or shrubs shall be planted along the exterior of the six-foot high wall around the wireless equipment.
2. 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.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.



0 240 480 Feet

Petition Verification Map  
for Z-30-20-5

CITY OF PHOENIX  
PLANNING AND DEVELOPMENT DEPARTMENT

<b>FORM TO REQUEST PC to CC</b> <b>I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:</b> <b>OCTOBER 21, 2020</b>							
<b>APPLICATION NO/ LOCATION</b>	<b>Z-30-20-5</b> Southeast of the southeast corner of 107th Avenue and Camelback Road	<b>(SIGNATURE ON ORIGINAL IN FILE)</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none; padding: 5px;"><b>opposition</b></td> <td style="width: 10%; border: none; padding: 5px; text-align: center;"><b>x</b></td> <td style="width: 33%; border: none; padding: 5px;"><b>applicant</b></td> <td style="width: 24%; border: none;"></td> </tr> </table>		<b>opposition</b>	<b>x</b>	<b>applicant</b>	
<b>opposition</b>	<b>x</b>	<b>applicant</b>					
<b>APPEALED FROM:</b>	<b>PC 10/01/2020</b>	<b>Larry Lazarus</b> <b>602-340-0900</b> <a href="mailto:Llazarus@Lslawaz.com">Llazarus@Lslawaz.com</a>					
	<i>PC DATE</i>	<i>NAME / PHONE / EMAIL</i>					
<b>TO CC HEARING</b>	<b>CC 10/21/2020</b>	<b>206-East Virginia Avenue</b> <b>Phoenix, AZ 85004</b>					
	<i>CC DATE</i>	<i>STREET ADDRESS/CITY/STATE/ZIP</i>					
<b>REASON FOR REQUEST:</b>  The property owner objects to the rezoning and would like their concerns to be heard by Council.							
<b>RECEIVED BY:</b>	Kim Steadman	<b>RECEIVED ON:</b>	October 8, 2020				

Alan Stephenson  
 Joshua Bednarek  
 Tricia Gomes  
 Racelle Escolar  
 Stephanie Vasquez  
 Leah Swanton  
 Vikki Cipolla-Murillo  
 Danielle Jordan  
 Village Planner  
 Samantha Keating  
 Paul M. Li  
 GIS  
 Applicant



The **PLANNING COMMISSION** agenda for **October 1, 2020** is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **October 8, 2020**.

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., **October 8, 2020**.

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. **October 8, 2020**.

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **October 15, 2020**.

**FORM TO REQUEST CITY COUNCIL HEARING**

**I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:**

Z-30-20-5

Southeast of the southeast corner of 107th Avenue and Camelback Road

APPLICATION NO.

LOCATION OF APPLICATION SITE

October 1, 2020, at 6:00 p.m.

*[Handwritten Signature]*

DATE APPEALED FROM

- OPPOSITION  
 APPLICANT

PLANNER  
(PLANNER TAKING THE APPEAL)

**BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:**

Larry Lazarus

*[Handwritten Signature]*

PRINTED NAME OF PERSON APPEALING

SIGNATURE

206 E. Virginia Ave.

October 7, 2020

STREET ADDRESS

DATE OF SIGNATURE

Phoenix AZ 85004

602-340-0900

CITY, STATE & ZIP CODE

TELEPHONE NO.

Llazarus@Lslawaz.com

EMAIL ADDRESS

REASON FOR REQUEST

**CITY OF PHOENIX**

**OCT 08 2020**

**Planning & Development Department**

The property owner objects to the rezoning and would like their concerns to be heard by Council

**APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER**







## Attachment F

**From:** [Milu Simpson](#)  
**To:** [jpcabrera2@aol.com](#); [Sarah Stockham](#); [Carlo Legoretta](#)  
**Cc:** [k\\_bacco@msn.com](#); [lhjo@yahoo.com](#); [daisyspin@gmail.com](#); [rdelgado1349@gmail.com](#); [202duane@gmail.com](#); [Shannahowell24@aol.com](#); [wkolpack@gmail.com](#); [mik3alccal@gmail.com](#); [Connieboden@msn.com](#); [dominicvalley@hotmail.com](#); [Linzejimeneze@gmail.com](#); [auterino@msn.com](#); [gbliss78@gmail.com](#); [ccastorena@cox.net](#); [debch1958@gmail.com](#); [gwennferris@gmail.com](#); [chiquita.one86@ymail.com](#); [danh@centurylink.net](#); [dntharg@gmail.com](#); [rogrobked@msn.com](#); [bell33me2@gmail.com](#); [djay7@cox.net](#); [kkimblor@live.com](#); [nicolemanhardt@gmail.com](#); [dotmor1@cox.net](#); [cblcaz@gmail.com](#); [michelleprealty@gmail.com](#); [vppollack@hotmail.com](#); [beeromo13@gmail.com](#); [johnrachel@q.com](#); [gregsanders79@gmail.com](#); [tcsaville@gmail.com](#); [serranitoi@yahoo.com](#); [dusty4angel@gmail.com](#); [njeromew@gmail.com](#); [frankwarriner@yahoo.com](#); [jdw9176@aol.com](#); [rickndavid@yahoo.com](#); [Ken Dubose](#); [jabcd5@yahoo.com](#); [victoriastahl45@gmail.com](#); [frannysharpe@gmail.com](#); [danpatch155@cox.net](#); [aliciaprimer1@gmail.com](#); [Alan Gaugert](#); [bigtoe1951@yahoo.com](#); [jefortune2@gmail.com](#); [cb.moore@yahoo.com](#); [mcarwash@gmail.com](#); [flutechick1@cox.net](#); [marciburrough@yahoo.com](#); [shelleyjeffrey52@gmail.com](#); [gpfordyce@shaw.ca](#); [netfish909@gmail.com](#); [merk65@live.com](#); [4309house@gmail.com](#); [dvmx77@gmail.com](#); [jeff.j.otoole@gmail.com](#); [injtumlinson@gmail.com](#); [lu28mom@hotmail.com](#); [jfrance1@msn.com](#); [brian@glockster.net](#); [kateco96@msn.com](#); [overtons@comcast.net](#); [foreverhisglory@gmail.com](#); [azeve2013@gmail.com](#); [vdpplx@gmail.com](#); [execck@gmail.com](#)  
**Subject:** Re: Support Villa de Paz Golf Course - Rezoning  
**Date:** Monday, August 3, 2020 7:36:48 PM

---

Hello Ms Stockham,

### **I SUPPORT the rezoning that would PREVENT housing from being built on the golf course!**

I bought my home 7 years ago so that I could live in a golfing community.

I also, do not want any buildings and/or new housing built in Villa de Paz including any portion of the golf course. Furthermore, i would also like to know how to permanently have golf course remain as Zero zoning?

How can I as a Vila de Paz owner go about making the Golf Course permanently zoned as non-residential?

Could you please provide names and emails of the Phoenix representatives who will be ultimately voting on the Villa de Paz rezoning?

I agree that the Villa De Paz golf course would be a wonderful natural space that all residents could enjoy by including walking paths.

Hello Ms Stockham.

We hope you and your family are safe and healthy. My family and I live in Villa De Paz. We purchased our condo about two years ago. We support the rezoning plan. We do not want any buildings and/or new housing built in Villa De Paz and including any portion of the golf course. Furthermore, we would like to know how to permanently have golf course remain as Zero zoning?

How would Vila de Paz owners go about making Golf Course permanently zoned as non-residential?

Could you please provide us with names and emails of the Phoenix representatives who will be ultimately voting on the Villa de Paz rezoning?

Ideally, the Villa De Paz golf course would be a wonderful natural space that all residents

could enjoy by including walking paths.

Thank you!

John P. Cabrera and Eileen Del Pino  
owners at Villa De Paz  
4601 N. 102nd Ave.  
Phoenix, AZ 85037

Phoenix, AZ 85037

Sent from my T-Mobile 4G LTE Device  
Get [Outlook for Android \[aka.ms\]](#)

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**From:** Carlo Legoretta <clegor123@yahoo.com>  
**Sent:** Thursday, July 30, 2020 4:17:24 PM  
**To:** jpcabrera2@aol.com <jpcabrera2@aol.com>; sarah.stockham@phoenix.gov <sarah.stockham@phoenix.gov>  
**Cc:** k\_bacco@msn.com <k\_bacco@msn.com>; lhjo@yahoo.com <lhjo@yahoo.com>; daisyspin@gmail.com <daisyspin@gmail.com>; rdelgado1349@gmail.com <rdelgado1349@gmail.com>; 202duane@gmail.com <202duane@gmail.com>; milurose@msn.com <milurose@msn.com>; Shannahowell24@aol.com <Shannahowell24@aol.com>; wkolpack@gmail.com <wkolpack@gmail.com>; mik3alccal@gmail.com <mik3alccal@gmail.com>; Connieboden@msn.com <Connieboden@msn.com>; dominicvalley@hotmail.com <dominicvalley@hotmail.com>; Linzejimeneze@gmail.com <Linzejimeneze@gmail.com>; auterino@msn.com <auterino@msn.com>; gbliss78@gmail.com <gbliss78@gmail.com>; ccastorena@cox.net <ccastorena@cox.net>; debch1958@gmail.com <debch1958@gmail.com>; gwennferris@gmail.com <gwennferris@gmail.com>; chiquita.one86@ymail.com <chiquita.one86@ymail.com>; danh@centurylink.net <danh@centurylink.net>; dntharg@gmail.com <dntharg@gmail.com>; rogrobked@msn.com <rogrobked@msn.com>; bell33me2@gmail.com <bell33me2@gmail.com>; djay7@cox.net <djay7@cox.net>; kkimbler@live.com <kkimbler@live.com>; nicolemanhardt@gmail.com <nicolemanhardt@gmail.com>; dotmor1@cox.net <dotmor1@cox.net>; cblldcaz@gmail.com <cblldcaz@gmail.com>; michelleprealty@gmail.com <michelleprealty@gmail.com>; vppollack@hotmail.com <vppollack@hotmail.com>; beeromo13@gmail.com <beeromo13@gmail.com>; johnrachel@q.com <johnrachel@q.com>; gregsanders79@gmail.com <gregsanders79@gmail.com>; tcsaville@gmail.com <tcsaville@gmail.com>; serranitoi@yahoo.com <serranitoi@yahoo.com>; dusty4angel@gmail.com <dusty4angel@gmail.com>; njeromew@gmail.com <njeromew@gmail.com>; frankwarriner@yahoo.com <frankwarriner@yahoo.com>; jdww9176@aol.com <jdww9176@aol.com>; rickndavid@yahoo.com <rickndavid@yahoo.com>; kbose1@msn.com <kbose1@msn.com>; jabcd5@yahoo.com <jabcd5@yahoo.com>; victoriastahl45@gmail.com <victoriastahl45@gmail.com>; frannysharpe@gmail.com <frannysharpe@gmail.com>; danpatch155@cox.net <danpatch155@cox.net>; aliciaprimera1@gmail.com <aliciaprimera1@gmail.com>; DustyBW@gmail.com

<DustyBW@gmail.com>; bigtoe1951@yahoo.com <bigtoe1951@yahoo.com>;  
jefortune2@gmail.com <jefortune2@gmail.com>; cb.moore@yahoo.com <cb.moore@yahoo.com>;  
mcarwash@gmail.com <mcarwash@gmail.com>; flutechick1@cox.net <flutechick1@cox.net>;  
marciburrough@yahoo.com <marciburrough@yahoo.com>; shelleyjeffrey52@gmail.com  
<shelleyjeffrey52@gmail.com>; gpfordyce@shaw.ca <gpfordyce@shaw.ca>; netfish909@gmail.com  
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lu28mom@hotmail.com <lu28mom@hotmail.com>; jfrance1@msn.com <jfrance1@msn.com>;  
brian@glockster.net <brian@glockster.net>; kateco96@msn.com <kateco96@msn.com>;  
overtons@comcast.net <overtons@comcast.net>; foreverhisglory@gmail.com  
<foreverhisglory@gmail.com>; execck@gmail.com <execck@gmail.com>; azeve2013@gmail.com  
<azeve2013@gmail.com>; vdpplx@gmail.com <vdpplx@gmail.com>; execck@gmail.com  
<execck@gmail.com>

**Subject:** Re: We Support Villa de Paz Golf Course - Rezoning

I vote yes.

[Sent from Yahoo Mail for iPhone \[eur05.safelinks.protection.outlook.com\]](mailto:eur05.safelinks.protection.outlook.com)

On Thursday, July 30, 2020, 3:01 PM, [jpcabrera2@aol.com](mailto:jpcabrera2@aol.com) wrote:

Hello Ms Stockham.

We hope you and your family are safe and healthy. My family and I live in Villa De Paz. We purchased our condo about two years ago. We support the rezoning plan. We do not want any buildings and/or new housing built in Villa De Paz and including any portion of the golf course. Furthermore, we would like to know how to permanently have golf course remain as Zero zoning?

How would Vila de Paz owners go about making Golf Course permanently zoned as non-residential?

Could you please provide us with names and emails of the Phoenix representatives who will be ultimately voting on the Villa de Paz rezoning?

Ideally, the Villa De Paz golf course would be a wonderful natural space that all residents could enjoy by including walking paths.

Thank you!

John P. Cabrera and Eileen Del Pino  
owners at Villa De Paz  
4601 N. 102<sup>nd</sup> Ave.  
Phoenix, AZ 85037

**From:** [Darla Olson](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Neighborhood  
**Date:** Thursday, August 6, 2020 3:35:41 PM

---

Ms Stockham,

I was recently informed of the letter sent to you by neighbor Dorothy Morris.

I have been a home owner her for nearly 30 years and support everything in the letter sent to you by Dorothy.

I was one of the neighbors unable to participate in the virtual meeting no matter how many attempts. I could not get through after at least 20 attempts. Frustrating to say the least.

I implore you to read her letter - then read it again.

Thank you for your time,  
Darla Olson  
( 103rd and w. Calle de Plata )  
Villa de Paz

Sent from my iPhone

**From:** [Dorothy Morris](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Overlay  
**Date:** Thursday, August 6, 2020 2:17:42 PM

---

Dear Ms. Stockham:

My husband and I strongly support passing the overlay for the Villa de Paz Golf Course. Before I state my reasons I want to comment on the recent virtual meeting. I believe the virtual meeting regarding the Villa De Paz overlay plan was undermined by the problems we experienced in trying to gain access to the meeting. Several neighbors told me they could not get any sound for the meeting. I had the same problem but finally tried it on my phone and could receive sound but could not speak. An additional concern was the numbers in attendance are skewed because there was more than one person using the same computer access to the meeting. So I imagine the numbers are much higher in attendance.

You asked for comments on the property being considered for the overlay. This represents my concern regarding the ability of a California Development Company to use bully tactics and a lawyer with a long history with the City of Phoenix to destroy quality of life in the Villa de Paz Neighborhood.

We moved to Villa de Paz in 1989. The neighborhood was in Maricopa County at that time. The golf course zoning was represented by the developer and Maricopa County as perpetually sustainable. When Phoenix annexed our neighborhood the golf course was put at risk through the Phoenix City Zoning Department. The results is for the past seven years our neighborhood has been in turmoil due to the City of Phoenix providing no protection from developers who have destroyed the community recreation center and the golf course. It should not be so hard for a resident to live in Phoenix.

In spite of City of Phoenix codes that require closed golf courses to maintain property Virtua Partners let the weeds grow and the trees die. It took numerous neighborhood complaints to the City and finally to the County Air Quality Division to make the developer owner remove the weeds and dead trees.

The birds, frogs, lizards and turtles who nested on the golf course are pretty much gone. The shade and grassy areas are gone. The cooler air provided by them...gone. In the absence of golfers we have had homeless people camping on the closed course. ATV's, motorcycles and even cars drive on the closed course. Our dust factor is increased with the loss of grass to hold dust in check.

I have to wonder what is in the dust that is allowed to blow from the closed golf course. Has anyone from the City of Phoenix checked on this? From an article from the *Sun Sentinel* regarding building on a closed former Florida golf course: **"You don't want to build on it, but you can put sod on it and use it as a golf course,"** Koski told the park district's board members Monday. **"As a fairway, that is not something that is going to present you with a problem that is insurmountable."** Arsenic is only one toxin that can be in the ground due to previous herbicide and pesticide use on golf courses. If so then the developer owner is allowing it to blow throughout our neighborhood. If was safe as a manicured golf course then public safety would be better served if it is restored as a golf course.

What happens if the soil is toxic and the CA developer builds on the former VDP Golf Course? Will the City be sued along with the developer for lack of due diligence regarding approval of building on this land in such a scenario? It might be better to investigate this first before you allow homes on the property. If attorney Larry Lazarus thinks the City owes the developer compensation for not allowing them to build then check out the cost the developer will be required to pay if indeed the land should be toxic.

Recent buildings of tiny little rentals in the area have greatly increased traffic and as the new ones are completed will overcrowd schools in the area. Allowing high density housing to be built within Villa de Paz on the former golf course will further reduce resident's quality of life.

I hope the City of Phoenix decision makers will prove they support Phoenix residents and the Villa de Paz neighborhood by approving the overlay for the Villa de Paz Golf course area. It will restore our neighborhood back to the tranquility we lost in the seven years of attack by out-of-state developers.

Sincerely,  
Dorothy Morris

**From:** [Romell Kovachy](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Save Villa De Paz  
**Date:** Friday, August 7, 2020 4:39:59 PM

---

Hello,

I live in VDP Golf Course Community, and the reason why we bought our home in this neighborhood was the Golf Course for the beautiful Grass, Ponds, and Large Trees. The Ducks, the Geese, and other little creatures. The tranquil effects and wonderful atmosphere that made us feel good! Since the club was sold and the property wasn't maintained, it can be said that the mood around here has been down right depressing at times, to see the dead grass, the dead trees, and the low ponds.

The lack of maintenance we were promised, and allowing them to close the golf course and get away with it is doing a disservice to our neighborhood. I thought the Golf Course Owners were obligated to maintain this area, and we would be retired and enjoy our golden years in this wonderful paradise that we invested in buying because the area was beautiful with this amenity. I don't want to see anything built on the golf course land. I want the City of Phoenix to protect us as our address is in the City of Phx, Zip Code 85037. Please protect our golf course community and make the developers restore our beautiful scenery, animals, and maintain the grounds properly!

I have a vested interest in this neighborhood, and I don't want to see it destroyed by Developers trying to earn a quick buck while ruining the very essence of what makes our neighborhood wonderful! Bring back the grass, trees, and animals, and the Golfers will come back!

Thank you,

Romell Kovachy  
Tim Carter  
& Family  
10101 W Turney Ave  
Phx AZ 85037



**From:** [Alice](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz golf course  
**Date:** Saturday, August 8, 2020 10:46:22 AM

---

Sarah,

Please count my vote as yes on the Golf Course Overlay Zoning. Our golf course provides a unique aspect to our community as it makes it seem more open and a less crowded place to live. My house backs the golf course and I love seeing the nature wild life that comes through provided by the open space.

Thank you,  
Alice Carter

to save our golf course

**From:** [Alma -](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Disc. @ Villa de Paz  
**Date:** Saturday, August 8, 2020 4:32:30 PM

---

I Vote "YES" on the Golf Course Overlay Zoning -

(I will also listen by phone....)

Alma Gomez

**From:** [Debra Hill](#)  
**To:** [Sarah Stockham](#)  
**Subject:** villa de paz  
**Date:** Saturday, August 8, 2020 11:05:21 AM

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Sarah, I have owned my home in this neighborhood for 34 years. I have helped with previous attempts at changing the zoning and am proud to see them defeated.. This attempt is no different please vote to insure our golf course is not replaced with additional houses. Thank you for your vote. Debra M HILL

**From:** [gallegosjoe2](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Vote yes  
**Date:** Saturday, August 8, 2020 9:35:56 AM

---

I vote yes on the Overlay Zoning for Villa de Paz  
Joe Gallegos  
4439 N. 102nd dr  
Phoenix, Arizona 85037

Sent from my T-Mobile 4G LTE Device

**From:** [Larry Auterino](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Support for Villa de Paz Overlay Proposal  
**Date:** Saturday, August 8, 2020 7:38:05 PM

---

Dear Ms. Stockham,

My Wife and I strongly support passing the overlay for the Villa de Paz Golf Course. I was one of many of the neighbors that could not get access to sound or video at the first meeting held and therefore not able to voice my support of the proposal and the disapproval at allowing Developers to destroy our Villa de Paz (VdP) neighborhood by making a high density housing area.

My wife and I have lived in Arizona for 37+ years. We opted to have our home built in Villa de Paz (VdP) and chose a golf course lot on the 14<sup>th</sup> fairway. Although there have been some downsides of living on a fairway lot such as broken windows and dented vehicles, the upside has made it well worthwhile. We enjoyed the openness of the lush fairways, the numerous mix of different types of trees and the abundance of wildlife around the course. It used to be enjoyable to visit the ponds and watch children of all ages interacting with the ducks, swans, and turtles. There used to be hawks( one protected species) that nested in the tall trees and raised their young; quail hid in the bushes and sometimes visited the yards; songbirds were throughout the course; and geese, on their migration north and south used to stop, rest and re-nourish on the fairways entertaining adults and children alike. Before my health interfered, I used to play the golf course whenever I could. It was a fun course, affordable and one of only a few close to home. It was well maintained, a little challenging and drew people from all around West Phoenix. Traveling in and around the area was pleasant. Getting to work and shopping were easy and VdP residents obeyed the law. Children would walk or ride their bikes to school and around the neighborhood with little concern of their safety. All in all, it was a wonderful place to live.

In the last several years all this has changed. The current developers, who are hoping to put in high density housing, have done whatever they could to discourage the people of VdP to have any hope. They have allowed most of the trees on the course to die from the lack of water and then cut them down. They have purposely allowed the ponds to drain until complaints to the city forced them to add water. The greens and fairways have turned to dust and there has been no action taken by these outsiders to prevent the air quality from dust and dirt to deteriorate. They have no regard for Phoenix laws or the residents of the area. They have not posted all access areas to the course as "No Trespassing" and have allowed dirt bikes, ATVs trucks and cars to tear up the fairways and greens creating air quality issues. I am on oxygen 24/7 and extremely sensitive to deteriorating air quality. Complaints by myself and others have been made to the police as well as environmental agencies, but the landowner continues to disregard them. I am deeply concerned about what other laws and ordinances they will ignore if they are allowed to build houses in VdP. This of course is just the beginning of our problems. There has been many housing developments, apartments and condos built around Villa de Paz in the last few years. Will there be enough water pressure to support another 500 to 750 homes as our pressure fluctuates throughout the day now depending on demand. The roadways in and around VdP were not designed to handle the additional traffic as evident by how dangerous 99<sup>th</sup> Ave, Campbell Ave. and 103<sup>rd</sup> Ave have become. I could go on, but I believe you understand my concerns and why I am in support of the Overlay proposal.

Thank you for your time and consideration,

Mr. & Mrs. Larry. Auterino  
10038 West Highland Ave. Phoenix AZ.

**From:** [Patricia Conary](#)  
**To:** [Sarah Stockham](#)  
**Subject:** VDP  
**Date:** Saturday, August 8, 2020 3:46:35 PM

---

I am one who supports the golf course staying. I tried to attend the meeting but could not get the connection to work.

Thank you for your time.

Patricia Conary  
10306 W Monterosa Ave  
Phoenix AZ 85037

Sent from my iPhone

**From:** [isaya61](#)  
**To:** [Sarah Stockham](#)  
**Subject:** I vote YES on Overlay Zoning!!  
**Date:** Saturday, August 8, 2020 9:25:14 AM

---

I Vote YES On Overlay Zoning!!

Thank you,  
Regina Gallegos  
4439 N 102nd Dr  
PHOENIX, AZ 85037

Sent from my T-Mobile 4G LTE Device



**From:** [Reid Axman](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz golf course  
**Date:** Saturday, August 8, 2020 6:36:00 PM

---

Ms. Stockham, I am writing to express that I am in favor of the golf course overlay zoning. Thank you for your consideration.

Reid Axman, Villa de Paz resident

**From:** [herrera.alex91@hotmail.com](mailto:herrera.alex91@hotmail.com)  
**To:** [Sarah Stockham](#)  
**Subject:** Vote yes  
**Date:** Sunday, August 9, 2020 4:18:13 PM

---

I want to voté yes on villa de paz golf course zone.

*Sent from my T-Mobile 4G LTE device*

**From:** [Anne Wagman](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Golf Course Zoning  
**Date:** Sunday, August 9, 2020 2:29:35 PM

---

Just adding my YES on Golf Course Overlay Zoning issue.  
Best,  
Carol Wagman

**From:** [btorky3@cox.net](mailto:btorky3@cox.net)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz  
**Date:** Sunday, August 9, 2020 12:10:35 PM

---

I've lived here since 1985. The golf course was always a delight to see the green, the duck ponds, the geese flying over to land in their yearly travels. More houses, traffic, and crowded schools are not a pleasing alternative. I joined the original group to oppose the houses. I would have liked to attend the meeting to show support, but at the age of 86, I'm no longer driving at night, or far from home.

Barbara S. Torkelson  
10028 W Roma Avenue  
Phoenix, AZ 85037

**From:** [Becky Glass](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Zoning  
**Date:** Sunday, August 9, 2020 12:11:42 PM

---

I do not want houses. I want the golf green again. How do I vote? Home owner. Thank you. There are so many post and letters. That it is difficult to tell if yes is yes. Or if yes is no. Like so much of the political post.

**From:** [Dan Johnson](#)  
**To:** [Sarah Stockham](#)  
**Cc:** [Dan Johnson](#)  
**Subject:** Villa de Paz Golf Course Overlay  
**Date:** Sunday, August 9, 2020 1:08:17 PM

---

Ms Stockham,

On behalf of myself and the ENTIRE Villa de Paz Community, I urge you to pursue to the fullest extent possible the proposed overlay preventing additional housing within/on the Villa de Paz Golf Course.

For the past 24+ years my wife and I have enjoyed the serenity of the golf course, the wildlife, and (yes) the view. What the current owners have done to this area by purchasing then abandoning the golf course is atrocious; and packing in more homes in to an already crowded area will only add to the atrocity.

Gone is the view, gone for the most part is the wildlife. Ponds are dry, landscape unkempt, dead in places and overgrown in others. Trees are dying and the fire hazard is increasing. The property owners have done very little if anything to maintain the area. In fact, it appears the only time they do anything is if a pending court date is approaching and they make a very lame attempt to make it look like they are trying; I assure you they are not. With the other housing developments that have already been completed in our general area, we are already over-crowded. Additional housing will only increase this ever growing problem...particularly traffic and schools.

I implore you and your fellow members to stop the proposed madness of more housing and pass the overlay initiative.

Respectfully

DANIEL C. JOHNSON  
10125 W. Sells Drive  
Phx., Az 85037  
Cell: 302-747-3780

**From:** [paul fried](#)  
**To:** [Sarah Stockham](#)  
**Subject:** please vote YES on Golf Course Overlay Zoning for Villa de Paz  
**Date:** Sunday, August 9, 2020 2:35:53 PM

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thank you.

Please reply to:

**Paul Fried**

4601 N. 102nd Ave. Unit 1001

Phoenix, AZ 85037

[pmfried@hotmail.com](mailto:pmfried@hotmail.com)

**928.300.1982**

**From:** [Josie Lucero](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz golf course  
**Date:** Sunday, August 9, 2020 11:45:34 AM

---

I purchased our home 8 years ago one of the reasons was the golf course we enjoyed the green grass and meeting the golfers, why am upset with the care of the course it is a fire hazard and having homeless people in bushes if house or apartment would be built it would over crowded our schools more traffic more break ins and I am against it please help us keep the golf course thank you Gene and Josie Lucero  
Sent from my iPhone



**From:** [Mike Alcala](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Re: Villa de paz golf course  
**Date:** Sunday, August 9, 2020 3:22:10 PM

---

Thank you Sarah, I would like to reaffirm my stand in voting YES on Golf Course Overlay Zoning.

On Fri, Jul 31, 2020, 13:37 Sarah Stockham <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)> wrote:

Thank you Mike, your comment has been included in the case file.

Thank you,

Sarah Stockham  
Village Planner  
City of Phoenix Planning and Development Department  
200 West Washington Street, 3rd Floor  
Phoenix, Arizona 85003  
Phone: 602-261-8701  
[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)

**From:** Mike Alcala <[mik3alccal@gmail.com](mailto:mik3alccal@gmail.com)>  
**Sent:** Thursday, July 30, 2020 3:48 PM  
**To:** Sarah Stockham <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)>  
**Subject:** Villa de paz golf course

Hi Sarah, I hope you are doing well. I'd like to thank you for being a person of contact for all of us that support the golf course.

I wanted to share with you a why I support the golf coarse at villa de paz. My girlfriend and I had searched for over a year to find a home for us. I grew up in Phoenix and have always looked forward to owning a home in Phoenix. Throughout our house hunting we saw everything from new and used homes in Tempe, Mesa, Glendale, Tolleson (which is where I went to high school) Goodyear and Suprise. The very last house we saw was right here in villa de paz. We love this area! The golf park was the number one reason we decided to purchase THIS house in December of 2019. My girlfriend and I needed quiet home as we are expecting our first baby girl and we are excited to raise our daughter here in this peaceful, quiet neighborhood. This is why I really stand against housing development in the golf course, which is directly behind our house. I really feel a rise in density, traffic, noise from more dwellings and the deficiency of public health and safety buildings, schools and other infrastructure will ruin the neighborhood.

We both look forward to seeing the golf park once again as it was when it was first built!

Thank you for your time, I wish you a great week and I hope you stay safe and healthy during these times.

Mike and Priscilla

Villa de Paz

4721 N. 103rd Dr.

Phoenix, Az

**From:** [Nikki Yearneau](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de paz golf course  
**Date:** Sunday, August 9, 2020 12:28:54 PM

---

Hello,

I recently moved into the Villa De Paz community and wanted to show my support on keeping the golf course from being developed. I am in support of the golf course overlay.

Thank you  
Nicole Yearneau

Get [Outlook for Android \[aka.ms\]](#)

**From:** [Ruth Glose](#)  
**To:** [Sarah Stockham](#)  
**Date:** Sunday, August 9, 2020 1:08:22 PM

---

Hello.

My boyfriend & I bought a house directly facing the Villa de Paz golf course. We do not want housing built on the golf course. We vote yes on the Golf Course Overlay Zoning.

Thank you,  
Ruthie Glose

**From:** [Shelley Autrum](#)  
**To:** [Sarah Stockham](#)  
**Subject:** I vote YES  
**Date:** Sunday, August 9, 2020 12:00:54 PM

---

Hello,

As a resident of Villa De Paz, I vote YES on the golf course rezoning overlay. Please keep this a Golf course and not additional housing.

Thank you,  
Shelley Autrum

[Sent from Yahoo Mail on Android \[go.onelink.me\]](#)

**From:** [arthur valentino](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Vila Dpaz golf course  
**Date:** Monday, August 10, 2020 5:12:01 PM

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I have lived in the area since 1999 and have seen many changes one of the worst changes I have seen the multitude of Housing flooding the area and there building a multitude of housing right now at 4747 n.99th ave and going to make more congestion in this area its like driving on the freeway at rush hour around here what we need in the area is more Business not housing all these apartment,s and houses going up it makes me want to start thinking about moving and I real don't want to move because all my Doctors are here and it hard when your a senior to just pick up and go. I wish the Golf Course would stay I really don't no what else to tell you well you have a wonderful day and thank you for letting me have the opportunity to get this off my chest

your's truly  
Arthur Valentino  
623-695-3710

**From:** [Elsa Lorigo](#)  
**To:** [Sarah Stockham](#)  
**Subject:** I vote YES on Golf Course Overlay Zoning for Villa De Paz Maryvale Community  
**Date:** Monday, August 10, 2020 9:56:36 AM

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Dear Ms. Stockham,

This email is intended to state that I vote yes on the Golf Course Overlay Zoning in the Maryvale community of Villa De Paz.

I feel grateful to live in Villa De Paz, when my family was looking for an affordable house in a good small community we were feeling discouraged because as a blue collar family we could only afford houses in drug ridden communities not suitable to raise a family.

When we found a house in Villa De Paz for \$155,000.00 we felt like we struck gold. This community is part of Maryvale but it feels like its own little community away from the crime seen

in other parts of Maryvale. We are located west of loop 101 between Camelback and Indian School. Our children walk, ride their bikes, scoot and skate board to school with ease.

Neighbors help neighbors. We take pride in our little community. Before the CoronaVirus Pandemic we had parades, family events provided by the church or school. My friends would come over and participate in these events with us because they didn't have this in their community.

I am afraid that if the overlay does not pass this community will be hurting. The added hundreds of houses will bring about more cars that will make it unsafe for our children to walk to school, overcrowd the Villa De Paz school, and bring in more crime.

Please, help us keep our safe little community a place where our children can thrive and our families can continue feeling proud of living here.

Respectfully,  
Elsa Lirigo

**From:** [Kerry Parker](#)  
**To:** [Sarah Stockham](#)  
**Cc:** [Kerry Parker](#)  
**Subject:** VDP Golf Course  
**Date:** Monday, August 10, 2020 8:38:36 AM

---

Hi Sarah,

We bought our property on the 15<sup>th</sup> Tee of the Villa De Paz Golf Course almost 6 years ago.

I was shocked when they closed with no warning to us neighbors, and all the blight and dead tree's that have come along with it.

I believe the council members should take a ride around the neighborhood before even thinking about voting on behalf of the developer.

We don't need more houses, what we need is our quality of life returned, just as the other neighbors say- the animals, the fauna- it was beautiful.

We have/had a beautiful pine tree just of the 14<sup>th</sup>/15th tee that has probably been here for over 50 years and they didn't water it. And now it's dying and it's a shame. They had removed a lot of tree's in the past couple years that the course has been closed, because they died, again because they would not water the tree's. What a shame, the birds would roost in those tree's- owls, hawks and doves.

And now it's nothing but a dry, brown grass-dust bowl, just imagine if we had a monsoon this year how much dust would be kicked up and possibly spread valley fever. And I wonder if neighbors did contract valley fever if we would be able to sue the developer or the City of phoenix for not protecting our health and safety. Just a thought. Thank you for your time and do hope that you take in consideration the feelings and effects this has on our once beautiful neighborhood. WE WANT IT BACK.... Please vote responsibly

**Kerry Parker**

Project Coordinator

Response Team 1

1710 E. Grant St., Ste 100

Phoenix, AZ 85034

Cell: 602.618.5495



**From:** [Lynnette Mueller](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Re: Golf course/ Villa de paz  
**Date:** Monday, August 10, 2020 6:53:51 PM

---

Yes on golf course only!!

On Mon, Aug 10, 2020, 2:17 PM Sarah Stockham <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)> wrote:

Thank you, your comment has been included in the case file.

Thank you,

Sarah Stockham  
Village Planner  
City of Phoenix Planning and Development Department  
200 West Washington Street, 3rd Floor  
Phoenix, Arizona 85003  
Phone: 602-261-8701  
[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)

**From:** Lynnette Mueller <[lynnettemueller45@gmail.com](mailto:lynnettemueller45@gmail.com)>  
**Sent:** Monday, August 10, 2020 2:09 PM  
**To:** Sarah Stockham <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)>  
**Subject:** Golf course/ Villa de paz

YES

**From:** [Lynette Mueller](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Golf course/ Villa de paz  
**Date:** Monday, August 10, 2020 2:09:38 PM

---

YES

**From:** [Margaret Dean](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa De Paz  
**Date:** Monday, August 10, 2020 3:03:18 PM

---

Please help us save the Villa Dr Pax golf course, resident since 1977 and would like to spend my remaining years in this community

**From:** [Olivia Salinas](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de paz golf course!!  
**Date:** Monday, August 10, 2020 7:57:53 PM

---

Dear Sara, My name is Olivia Martinez I live on 10401 w. Calle del oro.. ive been here for 10 years now.. i LOVED the golf course it was one of the BEST things about this neighborhood... please PLEASE DONT put more housing on the golf course!!!! PLEASE!! Count my vote as YES on Golf Course Overlay Zoning! My number is 4807450959 if you need to call me for anything.. thank you -Olivia Martinez

**From:** [phxberki](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Yes on VDP golf course overlay zoning  
**Date:** Monday, August 10, 2020 10:05:45 AM

---

Sent from my MetroPCS 4G LTE Android Device

**From:** [Ralph Griffith](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa Depaz zoning  
**Date:** Monday, August 10, 2020 3:53:12 PM

---

I live at 10535 W Calle Del Sol and I vote YES for golf course zoning

Sent from my iPhone

**From:** [Sonia Abril](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Yes on golf course overlay  
**Date:** Monday, August 10, 2020 9:51:36 PM

---

Please keep Villa de Paz golf course!!!

Thank you,  
Sonia Abril

**From:** [Steve Erspamer](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de paz golf course  
**Date:** Monday, August 10, 2020 12:44:20 PM

---

Dear Sarah,

I have lived at 10331 W Campbell Ave for approximately 10 years. The golf course has been a huge part of the community and I am very much hoping that it will continue to operate as a golf course for many more years to come!! The last two years that the course has been idled has left a void in our community. Please vote to keep all of the land to be zoned for our golf course.

Thank you,  
Steve Erspamer  
10331 W Campbell Ave  
Phoenix, AZ. 85037



**From:** [Twila Grantham](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Golf Course  
**Date:** Monday, August 10, 2020 9:31:23 AM

---

Sarah,

I am a resident of Villa de Paz and have lived in my current home for 27 years. I have a golf course lot and do not wish to have houses built behind me. My family loves not having homes behind us. However, with that being said, we do not like the state of the land that the previous owners have let it go. We believe that they have somehow poisoned the trees and are letting them die.

Thank You for taking my vote in moving forward with the zoning for Villa de Paz to remain a golf course.

--

Twila Grantham, Realtor, EPro  
Arizona Premier Realty Homes & Land  
[GranthamAZ@gmail.com](mailto:GranthamAZ@gmail.com)  
[www.ArizonaHomesnLand.com](http://www.ArizonaHomesnLand.com) [[arizonahomesnland.com](http://arizonahomesnland.com)]  
623-570-3236

**From:** [ANDREA MIRANDA](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Golf Course overlay  
**Date:** Tuesday, August 11, 2020 1:05:12 PM

---

I vote YES!!

Sent from my iPhone

**From:** [Debbie Rachel](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Golf Course Overlay  
**Date:** Tuesday, August 11, 2020 1:43:27 PM

---

Dear Sarah,

We enthusiastically support the Golf Course Overlay for the former Villa de Paz Golf Course. We are very concerned about the possible health concerns that could be posed by development of this property. Our neighborhood has been negatively impacted by the closure of the golf course and significant development in the area. Further development will be detrimental to our quality of life, our school and our roads. We respectfully request that the Overlay be approved.

Sincerely yours,

John & Deborah Rachel

**From:** [Gail](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Golf Course hearing, Z-30-20-5  
**Date:** Tuesday, August 11, 2020 3:02:41 PM

---

I wish to be on record that I support the rezoning plan that will prevent housing from being built on the Villa de Paz Golf Course.

I have lived in my Villa de Paz home for 38 years. I bought it because of the golf course and have stayed here because of the golf course. I selected my location to be on the golf course to enjoy the green space and nature associated with the course.

I am also concerned about the increase in traffic and the stress that would be put on our local schools if the course is developed.

Please forward an approval for the recommendation to change the zoning under review to Golf Course District zoning to the Planning Commission.

Thank you,  
Gail Bliss

Sent from my iPhone

**From:** [Jeanne France](#)  
**To:** [Sarah Stockham](#)  
**Date:** Tuesday, August 11, 2020 4:09:48 PM

---

Re-zoning Villa de Paz

We purchased our home in Villa de Paz in 1983...nearly 37 years ago...to become part of the VdP community and enjoy a golf course community. My husband and sons had played golf many times on this lovely course and we loved having it as "our neighborhood". I am no 84 years old; a widow but still a happy homeowner in the Villa de Paz community.

This letter is my firm SUPPORT of the re-zoning of the VdP golf course to PREVENT housing from being built on our golf course. I am not particularly good with the meetings on line but want my voice heard.....I support the re-zoning and support no new building. Please let my voice be heard among those who attend and voice their opinions.

Sincerely,

Mrs. Jeanne France  
10037 West Highland Avenue  
Phoenix, AZ 85037

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows 10

**From:** [Kate Sullivan](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Golf Course  
**Date:** Tuesday, August 11, 2020 5:07:54 PM

---

Please, please, please help us keep the golf course. We love the green hills to play on. I also love the ponds that have turtles, fish, frogs, ducks. It's great to have the green space to walk my special needs grandson to look at the animals! Thank you so much

Kate Sullivan  
10057 W Minnezona Ave, Phoenix, AZ 85037

**From:** [Marci Burrough](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz resining  
**Date:** Tuesday, August 11, 2020 4:50:44 PM

---

Hi Sarah, my name is Marci Burrough and I won't take up much of your time. I just writing it to show my support of the efforts to rezone the area back to golf course. Thank you so much for your efforts on this.

Sent from my iPhone

**From:** [Maria Soria-Valenzuela](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Golf Coarse NO Housing  
**Date:** Tuesday, August 11, 2020 7:05:26 PM

---

I vote Yes on the Zoning for the Golf Coarse in the Villa de Paz neighborhood. We NO NOT want anymore houses. We prefer to have the Golf Coarse.

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows 10



**From:** [Shanna Howell](#)  
**To:** [Sarah Stockham](#)  
**Subject:** VDP Golf Course Rezone  
**Date:** Tuesday, August 11, 2020 6:40:00 AM

---

Sarah,

I would like my letter included on the record for the Villa De Pas Golf Course rezoning hearing.

When I moved to Arizona four years ago, I had my realtor take me all over including, Mesa, Phoenix, Tempe, Goodyear, and other areas. I settled on Villa De Pas because of the golf course and the country feel of the area.

The new owners of the golf course are not good stewards of the property. They have let the grass and trees die. They do not fill the ponds and wildlife is dying.

Downed tree branches, garbage, and dust is the new norm.

Since the owners cannot in good faith keep the property in good repair, I do not trust them to do anything that would benefit our neighborhood or Phoenix.

Green space helps keep the temps down. Green space keeps dust down.

Green space is a home for wildlife. And, green space provides exercise and tranquility to the residents as well as guests from other cities and other states.

Most of the fields around Villa De Pas are being plowed under to make way for housing. I feel we need this golf course to maintain a green space once those other parcels have converted to buildings.

I am in favor of the city making a zoning change for the golf course to ensure it remains a golf course and the green space is kept.

Sincerely,  
Shanna Howell  
10212 W. Highlnd Avenue

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com) [[mail.mobile.aol.com](mailto:mail.mobile.aol.com)]

**From:** [Sharon Gass](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz golf course overlay.  
**Date:** Tuesday, August 11, 2020 6:11:18 PM

---

I absolutely support the golf course overlay.

We bought our home here because of the golf course & the beauty it gave neighborhood. We paid more for home because of proximity to golf course. Our property will lose \$10,000 in value if housing is allowed.

Our beautiful community has seen our area go downhill since developers have been wanting to cram in more housing on the golf course land. They are killing off 50 year old & older trees; refusing to control the insects, weeds & vermin on property causing surrounding residents property to be infested as well.

They are not keeping ponds clean hoping for complaints which will allow them to drain the ponds entirely. Neighborhood used to have song birds in abundance which kept down insects; cranes & hawks which kept down vermin & now they have disappeared because the trees are all dying.

It is a disgrace for the city to allow developers to destroy a community & lower our property values so they can make millions! The developers do not live in area & couldn't care less about the overcrowding & traffic congestion this will cause.

We do not need more housing in this area with all the apartment houses being built & so called "luxury" homes crammed so close together you can step out your back door into the house behind you! There are now 3 of these developments within a little over a mile of each other!! We have gridlock on roads surrounding neighborhood at rush hour every day as it stands now.

What is needed in this area is a recreation area such as a golf course not more housing!!! A golf course could be very lucrative here if actually run as a golf course instead of as an investment for future developers! It was a popular golf course for nearly 40 years until developers bought it & destroyed it.

Sincerely  
Sharon Gass  
Villa de Paz resident for 20 yrs.

[Sent from Yahoo Mail on Android \[go.onelink.me\]](#)

**From:** [Sonia](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Yes on villa de paz overlay  
**Date:** Tuesday, August 11, 2020 10:59:01 PM

---

Hi Sarah!

Im a homeowner in the villa de Paz neighborhood and would like to share my vote/support of yes for the golf course zoning overlay. While golf courses in the hot desert aren't ideal, I do worry about residential overcrowding. There's so much residential development going on around and I wouldn't like to see more of it in my immediate neighborhood. Thank you for your time!

Sonia Munoz

**From:** [lilcowlady@aol.com](mailto:lilcowlady@aol.com)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa De Paz Golf Coarse  
**Date:** Wednesday, August 12, 2020 2:59:38 PM

---

Ms. Sarah  
Please vote to save our golf coarse.

Dempsy Charles  
10607 w. Roma Ave.  
Phoenix,Az

Sent from my iPhone

**From:** [Donna Carr](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz Golf Course Zoning  
**Date:** Wednesday, August 12, 2020 5:03:22 PM

---

Hello,

I wanted to contact you in order to voice my support for voting yes on Golf Course Overlay Zoning for the Villa de Paz community, located in Phienix, zip code 85037. The beautiful course was part of why my husband and I chose to reside in this neighborhood, and we would love to see it restored and preserved, as opposed to crowding the neighborhood with additional housing.

Please let me know if there are additional ways we can voice our support. Thank you for your time.

- Donna Carr

[Sent from Yahoo Mail on Android \[go.onelink.me\]](#)

**From:** [JANET WILT](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de Paz golf course overlay opposition  
**Date:** Wednesday, August 12, 2020 7:03:09 PM

---

Hello Sarah,

I received your information through the neighborhood next-door app and wanted to take a moment to express my feelings toward the proposed golf course overlay at Villa de Paz. I am a long time resident of 37 years and I purchased my home as a new build with the idea that the golf course would exist forever. To purchase my lot I was required to pay an additional \$25,000 lot premium and was happy to do so to insure my presence at the edge of the golf course and the assurance of no backyard neighbors and a beautiful view. My heart is deeply saddened and I am extremely distraught at the idea of my home receiving such immense and terrible changes that will include more road noise and people noise and my yard being reduced to a fraction of what it is now. I have done nothing wrong to receive such a punishment and that is what this proposal of development feels like. If you possess any power to stop this action my gratitude would be overflowing and would appreciate any and all help you can provide me with to stop this action and preserve my home and its value.

Sincerely

Janet Wilt

4409 N 106<sup>th</sup> Ave  
Phoenix, AZ 85037  
623-877-3374

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows 10

**From:** [Susan Emerson](#)  
**To:** [Sarah Stockham](#)  
**Subject:** rezoning Villa de Paz golf course overlay  
**Date:** Wednesday, August 12, 2020 3:18:24 PM

---

My husband Craig and I Susan wish to keep this property a golf course with no additional houses to be built.

So this is a Yes vote from each of us to keep the Villa de Paz golf course.

No More Houses, Please.

Sincerely,  
Craig & Susan Emerson

**From:** [Tj Munoz](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Re: Villa de Paz. I vote yes  
**Date:** Wednesday, August 12, 2020 6:11:06 PM

---

Yes to save the golf course.

On Wed, Aug 12, 2020 at 7:10 AM Alicia Primera <[aliciaprimera1@gmail.com](mailto:aliciaprimera1@gmail.com)> wrote:

----- Forwarded message -----

**From:** Sarah Stockham <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)>  
**Date:** Fri, Jul 31, 2020 at 2:22 PM  
**Subject:** RE: Villa de Paz. I vote yes  
**To:** Alicia Primera <[aliciaprimera1@gmail.com](mailto:aliciaprimera1@gmail.com)>

Thank you, your comment has been included in the case file.

Thank you,

Sarah Stockham  
Village Planner  
City of Phoenix Planning and Development Department  
200 West Washington Street, 3rd Floor  
Phoenix, Arizona 85003  
Phone: 602-261-8701  
[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)

**From:** Alicia Primera <[aliciaprimera1@gmail.com](mailto:aliciaprimera1@gmail.com)>  
**Sent:** Friday, July 31, 2020 2:05 PM  
**To:** Sarah Stockham <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)>  
**Subject:** Villa de Paz. I vote yes



**From:** [Connie McKee Boden](#)  
**To:** [Sarah Stockham](#); [Connie McKee Boden](#)  
**Subject:** Villa de Paz Golf Course  
**Date:** Thursday, August 13, 2020 3:14:32 PM

---

City of Phoenix  
Attn.: Sarah Stockham

Hello Ms. Stockham,

My husband and I have been out of town, and only today realized that we could reach out to you regarding the Villa de Paz Golf Course.

We have been residents in this community since 1996. It was our pleasure to live on a property that backed up to this golf course. It has been a nightmare living here since developers purchased it and ran the property into the ground. Our area residents have worked hard to push the City of Phoenix to ticket them for their abandonment of this property. It is overgrown with weeds, a dust bowl since it is no longer watered; garbage blows in with the wind and never gets picked up; homeless people live on it and crime has gone up. We do NOT want developers creating a living space out of this acreage. Our local schools are already overwhelmed with students, more residents would not help.

Please feel free to contact us for any questions that you may have.

Respectfully,

Connie M. Boden  
Kent E. Boden II  
[connieboden@msn.com](mailto:connieboden@msn.com)  
623-210-9872

**From:** [Sharon Heydenreich](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa De Paz  
**Date:** Thursday, August 13, 2020 1:27:03 PM

---

I DO NOT want houses behind my house!! The golf course was the reason I bought here!

Sharon Heydenreich  
10208 W Montecito Ave  
602-762-6593

Sent from my iPhone

**From:** [leah mead](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Villa de paz golf course  
**Date:** Saturday, August 15, 2020 10:41:09 AM

---

I live right on the golf course. I vote YES on golf course overlay zoning.

Leah Mead

**From:** [Yvonne Jordan](#)  
**To:** [Sarah Stockham](#)  
**Subject:** Golf Course  
**Date:** Monday, August 17, 2020 4:59:42 PM

---

Please no HOUSING, want the golf course to stay...

Thx you,  
Yvonne B

Sent from my T-Mobile 4G LTE Device  
Get [Outlook for Android \[aka.ms\]](#)

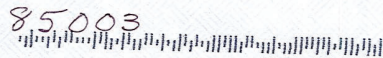
 **Nancy A McPhee**  
10121 W Avenida Cordoniz  
Phoenix, AZ 85037-5600

PHOENIX AZ 852  
11 AUG 2020 PMS 1



*City of Phoenix  
Planning & Development Dept  
Zoning Section  
200 W. Washington St. 2<sup>nd</sup> floor,  
Phoenix, Az 85003*

*Attn: Mr Stockham* 85003-161100



Aug 10, 2020

Ms Stockham,

I have lived at this home in the Villa de Paz planned community since 1984, when my late husband and I relocated from Minneapolis, MN. We moved here because it was a planned community and had been assured by Maricopa County officials that it was a planned community centered around a golf course, and would remain so in perpetuity. Since the city of Phoenix annexed us, we have lost our recreation area through deceptive if not fraudulent action, which the city approved. Then we have the golf course selling to developers which the city approved. I fail to see how this lived up to the original promises made to us.

I was unable to fully access the previous meeting, and very strongly wished to not only see but to be able to express my views and feelings., I could not even hear it until I was able to access it on the phone.

Side issue: I have a pool that is costing me over \$200 a month in maintenance fees to combat the algae and due to the golf course not watering their adjoining tree. It sheds its needles, limbs, seeds and pollen constantly as it slowly dies from the lack of water. My messages have seen no action to correct the problem. Is this company going to be any better about how or what they build or the precautions in the process of building?

We know AS A FACT that this is a general area that has an extremely high level of the pathogen causing Valley fever. It also has had liberal doses of toxic weedkillers applied over the many years the golf course has been in existence and before as farmland.. Disturbing this soil would most likely result in the death of many pets and no few people, due to COVID19 combined with valley fever, and toxicity from those herbicides. A deadly mixture, especially to those small children or elderly living here.

Also, the developers have grossly neglected the ponds existing here. They are a part of a national flyway for migratory birds. This must be maintained by law. They have totally neglected the promises they made to maintain this property, allowing it to become a dry, noxious ragweed and other noxious weed disgrace, and leads any rational person to believe they are not a company to be mindful of their ethics. They cannot be trusted, in my estimate.

High density housing will grossly overcrowd our schools, which are not even well- equipped for the COVID19 epidemic at the present enrollment. This high density housing also needs more roads, which would abutt our back yards, contributing to the pollution at close range. Nice to think of a road in your back yard, instead of a well manicured golf course, for which we paid a premium with the intent of a lifelong residence.

I feel ever so strongly that you should support the Villa de Paz Golf Course Overlay. It would prevent the destruction of a neighborhood to line the pockets of out of state developers who have shown they don't care about the people, the neighborhood or our health and other risks involved.

I thank you for your attention to this, and hopefully your support.

Nancy McPhee  
(RD, retired)

CITY OF PHOENIX  
AUG 18 2020  
Planning & Development  
Department

CITY OF PHOENIX

AUG 19 2020

Planning & Development  
Department

August 18, 2020

Dear City of Phoenix Planning Department,

RE: Application # Z-30-20

As a home owner in the Villa de Paz neighborhood, I wholeheartedly support the change in zoning to GC ( 122.92 a.c.) as outlined in the received notifications from your department.

The environmental, economic, and aesthetic virtues and benefits of the proposed change completely abolish the need for any consideration with respect to congesting the area with additional residences.

Thank you for your diligence in making this positive change a "hole in one"!

Respectfully,



John Nicholas Drilling  
4601 N. 102nd Ave.  
Unit # 1052  
Phoenix, AZ 85037

cc: File

To: The City of Phoenix Planning & Development Dept. Aug. 15, 2020

Development Dept.

Please save the Golf Course at Villa de PAZ! I have lived here over 30 yrs. &

I like many others in Villa de PAZ, bought here because of the Golf Course. I was part

of the group that fought for this same thing 8 yrs. ago. The Company that sold the

Golf Course did it right under our noses -

no one had any idea - One day there were

golfers playing on the next day it was

empty & we were told it was early sold!

It was never abandoned by us - it was

stolen with no warning!! - We do not want

MR. House's & traffic on Villa de Paz! - we

**CITY OF PHOENIX**  
Need our Golf Course back!!!

SEP - 3 2020

- Gloria Ferris  
Hwy 103 rd ave.



Gwenn Ferris  
4601 N. 102nd Ave  
Phoenix AZ 85037-5205



PHOENIX AZ 85022  
21 AUG 2008 PM 6 L

City of Phoenix Planning  
& Development Dept.  
200 West Washington St.  
2nd Floor  
Phoenix, AZ 85003



## Racelle Escolar

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**From:** Dorothy Morris <dotmor1@cox.net>  
**Sent:** Friday, September 25, 2020 5:33 PM  
**To:** PDD Planning Commission  
**Subject:** Item 12, Case #Z-30-20-5

To the Members of the Phoenix Planning Committee: **I am very much in support of the Overlay Plan for Item #12, Case #Z-30-20-5.** For some years now developers and the City of Phoenix have kept this neighborhood in turmoil. It should not be so hard to live in Phoenix. Villa de Paz was marketed to us as a golf course neighborhood and when we purchased our home it was represented to remain a golf course. But once the City of Phoenix annexed Villa de Paz it put this promise at risk. For years our drive into our neighborhood with the beautiful greens, the large trees, ponds and habitat for birds, frogs, turtles and other animals were a factor in our quality of life. The current owner's abandonment of the course for a year to activate the clause that would allow them to replace this area with high density housing has greatly harmed the neighborhood.

The grass, large shade trees and animals, gone. The ponds allowed to drop to low levels of water unless they are reported and now filled with water but murky. Our dust factor is greatly increased as the grass holding the soil died. I must wonder what is in that dust and who is liable if there is a problem of toxicity? Our temperatures are most likely higher without the shade of the trees throughout the course. The owner has let most of the trees die.

Aside from the noise and greatly increased traffic from recent high-density housing in the area is a concern over the soil toxicity from the former golf course. Has anyone in the City Planning Department considered this issue?

This article is from the Sun-Sentinel that covers a problem of developing on a closed golf course: <http://www.sun-sentinel.com/health/fl-reg-golf-courses-decontamination-20170619-story.html> [sun-sentinel.com]

Within the article:

"The public should know that all golf courses contain arsenic and other contaminants in various amounts,"

The conclusion of the article: **"You don't want to build on it, but you can put sod on it and use it as a golf course," Koski told the park district's board members Monday. "As a fairway, that is not something that is going to present you with a problem that is insurmountable."**

Do your own research and you will find articles regarding danger of soil toxicity and the high costs of restoring soil on former golf courses to be safe for development.

I must ask again has anyone in the City of Phoenix done any diligent research into how safe the soil is on the former Villa de Paz Golf Course. Will they do so should any development be allowed on this property? If they do not and untreated toxic soil is found to be causing problems after developing the property this will put taxpayers at risk for damages for the Planning Committee and ultimately the City Council's decision on the Overlay vs. the development of the land.

The Overlay Plan will allow the Golf Course to be restored to a golf course which according to articles I read are safe. I hope you will approve the Overlay Plan, Item #12, Case #Z-30-20-5.

Dorothy Morris

**From:** Liz Waters <ewaters623@gmail.com>  
**Sent:** Friday, September 25, 2020 4:07 PM  
**To:** PDD Planning Commission  
**Subject:** Case # is Z-30-20-5

Please vote to keep our golf course a golf course and not build homes on the land. Our community does NOT want development and we want our course back!

Elizabeth Waters  
14277 W Lexington Ave  
Goodyear, AZ 85395  
[ewaters623@gmail.com](mailto:ewaters623@gmail.com)  
623-518-5676

## Racelle Escolar

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**From:** jpcabrera2 <jpcabrera2@aol.com>  
**Sent:** Friday, September 25, 2020 4:25 PM  
**To:** PDD Planning Commission; Council District 5 PCC  
**Subject:** Support Item # 12 and case # Z-30-20-5

Hello Honorable Phoenix Vice Mayor Betty Guardado and Phoenix Planning Committee.

We hope all of you are well. We purchased our condo two years ago in Villa De Paz in West Phoenix because we like the green space which was suppose to be a golf course. The investment corporation is now trying to develop the gulf course which would be tragic. Most of us want this to continue to be green space or a golf course. Please support and VOTE YES on Item # 12 and case # Z-30-20-5 so that the zoning will remain designated for a golf course.

Thank you.

John Paul Cabrera and Eileen Del Pino  
4601 N. 102nd Ave. #1030  
Phoenix AZ 85037

Sent from my Sprint Samsung Galaxy S9+.

## Racelle Escolar

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**From:** Alicia Primera <aliciaprimera1@gmail.com>  
**Sent:** Saturday, September 26, 2020 5:43 AM  
**To:** PDD Planning Commission  
**Subject:** Villa de Paz golf course overlay Item #12 CAsE #Z-30-20-5

In Support of item #12 Case #Z-30-20-5

Dear Sir/Madam

We are in Support and are voting YES to the Inlay @ Villa de Paz Golf Course. We would like to see the natural habitat of fish, turtles, ducks and the majestic trees protected for all to enjoy.

Alicia Primera  
T.J Munoz  
Villa de Paz Residents  
10232 W Monterosa St, Phoenix, AZ 85037

## Racelle Escolar

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**From:** Brian Gollmer <brian@glockster.net>  
**Sent:** Monday, September 28, 2020 12:48 PM  
**To:** PDD Planning Commission  
**Subject:** Item #12, Case # Z-30-20-5  
**Attachments:** PXL\_20200928\_190820699.jpg; PXL\_20200928\_190830839.jpg; PXL\_20200928\_190743194.jpg; PXL\_20200928\_190748323.jpg

I am in support of the golf course overlay for the Villa De Paz golf course land.

My family has resided in the neighborhood for over 20 years.

I submit the attached photos to document the pattern of neglect by the current owner of the property.











## Racelle Escolar

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**From:** dan johnson <bigtoe1951@yahoo.com>  
**Sent:** Monday, September 28, 2020 2:29 PM  
**To:** PDD Planning Commission  
**Cc:** danponjohnson@hotmail.com  
**Subject:** Item #12, Case #Z-30-20-5

I strongly support this proposal with my YES VOTE and strongly urge each member of the Planning Committee to do the same.

I've lived in Villa De Paz for almost 25 years. One of the strongest selling points, and main reason we bought this home, IS the Golf Course. Over the years we have enjoyed the privacy, wildlife, and serenity living on the golf course has provided. Previous owners have always proven to be "good neighbors" to both the residents of Villa De Paz and the City of Phoenix; current owners have done just the opposite. They've refused to address dying trees, vegetation, environmental concerns, and the impact their abandonment has had on the wildlife unless many complaints and even a lawsuit were filed. The only time they have taken any action has been if there is a pending hearing...and even then only minimal effort. Ponds have been allowed to almost go completely dry thus killing or otherwise adversely affecting wildlife. If there are any "patches of green" left on the course, it's most certainly due to uncorrected water leaks. If they are allowed to build more homes in an already crowded area, we (as a community, City) will surely suffer further damage to the eco system...more over crowded living conditions, crime, and the loss of the peace and serenity we have enjoyed for all these years.

Please. I implore each member to vote YES on this overlay proposal.

Respectfully,

Daniel Johnson  
10125 W Sells Dr  
Phoenix, Az 85037  
Cell: 302-747-3780

Sent from my iPhone

## Racelle Escolar

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**From:** Dulce Ramirez <dramirez2334@yahoo.com>  
**Sent:** Monday, September 28, 2020 10:04 AM  
**To:** PDD Planning Commission  
**Subject:** Item #12 Case # Z-30-20-5

To whom it may concern, My name is Dulce Ramirez and I reside in the Villa de Paz community. I recently purchased a home, in Nov of 2019, in this community after falling in love with one of the homes here. I am in support of the overlay and all requirements therein of this support. Please do not allow for the building of homes in the old golfing sections. The tranquil atmosphere and privacy that the golf course provides; was one of the reasons why I enjoy my new property. My family and I also enjoy seeing the natural wild life enjoy the watering holes and grassy areas. If you have any questions please reach out to me at 210-529-6100 as I will also be attending the virtual meeting on October 1st.

Thank you so much for your time,  
Dulce Ramirez

## Racelle Escolar

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**From:** Janae Larson <j\_sheree6121@yahoo.com>  
**Sent:** Monday, September 28, 2020 7:35 PM  
**To:** PDD Planning Commission  
**Subject:** Item # 12 Case Z-30-20-5

Please vote in support of the Golf Course Overlay at Villa De Paz. This is mine and my husbands very first home and a huge reason we moved into Villa De Paz is because of the golf course. It is so nice to see the beautiful trees, the ponds, and the green grass. Even though the owner has not been keeping up the property since this all started, the open space in the neighborhood is still nice and better than having hundreds of homes cramped into the space. Having the golf course helps keep the overall temperature of the neighborhood cooler than neighborhoods without them, we all know how important that is in Phoenix. Please vote to keep the golf course.

Thank you.

Janae Fisher

## Racelle Escolar

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**From:** Sharon Gass <ridingspots@yahoo.com>  
**Sent:** Monday, September 28, 2020 5:35 PM  
**To:** PDD Planning Commission  
**Subject:** Item #12 Case Z-30-20-5

To Whom it May Concern:

Am in favor of keeping the Villa de Paz golf course as a golf course.

This community was designed and built around the golf course. It is the reason most of us bought a home here. Since the developers have bought it, our beautiful community has become a ghetto!! Building more homes in here not only lowers our property values but will destroy a once beautiful community; overcrowding school, streets, etc.

Forty year old trees are being left to die (basically murdered) due to lack of water. These trees not only kept our community cooler, but added much needed oxygen into the air. Trees also help absorb carbon dioxide thus helping to improve air quality in the city.

There is a Bald Eagle nesting in trees along canal off 107th Ave, north of Thunderbird Estates and has been seen often fishing in canal and around our ponds. We have golden eagles, Egrets, hawks, Blue Heron, Canadian Geese & owls who have used the golf course ponds as a food source for years. We used to hear birds singing all day long and now there is silence. Birds that kept down the insect population including mosquitoes are now gone! We can't enjoy our back yards because of mosquito & wasp swarms since course closed.

Since course has been closed, temperatures are approx 4-5 degrees higher than posted Phoenix temperatures; my power usage has gone up; have had to pay out hundreds of dollars for weed & insect spray because the developers do not keep course sprayed.

My home has been devalued approx \$10,000 because of loss of golf course. Am very angry that I and other residents have to suffer financial loss so that developers can make millions at our expense.

"Luxury Homes" (housing built so close together you step out back door of one into the front door of house behind it) being built along 99th Ave south of Camelback Rd as well as north of Camelback Rd. A community of them off 99th Ave & Indian School. On 107th Ave S of Camelback Rd. Hundreds of houses crammed together all with a 2 mile radius. We really don't need more housing crammed onto the golf course land.

Thank you for voting to restore our community and golf course!!!!

Sharon Gass

10108 W Sells Dr  
Villa De Paz



## Racelle Escolar

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**From:** Twila Grantham <granthamaz@gmail.com>  
**Sent:** Monday, September 28, 2020 11:52 AM  
**To:** PDD Planning Commission  
**Subject:** Item # 12, and Case # Z-30-20-5

To Whom It May Concern,

My husband and I are residents in Villa de Paz and have been for the past 28 years. We own a golf course lot home and are in favor of this plan. We would like to see the golf course functioning as a golf course and maintained.

--

Twila Grantham, Realtor, EPro  
Arizona Premier Realty Homes & Land  
[GranthamAZ@gmail.com](mailto:GranthamAZ@gmail.com)  
[www.ArizonaHomesnLand.com](http://www.ArizonaHomesnLand.com) [[arizonahomesnland.com](http://arizonahomesnland.com)]  
623-570-3236

## Racelle Escolar

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**From:** CB Moore <cb.moore@yahoo.com>  
**Sent:** Tuesday, September 29, 2020 3:23 PM  
**To:** PDD Planning Commission  
**Subject:** October 1, 2020 meeting - Item # 12 case # Z-30-20-5

To the Members of the Planning Commission,

I am writing to express my support for the re-zoning of the Villa de Paz golf course into a permanent golf course district.

I believe it was the intent of the original developers that the course be a permanent part of our neighborhood, and it was certainly a factor in the purchase pricing of the homes facing the golf course, including my own. That there is a covenant on this golf course shows that the intent was for it to be a permanent feature.

Additionally, I believe it was the intent of the City of Phoenix to preserve the golf course in the zoning choices that were made when Villa de Paz was annexed by the City of Phoenix. That these choices were seriously muddled at the time they were made is clearly shown by the fact that we have already had to fight off one developer and are now engaged in trying to preserve the golf course from another developer. The City of Phoenix has a duty to make things right for the citizens of our neighborhood by correcting their previous errors and preserving the golf course as was intended.

The rights of many people are being trampled in the current rush to build as many tiny dwellings and apartment buildings as possible. Open spaces such as golf courses and parks are as vital to people's well being as affordable housing is. As the Covid-19 pandemic has shown, people need safe places to get out, to exercise, to walk, and to interact in an appropriate manner with other people. Golfing is certainly an activity that meets this demand.

Speaking economically, the Villa de Paz is one of the closest courses to the Glendale Entertainment District and I believe that a well-maintained public course in this area would be a tourism draw for the City of Phoenix - there are a number of new hotels going up in our area and tourists need things to do before and after the games.

Preserving the Villa de Paz golf course is as important to the City of Phoenix as it is to us.

Respectfully,

Catherine Moore  
10121 W. Roma Ave  
Phoenix, AZ

## Racelle Escolar

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**From:** Kate Sullivan <ksullivan986@gmail.com>  
**Sent:** Tuesday, September 29, 2020 6:48 AM  
**To:** PDD Planning Commission  
**Subject:** Case # Z-30-20-5

Good morning,

I am writing this email in regards to the Vill de Paz golf course. When we moved here 5 years ago, the golf course was so beautiful and green. People were actively playing golf, and walking in the neighborhood, enjoying the weather. The ponds were full of ducks, fish, turtles, frogs. It was gorgeous to walk along there and take my grandson to feed the ducks and just enjoy the beauty of our community. Now the golf course looks like a bio hazard wasteland. The ponds stink, dry, brittle grass, trees fallen over, very scary. People aren't out walking around enjoying themselves, due to the horrible scene that lays there just screaming HELP ME!! The golf course was the main reason I moved to this community, I am so amazed that Phoenix has allowed this once beautiful course to become a run down bio hazard dump. Please help us bring back the golf course!!

Case # Z-30-20-5

Thank you,

Catherine Sullivan

10057 W Minnezona Ave, Phoenix, AZ 85037

## Racelle Escolar

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**From:** Gail Bliss <gbliss78@gmail.com>  
**Sent:** Tuesday, September 29, 2020 4:39 PM  
**To:** PDD Planning Commission  
**Subject:** Item #12 Case # Z-30-20-5

I wish to be on record that I support the rezoning plan and urge you to vote for item # 12, case # Z-30-20-5, the Golf Course Overlay that will prevent housing from being built on the Villa de Paz Golf Course.

I have lived in my Villa de Paz home for 38 years. I bought it because of the golf course and have stayed here because of the golf course. I selected my location to be on the golf course to enjoy the green space and nature associated with the course.

I am also concerned about the increase in traffic and the stress that would be put on our local schools if the course is developed.

Please pass case # Z-30-20-5 Golf Course District Zoning.

Thank you,  
Gail Bliss

## Racelle Escolar

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**From:** Todd C Saville <tcsaville@gmail.com>  
**Sent:** Tuesday, September 29, 2020 10:59 PM  
**To:** PDD Planning Commission  
**Subject:** Villa de Paz Golf course; Item # 12 case # Z-30-20-5

Hello, my name is Todd Saville. My wife and I live in Villa de Paz on what used to be the 16th hole, a nice and challenging Par 3. We are both avid golfers. We paid a premium for our home on the golf course.

It is a shame and a disgrace to see what the golf course has become, after the willful (abandonment) planned decay by the new owners. Weeds and dirt, dead trees and neglected ponds, wildlife suffering. Not to mention more and more ATV's riding through it.

My Wife Susan and I fully support the rezoning effort to "Golf Course District". We do not need nor want anymore housing in our neighborhood. We have had several power outages this year, due to the aging infrastructure (according to a letter from SRP) and no doubt the added development's of high density housing recently built in the surrounding area.

Please vote to approve the rezoning, to help us revive our neighborhood and hopefully restore the golf course to its former condition.

Thank you,

Todd and Susan Saville  
10019 West Campbell Ave.  
Phoenix, AZ 85037

## Racelle Escolar

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**From:** JohnnyCenturyLink Customer Rachel <johnrachel@q.com>  
**Sent:** Wednesday, September 30, 2020 5:25 PM  
**To:** PDD Planning Commission  
**Subject:** Item #12; Case Z-30-20-5

Dear Committee Members,

My husband and I would like to express our support for the Golf Course Overlay rezoning for Villa de Paz golf course. We have lived in this community for the past 33 years. It was always a very pleasant and safe neighborhood. The decline of the golf course has impacted our property values. The loss of the green grass and the trees has contributed to hotter temps in our area. In the past we could take a pleasant walk on the golf course in the evening or early morning. It would not be safe to do that now. Please help us restore a sense of community and safety to our neighborhood by rezoning this property as a golf course once again.

Sincerely,

John and Deborah Rachel

## Racelle Escolar

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**From:** Loretta Pollack <freedom2bme@icloud.com>  
**Sent:** Wednesday, September 30, 2020 6:18 PM  
**To:** PDD Planning Commission  
**Subject:** VDP

Hello

This is residents of VDP Golf Course. Mike & Loretta Pollack have lived in the area since 2010. Purchase the rental home Feb 2018. Then we discovered after closing on our home that the Golf Course Villa De Paz was sold. The reason for our purchase is because we have lived here in our home and didn't want to leave this beautiful view of the Golf Course. Now it's not like before. We want our little area here to stay uncrowned & less traffic.

Our vote is yes for the Overlay...

Sincerely

Mike & Loretta Pollack  
10015 W Campbell Ave  
Phoenix Az 85037  
6028206115

Sent from my iPhone

## Racelle Escolar

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**From:** Alan Gaugert <alan.gaugert@gmail.com>  
**Sent:** Thursday, October 1, 2020 3:50 PM  
**To:** PDD Planning Commission  
**Subject:** Villa de Paz Golf Course Overlay - Item 12 on your agenda

Dear Sirs,

I write to request your support of the VDP Golf Course overlay. As you are aware, there have been multiple attempts to develop the course. Each time the community has expressed its desire that the course remain.

The bottom line:

- 1) Villa de Paz was established as a golf course community and wishes to remain so.
- 2) Stipulations were placed on the parcels to prevent development.
- 3) The purchasers were aware of the stipulations and the desires of the community. Yet - they purchased the land and are surprised the community is not supportive of their development plans.
- 4) The community does not want up to an additional 812 homes, 2000+ residents, 1500 vehicles.
- 5) The owner has not presented the community with a development plan that would benefit the community. Their plan would benefit the City of Phoenix's tax roles and their profits - but not the residents living here.
- 6) Records support the position that a course can be profitable with the appropriate amenities.

I request your support for the establishment of the golf course overlay.

Thank you,

Alan

--

Alan Gaugert  
623.330.3622  
Phoenix, AZ 85037



## Racelle Escolar

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**From:** almacita1231 <almacita1231@q.com>  
**Sent:** Thursday, October 1, 2020 4:02 PM  
**To:** PDD Planning Commission  
**Subject:** Item # 12

Case # 2-30-20-5

I am in support of the Villa de Paz Golf course overlay!

Sent from my Samsung Galaxy smartphone.

## Racelle Escolar

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**From:** Darla Olson <framgam@icloud.com>  
**Sent:** Thursday, October 1, 2020 7:49 AM  
**To:** PDD Planning Commission  
**Subject:** VDP golf course overlay case#12 Z-30-20-5

I strongly support the golf course overlay! Ive been a resident/homeowner for nearly 30 years... and I'm disgusted with what this developer has done to our community by shutting down the course in hopes of getting a big payday by building homes.

It's tragic.

They have consistently been shutting off water to the ponds, hurting our beautiful ducks, geese and turtles that have been there since the 70's !  
They have not watered the course and brought in crews to demolish trees deliberately turning our neighborhood into a blight infested eyesore. They should be ashamed !

I purchased my home in VDP so I could live in a quiet, peaceful residential golf course community ... I still have all my original purchase paperwork and sales flyers touting said same.

I implore you to DO THE RIGHT THING at tonight's meeting and vote for and with the community....do not side with developers that are just out to make yet a another fast buck.

Regards,  
Darla Olson  
10309 W Calle de Plata  
Villa de Paz Community  
Phoenix, Az 85037-5544

Sent from my iPhone

## Racelle Escolar

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**From:** Elsa Lorigo <elsalbaz@gmail.com>  
**Sent:** Thursday, October 1, 2020 2:35 PM  
**To:** PDD Planning Commission  
**Subject:** Item # is 12, and Case # is Z-30-20-5

To whom it may concern,

This email is intended to state that I vote yes on the Golf Course Overlay Zoning in the Maryvale community of Villa De Paz.

I feel grateful to live in Villa De Paz, when my family was looking for an affordable house in a good small community we were feeling discouraged because as a blue collar family we could only afford houses in drug ridden communities not suitable to raise a family.

When we found a house in Villa De Paz for \$155,000.00 we felt like we struck gold. This community is part of Maryvale but it feels like its own little community away from the crime seen in other parts of Maryvale. We are located west of loop 101 between Camelback and Indian School. Our children walk, ride their bikes, scoot and skate board to school with ease. Neighbors help neighbors. We take pride in our little community. Before the CoronaVirus Pandemic we had parades, family events provided by the church or school. My friends would come over and participate in these events with us because they didn't have this in their community.

I am afraid that if the overlay does not pass this community will be hurting. The added hundreds of houses will bring about more cars that will make it unsafe for our children to walk to school, overcrowd the Villa De Paz school, and bring in more crime.

Please, help us keep our safe little community a place where our children can thrive and our families can continue feeling proud of living here.

Respectfully,  
Elsa Lorigo-Becerra

## Racelle Escolar

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**From:** Kerry Parker <kerry.parker@callventuri.com>  
**Sent:** Thursday, October 1, 2020 2:41 PM  
**To:** PDD Planning Commission  
**Subject:** Item #12 Case # Z-30-20-5

I wanted to share that I've lived in this neighborhood for the past 7 years, was super excited to move to such a lovely neighborhood. Then the golf course sold with no warning/closed with no warning. And the last 3 years have been horrible allowing the conditions of the neighborhood to deteriorate. They harmed the golf course area, by not watering and allowing all the tree's to die. Now the birds, geese, ducks have nothing. We have nothing but fire hazards, riff raff and I cant imagine if we put more houses in this development. Congestion, kids will be run over-people don't slow down now. What the community needs is to be put back to a normalcy and more houses is not the answer. I hope you vote no on more development. Our property values of the houses on the golf course hold no value, and if this goes through the developer should have to pay restitution for the value we lost.

Thank You

**Kerry Parker**

**Project Coordinator**

**Venturi Restoration – Phoenix**

*(A Response Team 1 company)*



[\[.venturirestoration.com\]](http://.venturirestoration.com)

d: 602.429.0199

o: 602.266.5855

Street Address

City, State

ZIP

 [\[facebook.com\]](https://facebook.com)



[\[linkedin.com\]](https://linkedin.com)



[\[twitter.com\]](https://twitter.com)



[\[instagram.com\]](https://instagram.com)

[www.venturirestoration.com](http://www.venturirestoration.com)

[\[venturirestoration.com\]](http://venturirestoration.com)

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## Racelle Escolar

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**From:** Linda Holland <lhjo1947@gmail.com>  
**Sent:** Thursday, October 1, 2020 3:44 PM  
**To:** PDD Planning Commission  
**Subject:** Ítem #12; Case#Z-30-20-5

My name is Linda Holland and I support the VDP Golf Course Overlay

Sent from my iPhone

October 1, 2020

RE: Item # 12, Case # Z-30-20-5

Dear City of Phoenix Planning Commission:

I am writing this letter to voice my support for Item # 12, Case # Z-30-20-5.

We purchased our home in Villa De Paz on September 15, 2015 and fully renovated the property. We chose Villa De Paz because of the golf course (which was always busy until the closure) and overall aesthetic of the neighborhood. I am a local Realtor and an active golfer. A golf course increases the value and desirability of the community they are located in. If homes are built on the golf course land our property values will be negatively affected, especially the homes on the golf course.

The developer purchased the golf course and immediately closed it. Their actions show that there was never intent to manage the golf course they purchased. They found a loophole, "abandoned" their own property, and started the development process. There is no way to build additional homes in Villa De Paz and keep with the aesthetic of the community.

This is not a case about property rights it is about a developer taking advantage of a loophole. Obviously, they never thought the community would fight to stop the development. I ask that you give the Homeowner's of Villa De Paz a voice and vote in favor of the Golf Course Overlay Zoning.

Thank you for your time and service to our community.



Michelle Pacheco  
REALTOR

(M) 623-229-4541

michelleprealty@gmail.com

www.MichellePachecoSellsAZ.com

21448 N 75TH AVE SUITE 2  
GLENDALE, AZ 85308



## Racelle Escolar

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**From:** Romell Kovachy <sissyktimc@aol.com>  
**Sent:** Thursday, October 1, 2020 4:56 PM  
**To:** PDD Planning Commission  
**Cc:** Romell Kovachy  
**Subject:** Item # is 12, and Case # is Z-30-20-5: Save Villa De Paz Golf Course Community

Hello,

I live in VDP Golf Course Community for the last 12 years. The reason why we bought our home in this neighborhood was the Golf Course for the beautiful Grass, Ponds, and Large Trees. The Ducks, the Geese, and other little creatures. The tranquil effects and wonderful atmosphere that made us feel good! Since the club was sold and the property wasn't maintained, it can be said that the mood around here has been down right depressing at times, to see the dead grass, the dead trees, and the low ponds.

I was recently reminded at the last meeting I attended, that I was given documents including the Golf Course and property is more expensive here because of the Golf Course. To allow the Developer to take this away from us is not just to the 1000+ homes that paid to be in this area. It took me over 30 years to be able to buy a home in this neighborhood I dreamed of living after growing up in Maryvale Cluster area and living near the Desert West Park with it's tiny Duck Pond. Please don't let them take from us, what took me over half my lifetime to achieve.

The lack of maintenance we were promised, and allowing them to close the golf course and get away with it is doing a disservice to our neighborhood. I thought the Golf Course Owners were obligated to maintain this area, and we would be retired and enjoy our golden years in this wonderful paradise that we invested in buying because the area was beautiful with this amenity. I don't want to see anything built on the golf course land. I want the City of Phoenix to protect us as our address is in the City of Phx, Zip Code 85037. Please protect our golf course community and make the developers restore our beautiful scenery, animals, and maintain the grounds properly!

They bought a Golf Course and should have bought with the expectation of running right, not running it into the ground. The master plan of this Golf Course Community should be retained and prevent homes from being built on it.

I have a vested interest in this neighborhood, and I don't want to see it destroyed by Developers trying to earn a quick buck while ruining the very essence of what makes our neighborhood wonderful! Bring back the grass, trees, and animals, a good Company to run and maintain it well and the Golfers will come back!

P.S. I'm willing to invest in, if we can set up a trust for the future with a Company that wants to help us bring it back to life!

Thank you,

Romell Kovachy  
Tim Carter  
& 6 Family Members  
10101 W Turney Ave  
Phx AZ 85037

## Racelle Escolar

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**From:** soniaabril10 <soniaabril10@gmail.com>  
**Sent:** Thursday, October 1, 2020 3:59 PM  
**To:** PDD Planning Commission  
**Subject:** Item # is 12, and Case # is Z-30-20-5."

I support the VDP overlay proposal.

Thank you,  
Sonia Abril

Sent from my Sprint Samsung Galaxy S10+.



## Racelle Escolar

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**From:** merz krom <merk65@live.com>  
**Sent:** Thursday, October 1, 2020 5:07 PM  
**To:** PDD Planning Commission  
**Subject:** Item # is 12, and Case # is Z-30-20-5."

I approve. I am a resident of villa de Paz and have a golf course view.

Thank you,  
Merz Krom

Sent from my iPhone

## Racelle Escolar

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**From:** Josie Lucero <lucjosie@yahoo.com>  
**Sent:** Thursday, October 1, 2020 5:11 PM  
**To:** PDD Planning Commission  
**Subject:** Villa depaz golf course

Hi I am very upset about the golf course we have had homeless people behind our home in a bush, we have had to put up more cameras due to more crime they use the golf course as a dirt bike track which through so up all the dust and dirt which makes me sicker with my copd and I have had to be tested for dessert fever due to being around they dry golf course. I have not been able to enjoy the back yard due to the dirt being blowing the trees out drying out the ponds if this keeps going on we will have more traffic more gangs there is a time when it shouldn't be about money for the builders owners they build collect the money and people who move cause more crowding in schools and traffic please we would have never retired here if it wasn't going to stay a golf course please stand with us home owners. Thank you  
Mr. Mrs. lucero

Sent from my iPhone

## Racelle Escolar

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**From:** tina fritz <tinamfritz@gmail.com>  
**Sent:** Thursday, October 1, 2020 5:25 PM  
**To:** PDD Planning Commission  
**Subject:** Re: Re:

I just saw this. I am in favor of rezoning the Villa de Paz golf Course back to being a golf course again.

On Thu, Oct 1, 2020 at 12:22 PM PDD Planning Commission <[pdd.planningcomm@phoenix.gov](mailto:pdd.planningcomm@phoenix.gov)> wrote:

Sorry, I forgot to ask, which item and if you are in support or opposed?

Thanks,

Racelle Escolar, AICP  
Planner III

City of Phoenix  
Planning and Development Department  
Planning Division  
(602) 534-2864

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**From:** PDD Planning Commission <[pdd.planningcomm@phoenix.gov](mailto:pdd.planningcomm@phoenix.gov)>  
**Sent:** Thursday, October 1, 2020 12:21 PM  
**To:** tina fritz <[tinamfritz@gmail.com](mailto:tinamfritz@gmail.com)>  
**Subject:** RE: Re:

Will do – thanks.

Racelle Escolar, AICP  
Planner III

City of Phoenix  
Planning and Development Department  
Planning Division  
(602) 534-2864

**From:** tina fritz <[tinamfritz@gmail.com](mailto:tinamfritz@gmail.com)>  
**Sent:** Thursday, October 1, 2020 9:24 AM  
**To:** PDD Planning Commission <[pdd.planningcomm@phoenix.gov](mailto:pdd.planningcomm@phoenix.gov)>  
**Subject:** Re:

I'm going to say yes, but save me for last. Then if I need to add something I feel hasn't been covered yet I will.

Thank you.

On Thu, Oct 1, 2020, 8:23 AM PDD Planning Commission <[pdd.planningcomm@phoenix.gov](mailto:pdd.planningcomm@phoenix.gov)> wrote:

Hi Tina,

Do you want to request to speak on an item?

Thanks,

Racelle Escolar, AICP  
Planner III

City of Phoenix  
Planning and Development Department  
Planning Division  
(602) 534-2864

**From:** tina fritz <[tinamfritz@gmail.com](mailto:tinamfritz@gmail.com)>  
**Sent:** Monday, September 28, 2020 12:49 PM  
**To:** PDD Planning Commission <[pdd.planningcomm@phoenix.gov](mailto:pdd.planningcomm@phoenix.gov)>  
**Subject:**

Committee meeting October 1st. [Tinamfritz@gmail.com](mailto:Tinamfritz@gmail.com). I will be attending.

Tina Fritz

692-214-2681

## Racelle Escolar

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**From:** Larry Auterino <AUTERINO@msn.com>  
**Sent:** Thursday, October 1, 2020 5:39 PM  
**To:** PDD Planning Commission  
**Subject:** VDP Golf Course Overlay

My Wife and I strongly support passing the overlay for the Villa de Paz Golf Course. I was one of many of the neighbors that could not get access to sound or video at the first meeting held and therefore not able to voice my support of the proposal and the disapproval at allowing Developers to destroy our Villa de Paz (VdP) neighborhood by making a high density housing area.

My wife and I have lived in Arizona for 37+ years. We opted to have our home built in Villa de Paz (VdP) and chose a golf course lot on the 14<sup>th</sup> fairway. Although there have been some downsides of living on a fairway lot such as broken windows and dented vehicles, the upside has made it well worthwhile. We enjoyed the openness of the lush fairways, the numerous mix of different types of trees and the abundance of wildlife around the course. It used to be enjoyable to visit the ponds and watch children of all ages interacting with the ducks, swans, and turtles. There used to be hawks( one protected species) that nested in the tall trees and raised their young; quail hid in the bushes and sometimes visited the yards; songbirds were throughout the course; and geese, on their migration north and south used to stop, rest and re-nourish on the fairways entertaining adults and children alike. Before my health interfered, I used to play the golf course whenever I could. It was a fun course, affordable and one of only a few close to home. It was well maintained, a little challenging and drew people from all around West Phoenix. Traveling in and around the area was pleasant. Getting to work and shopping were easy and VdP residents obeyed the law. Children would walk or ride their bikes to school and around the neighborhood with little concern of their safety. All in all, it was a wonderful place to live.

In the last several years all this has changed. The current developers, who are hoping to put in high density housing, have done whatever they could to discourage the people of VdP to have any hope. They have allowed most of the trees on the course to die from the lack of water and then cut them down. They have purposely allowed the ponds to drain until complaints to the city forced them to add water. The greens and fairways have turned to dust and there has been no action taken by these outsiders to prevent the air quality from dust and dirt to deteriorate. They have no regard for Phoenix laws or the residents of the area. They have not posted all access areas to the course as "No Trespassing" and have allowed dirt bikes, ATVs trucks and cars to tear up the fairways and greens creating air quality issues. I am on oxygen 24/7 and extremely sensitive to deteriorating air quality. Complaints by myself and others have been made to the police as well as environmental agencies, but the landowner continues to disregard them. I am deeply concerned about what other laws and ordinances they will ignore if they are allowed to build houses in VdP.

This of course is just the beginning of our problems. There has been many housing developments, apartments and condos built around Villa de Paz in the last few years. Will there be enough water pressure to support another 500 to 750 homes as our pressure fluctuates throughout the day now depending on demand. The roadways in and around VdP were not designed to handle the additional traffic as evident by how dangerous 99<sup>th</sup> Ave, Campbell Ave. and 103<sup>rd</sup> Ave have become. I could go on, but I believe you understand my concerns and why I am in support of the Overlay proposal.

Thank you for your time and consideration,  
Mr. & Mrs. Larry. Auterino

Stay Safe,  
Larry

## Racelle Escolar

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**From:** Mike Alcala <mik3alccal@gmail.com>  
**Sent:** Thursday, October 1, 2020 5:43 PM  
**To:** PDD Planning Commission  
**Subject:** Case # Z-30-20-5 Item #12

I am a resident in villa de paz and I am in favor of this overlay. DO NOT build houses on the villa de paz golf course. This space is designed and built for a golf course and that is what everyone in villa de paz is in favor for.  
Thank you.

## Racelle Escolar

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**From:** Romell Kovachy <sissyktimc@aol.com>  
**Sent:** Friday, October 2, 2020 4:56 PM  
**To:** PDD Planning Commission  
**Subject:** Re: Item # is 12, and Case # is Z-30-20-5: Save Villa De Paz Golf Course Community

Hello, I just wanted to add my comment for last nights meeting to the record. I really appreciate all the members that voted in our favor with such compassion with exception of one member. I was very moved to see how strongly the panelist felt about us getting this crammed down our throats with absolutely no thought to what this would do to our community, only to make quick millions of dollars and leave us striped of our investment in homes in original master plan design.

They bought a business they had no intent on running, knowing full well they could use the loophole after they destroyed our neighborhood. I don't believe they are interested in running any profitable business that would require them to be part of the community working hard to keep a business operating. I feel the Lawyer lied about there not being a master plan, in both meetings I attended, saying we didn't have a stipulation on record for the 174. It has been said that the annex 151 & 161 areas should be protected with the 174, because we have documents showing those areas make up the 18-hole course of the master plan. I don't know why these were annexed separately, but I would think this shows a codependency of the three areas.

I did register to speak but I donated my time to Gene, because I thought he might need it & I did not have a microphone. I did want to say that in the last 7 years they have been trying to build homes on our stipulated golf course community that I have never received anything from the Golf Course Owners of their intent to build homes. To my knowledge there has not been any community out reach. Last night was the first time I have seen the Developers proposed plans or alternate plans for a park. We already have a park for kids to play on the corner of 107th and Camelback, and I personally feel the neighborhood would be better served to do as the GC allows with so many possibilities to be profitable.

Thank you  
Romell Kovachy

-----Original Message-----

**From:** PDD Planning Commission <pdd.planningcomm@phoenix.gov>  
**To:** Romell Kovachy <sissyktimc@aol.com>  
**Sent:** Thu, Oct 1, 2020 5:04 pm  
**Subject:** RE: Item # is 12, and Case # is Z-30-20-5: Save Villa De Paz Golf Course Community

Thank you for your input. Your email has been sent to the Planning Commission members and will be saved in the case file.

Sincerely,

Racelle Escolar, AICP  
Planner III

City of Phoenix  
Planning and Development Department  
Planning Division  
(602) 534-2864

**From:** Romell Kovachy <sissyktimc@aol.com>  
**Sent:** Thursday, October 1, 2020 4:56 PM  
**To:** PDD Planning Commission <pdd.planningcomm@phoenix.gov>  
**Cc:** Romell Kovachy <sissyktimc@aol.com>  
**Subject:** Item # is 12, and Case # is Z-30-20-5: Save Villa De Paz Golf Course Community

Hello,

I live in VDP Golf Course Community for the last 12 years. The reason why we bought our home in this neighborhood was the Golf Course for the beautiful Grass, Ponds, and Large Trees. The Ducks, the Geese, and other little creatures. The tranquil effects and wonderful atmosphere that made us feel good! Since the club was sold and the property wasn't maintained, it can be said that the mood around here has been down right depressing at times, to see the dead grass, the dead trees, and the low ponds.

I was recently reminded at the last meeting I attended, that I was given documents including the Golf Course and property is more expensive here because of the Golf Course. To allow the Developer to take this away from us is not just to the 1000+ homes that paid to be in this area. It took me over 30 years to be able to buy a home in this neighborhood I dreamed of living after growing up in Maryvale Cluster area and living near the Desert West Park with it's tiny Duck Pond. Please don't let them take from us, what took me over half my lifetime to achieve.

The lack of maintenance we were promised, and allowing them to close the golf course and get away with it is doing a disservice to our neighborhood. I thought the Golf Course Owners were obligated to maintain this area, and we would be retired and enjoy our golden years in this wonderful paradise that we invested in buying because the area was beautiful with this amenity. I don't want to see anything built on the golf course land. I want the City of Phoenix to protect us as our address is in the City of Phx, Zip Code 85037. Please protect our golf course community and make the developers restore our beautiful scenery, animals, and maintain the grounds properly!

They bought a Golf Course and should have bought with the expectation of running right, not running it into the ground. The master plan of this Golf Course Community should be retained and prevent homes from being built on it.

I have a vested interest in this neighborhood, and I don't want to see it destroyed by Developers trying to earn a quick buck while ruining the very essence of what makes our neighborhood wonderful! Bring back the grass, trees, and animals, a good Company to run and maintain it well and the Golfers will come back!

P.S. I'm willing to invest in, if we can set up a trust for the future with a Company that wants to help us bring it back to life!

Thank you,

Romell Kovachy  
Tim Carter  
& 6 Family Members  
10101 W Turney Ave  
Phx AZ 85037



## Racelle Escolar

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**From:** Milu Simpson <milurose@msn.com>  
**Sent:** Wednesday, October 7, 2020 11:32 AM  
**To:** PDD Planning Commission  
**Subject:** Item # is 12, and Case # is Z-30-20-5

To Whom It May Concern,

I would like for you to vote in support of the Golf Course Overlay zoning that would PREVENT housing from being built on the golf course. I want a YES vote on this overlay.

I bought my home in 2013 because of the golf community. I loved the green surrounding our neighborhood and the wildlife inhabiting the trees and ponds. My plan is to retire in this beautiful community. When I purchased my home there was a community pool and courts for tennis, basketball and volleyball. Somebody was able to sell our community area and rebuilt homes there. It broke my heart to see that happen, but at least I still had the golf course greens and pond habitat.

I use to take my grandchildren to feed the ducks, I don't now for fear of the contamination from the green water because the current owners refuse to keep the ponds full enough to support the fish and frogs and other water living creatures.

Please enforce this area for golf so that I can share the ponds and wildlife with my grandchildren again and so that I can have a beautiful area to live during my retirement.

Thank you in advance for your support,  
Milu Simpson  
4543 N 101<sup>st</sup> Ave  
623-516-4882 home

*I could complain that rose bushes have thorns,  
But...  
I choose to rejoice because thorn bushes have **ROSES!***

## Attachment G

**From:** [Samantha Keating](#)  
**To:** [Larry Lazarus](#)  
**Cc:** [Alan Stephenson](#); [Jeremy Hall](#); [ADRIAN BETTS \(adrian@virtuapartners.com\)](#); [Bret Maidman](#); [GOOCH, CHRIS](#); [Mike Gleason](#); [Michelle Green](#); [Joshua Bednarek](#); [Sarah Stockham](#)  
**Subject:** RE: Villa de Paz - Z-30-20-5 / Staff Report  
**Date:** Monday, August 10, 2020 1:09:22 PM

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Good afternoon Mr. Lazarus,

Thank you for your email. We will pass along the below to the committee members and include it in the case file. In doing so, we will note that you are representing the property owner and are not in favor of the request.



Thank you,  
**Samantha Keating**  
Principal Planner  
Long Range Planning  
Office: 602-262-6823  
200 West Washington Street  
Phoenix, AZ 85003



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**From:** Larry Lazarus <llazarus@lslawaz.com>  
**Sent:** Tuesday, August 4, 2020 4:17 PM  
**To:** Samantha Keating <samantha.keating@phoenix.gov>  
**Cc:** Alan Stephenson <alan.stephenson@phoenix.gov>; Jeremy Hall <Jeremy@virtuapartners.com>; ADRIAN BETTS (adrian@virtuapartners.com) <adrian@virtuapartners.com>; Bret Maidman <bret@virtuapartners.com>; GOOCH, CHRIS <CGOOCH@FCLAW.com>; Mike Gleason <mgleason@entellus.com>; Michelle Green <mgreen@lslawaz.com>  
**Subject:** Villa de Paz - Z-30-20-5 / Staff Report

Dear Samantha,

I just read your Staff Report, dated August 3, 2020 for the Maryvale Village Planning Committee. It is replete with a statement to “maintain the existing golf course”. I am sure you know there is no existing golf course. It has been abandoned for over two years. I am perplexed. Are you planning to correct your Staff Report? You also did not mention the very important fact that the property owner opposes this rezoning. Lastly, in your history you failed to state that a legal action has already been filed related to the stipulation on Annexation 174.

Please let me know if these corrections and additions will be made to the Staff Report.

Very truly yours,  
Larry

**Larry S. Lazarus**



Helping communities and developers grow responsibly.

Lazarus & Silvyn, P.C.  
206 E. Virginia Avenue  
Phoenix, Arizona 85004-1110  
(602) 340-0900  
(602) 340-8955 (fax)  
[LLazarus@LSLawAZ.com](mailto:LLazarus@LSLawAZ.com)

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**From:** [David O Simmons](#)  
**To:** [Sarah Stockham](#)  
**Subject:** FW: Zoning  
**Date:** Friday, August 21, 2020 8:08:51 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi Sarah,

I believe this is your case. (Villa de Paz)

David Simmons, MA  
Planner II\* Village Planner  
200 West Washington Street  
3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-262-4072  
david.simmons@phoenix.gov



**From:** John Dahl <dahl602@gmail.com>  
**Sent:** Thursday, August 20, 2020 9:43 PM  
**To:** David O Simmons <david.simmons@phoenix.gov>  
**Subject:** Zoning

David ,

I am upset with the zoning changes. I would like **Z-30-28 to be denied. It will make our neighborhood not as safe and bring unwanted guests. I feel it won't be as safe for my grandchildren and family.**

**Mylie Dahl**

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Thanks,  
John

John B. Dahl  
Phoenix, Arizona  
602-819-8300



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Agenda Date: 10/21/2020, Item No. \*82

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**\*\*\*REQUEST TO ADD-ON (SEE ATTACHED MEMO)\*\*\* Eight-Hour Rule Request to Research Intergovernmental Agreements Related to Affordable Housing and Homelessness**

Request City Council approval for City staff to spend in excess of eight hours of staff time, per City Council Rule 15, to research Intergovernmental Agreements with the State of Arizona, Maricopa County and other municipalities on strategies to address affordable housing and homelessness in Phoenix.

**Summary**

In response to a request from Councilman DiCiccio, Councilwoman Williams, and Councilman Nowakowski on Oct. 19, 2020, the City Manager is requesting to place an item on the next available Formal agenda "directing City of Phoenix staff to pursue Intergovernmental Agreements in the following areas as part of our strategy to effectively address issues related to rising housing costs, our homeless population, and the safety and security of our neighborhoods" (**Attachment A**). This complies with Council Rule 2c regarding placement of items on an agenda.

**Responsible Department**

This item is submitted by City Manager Ed Zuercher.

## Attachment A



**City of Phoenix**

OFFICE OF THE CITY COUNCIL

Issues surrounding Affordable Housing and Homelessness in Phoenix are reaching crisis proportions. Unless major action is taken, immediately, the intersection between rising housing costs, Covid-related job losses, and limited sheltering and service options for our homeless population will overwhelm the resources Phoenix currently has committed, or will be able to commit, to addressing these issues on our own.

For years, the City of Phoenix and our residents have stepped up to provide funding and resources that have not been matched by the State of Arizona, Maricopa County, or the other cities throughout the Valley. The scope and urgency of the problem has long since outgrown our ability to manage it on our own. Therefore, we hereby request that an 8-hour rule item be placed on the Formal Meeting Agenda on October 21, 2020 directing City of Phoenix staff to pursue Intergovernmental Agreements in the following areas as part of our strategy to effectively address issues related to rising housing costs, our homeless population, and the safety and security of our neighborhoods.

1. Secure a dedicated cost sharing agreement, based on total population or some other appropriate measure, to ensure the State of Arizona, Maricopa County, and all the other cities around the Valley are contributing their fair share towards addressing these issues, and to create a reliable, dedicated funding source to provide support for our combined efforts.
2. Explore and fully analyze costs and opportunities associated with purchasing and re-opening St. Luke's hospital on Van Buren as a centralized service location providing a full range of medical, behavioral, and mental health treatment programs for individuals experiencing homelessness and others in need; to include potential agreements with the State of Arizona or Maricopa County for management of such a facility.
3. Initiate a process to map out and plan for Valley-wide geographic dispersion of additional shelter options to alleviate focused localized impacts.

Handwritten signature of Michael Nowakowski in black ink.

Michael Nowakowski  
Councilman, District 7

Handwritten signature of Sal DiCiccio in black ink.

Sal DiCiccio  
Councilman, District 6

Handwritten signature of Thelda Williams in black ink.

Thelda Williams  
Councilwoman, District 1

200 West Washington Street, 11<sup>th</sup> Floor, Phoenix, Arizona 85003  
(602) 262-7491  
council.district.6@phoenix.gov



## City of Phoenix

**To:** Ed Zuercher  
City Manager

**Date:** October 19, 2020

**From:** Toni Maccarone  
Deputy City Manager

**Subject:** REQUEST TO ADD AN ITEM: EIGHT-HOUR RULE REQUEST TO PURSUE INTERGOVERNMENTAL AGREEMENTS RELATED TO AFFORDABLE HOUSING AND HOMELESSNESS

This memo requests to add an item to the Oct. 21, 2020 Formal agenda. At the request of Councilman DiCiccio, Councilwoman Williams and Councilman Nowakowski, per Council Rule 2c, the following item needs to be placed on the agenda: Eight - Hour Rule Request to Pursue Intergovernmental Agreements Related to Affordable Housing and Homelessness.

Approval:

A handwritten signature in black ink, appearing to read "Ed Zuercher", written over a horizontal line.

Ed Zuercher  
City Manager

Date: 10/19/2020