

From: [Hey Neighbor! Hello From Camelback East](#)
To: [Anthony M Grande](#); [Council District 6 PCC](#)
Subject: Fwd 43: Opposition to Rezoning Case #Z-74-24-6
Date: Sunday, December 22, 2024 12:36:50 PM

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Neighbor Opposition to Zoning Request Z-74-24-6 below.
Kathleen and Eric Jones live at 4120 N 19TH ST

----- Forwarded message -----

From: **Kathleen Jones** <kathleenjones4120@gmail.com>
Date: Fri, Dec 20, 2024 at 3:20 PM
Subject: Opposition to Rezoning Case #Z-74-24-6
To: <[HelloFromCE@gmail.com](mailto>HelloFromCE@gmail.com)>

My husband Eric Jones and I (Kathleen Jones) are opposed to rezoning case #Z-74-24-6. Our concerns pertain to traffic and to visual obstruction of views for residence near to project.

Sincerely,

Kathleen and Eric Jones

From: [Hey Neighbor! Hello From Camelback East](#)
To: [Anthony M Grande](#); [Council District 6 PCC](#)
Subject: Fwd 42: Opposition Email
Date: Sunday, December 22, 2024 12:33:54 PM

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Neighbor Opposition to Zoning Request Z-74-24-6 below.
Ariana Lenzion lives at 2314 E MONTEROSA ST

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From: **Ariana Lenzion** <arianamariam@gmail.com>
Date: Thu, Dec 19, 2024 at 8:56 AM
Subject: Opposition Email
To: hellofromce@gmail.com <hellofromce@gmail.com>

To whom it may concern,

This is my opposition email for the proposed development on 21st St & Turney.
Case # Z-74-25-6

Kind regards,
Ariana Lenzion

Racelle Escolar

From: jpaletta1 <jpaletta1@cox.net>
Sent: Tuesday, December 31, 2024 7:52 AM
To: Cody Kellogg
Subject: REZONING CASE -Z-74-24-6Rezoning a property from R3 (Medium-Density Multifamily Residential District) to R5 (H

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East Village Planning Committee

Date: August 6, 2024

Phoenix Planning Commission Hearing

Camelback Esst Planning Committee

Devonshire Senior Citizen Center

2801 East Devonshire Ave

Date: January 7, 2025. 6:00 P.M.

Request From: R-3
Apartments

Request To: R-5
Northeast corner of 21st Street and Turney Ave

Proposal: Multifamily

Altering a property's zoning from R3 (Medium-Density Multifamily Residential District) to R5 (High-Density Multifamily Residential District) can significantly affect the nature and stability of the neighboring area. The R5 designation allows for a much higher density, permitting up to 43.5 units per acre, compared to R3's limit of 15 units per acre. This change might lead to a larger population, particularly if the site is developed into multifamily housing, potentially transforming the neighborhood's typical single-family home landscape into denser living arrangements.

The potential for increased building heights is another factor to consider, as R5 zoning allows structures to reach 48 feet (about four stories), in contrast to R3's 30-foot limitation (approximately two stories). These taller buildings could alter the visual character of the neighborhood, affecting sight lines, access to sunlight, and the general aesthetic unity of the surroundings.

Additionally, a rise in population density may result in greater traffic and parking needs, which could challenge existing infrastructure. Long-term residents might experience increased congestion and safety issues on previously quiet residential streets, possibly affecting their overall quality of life.

The alignment of new developments with the surrounding land use could also be scrutinized. In areas mainly consisting of lower-density residential homes, new R5 developments could pose challenges concerning visual and functional harmony, raising concerns about future land use patterns. Residents might worry about preserving their family-oriented community while transitioning towards a more urban environment, creating uncertainty regarding property values and overall community identity.

While some property owners may see potential increases in property values through sales to developers, neighboring single-family homes may not experience the same advantages. As the local environment shifts from primarily owner-occupied residences to a larger proportion of rental units, community cohesion could be disrupted, with long-time residents potentially feeling less connected to newer members of the neighborhood.

Furthermore, the increase in density and building heights may lead to higher noise levels and privacy issues, as taller buildings might overlook adjacent properties. This shift towards a more urban lifestyle could generate feelings of discomfort among residents who have traditionally enjoyed a quieter and more private living environment.

In conclusion, the change from R3 to R5 zoning presents numerous considerations for the neighborhood, influencing factors such as density, traffic, compatibility with existing buildings, property values, social dynamics, and overall quality of life.

John Paletta
East Morningside Neighborhood

From: [G.G. George](#)
To: [PDD Camelback East VPC](#)
Cc: ggfabgal@outlook.com
Subject: Z-74-24-6
Date: Thursday, January 2, 2025 1:03:56 PM
Attachments: [East Morningside neighborhood.doc](#)

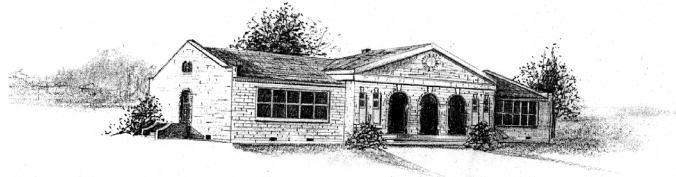
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Please see attached.

G.G. George, President
Encanto Citizens Association & Phoenix Historic Neighborhoods Coalition
602-252-3151

Phoenix Historic Neighborhoods Coalition



HISTORIC FRANKLIN SCHOOL

January 2, 2025

RE: Z-74-24-6

Members of Camelback East Village Planning Committee,

The Phoenix Historic Neighborhoods Coalition is comprised of people who live in the historic neighborhoods within Phoenix. We come together because we value the history of our city and seek to preserve not only the buildings, but to help stabilize and build strong communities throughout our city.

The Coalition opposes the rezoning, Z-72-24-6, as it will be a factor in creating division in an established residential neighborhood. Multiple stories and multi-family density will affect the stability of the East Morningside neighborhood creating unwanted alterations in traffic patterns, school attendance, and most importantly property values.

It is my understanding that the Camelback East Core Specific Plan has a Core Gradient NORTH of Campbell that is designed to serve as a buffer to protect the adjacent residential neighborhood south of Campbell, the East Morningside neighborhood.

Please vote against this proposed rezoning.

G.G. George, President

Encanto Citizens Association & Phoenix Historic Neighborhoods Coalition

1102 W. Palm Lane, Phoenix, AZ 85007

602-252-3151

From: [Hey Neighbor! Hello From Camelback East](#)
To: [PDD Camelback East VPC](#); [Mayor Gallego](#); [Anthony M Grande](#); [Council District 6 PCC](#)
Subject: Fwd 47: Opposition to Z-74-24-6
Date: Monday, January 6, 2025 8:50:25 AM

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Neighbor Opposition to Zoning Request Z-74-24-6 below.

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From: **AJ Arnhold** <aabuy38@gmail.com>
Date: Sun, Jan 5, 2025 at 11:03 AM
Subject: Opposition to Z-74-24-6
To: hellofromce@gmail.com <hellofromce@gmail.com>

My name is Amber Arnhold and I live at 1837 E Roma Ave a few blocks from the proposed development.

This proposal isn't aligned with the character of our neighborhood and places undue stress on the infrastructure.

Our streets including the main arterial streets like Indian School and Camelback weren't designed for this density.

During rush hour traffic backs up on Indian School from the 51 past 19th street to the east. You can't make a right hand turn. Residents are forced to 20th street.

Please deny the current developer plan.

Regards,
Amber Arnhold

From: [Hey Neighbor! Hello From Camelback East](#)
To: [Anthony M Grande](#); [Council District 6 PCC](#); [Mayor Gallego](#); [PDD Camelback East VPC](#)
Subject: Fwd 44: 4 Story Apartments (Z-74-24-6) I oppose rezoning
Date: Sunday, January 5, 2025 1:18:59 PM

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Neighbor Opposition to Zoning Request Z-74-24-6 below.

----- Forwarded message -----

From: **Janna Joy Ayers** <jannajoyayers@gmail.com>
Date: Thu, Jan 2, 2025 at 4:19 PM
Subject: 4 Story Apartments (Z-74-24-6) I oppose rezoning
To: hellofromce@gmail.com <hellofromce@gmail.com>
Cc: Theresa Brown <tnkbrown@gmail.com>, Tom Brodt <tombrodt2@icloud.com>, Kaivan Mangouri <kaivan.mangouri@gmail.com>

Re: 21st and Turney. I oppose rezoning.

I own and have lived at 4144 N 21st St, #2, Phoenix, AZ 85016, for the past 6 years.

This neighborhood's infrastructure, electrical lines, can barely handle the current low-density needs. We sporadically have electric outings

The proposed 64 unit apartment building is way too many structures to add to our low-density, already overloaded , neighborhood.

I oppose this rezoning attempt.

Until our current electricity situation is upgraded to handle our neighborhood's existing needs, this rezoning attempt will only make a bad situation worse.

Plus the parking situation will only get worse.

If you have any questions, please contact me at 602-828-7881, or email me.

A very concerned and opposed owner and neighbor to rezoning 21st and Turney(Z-74-24-6),

Janna Joy Ayers
4144 N 21st Street, # 2
Phoenix, AZ 85016

RE: Rezoning Hearing

Camelback Village Planning Committee
January 7th, 2025
6pm
Devonshire Senior Center
2801 East Devonshire Ave.

From: [L. B.](#)
To: [PDD Camelback East VPC](#); [Council District 6 PCC](#); [Mayor Gallego](#); [Racelle Escobar](#)
Cc: [jpaletta1](#); [Kathy DeLorey](#); [Mel](#)
Subject: Z-74-24-6 Considerations for Tuesday
Date: Sunday, January 5, 2025 10:31:40 AM

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Good afternoon CEVPC,

Next week, case Z-74-24-6 will be reviewed by the VPC once more. The community is against the proposed R-5 zoning and the four-story structure. While we support the redevelopment of this site, we urge that it aligns in scale, density, and character with the surrounding area, the General Plan, and the Camelback East Village Character Plan.

Several considerations to reflect on prior to the meeting.

1. The developer has disregarded the feedback provided during the initial VPC meeting and has not made a genuine effort to compromise with the neighborhood. While they have held discussions with us, this is where the collaboration has stalled, as evidenced by their revised site plan.
2. The "compromise" presented by the developer was merely a necessity to comply with design standards. Adjustments to design standards are common and occur frequently. Projects often need to be modified in response to these changes, which can sometimes be advantageous and at other times necessitate a reduction in scope.
3. Furthermore, out of the 21 stipulations, only 2 are specific to this project. We request that additional stipulations be added.

The developer has referenced the current R-5 properties located at the northwest and southeast corners of 21st Street and Turney to support the R-5 zoning and the proposed density increase of approximately 200 percent. It is important to consider the following aspects regarding these two properties:

- Density: The northwest corner is capped at 28 units per acre, while the southeast corner is capped to 17 units per acre.
- Height: The northwest corner has a maximum height of 3 stories and 44 feet at the peak of the sloped roof; however, according to City Code Section 202, the actual building height is 37 feet due to the sloped roof design. The southeast corner is restricted to 2 stories or 30 feet. Under the City's definition of building height, the proposed development will be 1 story and 11 feet taller than any other development in the neighborhood that is not situated on a collector or arterial road. Please note that the building height does not include any screening for mechanical equipment that may be located on the roof.

The community favors maintaining the R-3A zoning density of 22 units per acre and a

maximum height of 3 stories. However, in the spirit of collaboration and compromise, we suggest the following:

- Density: Increase to 28 units per acre
- Height: Maintain at 3 stories or a maximum of 40 feet
- Landscape Setback: Establish a minimum setback of 10 feet along all property lines, particularly adjacent to the parking lot, as the current proposal of 5 feet is insufficient given the proximity of residential properties.
- Landscaping: Plant trees that achieve a minimum height of 20 feet, spaced 20 feet apart around the entire parking area. This will enhance screening for nearby residences, align better with neighborhood aesthetics, and ensure at least 50% shading of the parking lot.
- Balconies, Porches, and Rooftop Activities: Prohibit balconies or porches above the 3rd floor facing north or east to protect the privacy of neighboring properties. Additionally, while not currently proposed, rooftop activities should not be allowed.

Our compromise achieves a balance between the requirements of the developer and the community's desire to maintain their neighborhood, all while facilitating redevelopment efforts and supporting housing goals.

Thank you,
Lee Busenbark

From: [Hey Neighbor! Hello From Camelback East](#)
To: [PDD Camelback East VPC](#); [Anthony M Grande](#); [Council District 6 PCC](#); [Mayor Gallego](#)
Subject: Fwd 46: Opposition to rezoning
Date: Sunday, January 5, 2025 1:23:25 PM

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Neighbor Opposition to Zoning Request Z-74-24-6 below.

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From: **Danielle Columby** <drcolumby@gmail.com>
Date: Sun, Jan 5, 2025 at 6:40 AM
Subject: Opposition to rezoning
To: hellofromce@gmail.com <hellofromce@gmail.com>

Danielle Gonzalez
4416 N. 18th Place
Phoenix, AZ, 85016
drcolumby@gmail.com
(602) 690-4066

January 5, 2025

Camelback East Village Planning Committee
Phoenix Planning Department
200 W. Washington St.
Phoenix, AZ 85003

Dear Camelback East Village Planning Committee,

I am writing as a current homeowner and long-term resident of our neighborhood to formally express my strong opposition to the proposed rezoning and four-story apartment development by 4401 Turney Villas LLC. This development raises significant concerns regarding its potential impact on the integrity and sustainability of our low-density, single-family residential community.

The proposed project introduces 64 apartment units and requests a variance to permit building heights of up to 48 feet, which starkly contrasts the existing 30-foot height limit under R3 zoning. This significant deviation from current zoning regulations is inconsistent with the character of our neighborhood and would impose considerable strain on our community infrastructure.

My primary concerns include the following:

1. **Infrastructure Strain:** The addition of 64 apartments would create a substantial increase in demand for essential services, utilities, and public resources, placing undue strain on our community's infrastructure, which was not designed for such high-density development.
2. **Traffic and Parking Congestion:** The influx of residents would lead to significant traffic congestion in the area, particularly along Turney Avenue and surrounding streets. Parking would also become severely strained, as the proposed development fails to provide adequate on-site parking relative to the number of units being introduced.
3. **Incongruent Development:** A four-story, high-density apartment complex conflicts with the existing neighborhood's character, which primarily consists of low-density, single-family homes. This drastic departure from the current zoning standards would disrupt the visual harmony and aesthetic continuity of our community.
4. **Property Values and Neighborhood Stability:** The development's scale and density have the potential to negatively affect property values in the area by introducing elements that could destabilize the established residential environment. Residents have invested significantly in their homes under the expectation of a stable, low-density community.

I urge the Camelback East Village Planning Committee to prioritize the long-term well-being of our neighborhood and reject the rezoning request submitted by 4401 Turney Villas LLC. Our community values responsible development that enhances—not compromises—the character, safety, and sustainability of our neighborhood.

Thank you for considering the concerns of local residents as you review this proposal. I respectfully request that my opposition be formally recorded and considered during your deliberations. Please feel free to contact me directly should you require any additional information or wish to discuss this matter further.

Sincerely,

Danielle Gonzalez



Apartment opposition letter [drive.google.com]

From: [Hey Neighbor! Hello From Camelback East](#)
To: [PDD Camelback East VPC](#); [Anthony M Grande](#); [Council District 6 PCC](#); [Mayor Gallego](#)
Subject: Fwd 45: Sincere Opposition to 4401 Turney villas,LLC developer.
Date: Sunday, January 5, 2025 1:21:42 PM

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Neighbor Opposition to Zoning Request Z-74-24-6 below.
Mahendra Thakkar lives at 2234 E GLENROSA AVE

----- Forwarded message -----

From: mahendra thakkar <drdadaohio@gmail.com>
Date: Sat, Jan 4, 2025 at 1:57 PM
Subject: Sincere Opposition to 4401 Turney villas,LLC developer.
To: hellofromce@gmail.com <hellofromce@gmail.com>

To,Camelback East Village Planning Committee.

Dear Sir/Madam,

I am herewith showing my sincere and strong opposition to said development in our peace loving community .

I have experience of living in such an apartment complex in another state .

I will ask ,is the developer going to live in this complex? and for how long.?

Why does he want to ruin our tranquility for his pocketing?He has no ethics or shame .Use your money for good charity will be my advice

Council and committee should not give an inch of permit to such senseless development

Sincerely,

M.Thakkar,M.D.
602-513-0476.