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Subject: Opposition to Z-41-18
Date: November 27, 2018 at 4:49 PM
To: Council District 4 council.district.4@phoenix.gov



Councilwoman Pastor,

Please find an addition 27 petitions, 12 digital, 15 ink. This 169 petitions that I have provided to you. We oppose the **height** of the project away from the downtown, Central Corridor, and village core.

The Application seeks 175 feet under § 631 of the *Zoning Ordinance of the City of Phoenix*. This section provides: "631 High-Rise H-R District—High-Rise and High Density District. The High-Rise H-R is **intended** to be a special district to **allow greater building height** and density within those **few areas** of the City that, by their strategic location and intense land use, **generate exceptional amounts of activity of a commercial nature.** *****"

The Application urges that rezoning H-R will revitalize an area with vacant buildings and acres of surface parking. The problem is that these word in § 631 demonstrate that attempted revitalization through rezoning part of a surface parking lot to H-R **height** is not the intended use of the ordinance. This is not a heavily commercial area, **height** is unwarranted under this ordinance. These words must have meaning, or the ordinance would simply provide that the council will spot zone any property for **unmanageable height** near to single family homes.

There is no reason to believe a 125 unit high rise of 175 foot **height** will benefit the nearby areas. This has proven to be the case time after time with projects like Crystal Point. Even if there was some experience within the City that such an event could happen, this ordinance was not written to achieve this goal. **§ 631 is the wrong tool, the entire area needs a plan.** The Applicant seeks to have the council misuse its powers under the ordinance and expose such a rezoning decision to costly legal challenge.

The Application should be denied because § 631 by its very terms cannot apply to a corner with acres of surface parking, two vacant buildings, and a Circle K.

We urge you to follow the General Plan and the language in § 631, and deny the application. The proposed **height** is too much for our neighborhoods. In this context, **height is blight**, and it will destabilize La Hacienda Historic District which will be virtually surrounded by high rise zoning and begin to destabilize Country Club Park.

Robert

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