

Via e-mail

October 14, 2018

Phoenix City Council

Re: Case Z-41-18

Dear Phoenix City Council Member,

As new home owners in Country Club Park Historic Neighborhood, we are vehemently opposed to the rezoning of more than two acres on the northeast corner of 7<sup>th</sup> Street and Thomas Road. The applicant is requesting to change the zoning from P-1 to R-5 H-R (Multi-family Residential High Rise/High Density). This high rise proposal is detrimental to the neighborhoods surrounding the area and very wrong.

There are several reasons this project should not be approved.

1. This project falls outside the city's TOD urban plan. A beautiful plan was developed and presented to the public. Numerous resources, over several years, were used to create this logical plan. I am in possession of the Midtown TOD Policy Plan, a beautiful 86 page brochure. This application does not fit into this plan in any reasonable manner. I strongly suggest that the city stick to the well-researched, well-thought out, well-funded plan for area as "it grows and evolves." This is not a part of the plan.
2. This proposed high rise will tower over residential homes destroying the wonderful sense of community the surrounding neighborhoods currently experience. Our front and back yards will no longer be the charming, friendly places we always imagined. I hope the city councils demonstrates their belief in Phoenix being a great to live by not destroying established neighborhoods.
3. This plan does not offer pleasing aesthetics or an attractive design on a major intersection. The building will dwarf (even at 140 feet) all other structures in the vicinity. The proposed wall structure along both Thomas Road and 7<sup>th</sup> Street is at the least unsightly and truly appalling.
4. Limited parking options. The country club already has parking difficulties during several events they sponsor throughout the year. This projects not only removes necessary parking spaces but creates even more demand for parking spaces.

I have listened to the developer's reasoning that this piece of property presents a unique opportunity. That is true. Unfortunately, when carefully considering the project and how it fits into the surrounding area, the cost to the wonderful neighborhoods

surrounding the property is too great. The damage is just too significant to allow this proposal to go through.

Respectfully,

Kristy Brown

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