

## NEIGHBORHOOD COALITION OF GREATER PHOENIX

PAUL BARNES

SUBJECT: Z-41-18-4 – NEC Thomas Road and 7<sup>th</sup> Street  
RE: Item 14 of 10/4/18 P.C. Agenda

Honorable Members of the Phoenix Planning Commission:

1. The case before you on 10/4/18 is an unfortunate example of a few good people with a special interest pushing to do a harmful and totally unjustified rezoning.
2. As the staff report for this item quite ably points out the site in question as proposed by the applicant fails to meet any of the following:
  - The General Plan Land Use Map designation
  - It is not within a Village core
  - It is outside the Midtown TOD Policy Plan
3. Also, it fails to meet the requirements of an H-R District High Rise per Section 631 of the Zoning Ordinance
4. On pages 18 and 19 of TAB C NARRATIVE of the Rezoning Application Submittal, the applicant identifies the site with Infill Goals. Even if one accepts that the site is within the City designated infill area, the requirements of Zoning Ordinance section 630 would limit the height to 6 stories and 65 feet (assumes a rezoning to R-5).
5. You don't need a high rise to walk to a bus station or a light rail station.
6. Neither the City nor the neighbors should feel they need to help the Phoenix Country Club reduce its financial problems by approving this rezoning application. Further, doing so will in no way assure that the Phoenix Country Club golf course will remain open space in the future.

7. The applicant appears willing to throw the objecting neighbors under the bus by justifying his unwanted project as a catalyst to encourage future development in the area.
  
8. Particularly egregious is the applicant's TAKE IT or LEAVE ATTITUDE demonstrated by its repeated refusal to accept anything less than a R5 – R-H re-zoning designation at the 7<sup>th</sup> Street and Thomas site.

In conclusion, it is respectfully requested that the Planning Commission members vote to reject the applicant's rezoning request as the Encanto Village Planning Committee did on 9/10/18.

B. Paul Barnes  
Neighborhood Coalition of Greater Phoenix

PS: The Coalition would support a rezoning from P-1 to R-5 for the site in question.