

From: CHRIS STAGE cstage@cox.net

Subject: Z-41-18

Date: October 14, 2018 at 3:22 PM

To: mayor.williams@phoenix.gov, council.district.1@phoenix.gov, council.district.2@phoenix.gov, council.district.3@phoenix.gov, council.district.4@phoenix.gov, council.district.5@phoenix.gov, council.district.6@phoenix.gov, council.district.7@phoenix.gov, council.district.8@phoenix.gov

Cc: david.longoria@phoenix.gov, Chris Stage cstage@cox.net, roger_stage@cox.net

CS

Mayor Williams

Councilmember Waring (District 2), Councilmember Stark (District 3), Councilmember Pastor (District 4), Councilmember Guevara (District 5), Councilmember DiCiccio (District 6), Councilmember Nowakowski (District 7), Councilmember Mendoza (District 8):

We want to voice our total opposition to Z-41-18 in this letter because due to work schedules we may not be able to attend the November 7, 2018 City Council meeting.

Z-41-18 is seeking your approval for High Rise Zoning on the northeast corner of 7th and Thomas Streets; we are asking that you vote NO on this issue. After living in the Valley for almost 30 years, we left the East Valley and moved into Phoenix because of its neighborhoods. Of the many things that distinguish Phoenix, its unique and appealing neighborhoods are major contributors; Z-41-18 is completely incompatible with our neighborhood and surrounding community.

“planPHX” adopted March 4, 2015 states as a goal, “Every neighborhood and community should have a level of certainty” (p. 106). In describing land use and design principles to provide this certainty “planPHX” explains that it will protect and enhance the character of each neighborhood... through new development that is compatible in scale, design and appearance. At 175 feet or even 140 feet in height, Z-41-18 is completely incompatible in terms of scale, design and appearance. This incompatibility has been voiced by many:

- NO to the high rise = City Staff
- NO to the high rise = Encanto Village
- NO to the high rise = 100s of organized neighborhood and community residents

Why vote NO on Z-41-18? We completely agree with Staff’s report on this application:

- does NOT comply with [many]land use principles,
- is NOT a reasonable level of increase in intensity,
- IGNORES policies to protect residential areas,
- is in CONFLICT with the Strategic Policy Framework,
- is in CONFLICT with policies in the General Plan, and
- constitutes IMPERMISSIBLE “spot zoning.”

We urge you to vote NO on Z-41-18, please give our neighborhood and surrounding community the “level of certainty” you promised in “planPHX.”

Chris Stage

Roger Stage

2321 N 13th Street, Phoenix AZ 85006

TO: Mayor Williams
Councilmember Waring (District 2)
Councilmember Stark (District 3)
Councilmember Pastor (District 4)

Councilmember Guevara (District 5)
Councilmember DiCiccio (District 6)
Councilmember Nowakowski (District 7)
Councilmember Mendoza (District 8)

DATE: October 14, 2018

FROM: Chris & Roger Stage, 2321 N 13th Street, Phoenix, AZ 85006

RE: Opposition to Z-41-18

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