

Kevin Weight/MGR/PHX

05/28/2008 01:38 PM

*contact
Joshua*

To Joshua Bednarek/PLN/PHX@PHXENT

cc

bcc

Subject Re: Request to rezone property north of La Hacienda Historic District

Joshua,

Thanks for your message. There are three points I'll address:

1. I'm glad to see that they've elected to go with 2-story townhomes adjacent to the La Hacienda Historic District. Anything higher than 2 stories (30 feet) would definitely be a problem.
2. The proposed setback of the townhomes from Catalina Drive is troubling. I realize that the apartment buildings currently on the site are closer to Catalina Drive than the historic homes, but the proposed townhomes appear to be even closer. If the townhomes could be pushed back further away from Catalina, it would be a great improvement. We don't want an "urban" feel along Catalina.
3. The Country Club Apartments are eligible for historic designation. They were built in 1948 by the Mardian Construction Company and were the largest apartment complex in Arizona at the time they were built (see attached article from Arizona Builder & Contractor, September 1948). We're disappointed to see them demolished, but we don't plan to go out of our way to fight it. However, it would be nice if the developer could adequately document the buildings before they are demolished.

Thanks,

Kevin Weight
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Joshua Bednarek/PLN/PHX

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05/28/2008 11:28 AM

To Kevin Weight/MGR/PHX@PHXENT

cc

Subject Request to rezone property north of La Hacienda Historic District

Kevin:

On Monday June 2, the Encanto VPC will hear a request to rezone 8.67 acres of land immediately north of the La Hacienda Historic District from R-3, R-4 and R-5 to Urban Residential (UR). The Planning

Department is recommending approval of the request with several stipulations. I just wanted to touch base with you to see if the HP office had any thoughts or concerns about this request, given its proximity to a historically designated neighborhood. Any feedback you can provide would be greatly appreciated.



Z-119-07-4 - OPTIMIZED.pdf

Respectfully,
Joshua Bednarek
City of Phoenix Planning Department
(602) 262-6823