

## OPINIONS

# PHOENIX REPUBLIC

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## Protect historic residence

### Our neighborhoods are under assault

**T**he planned unit development concept by Phoenix is having unexpected and unintended consequences.

It was presented by the Phoenix Planning Department as “resolving the uncertainties for the developer.” But what about resolving the uncertainties for the neighborhoods?

No neighborhood is secure once a developer casts greedy eyes on what they perceive as an “underutilized” parcel, and they have the resources to hire an excellent zoning attorney.

The order and security of our historic neighborhoods are under assault by developers now as they have not been since the late 1970s and early 1980s. Established neighborhoods should be protected from overpowering development regarding inordinate height and excess density on their boundaries that will lead to deterioration and blight of the adjacent single-family homes.

In regard to the planned urban development zoning request near Seventh Street and Earll Drive (Z-119-07-4), the combined neighborhoods of La Hacienda, Phoenix Country Club, Story, Encanto, Country Club Manor, Coronado, Ashland Place and Greater Cheery Lynn support responsible development in our city, but not at the expense of height and density outside of the central corridor and the transit orient district.

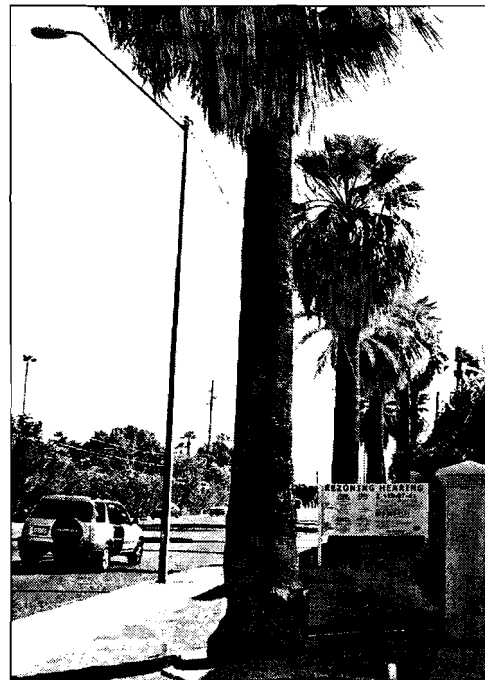
The out-of-state developer always gambled on a zoning change. The zoning changes sought now are for more units per acre than even the original High-Rise proposal for high-end condominiums.

It is not appropriate for the city to bail out a gambler. The currency the developer proposes using for his bail-out is not directly city funds, but instead our strong historic neighborhoods, which are even more precious

The trust residents of these historic areas have in the City Council is at risk. We trust our mayor and council to preserve our history and the large investment Phoenix has made in historic preservation over the past two decades.

— **G.G. George**, Phoenix

*The writer is a longtime central Phoenix neighborhood preservation activist. Reader responses can be sent to [central.letters@arizonarepublic.com](mailto:central.letters@arizonarepublic.com).*



The Country Club apartments at Seventh Street and Earll Drive sought by developers to turn into a mixed-use

### Just FYI

The Phoenix City Council will consider on Wednesday a request for planned unit development rezoning on an 8.7-acre site near Seventh Street and Earll Drive. A de-

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# Trust from developers

## To trust or not: PUD zoning request looms

**R**egarding the request for planned unit development zoning on a site near Seventh Street and Earll Drive:

“Trust not to rotten planks,” wrote William Shakespeare.

Indeed, before stepping onto the wooden planks of a boat, you would want to be sure that the wood was not rotten.

The words of Shakespeare echo the sentiments of wise King Solomon of ancient times, who some 3,000 years ago wrote: “A fool will believe any-

thing; smart people watch their step.”

Yes, only a fool would go through life blindly accepting everything he hears, basing his decisions and actions on frivolous advice or baseless information. Misplacing our trust, like stepping onto rotten planks, can lead to disaster.

There is a reason that the Phoenix City Council will have the last word and say on the PUD zoning request on Wednesday. It is because it is the body of government that is now entrusted to make the final decision based on all of the research and information from other governing bodies that has considered the request up to this point.

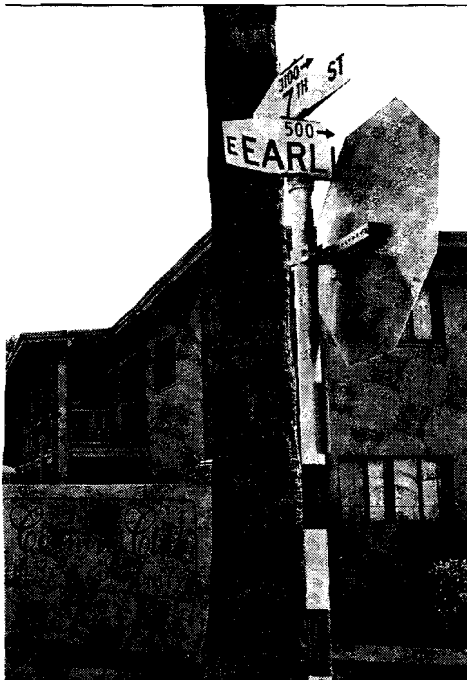
Is there any source of guidance that is worthy of the trust of the council? I believe there is, and it would be wise for the City Council to place its trust in the decisions that have come prior to now, and look to their guidance to direct the final step.

Would the City Council be stepping, as it were, onto rotten planks? The answer to that question depends greatly on the answer to other questions. Are there sound reasons to trust those prior decisions? Is there compelling evidence and long historical experience that has presented itself to convince the City Council that these are, in fact, the correct decisions?

I believe this is rational process, and is, indeed, a trustworthy source of guidance in boldly stepping onto the ship of vision and future development for our area.

I certainly see no evidence that seriously challenges the wisdom and outcome of the process, and I hope the City Council will bring this to its proper and wise conclusion.

— **Wayne Murray**, Phoenix



KRISTENA HANSEN/THE REPUBLIC

Seventh Street and Earll Drive in Phoenix have been a vibrant community.

Country Club Apartments with a mixed-use development that includes one five-story building and a minimum of 321 units. G.G. George and Wayne Murray, two people with long ties to central Phoenix, have opposing views on the zoning request.

*The writer is a long-time central Phoenix resident and property owner. Reader responses can be sent to [central.letters@arizonarepublic.com](mailto:central.letters@arizonarepublic.com).*

# DON'T LET THIS "TURKEY" ROOST HERE

Visit [savephoenixhomes.com](http://savephoenixhomes.com) for more reasons to Deny Rezoning Z-119-07-4



**PLEASE URGE MAYOR GORDON & CITY COUNCIL  
TO VOTE NO DEC. 3RD**

**RESPONSIBLE COLLABORATION, PLANNING AND  
DEVELOPMENT DOES NOT PREY ON ITS NEIGHBORS**

**MAKE THEM DO IT RIGHT!**

Residents Against 7th Street & Earll Drive Rezoning Application Z-119-07-4