

# ARCADIA / CAMELBACK NEIGHBORHOOD

## POSITION PAPER 04-08-2015

As property owners within the Arcadia Camelback Neighborhood, we are **totally opposed** to the implementation of **any** and **all** commercial uses of properties within the present R35 single family residential confines of our district. Presently, of particular interest is the property at 4505 N Rubicon Blvd., referred to as the David and Gladys Wright House and adjacent properties now owned by David Wright House LLC (DWH LLC).

Attached herewith are excerpts from the *Arcadia Camelback Special District Plan* adopted by the city in 1999. The plan aptly outlines the history, nature and steadfast stability of our district since recognition in 1915. The plan has not been changed, however the city code has been amended to provide additional (and controversial) methods for those seeking zoning modifications within residential neighborhoods.

Initially touted as a residence worth saving via a "Historical Preservation" designation, the owner has demonstrated the desire for something far more intrusive. The owner has:

- Additionally purchased three contiguous properties now a landmass of over 5 ½ acres at a cost in excess of \$10m, judged by realtors to be well in excess of market value(s).
- Obviously spent an additional sum of several hundred thousand dollars to date in re to landscaping, construction, legal fees and advertising activities.
- Described its intentions in considerable detail during meetings held with representatives of our group, legal representation of both parties and city council member Sal DiCiccio. Various advertising programs have also been candidly distributed. Note attached photo of the Overall Site Plan that has been distributed.
- Had a number of fund-raisers and other festive events during recent months, apparently without appropriate approvals. More are slated. Lack of consideration and obtrusions cast upon nearby residents to date obviously portends the owner's future behavior.
- Approached other nearby property owners regarding further purchases.
- An agreement with the Camelback Church of Christ for the use of numerous parking spaces and shuttling accommodations.

For anyone to believe the owner has any intentions other than commercialization of the property owned by DWL LLC is naive. Reality includes a plan to replace the demolished homes north of the David and Gladys House with what appears to be an outdoor amphitheater, the construction of a large underground facility east of the referenced house and an entrance from E Exeter to a parking area for service providers; the site of another demolished home. From materials and descriptions advanced by the owner, a liquor license, café and other amenities are planned to provide an entertainment complex that will attract vacationers and other people by the thousands.

The overwhelming majority of nearby property owners do not want **any** increase in noise, foot and auto traffic or other intrusions into the neighborhood via visitors and service providers. Safety and security issues are of great concern as well. Hopi Elementary School is little more than a block south of the subject property and does not need further safety and security issues.

The sanctity of a neighborhood is being sacrificed via the pretext of preservation. We hereby remind City of Phoenix officials to review the specifics of the referenced district plan and become appropriately guided by the narratives that address zoning (code) modification, neighborhood stability, incompatible mixtures of land issues, and the strategies long identified to maintain Arcadia's quality and livability.

Address: \_\_\_\_\_

Home Owner: \_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

Please mail to: [Arcadia Camelback Neighbors](#)  
[5500 N. Dromedary Rd.](#)  
[Phoenix, Arizona 85018](#)

or

email: [jim@warneco.net](mailto:jim@warneco.net)