

ACMNA  
4340 E. Indian School Rd.  
Suite 21, Box 293  
Phoenix, AZ 85018

New Website  
[www.ACMNA.org](http://www.ACMNA.org)



Presorted FIRST CLASS  
MAIL U.S. Postage

**PAID**

Phoenix, ARIZONA  
Permit #1662

## Neighborhood News October 2015

### Wright House Developer REJECTS City's Plan for Historic Preservation



Sign depicting dates from September 2012 - October 2015  
On November 16, 2015, the whole process will start over

# David Wright House Status Update

There are two separate and distinctly different issues relating to the David Wright House issue. First, is the change in zoning designation and second, the uses that will be allowed under the new zoning. Both issues require formal applications to the City and both applications must go through the public hearing process all the way through to a final vote(s) by the City Council.

## **ZONING APPLICATION(s)**

On June 12, 2012, the City of Phoenix filed zoning request Z-24-12-6 for Historic Preservation – Landmark (HP-L) designation of the 2.45 parcel that includes the Wright House–This new HP-L zoning designation was designed to encourage historical preservation of very significant, “Landmark” properties. The ACMNA fully endorsed and supported this HP-L rezoning application as filed by the City.

In September, 2012, the City of Phoenix Planning Department stated the criteria for the historic boundaries should be carefully established. In the case of the David Wright Property, these boundaries include only the **2.45 acre** Wright House parcel and none of the adjoining lots. Since that time, the David Wright Foundation has requested seven (7) times that the City Council delay the final zoning approval and has now requested that the original application be withdrawn. On October 21, 2015, over three years later, City Council will hear the 2012 HP-L application issue. In all likelihood, Council will consider only two of their three options:

1. Grant the David Wright Foundation’s request to withdraw the City’s re-zoning application Z-24-12-6.
2. Continue the case again, thereby keeping the original 2.45 acre application on the table.
3. The third option would be to approve the pending application, but that is extremely unlikely.

Last month, on September 14, 2015 The Wright House Foundation filed a new application for HP-Landmark designation. By filing this new application (Z-53-15-6), The David Wright Foundation has effectively rejected the City’s offer for HP-L zoning designation on the 2.45 acres. Furthermore, by requesting that City Council withdraw the initial HP-L application, the David Wright Foundation has effectively rejected ACMNA’s support for the historical zoning designation.

During the last three years of delays the David Wright Foundation has purchased three additional lots which have been combined with the original David Wright Property. The final assemblage of property was completed early this year and just recently re-platted into one 6.1 acre lot. The re-plat combines two of the original Wright Estate lots along with two lots from the Garote Estates on the North and one southeastern lot.

Having done this, the developer is now requesting:

- Expansion from the original 2.45 acres to 6.1 acres (148% increase) which includes land that was never part of the original DWF property.
- Re-zoning of the entire 6.1 acres as Historic Preservation Landmark (HP-L) status, which would allow them to apply for a Special Permit giving them the ability to conduct commercial activities, and build an Amphitheater.

## **SPECIAL USE PERMIT APPLICATION**

On July 31, 2015 David Wright Foundation submitted a pre-application for a “Special Uses Permit” with the City for the entire 6.1 acre site. If granted, this “Special Permit” would effectively allow commercial types of activities. According to the Foundation’s permit application, these activities and uses would include:

- Unlimited paid tours
- Regular weddings limited to 12 a year
- Café and gift shop
- Series 7 liquor license (sale of beer and wine)
- 25,000 SF education center
- Amphitheater (almost twice the size of the education center)
- Hours of operations until till 10:00 pm M-Sat and 8 pm on Sunday
- All truck deliveries to the Rubicon gate

- “Performances” (concerts) and other events of up to 500 attendees at any one time (no limit on how many shows or concerts per day)

In addition, a viable parking solution has not been shared with the neighbors or ACMNA board, causing concern for increased event-driven traffic in the neighborhood.

Based on the information available to date, the ACMNA Board does not support the 148% expansion of The HP-L area, nor the uses outlined in the Special Permit pre-application. Many intended uses are in direct conflict with the Arcadia Camelback Special Planning District Plan which was adapted into City Ordinance in 1997. (See section 668 of the Phoenix Zoning Code)

### ACMNA Mission Statement

Since its founding in 1987, the mission of the Arcadia Camelback Mountain Neighborhood Association has been to preserve the appealing ambiance and qualities that make our neighborhood such an enviable place in which to live.

These qualities include: the non-commercial, family friendly, and single family residential character of this place; our generous setbacks, wide side yards, and understated homes; and for the portion south of Camelback Road, a green desert oasis with broad lawns and the historic citrus trees that shade us from the summer heat and stand as a symbol of our unique area.

### ACMNA MEMBERSHIP DUES

Membership Dues, although completely voluntary, is your way of showing support for our Association. Our Board has always been conscientious stewards of these resources, and for the past couple of years, we felt there was no need to ask for contributions because of the generosity of our Members in the past.

Things have changed; we have had to spend much of our treasury reserves to now thwart a huge threat to our quality of life and the tranquility we all love about Arcadia. Enclosed with this newsletter is a donation envelope, please take a few minutes to use it and help preserve Arcadia.

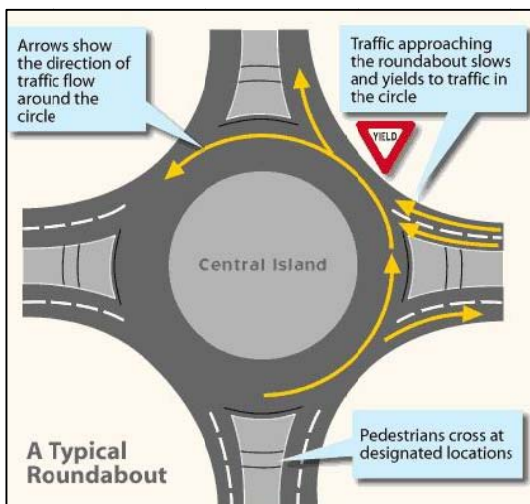
### ANNUAL ASSOCIATION MEETING Nominations for ACMNA Board of Directors

In the past our annual meeting has been held in late spring. However, the May or June months always seemed to conflict with other events like kids sports, graduations, Mother’s Day, weddings, etc.

Next year, our Annual Meeting will be held on **February 6<sup>th</sup>** at the Prince of Peace Church. Hopefully this will be a more convenient time so more neighbors can participate.

One of the main purposes of the meeting is for the Association Members to voice their concerns to City Officials and to our Board. Even more importantly, it is when we elect neighbors to serve a two year term on your Board of Directors.

If you are willing to become more involved as a Board Member, please email us at [info.ACMNA.org](mailto:info.ACMNA.org)



### Traffic – Pedestrian Safety

A traffic circle, also known as a roundabout, is a one-way loop that requires yielding to cars within the circle, entering into the right lane and following the signs to make the desired turn from the correct lane. The rule of thumb is that traffic circles have the same rules as a 4 way stop; first come first serve. And as with any situation that may involve pedestrians:

#### PEDESTRIANS ALWAYS HAVE THE RIGHT OF WAY

Please remember to be respectful of your neighbors as you navigate the two traffic circles in Arcadia; 64<sup>th</sup> Street and Lafayette and 56<sup>th</sup> Street and Exeter.

## Letter from the President



October 18, 2015

Dear Neighbor

Some of my fellow Board Members suggested that I should write a "State of the Neighborhood" message. So, here I am thinking of all the wonderful and distinguishing things that I love about Arcadia. But the one thing that keeps coming to my mind over and over is my neighbors, all of them. Caring neighbors, generous, kind, thoughtful, but most of all engaged in our neighborhood. Sure, we live in an up-scale neighborhood with big houses, lots of trees and lots of space between them. That may be why "enviable" is sometimes used to describe Arcadia, and that's the main reason why I moved my family here. However, that's not why I have continued to live here for 30 years.

We've all seen the hundreds of yellow yard signs around the neighborhood saying "Wright House - Wrong Location" or "No Commercial Zoning". But what we can't see is the fact that many of our neighbors took the time and initiative to start defending Arcadia against a very real threat. I am proud that these are my neighbors, and people like them are the reason I live here. These folks are really concerned and engaged. We should applaud their efforts to preserve all of Arcadia – not just one house.

Neighborhood Preservation is the fundamental purpose of the Arcadia Camelback Mountain Neighborhood Association. It is our only mission. It is the single purpose of our by-laws. It is our legacy. We work diligently to preserve our enviable quality of life as well as the history of Arcadia.

In 2012, The ACMNA Board worked tirelessly to build a consensus that allowed for a compromise between the City, the Neighborhood, and the Owner of the Wright House. The City Planning Department then took that compromise and formed a plan that would preserve both the Wright House and the residential fabric of Arcadia. The ACMNA Board enthusiastically endorsed the City's plan for preservation, and we have held steadfast in our support for the plan.

But now, three years later, that same plan has been rejected by the owner of the Wright House. As a result of one person's disregard toward our good faith, Arcadia faces the unthinkable question - Who decides between historical preservation and neighborhood preservation?

Sincerely, your neighbor

A handwritten signature in black ink that reads "Craig Steblay". The signature is written in a cursive, flowing style.

Craig Steblay  
ACMNA President  
[steblay@acmna.org](mailto:steblay@acmna.org)