

From: PDD Planning Commission
Subject: FW: Opposition Z-SP-6-23-8

From: MyNamelsMudd ByAsh <ashleytheearartist@gmail.com>

Sent: Wednesday, May 1, 2024 8:05 PM

To: Council District 8 PCC <council.district.8@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>; PDD Planning Commission <pdd.planningcomm@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; support@phxazdistrict8.zendesk.com

Subject: Opposition Z-SP-6-23-8

Members of Planning Commission -

SAFStor is requesting a Special Permit to allow a C3 use, specifically for the building of a self-storage facility, on a C2 zoned property (Z-SP-6-23 / Z-SP-6-23-8 Agenda Item 7). As a resident of the small neighborhood south of Baseline Road located to the south and west of this self-storage facility, there are a number of reasons to vote no on this special use permit. However, the most compelling fact to vote no, in accordance with the South Mountain Village Planning Committee with a vote of 10 to 0, is that this is not an appropriate use for this parcel.

From the beginning of this special permit request I, and the majority of my neighbors, have been against having a self-storage facility at the corner of 41st Street and Baseline Road. Their proposal of a two story building blocking both the views of my neighbors, that will result in bringing down property values and well as the view up the mountain from Baseline Road, identified by the City as a Scenic View Corridor. The look of their building, which is a massive box and, while changes have been made, it is still a massive box at the gateway of South Mountain Village.

Even though I and other neighbors are very opposed, we listened to what the developer had to say. In fact, we asked three neighbors, Laurie Pheil, Catherine Napoli, and Brian Harvey, to bring our concerns and requests to the developer. We felt if we had to have this shoved into our neighborhood, we could hopefully make it as non-offensive as possible.

Over the course of the past 5 months, the developer would say that our requests were impossible and then create a slight variation of the request in the hope that it would appear as if they were listening to our concerns. Our representatives engaged in good faith conversations, meeting with the developer and their attorney firm for many hours.

The fact is, a special permit, essentially a C3 use in a C2 zone that is adjacent to a residential neighborhood is not an appropriate land use for this site. The Baseline Area Character Plan, created by the residents of South Mountain Village, with the City of Phoenix, set guidelines for what is needed in our Village. Strategic tools, in the form of plans and codes, were created to guide the growth of this unique area. The Baseline Area Master Plan and Baseline Area Overlay are in place to ensure we get what is so needed in our neighborhood. The PhxCAN plan looks at creating Connected Active Neighborhoods. This special permit request fits none of these guidelines.

Specific to the Character Plan, retail, something this area desperately needs is identified in the existing land use. Retail that has long been promised the residents of South Mountain Village. As "South Phoenix," we were told retail was not coming in until rooftops came here. We have the rooftops. We have a diverse mix of culture, housing, socio-economics. Where is the retail? Allowing this special permit takes away yet another area slated for neighborhood retail.

Jobs are needed in our Village. Other actual C2 uses that are permitted by right, including neighborhood retail, would bring jobs. A self-storage facility may bring 2 to 3 jobs at most.

The aesthetics of building in the Village calls for an agrarian feel that protects views. creates a gathering place for neighbors, and is sensitive to the residents. Protecting views both to the north and south of any new development is part of the plan.

The types of businesses that can be built by right are far more appropriate land uses than a self storage facility that needs you to approve a special permit.

Does this change positively affect the neighbors and area? No. Does it have a majority of the 39 points in the South Mountain Village Character Map? No.

Is this special permit use going to bring more money and more jobs into the Village than what can currently be built by right? No.

The recommendation by the Village Planner for South Mountain Village looks at this parcel in a vacuum. The neighborhood's needs are not taken into account. The local opposition by the residents has not been considered. The Character Plan, the Baseline Area Master Plan and Overlay are not considered. And the PhxCAN plan is ignored. South Mountain Village Planning knows what the neighborhood needs. What can be built there by right is far more in keeping with the City's own plans than a facility that requires a special permit. As a concerned resident, I am asking you not to allow this special permit to pass.

Enclosure

Ashley Gauntt

1645 E Thomas Rd #2030

Phoenix, AZ 85016

602-400-4654

Ashleytheartist@gmail.com

From: Alberto Rodriguez <2015silver@cox.net>
Sent: Wednesday, May 1, 2024 6:16 PM
To: PDD Planning Commission; Racelle Escolar; Council District 8 PCC; Mayor Gallego; support@phxazdistrict8.zendesk.com
Subject: Opposition to Special Permit property (Z-SP-6-23 / Z-SP-6-23-8 Agenda Item 7)

Members of Planning Commission -

With much respect,

SAFStor is requesting a Special Permit to allow a C3 use, specifically for the building of a self-storage facility, on a C2 zoned property (Z-SP-6-23 / Z-SP-6-23-8 Agenda Item 7). As a resident of the small neighborhood south of Baseline Road located to the south and west of this self-storage facility, there are a number of reasons to vote no on this special use permit. However, the most compelling fact to vote no, in accordance with the South Mountain Village Planning Committee with a vote of 10 to 0, is that this is not an appropriate use for this parcel.

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Over the course of the past 5 months, the developer would say that our requests were impossible and then create a slight variation of the request in the hope that it would appear as if they were listening to our concerns. Our representatives engaged in good faith conversations, meeting with the developer and their attorney firm for many hours.

The fact is, a special permit, essentially a C3 use in a C2 zone that is adjacent to a residential neighborhood is not an appropriate land use for this site. The Baseline Area Character Plan, created by the residents of South Mountain Village, with the City of Phoenix, set guidelines for what is needed in our Village. Strategic tools, in the form of plans and codes, were created to guide the growth of this unique area. The Baseline Area Master Plan and Baseline Area Overlay are in place to ensure we get what is so needed in our neighborhood. The PhxCAN plan looks at creating Connected Active Neighborhoods. This special permit request fits none of these guidelines.

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Thank you.

Carmen L Rodriguez
7649 S. 41st Place
Phoenix, AZ 85042
602 510 3367
2015silver@cox.net (Email for Alberto Rodriguez and Carmen L. Rodriguez)

From: fiveofnine@cox.net
Sent: Wednesday, May 1, 2024 5:05 PM
To: Racelle Escolar
Subject: Zoning Variance

Follow Up Flag: Follow up
Due By: Thursday, May 2, 2024 4:00 PM
Flag Status: Flagged

Ms. Escolar,

I am writing in opposition to the subject zoning variance for the property at 41st St. and Baseline which will allow a Big Box storage facility to be built on this site. I live in the immediate neighborhood and oppose this business for several reasons:

It does not provide a significant positive impact on our community and will only employ a few people to operate the facility. Any short term gain in tax revenue will likely be lost as property values in the surrounding neighborhood will very likely be driven down by the presence of this facility.

No need within the community. There are many (12) existing storage facilities in the baseline corridor at 16th St. and 48th St.

It will attract criminals/crime. These types of facilities are crime hotbeds in communities across the nation. I have first-hand experience with this effect having stored an RV at the 16th and Baseline Smart Store facility which my RV was vandalized and broken into twice during the 1 year period that I stored it there.

We should be encouraging the property owners to pursue development that is consistent with the current zoning requirements and that will provide jobs and enhance the community such as a restaurant or retail sales.

Please consider the negative impact to our community when addressing this zoning waiver and stand with us in opposition to this effort.

Thank you,

Laurie Iosue

From: Mike Davis <davismi34@hotmail.com>
Sent: Wednesday, May 1, 2024 4:31 PM
To: PDD Planning Commission
Subject: May 2 Meeting, Item 2, Z-SP-6-23-8

Hi,

I want to echo the opinions of our South Mountain Village Planning Committee and my neighbors that the proposed self-storage is not a good fit for this site.

Furthermore, I want to highlight that the plan contains a fatal flaw that should disqualify it from approval. It is widely understood that variances cannot be approved when an issue is self-imposed. Here, Applicant has indicated the need for a variance for reasons that are entirely in its control. The city code requires a certain amount of parking spaces, which are determined (primarily) by the number of storage units. Applicant has created an issue for itself by wanting to build 175 additional units without having to provide the requisite parking. Considering the number of storage units is completely up to the Applicant, this issue is self-imposed and a variance cannot be approved. Because of this fatal flaw, I urge the Planning Commission to reject this proposal.

Thanks,
Mike

From: Ross Pheil <rosspheil@cox.net>
Sent: Wednesday, May 1, 2024 9:57 PM
To: PDD Planning Commission; Racelle Escobar; Council District 8 PCC; Mayor Gallego; support@phxazdistrict8.zendesk.com
Cc: creativebenefitcommunications@gmail.com
Subject: Phoenix Planning Commission Item 7: Z-SP-6-23-8

Members of Planning Commission,

I am in opposition to Item 7: Z-SP-6-23-8.

SAFStor is requesting a Special Permit to allow a C3 use, specifically for the building of a self-storage facility, on a C2 zoned property (Z-SP-6-23 / Z-SP-6-23-8 Agenda Item 7). As a resident of the small neighborhood south of Baseline Road located to the south and west of this self-storage facility, there are a number of reasons to vote no on this special use permit. However, the most compelling fact to vote no, in accordance with the South Mountain Village Planning Committee with a vote of 10 to 0, is that this is not an appropriate use for this parcel.

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Ross Pheil
3940 E.Beverly Rd.
Phoenix AZ, 85042
rosspheil@cox.net
(480)341-4561

From: PDD Planning Commission
Subject: FW: Hancock park neighborhood

From: Steven Hanson <hanson.sands@gmail.com>
Sent: Wednesday, May 1, 2024 7:05 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Hancock park neighborhood

Members of Planning Commission –

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Steven J Hanson
7642 south 41 place, Phoenix, AZ 85042
816-591-6502
hanson.sands@gmail.com

From: PDD Planning Commission
Subject: FW: Planning Commission 5/2/24 #7 Case Z-SP-6-23-8: Registration Link 404 Error

From: Trent Marchuk <trentchristopher@gmail.com>
Sent: Wednesday, May 1, 2024 10:31 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Cc: Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: Re: Planning Commission 5/2/24 #7 Case Z-SP-6-23-8: Registration Link 404 Error

Hello,

Please be advised that the registration link is now working.

The update has been shared with the community members, as well as the need to submit requests by 12n tomorrow.

Please note that the commentary below on the land use concerns being the fundamental basis of the opposition remains relevant.

Racelle - please share this update with the Planning Commission.

Respectfully submitted,
Trent Marchuk
SMVPC, Chair

On Wed, May 1, 2024 at 9:51 PM Trent Marchuk <trentchristopher@gmail.com> wrote:

Hello,

The link to register to speak during Planning Commission on May 2, 2024 was disabled at about 8p MST on May 1, 2024.

The agenda, found in the link below, states the following:

"Staff will make every effort to accommodate requests to speak submitted beyond the 48-hour period. Due to the added demands of facilitating the virtual environment for the public, applicants, and other staff members, we cannot consider any request less than six business hours before the start of the meeting."

To be clear, six hours before the start of the meeting would be 12n MST on May 2, 2024 - or ~16 hours from when the registration link was disabled.

It is difficult for staff to accommodate requests to speak if the request to speak page is throwing a 404 error and not allowing the requests to be submitted.

Please note that the 404 error began after multiple community members, who are directly and negatively impacted by this proposal, began registering opposition to agenda item #7 in large numbers.

This is further exacerbated by the fact that the applicant submitted a new elevation date stamped April 26, 2024. Yet, the applicant stopped collaborating with the SMVPC after the info session on March 12, 2024 when the SMVPC provided feedback that the land use was wholly inappropriate. And the applicant reportedly stopped collaborating with

the elected neighborhood representation after the SMVPC voted unanimously to deny the special permit based on land use principles on April 9, 2024.

Yet, on April 26 a new elevation was submitted and none of the above stakeholders in opposition were made aware of the new elevation until May 1, 2024 - the night before planning commission. Therefore, there is currently no officially registered opposition to the new elevation.

There were 56 (fifty six) community members in opposition to Z-SP-6-23-8 on April 9 at the SMVPC. There were only 2 (two) in support.

As SMVPC Chair, I personally took a vote from the community members present as to who was opposed to the case based on elevations and who was opposed based on **land use**. All 56 indicated they were opposed to the case based on land use.

To suggest that community concerns have been assuaged by elevation changes is highly disingenuous. One of the two in support of the special use permit at the SMVPC on April 9 is also the author of the sole letter of support following the Apr 26, 2024 elevation update. No community members have been shown to change their perspective on this case following the submission of the updated elevation on April 26 - nor were they given fair opportunity to register their continued opposition.

The community desires to make their continued opposition known; this new elevation does nothing to address the fundamental inappropriateness of the underlying land use concerns. But, a key mechanism for sharing their opposition has critically been disabled.

Please note for the record, on item #7 case Z-SP-6-23-8, that over 90 minutes after the registration link went down that the general consensus of the community members of the South Mountain Village, especially the organized residents living adjacent to the lot in question, is they now feel disenfranchised by the City of Phoenix.

<https://www.phoenix.gov/cityclerk/site/PublicMeetings/240502003.pdf>

Respectfully submitted,
Trent Marchuk
SMVPC, Chair

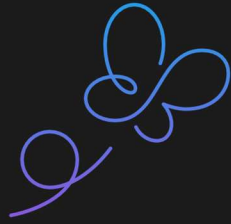
9:46



← Messages



cityofphoenix.webex.com



404 error

The page you're looking for cannot be found.



From: Alberto Rodriguez <2015silver@cox.net>
Sent: Thursday, May 2, 2024 11:09 AM
To: PDD Planning Commission; Racelle Escolar; Council District 8 PCC; Mayor Gallego; support@phxazdistrict8.zendesk.com
Cc: alberto rodriguez
Subject: Opposition to special permit Case Z-SP-6-23-8:

Members of Planning Commision-

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:
The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community, with exception to the one person in support.

I stand against the inappropriate land use for this property and want my opposition marked on record to ANY proposal to use this property outside of C-2 use. Our community has made it known that in majority, we are NOT in support of this applicant's request for a special permit on this property.

To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Alberto Rodriguez
7649 S. 41st Place
Phoenix, AZ 85042
602 - 882 - 9271
2015silver@cox.net

From: Alex Cadabra <alexcadabra@icloud.com>
Sent: Thursday, May 2, 2024 10:20 AM
To: Racelle Escolar
Subject: Re: Opposition to special permit Case Z-SP-6-23-8:

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To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!
May your day be filled with ease and laughter, Alex

From: anthony.white <anthony.white@cox.net>
Sent: Thursday, May 2, 2024 12:45 PM
To: PDD Planning Commission
Subject: Case Z-SP-6-23-8

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To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

ANTHONY WHITE
3816 E Beverly Rd
[623 606 1310](tel:6236061310)

Sent from my Verizon, Samsung Galaxy smartphone

From: aw50 <aw50@cox.net>
Sent: Thursday, May 2, 2024 1:04 PM
To: PDD Planning Commission
Subject: Case Z-SP-6-23-8

Members of Planning Commission-

Z-SP-6-23-8

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Arlene White
3816 E Beverly Rd
[623 242 4113](tel:6232424113)

Sent from my Verizon, Samsung Galaxy smartphone

From: Bailey Herbstreit <bailey.herbstreit@gmail.com>
Sent: Thursday, May 2, 2024 11:57 AM
To: Racelle Escolar
Subject: Case Z-SP-6-23-8

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From: Barb Cooke <barbcooke@gmail.com>
Sent: Thursday, May 2, 2024 1:04 PM
To: Racelle Escobar; PDD Planning Commission
Subject: Case No. Z-SP-6-23-8

May 2, 2024

Re: Case No. Z-SP-6-23-8

Dear Members of the Planning Commission,

As a long-standing resident and homeowner in Hancock Park, I am writing to express my concerns regarding recent plans submitted by SAFStor, the applicant for special permit Case Z-SP-6-23-8. This type of building offers nothing positive for our neighborhood. And once built, it could only serve a single use for its lifetime. We in the neighborhood would much prefer single story retail shops.

Due to its height, the SAFStor building will obstruct the scenic views of the north Phoenix mountains and city lights from homes on 41st Place, as well as the views of South Mountain from Baseline Road. Baseline Road is a designated Scenic View Corridor, and the preservation of these views is not just a nice bonus, but a crucial factor that contributes to our property values. The degradation of these views will lead to an immediate decrease in property values, which will not only affect the residents but also result in a net reduction of revenue for the City of Phoenix

The size of the building will pose a safety hazard by reducing visibility of traffic travelling west on Baseline, making it more dangerous for vehicles turning left onto Baseline Road from 41st Street. Additionally, customers of the SAFStor storage facility coming from the east will have to make a U-turn at the break in the traffic island, which could potentially cause accidents.

I firmly oppose any version of the plan that goes beyond the existing C-2 use. Please record my opposition to special permit Z-SP-6-23-8 in the official proceedings.

Thank you for your attention to this matter. I trust that the Planning Commission will consider our community's concerns seriously.

Sincerely,

Barbara Cooke
Homeowner
7634 S. 40th Place
Phoenix, AZ 85042

Phone: 480-277-4201

From: contact_me@brianjamesharvey.com
Sent: Thursday, May 2, 2024 11:14 AM
To: Racelle Escolar; PDD Planning Commission
Subject: RE: Z-SP-6-23-8 SAFStor - Opposition Presentation - Brian Harvey

Members of Planning Commision-

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I stand against the inappropriate land use for this property and want my opposition marked on record to ANY proposal to use this property outside of C-2 use. Our community has made it known that in majority, we are NOT in support of this applicant's request for a special permit on this property.

To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Best regards,

Brian Harvey

From: contact_me@brianjamesharvey.com
Sent: Thursday, May 2, 2024 8:40 AM
To: Racelle Escobar
Cc: 'Catherine Napoli'; 'Laurie Pheil'; 'Shane Gore'
Subject: RE: Z-SP-6-23-8 SAFStor - Opposition Presentation - Brian Harvey

Follow Up Flag: Follow up
Due By: Thursday, May 2, 2024 4:00 PM
Flag Status: Completed

Rachelle,

I has come to our attention that Snell and Wilmer submitted updated renderings for the SAFStor application on 4/26 and the only letter on record is in support.

This is a jarring revelation considering SAFStor cut off communication with us after the 4/9 Village Planning Committee meeting where their proposal was voted down 10 to zero.

Since that vote I have emailed Mike Maerowitz at Snell three times inviting him to continue dialog on this project with no response at all. This was disappointing considering he and I have shared dozens of emails prior to that.

It is also concerning that the only person in our neighborhood in support of this application recieved the updated design and yet none of the neighborhood opposition members (95% of our neighborhood) recieved it.

This is yet another example of the disingenuous dealings we have experienced from the very first meeting with Snell and Wilmer.

We told them from day one that is application is an inappropriate land use for this parcel. We have never deviated from tha position, but we were asked by the Village Committee to try and work something out. We have done that since December recieveing nothing but rejection and a lack of willingness to seriously consider our recommendations.

We are appalled at what appears to be an attempt to short circuit the process and disenfranchise our good faith efforts over the last 5 months.

To be clear there is no significant support from the 85 homes in our auclave, nor the Life Church in our neighborhood.

We stand united in our opposition to this application on the merits that this development is a massive commercial warehouse directly adjacent to a residentialneighborhood.

For the record our view remains the same, this application is an inappropriate use of this parcel and should be reserved for any of the 350 C2 uses it was intended for.

Best regards,

Brian Harvey
602.228.5003

From: Alberto Rodriguez <2015silver@cox.net>
Sent: Thursday, May 2, 2024 11:13 AM
To: PDD Planning Commission; Racelle Escolar; Council District 8 PCC; Mayor Gallego; support@phxazdistrict8.zendesk.com
Subject: Oppositiono to special permit Case Z-SP-6-23-8

Members of Planning Commision-

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community, with exception to the one person in support.

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To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Carmen Leticia Rodriguez
7649 S. 41st Place
Phoenix, AZ 85042
602 - 510 - 3367
2015silver@cox.net

From: Chris Calacci <chris.p.calacci@gmail.com>
Sent: Thursday, May 2, 2024 1:33 PM
To: PDD Planning Commission; Racelle Escobar
Subject: E Baseline and 41st St zone change

Members of Planning Commission-

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community.

I stand against the inappropriate use of land and want my opposition marked on record to ANY plan to use land outside of C-2 use. Our community has made it known that in majority, we are NOT in support of this applicant's request to include ANY version that is outside of its current C-2 use.

To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Chris and Karen Calacci 3903 E Pollack St, Phoenix AZ 85042. Chris phone 4805402652 Karen Phone 4802291776.

From: CMH <cmhemail@icloud.com>
Sent: Thursday, May 2, 2024 11:26 AM
To: PDD Planning Commission
Subject: Case Z-SP-6-23-8:

Members of Planning Commision-

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community, with exception to the one person in support.

I stand against the inappropriate land use for this property and want my opposition marked on record to ANY proposal to use this property outside of C-2 use. Our community has made it known that in majority, we are NOT in support of this applicant's request for a special permit on this property.

To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Christopher Hartman
7647 S 41st Place
Sent from my iPhone

From: Claudette Mayer <unobad.dog@gmail.com>
Sent: Thursday, May 2, 2024 10:58 AM
To: PDD Planning Commission
Subject: Stop Warehouse building on residential site

Members of Planning Commision-

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8: The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community, with exception to the one person in support.

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To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Claudette Mayer

From: Clea M. Edwards <cleasenneville@gmail.com>
Sent: Thursday, May 2, 2024 11:29 AM
To: PDD Planning Commission; Racelle Escolar
Subject: Special permit Case Z-SP-6-23-8

Dear Honorable Members of Planning Commission,

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community.

I stand against the inappropriate use of land and kindly request my opposition marked on record to ANY plan to use land outside of C-2 use. Our community has made it known that in majority, we are NOT in support of this applicant's request to include ANY version that is outside of its current C-2 use.

With sincere gratitude,

Clea Edwards, Ed.D.
8243 S 40th St, Phoenix, AZ 85042
480-329-2783 [voice.google.com]

TO:

- Racelle Escolar with Planning Commission - racelle.escolar@phoenix.gov
- Phoenix Planning Commission - pdd.planningcomm@phoenix.gov

From: Corey Wittenwyler <cwittenwyler@gmail.com>
Sent: Thursday, May 2, 2024 5:43 PM
To: PDD Planning Commission
Subject: Public Comment 05022024 Item #7 and #8

Hello,

I would like to express my opposition for Item #7, Application #: Z-SP-6-23-8 and my support for Item #8, Application #: Z-84-23-3 (Continued from March 7, 2024). Thank you.

Racelle Escolar

From: Diego Munoz <mdmunozpub@yahoo.com>
Sent: Thursday, May 2, 2024 1:45 PM
To: Racelle Escolar
Subject: Case Z-specific-6-23-8

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community.

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To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Diego Munoz
4007 E Fawn Dr Phoenix, AZ 85042
602-920-8684

From: Dinesh Narasimaiah <dinesh.narasimaiah@gmail.com>
Sent: Thursday, May 2, 2024 10:20 AM
To: Racelle Escolar
Subject: Opposition to special permit Case Z-SP-6-23-8

Members of Planning Commision-

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community, with exception to the one person in support.

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To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Regards,

Dinesh

From: drbarbhepburn@gmail.com
Sent: Thursday, May 2, 2024 11:57 AM
To: PDD Planning Commission

Members of Planning Commission-

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community, with exception to the one person in support.

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To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!
Sent from my iPhone

From: Eric Bruce <eric.bruce0001@gmail.com>
Sent: Thursday, May 2, 2024 4:31 PM
To: Racelle Escobar; PDD Planning Commission
Subject: Deny Case Z-SP-6-23-8

Members of Planning Commission-

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community.

I stand against the inappropriate use of land and want my opposition marked on record to ANY plan to use land outside of C-2 use. Our community has made it known that in majority, we are NOT in support of this applicant's request to include ANY version that is outside of its current C-2 use.

To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Eric Bruce
3928 E Beverly Rd, Phoenix, AZ 85042
707-495-6514

From: cynthia harvey <roomsatsm@gmail.com>
Sent: Thursday, May 2, 2024 11:54 AM
To: Racelle Escolar
Subject: Opposition to special permit case z-sp-6-24-8

Members of Planning Commision-

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community, with exception to the one person in support.

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To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Fostene Derr
+1 (602) 499-7522

From: Fostene <on-pointe@cox.net>
Sent: Thursday, May 2, 2024 12:41 PM
To: Racelle Escolar
Subject: Opposition to case Z-SP-6-23-8

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

Z/-The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community, with exception to the one person in support.

I stand against the inappropriate land use for this property and want my opposition marked on record to ANY proposal to use this property outside of C-2 use. Our community has made it known that in majority, we are NOT in support of this applicant's request for a special permit on this property.

To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

I've lived here 29 years and although I realize a development of some kind may eventually be placed on that site, one that does not destroy the aesthetic value of my property and life here in this community will only be acceptable.

Sincerely,

Fostene Elois Derr
7636 S. 41st Place Phoenix

From: Gilbert Angel <gilbertangel76@yahoo.com>
Sent: Thursday, May 2, 2024 11:11 AM
To: PDD Planning Commission; Racelle Escolar
Subject: Re:opposition to case z-SP-6-23-8

Members of Planning Commision-

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community, with exception to the one person in support.

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To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

[Yahoo Mail: Search, Organize, Conquer \[mail.onelink.me\]](https://mail.onelink.me)

From: holly hollymking.com <holly@hollymking.com>
Sent: Thursday, May 2, 2024 10:12 AM
To: PDD Planning Commission; pdd.planningcom@phoenix.gov; Racelle Escolar
Subject: Case Z-SP-6-23-8 comment

Dear Members of Planning Commission-

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community, with exception to the one person in support.

I stand against the inappropriate land use for this property and want my opposition marked on record to ANY proposal to use this property outside of C-2 use. The community has made it known that in majority, they are NOT in support of this applicant's request for a special permit on this property.

To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record for your decision making.

Thank you,
Holly King

From: Jason Edwards <jedwards1019@gmail.com>
Sent: Thursday, May 2, 2024 11:35 AM
To: Racelle Escobar; PDD Planning Commission
Subject: Case Z-SP-6-23-8

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

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I stand against the inappropriate use of land and want my opposition marked on record to ANY plan to use land outside of C-2 use. Our community has made it known that in **majority**, we are NOT in support of this applicant's request to include ANY version that is outside of its current C-2 use. There are plenty of neighborhood improving options for that parcel of land with the current C-2 use. It is not necessary to make an exception, especially considering that the applicant has not once operated in good faith with our community!

To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Jason Edwards
8243 S. 40th Street
Phoenix, AZ 85042
602-321-8505

From: Jeffrey Boettcher <jeffb@CSS-COMPUTERS.com>
Sent: Thursday, May 2, 2024 12:00 PM
To: PDD Planning Commission
Subject: May 2 planning meeting

Members of Planning Commision-




I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

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To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Jeffrey Boettcher | Sr. Network Engineer | CS&S Computer Systems, Inc.

 Work: 480-968-8585 |  Mail: 1440 W. University Dr. Tempe, AZ 85281 |  E-Mail: jeffb@css-computers.com



From: John Antanies <antanies@envoydevelopment.com>
Sent: Thursday, May 2, 2024 11:40 AM
To: PDD Planning Commission
Subject: Special Permit Case Z-SP-6-23-8

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

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To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record.

I noticed my Marcus Aurelius quote seems to be a bit apropos – we are standing in the way.

John Antanies
Principal and Founder
Envoy Development, LLC
602-740-7511



“What stands in the way, becomes the way.”
Marcus Aurelius

From: julybugrn@gmail.com
Sent: Thursday, May 2, 2024 10:18 AM
To: Racelle Escolar
Subject: OPPOSITION STATEMENT

Members of Planning Commision-

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community, with exception to the one person in support.

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To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Juli Johnson
Resident @ 48th St & Southern

Sent from my iPhone

From: Mercedes Core <catvet07@yahoo.com>
Sent: Thursday, May 2, 2024 3:00 PM
To: PDD Planning Commission
Subject: Regarding special permit Case Z-SP-6-23-8

Members of Planning Commission-

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

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To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Mercedes Core Munoz
4007 E. Fawn Dr
Phoenix, Az, 85042
480-280-4800

From: Mike Davis <davismi34@hotmail.com>
Sent: Thursday, May 2, 2024 2:57 PM
To: Racelle Escolar
Subject: May 2 Planning Commission Meeting, Item 7, Z-SP-6-23-8

Hi Racelle,

Resending this to reflect the correct agenda number.

I live near the proposed self-storage development at Baseline/40th St. I want to echo the opinions of our South Mountain Village Planning Committee and my neighbors that the proposed development is not a good fit for this site.

Furthermore, I want to highlight that the development plan contains a fatal flaw that should disqualify it from approval. Variances cannot be approved when an issue is self-imposed by the property owner A.R.S. § 9-462.06(H)(2). Here, Applicant has indicated the need for a variance for reasons that are entirely in its control. The city code requires a certain amount of parking spaces, which are determined (primarily) by the number of storage units. Applicant has created an issue for itself by wanting to build 175 additional units without providing the requisite parking. Considering the number of storage units is completely up to the Applicant, this issue is self-imposed and a variance cannot be approved. Because of this fatal flaw and the other reasons voiced by others, I urge the Planning Commission and City Council to reject this proposal.

Thank you,
Mike Davis

From: Lorina McGrorty <lorina_hiatt@yahoo.com>
Sent: Thursday, May 2, 2024 11:42 AM
To: PDD Planning Commission
Subject: Case Z-SP-6-23-8

Members of Planning Commission-

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community.

I stand against the inappropriate use of land and want my opposition marked on record to ANY plan to use land outside of C-2 use. Our community has made it known that in majority, we are NOT in support of this applicant's request to include ANY version that is outside of its current C-2 use.

To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Patrick and Lorina McGrorty
7635 S 41st Place
Phoenix, AZ 85042

From: Peter Cooke <peterccooke@gmail.com>
Sent: Thursday, May 2, 2024 1:08 PM
To: PDD Planning Commission; Racelle Escobar
Subject: Case No. Z-SP-6-23-8

May 2, 2024

Re: Case No. Z-SP-6-23-8

Dear Members of the Planning Commission,

As a long-standing resident and homeowner in Hancock Park, I am writing to express my concerns regarding recent plans submitted by SAFStor, the applicant for special permit Case Z-SP-6-23-8. This type of building offers nothing positive for our neighborhood. And once built, it could only serve a single use for its lifetime. We in the neighborhood would much prefer single story retail shops.

Due to its height, the SAFStor building will obstruct the scenic views of the north Phoenix mountains and city lights from homes on 41st Place, as well as the views of South Mountain from Baseline Road. Baseline Road is a designated Scenic View Corridor, and the preservation of these views is not just a nice bonus, but a crucial factor that contributes to our property values. The degradation of these views will lead to an immediate decrease in property values, which will not only affect the residents but also result in a net reduction of revenue for the City of Phoenix

The size of the building will pose a safety hazard by reducing visibility of traffic travelling west on Baseline, making it more dangerous for vehicles turning left onto Baseline Road from 41st Street. Additionally, customers of the SAFStor storage facility coming from the east will have to make a U-turn at the break in the traffic island, which could potentially cause accidents.

I firmly oppose any version of the plan that goes beyond the existing C-2 use. Please record my opposition to special permit Z-SP-6-23-8 in the official proceedings.

Thank you for your attention to this matter. I trust that the Planning Commission will consider our community's concerns seriously.

Sincerely,

Peter Cooke
Homeowner
7634 S. 40th Place
Phoenix, AZ 85042

Phone: 602-600-5375

From: Scott Erdman <scooter621@gmail.com>
Sent: Thursday, May 2, 2024 11:48 AM
To: PDD Planning Commission
Subject: Special Permit Case Z-SP-6-23-8 Opposition

Members of Planning Commission,

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8.

The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community, with exception to the one person in support.

I stand against the inappropriate land use for this property and want my opposition marked on record to ANY proposal to use this property outside of C-2 use. Our Community has made it known that in majority, we are NOT in support of this applicant's request for a special permit on this property.

To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record.

Thank you,

Scott Erdman
scooter621@gmail.com
480-518-3459

From: Shawna Larson <zsamarie@gmail.com>
Sent: Thursday, May 2, 2024 11:04 AM
To: PDD Planning Commission
Subject: Special Permit Case Z-SP-6-23-8

Members of Planning Commission-

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

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To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Thank you,
S. Larson
5817 Canyon Dr
Phx, AZ
602-430-3191

Sent from my iPhone

From: Trent Marchuk <trentchristopher@gmail.com>
Sent: Thursday, May 2, 2024 10:09 AM
To: Racelle Escobar
Subject: Planning Commission | 5/2/24 | SMVPC Opposition | Item #7 | Case Z-SP-6-23-8

Hi Racelle - please forward to the Planning Commissioners and enter into the record for the case. Thank you!

Planning Commission | 5/2/24 | SMVPC Opposition | Item #7 | Case Z-SP-6-23-8

Esteemed Planning Commissioners,

As the SMVPC Chair, per the Village Handbook remit for the Village to act as advisory to the Planning Commission and the City Council, below is in fulfillment of my statutory duty as SMVPC Chair to provide a clear understanding of the SMVPC's actions regarding Case Z-SP-6-23-8.

- SMVPC asks the Planning Commission to **DENY** this request based on land use considerations, as detailed through objective analysis of the Village Handbook cited in the attached.
- If the Planning Commission is not ready to deny outright, then SMVPC requests the Planning Commission **SEND THE CASE BACK TO SMVPC** with a mandate to the Applicant to follow the lead of Public Storage at 1949 East Camelback Rd; let the Applicant pursue, with the neighbors and the SMVPC input, placing most of their storage underground with build by right C-2 use on the surface.
- Or, if the mixed use option is too complicated for the Applicant, please join the village and **DENY** this request.

The Planning Department memo dated May 1, 2024 on this case posits that a modified elevation plan will assuage the community concerns.

"The updated plans submitted by the applicant reflect changes made based on community input." And then four bullets related to the elevation design and site plan are recommended as the proverbial silver bullet solution.

With all due respect, the concerns of the community members, adjacent residents, and the SMVPC consistently have been, and are, fundamentally with Land Use. The proposed elevation changes do not address Land Use concerns communicated to the Applicant since initial conversations late 2023, the March Info Session at SMVPC, and unanimous vote to deny at SMVPC in April.

To illustrate this point, during the April SMVPC, there were 56 residents registered in person in opposition. There were 2 residents in support.

The Applicant requested a Continuance to formally prepare and then share the last minute elevation changes that were ultimately submitted to the City on April 26. The Applicant detailed the proposed elevation changes to the SMVPC and community on Apr 9.

As Chair, on Apr 9, I then asked all 56 neighbors in opposition to raise their hand if their opposition was based on the elevations and whether they think the articulated elevation changes would make a difference. None raised their hands. I then asked to signal if their opposition was based on the underlying Land Use concerns. All residents in opposition raised their hands.

Subsequently, as a village, we denied the Continuance. The Applicant had begun saying they felt "led on" and we agreed they deserved an expedient conclusion. The SMVPC then unanimously denied the request for

special permit because the SMVPC agreed that the Applicant's proposed elevation changes discussed on Apr 9 at SMVPC, and officially submitted on Apr 26, would not address the fundamental Land Use concerns.

Please note the SMVPC vote was 10-0-1. Per Roberts Rules, which statutorily govern the Village, the Chair can only vote to break a tie. I therefore was required to abstain. Had I been able to vote, I would have voted to Deny 11-0.

Since Nov 2023, the neighbors elected three representatives to work with the Applicant. I have accompanied their progress and can attest that the neighbors have consistently worked in good faith to try and make the use work at this location. The primary question, which has never been substantiated in the affirmative by the Applicant, is whether the Land Use is actually appropriate.

This special permit request has been, and remains, a Land Use discussion. And this C-3 use at this C-2 parcel is demonstrably inappropriate given the sheer building massing is incompatible with the established surrounding uses.

There is a reason self-storage can be built by right in C3, A1, and A2 and requires a special permit to be built on C-2. The building massing required of a typical storage facility resembles an industrial warehouse.

The neighbors have shown the contrast between the building massing of a build by right C-2 and the building massing the Applicant requires. This is the fundamental tension. Simply put, it's not considered "good planning" to put a by-right A1 use immediately adjacent to single family homes and their local church - especially at the gateway to Phoenix's official Baseline Area Scenic Drive.

A potential solution is found at 1949 E Camelback Road. There is a Public Storage right next to a PetSmart, Nail Bar, Element Massage, and a Panera Bread - with storage underground. This mixed use approach could possibly work at 41st and Baseline - and has been proposed to the Applicant since the beginning discussions.

We want to provide a workable solution, if the Applicant would return to working with the adjacent neighbors and SMVPC. Given the land use concerns, if Planning Commission feels storage must go in at 41st and Baseline, a mixed use option could be acceptable to the community and add further value to the land.

If you have not walked the site, we invite you to walk this site with us to really understand the unique nature of this case.

Note: Starbucks took two months' Continuance in late 2023, went back to corporate Headquarters in Seattle and secured a brand new elevation in order to build in South Phoenix about a mile west of this site. If Starbucks can shift gears and think outside the box to work with the local residents, so can SAFStor.

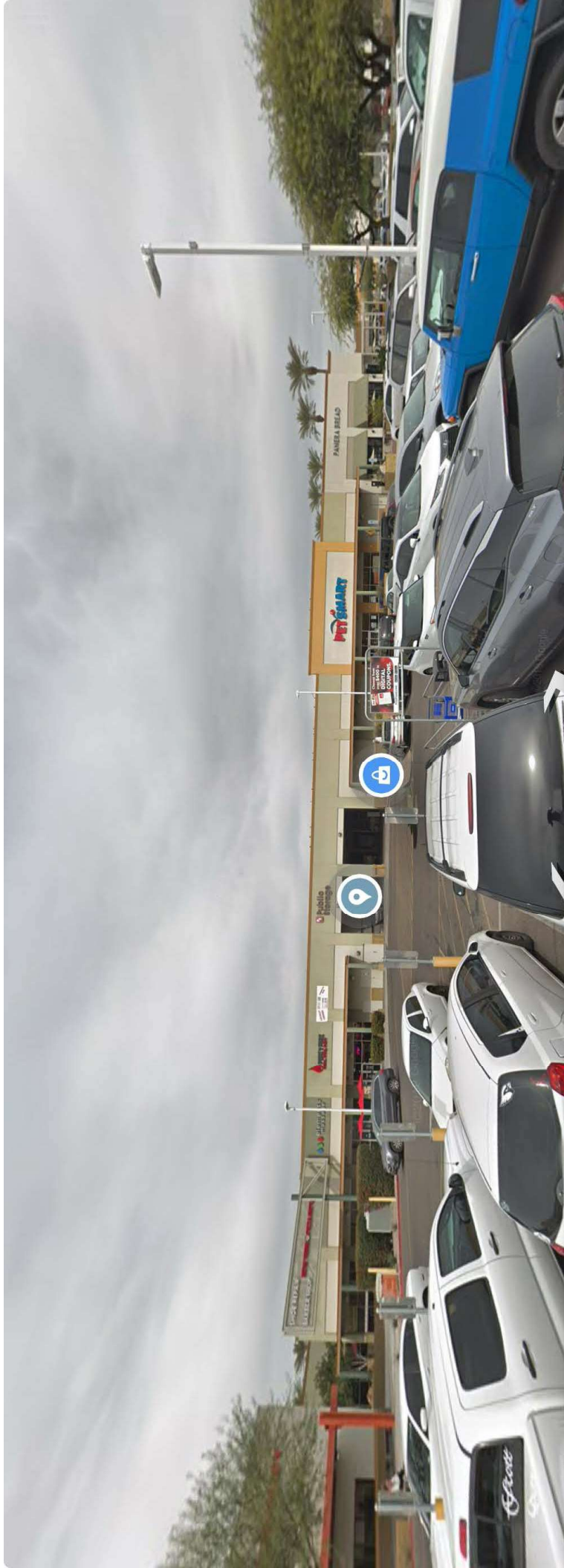
- SMVPC asks the Planning Commission to **DENY** this request based on land use considerations, as detailed through objective analysis of the Village Handbook cited in the attached.
- If the Planning Commission is not ready to deny outright, then SMVPC requests the Planning Commission **SEND THE CASE BACK TO SMVPC** with a mandate to the Applicant to follow the lead of Public Storage at 1949 East Camelback Rd; let the Applicant pursue, with the neighbors and the SMVPC input, placing most of their storage underground with build by right C-2 use on the surface.
- Or, if the mixed use option is too complicated, please join the village and **DENY** this request.

Respectfully Submitted,
Trent Marchuk
South Mountain Village Planning Committee, Chair

Answers to questions posed by the Village Handbook "Points to Consider on Rezoning Requests"

- Question 2: Does the proposal promote the unique character of each village and strengthen existing neighborhoods?
 - Answer: As explained above, the answer is a resounding no on both accounts
- Question 5: What is the proposal's relationship to surrounding land uses and zoning patterns? What is the zoning history?
 - For context, and those unfamiliar with the area, Baseline might as well be a freeway. This subject lot is on the south side of Baseline. Therefore, the relationship to the surrounding land uses and zoning patterns south of Baseline take on an especial relevance to this question.
 - There is an established single family community to the immediate south that extends west along the south of the canal for about a half mile. All of these 50+ homes share the same ingress/egress at 41st St and Baseline. Directly to the west is a church and an all you can eat buffet. To the east is a fire department, school, and another community of ~30 newer single family homes.
 - Placing a building that looks like an industrial warehouse amongst this community is simply not congruent with surrounding land uses and zoning patterns.
 - No matter how much the neighborhood and SMVPC tried to work with the applicant to make the building fit both the use and the surrounding area, it just hasn't worked out. And the elevation submitted on Apr 26 continues to fall woefully short.
- Question 6: What are the impacts to surrounding land uses? Can these impacts be satisfactorily mitigated through legal stipulations?
 - Building on the responses above...
 - Placing a building that looks like an industrial warehouse amongst this community is simply not congruent with surrounding land uses and zoning patterns.
 - Also, the negative impact to the Baseline Scenic Corridor would be detrimental to the Village.
 - Unfortunately, it took months of back and forth between the neighbor representatives and the Applicant, to arrive at the objective assessment that the C-3 use on this particular C-2 parcel is indeed inappropriate.
 - The SMVPC unanimously agreed with this assessment that the special use permit was inappropriate land use and voted unanimously to deny the request. Per Robert's Rules, which the Village is statutorily obligated to follow, I abstained from voting as the Chair is only allowed to vote to break a tie. Had I been allowed to vote, I would have voted in solidarity with my colleagues to deny this requested special use permit.
 - Public Storage at 1949 E Camelback could provide a model for a path forward, but the Applicant has so far declined overtures to go that route.
- Question 7: Is there other vacant zoned land which could accommodate the use? How much land? Does this request promote speculation and overzoning?
 - Yes, as mentioned storage facilities can be built by right on C-3, A1, and A2 parcels.
 - We have an over-abundance of C3, A1, and A2 farrow land in South Mountain Village.
 - By granting this special use permit, we would effectively contribute to overzoning in our Village.
 - Also, the Applicant believes somehow there is a need for more storage facilities at this subject site. .
 - Less than a mile to the east, two storage facilities have recently opened for business - one at the northwest corner of 48th St and Baseline and the other at the Southwest corner of the same intersection.
 - Are we to believe that it takes three storage facilities within one mile to make South Mountain "average" for storage coverage?
 - How many members of the planning commission live within one mile of three storage facilities? Most, if not all, of the members of the SMVPC don't.
 - As they say, "the math ain't mathin'"
- Question 8: Does the plan preserve or protect the natural environment such as... views?
 - Relative to other C-2 uses that would be built-by-right, the views would be better protected if developed under an existing C-2 right. That is a fact, as the neighbors have demonstrated. This lot is at the base of South Mountain and the entry to the Baseline Scenic Drive. View protection is important, not so much protecting views for the neighbors looking north, but protecting the views of the community looking south from Baseline up to South Mountain.

- Question 9: Does the proposal reduce traffic or traffic conflicts?
 - The applicant will have you believe that the addition of the dedicated turn lanes reduces traffic conflicts.
 - However, that is not the full story. I am personally very familiar with leaving this community at 41st and Baseline. The real problem is that 40th St is not aligned at Baseline. And the traffic issues coming out of 41st St will not be properly addressed until that alignment occurs.
 - This proposed development requires a u-turn for the westbound traffic to enter, further complicating safety for those trying to leave the community.
 - The dedicated lanes offer minimal improvements to very complicated traffic problems, but net-net the project actually increases traffic conflicts and decreases public safety as a result.
- Question 11: Have or can the concerns, if any, of the area residents be addressed or mitigated?
 - For context, and those unfamiliar with the area, Baseline might as well be a freeway. This subject lot is on the south side of Baseline. Those who live nearby, but on the north side of Baseline - such as myself - are not impacted in nearly as meaningful of a way by this special use permit as those who live south of Baseline.
 - In order to find neighbor support for this proposal, the applicant had to cross Baseline and receive support from the neighbors in the neighborhood north of Baseline.
 - On the south side of Baseline, I believe that the Applicant had to go over a half mile west to find meaningful support at 36th St. This means that the Applicant could not find support in any significant numbers within a half mile south of Baseline. And not for want of trying. That speaks volumes.
 - The neighbors most directly impacted by this land use elected three representatives who strived in good faith to satisfactorily mitigate the negative impact through stipulations.
 - At the info Session in March, 36 neighbors were opposed and 0 were in support. At the SMVPC vote in April, 56 were opposed and 2 were in support.
 - The Applicant stopped collaborating with the SMVPC after the info session on March 12, 2024, despite on record the SMVPC asking the Applicant to address the land use concerns brought up by the village members, which the applicant has still not yet addressed.
 - The Applicant stopped working with the neighbor representatives following the Apr 9 SMPVC unanimous denial.
 - Someone represented to the city planning department that the changes made in the elevation stamped Apr 26 met the outstanding concerns of the neighbors and community. That is simply not a true statement.
 - The only reason why opposition to the elevations stamped Apr 26 was not submitted prior is because neither the SMVPC nor the organized neighbors were made aware of an elevation submitted on Apr 26.
 - Land use, not elevations, was the primary reason the village denied the Applicant's Continuance request to come back with modified elevations.
 - The Land Use concerns outlined herein since late 2023 have not been addressed. Nor have they properly been mitigated by the Applicant.
- Therefore, we humbly request the Special Use Permit be **DENIED** or **SENT BACK TO THE SMVPC** with the request to work out a multi-use option that has surface massing no greater than C-2 by-right, similar to the Public Storage currently operating at 20th St and Camelback. (Picture attached).



Phoenix, Arizona

5 years ago · [See more dates](#) >



From: Chip Hart <lifestylechoices@hotmail.com>
Sent: Thursday, May 2, 2024 1:43 PM
To: PDD Planning Commission
Subject: Case Z-SP-6-23-8:

Members of Planning Commission-

I have become aware that on April 26 a new plan elevation was submitted by Applicant for special permit Case Z-SP-6-23-8:

The applicant has stopped collaboration with neighborhood representatives and thus not provided new plan elevations to the neighborhood or community.

I stand against the inappropriate use of land and want my opposition marked on record to ANY plan to use land outside of C-2 use. Our community has made it known that in majority, we are NOT in support of this applicant's request to include ANY version that is outside of its current C-2 use.

To make it clear, I am in opposition to ANY plan this applicant has provided to date, and want it on record!

Wendell Hart
3909 E Sophie Ln,
Phoenix, AZ 85042
602-321-9876