

Attachment H

Sofia Mastikhina

From: Scott Kuknyo <skuknyo@cox.net>
Sent: Wednesday, September 8, 2021 1:05 PM
To: Sofia Mastikhina
Subject: Laveen Village Planning Committee meeting September 13th, 6:30pm

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Hi Sofia,

I understand you are the contact to submit general questions or comments to for the above mentioned meeting on Monday, September 13th.

If for any reason this email isn't sufficient, I would be willing to ask questions/comments during the call.

Comments:

- Developers are wanting to rezone land for high density multi-family apartments along 59th Ave, adjacent to South Mountain Rd. The developers are obviously focused on only their particular building proposals but the City needs to be more engaged to the broader "community" perspective to avoid over population saturation.
- There is not enough infrastructure to support the volume of traffic through the entire 59th Ave. corridor between Baseline Rd and Dobbins Rd. A single two lane road will NOT support the attendees of Fairfax High School, existing residential communities (specifically, Paseo Pointe), new apartments already built on the SE corner of 59th Ave and South Mountain Rd., the new retail stores that have yet to be developed between South Mountain Rd and Baseline Rd., in addition to the two separate high density apartment complexes being proposed between South Mountain Rd to Dobbins Rd.
- For the last several years, there hasn't been nearly enough Police (and likely Fire) resources for the Laveen Village population. This remains an ever-growing problem that continues to persist. Adding high density apartments throughout Laveen Village will create greater demand on those resources that do not exist.
- Anyone currently living in Laveen Village is well aware of the challenges of reliably finding routine food items on grocery store shelves. Residents like myself need to travel to other cities to grocery shop. Adding the volume of density proposed by these developers only further adds to the strain of our basic shopping needs.
- I am not opposed to apartments in general but there shouldn't be a cluster of high density apartments within less than a quarter mile from each other. Laveen Village requires a better land usage approach. Please consider creating a much greater distance between these high density apartments.

Sincerely,
Scott Kuknyo
8622 S. 58th Dr.
Laveen, AZ. 85339

Racelle Escolar

From: Linda Abegg <linda.abegg@gmail.com>
Sent: Tuesday, October 5, 2021 4:04 PM
To: Racelle Escolar
Subject: PC 10/7: Z-41-21

Hi Racelle,

Can you please send this to the commissioners or read it as a comment at the meeting? Unfortunately I am unable to be there to speak on Thursday. Thanks!

Planning Commission Members,

I am unable to attend Thursday's meeting, but as a community member and Vice Chair of the LVPC, I'd like to give input on the case NW of 59th Ave and Dobbins in Laveen (Z-41-21).

1. Right now the *entire* parcel is zoned mixed use, but could be developed into multi-family without a public hearing process. Only the northern portion is included in this case.
2. If the northern portion is granted the requested height and density variance, the land owner still has the ability to build multi-family on the southern portion without public hearings, eliminating the commercial part of the mixed use.
3. Because this is zoned and planned as mixed use, the LVPC and Laveen community oppose the height and density variance that would allow for an even higher density of multifamily without any commercial.
4. I would support the increase in height and density if the entire parcel were being rezoned as a PUD with commercial included so that the mixed use designation is preserved. Although the landowners have provided written assurances that they *intend* to build commercial on the southern portion, we all know that a letter is not enforceable; we need the zoning to match the agreement.

Thank you for your support of responsible development in our community,
Linda Abegg
Vice Chair LVPC
5407 W Winston Dr
Laveen, AZ 85339