

ATTACHMENT F

Stoney Mountains Neighborhood Association - Opposed **RE: Rezoning Application Z-72-25-6 and Z-SP-3-25-6**

After extensive due diligence, including meeting with the Applicant and City Street Dept, SMNA concludes that as proposed, we cannot accept the development of this parcel without:

4 Safety Stipulations

1. Increase building setback

For better sightlines

2. Dedicated right-turn / decel lane

To provide sufficient braking/slowing zone

3. Sign at business exit prohibiting RIGHT Turns

To protect Griswold Rd residents from business traffic

4. Sign at 17th St & Northern prohibiting LEFT Turns

Lessen City's responsibility and discourage self-storage customers from attempting to join eastbound Northern

Northern Ave - General Traffic Safety Challenges

- Intersections with 17th and 18th Streets often unsafe due to Volume and Velocity of traffic
- Eastbound to SR 51 especially dangerous (2 fatalities IKO)

Self-Storage Customers GOING TO Wentworth Facility

Tight turn requires very slow speed for Vans, Trucks & Trailers
Could hit SWG monument sign, tree, gas pipes, building

Self-Storage Customers LEAVING Wentworth Facility

Some driving long, slow trucks with trailers or moving vans
Many will want to access SR 51
Others may be tempted to use nearby residential streets

Previously Agreed Conditions

- Colors to be a muted desert palette
- Reduced Signage in both size and locations:
 - 160 SqFt (260 SqFt permitted by right)
 - No Branding Signage at on the N or E elevations
 - Small monument sign no taller than 5 ft
- Lighting to comply with City of Phoenix Dark Sky provisions
- No north facing windows permitted on 2nd Floor

Our Goal:

Improve the safety of all residents, commuters & business-destination drivers using this section of Northern Avenue.

Glenn
Osborne

1731 E
Briswold

Cars become visible

down to 400 ft

7 Aug 1969 19, 20, 21
1731 E Briswold and Northern

From: [Doug Banfelder](#)
To: [Robert H Kuhfuss](#)
Subject: Z-72-25-6 and Z-SP-3-25-6
Date: Wednesday, August 20, 2025 10:18:34 AM
Attachments: [8-19-25 Ltr RE Decel Lane at 17th St + Traffic Study - signed.pdf](#)

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Mr. Kuhfuss:
Please see attached.

Not mentioned in our letter is that the Stoney Mountains Neighborhood Association and the Canterra Condo HOA Board have begun a dialogue with the City Street Department about the issues brought up here.

It is our hope that the Planning and Street departments will collaborate to improve the safety and efficiency of Northern Avenue from SR 51 to 16th St.

Thank you for your time and attention.

Sincerely -
Doug Banfelder
Facilitator, SMNA

Craig Dahn
President, Canterra Condominium HOA Board

Robert Kuhfuss
City Planner II
Phoenix Planning & Development Department
200 West Washington St
Phoenix AZ 85003

8/19/25

RE: Request for Dedicated Right-Turn / Deceleration Lane at 1702 E Northern Avenue

Dear Mr. Kuhfuss:

In response to the likelihood of a new commercial structure or possibly an apartment complex being built at 1702 E Northern Avenue, the Stoney Mountains Neighborhood Association, in collaboration with the Canterra at Squaw Peak Condominiums HOA Board, are formally requesting a dedicated right-turn deceleration lane be added to westbound Northern preceding the intersection with 8000 North 17th Street.

Our request arises from area residents' difficulty safely navigating the intersection at Northern and 17th Streets, particularly those seeking to join eastbound Northern to access SR 51. This includes homeowners on the 1700-1800 block of E Griswold Rd as well as those living on or near the 8000-8500 blocks of N 18th St (the intersection of Northern and 18th St is even more daunting, putting greater pressure on 17th St and/or the alternate routes many residents use).

At present, many in our community feel compelled for personal safety reasons to adopt improvised and inconvenient strategies for accessing Northern, such as using other residential streets or even traversing private property – the parking lot of the Southwest Gas building at 1600 E Northern - to get to the signalized intersection at 16th Street.

Others exit 17th St to briefly travel west on Northern, then take the "couplet" intended to merge exiting Northern traffic onto northbound 16th St – but they then go LEFT (south) on 16th St to get to that signalized intersection. Such a workaround was clearly not intended by Street Department engineers.

These examples demonstrate the current challenges in safely leaving the neighborhood. If the vacant parcel at 1702 E Northern is rezoned and the proposed self-storage facility built (Rezoning Application Z-72-25-6 and Z-SP-3-25-6), there will be more traffic making more complex maneuvers as self-storage customers, some with truck/trailer rigs and some in moving vans, attempt to cross three westbound travel lanes and the median to join eastbound Northern towards SR 51. For these drivers, increasing the proposed building setback and adding a dedicated right turn / decel lane will greatly open up the sightline on this curved section of road, reducing the risk of side-impact collisions (among the most deadly types of crashes).

For those heading to the facility, a dedicated right turn/decel lane provides the opportunity to safely reduce their speed to make the right turn onto northbound 17th St. Without this additional lane it will be easy to initiate the turn at too great a speed, potentially jumping the curb and colliding with Southwest Gas's monument sign, landscape trees, exposed gas piping or worse,

the building itself (approximately 30' from the street's elevation is a downward-sloping grade leading to the building's first floor).

For all of the above reasons, the Stoney Mountains Neighborhood Association and Canterra Condominiums HOA Board request that a dedicated right turn / decel lane be added to westbound Northern Avenue in order to improve the safety of all residents, commuters and business-destination motorists traveling this major arterial.

And on a more comprehensive level, we feel that the described conditions also apply to the intersection of Northern and 18th Streets, justifying a design review for the mile of Northern Avenue between SR 51 and 16th St. In the years since this section of roadway was built, both the volume and velocity of traffic have increased, with a commensurate reduction in the safety and quality of life for those living along Northern.

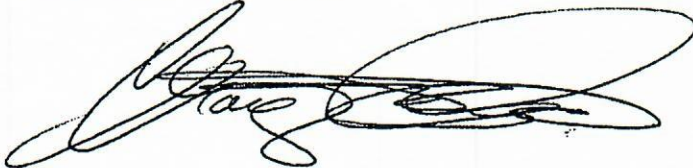
We look forward to your response.

Sincerely,

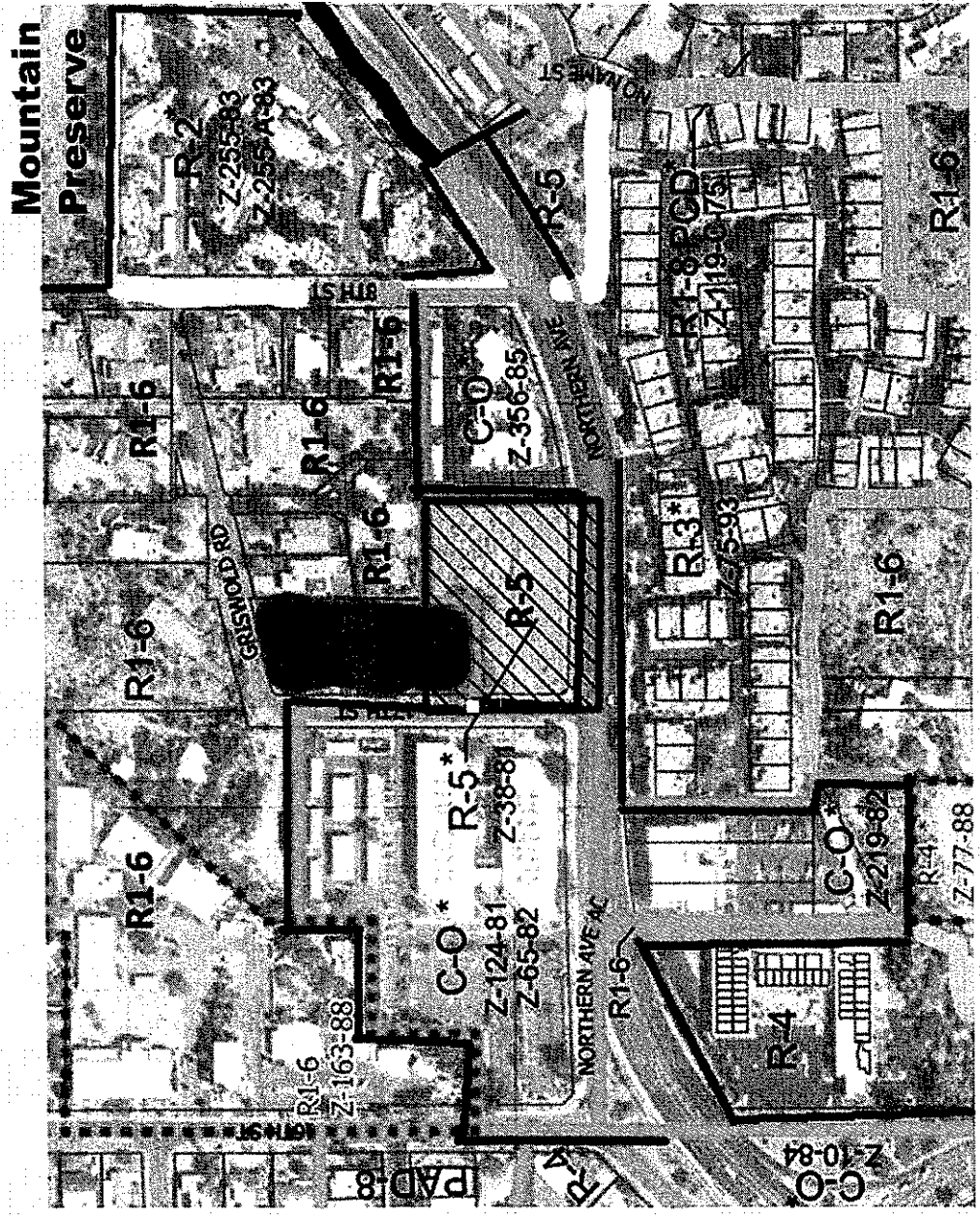


Doug Banfelder
Facilitator, Stoney Mountains Neighborhood Association
dougbanfelder@gmail.com

Craig Dahn
President, Canterra HOA
CraigCanterra@gmail.com



Only Three C-0 Properties in This Neighborhood and NO C-2



- Everything above and below the red lines, and to the West are residential
- C-2 Zoning in this neighborhood will be a first and only C2 zoning
- C-2 allows for industrial business and is NOT compatible with this neighborhood and other commercial enterprises

Phoenix **DOES NOT** need more storage space

Self Storage Statistics

- 2024 Self Storage inventory = 10,997,241 Sq Ft
- Phoenix added 184,903 SqFt of space or approx. 1.7% of existing inventory in 2024.
- New supply for 2025 = 482,875 Sq Ft
- 161% increase in 2025 compared to 2024
- That equates to over 5.7 SqFt per capita

Source: Storage Café June 2025 (Well respected research firm)

3

VEHEMENTLY OPPOSED TO C2 ZONING

- If C2 is approved but the SP fails, the alternative uses for C-2 are not conducive to this neighborhood.
 - Adult bookstore, Adult theater
 - Adult live entertainment, Erotic dance
 - Automotive repair, rental, various manufacturing, wholesale/retail,
 - Public bath
 - Cleaning and dyeing manufacturing
 - Commercial loading of small arms ammunition, etc.
- Currently there is no C2 in the area
- Cave Creek Road has a lot of Industrial C-2 properties. Northern Ave is very different than Cave Creek Road.

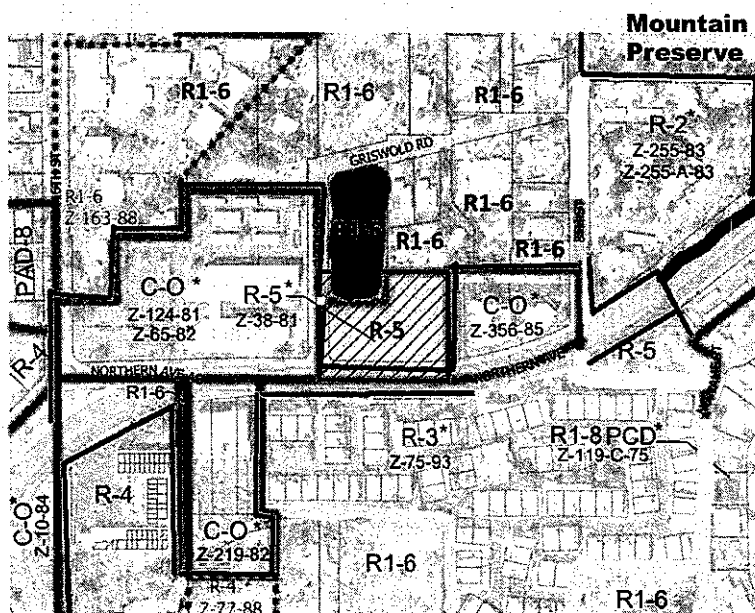
4

POSITIVE POSSIBLE OUTCOME

- No change: Build single family and multi-family residential
- No change: Until an owner/developer has a project/site plan appropriate to the neighborhood.
- If a rezoning is required: Change zoning to C-0 which is inline with the other commercial properties on Northern Avenue.
- Install a light on 17th Street and Northern Avenue for traffic to enter Northern and proceed East or West.

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- C-2 Zoning in this neighborhood will be a first and only C2 zoning
- C-2 allows for industrial business and is NOT compatible with this neighborhood and other commercial enterprises
- Map indicates very dense property usage.

6

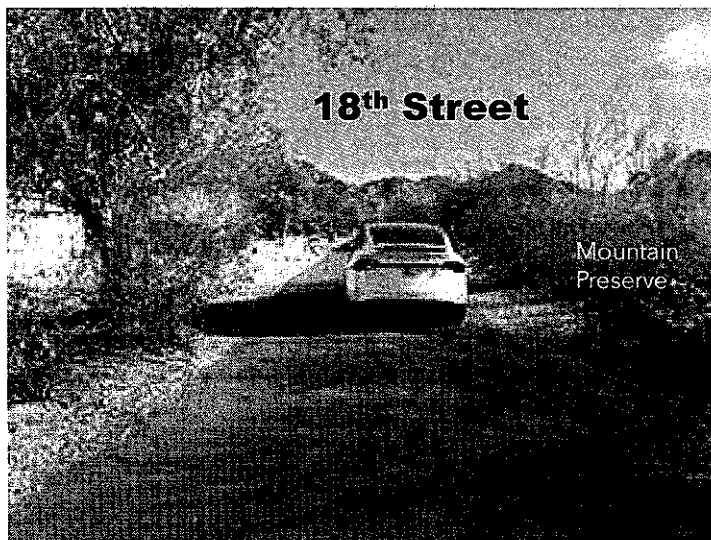


6.5

6.5



4



One house north of Griswold Road, 18th Street turns into a one lane road, a half street with no sidewalks.

8

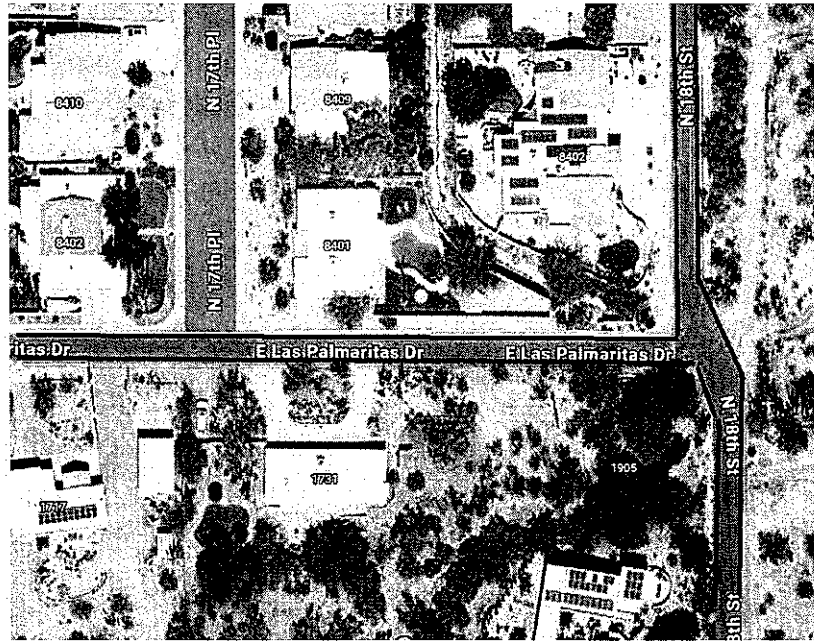
Corner of Las Palmaritas Dr and 18th Street



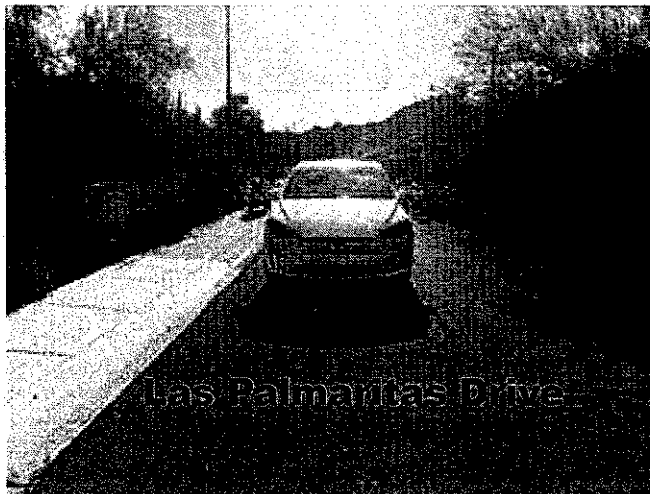
This is the only legal route to a traffic light at 16th Street

9

18th St. continues North or you can turn West on Las Palmaritas Drive



10



Las Palmaritas Dr. is also a half street with no sidewalks on the South side

11

18th St. at Las Palmaritas Drive



- This is south of Las Palmaritas on 18th St

12

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From: [EDWARD TRUMAN](#)
To: [Robert H Kuhfuss](#)
Subject: Z-72-25-6 NEC Northern Ave and 17th St, Phoenix AZ
Date: Wednesday, August 20, 2025 5:25:03 PM

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Mr Kuhfuss- I live at 1728 E Griswold Rd in Phoenix and have for 40 years. With this zoning case and the one immediately north of it, a great deal of traffic will be coming in to 17th St.

It is already unsafe to slow down enough while traveling by westbound on Northern to make a right turn onto 17th St because of the speed of the traffic coming off the 51 freeway traffic unto Northern, particularly since Northern curves right before 17th St. We must have a deceleration lane on this zoning parcel property. I know the owners say it is "impossible" but as a Real Estate Land Development Attorney who has practiced in AZ for 40 years, "impossible" means they don't want to do it. Drainage can be moved to another area of that lot. And if they can't build as big a storage unit warehouse as they want, then they can sell the property or build smaller. Our safety shouldn't be secondary to their maximized profit at our expense.

Ruth C Truman

Attorney at Law

602-390-4302

Sent from my iPhone