

ATTACHMENT F

From: [Monica Davison](#)
To: [Elias Valencia](#)
Subject: Case Z-90-22
Date: Thursday, March 2, 2023 2:37:39 PM

CASA TOMAS HOA
2929 N. Casa Tomas Ct. | Phoenix, AZ. 85016

March 3, 2023

City of Phoenix
Planning & Zoning Development Dept.
200 W. Washington St., 2nd floor
Phoenix, AZ 85003

Re: Case #Z-90-22

Hello,

My name is Monica Davison and I am a homeowner in the Casa Tomas community located adjacent to the proposed Brinshore development project and within the Avalon Neighborhood

Association. I am writing to ask that the rezoning for this project be denied. I share the concerns of my neighborhood regarding:

- The safety and traffic congestion that a multi-family dwelling will have on my community. I currently have difficulty entering and exiting my neighborhood due to the congestion of traffic entering and exiting the Phoenix Children's Hospital (PCH) emergency entrance, Starbucks,

18th St., and Terros Health. These entrances/exits are all located within feet of each other.

- The proposed project is located in a cul-de-sac where there will be NO through traffic. It will all

have to enter and exit onto Thomas and only yards from the light at PCH. The City cannot possibly allow more traffic to exacerbate the congestion that now exists on that very small stretch of Thomas.

- Impact on our neighbors at the Rose Court Senior Living facility, which is an open campus. Many of our neighbors there are in wheelchairs/disabled and enjoy going to and from the facility. Rezoning these lots to multi-family isn't conducive to their safety, especially given the

influx of new cars coming in and out of the 1-way entrance/exit.

- Rezoning threatens the existing neighborhood environment impacted residents at Casa Tomas chose to live next to.

- The size of the proposed development (4 stories) will negatively impact the 31 homes within the Casa Tomas community. There are no other adjacent developments of this size in any

2 direction of our community. We have small outdoor spaces, and a building of this magnitude

would erode that privacy. Additionally, the proposed building location will cast a shadow over the community pool, impacting our ability to enjoy it throughout the day.

I implore you to deny this proposed project for the safety of myself and others in my community.

Sincerely,

Monica Davison

From: [PDD Long Range Planning](#)
To: [Nick Klimek](#)
Subject: FW: 7-90-22
Date: Thursday, March 2, 2023 4:27:55 PM

Thank you,

Sarah Stockham
Planner III
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

From: jimodonnell jimodonnell <jimodonnell@cox.net>
Sent: Thursday, March 2, 2023 4:21 PM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: 7-90-22

To Whom it may Concern,

I live on the next street over from this proposed project on Casa Tomas Court. I have lived here since November of 2007 and have been a Phoenix Resident for 28 years. Traffic on this area of Thomas Road has gotten progressively worse since Phoenix Children's Hospital put their Emergency Department Entrance in front of our street entrance and Starbuck's built the coffee shop. Terros has plenty of traffic in and out of Thomas Rd. also. This area cannot sustain a 60 unit residence next door on a cul de sac.

Thank you,

James W. O'Donnell

2938 N Casa Tomas Court

Phoenix, AZ 85016

NICOLE HEYNINCK

2921 North Casa Tomas Ct. | Phoenix, Arizona 85016

March 3, 2023

City of Phoenix
Planning & Zoning Development Dept.
200 W. Washington St., 2nd Floor
Phoenix, Arizona 85003

Re: Case #Z-90-22

Hello,

My name is Nicole Heyninck and I am a homeowner in the Casa Tomas community located adjacent to the proposed Brinshore development project and within the Avalon Neighborhood Association. I am writing to ask that the rezoning for this project be denied. I share the concerns of my neighborhood regarding:

- The safety and traffic congestion that a multi-family dwelling will have on my community. I currently have difficulty entering and exiting my neighborhood due to the congestion of traffic entering and exiting the Phoenix Children's Hospital (PCH) emergency entrance, Starbucks, 18th St., and Terros Health. These entrances/exits are all located within feet of each other.
- The proposed project is located in a cul-de-sac where there will be NO through traffic. It will all have to enter and exit onto Thomas and only yards from the light at PCH. The City cannot possibly allow more traffic to exacerbate the congestion that now exists on that very small stretch of Thomas.
- Impact on our neighbors at the Rose Court Senior Living facility, which is an open campus. Many of our neighbors there are in wheelchairs/disabled and enjoy going to and from the facility. Rezoning these lots to multi-family isn't conducive to their safety, especially given the influx of new cars coming in and out of the 1-way entrance/exit.
- Rezoning threatens the existing neighborhood environment impacted residents at Casa Tomas chose to live next to.
- The size of the proposed development (4 stories) will negatively impact the 31 homes within the Casa Tomas community. There are no other adjacent developments of this size in any direction of our community. We have small outdoor spaces, and a building of this magnitude would erode that privacy. Additionally, the proposed building location will cast a shadow over the community pool, impacting our ability to enjoy it throughout the day.

I implore you to deny this proposed project for the safety of myself and others in my community.

Sincerely,



Nicole Heyninck

From: [PDD Long Range Planning](#)
To: [Nick Klimek](#)
Subject: FW: Z-90-22-4
Date: Monday, March 6, 2023 8:52:58 AM

Thank you,

Sarah Stockham
Planner III
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

-----Original Message-----

From: SLATE MILONECK <slatebyphone@aol.com>
Sent: Saturday, March 4, 2023 6:18 PM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: Z-90-22-4

I am a concerned resident of the Avalon neighborhood. I am concerned that the current project to re zone the culdesac off of Thomas rd is going to create issues.

While I think the interests of the development plan are noble and needed, I, like others, am concerned for two main reasons.

Issue one: traffic!

Ever since Starbucks entered the neighborhood it has created traffic issues. There are too many vehicles trying to crisscross for left turns along Thomas road which leads to several accidents monthly if not weekly. Adding a multi family residence up this culdesac is NOT going to help curb this traffic congestion and if anything is going to add to difficulties for us neighbors and any new residents or staff the project may add onto.

Issue two: proposed height.

The development is going to interfere with our view of the horizon and the features we try to enjoy. Meaningless to you I'm sure. Nonetheless this will obscure the view we've come to know for the last twenty years here.

Number three: I can't help but think that with all "good intentions", this development will come to change over the years and not be all that was promised. And being the skeptic that I am, and usually accurately so, this project will eventually, in years probably decline in upkeep and leave the neighborhood tainted with issues that can't be foreseen.

Please reconsider the plans for this project at this location. Consider a more open section of property, perhaps down around McDowell road?

Thanks, Slate

From: [PDD Long Range Planning](#)
To: [Nick Klimek](#)
Subject: FW: Public Comment: Rezoning Case Z-90-22-4
Date: Monday, March 6, 2023 8:53:05 AM

Thank you,

Sarah Stockham
Planner III
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

From: Taylor Shell <90.taylor.michael@gmail.com>
Sent: Saturday, March 4, 2023 8:12 PM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: Public Comment: Rezoning Case Z-90-22-4

Hello, my name is Taylor Shell and I am a property owner in the 1800 block of E. Pinchot Ave.

First and foremost, I wholeheartedly support the mission of Save the Family, and believe the work of their organization would be an excellent fit for our community. I also support the much needed addition of affordable housing in a centrally located area of Phoenix.

However, I have numerous reservations about the proposal, and thus cannot support it at this time.

I am concerned about a potential bait and switch regarding the intended use of the property. To my knowledge the proposed use is not guaranteed to be solely for the use of Save the Family, and no commitment has been made as to how long this site is dedicated to the sole use of Save The Family. The last thing the community wants is for this rezoning to be green lit, and another use such as a drug rehab facility occupies the development.

The rezoning proposal would allow for structures of up to 4 stories, which absolutely does not fit in with the character of the community and surrounding land uses. The area bound by Thomas Road, 16th Street, Osborn Road, and State Route 51 is primarily 1 and 2 story structures. The three exceptions to this are:

- The 3 story Life Storage facility at 16th St. and Flower
- The 3-story office building on Osborn Road just west of 18th St.
- And the 4-story office building at 16th Street and Flower.

The aforementioned structures are directly on 16th street or Osborn road, both major thoroughfares. The site of the rezoning proposal is not on Thomas but rather tucked in at the end of a culdesac on 18th Place.

A four-story building surrounded by 1 and 2 story land uses is not a cohesive fit with this community and would create unwanted, visual and privacy impact. This project would be far more amenable to the community if the developer were to limit the development to 2 stories. Perhaps the parking could be situated below grade to maximize use of the lots and allow for a sufficient number of units without being detrimental to the surrounding residential properties.

My other reservation is regarding traffic impacts. Thomas Road from 16th Street to SR51 is a hostile environment for both pedestrians and vehicles. The addition of vehicle traffic would only exacerbate the numerous points of conflict between Children's, Abrazo, Starbucks, the Villa de Tomas community, and 18th street. We cannot add more traffic to this stretch of Thomas without modifying the flow of vehicular movements, which in itself may be an insurmountable task.

While Phoenix certainly needs more affordable housing in tandem with high-quality resources, this project as it stands currently does not receive my support, and I urge that this rezoning proposal be denied.

Thank you,
Taylor Shell

From: [Caitlin Tuffin Gaspar](#)
To: [Elias Valencia](#)
Subject: Case Number: Z-90-22
Date: Monday, March 6, 2023 9:29:41 AM

Good morning Elias,

I am a resident of 1701 E Catalina Dr and I'm writing to express concerns with the rezoning of case Z-90-22.

Rezoning of this area will create significant traffic safety issues. This area is at the end of a cul de sac. There is a Starbucks on the corner and it is across from the Phoenix Children's hospital emergency entrance. The Starbucks generates significant traffic and there is no traffic light at the corner. The Starbucks is a busy business and many cars are coming in going in the morning hours. If this rezoning is to go through, new tenants and delivery traffic will only have one way of egress which is next to the very busy Starbucks and across from the Phoenix Children's emergency entrance. Often in the morning I see cars lined up around Starbucks and others waiting to turn into the Hospitals emergency entrance. It is already an incredibly busy area and allowing for this rezoning will only increase traffic safety concerns.

I have heard concerns from neighbors that this rezoning will limit emergency access for the abutting businesses and homes.

Additionally I am concerned that the builders method of rezoning may not be transparent because once it is rezoned the builder could change the scope so long as it fits within the new zoning requirements.

Thank you for your consideration.

Sincerely,

Caitlin Gaspar

From: [PDD Long Range Planning](#)
To: [Nick Klimek](#)
Subject: FW: Re zoning of 18 th place
Date: Monday, March 6, 2023 1:05:54 PM

Thank you,

Sarah Stockham
Planner III
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

-----Original Message-----

From: Spyros Scocos <azspyros@gmail.com>
Sent: Monday, March 6, 2023 12:51 PM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: Re zoning of 18 th place

As I am not available to attend or speak, as a home owner on Pinchot Ave I am against doing this project, we have enough issues with some rental units degrading the neighborhood as well as depreciating the value of our homes, I feel there are better areas that need re zoning that this project would fit into.

Sent from my iPhone

Subject: FW: Rezoning Case Z-90-22-4

From: Cheney, Kirk <Kirk.Cheney@pennantservices.com>

Sent: March 13, 2023 10:14 AM

To: PDD Zoning <zoning@phoenix.gov>

Subject: Rezoning Case Z-90-22-4

Hello,

I represent Rose Court Senior Living (2935 N. 18th Place, Phoenix, AZ 85016) in connection with [rezoning case Z-90-22-4](#).

Rose Court disagrees with the Encanto Village Planning Committee's decision to recommend rezoning. Rose Court requests time at the April 13, 2023 Planning Commission Hearing to present its objections to the proposed project.

Please include me in any communications or notices relating to the April 13 meeting.

Thank you,

Kirk Cheney

kcheney@pennantservices.com