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From: al combinedsource.com <al@combinedsource.com>

Sent: Thursday, November 6, 2025 11:57 AM

To: John Roanhorse <John.RoanhorseIII@phoenix.gov>

Cc: Charlotte Jones <cjones330w@gmail.com>

Subject: regarding case# Z-96-25-4 WU Code T5;MT:

John (Mr. Roanhorse)

I am the gentleman that met you 10-6-25 at the Village Planning Committee, that owns the property and has the business just South on 3rd street and owns the house on the south side of Lexington Ave. from the proposed property.

I am sorry for emailing so late before the Planning Commission meeting today.

I hope it is not too late and falls upon deaf ears.

I may not make it to tonight's meeting as it is difficult for my wife, who has Parkinsons, and it is very difficult for her to get out. But I may still come myself.

But I wanted to email you and to reiterate my 2 major concerns, both regarding parking on the proposed site plan/rezoning of the property just north of me.

My concerns only have to do with my own properties and how I need and have been conducting business for almost 30 years here

I have been in contact with the proposed property representatives. George A. Pasquel, their attorney, and Michael Buekers, the property manager. I have reiterated my concerns which I am sending you below.

They have assured me that what is being proposed will not affect me, my business, nor my properties. The status quo and on how things are and have been, at my properties will remain. Along with the possibilities of over flow parking from their new site plan changes, address in 2nd concern.

First main concern is I have limited parking to my property, which has over the decades been reduced to a bare minimum for my needs, The last change was in 2022. I need to ensure that nothing will change on what present parking and access I and my customers have.

Mainly what few spots I have out Front, which is safer now than the past 40 maybe even 50 years with the changes made to 3rd street in 2022, with the reduction of lanes on 3rd street, basically a buffer zone, no worries of racing oncoming traffic.

In addition, the South side of Lexington (north side of my commercial property) which is a buffer zone and I use that has a quick loading zone for my customers, along with access to my rear of property for delivery truck and major loading and unloading. So, I am needing things to be status quo which has been for decades with minor slight changes I have dealt with over the decades.

The 2nd concern is the possible over flow parking from a restaurant/bar which can happen to my limited parking I have, along with the adjacent house.

They have assured me and will bring it up in tonight's meeting to be part of the record, that they will post signs and write into any and all leases they will have. That no parking is to be on the South side of Lexington and will include the commercial property to the South (my commercial business) and all violators will be towed, and I have the # to call in case such action may be required on the behalf of their property owners and tenants.

I am fairly easy going, I do believe that in the future this will benefit me and my property values. But I am at the finish line per say, still need to work for some time and need to try to still make a living in these changing environment (the internet and less and less office spaces) along with an uncertain economy at times.

Thank you for your time, I hope to be there tonight , but may not be able,
So I wanted this to be somewhat on the record where I stand and my concerns.

Al Hutchinson

Cell 602-391-8884

My Wife Charlotte cell 602-471-6046

Again Thank you.