

ATTACHMENT E

John Roanhorse

From: Ed Bull <ebull@bcattorneys.com>
Sent: Wednesday, May 1, 2024 12:53 PM
To: John Roanhorse; cknoles@me.com
Cc: Leslie Chatburn; Ed Bull
Subject: RE: Letter of Opposition for Z-26-24-6
Attachments: Emails w Mike Vellotti re No Parking Signage.pdf

Good afternoon John,

Thank you for your below email.

My replies providing current status of the items listed in Chuck Knoles 4/18/2024 email to you are below in **[ALL CAPS]**. My replies are based on (1) things Chapman has done and is doing in response issues discussed during the 3/12/2024 N-H Meeting and (2) on a conversation between Chuck and I a couple of days ago.

Please note I have included Chuck in this reply and **ask that Chuck please let you and me know if he disagrees with any of my below updates/responses.**

Finally, you noted in your below email that you would be providing Chuck's 4/18/2024 to the Members of the CE VPC. I ask that you also include my below updates/responses to the CE VPC so the VPC Members do not mistakenly perceive Chapman has outstanding issues with Chuck and his neighbors.

Please let me know if you have questions, need additional information, etc.

Thank you,

Ed

Edwin C. Bull

Certified Specialist in Real Estate Law
Registered Lobbyist with State of Arizona
and Cities of Phoenix, Peoria, Tempe and Surprise

Direct: 602.234.9913
Fax: 602.343.7913



BURCH & CRACCHIOLO

From: John Roanhorse <john.roanhorse@phoenix.gov>
Sent: Wednesday, May 1, 2024 9:19 AM
To: Ed Bull <ebull@bcattorneys.com>; Ali Bull <abull@bcattorneys.com>; Leslie Chatburn <lchatburn@bcattorneys.com>
Subject: Letter of Opposition for Z-26-24-6

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Good Morning,

I hope all is well. I did want to check in with you and share this correspondence with you. I think you may have seen it already.

As a measure of disclosure, I will be sharing this with the Camelback East Village Planning Committee. I will pass along any other correspondence that I receive prior to the Camelback East Village Planning Committee meeting on Tuesday.

Please let me know if you have any questions.

Respectfully,

John Roanhorse
Planner II* Village

City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8817
e-mail: john.roanhorse@phoenix.gov



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John Roanhorse

From: Chuck Knoles cknoles@me.com

Sent: Thursday, April 18, 2024 12:05 PM

To: John Roanhorse

Cc: Ali Bull; Ed Bull

Subject: Eight Street Square Neighborhood re: Chapman BMW re-zoning

April 18, 2024

John Roanhorse

City of Phoenix

Planner II Village

John,

Thanks for your email.

Below I have listed the so-far unwritten "stipulations" that Chapman BMW lawyers (Mr. Bull) and I shook hands on at the community meeting that took place on Tuesday, March at Chapman. The meeting with Mr. Bull and his team was very positive and congenial and we have noticed a marked improvement with Chapman BMW and their parking and delivery of product. We support the proposed re-zoning noting the items below.

Items presented and discussed and shook hands on. (Read stipulations)

1. Chapman BMW employees were directed to park in the parking garage on property and not on 8th Place in the timelimited

parking curb area. [CORRECT – CHAPMAN EMPLOYEES HAVE BEEN AND ARE NOW PARKING EXCLUSIVELY IN THE GARAGE (AND NOT ON 8TH PLACE, SINCE 3/13/2024).]

2. Chapman BMW would work to have delivery of their products in such a way that the transport semi-trucks would not block access for two-way traffic on 8th place. [DURING THE 3/12/2024 N-H MEETING MR. KNOLES, OTHER NEIGHBORS AND CHAPMAN REPRESENTATIVES DISCUSSED MAKING THE EAST SIDE OF 8TH PLACE ADJACENT TO CHAPMAN BMW'S PROPERTY A "LOADING ZONE" (RATHER THAN A "2-HOUR PARKING ZONE"). WE DISCUSSED THE "LOADING ZONE" REQUEST WITH THE STREETS TRANSPORTATION DEPARTMENT AND SUBMITTED A "LOADING ZONE" APPLICATION TO THE CITY – WHICH WAS APPROVED. SINCE THEN, CHAPMAN BMW (a) WORKED WITH THEIR NEW-CAR DELIVERY TRUCKERS TO REQUIRE ALL NEW CAR DELIVERIES OCCUR ON-SITE (RATHER THAN IN 8TH PLACE) AND (b) AGREED TO REQUEST THE EAST SIDE OF 8TH PLACE ADJACENT TO CHAPMAN'S PROPERTY BE POSTED WITH "NO PARKING" SIGNS (RATHER THAN POSTED WITH "DELIVERY ZONE" SIGNS). THE CITY'S APPROVAL OF "NO PARKING" SIGNS IS ATTACHED.]

3. Chapman BMW re-routed customer test drives and post-mechanical work drives would take place having cars from Chapman BMW exit South onto Camelback Road and on a route that would not have customers or workers use 8th Place and E. Colter for the "test drive". [CORRECT – SINCE 3/13/2024 CHAPMAN CUSTOMER AND TECHNICIAN TEST DRIVES HAVE BEEN REROUTED PER MAPS CHAPMAN PROVIDED DURING THE 3/12/2024 N-H MEETING.]

4. Chapman BMW would work in step with the Eighth Street Square HOA neighborhood group to establish a "loading zone" only area on the west side of 8th Place contiguous with Chapman BMW where the time-limited parking now exists. [SEE ABOVE #2 – WHICH CONFIRMS THE EAST SIDE OF 8TH PLACE ADJACENT TO CHAPMAN BMW HAS BEEN APPROVED BY CITY STAFF FOR "NO PARKING" SIGNS.]

[I BELIEVE EACH OF OUR ABOVE RESPONSES ARE CURRENT, CORRECT AND IN ACCORDANCE WITH THE DISCUSSION A COUPLE OF DAYS AGO BETWEEN CHUCK KNOLES AND I. I ASK MR. KNOLES WEIGH-IN ACCORDINGLY IF CHUCK DISAGREES WITH ANY OF OUR ABOVE RESPONSES.
Ed.]

I look forward to being present at the Camelback East Village Planning Committee meeting set for May 7 at 3pm for the re-zoning.

I WILL NEED TO KNOW THE LOCATION for the above meeting.

Sincerely,

Chuck Knoles

HOA and Neighborhood president

Eighth Street Square Townhomes

412-621-4045

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On Apr 12, 2024, at 1:39 PM, John Roanhorse john.roanhorse@phoenix.gov wrote:

Good Afternoon Mr. Knowles,

Thank you for your message regarding the Rezone request for the Chapman BMW Dealership.

As a follow up to our conversation please note the Camelback East Village Planning Committee meeting is set for May 7, 2024. The agenda for the meeting will be available one week prior to the meeting.

In regard to comments or input regarding stipulations or the process it is helpful if you could provide them in writing then I may include them in the project file which will be seen by the village planning committee and the planning commission. You may send me any information and I can pass it along to the committee. Your comments, input and voice for the neighborhood is very important and helpful.

Let me know if you have any questions, or if I may assist you in any way.

Have a great day.

Respectfully,

John Roanhorse

Planner II* Village

City of Phoenix Planning and Development Department

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

Phone: 602-261-8817

e-mail: john.roanhorse@phoenix.gov

From: Michael Vellotti <Michael.Vellotti@phoenix.gov>

Sent: Tuesday, April 30, 2024 8:23 AM

To: Leslie Chatburn <lchatburn@bcattorneys.com>

Subject: RE: Loading Zone Application

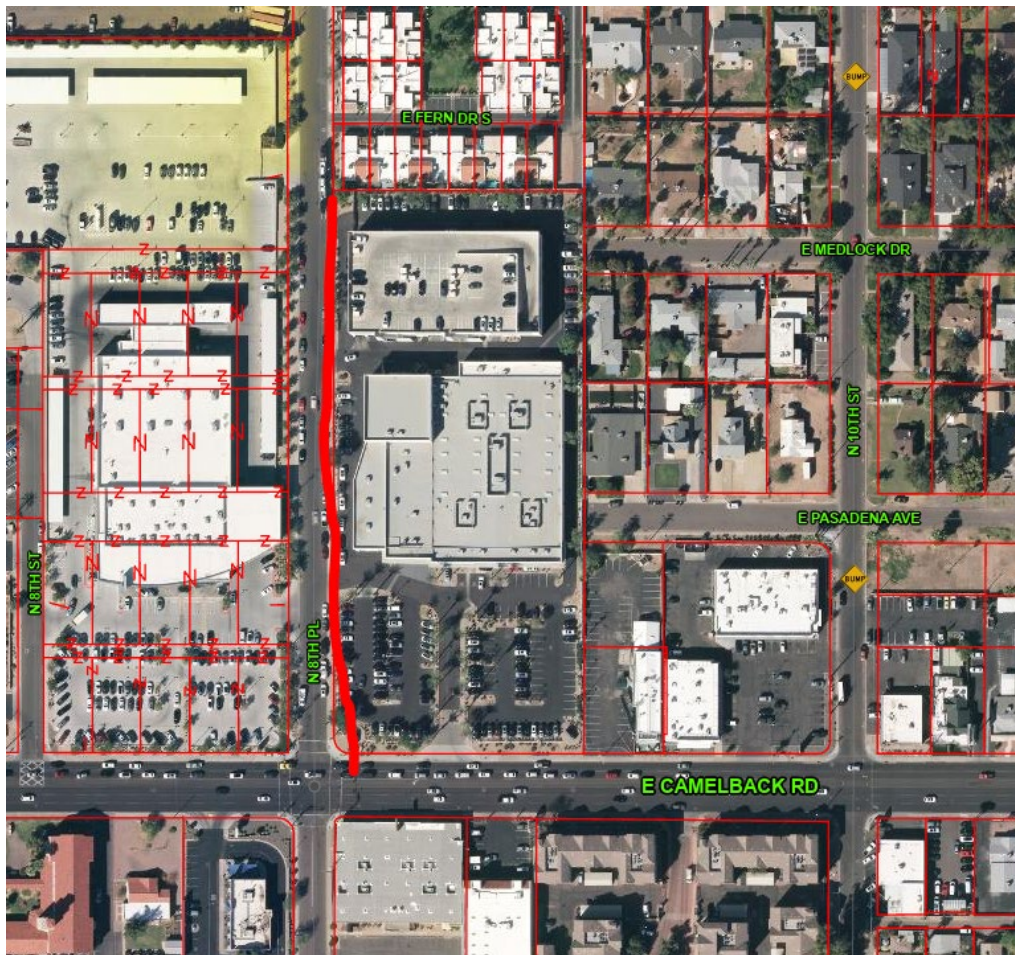
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Leslie

Can you confirm the red highlighted area below is where you are asking for the No Parking anytime signs to be installed?

Thanks



From: Michael Vellotti <Michael.Vellotti@phoenix.gov>
Sent: Tuesday, April 30, 2024 11:03 AM
To: Leslie Chatburn <lchatburn@bcattorneys.com>
Subject: RE: Loading Zone Application

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Thanks Leslie

Please give us at least 120+ days for the new signs to be installed.

Michael Vellotti

Neighborhood Traffic and Parking Specialist
602-495-5463



City of Phoenix

From: Leslie Chatburn <lchatburn@bcattorneys.com>
Sent: Tuesday, April 30, 2024 8:36 AM
To: Michael Vellotti <Michael.Vellotti@phoenix.gov>
Cc: Ed Bull <ebull@bcattorneys.com>; Ali Bull <abull@bcattorneys.com>
Subject: RE: Loading Zone Application

Good morning Mike,

Yes, the red line accurately depicts where we are requesting the installation of the No Parking Anytime signs. Thank you. - Leslie

Leslie Chatburn

Paralegal

Direct: 602.234.8787
Email: lchatburn@bcattorneys.com
1850 N. Central Ave., Suite 1700
Phoenix, AZ 85004



From: Leslie Chatburn <lchatburn@bcattorneys.com>

Sent: Monday, April 29, 2024 5:10 PM

To: Michael Vellotti <Michael.Vellotti@phoenix.gov>; GRETCHEN NAEHRBASS
<gretchen.naehrbass@phoenix.gov>

Cc: Christopher Kowalsky <chris.kowalsky@phoenix.gov>; Ed Bull <ebull@bcattorneys.com>; Ali Bull
<abull@bcattorneys.com>; Erik Quezada <erik.quezada@phoenix.gov>

Subject: RE: Loading Zone Application

Good afternoon Mike. In accordance with our discussions, Chapman BMW is requesting to have No Parking signs placed on the east side of 8th Place along Chapman BMW's entire property line to avoid customers, car hauler trucks, third party suppliers and/or employees from parking on the east side of 8th place adjacent to Chapman's dealership. Accordingly, this email will serve to formally withdraw Chapman's previously approved Loading Zone application, and instead, move forward with implementation of No Parking restrictions and signage along 8th Place. Should you need anything further to process our No Parking request, please let me know. Thank you. - Leslie

Leslie Chatburn

Paralegal

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Email: lchatburn@bcattorneys.com

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Phoenix, AZ 85004

