

Attachment F

Sham Rao
5320 N 17th Ave
Phoenix, AZ 85015

2021-09-22

CITY OF PHOENIX

SEP 28 2021

**Planning & Development
Department**

Phoenix Planning and Urban Development Department
Zoning Section - 2nd Floor
200 West Washington St
Phoenix, AZ 85003

Re: Rezoning Application Z-37-21-4 - 17th Ave and Colter Ave

Dear Zoning Department Staff,

I am writing to express my opposition to the rezoning of the property at the corner of Colter and 17th Ave. The application tries to imply that a change to Walkable Urban code is required to be able to occupy all 8 units at that parcel of land.

I have a few reasons for objecting to this rezoning application:

- It is totally unnecessary to change the zoning as an exemption could easily accommodate the stated goals of allowing for occupancy of 8 units.
- There is not enough parking space on the property, and I do not want to see more cars parked on the street. There should be at least 2 parking spaces per unit with current zoning. I do not want to see an increase in parking on these streets as they are already too narrow and not safe. I wish there could be some maximum parking time for allowing parking on the street, as it is becoming troublesome. Reducing the parking requirements with new zoning is cleverly not a stated goal. There should be 16 parking spaces to accommodate 8 units.
- I believe that once this rezoning would be approved, a redevelopment would soon follow. It is a pretty clever tactic, and I believe this is disingenuous despite the misleading Withey Morris letters statement that no development or construction is proposed with this application.

I would like to suggest that some alternative arrangement be made to accommodate this situation. I have the following suggestions:

- Join two of the units into one larger unit.
- Make alternative use of one of the units
- Simply get a variance exemption from the Zoning Department to allow for 8 units, without altering the zoning of that parcel of land.

Thanks for your attention to this matter,



Sham Rao

Racelle Escolar

From: Amy Meglio <amymeglio@gmail.com>
Sent: Tuesday, October 5, 2021 3:39 PM
To: PDD Planning Commission
Subject: Zoning Case Z-37-21

Hello Planning Commission,

Im writing regarding a commercial applicant that recently said they want to increase their current capacity requirements for one more unit in a residential area.

However, the current new zoning allows the commercial applicant to have an unlimited amount of units.

It does not have provisions for low income housing in return for higher density.

This will cause long term local tax paying individuals houses to ultimately be replaced by businesses.

I am also contesting the setbacks not be changed. This would decrease lack of privacy.

Is there a link to register to speak on this issue or additional contacts I can express my concerns to?

Respectfully,

Amy Meglio
602-695-3283