

ATTACHMENT G

From: [Carol Dries](#)
To: [Adrian G Zambrano](#)
Cc: [Carol Dries](#)
Subject: Application No Z-119-24-2
Date: Sunday, November 24, 2024 3:00:35 PM

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To Adrian Zambrano and the Paradise Valley Village Planning Committee,
I do hereby protest strongly against the proposed rezoning application with the City of Phoenix (Case No. Z-119-24-2) for the property at 56th Street and Shea.

We are current resident just 2 doors down from the proposed new project with the new proposed zoning. I am also a full-time Realtor with Russ Lyon Sotheby's International Realty for the past 20 years.

There is absolutely NO QUESTION that the rezoning of this parcel and the project proposed WILL SEVERELY HURT THE RESALE VALUE of the homes directly South of there, running along side the whole 56th Street to Mountain View. This is especially true for the few homes that are closest to the proposed project.

To allow the rezoning and the project to move forward would be a great injustice to us homeowners who have bought in this area with the intent to live and see our homes appreciate in value.

If you allow this rezoning and commercial building, then the future pricing appreciation of our homes will stall. That is not just and fair your homeowner residents and our neighborhood and community.

The project leaders comment that their proposed new building is already next to a church and across the street from a school/synagogue, so it should not matter to anyone that the zoning be changed from RE-43 to C-O.

However, they failed to point out that the entire adjoining rest of 56th Street going south is RESIDENTIAL, and the zoning change would really matter to all of us.

I have spoken to my family and many, many of my neighbors, and we are ALL OPPOSED to the proposed rezoning.

Please do not allow this parcel to be rezoned from RE-43 to C-O to accommodate the development of a medical office!!! There are plenty of other commercial spaces and parcels that would not necessitate the rezoning of RE-43.

This is my neighborhood and my home and I do NOT want a medical office 2 doors down from me!

I cannot state this strongly enough!!

We vote NO to the rezoning and new development!

Carol and Charlie Dries



[\[russlyon.com\]](http://russlyon.com)

Carol Dries

REALTOR®

Russ Lyon Sotheby's International Realty

[6900 E Camelback Road, Suite 110, Scottsdale, AZ 85251](#) [\[goo.gl\]](#)

[\(602\) 618-6999](#) | carol.dries@russlyon.com | [LinkedIn](#) [\[linkedin.com\]](#) |

caroldries.com [\[caroldries.com\]](#)

From: [ROBERT GEORGE](#)
To: [Adrian G Zambrano](#)
Subject: Case No. Z-119-24-2
Date: Tuesday, November 26, 2024 12:32:12 PM

CAUTION: This email originated outside of the City of Phoenix.

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To Mr. Zambrano and the Paradise Valley Village Planning Committee.
We are opposed to the rezoning for the property located at the Southwest Corner of Shea Blvd. and 56th St., Phoenix (Case No. Z-119-24-2) for several reasons.

1. It will devalue our property for resale significantly according to my sources. All properties south of Shea Blvd on 56th St except for the Jewish Synagogue are residential thus affecting a significant number of properties currently zoned I believe like Paradise Valley. One plus acre lots. We have lived here for 24 years and many other residents on 56th St. have been here many years.

2. It will increase traffic on 56th Street as well as Shea Blvd. There are already a number of accidents that occur at that intersection every year. The map provided by the lawyers for the zoning change request indicate the entrance to the medical building would be off of Shea Blvd east of the intersection. I am fairly certain cars approaching from the east on Shea will make a U-turn at 56th St to get to the entrance for the medical facility.

3. Why not use one of the vacated buildings on the north side of Shea Blvd. further to the west of 56th St. For example, the Honorhealth facility at 50th St and Shea I presume is vacant since they built the new Urgent Care and ER next to Mountainside Fitness. The urgent care facility that was at Tatum and Shea near the Chase Bank was vacated. Or how about the building where Whole Foods is vacating at Tatum and Shea, which all have traffic signals and multiple lanes in each direction to handle more traffic.

Please don't approve the rezoning request. Our neighborhood has already been degraded by allowing Mountainside Fitness and the ER/UC facility to build on Shea. A new medical facility will just make it worse and there are other options nearby.

Robert and Victoria George
10227 N 56th St, Paradise Valley

From: [Doug Leventhal](#)
To: [Adrian G Zambrano](#)
Cc: [Racelle Escobar](#); [Council District 3 PCC](#)
Subject: Re: Z-119-24-2 Objection
Date: Monday, December 2, 2024 1:17:21 PM

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Hi Adrian,

I wanted to clarify one aspect of my letter of opposition that I'd like you to share with the respective parties.

I am in no way speaking on behalf of Congregation Beth Israel or Scottsdale Country Day School. My opposition to the project is solely as a resident of the community and the neighborhood south of it. The views expressed are mine only and do not represent any views of the Board of Directors of CBI or the school. I added the detail of my board seat solely to illustrate my involvement in the community and proximity to the project.

Thank you,
Doug Leventhal

On Mon, Dec 2, 2024 at 9:04 AM Adrian G Zambrano <adrian.zambrano@phoenix.gov> wrote:

Hi Doug,

Thank you for your email. I have saved it to the case file and have shared it with the applicant and the Paradise Valley VPC.

Best regards,

Adrian Zambrano

Planner II - Village Planner

Phone: 602-534-6057

E-mail: adrian.zambrano@phoenix.gov
City of Phoenix

► Planning & Development Department



Planning Division, Long Range Planning
200 West Washington Street, 3rd Floor
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

From: Doug Leventhal <doug.leventhal@gmail.com>
Sent: Sunday, December 1, 2024 9:19 PM
To: Adrian G Zambrano <adrian.zambrano@phoenix.gov>; Racelle Escolar
<racelle.escolar@phoenix.gov>
Cc: Council District 3 PCC <council.district.3@phoenix.gov>
Subject: Z-119-24-2 Objection

Hello Adrian and Racelle,

I am writing to express our objection to the proposed modification to the general plan amendment to allow a non-conforming commercial use on the currently residentially zoned and planned property. As a 21-year homeowner in Singletree Ranch (to the south) and a board member of Congregation Beth Israel (CBI) (immediately to the west) of this project, I am concerned about the proposed use on a number of levels and would ask the commission to recommend a denial of the proposed zone change. Those objections include traffic, incompatibility of the proposed use and pedestrian and cyclist safety. I will address each of these separately:

Traffic: The intersection of 56th St and Shea in its current design is most likely not configured to handle an additional commercial use that requires 160+ parking spaces. I would ask the applicant to produce a traffic study to demonstrate the on peak and off peak impact this use will add to this intersection. As it currently stands, when parents are dropping off students at both the Channen Preschool and Scottsdale Country Day School

(which operates out of CBI), northbound 56th Street traffic backs up to where all the cars cannot proceed through the intersection on one cycle. The cars invariably will also stack up past the proposed 56th Street curb cut entrance to the proposed project creating a conflict.

Keep in mind, all westbound and southbound traffic exiting the proposed project will have to funnel on to 56th Street since a left-out turning movement onto Shea is prohibited from the project's Shea curb cut due to the raised median (and proximity to the intersection).

Recommendation to Mitigate Traffic: We recommend that if this project is to proceed, to mitigate the northbound and southbound 56th Street congestion created, that the project's access to 56th Street is eliminated all-together and all traffic is directed to use the Shea Blvd access.

Use: The use is directly in violation of the existing zoning and General Plan. While a General Plan amendment is not required because the property is under 10 acres, that doesn't discredit or diminish the fact that a 2-story medical office building is inconsistent with the neighboring churches, schools and residences. We object to the proposed zone change because the use itself is not currently approved or allowed without this zoning action and would incorporate an incompatible use to the surrounding area. 56th Street is a quiet street that ends at Mountain View to the South (then heads east to Invergordon). This use does not contribute anything to the immediate and surrounding neighborhoods, nor bring amenities or add any value. While it's not the purview of the City process to restrict uses within permitted zones, *it is* in the purview to take actions that are *consistent* with the voter approved General Plan and uphold the existing residential zoning on this property.

Recommendation to Mitigate Use: We assume there is no control over what specific uses go into the medical office subject to C-O, but would propose a condition of approval prohibiting pain management clinics from the development due to concerns about the proximity to children in the school at CBI as well as the students of Scottsdale Country Day school which uses the CBI facility and the playground immediately south of the subject property.

Pedestrian & Cyclist Safety: 56th Street is a relatively quiet residential street used daily by many cyclist groups and pedestrian walkers and joggers. There is no dedicated bicycle lane on 56th street south of Shea like the one that exists immediately north of Shea, so the cyclists and joggers share the road with vehicular traffic. Congestion of the two builds at the crosswalk with the peak times of school and CBI functions. Adding more traffic to the intersection as a result of this use will create additional opportunities for conflict between those users, particularly the cyclists who do not, and cannot, use the sidewalk. Additionally, children cross 56th Street from CBI, Channen and the Scottsdale Country Day to go to the school's playground across the street. The additional traffic generated should not be

dismissed as an additional traffic risk for visitors not expecting the medical offices to be situated in a neighborhood setting. *Again, eliminating the 56th Street access would alleviate this concern.*

This proposed use is incompatible to the surrounding neighborhood (and existing General Plan and Zoning). It conflicts with existing community uses, creates an additional vehicular strain on the intersection, creates a potential conflict with the adjacent school's playground and compounds to an already unsafe condition for cyclists. Therefore, we respectfully request that the recommendation of the Village Planning Committee be to deny this zone change. Barring that recommendation, we request the Committee make the recommendations mentioned above.

Respectfully submitted,

Doug (and Stephanie) Leventhal

10021 N 55th Place

11-24-24

To: Adrian Zambrano and the Paradise Valley Village Planning Committee

We do hereby protest strongly against the proposed rezoning application with the City of Phoenix (Case No. Z-119-24-2) for the property at 56th Street and Shea.

We are current resident just 2 doors down from the proposed new project with the new proposed zoning. I am also a full-time Realtor with Russ Lyon Sotheby's International Realty for the past 20 years.

There is absolutely NO QUESTION that the rezoning of this parcel and the project proposed WILL SEVERELY HURT THE RESALE VALUE of the homes directly South of there, running along side the whole 56th Street to Mountain View. This is especially true for the few homes that are closest to the proposed project.

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If you allow this rezoning and commercial building, then the future pricing appreciation of our homes will stall. That is not just and fair your homeowner residents and our neighborhood and community.

The project leaders comment that their proposed new building is already next to a church and across the street from a school/synagogue, so it should not matter to anyone that the zoning be changed from RE-43 to C-O.

However, they failed to point out that the entire adjoining rest of 56th Street going south is RESIDENTIAL, and the zoning change would really matter to all of us.

I have spoken to my family and many, many of my neighbors, and we are ALL OPPOSED to the proposed rezoning.

Please do not allow this parcel to be rezoned from RE-43 to C-O to accommodate the development of a medical office!!! There are plenty of other commercial spaces and parcels that would not necessitate the rezoning of RE-43. This is my neighborhood and my home and I do NOT want a medical office 2 doors down from me!

I cannot state this strongly enough!! We vote NO to the rezoning and new development!

Carol and Charlie Dries



10241 N. 56th Street

602-618-6999; carol.dries@russlyon.com

CITY OF PHOENIX

DEC 05 2024

**Planning & Development
Department**

Racelle Escolar

From: Anay Kapadia <anayk@hotmail.com>
Sent: Monday, December 30, 2024 9:37 PM
To: PDD Planning Commission
Subject: ITEM#7, Z-119-24-2

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Hello,

This email is being sent as I have great concerns about the massive medical office complex to be built at this location of 56th street and Shea Blvd.

The ingress on 56th street is only one lane, there is a busy school and religious church right across the street which already causes traffic issues in the morning and evening during busy hours. There are toddlers with their teachers and classes that cross the street to play right next door to this project!

Now with medical offices there, this intersection south ON 56th street is too small and I am VERY VERY CONCERNED about this with the added traffic!

I live at the end of 56th street and there are constantly speeding cars up and down my street! I have kids that ride their bikes like my neighbors, and I feel it would be WRONG to approve such a big complex as it currently is planned. Besides the intersection in front of the subject property, it will increase speeding cars on my street as well.

At the current size of the complex, this is just too many cars coming in and out and on my street and I feel this is a safety hazard for my kids, THE KIDS THAT CROSS THE STREET AND PLAY ON THE FIELD NEXT TO THE SUBJECT PROPERTY UNDER CONSIDERATION, and my respected neighbors whom also live here.

Please take my neighbors and mine objections seriously and scale down the size of this medical complex due to series traffic concerns.

I approve this email and OBJECT TO THE CURRENT PLAN AS ITS CURRENT SIZE.

Anay B. Kapadia
9809 N 56th Street
Phoenix, AZ 85253
847-975-2057.

Racelle Escolar

From: azinv@aol.com
Sent: Monday, December 30, 2024 1:55 PM
To: PDD Planning Commission
Subject: Shea Blvd and 56th Street Planned Medical Building

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To the Planning Commission

I am a resident in Astoria, a 10 home subdivision, located immediately south of the project. Because of current traffic backups, Astoria already gets quite a few cars that speed thru our tiny U-shaped subdivision trying to get back to Shea. These frustrated drivers are searching for short cuts thru the neighborhood trying to get around the lengthy backups on Shea. With a large project at the intersection as proposed, the back up of cars on 56th street will ruin this residential neighborhood. Since Mountainside Fitness opened, I'm frequently unable to make a left turn (heading west) onto Shea because the traffic is backed up as far as the eye can see. In addition, the parents that have children at Temple Beth that make multiple trips back and forth everyday will be negatively impacted. Please reconsider the size and scope of this project. It should be scaled back.

Respectfully,
Louis Chacopulos
5535 E. Beryl Ave
Paradise Valley 85253

From: [Matthew Karlovsky, M.D., F.A.C.S.](#)
To: [PDD Long Range Planning](#)
Subject: Shea and 56th rezoning
Date: Sunday, December 29, 2024 10:38:42 PM

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Adrian and Racelle,

I live on 57th St south of Shea Blvd and was just made aware today of the rezoning attempt at Shea/56th St, Z-119-24-2 by a neighbor. I reviewed Adrian's report from Nov 22, 2024 about the proposed massive office building complex. We who live in this neighborhood did not receive any notices about this project.

If you recall, there was an organized neighborhood campaign against the rezoning of the corner property at 57th and Shea two years ago proposed by Regal American and despite fierce objection by hundreds of neighbors, the rezoning was pushed through by Regal's firm Whitney Morris. This large complex is now under construction. In real life now the building is large, overbearing and does not fit the appearance of the neighborhood and negatively impacts the landscape and will create a traffic danger. All these concerns were ignored and the projected was approved by the city.

The new Urgent Care which is located at 52nd street and Shea has very severely impacted traffic congestion along Shea even during non-rush hour times these past 2 years. Since extra traffic signals were erected on Shea to assist the Urgent Care, westbound traffic now backs up from 56th/Shea all the way back to N. 61th Place, and east bound traffic backs up halfway to Tatum Blvd, *beginning at 2pm now*. It takes 3-4 cycles of the lights to get through the intersection of Shea/56th now. The Urgent Care alone has very badly impacted the traffic along Shea for all the hundreds of residents within 1 mile each way along Shea.

Now comes this brand-new proposal at 56th and Shea of a 2-story office complex by Ronny Urman, a colleague of Regal American's owner, with an underground garage and surface garage for a total of *136 parking spaces*. This is maddening and will undoubtedly further negatively impact traffic, during peak and off peak. This type of office complex is not meant to be in Paradise Valley. Traffic congestion will be severe.

All the proposed verbiage about bike paths, tree conservation, zero waste, climate action is the typical blather used by Whitney Morris to plump up the application to make it appear thoughtful and that it would somehow benefit the community by making it "fit in" to the landscape. This can't be further from the truth.

I invite you to stand on the corner of 56th St and Shea at 3pm and observe the traffic for 30 minutes. There is no place for this new proposal.

Please do not approve this.

Sincerely,

Matthew E. Karlovsky, M.D., F.A.C.S.

----- Forwarded Message -----

From: Adrian G Zambrano <adrian.zambrano@phoenix.gov>

To: Matthew Karlovsky, M.D., F.A.C.S. <karlovskym@yahoo.com>

Sent: Monday, December 30, 2024 at 07:34:42 AM GMT+2

Subject: Automatic reply: Shea and 56th rezoning

Hello,

City offices will close at 12:00 PM on December 24 in observance of the Christmas Eve holiday and will be closed on December 25 and January 1 in observance of the Christmas Day holiday and New Year's Day holiday. I will be out of office until Friday, January 3 and will return to office on Monday, January 6. If you need immediate assistance, please email pdd.longrange@phoenix.gov. Otherwise, I will respond to your email upon my return on Monday, January 6.

Thank you,

Adrian Zambrano, Planner II - Village Planner

City of Phoenix

Planning and Development Department

Planning Division, Long Range Planning

Racelle Escolar

From: Tassie Phifer <tassie@heritagechurchaz.com>
Sent: Monday, December 30, 2024 12:54 PM
To: PDD Planning Commission
Subject: Item #7, Z-119-24-2

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To whom it may concern,

My grandparents bought a property on 56th Street just south of Shea in the 1970's and it has remained in our family since then. We love this neighborhood and have enjoyed what my grandfather called, "Peaceful Street" for the last forty years. We were just informed that you are considering adding a medical complex to a residential area and are shocked that you would steal from a peaceful residential neighborhood by congesting our street with commercial traffic. In addition, we have watched traffic on Shea become more and more unmanageable with the new light at Mountainside Fitness. Driving on Shea in the evening is an absolute mess and this new build would exacerbate an already stressful traffic area.

We absolutely oppose this proposed building in our residential neighborhood.

Thank you,
Tasmyn Phifer

Racelle Escolar

From: Aimee Goldstein <dr.agoldstein2012@gmail.com>
Sent: Tuesday, December 31, 2024 3:13 PM
To: PDD Planning Commission
Subject: Opposition to item #7, X-119-24-2

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Proposed project is too large and would create too much commercial traffic in a residential area. Please scale back this project to a more appropriate size.

Thank you, resident at 10228 N. 58th St., Phoenix, AZ, 85253

Aimee Goldstein, Ph.D.
Licensed Psychologist
11811 North Tatum Blvd, Ste 3031
Phoenix, AZ 85028
480-278-2953

Racelle Escolar

From: Robert Zimmerman <BobZ@HeffINS.com>
Sent: Tuesday, December 31, 2024 12:51 PM
To: PDD Planning Commission
Subject: Item #7, Z-119-24-2

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To whom it may concern –

I wish to air my concerns about the abovementioned proposed project on Shea and 56th street. I have reviewed the rezoning packet and familiarized myself with the proposed project.

I live at 10209 N. 56th Street (5 parcels south of the proposed project) and have been there since January 2020. I am intimately familiar with the community and traffic patterns on this street.

I do not see a traffic assessment in the rezoning packet and wonder how this could get to a Final Approval stage of the Planning Committee without one. With the addition of the Honor Health project, along with the existing Mountainside Fitness, and the home builder development you recently approved on 57th and Shea, the congestion on Shea from 64th Street (to the East) and almost Tatum (to the West) has been significant. Now, to add another high-volume project to that mile plus zone seems unmanageable.

On 56th Street, you already have the Congregation Beth Isreal that has school pick up and drop off, along with several events, that put strain on the coming and going from Shea on 56th Street. Now, immediately across from the temple, we are considering a project that would possibly quadruple the current volume of vehicles on this residential street.

I pose some serious hazards that this project would cause on 56th street, so close to Shea Blvd.:

- I am concerned about the effect that the traffic on Shea, heading east and turning south onto 56th will back up with cars trying to access the residential neighborhood, drop/pick up children off at the temple's school, and those trying to immediately make a left turn (once on 56th) to pull into the proposed projects entrance. This is further exaggerated by residents, temple cars and cars exiting the proposed project all stopped at the light at Shea and 56th, further making it even more difficult for through traffic, while cars may be backed up for those waiting to be able to access the proposed project via the previously described left turn. By the way, during drop off and pick up the Temple has the 15 mph signs out which will also clearly cause further back up. Also, they have a North access that they keep gated/blocked off, I assume because the proximity to Shea causes too much congestion if they use that as an access. Was there ever study done on this?
- I am concerned about the (likely) 12-15 month construction of the proposed project and the effect on 56th street. I have watched the home builder project that was previously approved on 57th street and how that construction is affecting that street. Several cars, trucks and mobile construction equipment on that street is disrupting the coming and going. That project won't even have car access to 57th street but it is still

a mess. This proposed project is significantly larger and proposed access to 56th and will be causing congestion right at a significant streetlight.

- I am concerned about the effect this higher traffic volume will have on the traffic partially caused by the security the Congregation has on sight. Congregation Beth Isreal currently has at least two armed security guards directing traffic into and out of their parking lot every day. I see that they aren't just directing traffic but are surveying cars attempting to enter the parking lot. I am completely in favor of the precautions that the Congregation takes for its security and how this provides additional (indirect) security for the entire community, so I would not want their process strained in any way. Their security process takes time, and a significantly higher volume of vehicles on 56th street would strain this process.
- Lastly, I am probably most concerned about the children and security at the Congregation's school. The children cross 56th street multiple times per day to access their playground. The significant additional traffic on 56th caused by this proposed project will exponentially increase the danger to these children both during the construction phase, and when the project is up and running. Cars pulling out of the proposed project's 56th street access, finding that the streetlight is all backed up (as already stated) will look to turn left (south) in to the residential neighborhood for another route. This puts them immediately into a 15 mph zone, and/or a security officer (privately hired by the Temple) trying to safely walk students/children across this NOW very busy street.

I sincerely hope you will take these comments seriously. I am all for progress, but this project poses significant challenges for the Congregation, and the community that already reside there.

Please let me know if you have any questions.

Bob Zimmerman

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Racelle Escolar

From: Charles Ferguson <charlesfergusoniv@gmail.com>
Sent: Tuesday, December 31, 2024 10:11 AM
To: PDD Planning Commission
Cc: Charles Ferguson; My Love
Subject: RE: #7, Z-119-24-2

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Dear Planning Commission or whom it may concern.

We are 12 year residents of Phoenix and when we moved to this home approximately 2 years go we specifically picked this location to raise our children due to the residential nature of the neighborhood. We researched the zoning and saw that this site (item #7) in particular was zoned single-family residential which would prohibit commercial development since any commercial development would change the character of our immediate neighborhood. We also prided ourselves and shared with friends that unlike other local municipalities the City of Phoenix is very well governed and resident's concerns are addressed appropriately.

We became aware of this large commercial development 3 homes away from our home and the change in zoning from single-family to high-density commercial and we are of course very concerned and surprised.

This will be detrimental to the residential nature of our street where our kids and other neighborhood children play. As the Commission may be aware, traffic backups on Shea are very frequent and guests of this facility will not only use the street on which we reside but also cut down residential side roads in order to access the facility in high-traffic times. These cut thru drivers and other visitors will not be aware of the residential child friendly area and will increase the harm and risk to our children and others. There is a church, a school and single-family homes on this street. How could one justify the dramatic change in use but only for profit without regard for impact to the nature and safety of the immediate area. This is a non-confirming change in use.

This application also significantly impacts our enjoyment of the neighborhood with increased traffic, illuminated signage, two-story steel buildings, asphalt parking areas, transient commercial visitors and a change from residential in nature to a commercial district with this one, new non-conforming use. This problem of zoning is self-created by the developer where ample profit could be made to develop as single-family residential as zoning currently allows where just like our home, where we have 30 and 40 ft set backs, ample grading and drainage, a maximum lot density the fraction of what is proposed and most importantly doesn't change the nature and character of the neighborhood.

Please deny this application due to its detrimental impact on our immediate community.

Thank you, Charles

--

Charles Ferguson
10201 N. 56th Street
847.687.1341

Racelle Escolar

From: JOYCE COLLEY <jcolley755@gmail.com>
Sent: Tuesday, December 31, 2024 3:28 PM
To: PDD Planning Commission
Subject: Item #7, Z-119-24-2

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IT WAS BROUGHT TO OUR ATTENTION, TODAY DEC 31, 2024, THAT A MEDICAL COMPLEX BLDG WILL BE BUILT ON 56TH ST AND SHEA. WE OPPOSE THIS BUILDING AS TRAFFIC IS ALREADY HORRIBLE IN OUR AREA. IT IS ALREADY A 2 MILE BACKUP GOING WEST FROM 64TH ST AND THIS NEW BUILDING AND ALL ITS PARKING WILL BE UNBELIEVABLE. IT WILL CAUSE MORE CARS GOING THRU OUR NEIGHBORHOODS AND MORE TRAFFIC ON SHEA WITH MORE ACCIDENTS DAILY. PLEASE REVIEW THIS PROPOSAL AND MAKE THE CORRECT CHOICES. WOULD YOU WANT THIS IN YOUR NEIGHBORHOOD??? THERE ARE SO MANY EMPTY BUILDINGS ALREADY, WHY CAN'T THEY USE THEM .

DAVID AND JOYCE COLLEY
10210 N. 58TH ST
P.V., AZ 85253

Racelle Escolar

From: ualwhite@aol.com
Sent: Tuesday, December 31, 2024 1:01 PM
To: PDD Planning Commission
Subject: Planning commission #7-Z-119-24-2

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Email - pdd.planningcomm@phoenix.gov Subject: Planning Commission, #7 - Z-119-24-2

I live at 56th and Cholla and since Mountainside Fitness and HonorHealth built their facilities, it can take an extra 15 to 20 minutes in stop and go traffic just to get to 56th street to get home. Under no circumstances should there be another huge facility built in this area. Thank you.

Deborah White, MD
11448 N 54th Place

Racelle Escolar

From: Jay Snyder <jay@brokerhotel.com>
Sent: Tuesday, December 31, 2024 5:59 PM
To: PDD Planning Commission
Cc: Jay Snyder
Subject: Item7,Z-119-24-2 rezone

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Dear Phoenix Commission Members

For the last 30 years, my wife and I have lived at 9591 N 56th Street 3 houses south of the proposed rezoning application. Our neighborhood is just South of Mountain View.

I **object strongly** to the request for a large medical office building on Shea and 56th Steet for the following reasons :

1. **Traffic issues** This rezoning will create terrible traffic issues on 56 Street. Cars already use 56 st and Shea to go south to Mountain View RD to avoid Shea . We have had several accidents at the left turn on 56 st and MTN View. Further, before the home was built on our Cul de sac there were 3 accidents, one involving a roll over and serious injury. South of Mountain View there are only 3 homes on each side of the street. Since drivers cannot see it is a dead end they travel through at a high rate of speed only to make a quick turn, in frustration and speed back towards Mountain View.
2. **Schools** The land is across the street from the proposed site has an elementary school.
3. **Paradise Valley residential community.** This development will disturb the residential neighborhood less than a mile south.
4. **Traffic study been completed?**

Jay G. Snyder
Snyder Nationwide Real Estate
8141 E. Indian Bend Road Suite 107
Scottsdale, AZ 85250
Jay@brokerhotel.com
480-344-7500 Office
602-418-0282 Mobile

Racelle Escolar

From: Kathy Ketter <tubac11@gmail.com>
Sent: Tuesday, December 31, 2024 2:57 PM
To: PDD Planning Commission
Subject: Plan for Medical Complex at 56th St & Shea

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To Whom It May Concern,

We strongly object to the approval of a 35,000 sq ft Medical Complex being built on the corner of Shea and 56th Street. We especially have concerns about the proposed size of the complex which includes 90 surface parking spots plus a parking garage. We also strongly object to having ingress/egress on 56th Street in part or in total.

The fairly recent developments along Shea including the Honor Health Urgent Care and Mountain Fitness Gym on Shea along with the already established Beth Tefillah Synagogue/School on 56th and Shea have greatly impacted traffic frequently in this area, causing long back-ups. The commercial building that is currently under construction on 60th and Shea will only add to that problem. We don't need yet another large commercial development in the area. This development ignores the quiet residential nature of 56th Street and the surrounding neighborhoods.

Sincerely,

Ken and Kathy Ketter
9501 N 56th Street
Paradise Valley, AZ 85253

Dec 31, 2024

Linda Killian

10210 N 57th St

Paradise Valley, AZ 85253


City of Phoenix Planning Commission

Re: item #7, rezoning request Z-119-24-2

I am writing to oppose the request as submitted. I do not oppose medical offices being placed on this property. However commercial zoning is not consistent with a transition to a neighborhood of single-family homes and the huge size of the proposed complex will bring a huge increase in traffic, an unreasonable increase in intensity.

- The complex will have over 90 surface parking spaces plus a 44 space parking garage.
- If each patient occupies a parking space an average of 30 minutes, that means two vehicles arrive and depart, per space, every hour. Even if patients only use half the parking spaces, that still amounts to over 200 vehicle trips per hour!
- As a direct result of the City of Phoenix approving zoning for the Mountain Fitness gym and Honor Health Urgent Care, there are now extensive traffic back-ups of west-bound traffic on Shea. Every weekday in the later afternoon, west-bound traffic backs up for more than 1 ½ miles from Tatum to beyond 60th Street. *A massive medical complex at 56th & Shea will greatly worsen an already horrible situation!*
- All patients to this facility will exit onto 56th Street if they wish to go west, since the now extremely heavy traffic on Shea prevents starting east and then trying to safely make a U-turn to go west. Those cars from such a large medical office complex are going to cause traffic to back up at times and 56th St.
- Also With the traffic back-ups on Shea, some patients of such a huge medical complex would undoubtedly meander through the neighborhood residential streets to reach Doubletree Ranch Rd as an alternate westerly street.

This massive development is an unreasonable level of increased intensity and ignores the residential nature of 56th Street and the greater neighborhood. *Please add stipulations to reduce the size of this project and the corresponding vehicle traffic.*



Racelle Escolar

From: Lissa Erickson <lissa.j.erickson@gmail.com>
Sent: Tuesday, December 31, 2024 9:48 PM
To: Racelle Escolar; Adrian G Zambrano
Subject: Shea and 56th Rezoning

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Dear Adrian and Racelle -

My name is Lissa Erickson. I and my family live at 10020 N. 58th Street and were active participants in the attempt to deter the recent rezoning of the property at 57th and Shea, two years ago, when the property was rezoned for RO usage against our community's wishes. We are now hearing - only from a neighborhood flyer; never via any communication from the zoning applicant or the city - that, on top of last year's decision to allow a non-residential (RO) structure for the first time in the Country Club Acre community, there is now a current request suddenly being heard by the Planning Commission to create a large, commercial medical complex at the corner of 56th and Shea, with no prior review by the Paradise Valley Village planning committee; thus blocking any opportunity for the residents most affected by this decision to communicate their extreme desire to keep our residential community intact, in the manner it was intended: as a quiet, upscale single-dwelling residential community on 1+ acre plots of land.

At the time of the prior rezoning at 57th and Shea, as you each know, the direct neighborhood community contiguous to that project - and this new project - were completely opposed to the project; and expressed concerns at that time that the 57th Street rezoning would jump-start a precedence for other commercial entities to make inroads into our community. We were assured by the PV Planning Committee, and the Council, at that time that the RO rezoning would in no way threaten future zoning issues in a manner that would detract from Country Club Acres. And yet here we are, no more than a year and a half later, with a zoning request in hand to build a commercial, large-scale edifice right in the midst of our community. It is hard to believe that the good intentions articulated two years ago by your Council, were expressed in actual good faith; particularly with the jump over the standard procedures requiring notification of the surrounding community; the lack of review by the PV Planning Committee; and sufficient time and careful review of such a complete change to the nature of our neighborhood. We have been given no notice, no voice, and no consideration for this massively detrimental zoning request.

I request that this application be sent back down to the PV Council for a proper, and hopefully objective, review of this new request and the horrific effect it would have on our community and the traffic patterns on Shea Boulevard and our neighborhood streets. There is no excuse for this situation to be occurring without any consideration given to the impact to those of us who live here, and love this community.

Please reconsider next steps for this application. What is happening in this instance is a travesty of the procedures established for zoning requests. Please fix the process for this application, before something occurs that would be exceedingly destructive to our families; and the greater Scottsdale community.

Thank you in advance for your consideration,

Lissa Erickson
480-326-0993

Racelle Escolar

From: Lynn Schepp AZHomes4ACause.com <lynn@azhomes4acause.com>
Sent: Tuesday, December 31, 2024 11:17 AM
To: PDD Planning Commission
Subject: Planning Commission, #7 - Z-119-24-2

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Planning of a massive medical office complex for the southeast corner of 56th St and Shea Blvd. (The former athletic field for Temple Beth Israel)

UNACCETAB:E WITH BACK UP TRAFFICE ON SHEA BLVD ALREADY

200 vehicle trips per hour

UNACCEPTABLE AIR QUALITY AND NOISE

worsen an already horrible situation. • With the traffic back-ups on Shea, undoubtedly meander through the neighborhood residential streets to reach Doubletree Ranch Rd as an alternate westerly street.

This massive development is an unreasonable level increased intensity and ignores the residential nature of 56th Street and the greater neighborhood.

With a lack of quorum, Phoenix' Paradise Valley Village planning committee on Dec 2, so this request will skip that step and go to directly to the Planning Commission on Jan 2 for final approval WITHOUT QUORUM Makes for a Board Rules Regulation VIOLATION

We need to scale this back due to traffic, air quality, safety, infrastructure of streets, sewer and septic tank concerns for the few homes that still cannot connect to sewer due to outside scope of measured feet away from street

Lynn Peterfreund

Racelle Escolar

From: Lynn S <lynnnyaz@outlook.com>
Sent: Tuesday, December 31, 2024 11:20 AM
To: PDD Planning Commission
Subject: Planning Commission, #7 - Z-119-24-2

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We need to scale this back due to traffic, air quality, safety, infrastructure of streets, sewer and septic tank concerns for the few homes that still cannot connect to sewer due to outside scope of measured feet away from street

Lynn Peters

Racelle Escolar

From: go2prescott@aol.com
Sent: Tuesday, December 31, 2024 2:44 PM
To: PDD Planning Commission
Subject: Proposed medical complex 56th St and Shea

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We object to co side ration and approval of a new 35,000sf Medical office building and garage on the SE corner of 56th St and Shea.

Since the opening of the Mountainside Forness and Honor Health offices, and the new traffic light, along with the new left turn signals at 56th St., traffic has become a nightmare. The backup, especially during rush hours, and too long times for the light changes, has caused enormous inconveniences for local residents and those traveling on Shea.

The school on 56th has already caused an increase of vehicles in our neighborhood.

If you allow this medical office building to go forward, we can count on patients, staff and visitors using south 56th St to Mountain View as a conduit, increasing traffic on our street multi-fold with as many as 100 vehicles per hour based on the number of parking slots proposed and the relatively short “stay” periods. 56th St and Mountain View are already used as a traffic cut-thru with both cars and commercial vehicles Speeding down our streets.

The last thing we need is dozens more! At the least, restrict left hand turns out of the complex onto 56th St

Please vote no on approval of this project. Save our neighborhood from more commercial traffic

Michael and Ellen Allen

[Sent from the all new AOL app for iOS \[apps.apple.com\]](#)

Racelle Escolar

From: Michele Adler Cohen <brazilianpianist@hotmail.com>
Sent: Tuesday, December 31, 2024 3:22 PM
To: PDD Planning Commission
Subject: Concern over scale of project on 56th/shear

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To whom it may concern,

We are residents of this community in Paradise Valley and the proposed massive medical office building is of great concern to our community. This project will create terrible conditions for traffic in our community which already suffers from approval of massive projects in this area. Enough is enough! It's time that city leaders do due diligence with planning in order to preserve the residential nature of 56th Street and the greater neighborhood.

Drs. Michele and Yaneav Cohen

Racelle Escolar

From: M A <mbaphx@gmail.com>
Sent: Tuesday, December 31, 2024 4:40 PM
To: PDD Planning Commission
Subject: Vote NO -- Item #7, Z-119-24-2

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Dear Planning Commission,

Reference Item #7, Z-119-24-2

I am sending this email to you as a single-family property owner who is literally just a few doors down from the massive 35,000 square foot medical office facility with 90 surface parking spaces plus parking garage that is proposed for the southeast corner of Shea Blvd. and North 56th Street. I bought my property at 10019 N 56th Street in December 2019 thinking that I was moving into a residential neighborhood. Traffic was low volume, there was a church down the street with polite drivers, and school age children walked across the street full of energy, laughter and fun to play at recess.

Since then, the City of Phoenix Planning Commission has done nothing to preserve this neighborhood but instead only promote it as a commercial mecca. To wit:

- Now, there are several assisted living homes on both 56th street and 57th street that have increased neighborhood traffic. All of the cars from caretakers and those who visit these assisted living residences funnel north on 56th Street past my home to turn left at the Shea Blvd. stop light.
- On top of that, the Planning Commission approved the enormous Mountainside Fitness facility which has caused significantly more cars on Shea including those coming up 56th Street by my home as well as a significant increase in accidents at the Shea Blvd. & 56th Street intersection - so much so that the traffic lights at that interchange had to be expanded and the Shea Blvd. turn lane reconfigured..
- Then, the Planning Commission approved tearing down La Camarilla tennis and sport facility to replace it with --- a "small" hospital. This has caused so much traffic that a new stoplight had to be installed at 52nd Street and Shea Blvd. This additional stoplight and the massive increase in traffic on Shea causes traffic to backup more than a mile from Tatum during typical Monday-Fridays (and well past 56th Street to the east).
- The additional cycle time of the remodeled stop light at Shea Blvd and 56th Street now causes additional speeding as drivers do not want to "be caught" at the light and wait the extra time.
- With the significantly more traffic on Shea, many more drivers now take the neighborhood roads to avoid it and drive easily 65mph by my home at all times of the day.

So much for my low traffic nice family and children oriented neighborhood. I find garbage that has been thrown out of passing car windows nearly every day in front of my home now. Ask yourself if you want cars driving 65 mph down your street. Do you want your children or grandchildren playing where cars drive 65 mph by your house? Do you think that improves or declines property values?

My current situation is directly your fault, but you can take a stand now to stop this continued commercial advancement into residential neighborhoods and the excessive traffic that is causing harm to many in these neighborhoods. There is NO need to approve this request. As there were before you approved the new Honor Health hospital where La Camarilla was on Shea Blvd., there are still (and even more since then) available commercial spaces available very close by that are already in heavy traffic managed areas and locations already with more than ample parking for this size facility. At the Tatum and Shea intersection alone, the Northeast corner main tenant is still empty since Albertson's closed that store. There is also still a significant empty space where Bed Bath and Beyond vacated. In addition, on the Northwest corner, a large space sits empty since Whole Foods moved out. In addition, the new PV development where Whole Foods moved to has a huge area for developing new builds as well as an enormous amount of land for parking. There is just no reason to force this request into a neighborhood.

Lastly, outside of the obvious safety concern caused by having a two story development looking directly down on an adjacent children's playground, safety of our children should be paramount when we make decisions that will impact their daily lives. Given the speed at which cars pass my house today, I cannot imagine what the impact of adding 200 vehicle trips per hour within just feet of where the children cross 56th Street each day will be - and this is only a minimum based on only half of the planned 90 surface spaces plus parking garage spaces being occupied on an average every 30 minutes. Would you feel this was a safe situation for your child or grandchild?

As a twenty-five year resident of Phoenix who loves our space, I strongly implore you to reject Item #7, Z-119-24-2. Literally, there is already the new "small" hospital across the street to provide medical care and numerous others in the immediate vicinity. There are sensible solutions for placement of a new medical facility, but the Southeast corner of Shea Blvd and 56th Street is not one. Especially given the many real estate options immediately available to the requesting party in very close proximity, the significant additional complications this will cause to traffic at this intersection and throughout my neighborhood's streets, and the increase in lack of safety for children, I urge you to deliver a message that shows you value Phoenix taxpaying homeowners, Phoenix neighborhoods, and all Phoenix children. Tell the requesting party to come back with an alternate solution that meets pro-Phoenix criteria.

Thank you for your consideration in this matter.

Monica Brooks
10019 N. 56th Street
Phoenix, AZ 85253

Racelle Escolar

From: Pamela Weyers <bpweyers@msn.com>
Sent: Tuesday, December 31, 2024 3:37 PM
To: PDD Planning Commission
Subject: #7,Z-119-24-2

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To whom it may concern,

I am very concerned about the proposed building at the SE corner of 56th Street and Shea.

I am a resident down the street from this site. I understand the owner of the property has the right to develop the land, however I do not believe the zoning should be changed from residential to commercial for the following reasons:

- Having a large-scale commercial project on this corner will not preserve the character of my residential community.
- The traffic created by such a project has the potential to make our residential streets more of a through-fare. My small community in a particular could become a convenient turn-around area, meaning more traffic and making it unsafe for the children who play in their front yards and ride their bikes in the street in front of their houses.
- The current traffic lights already feel over-burdened with traffic. The addition of more cars turning off Shea, or even worse turning onto or off of 56th Street to access a commercial driveway, would overwhelm our corner. Should the project be approved regardless of our community request, I strongly request that the only entrance and exit to the property be on Shea Blvd and not on 56th Street. This change would potentially lessen the traffic down 56th Street.
- Additional traffic right next to a school is unwanted.

I appreciate your attention to my concerns. I hope you take into consideration that this is a residential community and that a commercial building detracts from the sanctity of our homes and community.

Pamela Weyers
5539 E Beryl Ave.
Paradise Valley, AZ 85253
602-989-9449

Racelle Escolar

From: Patrick van den Bossche <pvdbossche@me.com>
Sent: Tuesday, December 31, 2024 3:59 PM
To: PDD Planning Commission
Subject: Proposed rezoning corner 56th Street & Shea (file # 17-5496)
Importance: High

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We live at 9640 N. 57th Street not far from the site that is being proposed for the rezoning. We have a concern about the additional traffic load that this project will cause in our quadrant and we would like to see this project scaled back and not amplify what is already a growing traffic problem in the 56th Street and Shea corridor. We are also concerned that the additional traffic will pose safety issues with the nearby school and the children that attend there.

Thank you for considering our concern and thank for considering scaling back this project.

Best Regards,

Patrick and Denise van den Bossche

M 602.821.0737

E pvdbossche@me.com

Racelle Escolar

From: Quinn.Williams@gtlaw.com
Sent: Tuesday, December 31, 2024 2:52 PM
To: PDD Planning Commission
Cc: Quinn.Williams@gtlaw.com
Subject: FW: Item7,Z-119-24-2 rezoning request on south east corner of 56th st and Shea

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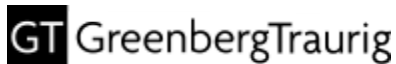
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Member of Planning Commission

Quinn Williams
Shareholder

Greenberg Traurig, LLP
2375 E. Camelback Rd. Suite 800 | Phoenix, AZ 85016
T +1 602.445.8343 | F +1 602.445.8647 | C +1 602.619.9002
Quinn.Williams@gtlaw.com | www.gtlaw.com [\[gtlaw.com\]](http://gtlaw.com) | [View GT Biography](#) [\[gtlaw.com\]](http://gtlaw.com)



From: Williams, Quinn P. (Shld-Phx-CP)
Sent: Tuesday, December 31, 2024 2:44 PM
To: 'pdd.planning@phoenix .gov' <pdd.planning@phoenix .gov>
Cc: 'George Burton' <gburton@paradisevalleyaz.gov>
Subject: Item7,Z-119-24-2 rezoning request on south east corner of 56th st and Shea

Phoenix Commission Members

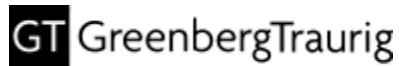
For the last 15 years ,I have lived at 9731 n 56 th street south of the proposed rezoning application . Our neighborhood is quarter mile south on 56st in Paradise Valley.

I **object strongly** to the request for a large medical office bldg. on Shea and 56 th st for the following reasons :

- 1) **Traffic issues** This rezoning will create terrible traffic issues on 56 st . Cars already use 56 st and Shea to go south to Mountain View RD to avoid Shea . We have had several accidents at the left turn on 56 st and MTN View.
- 2) **Schools** The land is across the street from 2 schools on 56 st for elementary children .
- 3) **The traffic lights at the intersection** .The lights were just installed last year and accidents have already occurred.
- 4) **Paradise Valley residential community**This development will disturb the residential neighborhood less than a mile south . Has this request been vetted with the Traffic department of Paradise Valley ?
- 5) **Traffic study** Please do a traffic study on 56 t before you approve !

Quinn Williams
Shareholder

Greenberg Traurig, LLP
2375 E. Camelback Rd. Suite 800 | Phoenix, AZ 85016
T +1 602.445.8343 | F +1 602.445.8647 | C +1 602.619.9002
Quinn.Williams@gtlaw.com | www.gtlaw.com [\[gtlaw.com\]](#) | [View GT Biography \[gtlaw.com\]](#)



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December 31, 2024

Richard Pasquale
10210 N 57th St
Paradise Valley, AZ 85253

Planning Division,
City of Phoenix Planning & Department
200 W. Washington St.
Phoenix, AZ 85003-1611

Re: item # 7, Z-119-24-2

My name is Richard Pasquale. I am writing regarding the proposed rezoning of 10437 N 56th St. I live at 10210 N. 57th St, the sixth house from the corner on the very next block. I oppose the rezoning as requested. I do not oppose medical offices at this location, but I do oppose commercial zoning and a medical complex this large.

There are very valid concerns that the size of this medical complex is an unreasonable increase in density with respect to the vehicle traffic it will bring on the non-arterial portion of 56th St as well as compounding already serious problems on Shea Blvd. With over 140 parking spaces, there will be a great increase in the cars on little 56th St going to the light to turn left. The existing traffic problems on Shea Blvd will only get worse with a medical complex this large. I therefore urge the commission to stipulate the much reduce floor square footage to thereby lessen the vehicle impact.

Of even great concern is the request to have commercial zoning. Much of this property faces 56th Street. 56th St is a **5 lane arterial street** from Shea Blvd northwards. However, south of Shea 56th Street is NOT an arterial. It is a **single lane each way** and the street terminates at Mountainview. All the parcels south of Shea are zoned residential. When the very closeby parcel at 57th St and Shea went before City Council for a rezoning decision (Z-43-22-2) it was to Residential-Office (RO). RO is more appropriate for this neighborhood now AND INTO THE FUTURE. RO allows medical offices.

Before City Council Mr. Bednarek stated that R-O was created to install an appropriate transition to single-family neighborhoods (council minutes page 88).

Councilman DiCiccio pointed out R-O maintains neighborhood integrity (minutes page 89)

Councilman Waring supporting R-O zoning and went on to say that future requests in this neighborhood such have similar stipulations at that 57th and Shea case.

Attorney Morris said R-O provides buffers to neighborhoods (minutes page 82).

Please only approve this project for R-O zoning, scale back its size, and follow the set-back, height, and signage stipulations note by Mr. Waring.


Richard Pasquale

Racelle Escolar

From: tomvalalt@aol.com
Sent: Tuesday, December 31, 2024 12:02 PM
To: PDD Planning Commission
Subject: planning comm #7-Z119-24-2

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please, please, please, reconsider approval of this request for the corner of 56th Street and Shea. The size and mass of the project is not only excessive but has many alternate reasons why it should be denied. With the addition of the new health center and the workout facility, traffic on Shea has increased tremendously. Frequent backups stall traffic in all lanes in that area to Tatum and beyond to the West and back toward the east as well. Cars coming south off 56th Street add to the the congestion as well. Traffic on 56 has increased both North and South with access from Shea to the 101, few drive the speed limit in spite of the slowdown in my area - (Sweetwater) with the school and the horse arena, and we have frequent impatient red light runners causing accidents at my corner-56 and Sweetwater. (another one just this past week). When traffic is backed up on Shea, it seems logical that people will look for an alternate way to get around, traveling to the south through the neighborhood of residential streets. and this is not what these people bought their homes in that area for. Health issues also should be considered for the idling traffic sitting. waiting for the lights to change as our air quality is diminishing. I know progress is inevitable but this just seems the absolute worst location to put in a large commercial project and I hope you will listen to resident concerns when deciding on approval or disapproval. Thank you for your consideration in a matter, that means so much to local residents, versus the big corporate involvement!

Valerie Altgilbers
5538 East Sweetwater 85254
602-677-0366

[Sent from AOL on Android \[play.google.com\]](#)

Racelle Escolar

From: David <zawrotny@gmail.com>
Sent: Thursday, January 2, 2025 8:25 AM
To: PDD Planning Commission
Subject: Project 56th and Shea

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To whom it may concern,

I am greatly concerned about the site and scale of the project being proposed for the medical facility at 56th and Shea. This is a residential neighborhood with increasing traffic, congestion and businesses being built here. The sheer size is the most concern for a residential neighborhood. I just learned of this and thus why I am just emailing now. I appreciate the board taking these concerns into account when allowing such a project.

David Matthew Zawrotny
