



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report Z-5-20-7
January 15, 2021

Estrella Village Planning Committee Meeting Date:	January 19, 2021 December 15, 2020 November 17, 2020
Planning Commission Hearing Date:	February 4, 2021 January 7, 2021
Request From:	A-1 SP (3.66 acres)
Request To:	A-1 (3.66 acres)
Proposed Use	Light industrial uses (Dispatch office and heavy truck parking)
Location	Southwest corner of 32nd Drive and Jackson Street
Owner	MAT Transport, Inc.
Applicant	Milos Minic, Integrated Design
Representative	Milos Minic, Integrated Design
Staff Recommendation	Approval, subject to stipulations

The Estrella Village Planning Committee heard this rezoning request on November 17, 2020 and voted 7-0 to continue the case. On December 15, 2021 the Estrella Village Planning Committee voted 7-0 to continue the case in order to allow the applicant to seek additional community input. The case was also continued at the January 7, 2021 Planning Commission hearing in order to allow the applicant to seek a recommendation from the Estrella Village Planning Committee.

As a result of ongoing discussions with the community, the applicant has provided exhibits that depicts their vision for the site. These exhibits depict and describe several site improvements along the Jackson Street frontage and parking areas such as: a vertical community garden, vegetative hedge, pedestrian path, seating area, shaded parking and cool parking lot pavement.

After a review of the site improvements described above, staff recommends that additional flexibility is permitted along the Jackson Street frontage to allow for a larger landscape setback adjacent to the vehicular parking areas depicted on the conceptual site plan date stamped September 18, 2020 included in the staff report. Furthermore, since the applicant has depicted vegetation in addition to trees in the site exhibits provided, staff recommends that a stipulation modification be incorporated which requires shrubs, in lieu of a hedge, to be provided along Jackson Street to provide a wider variety of plants. In addition to the stipulated landscaping along Jackson Street,

truck parking is required to be screened by an 8-foot high wall per the Zoning Ordinance.

Drought tolerant plant species listed in the Arizona Department of Water Resources Low Water Use Plant Lists are typically required within site perimeter setbacks, thus plant species that are found in this list which have edible applications may be planted within the landscape area along Jackson Street.

Since vertical elements affixed to the ground are considered a structure and would need to meet building setbacks, staff recommends language in Stipulation No. 12 to allow a community garden area in various forms, thus allowing for flexibility in case conflicts arise during the development of this site, should the requested zoning entitlement be approved.

The following stipulations are recommended to be modified:

- **Stipulation No. 3** regarding the width of the landscape area along the eastern portion of Jackson Street where the vehicular parking area is envisioned;
- **Stipulation No. 4** regarding the width of the landscape area along the western portion of Jackson Street where the heavy truck parking area is envisioned;
- **Stipulation No. 5** regarding the Jackson Street landscape area and incorporating a planting rate for shrubs.

The following stipulations are recommended to be added:

- **Stipulation No. 13** regarding the incorporation of a community garden and seating node;
- **Stipulation No. 14** regarding the shading of surface parking areas;
- **Stipulation No. 15** regarding alternative paving material that reduces heat, as approved at the discretion of the Zoning Administrator.

Staff has also received additional correspondence from the public and two petitions both in favor and in opposition regarding this case beyond what was included in the staff report. This additional correspondence has been attached to this report.

Staff recommends approval per the modified stipulations in bold font below:

Stipulations

1. The maximum building height shall be 30 feet.
2. A minimum building setback of 50 feet shall be required along the north property line, exclusive of parking areas, as approved by the Planning and Development Department.
3. A **MINIMUM** 10-foot-wide landscape area shall be provided for the eastern 100 feet of the north property line.

4. A **MINIMUM** 20-foot-wide landscape area shall be provided for the western 550 feet along the north property line.
5. The Jackson Street landscape area shall be **DEVELOPED TO THE FOLLOWING STANDARDS** ~~planted with large canopy drought tolerant trees planted with a minimum 25 percent 1-inch caliper, minimum 50 percent 2-inch caliper, and minimum 25 percent 3-inch caliper size and planted 20 feet on center or in equivalent groupings in the front landscape setbacks, as approved by the Planning and Development Department. Trees shall be oriented in a manner that provides the maximum shade possible to the adjacent sidewalk. Two-inch and 3-inch caliper size trees shall be located in a manner that screens semi-truck parking or outdoor uses from public view as much as possible, as approved by the Planning and Development Department.:~~
 - A. **MINIMUM 25 PERCENT 1-INCH CALIPER, MINIMUM 50 PERCENT 2-INCH CALIPER, AND MINIMUM 25 PERCENT 3-INCH CALIPER SIZE EVERGREEN TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS.**
 - B. **TREES SHALL BE ORIENTED IN A MANNER THAT PROVIDES THE MAXIMUM SHADE POSSIBLE TO THE ADJACENT SIDEWALK.**
 - C. **TWO-INCH AND 3-INCH CALIPER SIZE TREES SHALL BE LOCATED IN A MANNER THAT SCREENS SEMI-TRUCK PARKING OR OUTDOOR USES FROM PUBLIC VIEW AS MUCH AS POSSIBLE.**
 - D. **MINIMUM OF FIVE, 5-GALLON SHRUBS PER TREE.**
 - E. **WHERE UTILITY CONFLICTS EXIST, AN ALTERNATIVE SOLUTION CONSISTENT WITH A PEDESTRIAN ENVIRONMENT SHALL BE PROVIDED.**
6. The developer shall dedicate right-of-way and construct a 50-foot radius cul-de-sac at the western end of Jackson Street along with required improvements, as approved by the Planning and Development Department.
7. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. The developer shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of

Phoenix Sky Harbor International Airport (PHX) to future owners of the property.

9. The developer shall provide documentation to the City prior to construction permit approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
11. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archaeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
13. **THE FOLLOWING MINIMUM ELEMENTS SHALL BE PROVIDED AND MAINTAINED BY THE PROPERTY OWNER WITHIN PROXIMITY TO JACKSON STREET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:**
 - A. **A COMMUNITY GARDEN OF NO LESS THAN 600 SQUARE FEET IN AREA CONTAINING IRRIGATION;**
 - B. **A SEATING NODE CONTAINING A MINIMUM OF ONE SEATING ELEMENT OR BENCH.**
14. **ALL SURFACE PARKING AREAS SHALL BE SHADED TO ACHIEVE A MINIMUM 25 PERCENT SHADE AT MATURITY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
15. **THE APPLICANT SHALL PURSUE APPROVAL OF ALTERNATIVE PAVING THAT MINIMIZES HEAT FOR THE SURFACE PARKING AREA. IF TRADITIONAL PAVING IS UTILIZED OTHER DESIGN SOLUTIONS SUCH AS INCREASED SHADE MAY BE UTILIZED TO SHADE PARKING AREAS TO MINIMIZE HEAT ABSORPTION, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

Writer

Enrique Bojórquez-Gaxiola
January 15, 2021

Team Leader

Samantha Keating

Attachments

Exhibits date stamped January 12, 2021 (8 pages)
Community Correspondence (21 pages)

JAN 12 2021

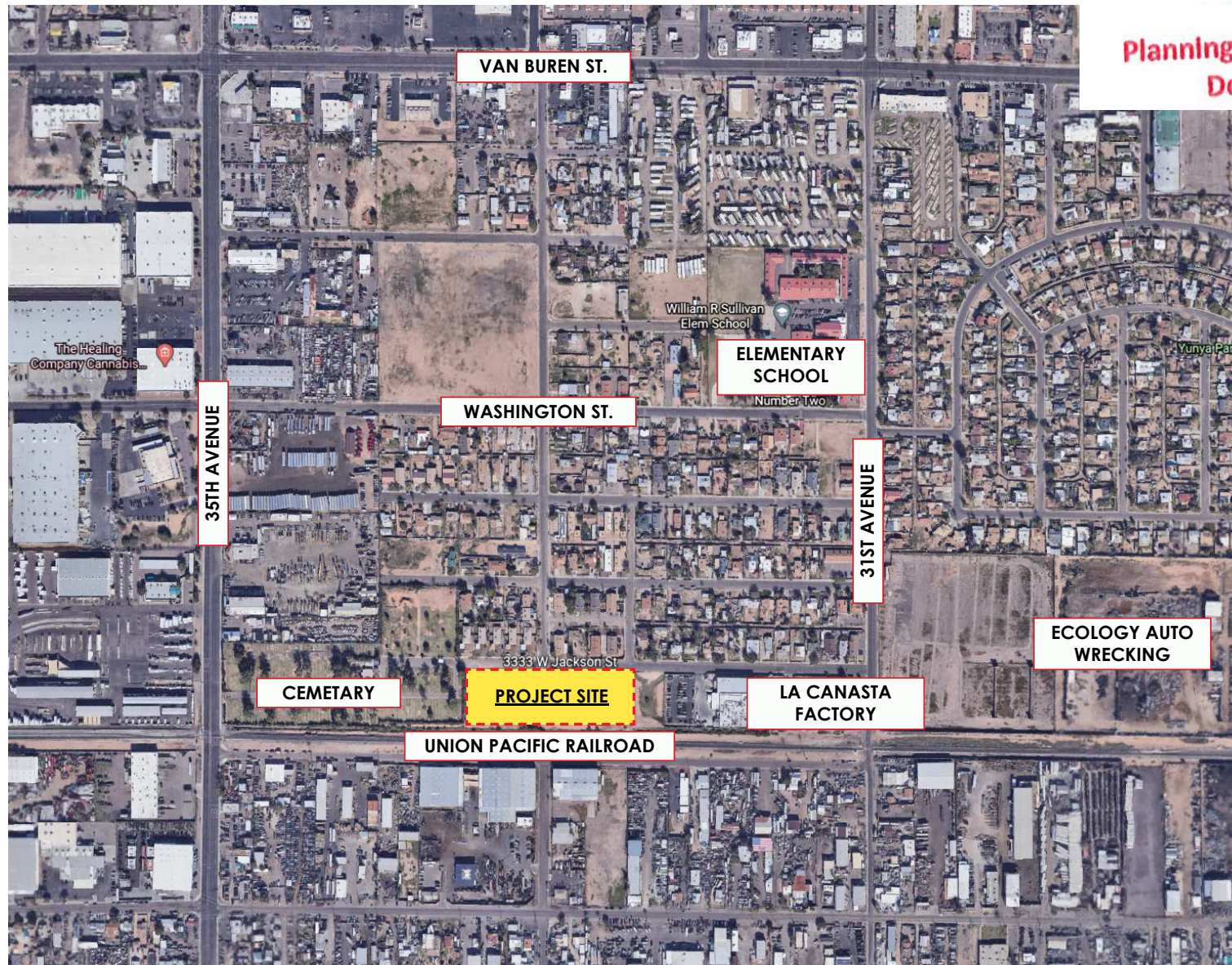
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3333 W. JACKSON ST. - REZONING CASE #Z-5-20-7

JAN 12 2021

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AERIAL MAP (MAPA AEREO)



- Dumping ground for waste and debris
- Breeding ground for unsafe activities
- Undevelopment, vacant lot contributing to poor air quality.

- Un deposito de basura.
- Un lugar propicio para actividades inseguras.
- Terrano baldio sin desarrollar que contribuye a la mala calidad del aire.

EXISTING SITE PHOTOS (ESTABLECIENDO FOTOS DEL SITIO)

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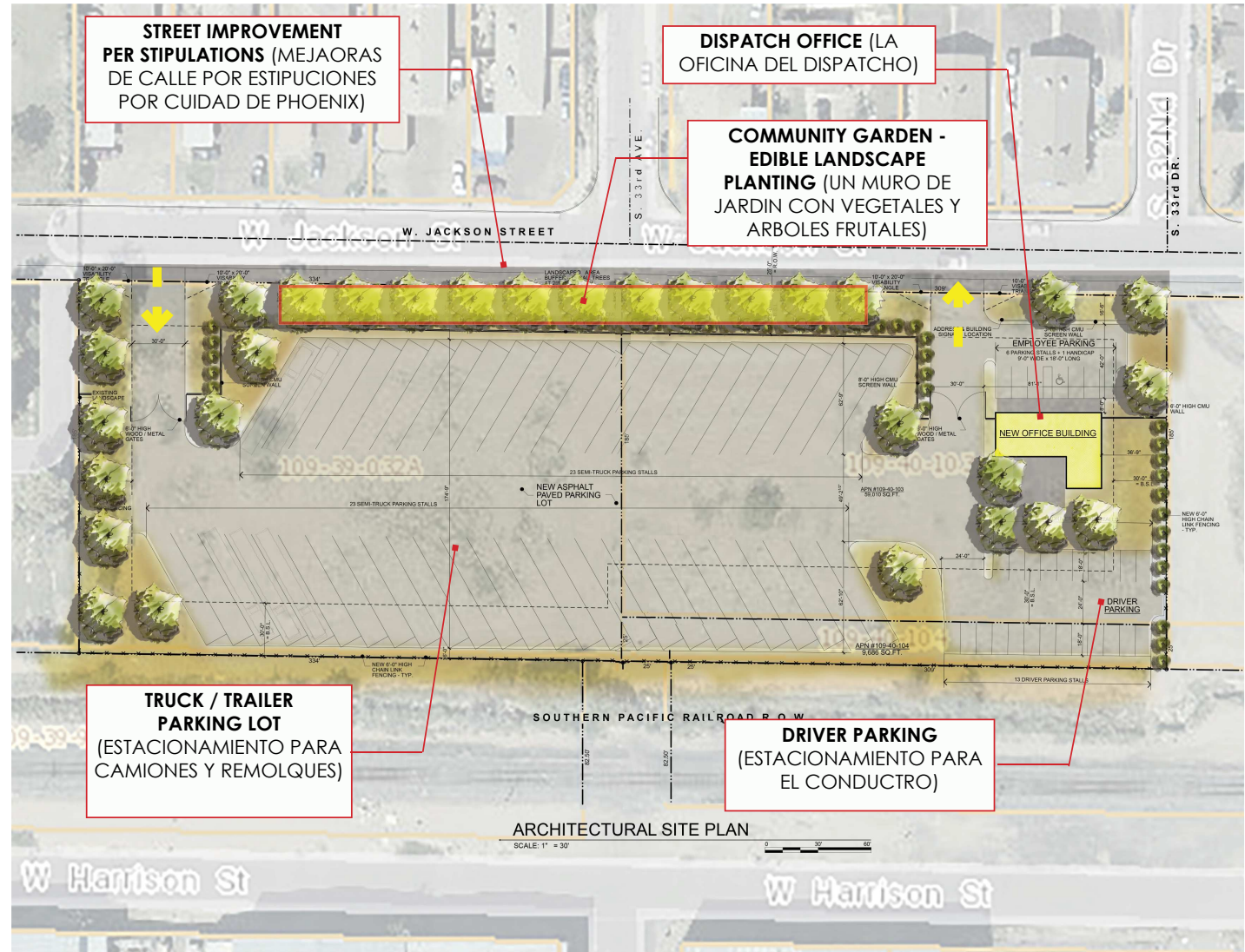
PROPOSAL

- Rezoning from A-1 SP to A-1 for a dispatch office and heavy trucking parking as part of freight transport shipping business.
- Enhanced landscape buffer, as stipulated, that would incorporate shade trees, edible/ fruit bearing trees, and edible living green wall to screen the proposed use from the residential neighborhood.
- The trees will provide a shade on sidewalk/path per stipulations reducing heat island effect.
- Street improvement per stipulation, includes paving, curb / gutter, sidewalk within and adjacent to property.
- Parking will be shaded to achieve 25% shade at maturity and reduce heat island effect.
- Cool Pavement will be applied over the parking lot surface to reduce heat island effect.

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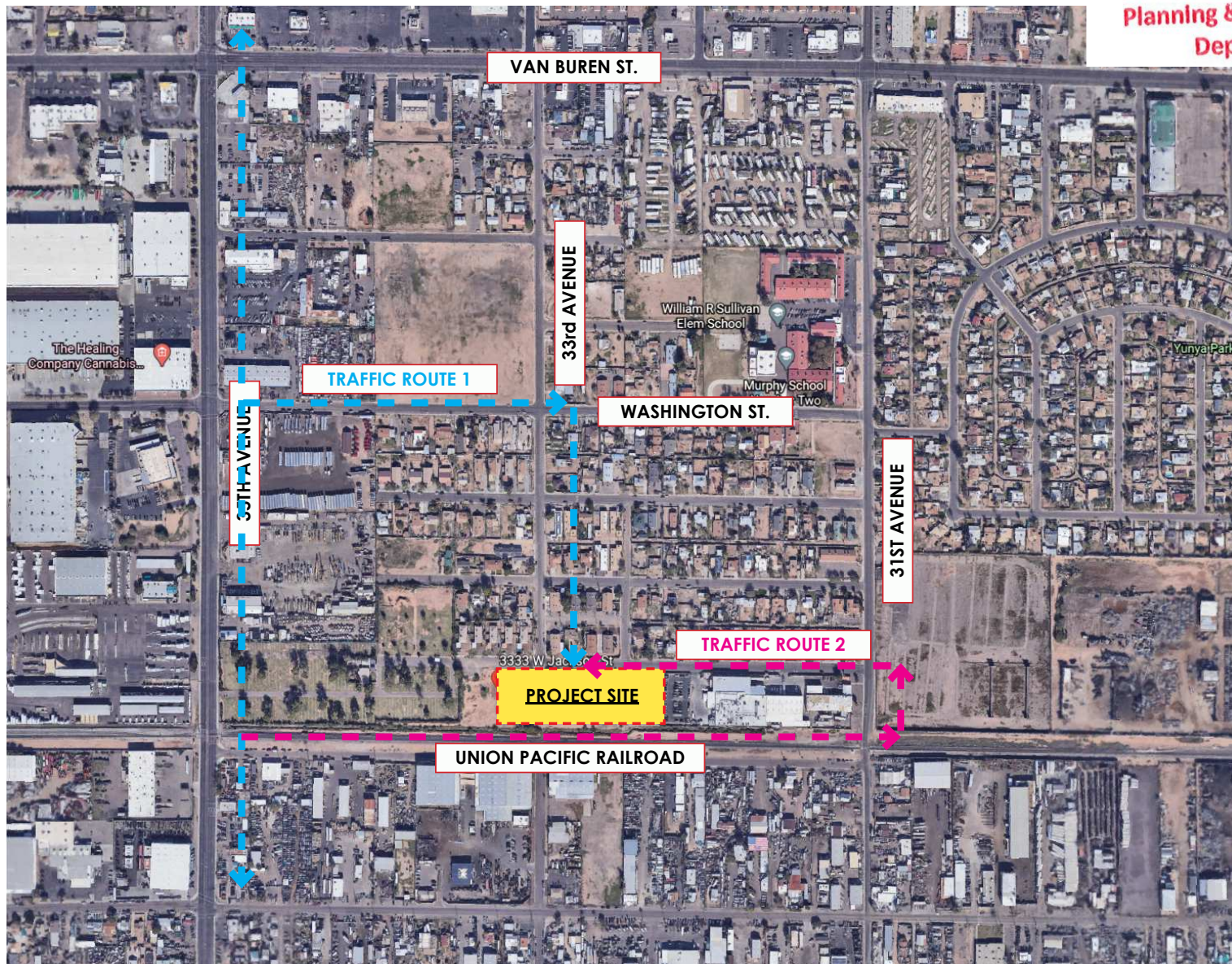
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PROPOSED CONCEPT - (CONCEPTO PROPUESTO)

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SITE ACCESS - TRAFFIC ROUTE ROUTE (Rutas del trafico de acceso al sitio)

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TRAFFIC ROUTE 1 - 33rd AVE.



TRAFFIC ROUTE 2 - JACKSON ST.

TRAFFIC ROUTES (RUTAS DE TRAFICO)

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CURRENT VIEW - 33RD AVE (vista actual)



FRUIT / EDIBLE SHADE
TREES

ARBOLES FRUTALES

VEGETABLE GARDEN /
LIVING GREEN WALL

MURO DE JARDIN
VERTICAL CON VEGETALES

PROPOSED VIEW - 33RD AVE (vista propuesta)

SITE ACCESS - VIEW (Vistas de acceso al sitio)

JAN 12 2021

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VIEW OF LANDSCAPE BUFFER / GARDEN WALL

(vista de jardín i arboles frutales)



VERTICAL GARDEN

(un muro de jardín)

PROPOSED GARDEN AND ENHANCED LANDSCAPE (JARDIN PROPUESTO Y PAISAJE MEJORADO)

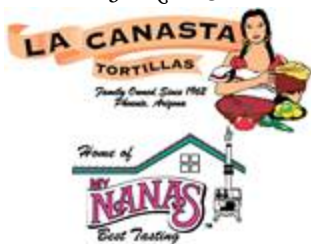
Enrique A Bojorquez-Gaxiola

From: Josie Ippolito <jippolito@la-canasta.com>
Sent: Friday, December 4, 2020 4:04 PM
To: Enrique A Bojorquez-Gaxiola
Cc: Joseph Nicosia
Subject: RE: City of Phoenix - Virtua Meeting for 12/15 Estrella Village Planning Committee

Good afternoon Enrique,
As you probably know, this is the busiest time of the year for La Canasta. Because of that, we would like to request that the Estrella Village planning committee continue case Z-5 Case Z-5-20-7 until January 15th, 2021 to allow La Canasta time to provide additional letters for submission to you and Estrella Village Planning committee for consideration.
Please confirm this request,
Thank you Kindly,

*Stay Safe
and
Healthy*

*Josie Ippolito, President
La Canasta Mexican Food Products inc.
602-889-1147
3101 W. Jackson St. Phoenix, Az 85009*



Certifications:



From: Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>
Sent: Friday, December 4, 2020 3:11 PM
To: Josie Ippolito <jippolito@la-canasta.com>; Joseph Nicosia <JNicosia@la-canasta.com>
Subject: City of Phoenix - Virtua Meeting for 12/15 Estrella Village Planning Committee

CAUTION: This email originated from outside the organization. Do not reply, click links, or open attachments unless you recognize the sender and know the content is safe!

Good afternoon Josie and Joseph,



January 1, 2021

To whom it may concern:

I have worked at La Canasta located at 3101 W. Jackson Street for over 20 years as an Operations Manager. Our plant runs around the clock and we employ anywhere from 80 employees to about 150 at times during our busy season. Forty percent of our employees live within a 2-mile radius of our facility and 18 % of those ride the bus, bike or walk to work. I believe that allowing a Trucking company set up shop here will cause a number of issues for the residents and our employees. There is a lot of traffic in this area as it is, and I believe that the extra traffic will increase the crime in this area by bringing various factors that are associated with truck stops. The noise will also be a problem as our neighbors are sometimes bothered by the few trucks that we have picking up loads which we coordinate to take place during the day so as to not interfere with their living situations. The additional trucks driving thru the neighbor at all hours will be a safety issue as well for the residents and our employees. The air quality will also be an issue by increasing the pollution from the trucks.

I believe that it would be in the best interest of all involved not to allow this business to reside in this area. Should you have any other questions feel free to reach out to me at 602/292-2970.

Sincerely,

Barbara Weirick
Operations Manager
La Canasta Mexican Food Products



January 5, 2021

La Canasta Opposition and Objection to the rezoning Case No. Z-5-20-8

Dear Estrella Village Planning Commission,

My Name is Fernando Ochoa, Plant Manager for La Canasta Mexican Food Products Inc. Additionally I was raised here in this community. My wife, children and I all attended Sullivan Elementary. I have a responsibility for the welfare and safety of our employees, children and community at large.

Throughout many years working in and with the community I have had the misfortune of witnessing fatalities due to vehicle accident while children are walking to and from school. I also lost a relative at a young age when a semi-trailer became lost and took a wrong turn into the neighborhood striking him as he was riding his bike.

Allowing a truck depot to be built in the neighborhood would create a huge safety risk to the community, specifically to our children.

The neighborhood streets are not engineered to accommodate the large vehicle and does not consider the foot traffic generated in this area.

The truck depot will also adversely affect the traffic congestion, emissions, home values and will disturb the peace of our neighborhood with the additional noise.

For these reasons I oppose the rezoning of parcel located:

3333 W Jackson St

Phoenix, Arizona 85009

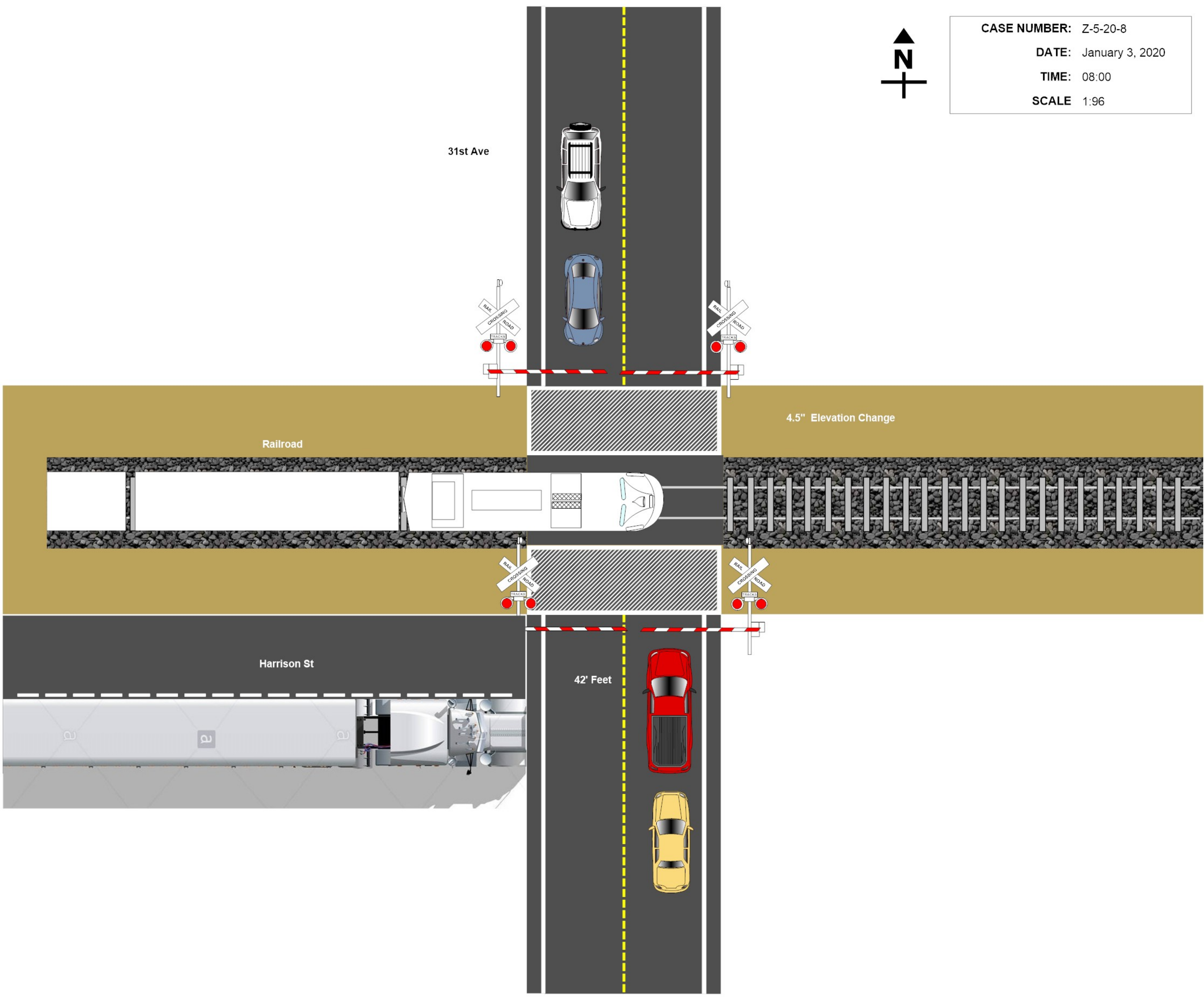
Should you have additional questions please feel free to reach out to me directly 602-269-7721.

Sincerely,

Fernando Ochoa



CASE NUMBER: Z-5-20-8
DATE: January 3, 2020
TIME: 08:00
SCALE 1:96





November 12, 2020

La Canasta Opposition and Objection to 3333 W. Jackson St. – Re-zoning Case No. Z-5-20-8

Dear Estrella Village Planning Commission:

Please allow me to introduce myself. My name is Josie Ippolito, President and 2nd Generation Owner of La Canasta Mexican Food Products Inc. Founded in 1962. We are a certified minority woman business located at 3101 W. Jackson St. Phoenix, Arizona 85009. La Canasta is a manufacturer of Corn and Flour Tortillas, Tortilla Chips, Buñuelo's and Buñuelo Chips. "La Canasta" Tortillas are branded for Foodservice customers, My Nana's "Best Tasting" Products for retail grocery Stores.

When my parents started the business in 1962, La Canasta was located at 723 South 7th Avenue Phoenix Az. As the restaurant industry grew, we grew right along with it delivering fresh tortillas to restaurants in panel vans. We outgrew the 7th avenue location and purchased our current property to accommodate the growth in 1984. As the business continued to grow, we went from delivering tortillas in panel van to 12 ft. Bobtail style trucks. In 1994 a building expansion was necessary to support our continuing business growth. At which point, we decided to stay in our current location to maintain continuity with our dedicated neighborhood labor pool even though other City's offers to relocate were very enticing to La Canasta.

The reason that I make mention of this important history is because, La Canasta has evolved in many aspects of its business growth and is a much different business environment today than we were even 5 years ago. Today, the majority of our business is conducted through a network of Food Service Distributors and Grocery Chain Store Retailers. Today, La Canasta employs 150 + employees. produce over 2.5 million tortillas daily in our 65,000 sq ft., manufacturing facility. As such, the activities and traffic that is currently experienced in an around our location on West Jackson Street and the surrounding neighborhood is at a high level. The addition of a 18 wheeler tractor trailer truck depot at 3333 West Jackson Street will create a substantial negative impact on this neighborhood community's health, welfare and safety as a result of the additional traffic congestion produced by the 18 wheeler tractor trailer truck depot.

Currently, West Jackson Street between 31st Avenue and 33rd Avenue experiences a substantial amount of traffic. This is the result of the neighborhood residence and their guests that park vehicles along the northside and southside of West Jackson Street and their coming and going from their residence coupled with our employees coming and going from their work shifts at La Canasta. Additionally the freight carriers that pick up and deliver to La Canasta, arrive in a variety of truck sizes including 18 wheel tractor trailers. Our current fleet consist of four (4) 26 ft. Bobtail and two (2) vans that deliver to local restaurants and food service distributors in the great Phoenix metro area. In addition, there is school bus activity that takes place when school is in session.

Our immediate concern is for the health, welfare and safety of our employees and of the people in our neighborhood, as it relates to pedestrian traffic, additional traffic congestion, home values, vehicle noise, and La Canasta current and future facility operations. We have noted below certain information obtained from the CEDS.org website an article entitled Traffic, Development, & Neighborhood Quality of Life" that provides statistics and data that is important as it relates to this hearing.

The article states, "Some car, truck, and bus traffic on neighborhood streets is a necessity given our current lifestyle. However, this does not mean that these streets must accommodate an increasing amount of traffic. In fact, growth and traffic management agencies have an obligation to prevent traffic from reaching the point where it lowers quality of life or threatens public health and safety."

It further states, "Poorly planned growth can exacerbate accident rates by increasing congestion, which tends to cause some drivers to speed up and take more risks. In 2013, 4,735 pedestrians were killed in the U.S. by automobiles and 55% of these fatalities occurred on neighborhood streets. For every pedestrian killed by a car, another 15 were injured. Speed is a major factor determining whether a pedestrian will be killed or injured by an automobile. A pedestrian is nine times more likely to die if struck by a car traveling at 30 mph compared to 20 mph. Other factors contributing to the high pedestrian accident rate on neighborhood streets include lack of adequate sidewalks, bike lanes, and crossings."

It also states, "Locating a truck depot next to homes will create health issues if diesel engines are idling for long periods. And whenever there is a large increase in truck traffic on a road lined with homes there will likely be an increase in the concentration of the particles emitted from diesel engines that account for most of the respiratory impact."

The article continued to state the negative impact of traffic noise on individuals and property values as follows: "Traffic noise can interfere with sleep, conversation, and other neighborhood pursuits. About 9.5% of us are exposed to traffic noise at a level which affects health of the residents in the neighborhood.

Traffic noise can have a significant effect on property value. A home located adjacent to a major highway may sell for 8% to 10% less when compared to one located along a quiet neighborhood street. Heavy truck traffic lowers property value at a rate 150 times greater than cars. This is because at 50 feet heavy trucks emit noise at 90 dBA while a car traffic produces noise at a level of 50 dBA.⁵ An increase in heavy truck traffic may also cause damage to nearby homes through vibrations transmitted through the earth.

While some truck traffic is essential on neighborhood streets (e.g. refuse collection, delivery trucks, and fire engines) an increase in trucks passing through a neighborhood could lower property value and overall Quality of life." Moreover, West Jackson Street will not accommodate the needed flow of traffic as it is too narrow (see below diagram).

In conclusion, the addition of a 18 wheel tractor trailer truck depot at 3333 West Jackson Street will produce a severe negative impact on this neighborhood community in terms of its health, welfare, safety and property values. We have provided significant information for opposition of the 3333 West Jackson Street rezoning under case no. Z-5-20-8 . We sincerely appreciate your consideration of our opposition. Thank you in advance for your consideration of our concerns related to our current and future business and community safety.

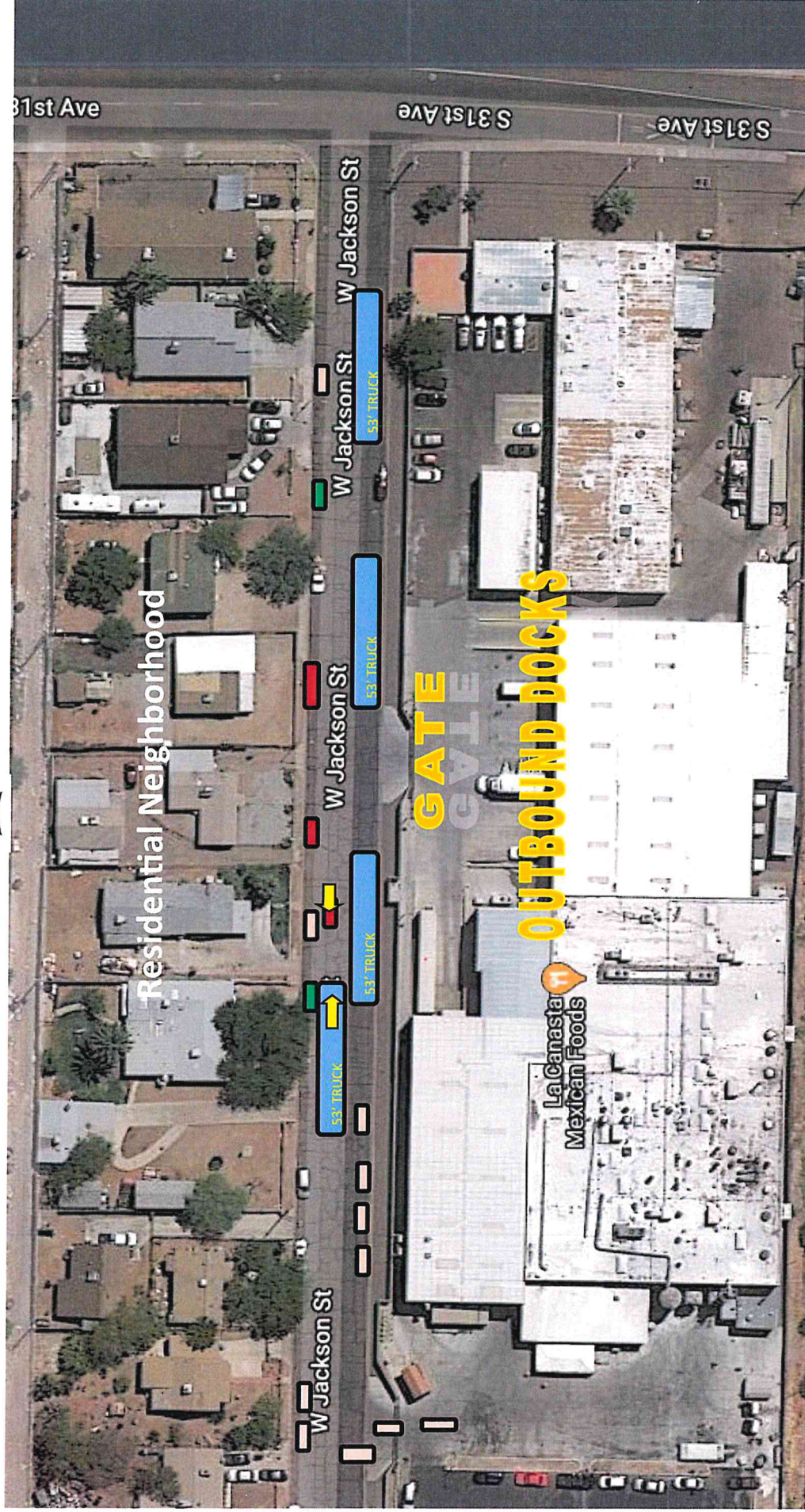
Respectfully,



Josie Ippolito -President and Owner
La Canasta Mexican Food Products Inc.

CC. Councilman Michael Nowakowski, Enrique Bojórquez-Gaxiola

Exhibit "A" Diagram



Jackson Street Width is 38 feet which is too narrow to accommodate resident's vehicles parked on the north side of the street and 18 wheel contract trailers parked on the south side of the street leaving only 21.5 feet for traffic flow between the parked vehicles. The 21.5 feet only allows less than two feet between the vehicles and 18 wheel tractor trailer parked on both sides of the street and traffic moving east and west on Jackson Street. Approximately two feet of space does not leave much room for error and increases risks of vehicles colliding while traveling on Jackson Street.

Legend:

Car: 

18 Wheel Tractor Trailer: 





PETITION TO STOP RE-ZONING CASE# Z-5-20-7 **HEAVY TRUCK PARKING FOR A FREIGHT TRANSPORT SHIPPING BUSINESS**

We the undersigned, oppose the re-zoning application #Z-5-20-7 ("Re-Zoning") for a 3.66 acre site located at the southwest corner of 32nd Drive and Jackson Street from its current A-1 SP (Special Permit) to A-1 zoning of the property to allow for a dispatch office and heavy truck parking for a freight transport shipping business.

We oppose the Re-Zoning because of the adverse impact it will have on the community's **HEALTH, WELFARE and SAFETY** of the residential neighborhood and of the employees of La Canasta Mexican Food Products, Inc. The addition of forty-nine (49) 18-wheel tractor trailer trucks into the residential community will produce further traffic congestion, increased levels of vehicle noise and pollution, pedestrian and commuter safety concerns and the decline in residential home values.

Date Signed	Print Name	Address	Signature
1-3-21	Juana Gonzalez	3135 W Jefferson	Juana Hernandez
1-5-2021	Alexey Corovado	3131 W Jefferson	Alexey Corovado
1-5-2021	Magid Mulligan	3111 W Jefferson St	Magid Mulligan
1-5-2021	Catalina Dominguez	3111 W Jefferson #3	Catalina Dominguez
1-5-2021	Alexis Garrido	3151 W Jefferson	Alexis Garrido
1-05-21	Ella Hernandez	3185 W Madison St	Ella Hernandez
1-05-21	Rebecca Garcia	3119 W Washington St	Rebecca Garcia
1-05-21	Graciele Castro	3205 W Washington St	Graciele Castro
1-5-21	Fernando Perea	3227 W Washington St	Fernando Perea
1-5-21	Trinidad Martinez	3308 W Jefferson Apt #11	Trinidad Martinez
1-5-21	Karla Gutierrez	3308 W Jefferson St Apt 11	Karla Gutierrez
1-5-21	Jesus Lopez	3311 W Jefferson St	Jesus Lopez
1-5-21	Erica Hernandez	3301 W Jefferson St	Erica Hernandez
1-5-21	Rafael Ochoa	3235 W Jefferson St	Rafael Ochoa
1-5-21	YARITH HERNANDEZ	3235 W Jefferson St #3	YARITH HERNANDEZ
1-5-21	MARINA L. MONTANA	3235 W Jefferson St #2	MARINA L. MONTANA
1-5-21	Benito Rodriguez	3200 W Jefferson St	Benito Rodriguez































PETITION TO STOP RE-ZONING CASE# Z-5-20-7

Date	Print Name	Address	Signature
1-5-21	JOSE SALAS	3411 W. JEFFERSON ST	[Signature]
1-5-21	Fernando Espino	3132 W. Jefferson St	[Signature]
1-5-21	Rosario Roman	3125 W Jefferson St	[Signature]
1-5-21	Dancy Hernandez	3101 W. Madison St.	[Signature]
1-5-21	Martin Vinier	3131 W Madison St	[Signature]
1-5-21	Stephanie H	3131 W Madison St	[Signature]
1-5-21	Rosendo Aguirre	3135 W Madison St	[Signature]
1-5-21	Berita Rinzen	3145 W Madison St	[Signature]
1-5-21	S. Ilian Alvarado	3330 W 9th Madison St	[Signature]
1-5-21	Erider Rodriguez	3240 W Madison St	[Signature]
1-5-21	Adrian Lopez	3310 W Jackson	[Signature]
1-5-21	Matt Alfaro	3320 W Jackson	[Signature]
1-5-21	Yerandy Lopez	3324 W Jackson	[Signature]
1-5-21	Marina Lopez	3246 W Jackson	[Signature]
1-5-21	Jose Garcia	3216 W Jackson	[Signature]
1-5-21	Mano Cortez	3137 W Jackson	[Signature]
1-5-21	Adrian Alcantara	3106 W Jackson St	[Signature]
1-5-21	[Signature]	3112 W Jackson St	[Signature]

PETITION TO STOP RE-ZONING CASE# Z-5-20-7

Date Signed	Print Name	Address	Signature
12/29/20	Jose Valdez	5301 W 19th Ave	Jose Valdez
12-29-20	Yacelin Perez	5930 W Palm Ln	Yacelin Perez
12-29-20	Yamir Gomez		Yamir Gomez
12-29-20	Corrado Ponce		Corrado Ponce
12-29-20	Esperanza Viquez		Esperanza Viquez
12-29-20	Miguel-Nolasco		Miguel-Nolasco
12-29-20	Shirley Llanam		Shirley Llanam
29	Filberto Ramos		Filberto Ramos
12-29-20	Jose A. Alas	35012 W Buckeye Rd Tallonhall AZ85344	Jose A. Alas
12-29-20	Jose Ruiz	5216 W Highland	Jose Ruiz
12/29/20	Norma Urzua	6048 W Osborn	Norma Urzua
12/29/20	Andalucia Lara		Andalucia Lara
12/30/20	Rebecca Aguirre		Rebecca Aguirre
12/30/20	Abelina Avalos		Abelina Avalos
12/30/20	Iron Diaz		Iron Diaz
12/30/20	Angela Isa		Angela Isa
12/30/20	Gina Lopez	4442 85008	Gina Lopez
12/30/20	Mercedes Rodriguez		Mercedes Rodriguez
12/30/20	Priscilla		Priscilla
12/30/20	Lili Negredo	30330 Occot Road	Lili Negredo
12-30	Yenisbel Bada		Yenisbel Bada
12-30-20	Jose Esparza	J	Jose Esparza
12-30-20	Luchita Davis	4802 W 19th Ave	Luchita Davis
12-30-20	Ashley Rojas	5530 N 17th Ave	Ashley Rojas
12-30-20	Marcelo Rodriguez		Marcelo Rodriguez

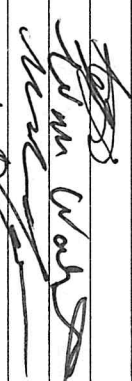
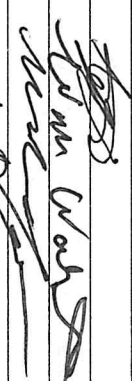
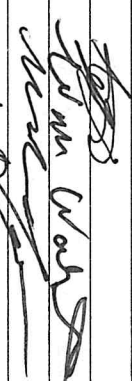
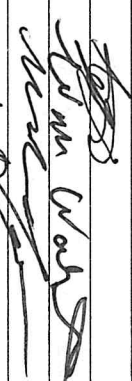
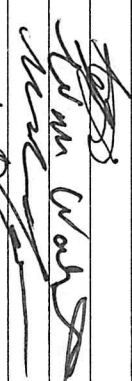
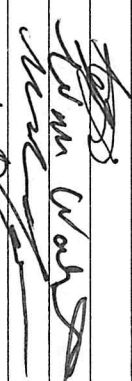
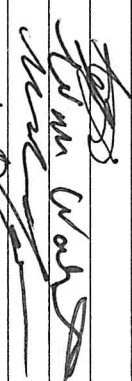
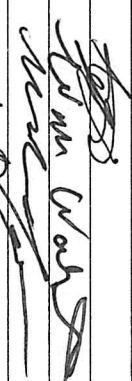
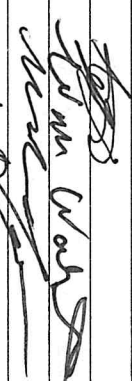
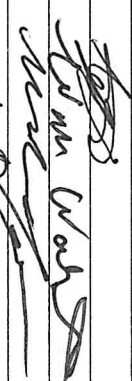
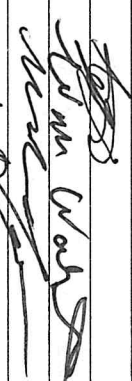
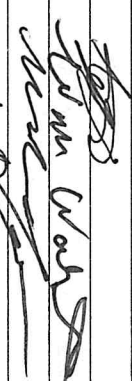
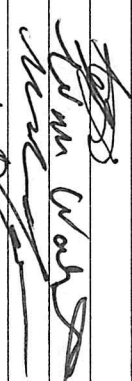
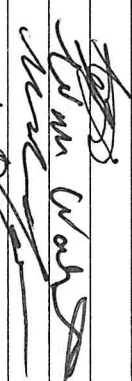
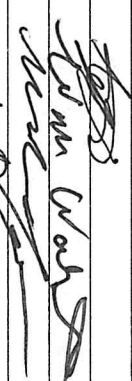
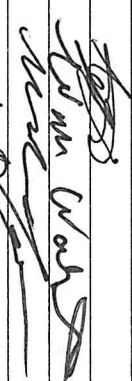
**PETITION TO STOP RE-ZONING CASE# Z-5-20-7
HEAVY TRUCK PARKING FOR A FREIGHT TRANSPORT SHIPPING BUSINESS**

Date Signed	Print Name	Address	Signature
1-3-21	Yanis Flares	3122 W Jefferson #1	
1-5-21	Cabrill	21 S 31st Ave	
01-5-21	YAKO	25 S 31st Ave	
1-5-21	Maria Elena DEBART	603 31st Ave #3	
1-5-21	Maria Elena	18.31 Ave	
1-5-21	HEISSA SOHO	2602 W Madison	
1-5-21	Liethen Virnelas	201N 32nd 850009	
1-5-21	Beatriz Sambrano	3131 W. Washington St.	
1-5-21	Jose Romero	3411 W. Washington St.	
1-5-21	Van.	3224 W. Washington St. #2	
1-5-21	Sant OS	3224 W Washington #1	
1-5-21	Amo Acosta	3304 W Jefferson St Apt 2	
1-5-21	Maria Elena	3312 W WASHINGTON ST #2	
1-5-20	Milena Paola Mojardin	3816 W Jefferson St #1	
1-05-20	Emilie Padilla	3801 W Jefferson St	
1-05-20	Vanessa Miller	3231 W Jefferson St	
1-5-20	Vanessa Miller	3211 W Jefferson St	
1-5-20	Vanessa Miller	3138 W Madison St	
1-5-20	Vanessa Miller	3060 W Madison St	
1-5-20	Vanessa Miller	3224 W Madison St	
1-5-20	Vanessa Miller	3130 W Madison St	
1-5-21	Vanessa Miller	3236 W Madison St	
1-5-21	Vanessa Miller	1605 33rd Ave	
1-5-21	Vanessa Miller	2025 33rd Ave Madison	
1-5-21	Vanessa Miller	2025 33rd Ave Madison	
1-5-21	Vanessa Miller	2025 33rd Ave Madison	
1-5-21	Vanessa Miller	2025 33rd Ave Madison	
1-5-21	Vanessa Miller	2025 33rd Ave Madison	
1-5-21	Vanessa Miller	2025 33rd Ave Madison	
1-5-21	Vanessa Miller	2025 33rd Ave Madison	


PETITION TO STOP RE-ZONING CASE# Z-5-20-7 **HEAVY TRUCK PARKING FOR A FREIGHT TRANSPORT SHIPPING BUSINESS**

We the undersigned, oppose the re-zoning application #Z-5-20-7 ("Re-Zoning") for a 3.66 acre site located at the southwest corner of 32nd Drive and Jackson Street from its current A-1 SP (Special Permit) to A-1 zoning of the property to allow for a dispatch office and heavy truck parking for a freight transport shipping business.

We oppose the Re-Zoning because of the adverse impact it will have on the community's **HEALTH, WELFARE** and **SAFETY** of the residential neighborhood and of the employees of La Canasta Mexican Food Products, Inc. The addition of forty-nine (49) 18-wheel tractor trailer trucks into the residential community will produce further traffic congestion, increased levels of vehicle noise and pollution, pedestrian and commuter safety concerns and the decline in residential home values.

Date Signed	Print Name	Address	Signature
12-30-2020	CE SARA	2123 W ROESCH Rd	
12-30-2020	William Webster	6525 W Glendale Ave	
12-30-2020	Maria Pineda	8039 W Fordwood St	
12/30/20	Mirca Sandoval	2922 W W Washington	
12/30/20	Guustave Galindo		
12-31-20	MARISOL FELIX		
12-31-20	JOSÉ HERNANDEZ		
12/31/20	JOSE C		
12/31/20	German El Guzman		
12-31-20	Adam Martinez		
12-31-20	Adam Martinez		
12/31/20	GLORIA SANCHEZ		
12/31/20	ESTER RANERO		
12/31/20	Maria Soto		
12/31/20	Marta Saldana		
12/31/20	Florentina Collier		

**PETITION TO STOP RE-ZONING CASE# Z-5-20-7
HEAVY TRUCK PARKING FOR A FREIGHT TRANSPORT SHIPPING BUSINESS**

Date Signed	Print Name	Address	Signature
12-30-20	Andr�o Oliveira		
12-30-20	Erica		Ethan Simsey
12-30-20	Ignacio		Ignacio
12-30-20	Aracelis		Aracelis
12-30-20	Marcia Thara		Marcia Thara
12-30-20	SCMUEL SPROULE		SCMUEL SPROULE
12-28-20	Maria		Maria
12-28-20	Olivera		Olivera
12-31-20	Ryan Rice		Ryan Rice
12-31-20	Marcelo Sandoval		Marcelo Sandoval
12-31-20	Maria J. Jimenez		Maria J. Jimenez
12-31-20	Roberto Rojas		Roberto Rojas
12-31-20	Barbara Ponce		Barbara Ponce
12-31-20	Marta Martin		Marta Martin
12-31-20	Henry Melara		Henry Melara
12-31-20	Jose A. Rojas		Jose A. Rojas
12-31-20	Augusto Romero		Augusto Romero
12-31-20	Javier Trejillo		Javier Trejillo
12-31-20	Celia Ramirez		Celia Ramirez
12-31-20	Severo Gomez		Severo Gomez
12-31-20	Monique Martin		Monique Martin
12-31-20	Marina Sandoval		Marina Sandoval
12-31-20	Karen Lopez		Karen Lopez
12-31-20	FAITHFUL + CRENSHAW		FAITHFUL + CRENSHAW

PETITION TO STOP RE-ZONING CASE# Z-5-20-7

HEAVY TRUCK PARKING FOR A FREIGHT TRANSPORT SHIPPING BUSINESS

We the undersigned, oppose the re-zoning application #Z-5-20-7 ("Re-Zoning") for a 3.66 acre site located at the southwest corner of 32nd Drive and Jackson Street from its current A-1 SP (Special Permit) to A-1 zoning of the property to allow for a dispatch office and heavy truck parking for a freight transport shipping business.

We oppose the Re-Zoning because of the adverse impact it will have on the community's **HEALTH, WELFARE and SAFETY** of the residential neighborhood and of the employees of La Canasta Mexican Food Products, Inc. The addition of forty-nine (49) 18-wheel tractor trailer trucks into the residential community will produce further traffic congestion, increased levels of vehicle noise and pollution, pedestrian and commuter safety concerns and the decline in residential home values.

[illegible]

PETITION TO STOP RE-ZONING CASE# Z-5-20-7

[illegible]

Enrique A Bojorquez-Gaxiola

To: Milos MINIC
Subject: RE: Information

----- Forwarded message -----

From: **Lacretia Lund** <lifewillgetbettsr@gmail.com>
Date: Wed, Jan 6, 2021 at 8:08 AM
Subject: Information
To: <milos@idarchitecturestudio.com>

Hello,

I want to let you know that I was wrongly informed about what is wanting to be built in that area on Jackson street. I live at 3324 west Jackson street. Some lady's were coming around and have been telling people that a trailer park on Van Buren was going to be moved there (which is not something I would ever want). When I looked into it more I see it is a freight company. I strongly believe that is a good choice. We have many homeless live there & people come and drive like maniacs on that patch. I would rather see a business there.

- Lacretia

PETITION TO SUPPORT RE-ZONING CASE #Z-5-20-7
TO ALLOW A DISPATCH OFFICE WITH HEAVY TRUCK PARKING FOR A FREIGHT TRANSPORT BUSINESS

We, the undersigned, are in support of the re-zoning application #Z-5-20-7 for a 3.66 acre site located on at the southwest corner of 32nd drive and Jackson St. from the current A-1 SP (Special Permit) to A-1 zoning of the property to allow for a dispatch office and heavy truck parking for a freight transport shipping business.

We support the re-zoning because of the development's community benefits **(HEALTH, PROSPERITY, SAFETY and ENVIRONMENT)**. The current site is a dusty, weed overgrown empty lot that has been a collector of debris, waste, and a breeding ground for unsafe activities. The development will block the unsightly views of the railroad tracks and heavy industrial use beyond while giving back to the community. A vertical, garden screen wall covered with edible vegetables and fruit bearing trees will be a part of the enhanced landscape buffer to the residential neighborhood. The community garden and enhanced landscaped area will provide a place for residents to gather, build relationships, shield unwanted views, provide access to healthy food option while improving air quality and reducing heat gain from paved areas. We feel that it would be welcomed development and contribution to neighborhood & community as presented & stipulated.

Date Signed	Print Name	Address	Signature
1-9-21	Lacretia Lund	3324 West Jackson Unit 1	
1-9-21	Yovanny Lopez Islas	3324 W Jackson #1	
1-9-21	MARTIN FLORES	3320 W Jackson Unit	
1-9-21	MARIA PEDREGON	3310 W Jackson St unit 1	
1-9-21	Elvira Nolasco	3310 W Jackson St	
NO'DA	MARTINEZ		
1-8-2021	CASTRO, NORA	3212 W. Jackson St	
1-9-2021	NEUSELL AND CULLOCK	3204 W. JACKSON ST	
1-9-2021	Manuel Hernandez	3134 JACKSON	
1-9-21	BALDOMERO OLIVERA	3134 W JACKSON	
1-9-21	Francisco Rojas	3110 W. Jackson st.	
1-9-21	Roberto Torres	202-33RD AVE Phoenix	
1-9-21	JOSCELYN FERRER	3223 W Jackson St	
1-9-21	STEVIE FUENTES	3232 W Jackson ST	
1-9-21	Ignacio Querada	3224 W. " "	
1-9-21	Christina Orosco	3232 W Jackson St #4	

Expedito Bump...

PARA PERMITIR LA OFICINA DEL DEPACHO CON EL ESTACIONAMIENTO DE CAMIONES PESADOS PARA EL NEGOCIO DEL TRANSPORTE

Nosotros apoyamos la rezonificación, por los beneficios de su desarrollo para nuestra comunidad (**SALUD, PROSPERIDAD, SEGURIDAD Y ENTORNO**). Actualmente este lugar es polvoriento, un lote vacío con hierba crecida que se convirtió en un depósito de basura y un lugar propicio para actividades inseguras. El proyecto a desarrollar bloqueará de la vista las vías del tren y el uso industrial pesado.

Fecha de la Firma	Nombre impreso	Dirreccion	Firma
1/08/2021	srta Perez T	3240w Jackson St	G. T
1-8-2021	Jesús Hernández	3216 w Jackson	J. H.
1-9-20	Alma Mejia	3142 w Jackson St.	Alma Mejia
1-9-20	Maria D. C.	3112 W JACKSON ST	Maria D. C.
1-9-20	Lidia Femen	3102 W Jackson St	Lidia Femen
1-9-20	CHARMEN GARCIA	3245-W MADISON	CHARMEN GARCIA
1-9-20	Adriana TE	3305 W Washington St	Adriana TE
1-9-21	Maria Torres	202 233 Rd Phoebe	Maria Torres
1-9-21	Pedro Sotoy	#206	

TO ALLOW A DISPATCH OFFICE WITH HEAVY TRUCK PARKING FOR A FREIGHT TRANSPORT BUSINESS

We, the undersigned, are in support of the re-zoning application #Z-5-20-7 for a 3.66 acre site located on at the southwest corner of 32nd drive and Jackson St. from the current A-1 SP (Special Permit) to A-1 zoning of the property to allow for a dispatch office and heavy truck parking for a freight transport shipping business.

We support the re-zoning because of the development's community benefits (**HEALTH, PROSPERITY, SAFETY and ENVIRONMENT**). The current site is a dusty, weed overgrown empty lot that has been a collector of debris, waste, and a breeding ground for unsafe activities. The development will block the unsightly views of the railroad tracks and heavy industrial use beyond while giving back to the community. A vertical, garden screen wall covered with edible vegetables and fruit bearing trees will be a part of the enhanced landscape buffer to the residential neighborhood. The community garden and enhanced landscaped area will provide a place for residents to gather, build relationships, shield unwanted views, provide access to healthy food option while improving air quality and reducing heat gain from paved areas. We feel that it would be welcomed development and contribution to neighborhood & community as presented & stipulated.

[illegible]