

## ATTACHMENT B



### City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-SP-12-22-8**

May 5, 2023

[Central City Village Planning Committee](#) Hearing Date:

May 8, 2023

[Planning Commission](#) Hearing Date: June 1, 2023

**Request From:**

[A-2 RSIOD](#) (Industrial District, Rio Salado Interim Overlay District) (3.77 acres)

**Request To:**

[A-2 SP RSIOD](#) (Industrial District, Special Permit, Rio Salado Interim Overlay District) (3.77 acres)

**Proposal:**

Homeless Shelter

**Location:**

Approximately 260 feet north of the northeast corner of 24th Street and University Drive

**Owner:**

South 24th, LLC

**Applicant:**

Dan Hines, Community Bridges, Inc.

**Representative:**

Wendy Riddell, Berry Riddell, LLC

**Staff Recommendation:**

Approval, subject to stipulations

#### [General Plan Conformity](#)

##### [General Plan Land Use Map Designation](#)

Commercial

##### [Street Map Classification](#)

24th Street

Arterial

40-foot east half street

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE: CERTAINTY & CHARACTER; LAND USE PRINCIPLE: Disperse group homes and homeless shelters throughout the city in locations where they are compatible with surrounding densities. They should not be concentrated in any one neighborhood or urban village.***

The subject site is located south of a freeway and surrounded by industrial-zoned properties, where no other homeless shelters or residences are located nearby.

### General Plan Conformity

**CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE: CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.**

The proposal is for a Special Permit for a homeless shelter to operate within an existing hotel building, and no development on the site is proposed. Therefore, the proposal remains consistent with the existing scale and character of the neighborhood.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.**

The proposal will replenish the landscaping within the 24th Street setback and surface parking lot and upon redevelopment, will provide a detached shaded sidewalk on 24th Street.

### **Applicable Plans, Overlays and Initiatives**

[Rio Salado Interim Overlay District](#) – See Background Item No. 5.

[Housing Phoenix Plan](#) – See Background Item No. 6.

[Strategies to Address Homelessness](#) – See Background Item No. 7.

[Complete Streets Guiding Principles](#) – See Background Item No. 8.

[Tree and Shade Master Plan](#) – See Background Item No. 9.

[Zero Waste PHX](#) – See Background Item No. 10.

### **Surrounding Land Uses/Zoning**

	<u><b>Land Use</b></u>	<u><b>Zoning</b></u>
<b>On Site</b>	Hotel	A-2 RSIOD
<b>North</b>	Commercial office and freeway	A-2
<b>South</b>	Commercial office and retail	A-2 RSIOD
<b>East</b>	Commercial offices	A-2 RSIOD
<b>West (across 24th Street)</b>	Commercial office and retail	A-2 RSIOD

<b>A-2 (Industrial District)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Met or Not Met</u></b>
<i>Building Setbacks</i>		
Street (West)	25 feet	92 feet (Met)
Side (North)	0 feet	21 feet (Met)
Side (South)	0 feet	41 feet (Met)
Rear (East)	0 feet	48 feet (Met)
<i>Landscaped Setbacks</i>		
Street (West)	Eight times the lot frontage, measured in square feet	25 feet (Met)
Side (North)	0 feet	0 feet (Met)
Side (South)	0 feet	0 feet (Met)
Rear (East)	0 feet	0 feet (Met)
Lot Coverage	N/A	28 percent (Met)
Maximum Building Height	56 feet 80 feet with use permit	30 feet (Met)
Parking	58 spaces	167 spaces (Met)

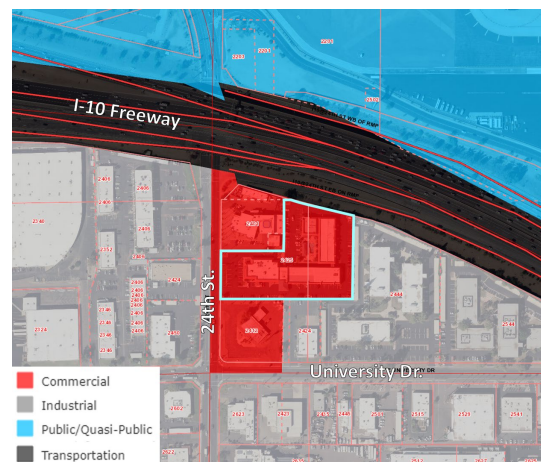
## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This request is to rezone 3.77 acres located approximately 260 feet north of the northeast corner of 24th Street and University Drive from A-2 RSIOD (Industrial District, Rio Salado Interim Overlay District) to A-2 SP RSIOD (Industrial District, Special Permit, Rio Salado Interim Overlay District) for a homeless shelter.

### **GENERAL PLAN LAND USE MAP**

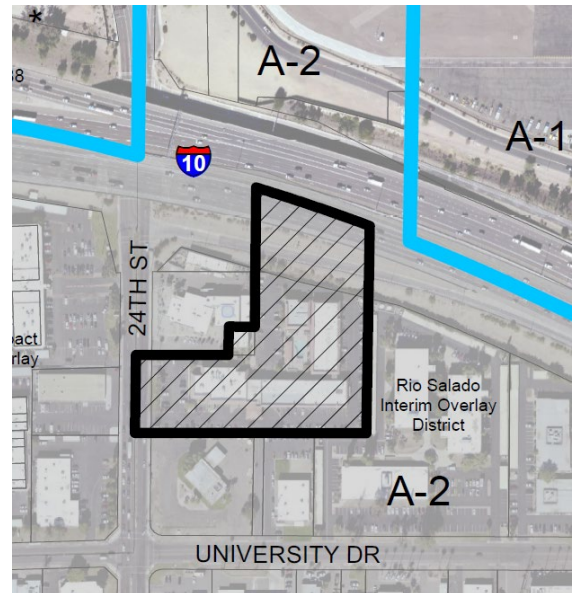
2. The General Plan Land Use Map designation for this site is Commercial. The proposal is consistent with the General Plan Land Use Map designation. The General Plan Land Use Map designates properties to the east and west as Industrial, properties to the south as Commercial and Industrial, property to the northwest as Commercial, and the freeway to the north as Transportation.



*General Plan Land Use Map, Source: Planning and Development Department*

### EXISTING CONDITIONS AND SURROUNDING ZONING

3. The subject site is zoned A-2 RSIOD and contains an existing hotel, which the applicant intends to convert to a homeless shelter use. The surrounding area to the east, south, and west is also zoned A-2 RSIOD and contains commercial uses, including a mix of small office parks, standalone office uses, and retail. The I-10 Maricopa Freeway is adjacent to the site to the north. The area across the freeway to the north is zoned A-2 and includes Sky Harbor Airport property.



Zoning Aerial Map, Source: Planning and Development Department

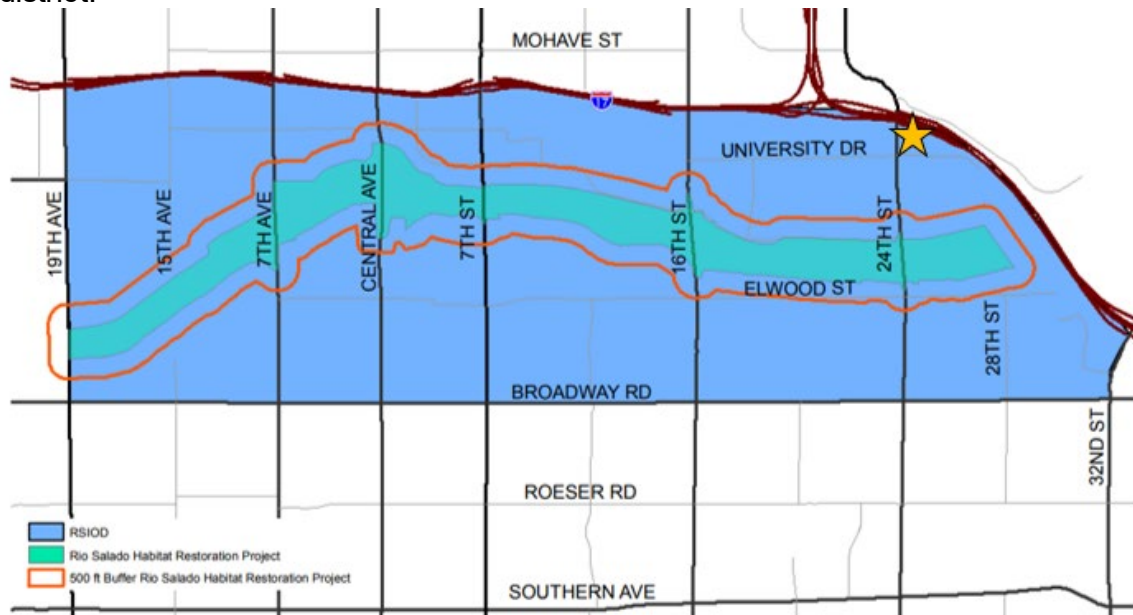
### PROPOSAL

4. As shown on the conceptual site plan attached as an exhibit, the proposal is to maintain the existing two-story hotel on the site and convert it to a homeless shelter. Along the frontage with 24th Street, there is a 25-foot landscape setback and a surface parking lot between the building and the street. The building is setback from all sides with surface parking and drive aisles between the building and the lot lines. Staff recommends general conformance to the site plan and to limit the facility to 117 beds (Stipulation Nos. 1 and 2). These stipulations ensure that the site will be used as proposed by the applicant and limit the impact on the surrounding area. Additionally, staff recommends the following stipulations to enhance the safety and quality of the site.
- The perimeter of the site shall be fenced to secure the site (Stipulation No. 6).
  - Site lighting shall be provided at building entrances/exits and parking and refuse areas (Stipulation No. 7).
  - Landscaping shall be replenished with minimum two-inch caliper shade trees within the existing landscape setback along 24th Street (Stipulation No. 8).

### AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

5. [Rio Salado Interim Overlay District](#)  
The subject site is located within the Rio Salado Interim Overlay District. The district is designed to “control open, outdoor land uses and other uses in order to have a positive impact on the Rio Salado Habitat Restoration Project and add to the long-term value of adjacent land.” The development advances the intent of

the overlay through enhanced site development standards. The Rio Salado Interim Overlay District requires a special permit for homeless shelters in the A-2 district.



*Rio Salado Interim Overlay District, Source: Planning and Development Department*

## 6. Housing Phoenix Plan

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

While shelter beds are not considered "units" of housing, the proposal seeks to provide accommodations for persons experiencing homelessness and is consistent the Housing Phoenix Plan Policy.

## 7. Strategies to Address Homelessness

In June 2020, the City of Phoenix released the Strategies to Address Homelessness plan focusing on strategies for persons experiencing homelessness as well as developing best practices to mitigate impacts to surrounding communities and neighborhoods. The plan notes a chronic shortage of shelter beds and identifies housing strategies that include utilizing vacant hotels to provide adequate shelter by partnering with non-profits to operate and provide services. The proposal advances this objective and works to alleviate the shortage of shelter beds in Phoenix.

8. **Complete Streets Guiding Principles:**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Per Stipulation No. 10, upon redevelopment of the site, the developer would be required to provide a shaded, detached sidewalk along 24th Street, enhancing the public right-of-way for pedestrians.

9. **Tree and Shade Master Plan:**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The development will replenish the landscape setback with new shade trees to provide thermal comfort for pedestrians on the sidewalk, and upon redevelopment, the development would provide a shaded detached sidewalk along 24th Street to enhance shade on the sidewalk. These are addressed in Stipulation Nos. 8 and 10.

10. **Zero Waste Phoenix PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant states that recycling receptacles will be provided on site.

COMMUNITY INPUT SUMMARY

11. As of the writing of this report, staff has received one letter in support and three letters in opposition to this request. The letters in opposition cite concerns regarding the compatibility of surrounding uses and activities, a lack of services nearby, and safety.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department requested that the development dedicate a minimum 10-foot-wide sidewalk easement along the east side of 24th Street, that upon complete redevelopment or development that modifies the cumulative floor area of any building by more than 15 percent, the development shall include a minimum six-foot-wide detached sidewalk with a 10-foot-wide landscape strip between the sidewalk and back of curb, and that the developer shall construct all



streets within and adjacent to the development, including consistency with ADA standards. These are addressed in Stipulation Nos. 9 through 11.

13. The Office of Homeless Solutions provided comments on this request. In coordination with the Office of Homeless Solutions, staff has developed recommended stipulations regarding an operational plan for the facility and requirements for ongoing engagement with the community in order to maintain safety and quality of life for the surrounding area. The operational plan shall include several items, including that the facility will be a closed campus, on-site services will only be provided to individuals residing in the shelter, participants will be screened for eligibility, on-site 24/7 security will be provided, security cameras will be used, a hotline will be maintained for neighbors to notify of any issues, drugs and alcohol will be prohibited, signage discouraging loitering will be in place, and there will be procedures for discharge. Additionally, the applicant is to continue engagement with the community by hosting semiannual meetings and by updating facility contact information with surrounding organizations. Further, the applicant shall enroll in a virtual block watch program with the Phoenix Police Department. These are addressed in Stipulation Nos. 3 through 5.
14. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development, however water capacity is a dynamic condition that can change over time due to a variety of factors.
15. The Aviation Department commented that an aviation easement shall be provided to the City of Phoenix. This is addressed in Stipulation No. 12.

#### OTHER

16. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 13 through 15.
17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required

by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 16.

18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

### **Findings**

1. The proposal is consistent with the General Plan Land Use Map, the intent of the Rio Salado Interim Overlay District, and with the character of the surrounding area.
2. The proposal will provide additional shelter beds, necessary for addressing homelessness in Phoenix, at an appropriate location, consistent with the Phoenix General Plan, the Housing Phoenix Plan, and the Strategies to Address Homelessness plan.
3. The proposal will enhance connectivity in the immediate vicinity by providing additional shade for the adjacent sidewalk and upon redevelopment, providing detached sidewalks, consistent with the Tree and Shade Master Plan and the Complete Streets Guiding Principles.

### **Stipulations**

1. The development shall be in general conformance to the site plan date stamped February 7, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
2. The site shall contain a maximum of 117 beds.
3. An Operational Plan shall be developed to govern operational features of the shelter. The plan shall address at minimum, the following:
  - a. The facility shall operate as a "Closed Campus" (defined as no walk-up admission to the program with all screening of potential program participants to be held off-site).
  - b. Any services, on-site, will be provided only to program participants residing in the shelter.
  - c. Program participants will be screened for eligibility prior to admission.



- d. On-site security shall be provided 24 hours a day, 7 days a week.
  - e. Security video cameras will be provided on the site and monitored to secure the site.
  - f. A hotline number shall be maintained for surrounding businesses to call and notify the operator of any potential issues.
  - g. Drugs and/or alcohol are to be prohibited.
  - h. Signage discouraging loitering shall be posted and visible from public rights-of-way.
  - i. Procedures for discharge.
4. The operator shall engage with members of the community as listed below:
- a. The operator shall host semiannual community meetings to allow for opportunities to discuss any concerns and follow up requests related to site operations.
  - b. The operator shall maintain updated facility contact information and provide the contact information to the community leaders of registered neighborhood organizations within a one-mile radius of the subject site to address any issues that may arise.
5. The operator shall enroll in a virtual block watch program with the City of Phoenix Police Department.
6. The perimeter of the site shall be fenced to secure the site, as approved by the Planning and Development Department.
7. Site lighting shall be provided at building entrances/exits and parking and refuse areas, as approved by the Planning and Development Department.
8. Landscaping shall be replenished with minimum 2-inch caliper shade trees within the existing landscape setback along 24th Street and surface parking lot, as approved by the Planning and Development Department.

9. The developer shall dedicate a minimum 10-foot-wide sidewalk easement along the east side of 24th Street, as approved by the Planning and Development Department.
10. Upon complete redevelopment or development that increases the cumulative floor area by more than 15% from that depicted on the site plan date stamped February 7, 2023, the developer shall construct a minimum 6-foot-wide detached sidewalk and minimum 10-foot-wide landscape strip located between the back of curb and sidewalk along the east side of side of 24th Street, as approved by the Planning and Development Department. The landscape strip shall be planted with minimum 2-inch caliper shade trees. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
11. 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.
12. The property owner shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
13. 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.
14. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
15. 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.
16. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Staff Report: Z-SP-12-22-8

May 5, 2023

Page 11 of 11

**Writer**

Anthony Grande

May 5, 2023

**Team Leader**

Racelle Escolar

**Exhibits**

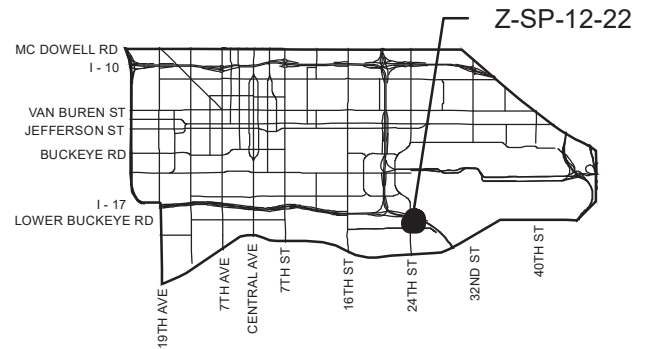
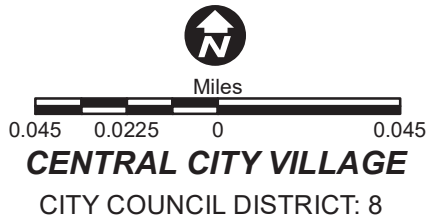
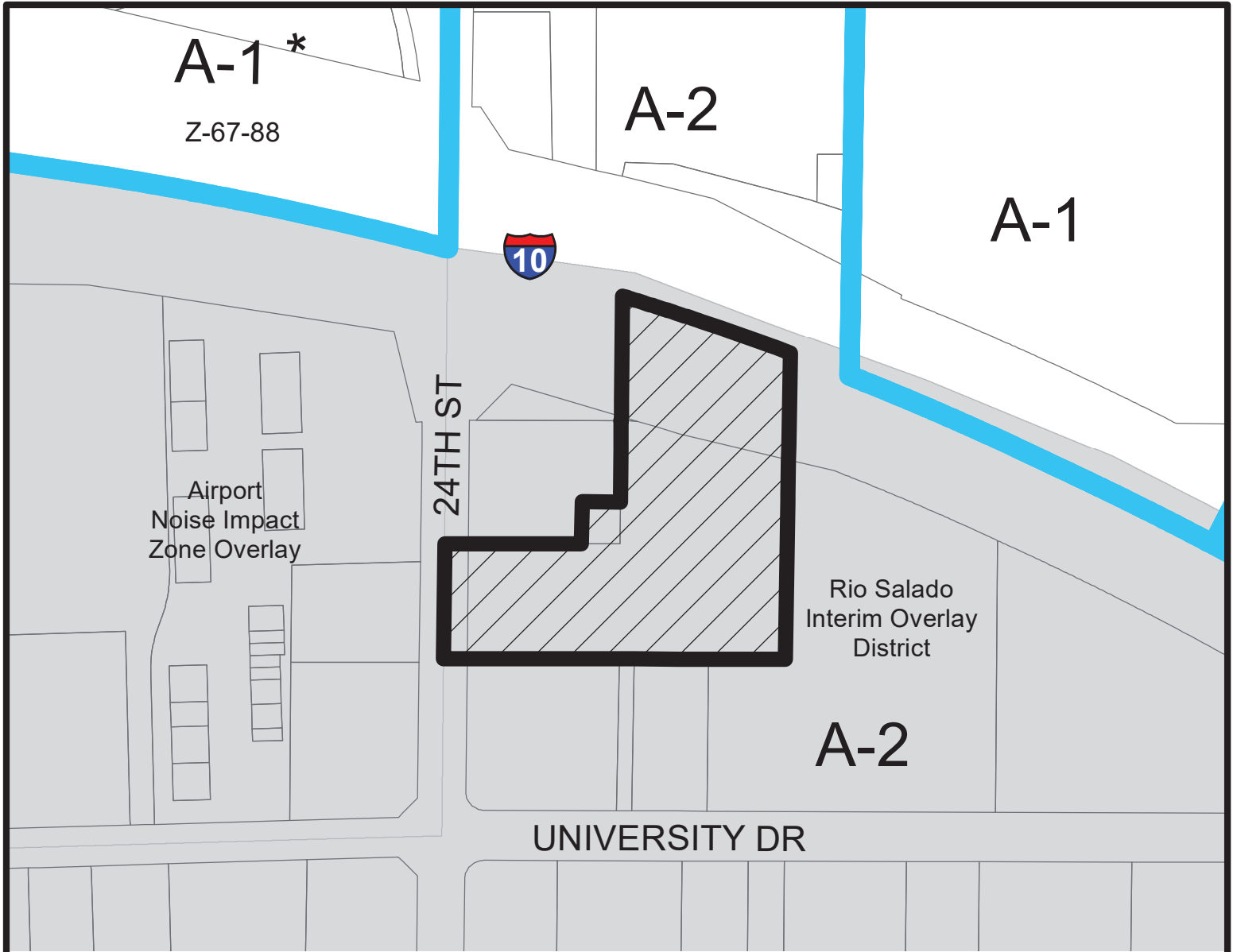
Sketch Map

Aerial Map

Conceptual Site Plan date stamped February 7, 2023

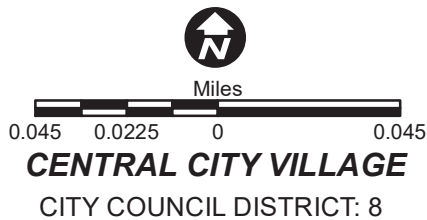
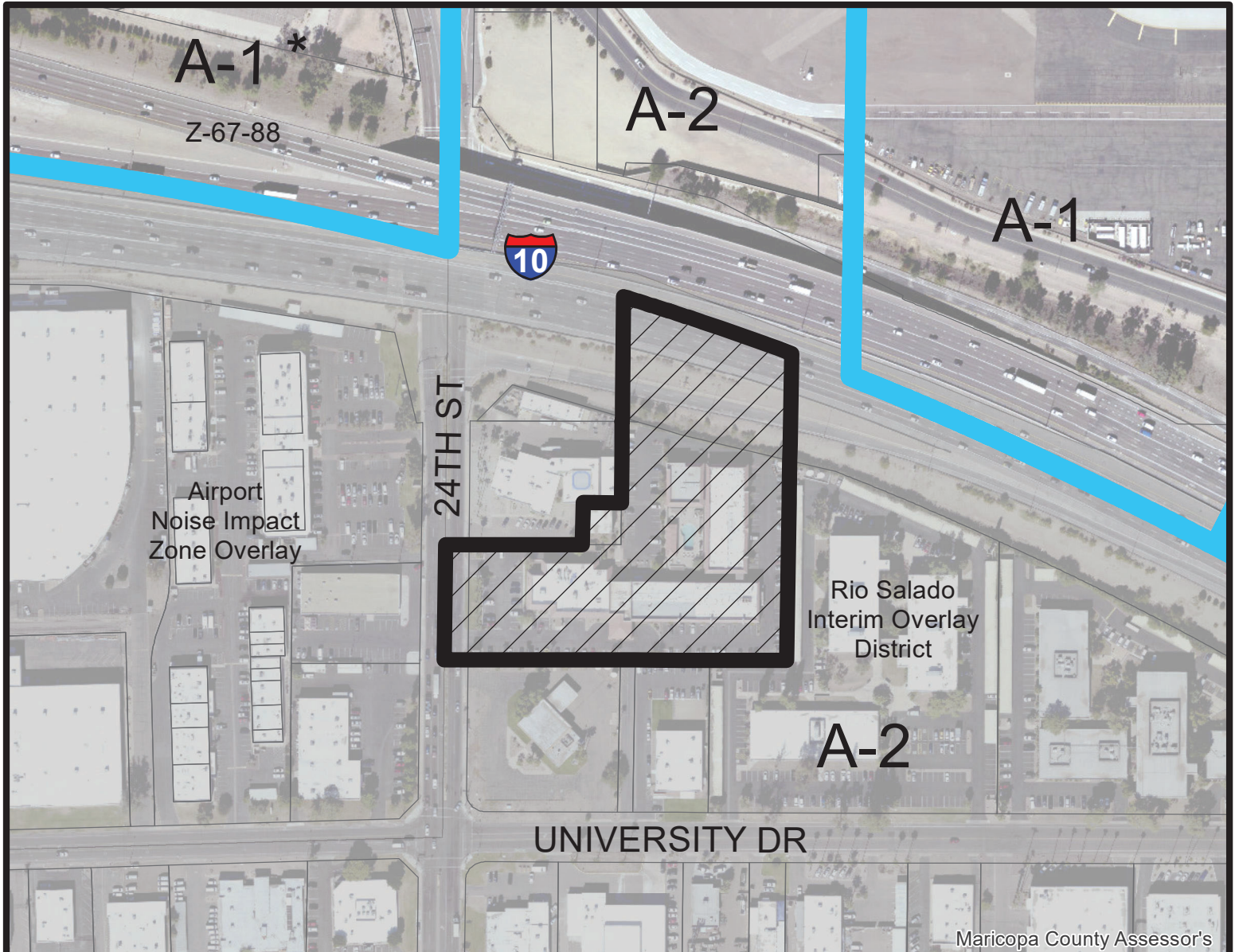
Building/site photographs date stamped December 28, 2022

Community Correspondence (7 pages)



<b>APPLICANT'S NAME:</b> Community Bridges, Inc / Dan Hines		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-SP-12-22	<b>DATE:</b> 1/24/2023 <b>REVISION DATES:</b>	<b>FROM:</b> A-2 RSIOD ( 3.77 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b>  3.77 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 7-33	<b>ZONING MAP</b> E-9	<b>TO:</b> A-2 SP RSIOD ( 3.77 a.c.)
<b>MULTIPLES PERMITTED</b> A-2 RSIOD A-2 SP RSIOD	<b>CONVENTIONAL OPTION</b> N/A N/A		<b>* UNITS P.R.D. OPTION</b> N/A N/A

\* Maximum Units Allowed with P.R.D. Bonus



<b>APPLICANT'S NAME:</b> Community Bridges, Inc / Dan Hines		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-SP-12-22	<b>DATE:</b> 1/24/2023 <b>REVISION DATES:</b>	<b>FROM:</b> A-2 RSIOD ( 3.77 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>3.77 Acres</b>	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 7-33 <b>ZONING MAP</b> E-9	<b>TO:</b> A-2 SP RSIOD ( 3.77 a.c.)	
<b>MULTIPLES PERMITTED</b> A-2 RSIOD A-2 SP RSIOD	<b>CONVENTIONAL OPTION</b> N/A N/A	<b>* UNITS P.R.D. OPTION</b> N/A N/A	

\* Maximum Units Allowed with P.R.D. Bonus



**Project:**  
Rio Fresco  
2425 S. 24TH ST.  
Phoenix, AZ 85021

**Description:**  
Request for Rezone from A-2 RSIO to  
A-2 RSIO SF (Special Permit)

**Owner:**  
2425 LLC  
17011 Black Canyon Highway,  
Phoenix, AZ 85023

**Developer / Applicant:**  
Community Bridges, Inc.  
1855 N. Baseline Rd., Ste. 101  
Mesa, AZ 85202

**Architect:**  
Tim R. Nielsen  
4441 E. Broadway Rd., Ste. 104  
Mesa, Arizona 85206

**A.P.N.s:**  
Parcel 'A' 121-43-05TV  
Parcel 'B' 121-43-07T

**Existing Zoning:**  
A-2 RSIO

**Site Area:**  
A 19402 S.F. (854 AC) Gross  
A 14252 S.F. (325 AC) Net  
B 4225 S.F. (10.10 AC)

**Building Area:**  
A 6900 S.F.  
B 1826 S.F.

**Lot Coverage:**  
A 6900 / 142492 = 4.8%  
B 1826 / 4225 = 4.3%

**Parking:**  
Community Residence Center\*  
space per 2 beds (17 beds)  
1st floor parking  
161 spaces provided

Rio Fresco  
2425 S. 24th St.  
Phoenix, Arizona

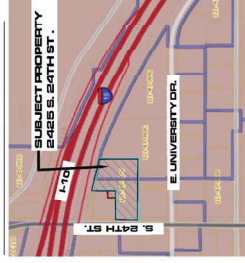


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VICINITY MAP



SITE PLAN

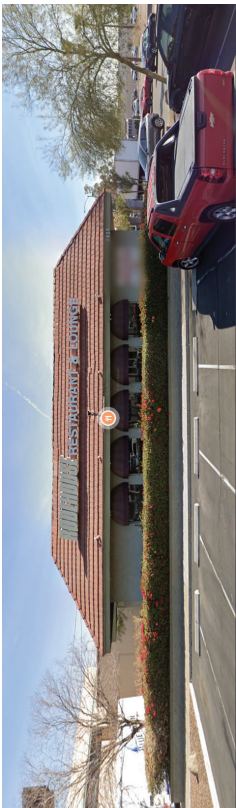
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CITY OF PHOENIX

FEB 07 2023

Planning & Development  
Department

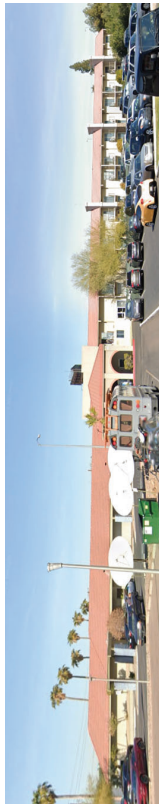
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE CITY OF PHOENIX. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE FOR WHICH IT WAS DESIGNED. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF PHOENIX.



WEST EXTERIOR ELEVATION



WEST INTERIOR ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



**From:** [Ali Pace](#)  
**To:** [msantoro@gblaw.com](mailto:msantoro@gblaw.com); [PDD Long Range Planning](#)  
**Subject:** Rezoning  
**Date:** Tuesday, January 17, 2023 5:17:34 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Mr. Santoro,

I am reaching out regarding a rezoning hearing for 2425 South 24<sup>th</sup> Street. I understand the need the city has for housing the homeless population, which I am in full agreement needs to happen. I respect your organization very much and the work you do. Our company has donated over 210k meals to the homeless population and are dedicated to bettering the lives of this population.

I am however concerned with this chosen location for the proposed rezoning. The proximity to the freeway and airport seems to pose an increased health risk to the housed individuals. 30% of these individuals have untreated mental illness and the proximity to the freeway and airport seems like a poor location to house a population that suffers from co-occurring mental illness and substance abuse. I would imagine that general area would exponentially increase the likelihood of loss of life which would seem to be in direct conflict with CBI's commitment to the population they are supposed to serve. What is the risk factor for placing a shelter this close to a major freeway and airport?

The other issue is the disturbance to a very high traffic area from these individuals. They will likely pose a hazard to the general function of the area. Since it is such a high commerce and traffic area any disturbance made by the housed individuals could potentially damage the ability for the city to function properly. The proposed location is at the cross-section of I-10 and the 17, and it's not even a mile from private jet companies and Sky Harbor Airport. Doesn't this seem like a poor choice for a homeless shelter?

Another issue is the proximity the proposed location is to a marijuana dispensary that is located directly across the street, JARS Cannabis. This same dispensary just purchased the TV station that is a neighbor to the proposed location. The dispensary plans to use that location for the same purpose to expand its operations. As I mentioned prior, the homeless population has co-occurring issues with mental illness and substance abuse. The percentage of individuals who suffer from substance abuse is at least 50% and it seems like an ethically poor and ill-considered decision to house people who suffer from substance abuse right next to a business that dispenses the very thing that is debilitating them and causing their illness. I find it concerning that CBI who is dedicated to patient recovery would even consider placing a homeless shelter right next to one of these facilities. The optics alone does not shed a positive light on your company- it appears hypocritical and counter-productive. I know your company cares deeply about the lives of the homeless population and your reputation that is tied to that commitment might suffer in the eyes of the public.

The other issue of course is the very real consequences a homeless shelter brings to my business, personal safety, and real estate. We have already had an issue with an individual being housed there. My husband was accosted and had to have police involvement. My young children regularly come to our business, and I am not happy about the chances they have encountering individuals

with untreated mental illness and substance abuse. I also am concerned for my employees and customers that patronize our businesses.

The financial implications this rezoning will my on my business is a very real concern of mine. What financial responsibility does CBI plan to take for the surrounding businesses? Does your company plan to pay for the 12% decrease in our property value that a homeless facility brings? Or the 24-hour surveillance that is going to be required to ensure our business can function properly? Or the increase rate for our business insurance?

I would like the ordinance regarding this zoning that pertains to proximity of high traffic areas/ airports/ major freeway cross-sections/ marijuana dispensaries/ industrial commerce to the proposed rezoning location.

I believe there is a much more appropriate location that would be more mutually beneficial to this population of people and CBI.

I greatly appreciate your corporation, time, and the work you do.

Kindest regards,

ALI JEANNE PACE  
OWNER-OPERATOR  
a.pace@scratchculinary.com  
Phone: 520.471.1491  
[www.ScratchCulinary.com](http://www.ScratchCulinary.com)  
[\[scratchculinary.com\]](http://scratchculinary.com)  
[www.CraftedMealPrep.com](http://www.CraftedMealPrep.com)  
[\[craftedmealprep.com\]](http://craftedmealprep.com)



**CRAFTED**



February 6, 2023

City of Phoenix Planning and Development Department  
200 West Washington Street, 2<sup>nd</sup> Floor  
Phoenix, AZ 85003

Re: 2425 South 24<sup>th</sup> Street; Case No, Z-SP-12-22

To Whom It May Concern:

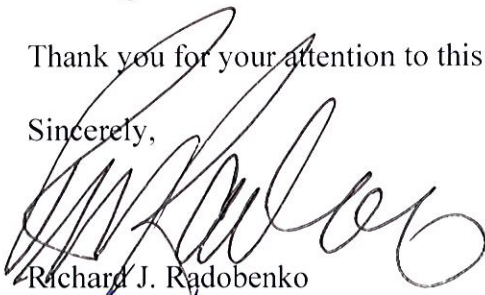
As the Chairman of the Board for Global Roofing Group (“GRG”), I am writing to express GRG’s opposition to the proposal for the development of a vacant hotel into a homeless shelter.

GRG has been at the 2401 East Magnolia Street location within a short walking distance to the current hotel for more than ten years. While this area has experienced a growth in retail business the past few years, none of them are equipped to serve the needs of the homeless or residential community. This area is primarily industrial with no grocery or department stores nearby. There also happens to be a marijuana dispensary across the street from the shelter and a marijuana growing facility within a very short walking distance, and on most days the smell of marijuana is pervasively in the air—conditions not ideal for shelter residents attempting recovery. Furthermore, the presence of homeless people loitering near the stores and businesses in the area would hurt business traffic and increase safety concerns.

While GRG is sympathetic to the needs for homeless housing in Phoenix due to the increase in homelessness, we do not believe the placement of a facility in this area will effectively help serve its residents and transition them into independent housing. GRG stands firmly against the proposed rezoning of the site.

Thank you for your attention to this matter.

Sincerely,



Richard J. Radobenko  
Chairman of the Board

2-7-23

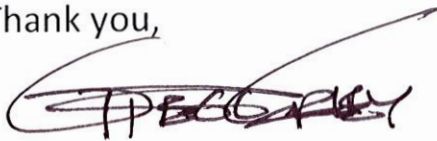
RE: Case #Z-SP-12-22

2425 S. 24<sup>th</sup> St Phx, Az.

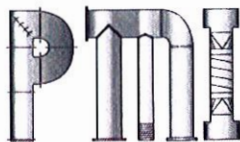
To whom it may concern,

We adamantly oppose the rezoning request to change this facility into a homeless shelter. In the cover letter dated 1-11-23 (attached), it is stated that it will be a closed campus shelter for individuals experiencing homelessness. To date this has not been approved yet and should not be an active shelter yet. In the last few weeks we have witnessed a large increase in individuals with nothing more to do than to case our facility for future illegal activity while we are not here. It obviously is not a closed campus and they should not be allowed to stay there until it is approved. In the letter it states that "CBI always strives to be an agent of positive change in each community they serve and to maintain the dignity of human life". This new change of letting homeless drug addicted people walk our streets and threaten the safe protected business environment we once knew, neither is a positive change or is maintaining the dignity of human life of the established hard working people in this entire area. We stand with a multitude of our surrounding neighbors in opposing this rezoning action.

Thank you,



The owners of Preferred Mechanical, Inc.



**Mechanical Contractor**

AZ LIC ROC 131693

ROC 131694

ROC 185327

**PREFERRED MECHANICAL INC.**

**Gregg Corley**

Vice President / Operations Manager

2310 E. Magnolia Street  
Phoenix, AZ 85034  
Email: gregg@preferredmech.com

Phone: 602-431-9844  
Fax: 602-431-9855  
Mobile: 602-312-6259

**CITY OF PHOENIX**

**FEB 15 2023**

**Planning & Development  
Department**



GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

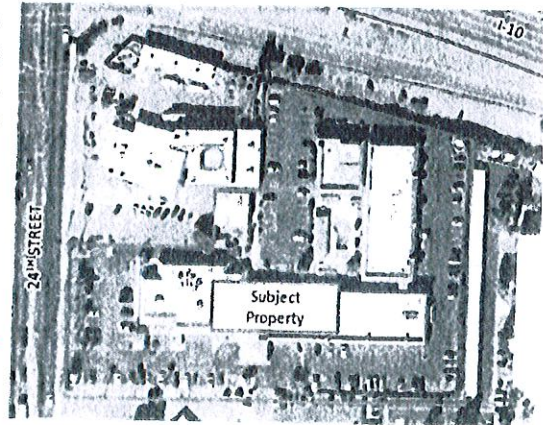
WRITER'S DIRECT LINE  
(602) 256-4486

January 11, 2023

RE: 2425 South 24<sup>th</sup> Street- Z-SP-12-22

Dear Property Owner or City Registered Neighborhood Organization:

The purpose of this letter is to inform you that on behalf of Community Bridges, Inc ("CBI"), we have recently filed a rezoning request for an approximately 3.64-acre site located south of the southeast corner of 24<sup>th</sup> Street and the I-10 Freeway, as shown in the aerial to the right. Rezoning case number Z-SP-12-22 requests to change the zoning from A-2 RSIOD (Rio Salado Interim Overlay District) to A-2 RSIOD SP (Special Permit) to allow for the redevelopment of a vacant hotel into a closed-campus shelter for individuals experiencing homelessness. We would like to invite you to a neighborhood meeting to discuss this rezoning request.



Community Bridges, Inc. is celebrating its 40<sup>th</sup> anniversary as one of Arizona's premier providers of comprehensive, medically integrated behavioral health care, addiction recovery programs, educational outreach, and services for veterans and individuals experiencing homelessness. CBI always strives to be an agent of positive change in each community they serve and to maintain the dignity of human life.

Coming out of the pandemic, the number of individuals experiencing homelessness has dramatically increased. With the rising cost of shelter, inflation in the price of basic goods, and job loss due to the pandemic, the City of Phoenix has seen a 30% increase in its unsheltered population since 2019, as evidenced by the encampments found throughout the City – not just downtown anymore. In 2021 alone, 3,700 encampments were reported through the Phoenix CARES system. Shelters are filled every night of the week with long wait lists for entry, creating an immediate and urgent need for more housing and services for this increased population.

Attached is a copy of the cover letter of our application, the aerial/site plan, and existing elevations.

A neighborhood meeting will be held on Wednesday, February 8, 2023, at 6:00PM at the Subject Property located at 2425 S. 24<sup>th</sup> Street (enter through the main lobby).

You are invited to attend this meeting to learn about the project and proposed zoning. If you are unable to attend, please contact me at [msantoro@gblaw.com](mailto:msantoro@gblaw.com) or 602-256-0566 to learn more about the case. The City of Phoenix Village Planner assigned to this case is Anthony Grande and can be reached at [pdd.longrange@phoenix.gov](mailto:pdd.longrange@phoenix.gov) or 602-534-3753. This planner can answer your questions regarding the City review and hearing processes as well as the staff position once their report is complete. You may also make your feelings known on this case by writing to the City of Phoenix Planning and Development Department, 200 West Washington Street, 2<sup>nd</sup> Floor, Phoenix, AZ 85003, referencing the case number. Your letter will be made part of the case file.

Please be advised that meetings and hearings before the Central City Village Planning Committee and the Planning Commission are planned to review this case. Specific meeting and hearing dates have not yet been set. You should receive a subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled.

Again, I would be happy to answer any questions that you may have regarding this proposal. You may reach me at [msantoro@gblaw.com](mailto:msantoro@gblaw.com) or 602-256-0566.

Sincerely,  
GAMMAGE & BURNHAM, PLC



By Michelle Santoro  
Senior Land Use Planner

Attachments: Copy of Signed Application  
Aerial / Site Plan  
Existing Elevations

Monday, April 3, 2023

**CITY OF PHOENIX**

To Whom It May Concern at:

APR 14 2023

City of Phoenix Planning & Development Department

**Planning & Development  
Department**

200 West Washington Street, 2<sup>nd</sup> Floor

Phoenix, Arizona 85003

CASE: Z-SP-12-22

We at Capistrano's Bakery, 2635 South 24<sup>th</sup> Street, Phoenix, Arizona 85034, would like you to know that we are supportive of the zoning change that will allow Community Bridges to operate this homeless shelter in our neighborhood.

Please let us know how we can help in this process.

Sincerely,

A handwritten signature in dark ink, reading "Edward Eisele". The signature is written in a cursive, flowing style.

Edward Eisele

Owner, Capistrano's Bakery