

## Attachment F

**David O Simmons**

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**From:** mark atia <markyatia@gmail.com>  
**Sent:** Monday, May 3, 2021 5:45 PM  
**To:** David O Simmons  
**Subject:** Z-49-20-3 comment

Hi Mr. Simmons,

How can I submit a comment for item z-49-20-3? We missed the deadline for tonight's meeting but I would like to submit a comment for the council to read before the June 1st vote.

My comment: "I would like to not have the rezoning approved due to all properties being single family residences. This will increase traffic in the neighborhood and especially on 34th street making it less safe for the community. It also will back up to the wash, where there is a local park, making it less of a family oriented park. I ask that you don't approve the rezoning because of this."

Thank you,  
Mark Atia

Sent from my mobile phone

**From:** [Bishoy Soliman](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Cc:** [David O Simmons](#)  
**Subject:** Fw: Z-49-20-3 comment  
**Date:** Tuesday, May 25, 2021 8:41:49 AM  
**Attachments:** [Three Quarters Vote Petition \(379\) - Revised 7-31-17 \(1\).pdf](#)  
[image001.png](#)  
[image001.png](#)

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Good Morning Enrique,

I am a board member of the church adjacent to this property (Z-49-20-3). Unfortunately, we did not register in time to speak at the May 3rd meeting but there were many things I would have like to have said opposing this rezoning application and many times I would have like to have answered some of the questions that the committee had.

On May 9th, our priest explained how the meeting went to the congregation and announced that we would be putting together a petition opposing the rezoning of this land. Most of the congregation seemed like they were against this, but we did not have the petition ready for anyone to sign.

The next week, we found out that someone in the congregation had COVID and anyone in contact with this person was requested to get tested or just stay home. Because of this COVID scare, the next two weeks had very low attendance and we were only able to collect 18 signatures.

With this needing to be submitted ideally before May 27th, is it possible to distribute this petition electronically and gather electronic signatures?

These are the reasons we oppose of the rezoning that are mentioned in the petition:

<!--[if !supportLists]-->● <!--[endif]-->Due to the wide variety of dwellings under R-3 zoning, we are very concerned about the possibility of this land turning into something other than an assisted living facility, (i.e. Halfway House) which could potentially become a threat to neighboring properties and also to children at the public park across the wash from this property.

<!--[if !supportLists]-->● <!--[endif]-->The applicant has developed several assisted living facilities, none of which are currently owned by the applicant. The applicant has sold every assisted living facility he has developed, which gives us, and we hope give the committee, very little confidence that he will keep this property and operate it as an assisted living facility.

<!--[if !supportLists]-->● <!--[endif]-->Approving this application with the possibility of this facility becoming a halfway house or any type of group home would put owners of the neighboring community at a significant disadvantage when selling their properties. Meanwhile, this applicant will reap the benefits of having purchased single family residential land and selling it at a much higher value as a result of the rezoning.

I will also be submitting my own letter bringing up these reasons as well as a few others on why I do not think this rezoning will benefit the community without hurting others nearby.

Thank you,  
Bishoy Soliman

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

**From:** mark atia <markyatia@gmail.com>  
**To:** Father Arseny Aziz <Frarsenyaziz@gmail.com>; Mira keddis <mira.keddis@gmail.com>; Bishoy Soliman <bishoy\_1@yahoo.com>; Bishoy Soliman <soliman.bishoy@gmail.com>  
**Sent:** Tuesday, May 4, 2021, 10:39:47 AM MST  
**Subject:** Fwd: Z-49-20-3 comment

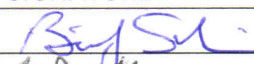

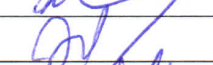


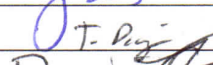
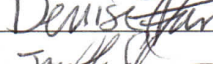
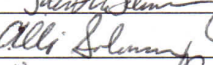
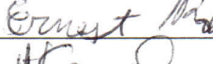
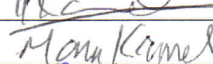
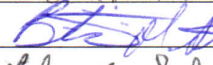






## General Petition Opposing Rezoning Application # Z-49-20-3

### Request: R1-6 to R-3

**Location:** Approximately 970 feet north of the northeast corner of 34th Street and Sweetwater Avenue

We the undersigned citizens of the community strongly oppose the rezoning of this land from R1-6 (Single-Family Residence District) to #3 (Multifamily Residence District), and would like the Planning Commission to deny this application due to the following reasons:

- Due to the openness of the application, we are very concerned about the possibility of this land turning into something other than an assisted living facility, (i.e. Halfway House) which could potentially become a threat to neighboring properties and also to children at the public park across the wash from this property.
- The applicant has developed several assisted living facilities, none of which are currently owned by the applicant. The applicant has sold every assisted living facility he has developed, which gives us, and we hope give the committee, very little confidence that he will keep this property and operate it as an assisted living facility.
- Approving this application with the possibility of this facility becoming a halfway house or any type of group home would put owners of the neighboring community at a significant disadvantage when selling their properties. Meanwhile, this applicant will reap the benefits of having purchasing land and selling it at a much higher value as a result of the rezoning.

SIGNATURE	PRINT NAME	ADDRESS	DATE
	BISHOP SOLOMAN	110 W LAWRENCE Rd. PHX 85013	5/23/21
	MARC MORCOS	4040 S MCDONALD AVE PHX 85021	5/23/21
	NEHAD SOLOMAN	9097 W ROBERTA LANE PHX 85021	5/23/21
	JOHN SAMMAN	6089 S CAMELBACK RD PHX 85021	5/23/21
	MARK ATIA	24015 W CYPRESS AVE SCOTTSDALE AZ 85251	5/23/21
	MARY ATIA	24015 W CYPRESS AVE SCOTTSDALE AZ 85251	5/23/21
	GEORGE GENDY	5577 W PINEAPPLE AVE PHX 85031	5/23/21
	TERESA DIAZ	5577 W PINEAPPLE AVE PHX 85031	5/23/21
	DENISE FARAG	1909 E BURNS RD PHX 85021	5/23/21
	JACINTHE SOLOMAN	9097 W ROBERTA LANE PHX 85021	5/23/21
	ALEXANDER SOLOMAN	9097 W ROBERTA LANE PHX 85021	5/23/21
	ERNEST RAHAB	110 W LAWRENCE Rd. PHX 85013	5/23/21
	HANY KAMEL	7696 E MOUNTAIN DR. SCOTTSDALE AZ 85251	5/23/21
	MONA KAMEL	7696 E MOUNTAIN DR. SCOTTSDALE AZ 85251	5/23/21
	BOTROS SOLOMAN	2529 W CACTUS RD PHX 85029	5/23/21
	LILLIAN SOLOMAN	13201 S WAKIAL LOOP PHX 85044	5/23/21
	GIRGIS GIRGIS	13075 E SHANGRI LA SCOTTSDALE AZ 85259	5/24/21



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SIGNATURE	PRINT NAME	ADDRESS	DATE
<i>Patricia Miller</i>	Patricia Miller	13027 N 34 <sup>th</sup> Way	5-28-21
<i>Jesus Javier Tella</i>	Jesus Javier Tella	3414 E Captain Day	5/28/21
<i>Laila Gonzalez</i>	Laila Gonzalez	3414 E Captain Day	5/28/21
<i>Jessica Wren</i>	Jessica Wren	13015 N. 34 <sup>th</sup> Way	5-28-21
<i>Kim Dorman</i>	KIM DORMAN	3442 E CAPTAIN DAY	5-29-21
<i>Aaron George</i>	AARON GEORGE	3410 E CAPTAIN DREYFUS	5-28-21
<i>Dean Trone</i>	DEAN TRONE	3501 E. DALLIA DR	6-1-21
<i>Linda Deltape</i>	Linda Deltape	3524 E. JANICE	6-1-21
<i>Barry R. Deltape</i>	Barry R. Deltape	3524 E JANICE	6-1-21
<i>Paul S. Klodzyk</i>	PAUL S. KLODZYK	3537 E. EMILE TOLG	6-1-21
<i>Geraldine Klodzyk</i>	Geraldine Klodzyk	3537 E. EMILE TOLG	6-1-21
<i>Kjuana Wright</i>	Kjuana Wright	3430 E. Captain Dreyfus	6/1/20



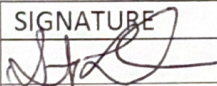
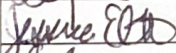


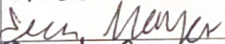
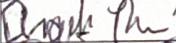
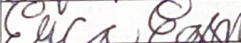
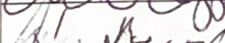
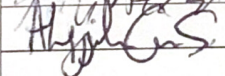
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SIGNATURE	PRINT NAME	ADDRESS	DATE
	Stacy Culberson	13035 N. 34th St	5-31-21
	Jessica Elliott	13035 N 34th	5/31/21
	COREY STRAWN	13035 N 34th	5/31/21
	Erica Elliott	13033 N. 34th	5/31/21
	Deen Mayen	13033 N. 34th	5/31/21
	Angela Rognlin	13035 N 34th St	5-31-21
	Erica Eagen	13109 N 34th St	5-31-21
	Jill Berg	13113 N. 34th St	5-31-21
	Alejandro Garza	3418 E Captain Doyle Ave	5-31-21


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SIGNATURE	PRINT NAME	ADDRESS	DATE
	Codi Mauch	13035 N 34th St Unit 12	5/31

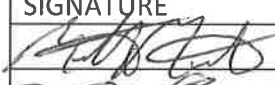
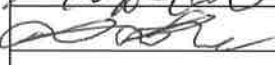
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SIGNATURE	PRINT NAME	ADDRESS	DATE
	Michael Matousek	13023 N. 34 <sup>th</sup> Way	06/01/2021
	Leslie Renteria	13023 N. 34 <sup>th</sup> Way	06/01/2021



**From:** J.J. Téllez <jjtellez@stanfordalumni.org>  
**Sent:** Tuesday, June 1, 2021 9:34 AM  
**To:** PDD Planning Commission  
**Cc:** matt.ihms@gmail.com  
**Subject:** Comment for Rezoning Case, Item 11, Application # Z-49-20-3

Hello,

I'd like to bring to the Planning Commission's attention that the parcel owner applying for rezoning has done the bare minimum to listen to the community and neighbor's concerns about the proposed development. The community meeting was held back in February during working hours and only one community member attended. Meager attendance and emailed concerns on 2/22 by Emad Zaki (below) should have signaled to the developer more needed to be done. Additionally, the 34th Street Enclave community was not invited or notified nor any neighbors across the wash, surrounding the park.

Rezoning opens several possibilities of 'community centers' that could evolve from developers' stated intentions of hospice care to other more profitable operations such as sober-living facilities within walking distance of a community park and single family homes.

Lastly, peer-reviewed research shows group homes have a negative impact on surrounding homes property values. Article below:

<https://doi.org/10.2307/3146956> [doi.org]  
<https://www.nrc.gov/docs/ML1208/ML12088A314.pdf> [nrc.gov]

Regards,  
JJ Tellez,  
3414 E Captain Dreyfus Ave, Phoenix, AZ 85032

From: Emad Zaki  
To: [matt.ihms@gmail.com](mailto:matt.ihms@gmail.com)  
Cc: David O Simmons; Enrique A Bojorquez-Gaxiola  
Subject: Case Z-49-20-3  
Date: Monday, February 22, 2021 12:39:10 PM  
Attachments: Rezoning Letter .pdf

Dear Mr. Ihms,

I am attaching a copy of the letter you mailed regarding the above-mentioned case. I have few concerns that I would like to address:

1. The meeting is scheduled on a work day at 9AM, this is going to prevent a lot of the neighborhood members from attending. My experience with these meeting that it is usually scheduled after regular work hours.
2. The way this is set does not give the members an access to the meeting until they request it from you, this is another concern as members should have a direct link to access the meeting same as in-person meeting works.

Please consider the above concerns as it interferes with the main purpose of this meetings to allow the neighbors to voice their opinions and address their concerns. It would be great if you can reschedule this meeting for another day after 5PM and to have a direct link for anyone who would like to attend.

Please also let me know if you can provide me with the mailing list to make sure that our neighbors all got the letter, and if they share the same concerns we have.

Best Regards,  
Emad Zaki