



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-SP-2-20-8

May 26, 2020

Village Planning Committee Meeting Date: May 12, 2020

Planning Commission Hearing Date: June 4, 2020

Request From: [C-2 FCOD RSIOD](#) (Intermediate Commercial, Four Corners Overlay District, Rio Salado Interim Overlay District) (1.29 acres)

Request To: [C-2 SP FCOD RSIOD](#) (Intermediate Commercial, Special Permit, Four Corners Overlay District, Rio Salado Interim Overlay District) (1.29 acres)

Proposed Use: Mortuary and all underlying C-2 Uses

Location: Northwest Corner of 25th Street and Broadway Road

Owner: Kenia Conner

Applicant: City of Phoenix Planning Commission

Representative: Jeff Stephens; Seaer, Robbins & Stephens, Inc.

Staff Recommendation: Approval, subject to stipulations

The South Mountain Village Planning Committee heard this rezoning request on May 12, 2020 and recommended approval (6-4), per the staff recommendation. On May 12, 2020 staff received correspondence from the Target Area B Advisory Committee, which is a required review entity through the Four Corners Overlay District. It was indicated in the staff report reviewed by the South Mountain Village Planning Committee that an Addendum to the original staff report would be generated to incorporate the comments of the Target Area B Advisory Committee once received.

After the publication of the staff report for this case and following the May 12, 2020 South Mountain Village Planning Committee meeting, staff received additional correspondence from the public regarding this case. This additional correspondence has been attached to this Addendum.

Staff recommends approval per the original stipulations contained in the staff report and provided below:

Stipulations

1. The sidewalk along Broadway Road shall be a minimum of 10-feet-wide and detached with a minimum 6-foot-wide landscape area between the sidewalk and the back of curb and a minimum 8-foot-wide landscape area on the north side of the sidewalk, planted with minimum 3-inch caliper single trunk shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
2. The sidewalk along 25th Street shall be detached with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum 3-inch caliper single trunk shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
3. The bus stop pad on Broadway Road and the detached sidewalks on both 25th Street and Broadway Road shall be shaded a minimum of 50 percent using shade trees, as approved by the Planning and Development Department.
4. Pedestrian pathways connecting the site to the adjacent streets shall be shaded a minimum of 75 percent using shade trees and architectural shade, as approved by the Planning and Development Department.
5. The developer shall plant shade trees in and around the parking area to provide shade for 50 percent of the parking area, as approved by the Planning and Development Department.
6. A minimum of two inverted-U bicycle racks shall be provided near building entries and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
7. The developer shall provide clearly defined, accessible pathways constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisles surfaces. The pathways shall connect all building entrances and exits, the bus stop pad, and all public sidewalks utilizing the minimum possible distance and providing the most direct route, as approved by the Planning and Development Department.
8. The developer shall provide traffic calming measures at vehicular points of ingress and egress to slow vehicles departing the development, as approved by the Planning and Development Department.

9. The developer shall dedicate right-of-way and construct one bus stop pad along westbound Broadway Road west of 25th Street. Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1262 with a minimum depth of 10 feet. Bus stop pad shall be spaced from the intersection of 25th Street and Broadway Road according to City of Phoenix Standard Detail P1258.
10. The developer shall dedicate a sidewalk easement that is a minimum of 10 feet wide along Broadway Road as approved by the Street Transportation Department and the Planning and Development Department.
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 developer shall record a Notice to 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 or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been viewed and approved by the City Attorney.
13. 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.
14. 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.

Exhibits

Public comments/correspondence (32 pages)

From: [Tim Elder](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: Re: City of Phoenix - Planning and Development Department - Case Z-SP-2-20-8 (Mortuary)
Date: Tuesday, May 12, 2020 4:08:27 PM
Attachments: [image001.png](#)

Hello Enrique,

the attached file you have from TAB is fine for this evenings meeting

Tim E

On Mon, May 11, 2020 at 8:16 AM Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov> wrote:

Good morning Mr. Elder,

How are you? My name is Enrique Bojorquez and I am the South Mountain Village Planner, reaching out with regards to case Z-SP-2-20-8 (a proposed mortuary, near 25th Street and Broadway Road). I wanted to inquire whether you have any comments on this proposal, on behalf of the Target Area B organization? The meeting minutes submitted by the applicant indicate that you expressed support for their case.

This case was submitted in 2019 under case Z-SP-5-19-8, and I saw that you had submitted a letter in support to this proposal in 2019. I was wondering whether you continue to support this case and if you would like for staff to use the previous letter of support in this new case file? (Or if you would like to submit an updated letter)

Thank you very much,

Enrique Bojórquez-Gaxiola

Planner II – Village Planner

City of Phoenix

Planning & Development Department

Long Range Planning

200 W. Washington Street

Phoenix, AZ 85003

Office: (602) 262-6949

SOUTH MOUNTAIN & LAVEEN VILLAGE



Target Area B

September 27, 2019

Hello Kay,

The Target Area B Committees would like to extend our appreciation to you for attending our September meeting to review your business plans.

The group agrees, your business will be an added value to the community and would love to assist in any way possible.

Please feel free to contact me any time.

Best Regards,

Tim Elder
Target Area B - Chairman
8813 S. 21st Street Phoenix AZ 85042
timelderaz@gmail.com
602-418-9344

From: [Enrique A Bojorquez-Gaxiola](#)
To: [johnsmicha](#)
Subject: RE: 4 corners overlay
Date: Monday, May 11, 2020 10:38:00 AM
Attachments: [image001.png](#)

Good morning John,

How are you? Thanks for sharing with me this information regarding this part of the city. In addition, would you like for me to include your email and pictures as part of the case for a rezoning case (Z-SP-2-20-8) at the corner of 25th Street and Broadway Road? Not sure if you wanted to include this as part of this active rezoning case within that Overlay District.

At the time, the Four Corners Overlay District (per Chapter 6 of the Phoenix Zoning Ordinance) is presently in place and not proposed to be changed.

Please contact me with any questions!

Regards,

Enrique Bojórquez-Gaxiola
Planner II – Village Planner
City of Phoenix
Planning & Development Department
Long Range Planning
200 W. Washington Street
Phoenix, AZ 85003
Office: (602) 262-6949



I am currently working remotely on a rotational schedule, but will be checking voicemails multiple times per day. Please feel free to leave me a voice message or email me for a more timely response. Thank you.

From: johnsmicha <johnsmicha@aol.com>
Sent: Friday, May 8, 2020 1:22 PM
To: Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>
Subject: 4 corners overlay

Enrique, This is former Councilman, Mike Johnson. I'm strongly in support of the community and the overlay that is currently in place. The City has invested well over 50 million dollars in the revitalization of this community. Former councilman Calvin Goode, Cody Williams and myself have actively been involved in this revitalization. Starting from neighborhood clean-ups to providing quality affordable housing. We've witnessed this area go from a crime infested drug area and "hot spot" crime area to a thriving community. The residents in this community are dedicated concerned citizens and their hard work shouldn't be ignored by any dismantling of the overlay protecting their community. Former Councilwoman now Mayor Kate Gallegos has also been involved in this revitalization. Teaming up with the nonprofit FSL continuing to provide affordable housing and future plans on revitalization. Attached are some photos of the ground breaking of the affordable housing project by FSL. Pictured are Former Councilwoman. Mayor Kate Gallegos. Former Councilman Calvin Goode. Former Councilman Mike Johnson, Gail Knight, Chairman Community Excellence, Betty Ware, community activist, and members of the development team.

Sent from my Verizon, Samsung Galaxy smartphone





From: [Bryan Jones](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: tawanna.bhna@yahoo.com; council.district8@phoenix.gov
Subject: Oppose permit request #2-sp-2-20-8
Date: Monday, May 11, 2020 4:40:34 PM

I attend prayer house sanctuary at 2401 e pueblo. Building a mortuary on 25st and Broadway is not a good idea or a positive move next to the church. I would like to see youth programs and community centers instead of a mortuary . Thanks !

From: [Bridget Lewis](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: twanna.bhnayahoo.com@gmail.com
Subject: #Z-SP-2-20-8
Date: Monday, May 11, 2020 2:56:14 PM

I disagree with putting a mortuary, in south Phoenix community, the fact that their has to be rezoning to approve it, the fact that its depressing and not bringing life to the community. Their so many other beneficial businesses to help South Phoenix, community center for one, please do not put a mortuary in our community.

From: [Twanna Brunson](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Betty Ware](#)
Subject: Rezoning Request #Z-SP-2-20-8
Date: Tuesday, May 12, 2020 9:41:26 AM

Hello Enrique,

Betty Ware is opposing this permit request as well. She is a resident in the community and has been for over 25 years. She is cc'd to this correspondence.

Regards,
Twanna Brunson
Sent from my iPhone

From: sylcor@cox.net
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: OPPOSE THE PERMIT REQUEST FOR #Z-SP-2-20-8"
Date: Tuesday, May 12, 2020 8:00:39 AM

I AM A LONG TIME RESIDENT OF SOUTH PHOENIX,I AM AGAINST ALLOWING THIS PERSON TO HAVE A SPECIAL REZONING PERMIT TO OPERATE A FUNERAL HOME IN OUR NEIGHBORHOOD. NOT TO MENTION THAT I HAVE HEARD THAT OTHERS HAVE HAD THE SAME IDEA BUT THE ZONING PROHIBITED THIS TYPE OF BUSINESS IN THIS AREA.WHAT WOULD BE A WELCOME SITE IS A COMMUNITY CENTER THAT COULD BE A SOURCE OF SUPPORT FOR THIS NEIGHBORHOOD. THAT WAS THE IDEA WHEN CLOSE DOWN THE LIQUOR STORE THAT USED OCCUPY THAT CORNER, IT WAS A PLACE THAT HAD DRUG ACTIVITIES AND SOME PEOPLE LOST THEIR LIVES.

Cormon L. Trotter JR.

Board member and Deacon

Prayer House Sanctuary
INC.

From: [daniel e5](#)
To: [Enrique A Bojorquez-Gaxiola](#); [Council District 8 PCC](#); twanna.bhna@yahoo.com
Subject: Oppose the permit request for # Z-SP-2-20-8
Date: Tuesday, May 12, 2020 12:09:34 PM

I'm writing this email to let you know that I oppose the permit request for the mortuary on the NW corner of 25th St & Broadway .

This a new neighborhood a lot of new homes are being built and families are moving in . We don't need a Mortuary in our neighborhood.

You can call me if you have any questions.

Thanks .

Daniel Abrego

602-317-6512

2421 E Marguerite Ave

Phoenix, AZ 85040

From: [Danielle Davis](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: twanna.bhna@yahoo.com
Subject: #Z-SP-2-20-8
Date: Monday, May 11, 2020 3:03:14 PM

Hi Enrique, My name is Danielle & I'm a member of Prayer House Sanctuary 24th Broadway. I'm submitting my request: I Oppose against the Rezoning & not in agreement with Mortuary. Thx u

Sent from my iPhone 8

Enrique A Bojorquez-Gaxiola

From: comxprojct@aol.com
Sent: Thursday, May 7, 2020 5:07 PM
To: Samantha Keating; Enrique A Bojorquez-Gaxiola
Cc: twanna.bhna@yahoo.com; johnsmicha@aol.com
Subject: Z-SP-2-20-8 or Z-SP-2-20
Attachments: South Mountain Village Planning Committee Minutes - 10-15-19.pdf

Dear Ms. Keating and Mr. Bojorquez-Gaxiola:

I am resubmitting this communication to you due to the return of Mr. Bojorquez-Gaxiola's copy to me. The Community Excellence Project does not support Ms. Kenia Connor's Application No. Z-SP-2-20 and Z-SP2-20-8 to amend zoning ordinance for the northwest corner of 25th street and Broadway (**Note:** Address in current application is 45th & Broadway - which is a wrong address).

Mr. Stephens also distributed a public notice for a virtual meeting via phone for May 1, 9 am at 602-277-1187. I called the number numerous times and was required to leave a message. During my attempts to connect, I received a message from Ms. Brunson stating the communication system could only accommodate 6-8 calls. Thus, I along with others that contacted me (Ms. Betty Ware, Pastor Trotter) were not able to connect for a discussion with Mr. Stephens or Ms. Connor.

When the initial request was submitted in 2019, residents in the South Phoenix Village community along with Community Excellence Project submitted a written notice of disapproval of the rezoning request to the South Mountain Village Planning (SMVP) Committee that was conveyed by staff of the City of Phoenix Planning and Development Department to SMVP Committee (see attached minutes of SMVP Committee) in October and the Planning Commission in November 2019. Ms. Brunson provided a presentation at the SMVP Committee and provided petitions signed by residents located in the South Phoenix Village and Target Area B community. The SMVP did not approve the request, however the Planning Commission approved the request. This request was forwarded to the City Council.

Prior to the scheduled City Council meeting representatives of South Phoenix Village, Target Area B and Community Excellence Project met with the Council District 8 office to discuss this request. Councilman Garcia heard their concerns and a decision was made to not support the request for rezoning. Once Mr. Stephens and Ms. Connor were informed, the request was pulled from the Council agenda. However, the residents were informed that the owner can resubmit the request. Thus, the reason for a second submittal of the request for rezoning of the Overlay District zoning.

According to City of Phoenix Zoning Ordinance - Section 660. Four Corners Overlay District, the following information is provided: []

A. Purpose and Intent. The purpose for the overlay is to formalize and define development standards to aid in the development and planning of projects within the historic section of the City known as the Four Corners. The goal is to create a pedestrian friendly environment and tie the Four Corners at the intersection of 24th Street and Broadway Road together through unique design elements. It is intended to provide the Four Corners with new and distinct neighborhood.

[\[phoenix.municipal.codes\]](#) commercial developments that will define and unify the community and enhance the gateway to the South Mountain Village and the redevelopment areas of Target Area B and South Phoenix Village.

B. **Applicability.** This overlay applies to lands off each of the Four Corners of 24th Street and Broadway Road described as south of Pueblo Avenue between 23rd and 25 Streets, south to the [\[phoenix.municipal.codes\]](#) alley [\[phoenix.municipal.codes\]](#) between Corona and Marguerite Avenues from 25th to 24th Streets and including an irregular shaped [\[phoenix.municipal.codes\]](#) parcel [\[phoenix.municipal.codes\]](#) extending approximately 1,170 feet south and 1,040 feet west of the southwest corner of 24th Street and Broadway Road. The district also includes those additional [\[phoenix.municipal.codes\]](#) lots [\[phoenix.municipal.codes\]](#) fronting onto Broadway Road to 28th Street on the south side and 350 feet east of 28th Street on the north side.

C. **Special Permit Uses.** The Four Corners Overlay District is established to encourage the development of [\[phoenix.municipal.codes\]](#) neighborhood [\[phoenix.municipal.codes\]](#) serving retail uses and limited community serving uses. [\[phoenix.municipal.codes\]](#) Uses listed in the underlying commercial district are permitted except that certain uses and the sale of certain products will be permitted only subject to a special permit approval in accordance with Section [\[phoenix.municipal.codes\]](#) 504.1 [\[phoenix.municipal.codes\]](#). These include: Mortuary and many other types of uses (i.e., [\[phoenix.municipal.codes\]](#) Adult bookstores [\[phoenix.municipal.codes\]](#) or live entertainment establishments; Automobiles, trucks, motorcycles and tractors; Blood banks and plasma centers; Boarding house; Chemicals - sales and/or storage as the primary use; Commercial swimming pool, outdoor as a primary use; Community residence center; Drugs - [\[phoenix.municipal.codes\]](#) storage [\[phoenix.municipal.codes\]](#) as the primary use; Farm implements and machinery; Feed stores, retail and sales offices; Gas stations and/or retail store that includes sales of vehicular fuel; Group home; [\[phoenix.municipal.codes\]](#) Hotels [\[phoenix.municipal.codes\]](#) and [\[phoenix.municipal.codes\]](#) motels [\[phoenix.municipal.codes\]](#); Laboratories, testing and research; Lawn mower repair [\[phoenix.municipal.codes\]](#) shops [\[phoenix.municipal.codes\]](#); Machinery, construction or vehicular, repairing, distribution and supplies; Milling equipment sales, repair and distribution; Nursing homes; [\[phoenix.municipal.codes\]](#) Outdoor sales [\[phoenix.municipal.codes\]](#) and/or displays; Paint, painting equipment and supplies greater than 5,000 sq. ft.; [\[phoenix.municipal.codes\]](#) Pawn shops [\[phoenix.municipal.codes\]](#); Playground equipment - outside sales; Pool and billiard halls as a primary use; Propane equipment distribution and supplies; Public utility service [\[phoenix.municipal.codes\]](#) yards [\[phoenix.municipal.codes\]](#); Sales of alcoholic beverages; Sales of guns and ammunition; Sales of tobacco as the primary use; Sales of tools as the primary use; Sightseeing tours, garages, and depots; [\[phoenix.municipal.codes\]](#) Sign [\[phoenix.municipal.codes\]](#) painters [\[phoenix.municipal.codes\]](#) shops [\[phoenix.municipal.codes\]](#); [\[phoenix.municipal.codes\]](#) Taxicab garages; Vehicle repair not to exceed 5,000 sq. ft. in conjunction with a retail use; vehicle storage; and window glass installation shops).

Section 550 further states procedure to apply for a special permit is as follows:

Procedure: Special permit—An application for a special permit shall be forwarded to the Target Area B Advisory Committee and the Community Excellence Project Board for their review and recommendation prior to review by the South Mountain Village Planning Committee.

The support from the City of Phoenix has contributed to the revitalization of South Phoenix Village. Over \$50 million dollars has been invested in major neighborhood infrastructure for this community. It is imperative that decisions made continue to enhance this area and attract the appropriate businesses and services to support the redevelopment and conceptual plans approved by the City of Phoenix. It is for this reason, we are respectfully requesting you to inform the South Mountain Village Planning Committee, City of Phoenix Planning Commission, Mayor and City Council of our opposition to approval of Ms. Kenia Connor's Application No. Z-SP-2-20 and Z-SP-2-20-8 at their upcoming meetings that will include this issue on their Agenda. Please provide me the date, time and contact information for each meeting once they are scheduled. Thank you. I look forward to your response.

Sincerely,

Gail Q. Knight
President
Community Excellence Project
Mailing Address: 2320 E. Baseline Rd., #148-141
Phoenix, Az 85042
602-275-4133

From: [Jenni Bradley](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Twanna Brunson](#); [Council District 8 PCC](#)
Subject: I oppose the permit request for # Z-SP-2-20-8
Date: Thursday, May 7, 2020 8:14:34 PM

To whom it may concern,

I oppose this permit request. If granted, the owner of that property plans to open a funeral home. There is no need for another funeral home in this area as there are several within a 10 mile radius. I also worry about the chemicals used in embalming and bodily fluid wastes that would enter the existing sewer system.

I humbly urge you to deny this permit. South Phoenix does not need another funeral home!

Jenni Bradley
JenniBradley497@gmail.com

From: [John Mireles](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Council District 8 PCC](#)
Subject: Statement of Opposition to permit request for # Z-SP-2-20-8"
Date: Monday, May 11, 2020 12:31:30 PM

Dear Mr. Enrique Bojorquez- Gaxiola,

This letter is a statement of opposition to oppose the permit request for # Z-SP-2-20-8".

I also request to speak or submit a statement of opposition.

Sincerely,

Elder John Mireles

Prayer House Sanctuary Church

2401 East Pueblo

Phoenix, AZ 85040

Sent from my iPhone

From: [Marshelia Mitchell](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Council District 8 PCC](#); twanna.bhna@yahoo.com
Subject: Oppose the permit request for Z-SP-2-20-8
Date: Monday, May 11, 2020 6:33:59 PM

I oppose the rezoning for the mortuary on 25st & Broadway . We have a voice and deserve to be heard

From: [Reginald Trotter](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: Fw: Opposing the permit for rezoning
Date: Monday, May 11, 2020 3:20:52 PM

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

From: Reginald Trotter <reginald_trotter@yahoo.com>
Cc: Twanna Brunson <twanna.bhna@yahoo.com>
Sent: Monday, May 11, 2020, 03:18:44 PM MST
Subject: Opposing the permit for rezoning

I'm requesting to speak by conference call concerning the permit request for #Z-SP-2-20-8, As the Pastor of Prayer House Sanctuary on 2401 E Pueblo, Phx, Az 85040, I'm opposing the permit request for rezoning for the Mortuary. I support the community desires that any business that is place in our community, will be a business that are community support, and wants as a business. I spoke with the majority of the members that attend my church, and they don't support the business of a mortuary one block away of their place of worship, they would rather see a business that is uplifting to our community, such as a recreation center for our youth, multicultural center, or educational center, I hope to speak with you concerning this matter in more detail during the conference call.

Pastor Reginald Andre Trotter

From: [Shenea Nunley](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Council District 8 PCC](#)
Subject: Statement of opposition
Date: Monday, May 11, 2020 5:42:32 PM

Hello,

I attend Prayer House Sanctuary 1901 E Pueblo & I'm am sending a Statement of Opposition for the Mortuary your considering placing in our community .

Thanks,
Shenea Mosley

Sent from my iPhone

From: [Sandra Trotter-Jones](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Council District 8 PCC](#)
Subject: Funeral home
Date: Monday, May 11, 2020 4:06:59 PM

Hello,

I oppose and disagree to rezone (special permit) for a funeral home at 25th St. and Broadway. This funeral home is not part of the four corner project / projection. As a resident of South Phoenix, I support small business owners from all ethnic backgrounds. Again, I disagree, I oppose, Andrea I do not want a funeral home on 25th St. and Broadway.

Sandra Trotter-Jones

Have a Great Day!

From: trishaug31@yahoo.com
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: patriciatobin10@gmail.com
Subject: Opposition
Date: Friday, May 8, 2020 2:20:58 PM

The above email is incorrect, please change. I am opposed to the Mortuary being built in that location as it 's very congested . Adding a Mortuary and shutting down traffic in a more continuous basis would not benefit the community.

Sent from [Mail \[go.microsoft.com\]](mailto:Mail[go.microsoft.com]) for Windows 10



[\[avast.com\]](https://www.avast.com)

This email has been checked for viruses by Avast antivirus software.

www.avast.com [\[avast.com\]](https://www.avast.com)

From: [Willis Pierson](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: Re: Oppose Permit Request for # Z-SP-2-20-8
Date: Tuesday, May 12, 2020 12:57:46 PM

Hi Enrique. I just realized that I did not include the home address in my previous email for tonight's meeting comments. If needed, the home address is 2412 E. Mobile Ln., Phoenix, AZ 85040. Thanks! - Willis

Sent from my iPhone

On May 11, 2020, at 10:49 AM, Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov> wrote:

Good morning Willis,

How are you? Thank you for sending over your comments with regards to this case. I will proceed to add your comments to this case file for the review of our team and others.

Regards,

Enrique Bojórquez-Gaxiola
Planner II – Village Planner
City of Phoenix
Planning & Development Department
Long Range Planning
200 W. Washington Street
Phoenix, AZ 85003
Office: (602) 262-6949

<image001.png>

I am currently working remotely on a rotational schedule, but will be checking voicemails multiple times per day. Please feel free to leave me a voice message or email me for a more timely response. Thank you.

From: Willis Pierson <wpier7@cox.net>
Sent: Saturday, May 9, 2020 7:38 PM
To: Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>
Cc: Council District 8 PCC <council.district.8@phoenix.gov>; twanna.bhna@yahoo.com
Subject: Oppose Permit Request for # Z-SP-2-20-8

I recently became aware of a funeral home being planned for construction on one of the corners of 25th Street & Broadway in the Broadway Heritage Community. I am highly disappointed in this news. For years, we were promised retail and other businesses that would bring life to the community. A funeral home was NOT included in the original plans. Its construction would be a dark reminder of the bleak past that many residents experienced in the area many years ago. Please do not allow this plan to go forward. Please continue to push for other businesses and services that were included in the original plan. I can be reached at wpier7@cox.net or 602-451-9311. Thank you.

- Willis Pierson

Sent from my iPhone

From: [Thomas Claiborn](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: I am opposed to the Funeral Home being placed near my residency
Date: Tuesday, May 12, 2020 8:27:50 AM

Hello,

As a local resident. I would much rather prefer something like a Youth Hope Development Center that I am more than willing to help spearhead.

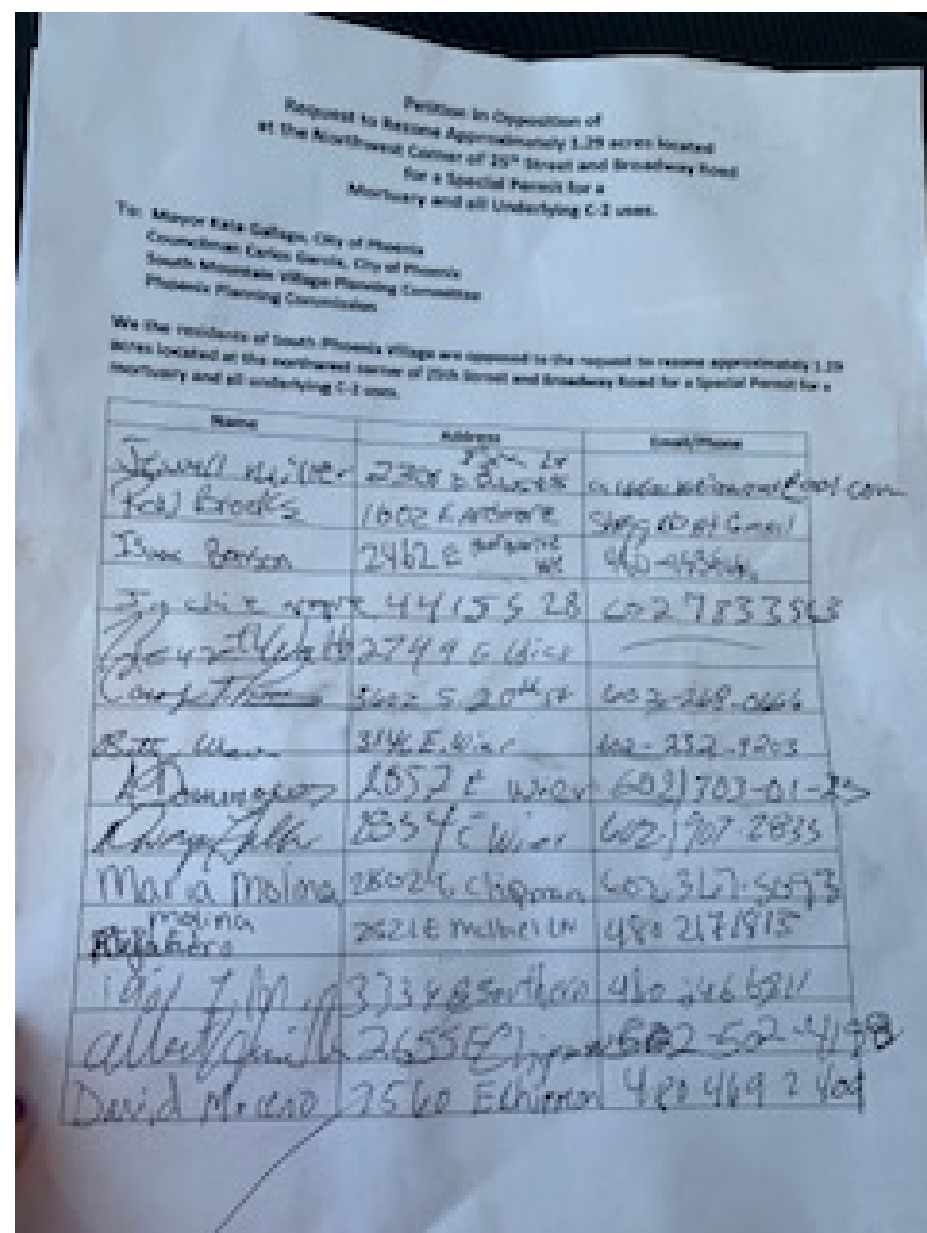
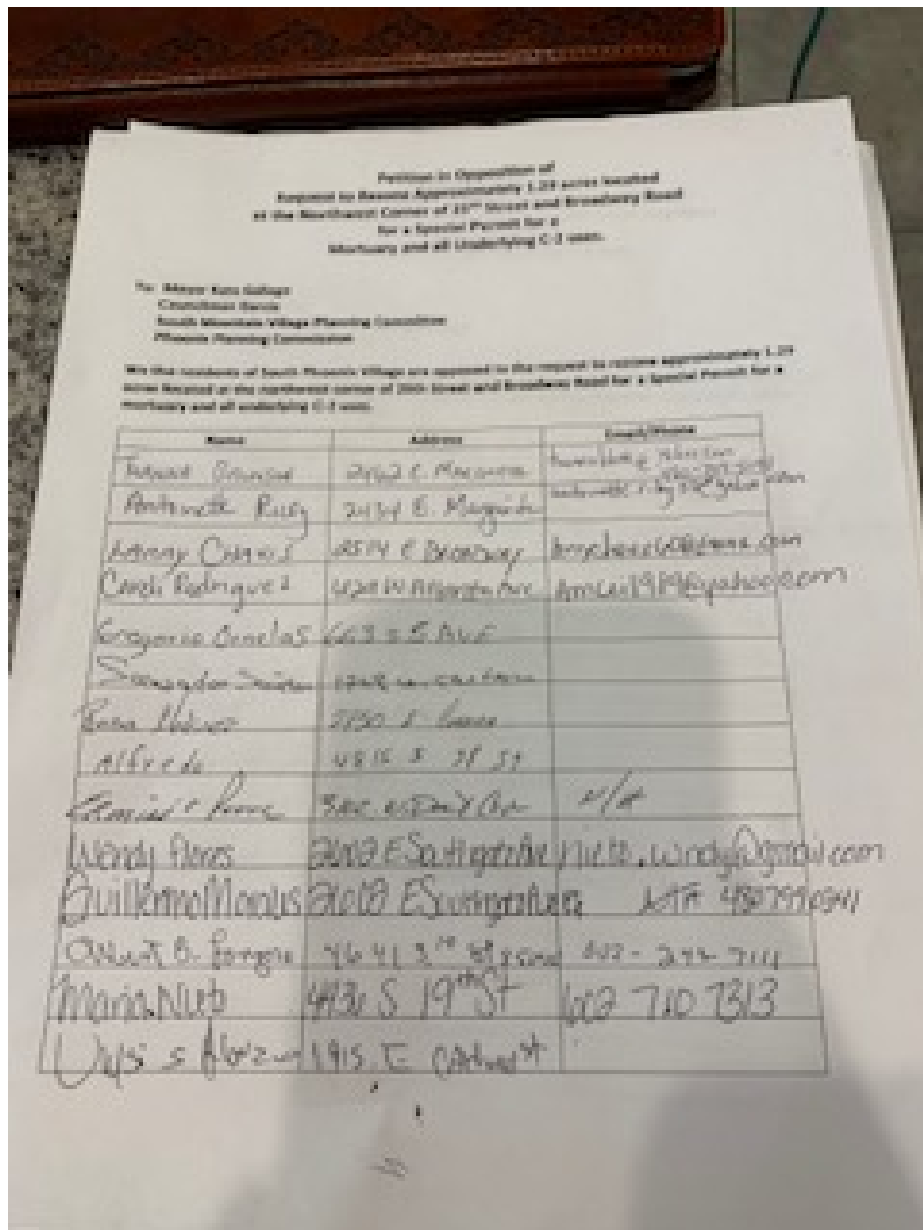
Thank you!

Thomas
(412)657-3433

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Thomas (Tommy) Claiborn IV
[about.me/tommy.claiborn](#) [\[about.me\]](#)



Petition in Opposition of
Request to Rezone Approximately 1.29 acres located
at the Northwest Corner of 25th Street and Broadway Road
for a Special Permit for a
Mortuary and all underlying C-2 uses.

To: Mayor Kate Gallego
Councilman Garcia
South Mountain Village Planning Committee
Phoenix Planning Commission

We the residents of South Phoenix Village are opposed to the request to rezone approximately 1.29 acres located at the northwest corner of 25th Street and Broadway Road for a Special Permit for a mortuary and all underlying C-2 uses.

Name	Address	Email/Phone
Tiffany Big	4525 E. Camelback	
Teresa Pichler	6400 E. Camelback	terepichler@gmail.com
Linda Hall	4500 E. Camelback Rd	
Danny Walters	447 W. Camelback St	dannywalters2011@gmail.com
Danuta Taylor	3500 E. Camelback	602-481-0863
John Pichler	4015 S. 2nd St	john.pichler@att.net
Renee Manning	600 S. 4th St	renee.manning@gmail.com
John Pichler	4015 S. 2nd St	
Barbara	3100 E. Van Buren St	
Eric Carr	3100 E. Van Buren St	
Lois Taylor	3000 E. Camelback Rd	
Lloyd Pickard	1800 W. Camelback	
Joyce M. Calam	5045 S. 20th St	joyce.mcalam@gmail.com
Jessie Ford	1742 E. Camelback	

Petition in Opposition of
Request to Rezone Approximately 1.29 acres located
at the Northwest Corner of 25th Street and Broadway Road
for a Special Permit for a
Mortuary and all underlying C-2 uses.

To: Mayor Kate Gallego
Councilman Garcia
South Mountain Village Planning Committee
Phoenix Planning Commission

We the residents of South Phoenix Village are opposed to the request to rezone approximately 1.29 acres located at the northwest corner of 25th Street and Broadway Road for a Special Permit for a mortuary and all underlying C-2 uses.

Name	Address	Email/Phone
Christine Pichler	2500 E. Camelback	602-373-4122
Ebba Williams	6035 S. 4th St	ebba.williams@gmail.com
Shante Jazayer	2707 E. Camelback	shantejazayer@gmail.com
Kenneth Nae	2707 E. Camelback	
Bracon Thompson	2707 E. Camelback	
Aracelis Williams	2707 E. Camelback	
Theresa Nae	1738 E. Camelback	
Fred Nae	1718 E. Camelback	
Cheryl Nae	1718 E. Camelback	602-201-2776
Alfred Nae	2500 E. Camelback Rd	602-993-4493
Fanni Nae	2541 E. Camelback	602-367-8835
John Nae	2541 E. Camelback	602-367-8835
WATTEN, LARRY	2537 E. Camelback Rd	602-367-8835
ARACELIS WATTEN	2537 E. Camelback Rd	602-367-8835

To: Mayor Kate Gallego
Councilman Garcia
South Mountain Village Planning Committee
Phoenix Planning Commission

We the residents of South Phoenix Village are opposed to the request to rezone approximately 1.25 acres located at the northwest corner of 25th Street and Broadway Road for a Special Permit for a mortuary and all underlying C-1 uses.

[illegible]

Re: Mayor Kate Gallego
Councilman Garcia
South Mountain Village Planning Commission
Phoenix Planning Commission

We the residents of South Phoenix Village are opposed to the request to rezone approximately 1.79 acres located at the northwest corner of 28th Street and Broadway Road for a Special Permit for a multi-story mixed use underlying C-2 zone.

[illegible]

Petition in Opposition of
Request to Remove Approximately 1.29 acres located
at the Northwest Corner of 23rd Street and Broadway Road
for a Special Permit for a
Nursery and all underlying C-2 uses.

To: Mayor Kate Gallego, City of Phoenix
Councilmember Carlos Garcia, City of Phoenix
South Mountain Village Planning Committee
Phoenix Planning Commission

The residents of South Phoenix Village are opposed to the request to remove approximately 1.25 acres located at the northwest corner of 25th Street and Broadway Road for a Special Permit for a mortuary and all underlying C-2 uses.

[illegible]

Petition in Opposition of
Request to Rezone Approximately 1.15 acres located
at the Northwest Corner of 25th Street and Broadway Road
for a Special Permit for a
Sanctuary and all Underlying C-3 uses.

For: Mayor, Katz College
Councilman Garcia
South Mountain Village Planning Commission
Phoenix Planning Commission

The residents of South Phoenix Village are opposed to the request to reserve approximately 2.28 acres located at the northwest corner of 15th Street and Broadway Road for a Special Forest for a nursery and all underlying 0-2 zone.

[illegible]

Petition in Opposition of
Request to Remove Approximately 1,229 tires located
at the Northwest Corner of 25th Street and Broadway Road
for a Special Permit for a
Mortuary and all Underlying C-3 uses.

To: Mayor Kate Gallego
Councillor Sam Davis
South Mountain Village Planning Committee
Phoenix Planning Commission

We the residents of South Phoenix Village are opposed to the request to remove approximately 5.29 acres located at the northeast corner of 12th Street and Broadway Road for a Special Permit for a mortuary and all underlying C-2 uses.

[illegible]

Petition in Opposition of
 Request to Remove Approximately 1.28 acres located
 at the Northwest Corner of 23rd Street and Broadway Road
 for a Special Permit for a
 Laboratory and all Underlying 0.1 acres.

To: Mayor Kate Calogay
Councilman Davis
South Mountain Village Planning Commission
Phoenix Planning Commission

The five residents of South Phoenix Village are opposed to the request to remove approximately 1.28 acres located at the southwest corner of 20th Street and Broadway Road for a Special Forest for a parkway and off underlying 0.2 acre.

Name	Address	Emergency Phone
Wesleyan Uddle	2341 E. Broadway St.	904-447-2242
Bridgett Lewis	15010 S. 4th St.	904-991-9887
Maria Leticia Smith	7625 S. 2nd St.	904-991-9887
Ernie Antrean	221 E. Broadway St.	904-991-9887
Charles Taylor	2335 N. 1st St.	904-991-9887
Annie King-Taylor	2335 N. 1st St.	904-991-9887
John W. Smith	2401 East Park	904-991-9887
Diane Diaz	1806 S. 11th St.	904-991-9887
Rosa Arceola	1806 S. 11th St.	904-991-9887
John Jones	7724 1st St.	904-991-9887
Reggie de la Rosa	2335 N. 1st St.	904-991-9887
Charles Jones	8613 S. 11th St.	904-991-9887
John L. Jones	1513 S. 11th St.	904-991-9887
Robert Taylor	1999 E. 1st St.	904-991-9887

Petition in Opposition of
Request to Rezone Approximately 1.29 acres located
at the Northwest Corner of 25th Street and Broadway Road
for a Special Permit for a
Mortuary and all Underlying C-2 uses.

To: Mayor Kate Gallego
Councilman Garcia
South Mountain Village Planning Committee
Phoenix Planning Commission

We the residents of South Phoenix Village are opposed to the request to rezone approximately 1.29
acres located at the northwest corner of 25th Street and Broadway Road for a Special Permit for a
mortuary and all underlying C-2 uses.

Name	Address	Email/Phone
Adriana Rodriguez	2454 E Pueblo	
Armeda Rodriguez Aguilar	2454 E Pueblo St	armeda2454@gmail.com
Ena A. Dominguez	6518 E. Pueblo	
Fernando	2526 E. Pueblo	
JESUS G. LUNA	2545 E Pueblo	
Adriana Nunez	2559 E Pueblo	adriana9338@gmail.com
Don Reed	2725 E Pueblo	602 881 7011
Freddie Ash	2725 E Pueblo	480 233 7168
Araceli Vortin	2407 E Pueblo	
Loree Lynn Martin	2407 E Pueblo	
Barbara Davis	6621 S. 4 th Ave	602-410-5614
Danielle Davis	7410 S. 2 nd Ave	602-268-7800
Gail Mosley	2401 E Pueblo	602 276 1078
Tina Turner	4160 E. Camelback Rd	602-578-4514

Homeless
2401 E. Pueblo
Bryce House
Bryce House
Bryce House

Petition in Opposition of
Request to Rezone Approximately 1.29 acres located
at the Northwest Corner of 25th Street and Broadway Road
for a Special Permit for a
Mortuary and all Underlying C-2 uses.

To: Mayor Kate Gallego, City of Phoenix
Councilman Carlos Garcia, City of Phoenix
South Mountain Village Planning Committee
Phoenix Planning Commission

We the residents of South Phoenix Village are opposed to the request to rezone approximately 1.29
acres located at the northwest corner of 25th Street and Broadway Road for a Special Permit for a
mortuary and all underlying C-2 uses.

Name	Address	Email/Phone
Martha Vela	3094 E. 10 th Ave	602-410-2914
Uthman Hammad	7134 E. 25 th St	480-823-0788
Edgar Bracamonte	2001 E. Pueblo	480-682-0488
Kenneth Williams	2321 E. Pueblo	602-403-6579
Guillermo G.	2745 E. Pueblo	480-411-5703
Yolanda Bertram	2745 E. Pueblo	(480) 759-4129
NELESHA LEWIS	8735 E. Camelback	602-613-5288
Wendell Peterson	2402 E. Camelback	602-436-9723
David Paz	2436 E. Camelback	602-815-9146
Habib Chowdhury	2913 E. Camelback	602-314-8800
Anthony Thomas	2906 E. Camelback	623-932-2658
Daniel Dorego	8821 E. Camelback	602-517-0512
Brandi Peterson	3728 E. Camelback	480-258-7007
JASON F. FARR	2706 E. Camelback	602-727-1023

Petition in Opposition of
Request to Rezone Approximately 1.29 acres located
at the Northwest Corner of 25th Street and Broadway Road
for a Special Permit for a
Mortuary and all Underlying C-2 uses.

To: Mayor Kate Gallego
Councilman Garcia
South Mountain Village Planning Committee
Phoenix Planning Commission

We the residents of South Phoenix village are opposed to the request to remove approximately 1.28 acres located at the northwest corner of 21st Street and Broadway Road for a Special Permit for a mariculture and all underlying C-3 uses.

Name	Address	Home/Phone
Travis Pange	2115 E Pueblo Ave.	602-946-7816
Travis Tapia	"	602-826-8279
John Tapia	"	602-783-3372
M. C. Calberley	2505 E Pueblo Ave	602-218-0383
Patricia Hernandez	2554 E Pueblo Ave	602-347-5973
Jose Flores	2706 E Pueblo Ave	602-733-1774
Lionel L. Clark	2714 E Pueblo	480-437-1867
Martha Gomez	2746 E Pueblo	617-832-9164
Travis Lopez	2537 E Pueblo	602-261-4344
Linda Pava	2455 E Waco Ave	480-249-9285
Priscilla Bragosa	2445 E Waco Ave	980-479-8773
Anahi Parra	2477	480-226-8736
Isabel Solorzano	2531 E TAMARCA AVE	602-261-1455
Bryan Scott	2430 E Chipman	503-719-1329
Jennifer Bradley	2430 E Tamarca	602-270-6661

Petition in Opposition of
Request to Rezone Approximately 1.28 acres located
at the Northwest Corner of 25th Street and Broadway Road
for a Special Permit for a
Mortuary and all Underlying C-2 uses.

To: Mayor Kate Gallego
Councilman Garcia
South Mountain Village Planning Committee
Phoenix Planning Commission

We the residents of South Phoenix village are opposed to the request to remove approximately 1.29 acres located at the northwest corner of 15th Street and Broadway Road for a Special Permit for a Mortuary and all underlying C-2 uses.

Name	Address	Phone/Email
Gayle L Kay	2106 S 3rd Ave Phoenix, AZ	Heidi Kay @ gmail.com 602-383-9991
DAVID E Evans	1632 E. CENTRAL RD PHOENIX, AZ 85016	602-969-2000 ext. 1000 602-987-5768
Turquoise Evans	48 E. BROAD ST. PHX, ARIZONA	TI Evans @ gmail.com 480-212-6565
Duff Johnson	1204 E. OVER RD PHOENIX, AZ	Turquoise Evans
LORI E. EVANS	1430 E. CENTER RD	lorieevans@gmail.com
TERRA EVANS	1032 E. CENTER RD	terraevans2@gmail.com
Lillian Aiken	2454 E. DUNLAP RD	LillianAiken@gmail.com
Debra L. Patterson	7426 S. 3rd Ave	debpatterson@gmail.com
Shanda Sublett		schuaps@gmail.com
Brenda Johnson	2454 E. DUNLAP RD	602 5188632
ANNE P. AKE	5216 S. 1st Ave	
BEVERLY HAU	1137 E. CENTRAL 2318 E. BROAD PHX 85010	hiltbavaly@gmail.com 361-5396
Georgina Johnson	613 S. 6th Ave	mlan317@yahoo.com