

ATTACHMENT F

PRIMROSE LAND DEVELOPMENT COMPANY LLC.

15936 N 78th Street Scottsdale, AZ 85260

12/14/23

Adrian Zambrano
Planning and Development Dept.
200 W Washington ST, Second Floor
Phoenix AZ 85003

Dear Adrian:

My name is Jim Beatty, and I am writing this letter in response to a pending Zoning Case # Z-60-23-2 Change from PUD to A-1.

I am the owner and original developer of the property at 2629 East Rose Garden Lane adjacent to and directly east of your client.

I am deeply concerned with the idea of the city allowing the proposed 're-zoning and use' next door to our facility. My concern stems from the incompatibility of the proposed 'zoning and use' to the adjacent properties. When I researched the area in the early 2000's, I saw a place ripe for re-development of the horse and residential properties to the city's overlay of light-use commerce park/business park. It was the right location for our development and facility. I chose to invest in that specific area with confidence, due to my full understanding of the surrounding area and the compatible 'allowed zoning and uses'. We were *not* going to have to contend with an industrial use next door.

My tenants and neighbors have counted on the City of Phoenix to be consistent with that. Later, in 2009, we did a multi-million-dollar redevelopment of the 2629 E. Rose Garden facility as a comprehensive Athletic Campus and Headquarters of our tenant, the internationally recognized elite training company Exos.

The Exos training facility encompasses both indoor and outdoor spaces which include outdoor training fields, basketball, baseball and track and field areas. The swimming pool, spa and cold plunge area is in fact adjacent to the proposed moving and storage yard, warehouse and loading docks. Can you imagine professional athletes and corporate clients training and rehabilitating outside, just a few yards from diesel tractor trailers, moving vans beeping and backing in, and loading/unloading with diesel engines left running constantly? ... hardly compatible with an elite outdoor fitness facility. How many hours of that could you take?

The serious concerns from our tenant will surely end in a loss of our tenants which will result in hundreds of thousands of dollars in lost revenues annually. What would the cost of re-developing our property be? In that case, would we downgrade to become a heavy industrial use such as the one proposed next door, reducing our property value and further impacting our revenues? This would be a snowball effect for the entire business park.

I am no stranger to developing and was quite involved in the early 2000's in this geographical area. I personally developed 3 of the 4 adjacent properties, with over \$30M spent, and all located within 50 feet of the proposed project. On each of those properties, we spent the necessary time and money to ensure that our proposed use was compatible with the adjacent properties. We only moved forward with compatible uses and we did not expect that the existing and future neighbors should suffer at the cost of our design, use or desire.

We worked closely with the City of Phoenix, especially Planning and Development. We are thankful for the folks we worked with, and there are many that may remember the successful process and end products. I feel like this developer or end user does not share the same philosophy, and I would ask you to encourage them to find a suitable location with the correct zoning in the first place. Surely the City of Phoenix will recognize this and not approve a use or re-zoning that will cause the area such a massive negative impact. A use that we were confident would never be allowed. On a final note, there seems to be multiple places where such a use is already allowed, like Deer Valley, near I-17 or other parts of Phoenix, but certainly not here. I am available to discuss and thank you in advance for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "J.H. Beatty". The signature is stylized with a large initial "J" and a cursive "Beatty".

James H. Beatty

Primrose Land Development Company LLC.

Adrian G Zambrano

From: Steven Javinett <s.javinett@gmail.com>
Sent: Wednesday, January 3, 2024 1:18 PM
To: Adrian G Zambrano
Subject: Objection letter for Rose Garden rezone request

Re: Zoning Case Z-60-23-2

Hello Adrian, my name is Stephen Javinett and I own the building located at 2625 East Rose Garden Lane in Phoenix. My building is located directly next to and east of the Horses Help property and am writing this letter to you to communicate my position regarding the proposed development of Muscle Men Moving next door.

I believe the proposed zoning and use are not allowed in the present zoning and neighborhood, as both are not in line with the city's original overlay and plan and both are not compatible with neighboring properties. The proposed use is non-compatible with my tenant Exos. It is also not compatible with any other typical future users of my facility. Exos is a professional athlete training company and have extensive outside training facilities located at the building next door to my office building. Exos uses my building to house their operations.

I strongly disagree with allowing the proposed Muscle Men Moving development rezoning request and use. My fear is that it will mean the end of our tenants business at our location. The type of building and use at our location are in direct conflict to a the nature of this business. There are zoned areas which support this type of business, this is not now nor was it designed to support this zoning change request. The excessive amount of traffic that will be added to this non-commercial area is not supported. I believe this is why there are developments that allow that and other compatible A1 uses, but not in a corporate business park such as ours.

I ask that you disallow that development and use, as it will be highly negatively impactful to our developed property (that has been there for over 10 years) as well as very negatively impactful on the business park as a whole. I know that it will have a very negative impact on our property value. Furthermore, what happens when they leave that building; Who is coming in next? I can tell you that it won't be a non-invasive user. The only user for that type of building would be a high volume mover and transferer of goods and along with that comes a very high volume of loud truck and trailer traffic for long long hours of the day and night. Once you allow an invasive use such as the one proposed, it can and will turn the theme and users of the whole business park and will be the beginning of the end to what we have today and to what we bought into years ago. To allow the degradation of our higher level zoned properties, by blessing such a use makes no sense at all, especially when there are hundreds of other correctly zoned areas in the city that were properly designed for their building and use.

Please consider what this will do to our investment in our adjacent property, our tenant and the neighboring quiet use properties and encourage the applicant to move on to compatibly zoned location in an industrial community.

Thank you for your consideration.

If you have any questions, you can call me at my number below.

Sincerely,

Stephen Javinett

(602) 721-4349

Raptor Funding Group LLC.