

Attachment G

Residents of North 40th Place Neighborhood

Phoenix, AZ 85018

September 30, 2021

City of Phoenix Planning & Development Dept.

Attn: Zoning Section, Sofia Mastikhina

Case No.: Z-43-21-6

Rezoning of 4048 N 40th Place

Phoenix, AZ 85018

Dear Sofia:

The purpose of this communication is to inform you of our neighborhood's feedback about case no. Z-43-21-6. During a recent neighborhood meeting we reviewed all options as well as discussing the benefits and concerns each member had and we came to a unanimous consensus that we are opposed to the rezoning of the 4048 North 40th Place property. Discussion points we feel strongly about justifying our reasoning are as follows:

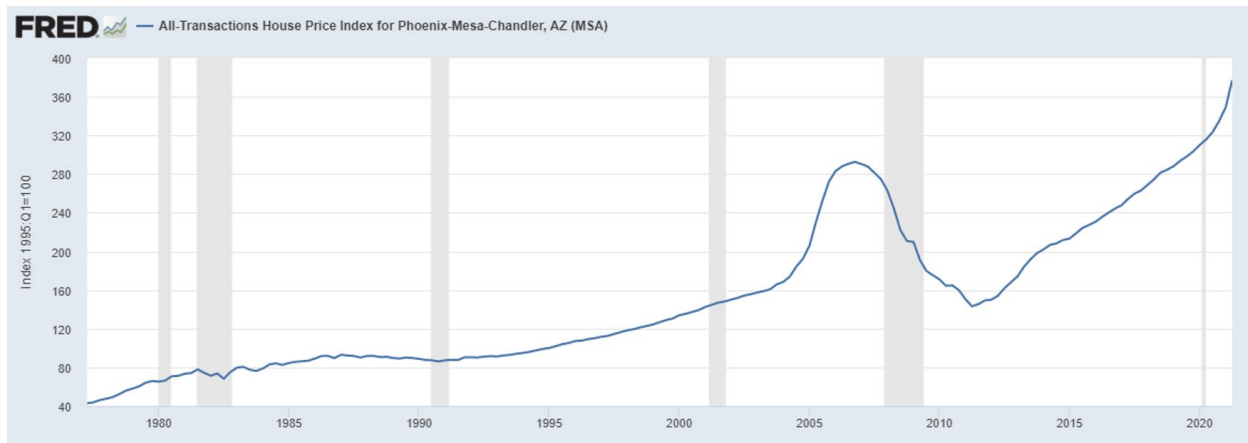
- **Parking** – Studio MA's proposed project plan does not include enough parking. Per Studio Ma's projected employee growth, future parking spots and strategy for them to encourage employee to leverage public transportation, walk to work & or ride bicycles to work is not a concrete option to combat the parking shortage. We believe this would cause an overflow of parking on our street of both employees as well as customer/clients of Studio Ma. With the overflow of parking this will increase the traffic in our neighborhood. The variables of a bus stop, business traffic on an already high traffic Indian School Road we believe this will create accessibility exiting our neighborhood as well as a safety issue for all.
- **Neighborhood** – North 40th Place is a rare cul-de-sac in the area that is composed of long-time & new homeowners that want to keep it a neighborhood. We feel that by having another lot of our small neighborhood being zoned as commercial it will continue to happen diminishing our neighborhood. Currently, our street consists of thirteen homes of the original fifteen lots. The remaining two lots side to Indian School Road and are business occupied. By allowing commercial zoning further into our neighborhood it takes away from being a desired location to live, raise a family. In addition, it provides for an avenue of the same rezoning to happen and take away further homes and neighbors from our community.
- **Benefit** – we do not see how this project benefits our neighborhood or members in anyway, rather it inhibits our ability to cultivate the neighborhood atmosphere.
- **Property Value** – members of the neighborhood, especially those closest to 4048 N 40th Place, have concerns of the adverse impact the commercial space will have on our home values.

Estimates from 5-10% reduction have been given to us by real estate professionals with the knowledge and experience of how situations such as this has impacted other communities.

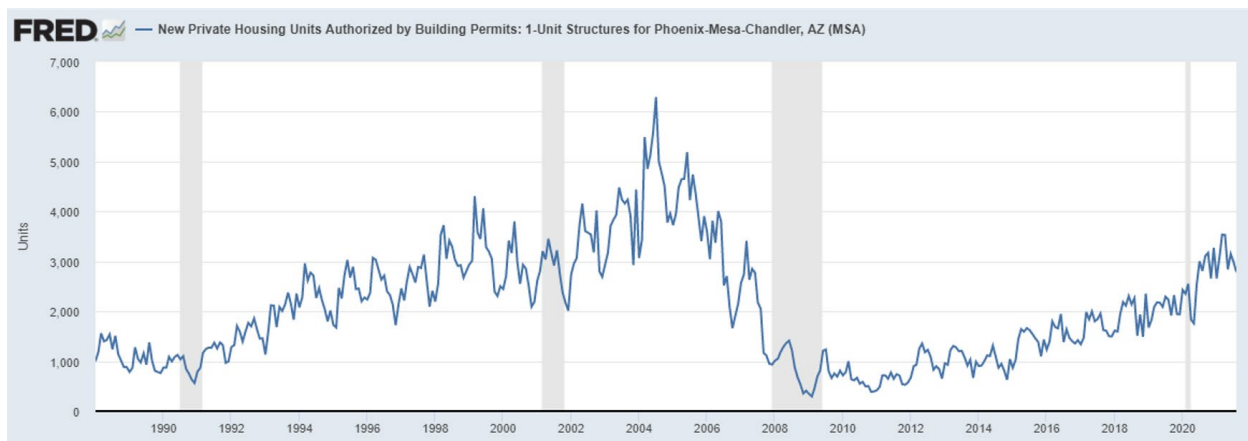
- **Home Prices & Availability** – home prices have steadily increased over the last 18-24 months making it difficult for some to purchase a home. In addition, new home starts in the Phoenix Metro outpace the national average while vacant home inventory is at an all-time low of 1.22*. Active listings in the Phoenix Metro is 66% less than 18 months ago. We feel that removing a residence is not the correct thing to do given market conditions.

**Vacant Home Inventory Index is a number, measured in months, until zero new homes would be available for purchase. Source: NAHB*

Housing Price Trend –



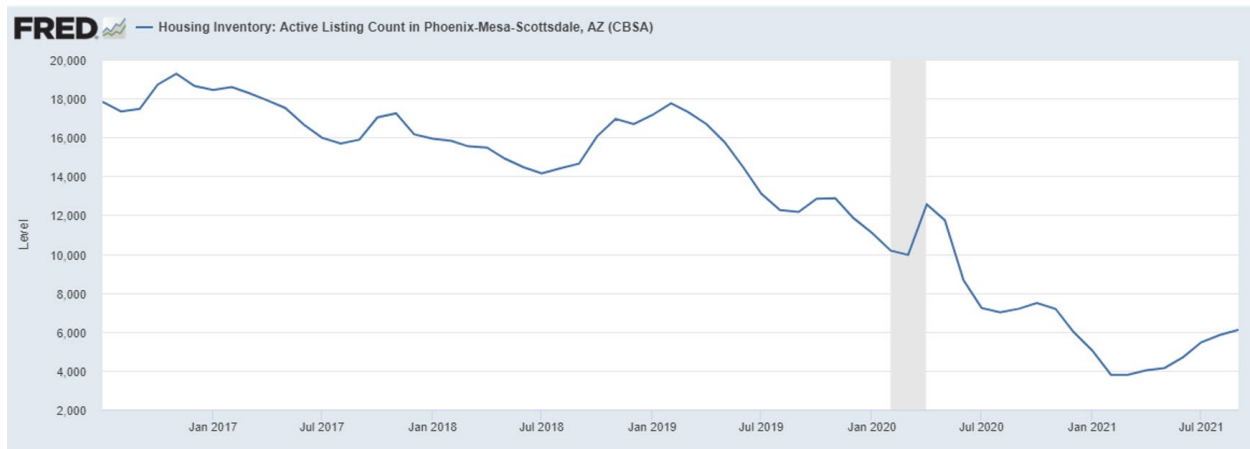
Housing Units by Building Permits Trend –



September 30, 2021

Page 3

Active Resale Listings Trend



In summary, we as a neighborhood, based on the above reason are opposed to the rezoning of 4048 N 40th Place. If you have any questions about the above statements, please let us know. Thank you for your time, consideration as well as your understanding.

Sincerely,

Residents of North 40th Place Neighborhood
Phoenix, AZ 85018

Neighborhood Members:

Address:

Jen Johnson Collier

4026 N. 40th Place

Matthew Reyhons & Amber Skoog

4041 N. 40th Place

Ron & Ruth Elwardt

4027 N 40th Place

Erin Vecchia

4022 N 40th Place

Anthony Delagarza

4037 N 40th Place

Katie Baccus & Jason Lupin

4025 N 40th Place

Bertha Ann Howard

4032 N 40th Place

Mike Bivens

4034 N 40th Place

September 30, 2021

Page 4

Brad Efuné

4014 N 40th Place

Heather & Kyle Greiert

4018 N 40th Place

Barbara Foster

4008 N 40th Place

October 1st, 2021

City of Phoenix Planning & Development Dept.
Attn: Zoning Section, Sofia Mastikhina
Case No.: Z-43-21
Rezoning of 4048 N 40th Place
Phoenix, AZ 85018

Dear Sofia:

The purpose of this communication is to inform you of my personal concerns on case no. Z-43-21. I am the newest resident on the street with my home purchase closing late July 2021 during a market high. I can tell you I was immediately drawn to my homes original 1950's qualities as well as the friendly neighbors found in this community. At the time of writing an offer and then later contract for my home, the intentions to change zoning on the residence three lots north of mine were never disclosed. Had this occurred, I might have reevaluated other options, even in this limited housing inventory market.

With my home being fairly original and tenant occupied for over a decade, I have a considerable amount of work and expense in my future. I have concerns about my property value being negatively impacted if a business is a few doors down from my front door. My lot already has a lot of vehicle traffic and foot traffic across my back fence and we have commercial garbage truck pick up at 4:30 each morning not to mention evening music from food establishments weekend evenings. It does seem that our neighborhood is at a crossroads with business encroaching from many sides. I strongly oppose losing another home on our street or an opportunity to have another family participate in our small tightknit community.

Sincerely,

Jen Johnson Collier
4026 N. 40th Place
Phoenix, AZ 85018

The City of Phoenix Planning and Development Dept.:

The purpose of this letter is the rezoning Request for the property located at 4048 North 40th Place Phoenix Arizona 85018.

Rezoning request case # Z-43-21 MA Studios

Our family has owned a home since 1958 The Foster Family: Lucille + George and now John + Barbara Foster since 2004.

We have watched children growing up and playing in our street, going from one neighbor to another without concerns from additional traffic and parking and concerns from additional Danger from many new strangers driving and parking in our street and not knowing their character or intent.

So to protect our neighborhood
We John and Barbara Foster

living at and owners 4008 N. 40th Place Phoenix AZ 85018
Vote NO on the rezoning of
4048 N. 40th Place Phoenix Az 85018

John Foster + Barbara Foster
September 29th 2021

Ron and Ruth Elwardt
4027 N. 40th Place
Phoenix, AZ 85018
October 2, 2021

City of Phoenix Planning & Development Dept.
Attn: Zoning Section, Sofia Mastikhina
Case No.: Z-43-21-6
Rezoning of 4048 N 40th Place
Phoenix, AZ 85018

Dear Sofia:

We would like to express our concern regarding the rezoning of 4048 N. 40th Place. We have lived at 4027 N 40th Place for 30 years. Our neighborhood is a small, clearly defined neighborhood. We are on a cul-de-sac which allows only one entry and exit point. There are currently fourteen residences on the street. We have enjoyed a close-knit community over the years. We raised our family here and recently several new young families with children have moved into the neighborhood.

On our street, we have seen eight renovations, remodels or complete rebuilds since 2017. We as a community have invested a great deal of resources into our properties with the assumption that our street (including 4048 N. 40th Place) would remain residential.

In addition, in the last eighteen months, six of our residents purchased homes without knowledge that there might be any kind of zoning change imminent.

We are anxious to preserve the community environment that we have worked hard to maintain and foster. We feel that the expansion of Studio Ma would adversely impact our small neighborhood both in its community feel and property values.

Thank you for your consideration.

Sincerely,

Ron and Ruth Elwardt
4027 N. 40th Place
Phoenix, AZ 85018

Sofia Mastikhina

From: Erin Vecchia <Erin.Vecchia@skillsoft.com>
Sent: Saturday, October 2, 2021 1:49 PM
To: Sofia Mastikhina
Subject: Rezoning at 4048 N 40th Pl

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sophie,

I am sending this email in regards to the petition to rezone the property at 4048 N 40th Pl. I purchased my home at 4022 N 40th Pl in May of 2021. Based on the extreme housing market I had to pay \$50,000 over asking at \$1.225 million dollars. I had no idea or knowledge that there was a residential property on the street, three houses away from my new home, that was trying to be rezoned until I moved in. I firmly believe that this rezoned residential property will not bring value to our small community, only hinder it. I have also experienced issues with employees from the Studio MA parking on our street in front of our homes in the daytime, restaurant parking issues in the evening and general additional traffic zipping down our cul-de-sac from confusion on if it's a through street. We also hear garbage trucks at 4:30 am from the commercial and apartments to the rear of my home. I am not in support of the home being rezoned creating additional issues based on limited parking and more employees. This is a small, quaint street and there are plenty of other commercial spaces, in already designated areas, that could be used for an expanded office building.

I appreciate the time to listen to our thoughts and concerns.

Thanks,

Erin Reitz Vecchia
4022 N 40th Pl
Phoenix, AZ 85018
480-334-3118

Racelle Escolar

From: Matthew Reyhons <reyhma01@luther.edu>
Sent: Thursday, October 7, 2021 4:57 PM
To: Jay Swart
Cc: Racelle Escolar; Gregory L Harmon; PDD Camelback East VPC; Alan Stephenson; Matthew William Ryne Reyhons
Subject: Case Z-43-21-6
Attachments: Case No. Z-43-21 Matthew Reyhons & Amber Skoog Aug 26th Letter no confirmation.msg; Erin Vecchia Submission & Confirmation.msg; Fw Case No. Z-43-21 - Jen Collier Johnson Submission & Confirmation.msg; Fwd Rezoning of 4048 N#Z-43-21-6 Ruth Elwardt Submission & Confirmation.msg; Case No. z-43-21-6 Letter to Alan Stephenson Director Planning & Development Director.msg; RE Case Z-43-21-6 Communication of Request for Case to be Reviewed.msg; RE Case Z-43-21-6 Community Letter & Confirmation.msg; RE Case Z-43-21-6 Email from Sofia about Contact Information.msg; Re Case Z-43-21-6 Letter of Apology for Error.msg; CommunityLetter_20211003_V5_MR.docx

Mr. Swart,

I hope this message finds you well. During Tuesday October 5th Village Planning Committee meeting's second agenda item was for Case No. 43-21-6 the rezoning of 4048 N 40th Place. Residents of our neighborhood have been involved in both neighborhood meetings held by Studio MA as well as holding our own resident only meeting prior to the Village Planning Committee meeting. Attached are the submissions sent to Sofia Mastikhina of our concerns as well as acknowledgements by Sofia. I have also attached the letter in which was written on behalf of the residents after we took a vote which was unanimous in opposing the rezoning. These submissions while acknowledged by Sofia never had the chance to be discussed. After discussions with the residents after the committee's meeting, most of whom were present, we the residents of North 40th Place are requesting the VPC to hear our case at the next assembly given the above mentioned mistake. We have concerns on how four submissions opposing the case were missed.

Please let us know if this is not the proper avenue of concern as we feel that skipping the resident's opportunity to speak in the rezoning process is unfair.

Thank You,

Matthew Reyhons

admissible

Racelle Escolar

From: Matt Reyhons <reyhma01@luther.edu>
Sent: Thursday, August 26, 2021 7:06 AM
To: sofia.mastikhina@phoenix.gov
Cc: Matthew William Ryne Reyhons; Amber Wagers
Subject: Case No. Z-43-21
Attachments: Rezoning Proposal 4048 N 40th PL Phoenix AZ 85018 V1.docx

Good Morning,

Please find attached letter in reference to resident feedback regarding the rezoning of 4048 North 40th Place, Case No. Z-43-21.

Thank You in advance for your assistance.

Best Regards,

Matthew & Amber



Virus-free. www.avg.com

Reference-

Case No.: Z-43-21

Address: 4048 North 40th Place

Phoenix, AZ 85018

August 25, 2021

City of Phoenix Planning & Development Department,

Attn: Sofia Mastikhina

We are writing to you to share our concerns with case number Z-43-21. As homeowners who live directly east of proposed expansion we are opposed to having additional commercial parcels infiltrate our neighborhood. After attending the August 12th, 2021 neighborhood meeting we are following up accordingly. Below are a series of our concerns.

- The proposed plan calls for a community garden. Due to the area we feel this has safety concerns and will attract nomadic citizens. Recently we had package theft in the middle of a weekend day. We feel that a community garden would increase foot traffic and lead to additional theft, possible property damage and decrease the feel of a quiet neighborhood located in a cul-de-sac. Please reference Complaint No.: 100483610 & Incident No.: 202100001160432 with the City Prosecutor's Office.
- The proposed plan is inconsistent with other streets/communities in the area in which most have one parcel of commercial zoning whereas this would create two on the west side & only one of the east side. If allowed to rezone, we feel it would not stop there as opportunities to continue to infiltrate the neighborhood would be allowed diminishing the community.
- The proposed plan is removing a potential new home buyer or rental home. As housing affordability & rental affordability continues to rise we feel that keeping the residence at 4048 40th place is best for the citizens in our community as potential future citizens.
- The parking proposal calls for seven addition spots for a total of 20, 13 of which are existing. During the meeting on August 12th Studio MA ownership & team members stated that they are looking to expand 12-13 employees in the future adding to their current of 12 employees which does not require enough parking spots for each team member. One of these parking spots is designated handicap. The result would be parking on the street which creates issues for services, safety issues for children in the area and contributes to the local restaurant overflow parking that invades our neighborhood most evenings.

In closing we strongly disagree with the rezoning in our neighborhood and would like to understand what steps to ensure our voice is heard based on the above concerns.

Amber Skoog & Matthew Reyhons

Residents of 4041 North 40th Place

Racelle Escolar

From: Ruth Elwardt <elwardt55@gmail.com>
Sent: Thursday, October 7, 2021 11:47 AM
To: Erin Vecchia; Matt Reynolds; Jen Johnson
Subject: Fwd: Rezoning of 4048 N. 40th Place #Z-43-21-6

I am forwarding what Sophia sent me. She was aware that I asked to speak. This all seems a little fishing to me. There was either gross incompetence or we were possibly excluded on purpose. I would hate to think that that was the case. Sophia emailed me on Monday so I don't understand how she could forgotten about our requests by Tuesday.

It's sounds like the Planning Committee will not reconsider their decision or call another vote—she seemed to indicate we just have to attend the next meeting. I would like Sophia or some representative of the planning committee to express the fact that they failed to recognize our concerns at the last meeting and that the vote was taken without that information.

Thanks for you efforts. I appreciate the time you've put in.

Sent from my iPhone

Begin forwarded message:

From: Ruth Elwardt <elwardt55@gmail.com>
Date: October 6, 2021 at 1:24:43 PM MST
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Subject: Re: Rezoning of 4048 N. 40th Place #Z-43-21-6

Sofia,

Thank you for your speedy response. I appreciate your efforts to correct the situation. As you can imagine, we were taken totally off guard last night.

Thanks again. We are very appreciative.

Ruth

Sent from my iPhone

On Oct 6, 2021, at 9:47 AM, Sofia Mastikhina <sofia.mastikhina@phoenix.gov> wrote:

Good morning Ruth,

Thank you for reaching out, and my sincere apologies that you did not get a chance to speak last night. That was my oversight, as I only saw your letter, which I did forward to the committee, along with the other opposition letters that I received in the days leading up to the meeting.

The same thing happened with Mr. Reyhons, where I received his letter, distributed it to the committee, but overlooked his request to speak. He has already contacted the committee and our department director, so we are all aware of this. He has also requested that the Camelback East Village Planning Committee hear and vote on this case again.

This case is scheduled for the November 4, 2021 Planning Commission hearing. The agenda for this meeting has not been posted yet but, when it is, you will be able to access it here: <https://www.phoenix.gov/cityclerk/publicmeetings/notices>. The agenda will have an email address where you will send your request to speak on the matter.

For the case to be heard by the Camelback East Village Planning Committee again, the Planning Commission will have to vote on doing so. Thus, you will have to request this from the Commission.

Please let me know if you have any questions or need further information and, again, my sincere apologies for this oversight.

Best regards,

Sofia Mastikhina, CNU-A
(she/her/hers)

Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

<image002.jpg>

<image003.jpg>

From: Ruth Elwardt <elwardt55@gmail.com>

Sent: Tuesday, October 5, 2021 7:37 PM

To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>

Subject: Re: Rezoning of 4048 N. 40th Place #Z-43-21-6

Sophia,

I am wondering just exactly what happened at the planning committee meeting. It was stated at the outset that there was no opposition which clearly was not the case as we as a neighborhood sent a letter signed by most if not all our neighbors opposing the project. You acknowledged our letter so you did receive it. Several other residents wrote personal letters that I am aware of. I also wrote a personal letter which you acknowledged. I asked to speak at the meeting which you can affirm by looking at the above email stream.

We as a community are very disappointed that our concerns were not acknowledged or heard.

Please respond to these concerns.

Ruth Elwardt
4027 N 40th Place
Phoenix, AZ

Sent from my iPhone

On Oct 5, 2021, at 9:06 AM, Sofia Mastikhina
<sofia.mastikhina@phoenix.gov> wrote:

Good morning Ruth,

Thank you for your letter. I have placed a copy in the case file and forwarded a copy to the Camelback East Village Planning Committee.

Best regards,

<image003.jpg>	<p>Sofia Mastikhina, CNU-A <i>(she/her/hers)</i> Planner II - Village Planner City of Phoenix Long Range Planning Office: 602-256-5648 200 West Washington Street Phoenix, AZ 85003</p>	<image004.jpg>
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From: Ruth Elwardt <elwardt55@gmail.com>
Sent: Saturday, October 2, 2021 4:35 PM
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Subject: Rezoning of 4048 N. 40th Place #Z-43-21-6

Dear Sofia,
I have attached a letter expressing my concerns about the rezoning of 4048 N. 40th Place and would like to speak at the Planning Commission Hearing on October 5th. Case number: Z-43-21-6

Thank you for your consideration,
Ruth Elwardt

Racelle Escolar

From: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Sent: Tuesday, October 5, 2021 9:04 AM
To: Matthew Reyhons
Cc: mber Skoog; Anthony Delagarza; Barb Foster; Brad Efune; dan pennington; Erin Vecchia; Heather Greiert; Jason Lupin; Jen Johnson; Katie Baccus; Keenan Tighe; Michael Bivens; Ron Elwardt; Rosanne Pennington; Ruth Elwardt
Subject: RE: Case Z-43-21-6

Good morning Matthew,

Thank you for your letter. I have placed a copy in the case file and forwarded a copy to the Camelback East Village Planning Committee.

Best regards,



Sofia Mastikhina, CNU-A
(she/her/hers)
Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003



From: Matthew Reyhons <reyhma01@luther.edu>
Sent: Monday, October 4, 2021 9:11 AM
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Cc: mber Skoog <Wagers.2@wright.edu>; Anthony Delagarza <Anthony@anthonydelagarza.com>; Barb Foster <barbarafoster17@gmail.com>; Brad Efune <brad@oerc.com>; dan pennington <ghostdog42@gmail.com>; Erin Vecchia <erin.vecchia@skillsoft.com>; Heather Greiert <heathergreiert@gmail.com>; Jason Lupin <jasonlupin@gmail.com>; Jen Johnson <jlynjohnson@aol.com>; Katie Baccus <kjkbaccus@gmail.com>; Keenan Tighe <tigheland@gmail.com>; Matt Reynolds <reyhma01@luther.edu>; Michael Bivens <mike_j_bivens@yahoo.com>; Ron Elwardt <elwardt56@gmail.com>; Rosanne Pennington <hairpenn@gmail.com>; Ruth Elwardt <elwardt55@gmail.com>
Subject: Case Z-43-21-6

Sofia,

On behalf of the N 40th Place neighborhood please attached letter expressing our concerns of the proposed project.

Thank You,

N 40th Place Residents



Virus-free. www.avg.com [avg.com]

[avg.com]

Residents of North 40th Place Neighborhood
Phoenix, AZ 85018
September 30, 2021

City of Phoenix Planning & Development Dept.
Attn: Zoning Section, Sofia Mastikhina
Case No.: Z-43-21-6
Rezoning of 4048 N 40th Place
Phoenix, AZ 85018

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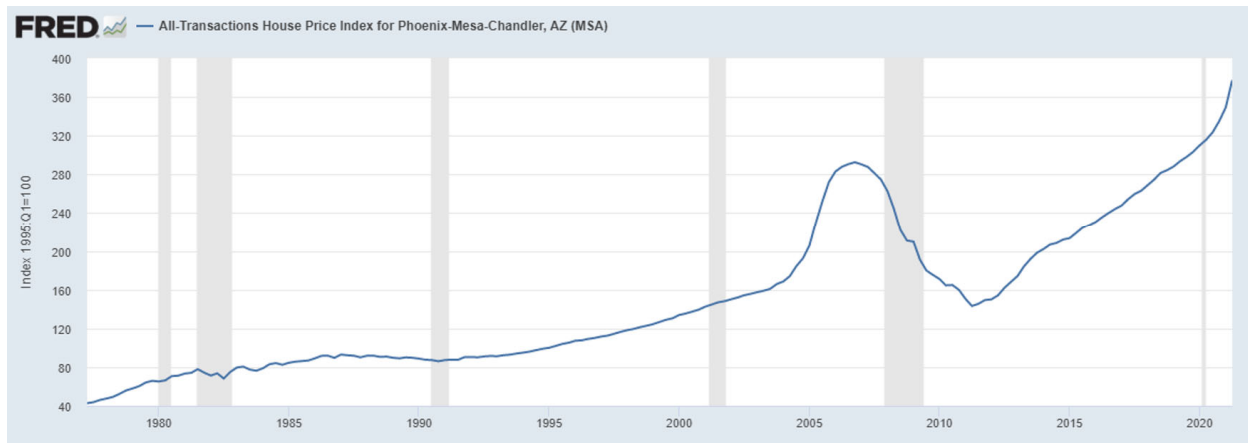
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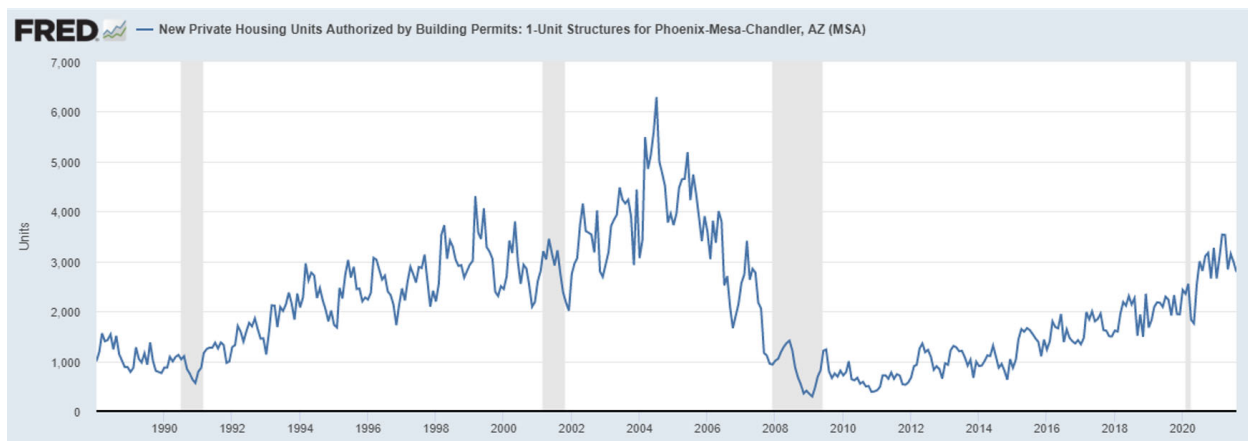
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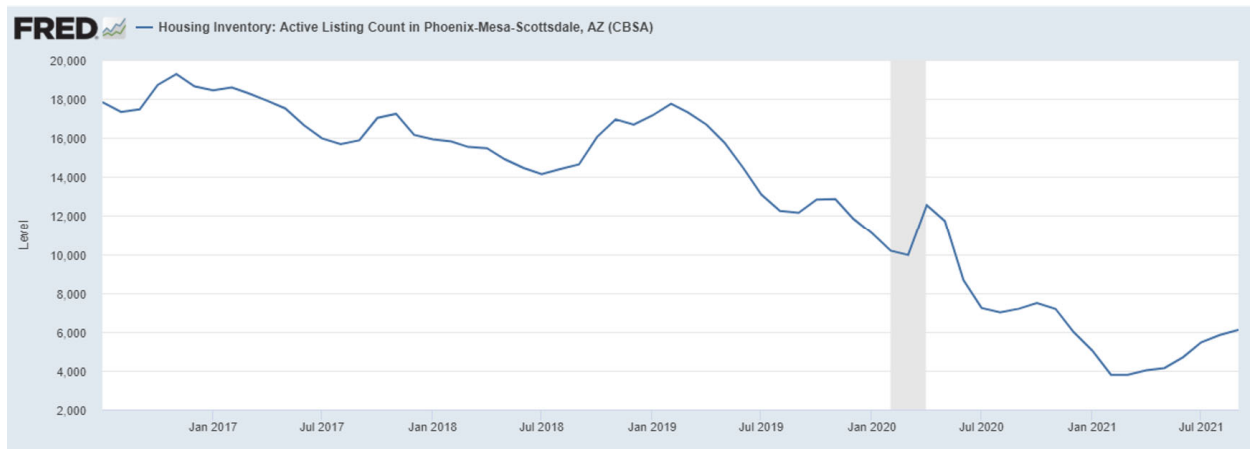
Housing Units by Building Permits Trend –



September 30, 2021

Page 3

Active Resale Listings Trend



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Phoenix, AZ 85018

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Brad Efuné

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Barbara Foster

4008 N 40th Place

Racelle Escolar

From: Erin Vecchia <Erin.Vecchia@skillsoft.com>
Sent: Thursday, October 7, 2021 2:05 PM
To: reyrey4109
Cc: Jen Johnson
Subject: Fwd: [EXTERNAL] RE: Rezoning at 4048 N 40th Pl

Erin Vecchia
Skillsoft
480-334-3118

Begin forwarded message:

From: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Date: October 5, 2021 at 9:10:10 AM PDT
To: Erin Vecchia <Erin.Vecchia@skillsoft.com>
Subject: [EXTERNAL] RE: Rezoning at 4048 N 40th Pl

Good morning Erin,

Thank you for your letter. I have placed a copy in the case file and forwarded a copy to the Camelback East Village Planning Committee.

Best regards,



Sofia Mastikhina, CNU-A
(she/her/hers)
Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003



From: Erin Vecchia <Erin.Vecchia@skillsoft.com>
Sent: Saturday, October 2, 2021 1:49 PM
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Subject: Rezoning at 4048 N 40th Pl

Hi Sophie,

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I appreciate the time to listen to our thoughts and concerns.

Thanks,

Erin Reitz Vecchia
4022 N 40th Pl
Phoenix, AZ 85018
480-334-3118

Racelle Escolar

From: Matthew Reyhons <reyhma01@luther.edu>
Sent: Tuesday, October 5, 2021 7:55 PM
To: alan.stephenson@phoenix.gov
Cc: Jen Johnson; Erin Vecchia; Ron Elwardt; Ruth Elwardt; Barb Foster; michael Bivens; Katie Baccus; Jason Lupin; rosanne pennington; Amber Wagers
Subject: Case No. z-43-21-6
Attachments: CommunityLetter_20211003_V5_MR.docx

Alan,

Please let me introduce myself. My name is Matthew Reyhons, resident of 4041 N 40th Place Phoenix, AZ 85018. This evening we, the members of the community were present for the review of the above mentioned case. We submitted three letters; one on behalf of the community which was acknowledged by Sofia Mastikhina, and two other members as well as a request to speak. While Sofia acknowledged the letter sent on behalf of the community we were under the assumption we would have our two minutes to speak in which, with respect to the committee's time I would present our points. I feel a response to confirm we wanted to speak would be made clear on her part as the subject matter expert in the process. I am requesting on behalf of the neighborhood of N 40th Place that we review this case to the Camelback East Village Planning Committee when they next assemble.

Thank You for your time and consideration.

-Matthew Reyhons

Racelle Escolar

From: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Sent: Wednesday, October 6, 2021 9:55 AM
To: Matthew Reyhons
Subject: RE: Case Z-43-21-6

Hi Matt,

I recommend contacting the Chairman, Mr. Jay Swart, as he is the head of the committee and it may be easier to coordinate conversations this way. However, the Camelback East VPC will not be able to re-hear the case unless the Planning Commission votes to remand it back to them. So your best next course of action is to contact the Planning Commission staff, Racelle Escolar and Gregory Harmon. Please see the contacts below:

Jay Swart, Chair of Camelback East VPC
jayswart@cox.net

Racelle Escolar, Planner III, Planning Commission
racelle.escolar@phoenix.gov

Greg Harmon
greg.harmon@phoenix.gov

Our director, Alan Stephenson, is also aware of the issue, as he reached out to me after receiving your email, so he will be able to coordinate with hearing bodies to make sure that the community gets a chance to participate in the process.

The next step now is, like I said, participating in the Planning Commission hearing with your request to remand the case back to the VPC, if that is your wish.

Thank,



Sofia Mastikhina, CNU-A
(she/her/hers)
Planner II - Village Planner
City of Phoenix
Long Range Planning
Office: 602-256-5648
200 West Washington Street
Phoenix, AZ 85003

PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**

From: Matthew Reyhons <reyhma01@luther.edu>
Sent: Wednesday, October 6, 2021 9:48 AM
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Subject: Re: Case Z-43-21-6

Sofia,

Thanks for the response. What is the best way to contact the Camelback East Village Planning Committee? While mistakes happen we as a community feel the process should be reverted due to not having an opportunity to speak.

Thank You,

-Matthew Reyhons

On Wed, Oct 6, 2021 at 9:02 AM Sofia Mastikhina <sofia.mastikhina@phoenix.gov> wrote:

Good morning Matt,

This case is scheduled for the November 4, 2021 Planning Commission hearing. The agenda for this meeting has not been posted yet but, when it is, you will be able to access it here: <https://www.phoenix.gov/cityclerk/publicmeetings/notices>. The agenda will have an email address where you will send your request to speak on the matter.

For the case to be heard by the Camelback East Village Planning Committee again, the Planning Commission will have to vote on doing so. Thus, you will have to request this from the Commission.

Please let me know if you have any questions or need further information and, again, my sincere apologies for this oversight.

Best regards,

Sofia Mastikhina, CNU-A

(she/her/hers)



Planner II - Village Planner

City of Phoenix

Long Range Planning

Office: 602-256-5648

200 West Washington Street

Phoenix, AZ 85003



From: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>

Sent: Tuesday, October 5, 2021 8:03 PM

To: Matthew Reyhons <reyhma01@luther.edu>

Subject: Re: Case Z-43-21-6

Good evening Matt,

I just scrolled down to see your original email and I must give you my sincere apologies. In the rush to get everything ready for the meeting and sending out all new correspondence to the committee, I overlooked your speaking request. I am deeply sorry about that, as I would never want to hinder meaningful public participation in our hearing processes.

The next opportunity for public input will be at the Planning Commission hearing. I will send you information on how to participate in the morning.

In the meantime if you have any questions please don't hesitate to contact me.

Best,

Sofia

Get [Outlook for iOS \[aka.ms\]](#)

From: Matthew Reyhons <reyhma01@luther.edu>

Sent: Tuesday, October 5, 2021 7:47:02 PM

To: PDD Camelback East VPC <camelbackeastvpc@phoenix.gov>; Sofia Mastikhina <sofia.mastikhina@phoenix.gov>

Subject: Fwd: Case Z-43-21-6

Please see attached acknowledgement.

Thank You,

-Matthew Reyhons

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

From: **Sofia Mastikhina** <sofia.mastikhina@phoenix.gov>

Date: Tue, Oct 5, 2021 at 9:04 AM

Subject: RE: Case Z-43-21-6

To: Matthew Reyhons <reyhma01@luther.edu>

Cc: mber Skoog <Wagers.2@wright.edu>, Anthony Delagarza <Anthony@anthonydelagarza.com>, Barb Foster <barbarafoster17@gmail.com>, Brad Efuno <brad@oerc.com>, dan pennington <ghostdog42@gmail.com>, Erin Vecchia <erin.vecchia@skillsoft.com>, Heather Greiert <heathergreiert@gmail.com>, jason Lupin <jasonlupin@gmail.com>, Jen Johnson <jlynjohnson@aol.com>, Katie Baccus <kjkbaccus@gmail.com>, Keenan Tighe <tigheland@gmail.com>, michael Bivens <mike_j_bivens@yahoo.com>, Ron Elwardt <elwardt56@gmail.com>, rosanne pennington <hairpenn@gmail.com>, Ruth Elwardt <elwardt55@gmail.com>

Good morning Matthew,

Thank you for your letter. I have placed a copy in the case file and forwarded a copy to the Camelback East Village Planning Committee.

Best regards,

Sofia Mastikhina, CNU-A

(she/her/hers)



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200 West Washington Street

Phoenix, AZ 85003



From: Matthew Reyhons <reyhma01@luther.edu>

Sent: Monday, October 4, 2021 9:11 AM

To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>

Cc: mber Skoog <Wagers.2@wright.edu>; Anthony Delagarza <Anthony@anthonydelagarza.com>; Barb Foster <barbarafoster17@gmail.com>; Brad Efuno <brad@oerc.com>; dan pennington <ghostdog42@gmail.com>; Erin Vecchia <erin.vecchia@skillsoft.com>; Heather Greiert <heathergreiert@gmail.com>; jason Lupin <jasonlupin@gmail.com>; Jen Johnson <jlynjohnson@aol.com>; Katie Baccus <kjkbaccus@gmail.com>; Keenan Tighe

<tigheland@gmail.com>; Matt Reynolds <reyhma01@luther.edu>; michael Bivens <mike_j_bivens@yahoo.com>; Ron Elwardt <elwardt56@gmail.com>; rosanne pennington <hairpenn@gmail.com>; Ruth Elwardt <elwardt55@gmail.com>
Subject: Case Z-43-21-6

Sofia,

On behalf of the N 40th Place neighborhood please attached letter expressing our concerns of the proposed project.

Thank You,

N 40th Place Residents



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[\[avg.com\]](http://avg.com)

From: jlynjohnson <jlynjohnson@aol.com>
Sent: Thursday, October 7, 2021 12:53 PM
To: Matthew Reyhons <reyhma01@luther.edu>
Subject: Fw: Case No.: Z-43-21

This is what I received. I don't think it is unreasonable to ask to talk to whom ever is above her to discuss the multiple errors made.

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Tuesday, October 5, 2021, 9:14 AM, Sofia Mastikhina <sofia.mastikhina@phoenix.gov> wrote:

Good morning Jen,

Thank you for your letter. I have placed a copy in the case file and forwarded a copy to the Camelback East Village Planning Committee.

Best regards,

Sofia Mastikhina, CNU-A

(she/her/hers)



Planner II - Village Planner

City of Phoenix

Long Range Planning

Office: 602-256-5648

200 West Washington Street

Phoenix, AZ 85003



From: jlynjohnson@aol.com <jlynjohnson@aol.com>
Sent: Friday, October 1, 2021 4:21 PM
To: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Subject: Case No.: Z-43-21

October 1st, 2021

City of Phoenix Planning & Development Dept.

Attn: Zoning Section, Sofia Mastikhina

Case No.: Z-43-21

Rezoning of 4048 N 40th Place

Phoenix, AZ 85018

Dear Sofia:

The purpose of this communication is to inform you of my personal concerns on case no. Z-43-21. I am the newest resident on the street with my home purchase closing late July 2021 during a market high. I can tell you I was immediately drawn to my homes original 1950's qualities as well as the friendly neighbors found in this community. At the time of writing an offer and then later contract for my home, the intentions to change zoning on the residence three lots north of mine were never disclosed. Had this occurred, I might have reevaluated other options, even in this limited housing inventory market. As is, my home was shown for one afternoon with limited showings and they received multiple offers over asking price.

With my home being fairly original and tenant occupied for over a decade, I have a considerable amount of work and expense in my future. I have concerns about my property value being negatively impacted if a business is a few doors down from my front door. My lot already has a lot of vehicle traffic and foot traffic across my back fence and we have commercial garbage truck pick up at 4:30 each morning not to mention evening music from food establishments weekend evenings. It does seem that our neighborhood is at a crossroads with business encroaching from many sides. I strongly oppose losing another home on our street or an opportunity to have another family participate in our small tightknit community.

Sincerely,

Jen Johnson Collier
4026 N. 40th Place
Phoenix, AZ 85018

Racelle Escolar

From: Sofia Mastikhina <sofia.mastikhina@phoenix.gov>
Sent: Wednesday, October 6, 2021 9:03 AM
To: Matthew Reyhons
Subject: RE: Case Z-43-21-6

Good morning Matt,

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Best regards,



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Long Range Planning
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200 West Washington Street
Phoenix, AZ 85003



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In the meantime if you have any questions please don't hesitate to contact me.

Best,

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To: PDD Camelback East VPC <camelbackeastvpc@phoenix.gov>; Sofia Mastikhina <sofia.mastikhina@phoenix.gov>

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N 40th Place Residents



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[\[avg.com\]](http://avg.com)

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(she/her/hers)



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Subject: Case Z-43-21-6

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Thank You,

N 40th Place Residents



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[avg.com]

RCVD
11/1/2021

Ron and Ruth Elwardt
4027 N. 40th Place
Phoenix, AZ 85018
October 2, 2021

City of Phoenix Planning & Development Dept.
Attn: Zoning Section, Sofia Mastikhina
Case No.: Z-43-21-6
Rezoning of 4048 N 40th Place
Phoenix, AZ 85018

Dear Sofia and the City Planning Commission:

We would like to express our concern regarding the rezoning of 4048 N. 40th Place. We have lived at 4027 N 40th Place for 30 years. Our neighborhood is a small, clearly defined neighborhood on a cul-de-sac which allows only one entry and exit point. There are currently fourteen residences on the street. We have enjoyed a close-knit community over the years. We raised our family here and recently new young families with children have moved into the neighborhood.

On our street, we have seen eight renovations, additions, remodels or complete rebuilds since 2017. We as a community have invested a great deal of resources into our properties with the assumption that our street (including 4048 N. 40th Place) would remain residential. We are not a declining neighborhood. Six of the houses in our community are valued at over \$1,000,000. Our community should not be seen as a candidate for regentrification. We are a thriving residential community and the property at 4040 N. 40th Place was always well maintained by the previous owner.

In addition, in the last eighteen months, six of our residents purchased their homes without knowledge that there might be any kind of zoning change imminent.

We are anxious to preserve the community environment that we have worked hard to maintain and foster. We feel that the expansion of Studio Ma would adversely impact our small neighborhood both in its community feel and property values.

Thank you for your consideration.

Sincerely,

Ron and Ruth Elwardt
4027 N. 40th Place
Phoenix, AZ 85018