

ATTACHMENT G

Nayeli Sanchez Luna

Subject: FW: 75th ave and Broadway rd rezoning case (# Z-9-24)

From: silver.milkyway <silver.milkyway@yahoo.com>

Sent: Monday, February 19, 2024 2:49 PM

To: Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>

Subject: RE: 75th ave and Broadway rd rezoning case (# Z-9-24)

Hello Ms. Sanchez,

I have reviewed the information about Rezoning case Z-9-24-7.

I don't agree with rezoning of this land to multifamily because the infrastructure of this area is not ready for more people.

This area is lacking any eateries that are no fast food, services that are not car wash abd car repair, roads, traffic lights or decent grocery stores.

The area become condensed and not in a good way. When I moved here I hoped for an infrastructure development and the only development I see related to rental properties of different kind so far.

Our Tuscano Community is waiting for a neighborhood park at Elwood St for 17 years now.

It would be nice if the development on the area would happen first with a follow-up of building multifamily real estate afterwords. Then the area will get a higher end apartments vs crowded apartments that current infrastructure can't support.

Please consider don't place new apartment buildings in the are UNTIL infrastructure is developed.

Thank you for review,
Olga

MAR 01 2024

RECEIVED

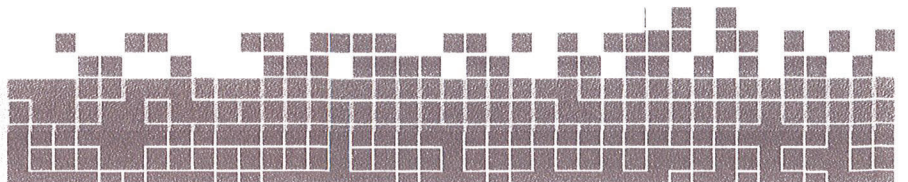
2-26-2024

Phoenix Planning and Development Department
200 W. Washington Street
Phoenix, AZ 85003

Dear Phoenix Planning and Development Dept.,

I am writing you in regards to Rezoning Case Number Z-9-24-7 for the general plan amendment of the property located at the Northwest corner of 83rd Avenue and Broadway Road. This property is currently zoned as S-1 Agricultural land. However, a recent request has been made to rezone the 18.80 acres located at the northwest corner of 83rd Avenue and Broadway Road from S-1 (Ranch or Farm Residence) to C-2 (Intermediate Commercial) and C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) to allow commercial and multifamily development.

I must insist that my voice be heard by the Planning Commission in regards to the above referenced request for rezoning. I am strongly **OPPOSED** to changing the zoning of the referenced property. There are multiple valid and extremely impactful reasons against changing the zoning of this property and against the proposed commercial and multifamily development of this property. Firstly, the current road infrastructure is already insufficient to handle the amount of traffic on Broadway and Lower Buckeye. Building the proposed complex will add to back up traffic along Broadway and extend all the way to the 202. Ongoing development of luxury apartments on the property at 67th Avenue and Broadway Road is sure to cause even more traffic so this new proposal is out of the question until the city fully develops our roads to eliminate the existing congestion and properly handle all the future traffic.



Secondly, the proposed apartment complex for the referenced property will surely lower our neighborhood home values and thus cause irreparable harm to the existing local residents. It is the duty of the Planning Commission to prove that this zone change will not interfere with the neighborhood home values or cause existing local residents harm.

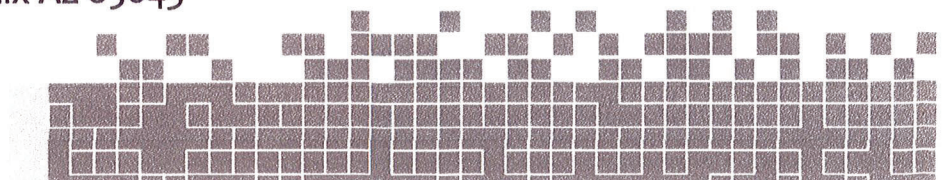
Thirdly, Phoenix, the U.S and the world in general are currently at a precipice regarding climate change and global warming. The needless elimination of open agriculture land and replacement of this climate-supporting land use with more high-density development creates more problems which scientifically pushes the world closer to a disastrous outcome. It is the duty of the Planning Commission to prove that this zone change will not contribute to additional climate change in the near term as well as in the distant future. I can currently see the temperature fluctuates by more than 5 degrees Fahrenheit during the summer, and even during the winter months, as I drive around the city of Phoenix thereby proving that the city of Phoenix has not done an adequate or responsible job of controlling the city's impacts on climate change and global warming. Continuing the zoning of the referenced property as S-1 is the Planning Commission's only responsible and legitimate decision when taking into consideration the impacts to climate change, existing neighborhood property valuations, & traffic congestion.

To reiterate, I am strongly OPPOSED to the rezoning of the referenced property (Rezoning Case Number Z-9-24-7) due to the multiple valid and extremely impactful reasons outlined in my letter above.

Sincerely,

Kent Stange
Kent Stange

7930 W. Encinas Lane, Phoenix AZ 85043



Nayeli Sanchez Luna

Subject: FW: Z-9-24-7

From: Alex Ortega <aortega@pentabldggroup.com>

Sent: Saturday, March 2, 2024 6:58 AM

To: PDD Estrella VPC <estrellavpc@phoenix.gov>

Subject: Z-9-24-7

Hello,

My name is Alex and I recently purchased lot 3 at the Hatfield Ranch community and I am email due to the rezoning of farmland to a 3-story, 264-unit complex which our household is **very much against**.

1. The first and most important issue is privacy. With the building being 3-story high there will be backyards that are visible from the new apartment building upper floors. This is an invasion of privacy and could be subject to various issues such as spying on Hatfield Ranch properties and its residence. Our household would not feel safe knowing that adjacent apartment buildings had access to see our backyard.
2. The second most important issue is infrastructure. Roadways around this area are **seriously lacking the capacity to handle 264 new cars on the roads**. All the adjacent roadways are single file with nothing but stop signs. Traffic in this area already is horrible without the addition of several hundred new cars and this would only make traveling for existing homeowners even worse than it already is. The city of Tolleson/Phoenix needs to improve road ways in the area before even thinking of building this type of building.
 - a. The flyer stated to consider “meeting more neighbors while driving on the roads”. This is a very far stretch to try and justify this request for rezoning as nobody is meeting neighbors while sitting in traffic.
 - b. The flyer also states, “help businesses by bringing more traffic to stores”. The limited stores on 83rd and Lower Buckeye are already always packed as it is with parking lots full. This influx of additional people would make accessing these stores parking lots harder as well as traffic around the business with one-way roads more difficult as well.
 - c. The flyer also states, “set the tone for how future expanses in the area will go”. As previously mentioned the only future expanses that this area desperately needs is and improvement to the roadway infrastructure.
3. The third most important is this re-zoning request seems to be out of touch with neighbors in the areas.
 - a. Our community does not want “beautiful city vibes”. We could have moved into Phoenix for that. We moved into Hatfield Ranch because we enjoyed seeing the Estrella Mountains and do not want that view to go away.
 - b. We also don’t want business like garages and warehouses in this area that will lead to more traffic and potentially an increase in crime in the area. The area already has had several incidents with gun violence, police helicopters in the area, etc. These types of business attract unwanted and unneeded traffic in the area.

Overall this request is a bad idea that does not have the interest of the existing residents of this area in mind. The most important “rezoning” need for this area is rezoning more areas for roadway. I hope the body that reviews this email takes into account that the adjacent communities do not want this building to be built for safety and security reasons, as well as for traffic reasons. Should you have any questions, comments, or concerns with provided email please feel free to reach out to myself.

Regards,

Alex Ortega | Superintendent

The PENTA Building Group
1048 North 44th Street, Suite 120 | Phoenix, AZ 85008
Phoenix Office (480) 248.6090 | Phoenix Fax (480) 248.6091 | Cell (702) 715.3484
aortega@pentabldggroup.com | pentabldggroup.com [pentabldggroup.com]

Building a Foundation for Success



Nayeli Sanchez Luna

From: beatrice ndungu <beatie_2002@yahoo.com>
Sent: Saturday, March 2, 2024 1:32 PM
To: PDD Estrella VPC
Subject: Z-9-24-7

Follow Up Flag: Follow up
Flag Status: Flagged

I'm writing to oppose the idea of building apartments on 83rd and Broadway, it's a terrible idea. Single family homes are okay not apartments for heavens sake. The traffic on Broadway is terrible as it is, and the road is in a bad shape, please consider improving the road and keeping the area residential. Apartments will bring in crime and and worsen traffic, bring homes value down and all the bad stuff. I'm at Hatfield ranch and I enjoy the beautiful mountain view, please don't take this from us as a community. I hope our concerns as a community will be put into consideration.

[Sent from Yahoo Mail on Android \[mail.onelink.me\]](mailto:mail.onelink.me)

Nayeli Sanchez Luna

From: Sophia Amador <sophiaamador78@gmail.com>
Sent: Saturday, March 2, 2024 9:09 PM
To: PDD Estrella VPC
Subject: z-9-24-7

Follow Up Flag: Follow up
Flag Status: Flagged

I am responding to the development idea on Broadway and 83rd ave and I hope that my voice is loud and you listen to my opinion on this project. I think my neighbors will agree with me that this will be a horrible fucking idea! (excuse the language). This does absolutely nothing for us, all it is going to do is bring more traffic, crime, and homelessness to an already crowded area. I don't hardly see any law enforcement in this area as it is and you want to bring more people to commit crimes without help. We all pay for HOA to live in a community that is a clean, quiet and safe area to raise our kids and now you're trying to strip that away from us and devalue the area that we pay for to live in. It is not a good idea to have a 3 story apartment so other people can look down into my backyard, I pay for privacy and this will take that away. The purpose of moving into this area is to get away from the city and high traffic and over crowded areas to a more calm and peaceful place to raise my kids and in a safe neighborhood. There are so many factors that indicate that this is not a good idea and should NOT be passed!!

SORRY WE ARE COMPLETELY FULL!!! LET US LIVE IN PEACE!!

Subject: FW: Re : Possible Apt project

-----Original Message-----

From: stephanie pantoja delcid <raulnsteph2003@gmail.com>

Sent: Saturday, March 2, 2024 1:51 PM

To: PDD Estrella VPC <estrellavpc@phoenix.gov>

Subject: Re : Possible Apt project

Good afternoon,

I moved in my new home in August of 2023. One of the reasons being is that it is a quiet neighborhood on the outskirts of town. The area gave us a sense of serenity and peace yet close enough to do our shopping. I have some concerns I would like to address regarding the apartment complex that will be directly behind my house. Here are just a few of the reasons I would like to veto this project.

1. Traffic congestion: Apartments tend to have higher population density, which can lead to increased traffic in the area. This can cause congestion on roads and make it more difficult for residents to commute.
2. Parking space limitations: Apartments typically have limited parking spaces for residents. If a new housing community is concerned about parking availability, they may not want apartments that could potentially add strain to the available parking infrastructure.
3. Noise and disturbance: Apartments can be noisier compared to single-family homes. If the new housing community aims to provide a peaceful and quiet environment, they may prefer to avoid the potential noise and disturbance that can come with apartment living.
4. Aesthetic considerations: Some housing communities may have specific architectural or design guidelines in place to maintain a certain aesthetic appeal. If apartments do not align with these guidelines, the community may choose to exclude them to maintain a consistent look and feel.
5. Infrastructure strain: Adding apartments to a new housing community can put a strain on existing infrastructure such as water, sewage, and electricity systems.
6. Community dynamics: Single-family homes often attract families and individuals seeking a specific type of community. Apartments, on the other hand, may attract a different demographic, such as young professionals or students. People often come and go in apartments and we will no longer recognize familiar faces in our community, removing the unity our community has achieved.

Also, there are rumors of a possible homeless shelter being built. My concerns against having this built in our housing development area are listed below.

1. Property value concerns: You may be concerned that the presence of a homeless shelter in the vicinity could potentially lower property values in the new housing development.
2. Safety and security: There may be worries about the potential impact on safety and security in the area. Also, we have concerns about associated with the presence of a homeless shelter.
3. Limited resources and infrastructure: Building and maintaining a homeless shelter requires significant resources, including staff, funding, and infrastructure support. My concern is that diverting resources to a homeless shelter could potentially impact the overall development and amenities planned for the new housing community.

If these projects are approved, I can guarantee that I will be selling my home and moving from this area. I will no longer feel the sense of safety and security that I feel now. I will be attending any upcoming meetings regarding these builds as well.

If you have any questions regarding this email please email me back or call me at 602-918-5025. Thank you.

Stephanie Del cid
8415 W Encinas Lane
Tolleson, Az 85353

Nayeli Sanchez Luna

From: Richard Hutchinson <richarddhutchinsoniii@gmail.com>
Sent: Monday, March 4, 2024 11:39 PM
To: Nayeli Sanchez Luna
Subject: Z-9-24-7 Disapproval Multifamily zoning

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I bought my house in this area for a few reasons some of which will no longer stand if the multifamily buildings are built. I wanted to be able to see the mountains in the morning and enjoy the day, and be with other new single family home owners. The multifamily residences will only bring more traffic to an already congested 1 lane area of roadway as well as more crime. There are plenty of homes for rent that are already taking up precious agricultural land.

I already hear gun shots in the area which would only increase with this addition making everyone's current homes worthless.

I have worked hard to be able to afford a home in a tranquil setting. As someone who wants to start a family in the area I do not see this as a helpful option in keeping the future safe and secure.

Please confirm this message has been received at your earliest convenience.

Best regards,

Richard

3-18-2024

Phoenix Planning and Development Department
200 W. Washington Street
Phoenix, AZ 85003

Dear Phoenix Planning and Development Dept.,

I am writing to you in regards to Rezoning Case Number Z-9-24-7 for the general plan amendment of the property located at the Northwest corner of 83rd Avenue and Broadway Road. This property is currently zoned as S-1 Agricultural land. However, a recent request has been made to rezone the 18.80 acres located at the northwest corner of 83rd Avenue and Broadway Road from S-1 (Ranch or Farm Residence) to C-2 (Intermediate Commercial) and C-2 HGT/WVR DNS/WVR (Intermediate Commercial, Height Waiver, Density Waiver) to allow commercial and multifamily development.

I must insist that my voice be heard by the Planning Commission in regards to the above referenced request for rezoning. I am strongly **OPPOSED** to changing the zoning of the referenced property. There are multiple valid and extremely impactful reasons against changing the zoning of this property and against the proposed commercial and multifamily development of this property.

Firstly, the current road infrastructure is already insufficient to handle the amount of traffic on Broadway and Lower Buckeye.

- I've learned from the planning committee that even if the build gets approved, only the portion of street in front of the build will be addressed. Lower Buckeye from the 202 to 99th ave is a perfect example of why this way of developing infrastructure does not

work and creates more traffic in the area. There are multiple points along that road where the lanes are increased and decreased at random points creating backups, bottlenecks and increased risk of accidents. Building the proposed complex will add to back up traffic along Broadway and extend all the way to the 202.

- Ongoing development of Yardly luxury apartments on the property at 67th Avenue and Broadway Road is sure to cause even more traffic so this new proposal is out of the question until the city fully develops our roads to eliminate the existing congestion and properly handle all the future traffic.
- Traffic has increased 11.3% on 67th Ave and Broadway from 2015 to 2022 Eastbound and 100.3% Westbound (Table 1)
- Traffic has increased 50.4% on 75th Ave and Broadway from 2017 to 2022 Eastbound (Table 1)
- Traffic increased 114% on 91st Ave and Broadway from 2014 to 2017 Southbound and 28% from 2016 to 2017 Westbound. (Table 1)
- I can just imagine the increase from these prior years in traffic until now. I have noticed a significant increase from when we first moved in in 2020. In addition to adding traffic lights to Broadway and 91st Ave, Broadway and 83rd Ave, and Broadway and 75th Ave, widening Broadway road from the 202 to 99th ave would be sufficient to handle all of the new development along Broadway Rd. If those changes were made, it would help me to support this change of property allocation at 83rd and Broadway.

Secondly, the proposed apartment complex for the referenced property will surely lower our neighborhood home values and thus cause irreparable harm to the existing local residents. It is the duty of the Planning Commission to prove that this zone change will not interfere with the neighborhood home values or cause existing local residents harm.

- The proposed height of this property will surely lower the home values of the residents in the Tierra La Bella and Hatfield Ranch community as it will obstruct the view of the mountains. The developers' proposed design of creating “viewing windows” through gaps in the buildings is not a sufficient solution for this issue. Limiting the height of the buildings to two stories would be a sufficient compromise. (Ref 1)
- Our area already has a large rate of crime. Adding rental units where renters are not invested in the neighborhood or their property allows for the community to continue to not be cared for. “Several studies relate neighborhood homeownership patterns to lower levels of crime.” (Ref 2) I think if the units were condos and able to be purchased rather than rentals, that would encourage a strong sense of community and active participation in deterring crime. Many in the community would surely support buyers coming in and condos will attract more buyers as the price point would be lower than a single family residence.
- The local residents should have a say in the design of the buildings, landscaping, and amenities that will attract upscale buyers to the area. In addition, the property should be gated, well lit, have security cameras and conduct thorough background checks to detract criminals from interest in the area. (Ref 3)
- Another thing that will affect home values is ensuring that the area reserved for commercial development will indeed be commercial and not just made into more multi family units.
- This neighborhood needs more upscale businesses such as Salon Suites, clothing boutiques, restaurants, sit-down coffee shops, children’s indoor playgrounds or art studios like for painting your own pottery or wine and paint nights. If there was a way to ensure that the developers would seek out these type of upscale businesses, I’m sure the community would support such development. We don’t need more cheap wireless, smoke shops,

fast food, etc. type of businesses that don't attract upstanding citizens to this area. (Ref 4)

To reiterate, I am strongly OPPOSED to the rezoning of the referenced property (Rezoning Case Number Z-9-24-7) due to the valid and extremely impactful reasons outlined in my letter above. If my above suggestions for development are considered and written into the plan, then I will support the proposed change in land use.

Sincerely,

Sydney Farrell
7914 W Pueblo Ave
Phoenix, AZ 85043

CITY OF PHOENIX

MAR 18 2024

Planning & Development
Department

References:

1. https://www.researchgate.net/publication/238725226_Obstruction_of_View_and_Its_Impact_on_Residential_Apartment_Prices
2. https://www.researchgate.net/publication/23949141_Rental_Housing_and_Crime_The_Role_of_Property_Ownership_and_Management
3. <https://www.raflawfirm.com/blog/can-apartment-complexes-protect-residents-assaults/>
4. <https://turffactorydirect.com/2020/10/02/how-new-development-affects-home-value/#:~:text=People%20do%20want%20to%20live,a%20few%20years%20after%20completion.>

Tables:

Table 1

Street_Traffic_Volumes (1)						
STREET	CROSSSTREET	COUNTDATE	VOLUME	DIRECTION	DESCRIPTION	AVG_SPEED
BROADWAY RD	67TH AVE	2015/03/25 00:00:00+00	7338	East Bound	Volume Map	
BROADWAY RD	67TH AVE	2022/01/05 00:00:00+00	8173	East Bound	Volume Map	44
BROADWAY RD	67TH AVE	2015/05/20 00:00:00+00	4313	West Bound	Volume Map	
BROADWAY RD	67TH AVE	2022/01/05 00:00:00+00	8779	West Bound	Volume Map	44
BROADWAY RD	71ST AVE	2015/03/25 00:00:00+00	8153	West Bound	Volume Map	
BROADWAY RD	71ST AVE	2022/04/27 00:00:00+00	8922	West Bound	Volume Map	39
BROADWAY RD	75TH AVE	2017/01/11 00:00:00+00	7311	West Bound	Signal Warrant	
BROADWAY RD	75TH AVE	2022/04/27 00:00:00+00	6905	West Bound	Volume Map	35
BROADWAY RD	75TH AVE	2017/01/11 00:00:00+00	4134	East Bound	Signal Warrant	
BROADWAY RD	75TH AVE	2022/04/27 00:00:00+00	6221	East Bound	Volume Map	35
91ST AVE	BROADWAY RD	2014/07/09 00:00:00+00	1581	South Bound	Volume Map	
91ST AVE	BROADWAY RD	2015/09/15 00:00:00+00	2892	South Bound	Special	59
91ST AVE	BROADWAY RD	2017/01/11 00:00:00+00	3391	South Bound	Signal Warrant	
91ST AVE	BROADWAY RD	2015/07/07 00:00:00+00	3509	North Bound	Volume Map	
91ST AVE	BROADWAY RD	2017/01/11 00:00:00+00	4539	North Bound	Signal Warrant	
BROADWAY RD	91ST AVE	2016/11/30 00:00:00+00	4131	West Bound	Volume Map	
BROADWAY RD	91ST AVE	2017/01/11 00:00:00+00	5300	West Bound	Signal Warrant	
BROADWAY RD	91ST AVE	2017/01/11 00:00:00+00	4838	East Bound	Signal Warrant	

Source: City of Phoenix

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MAR 18 2024

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