

Attachment F - Opposition

From: [Marc Scher](#)
To: [Maja Brkovic](#)
Subject: Opposition to zoning case Z-SP-7-18-6 and Z-77-18-6
Date: Thursday, April 4, 2019 12:15:13 PM

Dear Members of the Phoenix Planning Commission,

Although I sit on the Camelback East Village Planning Committee, I am writing to you personally as a citizen who lives in the neighborhood (and not speaking for the village) of the proposed storage facility at 7th Street and Glendale (Flynn Lane) - Flynn 720, LLC – zoning case Z-SP-7-18-6 and Z-77-18-6 and is concerned that this project is not the highest and best use for the property and may negatively impact the neighborhood.

Even with the variation and articulation of their design plan on the South Elevation, I am concerned that this storage facility will be an eyesore to the neighborhood with its 30' high mass and scale of the structure leading into and out of a residential neighborhood. Just to the east of the property (8th Place and Flynn Lane) sits single-family residential. If this is built, neighbors would have a 30' high wall with a few faux windows leading into and out of the neighborhood which is less than desirable. The intensity of the height does not fit the neighborhood and should be significantly scaled down. The surrounding buildings - Walgreens across 7th Street and the apartments across Flynn are less than 30'.

I am also concerned with ingress and egress to the proposed storage facility property. Zoning regulations say they are required to enter off of an arterial street which limits their options to only entering off of 7th Street. If they don't abandon the alley and combine the two lots, they have no choice but to apply for a variance to access the storage facility. The variance would present 3 options: Access off of Flynn Lane and cutting through the north/south alley that divides the two properties, or off of 8th Place, or cutting through the Sierra Bonita Restaurant parking lot. Each one of these is problematic. From the presentation, it sounds like the existing entrance off of 7th street would only be for a phase 2 consideration which means they will be disrupting the neighborhood with a variance application for ingress and egress through the neighborhood.

Finally, adding landscape to 30-foot tall wall does little to disguise what it is, a storage facility. You can only disguise it so much. It's like the old lipstick on a pig analogy. Making things worse, as the neighborhoods are aware, landscaping dies or is knocked down over the years. Property owners often times do not replace it to the standards prescribed in the stipulations and the city does not have the necessary resources to enforce issues like this. Over time, it becomes a blight and the value of property declines in the neighborhood.

At this time, I encourage you to deny both of these zoning cases.

Sincerely,
Marc D. Scher

Cc: Racelle Escolar