

ATTACHMENT E

CITY OF PHOENIX

SEP 20 2023

Planning & Development
Department

Wednesday, September 20, 2023

Planning & Development Department
City of Phoenix
200 W Washington St
Phoenix, Arizona

RE: Letter in opposition to Z-32-23-3 Proposal to modify zoning for self storage facility

Nick,

I was extremely disappointed with the process and results of this evening's meeting of the North Mountain Village Planning Committee. I'm writing this letter to provide public comment in opposition of the application, and to offer feedback and commentary on the way this application was heard, discussed, and voted on by the committee.

This application is a great example of everything **wrong** with the city's planning process:

- The proposed project is a low-quality design which lacks visual interest, appropriate variety in building finishes, or a strong argument for the need of this type of project in the area. Despite these facts, staff recommended approval of the application.
- The proposed rezoning is inconsistent with the Phoenix General Plan Land Use Map. Despite this fact, staff recommended approval of the application.
- The proposed design does not conform to the city's design standards for new development. Despite this fact, staff recommended approval of the application.
- The applicant's presentation referred several times to conducting all of the community outreach that was "required". When asked if outreach to neighborhood groups was conducted, applicant responded "No".
- No committee members identified themselves as residents of the area where the project is proposed—but we were lucky to hear three well-founded public comments in opposition. Each of these public comments related separate, independent concerns with the project which are well-founded. There was no apparent change in any committee members posture toward the application based on this vital feedback.
- During the committee's discussion, multiple members referenced the property rights of the applicant. No committee members mentioned property rights of the surrounding properties, or the right of the community at large to dictate zoning. Committee members seem to be under the impression that property rights mean applicant's must simply be given whatever zoning they request.

- Applicant explicitly described this proposal and application as “maximizing their options”, claiming they may choose to develop under the R-3 provision of C-3 zoning. Essentially the applicant asked the committee to recommend approval for a “placeholder” plan, and the committee shamefully went along with it.

I am requesting study and guidance from staff, along with further discussion of the following aspects of planning within the village planning committees:

- Establishing a “best practice” for centering the community first (meaning the people and character of the area as it exists, and as envisioned by members of the community), property owners second, and commercial interests last.
- Creating a policy and practice of Planning staff explicitly inviting affected neighborhood groups to attend and comment at future committee meetings. VPCs are tasked with shaping and defining the character of villages.
- Establishing a “best practice” of village planning committees declining to recommend approval for proposed “placeholder” or “maximizing our options” type applications. No rezoning should be granted without a good faith, genuine intention to develop the project as proposed to the committee.

Overall, tonight’s meeting was a disappointing experience. Not simply because the application was recommended for approval and should not have been, but because there was a lack of rigor and community perspective in the discussion, and ultimately the vote to recommend.

I look forward to future opportunities for more robust discussion at the village planning committee, but I urge the planning commission and city council to deny this rezoning request.

Cordially,

A handwritten signature in black ink, appearing to be 'SG' with a stylized flourish.

Shane Gore, Member - North Mountain Village Planning Committee

2035 W Aster Drive, Phoenix, AZ 85029

Analysis & Commentary in Opposition to Self-Storage



Table of Contents

Table of Contents	2
Introduction	3
Executive Summary	3
Section 1: The Problems With Self Storage	4
Relentless Growth	4
Housing Displacement	4
Permanence of Physical Infrastructure	5
Effect on Neighborhood Density	5
Economics of Self Storage	5
Section 3: Existing Self Storage Landscape	7
Introduction	7
Map of Self Storage Facilities within 10 miles of Z-32-23-3	7
Total Self Storage Facilities within 10 miles	8
Existing Land Uses Surrounding Proposed Project	8
Alternative Potential Site Uses	9
Examples of Similar Self Storage Projects	10
Case Study #1: 5051 W Cactus Rd	10
Case Study #2: 1010 W Thunderbird Rd	12
APPENDIX 1: Listing of Self Storage Facilities	14
Table 1: Self Storage Facilities within 1 mile	14
Table 2: Self Storage Facilities within 5 miles	15
Table 3: Self Storage Facilities within 10 miles	17
APPENDIX 2: CITATIONS	22

Introduction

The purpose of this policy paper is discussion and analysis of broad self storage industry trends to inform neighborhood leaders and residents about development trends that affect our communities. This paper also discusses and responds to a specific instance where self storage is currently being proposed at **1620 W Desert Cove Avenue**.

Executive Summary

Self storage companies have been on a record growth streak for more than five years, developing key parcels throughout the City of Phoenix into self storage facilities—which for all practical purposes permanently precludes the possibility that those parcels might be developed into housing, or some other land use that contributes to vibrant, livable neighborhoods.

Self storage isn't something most people think about every day, but the presence of these often benign-looking facilities in our communities can have far-reaching consequences to the fabric of our cities.

In terms of vibrancy and vitality in cities, one of the most critical issues is the vacuum that self storage creates, where people and activity are—by design—low volume. Most facilities don't have a significant number of employees, are only open during daytime hours, and “self-serve” systems are gaining popularity with operators—leading to some facilities being completely unstaffed 24 hours a day. While these facilities are always sure to have tall fences and security systems for *their* property, the activity vacuums they create have ripple effects for the surrounding properties and neighborhoods.

An often overlooked outcome of self storage is property loss and the troubling lease terms and regulatory structure which allow facility operators wide latitude in the disposition of a defaulting tenant's personal property. Operators can dispose of a defaulting tenants' medical or tax records, family ashes, heirlooms, etc. the same way they would chairs or a bookshelf. People experiencing housing insecurity, or facing hurdles like medical emergencies, job loss, or other financial hardship are among the most likely storage users to default.

Lastly, while it's not the most pressing neighborhood concern, we should be honest with ourselves about the carbon footprint of an industry built almost exclusively from steel and concrete—two of the most carbon-intensive building materials—and which is designed to exploit the growing mountains of mass produced “stuff” which fills our homes.

Section 1: The Problems With Self Storage

Relentless Growth

The self storage industry has experienced significant growth across the U.S. and in Phoenix since at least 2018. New self storage facilities are being built in close proximity to each other, and to existing facilities—regardless of need or the presence of competitors.

For major self storage companies the purpose of overdeveloping new facilities is to capture market share for the purpose of reporting positive growth metrics to their boards and shareholders. Like many industries—they are flush with cash and morally bankrupt—so they continue developing new facilities regardless of the impact to the neighborhood and local community. They believe if they can only grow fast enough and large enough, they can eliminate the competition.

As a result of the way “Big Self Storage” has pursued non-stop development of new facilities, market research companies continue to breathlessly report record growth in the industry, which has also drawn in “mom and pop” investors who may not be sophisticated enough to independently evaluate market conditions and the need for additional new facilities. The big self storage companies have no moral qualms about watching people sink their life savings into expensive new facilities, because they know their companies have the power and leverage to buy up any struggling independent self storage facilities in the future.

Housing Displacement

Due to relatively low overhead and the recent growth of the industry, self storage facilities continue to proliferate in the city by buying up and developing any available piece of land—regardless of location or the other potential uses a parcel could sustain.

Traditionally, self storage has been developed on unique, odd-shaped and/or physically constrained parcels. The industry’s boom of the last five years has led major storage companies to seek and obtain large or more traditionally shaped parcels for new facility development.

Big Storage also buys up and develops long-vacant parcels into self storage facilities, knowing that neighborhoods won’t object to self storage uses because they are desperate for any development that will convert a long-vacant parcel in their community to *any* productive use.

Land in cities is a finite resource—self storage concerns itself with physical property, and profits above all else. In the self storage arms race to capture market share—housing developers—including affordable housing developers—are forced to compete with well-capitalized storage behemoths who can pay virtually any price for properties they want.

Perhaps not legally—but morally, this is an outright theft from the city’s residents—thrift of housing units, theft of neighborhood density, and theft of the conditions necessary for vibrant, livable cities.

Permanence of Physical Infrastructure

Self storage buildings are typically constructed primarily from steel and concrete—making these buildings effectively permanent fixtures in our neighborhoods. While it can be useful and convenient to have that reliable storage, the permanence of construction methods should be a key consideration in the regulatory approval of self storage facility locations.

These facilities lack design features like sufficient utilities, windows, and other architectural elements that make them largely incompatible with most common commercial building uses, and because the design and materials are so permanent in nature—self storage facilities are almost always poorly suited for future creative re-use or adaptation of the structure.

Effect on Neighborhood Density

Self storage facilities are typically low intensity industrial or commercial uses without substantial second-order economic effects to nearby businesses or residences. They don’t provide a significant number of jobs, or manufacture a physical product, or generate a significant amount of vehicle or pedestrian traffic. They have minimal marketing needs and few other opportunities to engage the local economy. And perhaps most detrimentally, they contribute to lower densities in our neighborhoods which starves our communities of their most important resource: the people.

Economics of Self Storage

The economic structure of a self-storage facility is variable, but due to low overhead facilities can withstand significant economic pressures by varying the rates they charge for storage—either to induce more customers, or to extract additional revenue from existing customers.

Self storage companies know that the cost and effort barrier to a customer moving their belongings from one self storage facility to another is prohibitive, and they can often take advantage of that fact with significant and arbitrary price increases to their existing customers with short notice.

Across the board, self storage companies are generating enormous profits, in part due to the shortage of affordable housing units. The leading seven publicly traded firms listed below earned more than \$4B (billion with a B) in net operating income.

STOCK SYMBOL	NAME	2022 ANNUAL REVENUE	2022 NET OPERATING INCOME	2022 NOI MARGIN
NYSE:PSA	Public Storage	\$3,946,000,000	\$2,077,673,000	52.65%
NYSE:EXR	Extra Space Storage Inc.	\$1,924,170,000	\$921,156,000	47.87%
NYSE:CUBE	CubeSmart	\$1,009,624,000	\$291,263,000	28.85%
NYSE:UHAL	U-Haul (self storage revenues)	\$617,120,000	\$168,492,900	27.30%
NYSE:LSI	Life Storage, Inc.	\$917,100,000	\$358,128,000	39.05%
NYSE:NSA	National Storage Affiliates Trust	\$801,569,000	\$183,765,000	22.93%
NASDAQ:SELF	Global Self Storage, Inc.	\$11,944,850	\$3,527,190	29.53%
		\$9,227,527,850	\$4,004,005,090	

\$4,004,005,090

is equal to

53,687 people earning 2022 Real median household income **\$74,580**

11,503 homes at the 2022 average U.S. home price **\$348,079**

18,366,995 square feet of multi-family housing at the Phoenix multi-family average construction cost of **\$218** per square foot

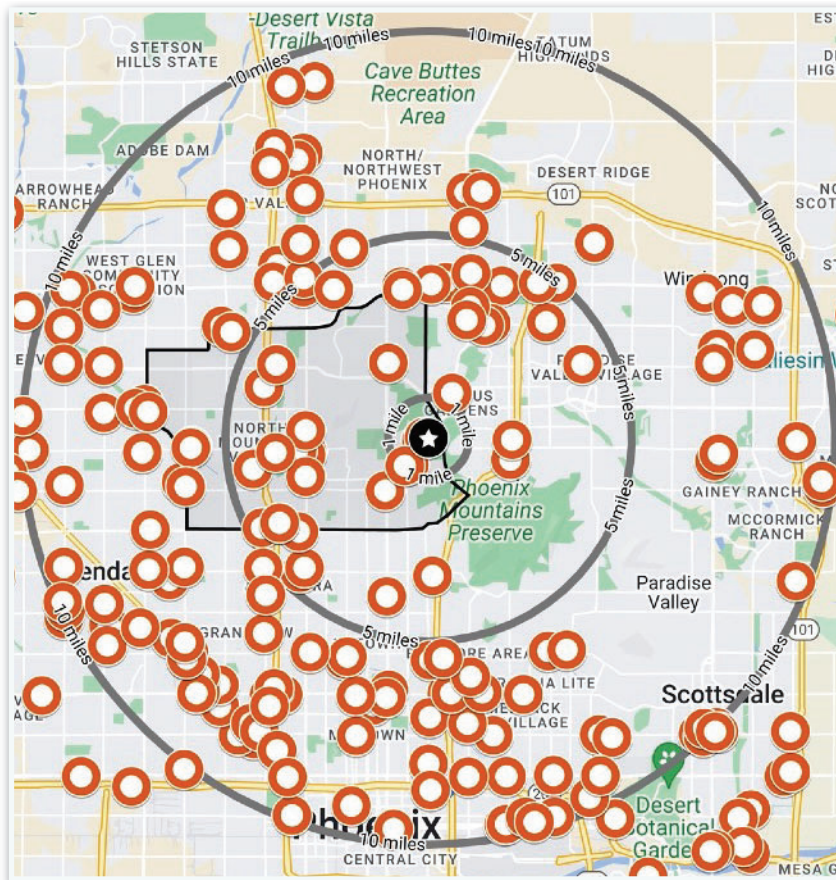
Section 3: Existing Self Storage Landscape

Introduction

Whether to look at the specific project described in Z-32-23-3 first, or the broader self storage landscape across Phoenix is a bit of a “chicken and egg” question. Both perspectives yield valuable insights about the self storage landscape and the consequences to neighborhoods of these facilities, but many of the most harmful effects occur at the local level and become cumulative at the macro level.

Map of Self Storage Facilities within 10 miles of Z-32-23-3

Some areas of Phoenix have more options than others, but the Cave Creek corridor, North Mountain Village, and the Sunnyslope community have plenty. There are two self storage facilities within less than 1/4 mile of the proposed project site, with another two within 1 mile. There are 38 additional self storage facilities outside a 1 mile radius and within a 5 mile radius, making a total 42 self storage facilities within 5 miles of the planned project.



Map centered on proposed self storage at 1620 W Desert Cove Avenue with 1, 5, and 10 mile radii.

Total Self Storage Facilities within 10 miles

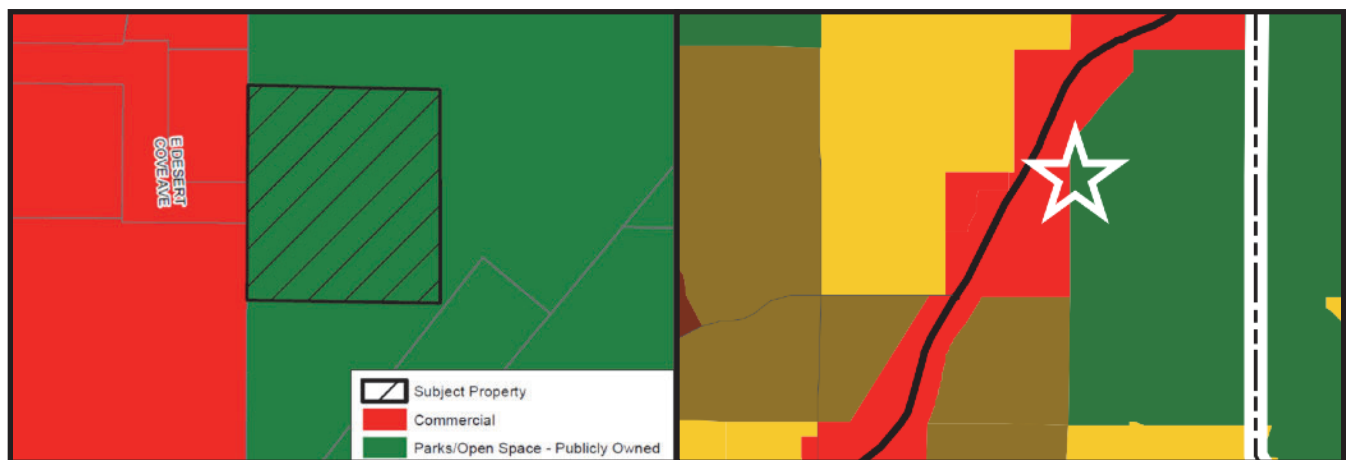
RADIUS AROUND PROPOSED PROJECT	NUMBER OF EXISTING FACILITIES
1 mile	4
5 miles	38
10 miles	127
Self Storage Facilities within 10 miles	169

Existing Land Uses Surrounding Proposed Project

This application Z-32-23-3 is a request to rezone 1.20 acres located at 1620 W Desert Cove from R1-10 (Single Family Residence District) to C-3 (General Commercial) for the purpose of a self storage warehouse.

Characteristic to the area are intensive commercial uses generally located along Cave Creek Road, with reduced intensity and residential uses becoming more common as parcels are located further from the Cave Creek Road right-of-way.

Varying topography surrounding the project site off determines the quantity and size of buildable parcels. A common arrangement are commercial uses directly adjacent to Cave Creek Road, then reduced intensity with an area of residential uses, before ultimately transitioning to Parks/open space and Phoenix Mountain Preserves land.

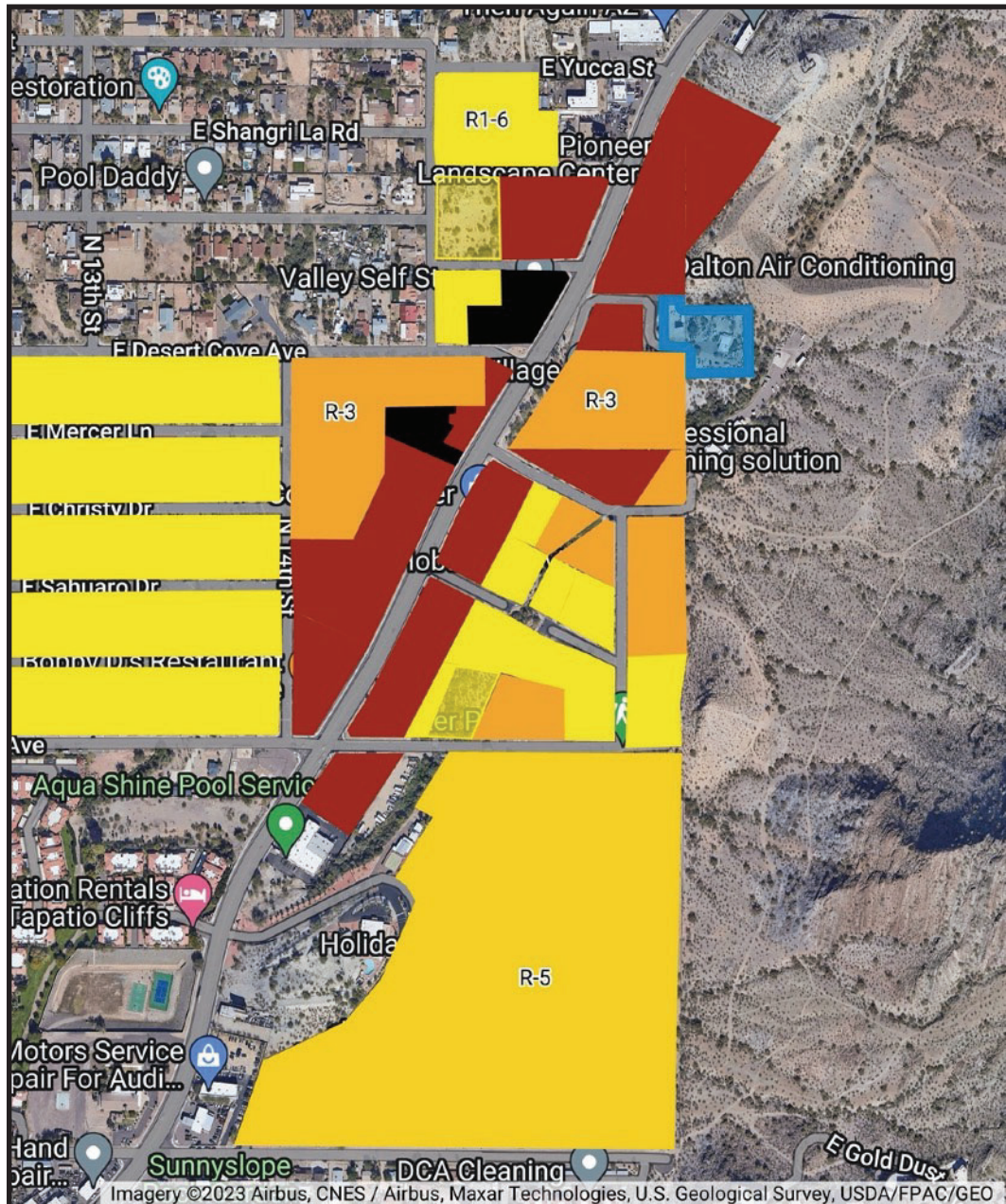


Zoom detail of Phoenix General Plan Land Use Map provided in the instant submittal. Despite the subject property being shown in green, the current zoning is R1-10.

Zoom detail of Phoenix General Plan Land Use Map showing commercial uses concentrated on Cave Creek Road, transitioning to residential uses, then parks/open space.

Alternative Potential Site Uses

Multi-family housing is an obvious alternative that should be considered for the project site. Residential uses would not be out of place due to the other multifamily properties and single family properties in close proximity, and the location on the edge of a mountain preserve would offer potential residents opportunities for mountain views, exposure to wildlife, and peaceful, quiet evenings and weekends.



1620 W Desert Cove is shown in blue, commercial uses are shown in red, residential uses are shown in orange (multi-family) and yellow (single-family), and existing self storage facilities are shown in black.

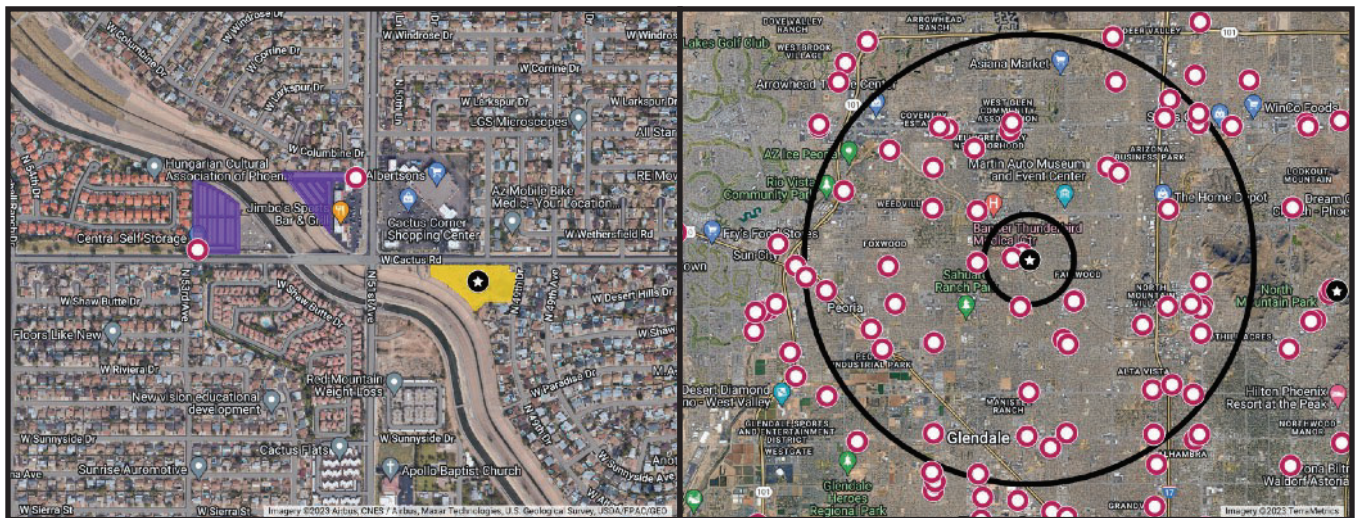
Examples of Similar Self Storage Projects

Phoenix has plenty of self storage facilities, but there are two in particular that are useful examples to consider development patterns that may be contrary to a community's best interest. One of these projects is in development, and the other was proposed and rejected for a PUD in 2017.

Case Study #1: 5051 W Cactus Rd

Narrative: Applicant's January 13, 2023 submittal proposes a three-story self service storage warehouse (Self Storage Facility) at the above address, with a footprint of approximately 108,000 square feet and a maximum height of three-stories and 36 feet.

The applicant's previous March 9, 2022 submittal proposed a multi-family single family attached housing development with R-3 zoning restrictions. This project would have constructed 32 housing units resulting in a density of 8.5/dwelling units per acre.



Proposed site in yellow. Existing self storage in purple.

Existing self storage shown with 1 and 5 mile radii.

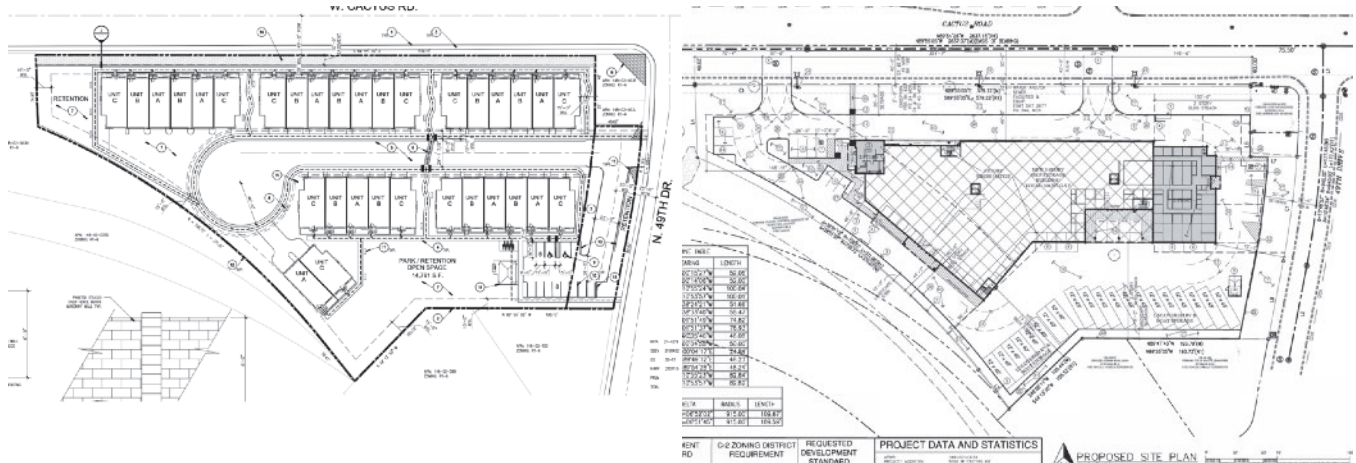
Status: In Development

Parcel: 148-02-003K

Parcel Size: 3.75 acres

General Plan Land Use Map: Residential 3.5 to 5 dwelling units per acre

Case Study #1 - 5051 W Cactus Rd (continued)



March 9, 2022 Multi-family submittal site plan

January 13, 2023 Self Storage submittal site plan

Analysis: The developer's previous submittal proposing a multi-family housing development suggests that multi-family is not only possible on the site, but that the developer also strongly considered that development path. It's easy to see why.

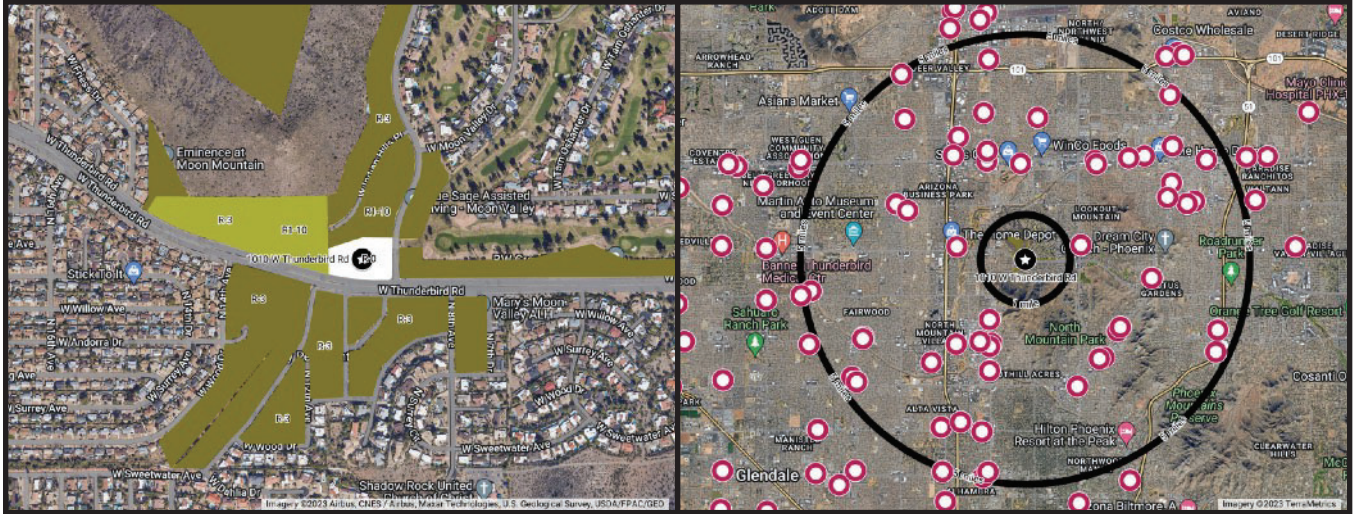
This site is located canal-side, just 1 mile from ASU West. Frontage on Cactus Rd and proximity to 51st Ave provide access to public transit bus routes connecting ASU West and the light rail at MetroCenter. A large commercial parcel to the north across Cactus Rd is anchored by a grocery store and single family residential to the east make this property a great candidate for a mixed-use development that adds housing units to the neighborhood, with an emphasis on bridging/buffering between the commercial parcel and the adjacent single family neighborhoods.

Added housing units would enhance public safety for nearby single family residential neighborhoods by putting more "eyes on the street" (and canal path). Ground floor retail type commercial could house a coffee shop, restaurant, neighborhood wine bar or small offices.

Boosting neighborhood density supports the neighborhood's access to high quality fresh food by providing additional customers to the grocery store adjacent to this site.

Case Study #2: 1010 W Thunderbird Rd

Narrative: Applicant's submittal proposed rezoning the project site from R-0 to Planned Unit Development (PUD) to allow development of a self storage facility in a residential neighborhood.



Proposed site in white. Surrounding zoning in green. Existing self storage shown with 1 and 5 mile radii.

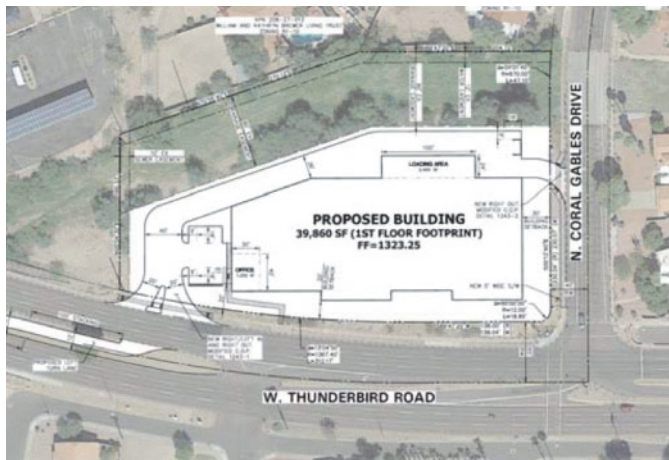
Status: Withdrawn

Parcel: 208-27-743

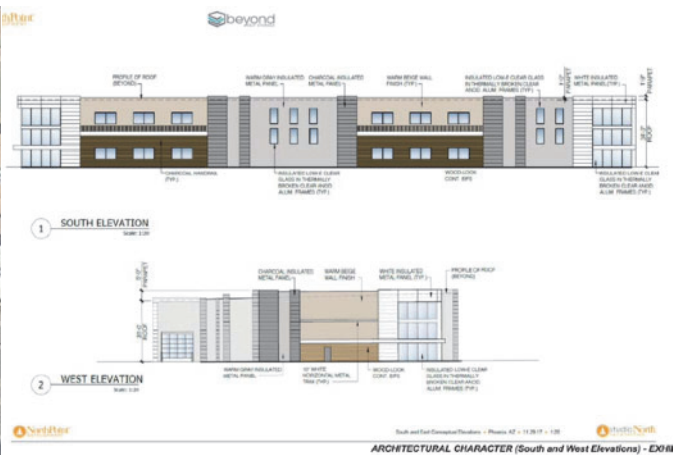
Parcel Size: 3.7 acres

General Plan Land Use Map: Residential 2 to 3.5 dwelling units per acre

Case Study #2 - 1010 W Thunderbird Rd (continued)



Proposed site plan.



Proposed building elevations.

Analysis: This project was ultimately withdrawn by the applicant, and for good reason. But it remains a useful case study in the way that developers understand neighborhoods and project sites.

Moon Valley is a unique neighborhood in North Phoenix located to the North of Shaw Butte and North Mountain. Large lot sizes and large single-story homes are common, and many of them are situated around Moon Valley Country Club and golf course. Residents take pride in being part of an older, established neighborhood that has been well-maintained over the years and remains a highly desirable place to live.

Commercial activity on the Thunderbird Corridor is concentrated at major North/South arterial streets like 7th Street, and 19th Avenue. There is virtually no commercial activity dispersed into the neighborhood between these arterial intersections.

The developer claimed—without providing evidence—that the area is “underserved and the need for this type of quality, self storage facility exists”, when in fact there are **48 self storage facilities within a 5 mile radius of this site.**

This project would have been completely inappropriate for the site, despite the developer’s assurances that “self storage uses have very little activity and very little daily vehicular traffic”. Single family residences to the east across Coral Gables face the project site, and no matter how tasteful the design—the proposal was withdrawn before the community had a robust opportunity to comment publicly on it.

APPENDIX 1: Listing of Self Storage Facilities

Table 1: Self Storage Facilities within 1 mile

FACILITY NAME	ADDRESS	DISTANCE MILES
Valley Self Storage	11000 Cave Creek Rd, Phoenix, AZ 85020	0.09
U-Haul Neighborhood Dealer	10840 N Cave Creek Rd, Phoenix, AZ 85020	0.16
Life Storage - Phoenix	1201 E Cinnabar Ave, Phoenix, AZ 85020	0.77
North Phoenix Self Storage	9850 N Cave Creek Rd, Phoenix, AZ 85020	0.84
	Total Self Storage Facilities within 1 mile	4

Table 2: Self Storage Facilities within 5 miles

FACILITY NAME	ADDRESS	DISTANCE MILES
Arizona Mini Storage	12650 N Cave Creek Rd, Phoenix, AZ 85022	1.23
CubeSmart Self Storage	533 E Dunlap Ave, Phoenix, AZ 85020	1.67
Extra Space Storage	10815 N 32nd St, Phoenix, AZ 85028	2.06
Advantage Storage	13845 N 7th St, Phoenix, AZ 85022	2.07
Life Storage - Phoenix	10155 N 32nd St, Phoenix, AZ 85028	2.07
Storage King USA	10411 N 19th Ave, Phoenix, AZ 85021	2.96
Public Storage	11236 N 19th Ave, Phoenix, AZ 85029	3.03
Extra Space Storage	15626 N Cave Creek Rd, Phoenix, AZ 85032	3.04
Extra Space Storage	10250 N 19th Ave, Phoenix, AZ 85021	3.04
Extra Space Storage	2721 E Greenway Pkwy, Phoenix, AZ 85032	3.09
U-Haul Storage at 19th Ave	9404 N 19th Ave, Phoenix, AZ 85021	3.16
Fast and Ez Self Storage	2838 E Greenway Rd, Phoenix, AZ 85032	3.17
Extra Space Storage	2043 W Peoria Ave, Phoenix, AZ 85029	3.22
Extra Space Storage	16045 N Cave Creek Rd, Phoenix, AZ 85032	3.36
Armored Mini Storage	1650 E Lamar Rd, Phoenix, AZ 85016	3.42
Arizona Storage Inns - Self Storage - Phelps	1120 E Phelps Rd, Phoenix, AZ 85022	3.71
Extra Space Storage	10425 N 25th Ave, Phoenix, AZ 85021	3.76
Everest Self Storage - Bell Road	1025 E Bell Rd, Phoenix, AZ 85022	3.77
CubeSmart Self Storage	1628 E Bell Rd, Phoenix, AZ 85022	3.78
Life Storage - Phoenix	1928 E Bell Rd, Phoenix, AZ 85022	3.80
CubeSmart Self Storage	2045 N Northern Ave, Phoenix, AZ 85021	3.92
Extra Space Storage	6316 N 7th St, Phoenix, AZ 85014	4.04
U-Stor Self Storage - Greenway	3916 E Greenway Rd, Phoenix, AZ 85032	4.06
StorQuest Self Storage	3043 E Bell Rd, Phoenix, AZ 85032	4.13
I-17 Thunderbird Self Storage	2636 W Thunderbird Rd, Phoenix, AZ 85023	4.16
Extra Space Storage	17407 N Cave Creek Rd, Phoenix, AZ 85032	4.18

CONTINUED TO NEXT PAGE

ANALYSIS & COMMENTARY
IN OPPOSITION TO SELF STORAGE
BY: SHANE GORE / FUTURE PHX

Self Storage Facilities within 5 miles (continued)

FACILITY NAME	ADDRESS	DISTANCE MILES
Life Storage - Phoenix	4602 E Thunderbird Rd, Phoenix, AZ 85032	4.19
New Self Storage Facility Planned*	2848 W Sweetwater Ave, Phoenix, AZ 85029	4.20
Public Storage	8150 N 24th Ave, Phoenix, AZ 85021	4.24
Sure-Lock Mini Storage	1121 W Bell Rd, Phoenix, AZ 85023	4.32
Life Storage - Phoenix	9809 N Metro Pkwy W, Phoenix, AZ 85051	4.39
Storage King USA	7090 N 19th Ave, Phoenix, AZ 85021	4.42
Life Storage - Phoenix	2019 W Glendale Ave, Phoenix, AZ 85021	4.59
Alta Vista Mini Storage	2750 W Northern Ave, Phoenix, AZ 85051	4.65
Extra Space Storage	3770 E Bell Rd, Phoenix, AZ 85032	4.67
U-Haul Moving & Storage	1935 W Bell Rd, Phoenix, AZ 85023	4.80
U-Stor Self Storage	17244 N 19th Ave, Phoenix, AZ 85023	4.91
U-Haul Moving & Storage of Paradise Valley	4110 E Bell Rd, Phoenix, AZ 85032	4.93
	Total Self Storage between 1 and 5 miles	38

Table 3: Self Storage Facilities within 10 miles

FACILITY NAME	ADDRESS	DISTANCE MILES
Public Storage	669 W Union Hills Dr, Phoenix, AZ 85027	5.08
Extra Space Storage	2718 W Glendale Ave, Phoenix, AZ 85051	5.18
Public Storage	19215 N Cave Creek Rd, Phoenix, AZ 85024	5.27
RightSpace Storage	17201 N Black Canyon Hwy, Phoenix, AZ 85023	5.39
Public Storage	1949 E Camelback Rd #21, Phoenix, AZ 85016	5.44
Extra Space Storage	3401 W Greenway Rd, Phoenix, AZ 85053	5.52
Life Storage - Phoenix	4747 N 16th St, Phoenix, AZ 85016	5.54
CubeSmart Self Storage	6316 N 27th Ave, Phoenix, AZ 85017	5.58
iStorage Self Storage	17811 N 25th Ave, Phoenix, AZ 85023	5.60
Public Storage	1954 W Union Hills Dr, Phoenix, AZ 85027	5.75
Phoenix Valley Mini Storage	3602 W Greenway Rd, Phoenix, AZ 85053	5.77
US Storage Centers	4817 N 7th Ave, Phoenix, AZ 85013	5.77
Dollar Self Storage	4170 W Peoria Ave, Phoenix, AZ 85029	5.84
Near Me Self Storage Units	4170 W Peoria Ave, Phoenix, AZ 85029	5.84
RightSpace Storage	717 W Pierson St, Phoenix, AZ 85013	5.84
Public Storage	1808 W Camelback Rd, Phoenix, AZ 85015	6.03
Public Storage	4423 N 24th St, Phoenix, AZ 85016	6.06
U-Haul Moving & Storage at Cave Creek	20618 N Cave Creek Rd, Phoenix, AZ 85024	6.09
Central Self Storage	9029 N 43rd Ave, Phoenix, AZ 85051	6.10
Arizona Storage Inns	3930 E Camelback Rd #100, Phoenix, AZ 85018	6.15
US Storage Centers	9304 N 43rd Ave, Glendale, AZ 85302	6.19
Dose Moving & Storage	2550 E Mohawk Ln Suite 190, Phoenix, AZ 85050	6.20
CubeSmart Self Storage	2680 E Mohawk Ln, Phoenix, AZ 85050	6.21
Life Storage - Phoenix	4250 E Camelback Rd, Phoenix, AZ 85018	6.27
Extra Space Storage	2727 W Missouri Ave, Phoenix, AZ 85017	6.28
Life Storage - Phoenix	18625 N Tatum Blvd, Phoenix, AZ 85050	6.29

CONTINUED TO NEXT PAGE

ANALYSIS & COMMENTARY
IN OPPOSITION TO SELF STORAGE
BY: SHANE GORE / FUTURE PHX

Self Storage Facilities within 10 miles (continued)

FACILITY NAME	ADDRESS	DISTANCE MILES
US Storage Centers	1940 E Indian School Rd, Phoenix, AZ 85016	6.33
StorQuest Self Storage	4141 N 7th St, Phoenix, AZ 85014	6.34
Prime Storage	2020 E Indian School Rd, Phoenix, AZ 85016	6.37
U-Haul Moving & Storage of Biltmore	2626 E Indian School Rd, Phoenix, AZ 85016	6.40
Extra Space Storage	4028 N 7th St, Phoenix, AZ 85014	6.48
Extra Space Storage	301 W Indian School Rd, Phoenix, AZ 85013	6.61
Deer Valley II Self Storage	20550 N 19th Ave, Phoenix, AZ 85027	6.73
Extra Space Storage	3443 E Indian School Rd, Phoenix, AZ 85018	6.73
Public Storage	18401 N 35th Ave, Phoenix, AZ 85053	6.75
Five SAC Self Storage Group	207 E Clarendon Ave, Phoenix, AZ 85012	6.77
StorQuest Self Storage	7048 N 43rd Ave, Glendale, AZ 85301	6.78
Life Storage - Phoenix	3325 N 16th St, Phoenix, AZ 85016	6.88
New Self Storage Facility Planned*	5051 W Cactus Rd, Glendale, AZ 85304	6.90
Dollar Self Storage	10550 N 51st Ave, Glendale, AZ 85302	7.00
U-Haul Moving & Storage at ASU West	12280 N 51st Ave, Glendale, AZ 85304	7.02
Life Storage - Scottsdale	7245 E Gold Dust Ave, Scottsdale, AZ 85258	7.07
StorAmerica Phoenix 24th	3114 N 24th St, Phoenix, AZ 85016	7.15
Life Storage - Scottsdale	10456 N 74th St, Scottsdale, AZ 85258	7.20
U-Haul Moving & Storage at 51st Ave & Northern	4950 W Northern Ave, Glendale, AZ 85301	7.21
Central Self Storage	5240 W Cactus Rd, Glendale, AZ 85304	7.23
US Storage Centers	2331 W Indian School Rd, Phoenix, AZ 85015	7.27
RightSpace Storage	4200 N Black Canyon Hwy, Phoenix, AZ 85017	7.28
Guardian Self Storage	6710 N 46th Ave, Glendale, AZ 85301	7.28
US Storage Centers	2563 W Indian School Rd, Phoenix, AZ 85017	7.44
Life Storage - Scottsdale	7301 E Acoma Dr, Scottsdale, AZ 85260	7.49
Public Storage	2829 E Thomas Rd, Phoenix, AZ 85016	7.49

CONTINUED TO NEXT PAGE

Self Storage Facilities within 10 miles (continued)

FACILITY NAME	ADDRESS	DISTANCE MILES
Life Storage - Phoenix	20001 N 35th Ave, Phoenix, AZ 85027	7.52
CubeSmart Self Storage	13851 N 73rd St, Scottsdale, AZ 85260	7.56
Self Storage & File Storage	307 W Thomas Rd, Phoenix, AZ 85013	7.56
North Phoenix Storage	21835 N 21st Ave, Phoenix, AZ 85027	7.58
Deer Valley Mini & RV Storage Phoenix	1930 W Adobe Dr, Phoenix, AZ 85027	7.58
U-Haul Moving & Storage at 51st & Glendale	5024 W Glendale Ave, Glendale, AZ 85301	7.62
Extra Space Storage	3615 N 27th Ave, Phoenix, AZ 85017	7.68
U-Haul Moving & Storage at I-17 & Deer Valley	21621 N 26th Ave, Phoenix, AZ 85027	7.71
CubeSmart Self Storage	7007 E Bell Rd, Phoenix, AZ 85254	7.71
Central Self Storage	5142 N 43rd Ave, Glendale, AZ 85301	7.84
U-Haul Moving & Storage at West Camelback Rd	4240 W Camelback Rd, Phoenix, AZ 85019	7.95
Grand Avenue Mini-Storage	3636 Grand Ave, Phoenix, AZ 85019	7.99
Life Storage - Glendale	4616 Grand Ave, Glendale, AZ 85301	7.99
Corporate office & storage	2540 W Adobe Dr, Phoenix, AZ 85027	8.02
Cactus Self Storage	12160 N 59th Ave, Glendale, AZ 85304	8.03
Public Storage	4725 N 43rd Ave, Phoenix, AZ 85031	8.03
StorAmerica Bell Rd	16804 N 53rd Ave, Glendale, AZ 85306	8.06
Premier RV & Self Storage	22230 N Black Canyon Hwy, Phoenix, AZ 85027	8.07
The Collective Self Storage	2015 N 16th St, Phoenix, AZ 85006	8.07
All My Sons Moving & Storage	4012 W Turney Ave B1, Phoenix, AZ 85019	8.07
Life Storage - Glendale	5256 W Bell Rd, Glendale, AZ 85308	8.10
Life Storage - Scottsdale	7550 E Paradise Ln, Scottsdale, AZ 85260	8.17
Extra Space Storage	13902 N 59th Ave, Glendale, AZ 85306	8.20
Anytime Storage	3055 N 30th Ave, Phoenix, AZ 85017	8.29
Public Storage	14401 N Hayden Rd, Scottsdale, AZ 85260	8.35
Extra Space Storage	2816 W Thomas Rd, Phoenix, AZ 85017	8.38

CONTINUED TO NEXT PAGE

Self Storage Facilities within 10 miles (continued)

FACILITY NAME	ADDRESS	DISTANCE MILES
Storage Garage Rentals	3611 N 36th Ave, Phoenix, AZ 85019	8.40
U-Haul Moving & Storage at Phoenix Airport	2345 E McDowell Rd, Phoenix, AZ 85006	8.43
StorAmerica Self Storage - Phoenix 49th	4950 E Thomas Rd, Phoenix, AZ 85018	8.47
Key Storage - Indian School Rd	4002 W Indian School Rd, Phoenix, AZ 85019	8.50
Devon Self Storage	4010 W Indian School Rd, Phoenix, AZ 85019	8.52
EZY-WAY Mini Storage	5155 W Luke Ave, Glendale, AZ 85301	8.53
1st Choice Moving & Storage	2804 N 29th Ave #101, Phoenix, AZ 85009	8.57
Public Storage	2421 N Black Canyon Hwy, Phoenix, AZ 85009	8.61
Paradise Mini Storage	5913 W Paradise Ln, Glendale, AZ 85306	8.66
StorAmerica Phoenix 52nd	2845 N 52nd St, Phoenix, AZ 85008	8.66
Guardian Self Storage	3131 E McDowell Rd, Phoenix, AZ 85008	8.67
StorQuest Self Storage	1616 E Portland St, Phoenix, AZ 85006	8.71
Arizona Storage Inns	3201 W Thomas Rd, Phoenix, AZ 85017	8.76
Public Storage	8122 E Paradise Ln, Scottsdale, AZ 85260	8.87
Store Here Self Storage	6129 N 59th Ave, Glendale, AZ 85301	8.90
Public Storage	4034 E McDowell Rd, Phoenix, AZ 85008	8.92
StorQuest Self Storage	9240 N 67th Ave, Glendale, AZ 85302	9.02
Glendale Storage Company	13982 N 67th Ave, Glendale, AZ 85306	9.12
US Storage Centers	5801 W San Miguel Ave, Glendale, AZ 85301	9.12
Public Storage	8889 E Desert Cove Ave, Scottsdale, AZ 85260	9.14
SmartStop Self Storage - Phoenix	1740 W Happy Valley Rd, Phoenix, AZ 85085	9.22
Dollar Self Storage	24703 N 23rd Ave, Phoenix, AZ 85085	9.28
Near2Me Self Storage Units Phoenix	608 N 5th Ave, Phoenix, AZ 85003	9.30
U-Haul Moving & Storage at I-17 & McDowell	2235 W McDowell Rd, Phoenix, AZ 85009	9.32
Public Storage	6443 W Bell Rd, Glendale, AZ 85308	9.35
Greenway Mini Storage	6718 W Greenway Rd #108, Peoria, AZ 85381	9.36

CONTINUED TO NEXT PAGE

Self Storage Facilities within 10 miles (continued)

FACILITY NAME	ADDRESS	DISTANCE MILES
Extra Space Storage	5115 N 59th Ave, Glendale, AZ 85301	9.36
U-Haul Moving & Storage at Papago Park	4950 E McDowell Rd, Phoenix, AZ 85008	9.38
U-Haul Moving & Storage at 67th & Bell	6544 W Bell Rd, Glendale, AZ 85308	9.53
Central Self Storage	7118 N 67th Ave, Glendale, AZ 85301	9.54
U-Stor Self Storage - Sky Harbor	3501 E Van Buren St, Phoenix, AZ 85008	9.67
Public Storage	841 E Jefferson St, Phoenix, AZ 85034	9.69
Life Storage - Phoenix	900 N 48th St, Phoenix, AZ 85008	9.70
StorQuest Self Storage	9350 N 94th St, Scottsdale, AZ 85258	9.74
StorageMax	6757 N Pima Rd, Scottsdale, AZ 85250	9.74
Storage Sense - Phoenix	3122 E Washington St, Phoenix, AZ 85034	9.74
Storage Sense - Phoenix	3036 E Washington St, Phoenix, AZ 85034	9.74
Suncrest Mini Storage	7410 W Peoria Ave, Peoria, AZ 85345	9.80
CubeSmart Self Storage	9405 E Doubletree Ranch Rd, Scottsdale, AZ 85258	9.83
Extra Space Storage	3636 E Washington St, Phoenix, AZ 85034	9.87
Public Storage	6208 N 67th Ave, Glendale, AZ 85301	9.87
Public Storage	3027 N 70th St, Scottsdale, AZ 85251	9.88
Guardian Self Storage	4027 E Van Buren St, Phoenix, AZ 85008	9.88
Public Storage	6015 N 67th Ave, Glendale, AZ 85301	9.88
Scottsdale Storage Solutions	6900 E Thomas Rd, Scottsdale, AZ 85251	9.90
StorQuest Self Storage	2130 W Van Buren St, Phoenix, AZ 85009	9.91
Extra Space Storage	11990 N 75th Ave, Peoria, AZ 85345	9.97
StorAmerica Thomas	6933 E Thomas Rd, Scottsdale, AZ 85251	9.99
Chambers Self Storage	5728 N 67th Ave, Glendale, AZ 85301	10.00
Total Self Storage between 5 and 10 miles		127

APPENDIX 2: CITATIONS

1. *Market Trends & Sector Outlook U.S. Self Storage H1 2023* - **Cushman & Wakefield**
https://melestoragegroup.com/wp-content/uploads/2023/08/CWSSAG_Self-Storage-Performance-Quarterly-Overview-2023-H1_WEB.pdf
2. *Four Property Wrongs of Self-Storage Law* - **Jeffrey Douglas Jones** - Associate Professor of Law, Lewis & Clark Law School; J.D., The University of Michigan Law School-Ann Arbor; Ph.D. Philosophy, The University of Wisconsin-Madison
<https://www.pnrc.net/wp-content/uploads/2011/08/Four-Property-Wrongs-of-Self-Storage.pdf>
3. *Phoenix Self Storage Market Statistics: Rent Prices, Local Inventory and Development Trends (June 2023)* - **StorageCafe**
<https://www.storagecafe.com/self-storage-industry-statistics/us/az/phoenix/>
4. *"Pawtucket looks to put limits on self-storage"* - **Ethan Shorey** - Valley Breeze
https://www.valleybreeze.com/news/pawtucket-looks-to-put-limits-on-self-storage/article_3cc43784-4b0d-11ee-bd69-835222c2a2b6.html
5. *"Too many things to keep for the future?"* - **Sharon Macdonald, Jennie Morgan and Harald Fredheim**
<https://www.jstor.org/stable/j.ctv13xps9m.16>
6. *"The Self-Storage Transformation: Once Overlooked, This Specialty Property Now Is Packed With Opportunities"* - **C. William Barnhill, CCIM, and Michael McCune**
<https://www.ccim.com/cire-magazine/articles/self-storage-transformation/>
7. *"Self-storage Market Revenues to Reach USD 72.15 billion by 2028 - Market Size, Share, Forecasts, & Trends Analysis Report"* - **Mordor Intelligence** - 07/26/2023
<https://finance.yahoo.com/news/self-storage-market-revenues-reach-133000991.html>

Additional Background, Analysis, & Commentary on Z-32-23-3 Application to Rezone 1602 E Desert Cove



View from the Subject Property. The white building with blue stripes is Valley Self Storage, less than two tenths of a mile away.



Table of Contents

Table of Contents	2
Application Evaluation	4
General Plan Land Use Map Designation	4
North Mountain Village Character Plan	4
Neighborhood Character	4
Impact On Surrounding Properties	5
PlanPHX Considerations	6
Vision of “The Connected Oasis”	6
Community Benefits	6
Prosperity	6
Health	6
Environment	6
Core Values	6
Connect People & Places	6
Build The Sustainable Desert City	6
Strengthen Our Local Economy	7
Celebrate Our Diverse Communities & Neighborhoods	7
Create an Even More Vibrant Downtown	7
Commentary	8
Subject Property	8
Adjacent Property	8
History of Applicant’s Ownership of Subject Property	10
Introduction	10
Condition of Subject Property Prior to Purchase	10
Condition of Subject Property from Purchase to Today	11
Current Conditions of Subject Property and Surrounding Areas	38
Condition of Subject Property on September 21, 2023	38
Current Condition of Adjacent Property on September 21, 2023	40
Photos of Mountain Views from Rear of Subject Property	42
Examples of Existing Multi-Family Housing in the Neighborhood	43

Appendix 1 - Supplemental Documentation	45
Code Enforcement Cases	45
PEF2010-11167 1602 E Desert Cove	45
PEF2011-05402 1602 E Mescal	45
PEF2016-45109 1602 E Desert Cove	45
PEF2017-30813 1602 E Mescal	45
PEF2018-38948 1602 E Mescal	45
PEF2019-26580 1602 E Desert Cove	45
Tax Information	45
Tax Information 1602 E Desert Cove - Parcel 166-23-003	45
Tax Information 1602 E Desert Cove - Parcel 159-21-044A	45

Application Evaluation

General Plan Land Use Map Designation

The General Plan Land Use Map designates the Subject Property Parks/Open Space - Publicly Owned. The Subject Property is not publicly-owned, and is not currently planned for future parks or open space.

Land to the west of the Subject Property is generally zoned C-3, with some of the parcels being developed with commercial uses, and others developed as Multi-Family Housing. The Subject Property is immediately adjacent to a large multi-family community to the southwest. Additional multi-family housing communities are located to the south of the Subject Property.

North Mountain Village Character Plan

The North Mountain Village Character Plan approved and adopted into the Phoenix General Plan is not consistent with the applicant's proposed use as a self storage facility.

The village character plan locates more intense commercial uses along the Cave Creek Road corridor. The Subject Property is not located directly adjacent to Cave Creek Road but is instead set back behind other commercial properties, similar to other properties developed as multi-family housing in the nearby area.

Self storage is not a use consistent with the goals of the North Mountain Village Character Plan, and would have negative impacts to nearby residential properties.

Neighborhood Character

Sunnyslope is an established residential community south of North Mountain. Characteristic to the area are a wide variety of residential housing types and units. A limited amount of land area has been developed into commercial corridors serving the community—but the overall character of the community remains predominantly residential.

In addition to the residential character of the broader area, there are already two existing self storage facilities less than 1/4 of a mile away, including a large facility that is directly across Cave Creek Road and is visible from the subject property. The neighborhood character does not require, and cannot sustain additional less-intensive commercial uses like self storage.

Impact On Surrounding Properties

The existing current condition of the Subject Property is blighted and full of inoperable vehicles and other debris, offering little or no opportunity for property theft or other criminal activities.

Developing a self storage facility on the Subject Property will create a veritable oasis where thieves and other criminals can target the personal property of storage customers with little or no obstacle. Commercial operations to the west and north are daytime operations, and the mountain preserve to the east provides a setting where criminals can act in secrecy and privacy. This criminal activity is likely to spill over and impact existing residential and commercial properties in the neighborhood.

PlanPHX Considerations

Vision of “The Connected Oasis”

With the exception of a few token bike racks—the proposed project does not contribute to a more “connected” city.

Community Benefits

Prosperity

The proposed project does not benefit the prosperity of the city or community. Self storage facilities create few jobs, and while the storage of personal property can be a convenient service—it does not drive customer traffic or encourage secondary uses within the area.

Health

The proposed project does not provide benefit to the health of the city or the community.

Environment

The proposed project does not benefit the environment in the city or the community. The Subject Property’s existing condition suggests the possibility of environmental hazards such as oil, solvents, or other chemicals leaching into the soil from stored inoperable vehicles and other debris.

Core Values

Connect People & Places

The proposed project does not connect people and places. The project will not contribute density or vitality to the neighborhood due to it’s nature as a place designated for dead storage.

Build The Sustainable Desert City

The proposed project does not contribute to building the sustainable desert city. Self storage enables and encourages the accumulation of more physical personal property than most people need or can reasonably store within the home.

Additionally, a broader analysis of the regulatory environment standard contractual terms of self storage facilities reveals that the storage of personal property with “sentimental value”, personal property with identity or welfare functions (CPAP machines, etc.), or personal property of even moderate monetary value are frequently prohibited by lease terms and

unprotected by legislation. Jeffrey Douglas Jones* coined “The Crap Rule” to describe the result of these regulatory and contractual shortcomings: “The sole product of the self storage industry is the storage of *crap*—personal property that tenants neither highly value nor much need—and *only crap*. Tenants who know their rights are foolish to store any personal property with welfare functions, and are in breach of contract for storing personal property with identity functions.”

*Jeffrey Douglas Jones, Associate Professor of Law, Lewis & Clark Law School; J.D., The University of Michigan Law School-Ann Arbor; Ph.D. Philosophy, The University of Wisconsin-Madison.

Strengthen Our Local Economy

The proposed project does not strengthen our local economy. Self storage creates few jobs and the profits are likely to be concentrated to just one or two individuals. Self storage does not create or encourage secondary uses or complementary development in the surrounding area.

Celebrate Our Diverse Communities & Neighborhoods

The neighborhood containing the proposed project already contains two self storage facilities, and adding a third will have a negative effect on the diversity of the community. Communities which are immediately adjacent to mountain preserves are often starved of appropriate city densities because there are no people within the preserves, and prior land use planning has failed to identify the needed densities to achieve diverse and vibrant neighborhoods that contain the building blocks of daily human life—grocery stores, restaurants, schools, parks, social gathering spots and other uses.

Create an Even More Vibrant Downtown

The proposed project does not support the core value of creating an even more vibrant downtown.

Commentary

Subject Property

On 9/20/2023 before the North Mountain Village Planning Committee, the Applicant's representative Marty Hall stated that the Subject Property contains two residential structures and that the property is currently rented.

Based on the photographic history of the property—the timing of derelict vehicles and outdoor storage appearing on the property after the applicant purchased the property, and the consistent appearance in aerial photos of certain items from year to year—there is substantial reason to believe that the applicant controlled the subject property either personally or through a business entity or partnership for the duration of applicant's ownership.

The presence of derelict vehicles on the subject property for nearly 20 years as well as the presence of an unsanctioned auto repair business (as documented by Code Enforcement Case PEF2011-05402 Violation Code: 41-608C8A COMMERCIAL BUSINESS IN A RESIDENTIAL), suggest that there is a significant likelihood that oils, solvents, or other chemicals may have been spilled onto or allowed to absorb into the soils on site.

To date—the applicant has not provided an environmental study identifying whether the Subject Property is suitable for habitation or development without environmental remediation first being performed on the site.

The potential for environmental contamination is an extremely serious one, given the location of the subject property within the Phoenix Mountain Preserves, and the presence of natural desert washes adjacent to the site.

Multiple separate Code Enforcement Cases demonstrate the applicant's repeated failure to maintain the Subject Property in compliance with the existing R1-10 zoning.

Adjacent Property

The applicant has stated an intention to rezone the Subject Property to C-3 in order to combine it with the Adjacent Property which is already zoned C-3.

Despite the existing C-3 zoning of the Adjacent Property, Code Enforcement Cases have documented the applicant's failure to maintain the Adjacent Property in compliance with the applicable C-3 zoning.

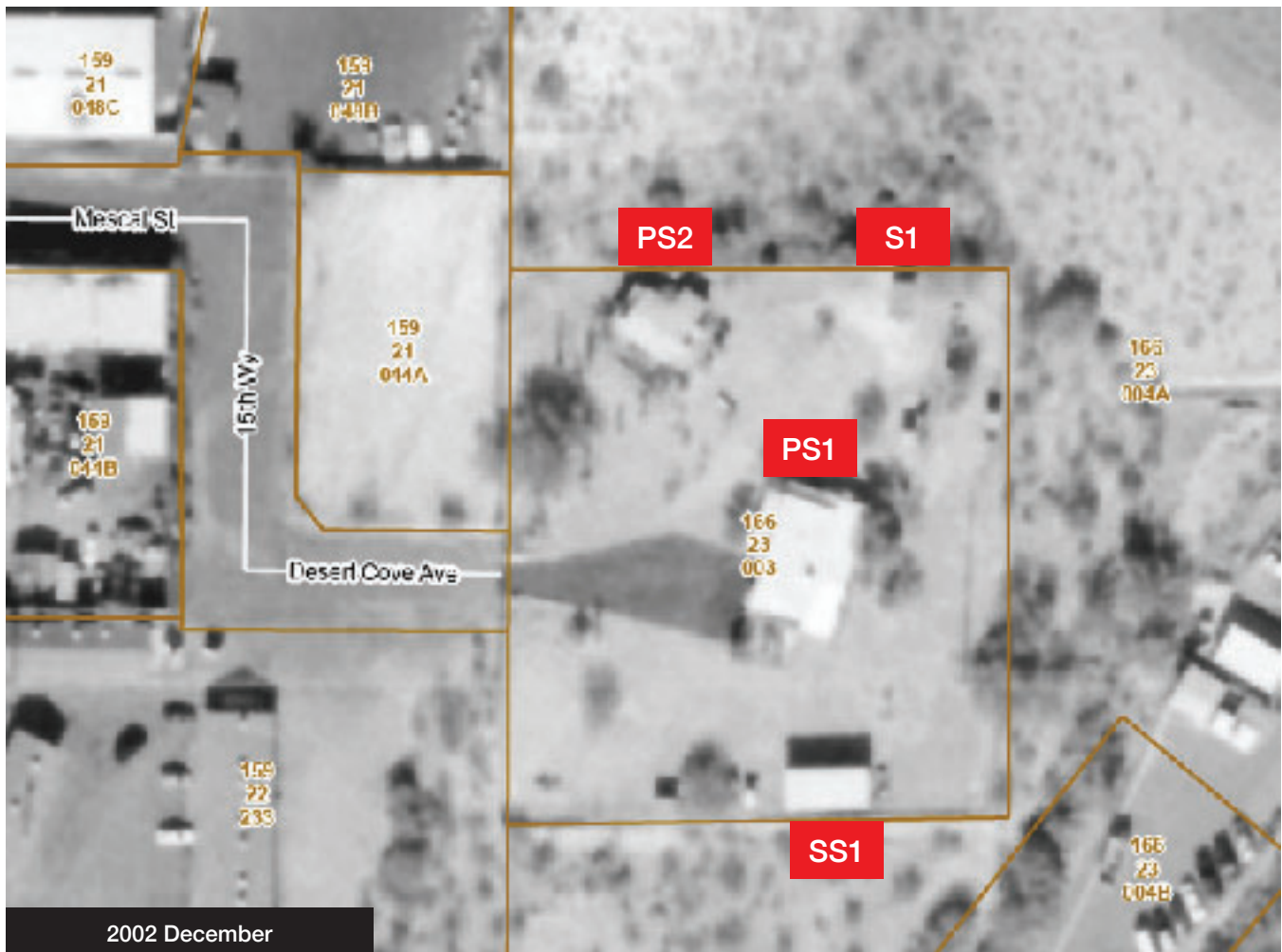
Code Enforcement Cases have also documented the applicant's failure to maintain the Adjacent Property free of weeds, dead grasses, debris and other outdoor storage.

History of Applicant's Ownership of Subject Property

Introduction

According to tax records for the subject property, the applicant Terrance Maglio (with Paige Maglio) purchased Parcels 166-23-003 and 159-21-044A on October 16, 2003. Parcel 166-23-003 (the "Subject Property") is 1.2 acres and is zoned R1-10. Parcel 159-21-044A (the "Adjacent Property") is .305 acres and is zoned C-3. Both parcels are identified in tax records with the address 1602 E Desert Cove Ave. Other records identify one or both parcels with the address 1602 E Mescal St.

Condition of Subject Property Prior to Purchase



Aerial photography technology has improved substantially since 2002 when the above photo was taken in December 2002. In this photo from prior to the applicant's ownership, Parcel 166-23-003 can be viewed with two primary structures (PS1 & PS2), one secondary structure



(SS1), scattered vegetation, and some unidentified objects that appear to be small sheds (S1), dog houses, yard decorations or other small items.

Condition of Subject Property from Purchase to Today

Approximately two months after the applicant purchased the property, publicly available aerial photos taken between December 2003 and January 2004 appear to show the beginning of vehicle storage and outdoor storage on the Subject Property.

At this time, no vehicles or outdoor storage appear to be present on Adjacent Property, and this parcel appears to be vacant.



Approximately one year after purchasing the subject property, numerous vehicles as well as outdoor storage are visible in publicly available aerial photos of the Subject Property.

Vehicle storage also becomes visible on the Adjacent Property in the above aerial photo. The condition of the stored vehicles at the time of the photo is unknown, but the appearance of the property is consistent with inoperable or unlicensed vehicles.

Derelict vehicles and outdoor storage continued to accumulate on Subject Property in January - February 2006, as shown in the publicly available aerial photo above.

Additional vehicles, trailers, and outdoor storage are visible on Adjacent Property. The condition of these vehicles and trailers at the time of the photo is unknown, but the appearance of the property is consistent with inoperable or unlicensed vehicles.



At the time of the above photo, Subject Property contained numerous apparently inoperable vehicles, and outside storage.

Adjacent Property contains numerous vehicles, the condition of which at the time of the photo is unknown, but appears consistent with inoperable or unlicensed vehicles.



In October 2007—four years after purchasing the property—Subject Property contains a significant number of vehicles that appear consistent with inoperable or unlicensed vehicles. Additionally, the parcel appears to contain multiple dump trucks and a series of bins/ dumpsters consistent with a scrap metal, recycling, or refuse collection business.

At the time this photo was taken, Adjacent Property is full with stored vehicles, trailers, and other items. The condition of the vehicles and trailers in the photo is unknown, but appears consistent with inoperable or unlicensed vehicles.



At the time the above photo was taken, it appears the bins/dumpsters likely associated with a scrap metal, recycling, or refuse collection business have been removed from Subject Property. Dump trucks, vehicles, and outdoor storage remain on the parcel.

Adjacent Property remains full with stored vehicles and trailers. The condition of the vehicles at the time of the photo is unknown, but appears consistent with inoperable or unlicensed vehicles.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The condition of vehicles and trailers stored on Adjacent Property is unknown, but appears consistent with inoperable or unlicensed vehicles.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The condition of vehicles and trailers stored on Adjacent Property is unknown, but appears consistent with inoperable or unlicensed vehicles.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The condition of vehicles and trailers stored on Adjacent Property is unknown, but appears consistent with inoperable or unlicensed vehicles.

In March 2010, Code Enforcement Case PEF2010-11167 was opened by the City of Phoenix for the following violations on the Adjacent Property:

- Violation Code: 41-702A2 PARKING PLAN

Violation Description: Cease parking or using lot with out an approved parking plan.
Contact Planning.

- Violation Code: 39-7D VEGETATION

Violation Description: Remove the patches of high vegetation, weeds on vacant lot.

- Violation Code: 39-7A TRASH/LITTER

Violation Description: Remove the inoperable vehicles, auto parts, wood, metal and miscellaneous trash on vacant property.

ADDITIONAL BACKGROUND, ANALYSIS
& COMMENTARY ON Z-32-23-3
APPLICATION TO REZONE
1602 E DESERT COVE

- Violation Code: 41-624C C-3 REQUIREMENTS

Violation Description: Cease the storage of vehicles, equipment, metal on vacant lot.
Acquire an approved site plan for use. Contact Planning.

- Violation Code: 41-624D C-3 USE

Violation Description: Cease the storage of vehicles, equipment, metal on vacant lot.
Acquire an approved site plan for use. Contact Planning. STORAGE OF UNLICENSED/
INOPERABLE VEHICLES VISIBLE FROM OFF THE PROPERTY IS NOT ALLOWED IN
A C-3 ZONE.



Subject Property continues to contain numerous stored vehicles and other outdoor storage. Some portion of the outdoor storage appears to have been shifted from Adjacent Property in order to comply with code enforcement.

Code Enforcement Case PEF2010-11167 for the Adjacent Property was closed and the disposition status set to “Compliance” in October/November 2010 and the above photo appears to show a cleaned-up Adjacent Property—nearly free of storage—and apparently free of all derelict vehicle storage.

Code Enforcement Case PEF2011-05402 was opened in February 2011 on Subject Property for the following violations:

- Violation Code: 39-7G NON D/P

Violation Wording: Motor vehicles and trailers shall not be parked, maneuvered or stored upon a lot or area within the city that is not dust free.

- Violation Code: 39-7A TRASH/LITTER

Violation Description: Remove the scrap wood, metal, auto parts and any miscellaneous trash on property.

- Violation Code: 41-608C8E OUTDOOR STORAGE IN A RESIDENTIAL ZONE

Violation Description: Remove the outside storage of vehicles, auto parts, wood, metal and any miscellaneous outside storage on property.

The above violations were resolved on 12/21/2011 with a disposition of “Compliance”.

- Violation Code: 41-611B R1-10 SPECIAL REQUIREMENTS

Violation Wording: Not complying with the correct special requirements for a R1-10 Single-Family Residence District.

- Violation Code: 41-611B R1-10 REQUIREMENTS

Violation Wording: Not complying with the correct requirements for a R1-10 Single-Family Residence District.

- Violation Code: 41-608C8A COMMERCIAL BUSINESS IN A RESIDENTIAL

Violation Description: Cease auto repair business on property.

The above violations were resolved on 6/08/2011 with a disposition of “Compliance”.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The condition of vehicles and trailers stored on Adjacent Property is unknown, but appears consistent with inoperable or unlicensed vehicles.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The condition of vehicles and trailers stored on Adjacent Property is unknown, but appears consistent with inoperable or unlicensed vehicles.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The condition of vehicles and trailers stored on Adjacent Property is unknown, but appears consistent with inoperable or unlicensed vehicles.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The condition of vehicles and trailers stored on Adjacent Property is unknown, but appears consistent with inoperable or unlicensed vehicles.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The condition of vehicles and trailers stored on Adjacent Property is unknown, but appears consistent with inoperable or unlicensed vehicles.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The condition of vehicles and trailers stored on Adjacent Property is unknown, but appears consistent with inoperable or unlicensed vehicles.

In December 2016, Code Enforcement Case PEF2016-45109 was opened by the City of Phoenix for the following violations on both parcels:

- Violation Code: 39-6A EXT. SURFACES

Corrective Action: Repair, replace and/or remove exterior surfaces; walls; windows; doors so as to be free of deterioration. Estimated cost to abate does not include the possible removal of environmentally hazardous substances.

- Violation Code: 39-8B5 NUISANCE

Violation Description: APN# 159-21-044A. This is a Board Up/Securement Notice. There is a vacant and unsecured structure with open, broken, or missing windows and/or doors. All openings on all vacant structures must be intact and locked or secured in

accordance with the attached City of Phoenix Board Up/Securement Specifications.

- Violation Code: 39-7A TRASH/LITTER

Violation Description: APN# 159-21-044A. There is a discarded bike and other litter/debris on the property.

- Violation Code: 41-702B3 NON-DUST PROOF PARKING

Violation Description: PLEASE STOP PARKING ON NON DUSTPROOF PAVING SURFACES THAT DO NOT MEET CITY CODE REQUIREMENTS.

- Violation Code: 41-624D C-3 USE

Violation Description: APN# 159-21-044A. STORAGE OF AUTOMOBILES, TRAILERS, AND DEAD STORAGE; STORAGE OF BUILDING CONTRACTOR EQUIPMENT AND BUILDING MATERIALS ON A C-3 ZONED ZONING DISTRICT. THESE USES ARE ONLY ALLOWED IN A-1 AND A-2 ZONING DISTRICTS. PLEASE REMOVE ALL VEHICLES, TRAILERS, DEAD STORAGE, CONTRACTOR EQUIPMENT, AND BUILDING MATERIALS FROM THE PROPERTY.

- Violation Code: 39-7D VEGETATION

Violation Description: PLEASE CUT AND REMOVE ALL WEEDS OVER SIX INCHES ON THE PROPERTY. * OVERGROWN WEEDS/ GRASS IN EXCESS OF SIX INCHES AND DEAD VEGETATION. INCLUDES THE FRONT, SIDE AND REAR YARDS.

VEGETATION MUST BE MAINTAINED AT ALL TIMES.

- Violation Code: 41-624C C-3 REQUIREMENTS

Violation Description: APN# 159-21-044A. STORAGE OF AUTOMOBILES, TRAILERS, AND DEAD STORAGE; STORAGE OF BUILDING CONTRACTOR EQUIPMENT AND BUILDING MATERIALS ON A C-3 ZONED ZONING DISTRICT. THESE USES ARE ONLY ALLOWED IN A-1 AND A-2 ZONING DISTRICTS. PLEASE REMOVE ALL VEHICLES, TRAILERS, DEAD STORAGE, CONTRACTOR EQUIPMENT, AND BUILDING MATERIALS FROM THE PROPERTY.

- Violation Code: 41-701A REGULATIONS

Violation Wording: Not complying with the required bulk regulations.

Code Enforcement Case PEF2016-45109 was closed with a disposition of “Compliance” in July 2017.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The condition of vehicles and trailers stored on Adjacent Property is unknown, but appears consistent with inoperable or unlicensed vehicles.

In July 2017, Code Enforcement Case PEF2017-30813 was opened by the City of Phoenix for the following violations:

- Violation Code: 39-7H OUTSIDE STORAGE

Violation Wording: Maintaining the outside storage of building or landscaping materials, machinery, appliances, inoperable vehicles, and personal property, such as household goods, boxes, or furniture not placed for outdoor use, visible from beyond the bounds of the property.

- Violation Code: 39-7A TRASH/LITTER

Violation Wording: Maintaining an accumulation of garbage, debris, rubble, hazardous waste, or blight, which includes but is not limited to: bottles papers, glass, cans, organic or inorganic material, an accumulation of inoperable vehicles, discarded, broken or inoperable appliances, etc.

Code Enforcement Case PEF2017-30813 was closed with a disposition of “No Resolution” in August 2017.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

Adjacent Property contains only one trailer and does not appear to have any litter or debris at the time this photo was taken.

On 10/02/2018, Code Enforcement Case PEF2018-38948 was opened for 1602 E Mescal St with the following violations:

- Violation Code: 39-7A TRASH/LITTER

This Code Enforcement Case was closed 10/10/2018 with a disposition of “No Violation”.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

Adjacent Property contains only one trailer and does not appear to have any litter or debris at the time this photo was taken.

On 6/5/2019, Code Enforcement Case PEF2019-26580 was opened for 1602 E Desert Cove Ave with the following violations:

- Violation Code: 39-6A EXT. SURFACES

Violation Description: Securement Notice. Maintaining a vacant structure that has boarded windows visible from the street for more than 90 days. Corrective Action: Replace boarded windows visible from the street with glass or Polycarbonate material per attached City Specifications.

- Violation Code: 39-7D VEGETATION

Violation Description: There is grass/weeds over six inches tall in all yards. Remove dead trees or bushes on property.

- Violation Code: 39-8B5 NUISANCE

Violation Description: This is a Board Up/Securement Notice. There is a vacant and unsecured structure with open, broken, or missing windows and/or doors. All openings on all vacant structures (including storage structures) must be intact and locked or secured in accordance with the attached City of Phoenix Board Up/Securement Specifications. Wood used to secure openings must be painted.

- Violation Code: 39-7A TRASH/LITTER

Violation Description: There is scattered debris in all yards.

This code enforcement case was closed on 7/26/2019 with a disposition of “Closed - Work Completed”.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The Adjacent Property appears to contain a single trailer at the time of this photo.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The Adjacent Property again appears to contain inoperable or unlicensed vehicles.



At the time the above photo was taken, Subject Property contained numerous stored vehicles, outdoor storage, and an apparent accumulation of trash and debris.

The Adjacent Property again appears to contain inoperable or unlicensed vehicles.

Current Conditions of Subject Property and Surrounding Areas

Condition of Subject Property on September 21, 2023



ADDITIONAL BACKGROUND, ANALYSIS
& COMMENTARY ON Z-32-23-3
APPLICATION TO REZONE
1602 E DESERT COVE

TOP: View NE from entrance to Subject Property.

BOTTOM: View NE from SW corner of Subject Property.



TOP: View SW of Subject Property from Flood Control Earthform.

BOTTOM: View SW of Subject Property from Flood Control Earthform.



Current Condition of Adjacent Property on September 21, 2023



TOP: View N of Adjacent Property from entrance to Subject Property.

BOTTOM: View SE of Adjacent Property from NW corner of Adjacent Property.



ADDITIONAL BACKGROUND, ANALYSIS
& COMMENTARY ON Z-32-23-3
APPLICATION TO REZONE
1602 E DESERT COVE



TOP: View W of Adjacent Property from NW corner of Adjacent Property.

BOTTOM: View SE of Adjacent Property from NW corner of Adjacent Property.



Photos of Mountain Views from Rear of Subject Property



TOP: View E/NE of Flood Control Dam from W end of dam.

BOTTOM: View E of Flood Control Dam from W end of dam.



Examples of Existing Multi-Family Housing in the Neighborhood



TOP: View of Existing Multi-Family Housing in the area south of the Subject Property.

BOTTOM: View of Existing Multi-Family Housing in the area south of the Subject Property.





TOP: View of Existing Multi-Family Housing in the area south of the Subject Property.

BOTTOM: View of Existing Multi-Family Housing in the area south of the Subject Property.



Appendix 1 - Supplemental Documentation

Code Enforcement Cases

PEF2010-11167 1602 E Desert Cove

PEF2011-05402 1602 E Mescal

PEF2016-45109 1602 E Desert Cove

PEF2017-30813 1602 E Mescal

PEF2018-38948 1602 E Mescal

PEF2019-26580 1602 E Desert Cove

Tax Information

Tax Information 1602 E Desert Cove - Parcel 166-23-003

Tax Information 1602 E Desert Cove - Parcel 159-21-044A

Case Details - PEF2010-11167

Address: 1602 E DESERT COVE AVE PHOENIX 85020-1483

Case Status: CLOSED COMPLIANCE

Responsible Party: MAGLIO TERRANCE A & PAIGE S

Case Opened: 3/23/2010

Inspector: Chris Pelton

Inspector Phone:

Location/Supervisor Phone: ()

Case Activity	Property Violations	Return To Search (/CodeEnforcement)
---------------	---------------------	-------------------------------------

5 item(s) found.

Violation Code: 41-702A2 PARKING PLAN

Violation Description: Cease parking or using lot with out an approved parking plan. Contact Planning.

Closed Date: 11/22/2010

Status: Closed

Disposition: Compliance

Violation Wording: Parking and maneuvering areas shall be developed and maintained in accordance with an approved parking plan.

Corrective Action: Obtain and/or comply with the approved parking plan.

Violation Code: 39-7D VEGETATION

Violation Description: Remove the patches of high vegetation, weeds on vacant lot.

Closed Date: 11/22/2010

Status: Closed

Disposition: Compliance

Violation Wording: Maintaining an exterior condition on the property which may include, but is not limited to the following: tumbleweeds, weeds in excess of 6", lawn grass in excess of 6", dead trees and branches, palm fronds within 10 feet of the ground, potential fire haz

Corrective Action: Remove from the property and dispose of properly.

Violation Code: 39-7A TRASH/LITTER

Violation Description: Remove the inoperable vehicles, auto parts, wood, metal and miscellaneous trash on vacant property.

Closed Date:	11/22/2010
Status:	Closed
Disposition:	Compliance
Violation Wording:	Maintaining an accumulation of garbage, debris, rubble, hazardous waste, or blight, which includes but is not limited to: bottles papers, glass, cans, organic or inorganic material, an accumulation of inoperable vehicles, discarded, broken or inoperable a
Corrective Action:	Remove from property and dispose of properly.

Violation Code: 41-624C C-3 REQUIREMENTS

Violation Description:	Cease the storage of vehicles, equipment, metal on vacant lot. Acquire an approved site plan for use. Contact Planning.
Closed Date:	11/22/2010
Status:	Closed
Disposition:	Compliance
Violation Wording:	Not complying with the correct requirements in a C-3 District.
Corrective Action:	Comply with all requirements in a C-3 District.

Violation Code: 41-624D C-3 USE

Violation Description:	Cease the storage of vehicles, equipment, metal on vacant lot. Acquire an approved site plan for use. Contact Planning. STORAGE OF UNLICENSED/INOPERABLE VEHICLES VISIBLE FROM OFF THE PROPERTY IS NOT ALLOWED IN A C-3 ZONE.
Closed Date:	10/28/2010
Status:	Closed
Disposition:	Compliance
Violation Wording:	Maintaining a use that is not permitted in a Commercial C-3 District.
Corrective Action:	Cease the non-permitted use.

Case Details - PEF2011-05402

Address: 1602 E MESCAL ST PHOENIX 85020
Case Status: CLOSED AFTER TICKET
Responsible Party: MAGLIO TERRANCE A & PAIGE S
Case Opened: 2/22/2011
Inspector: Chris Pelton
Inspector Phone:
Location/Supervisor Phone: ()

Case Activity	Property Violations	Return To Search (/CodeEnforcement)
---------------	---------------------	-------------------------------------

6 item(s) found.

Violation Code: 39-7G NON D/P

Violation Description:

Closed Date:	12/21/2011
Status:	Closed
Disposition:	Compliance
Violation Wording:	Motor vehicles and trailers shall not be parked, maneuvered or stored upon a lot or area within the city that is not dust free.
Corrective Action:	Cease the parking or maneuvering of motor vehicles and trailers on a non-dust free surface or lot.

Violation Code: 39-7A TRASH/LITTER

Violation Description:	Remove the scrap wood, metal, auto parts and any miscellaneous trash on property.
Closed Date:	12/21/2011
Status:	Closed
Disposition:	Compliance
Violation Wording:	Maintaining an accumulation of garbage, debris, rubble, hazardous waste, or blight, which includes but is not limited to: bottles papers, glass, cans, organic or inorganic material, an accumulation of inoperable vehicles, discarded, broken or inoperable a
Corrective Action:	Remove from property and dispose of properly.

Violation Code: 41-608C8E OUTDOOR STORAGE IN A RESIDENTIAL ZONE

Violation Description:	Remove the outside storage of vehicles, auto parts, wood, metal and any miscellaneous outside storage on property.
------------------------	--

Closed Date:	12/21/2011
Status:	Closed
Disposition:	Compliance
Violation Wording:	Maintaining or allowing outdoor storage of building material, landscaping materials, machinery, parts/auto parts, scrap, or unlicensed or inoperable vehicle(s) visible beyond the bounds of the property in a residential zone.
Corrective Action:	Place the subject storage inside a building or in a suitably fenced area of the rear yard so it is not visible beyond the bounds of the property, or remove it from the property.

Violation Code: 41-611B R1-10 SPECIAL REQUIREMENTS

Violation Description:	
Closed Date:	6/08/2011
Status:	Closed
Disposition:	Compliance
Violation Wording:	Not complying with the correct special requirements for a R1-10 Single-Family Residence District.
Corrective Action:	Comply with all special requirements for a R1-10 Single Family District.

Violation Code: 41-611B R1-10 REQUIREMENTS

Violation Description:	
Closed Date:	6/08/2011
Status:	Closed
Disposition:	Compliance
Violation Wording:	Not complying with the correct requirements for a R1-10 Single-Family Residence District.
Corrective Action:	Comply with all requirements for a R1-10 Single Family District.

Violation Code: 41-608C8A COMMERCIAL BUSINESS IN A RESIDENTIAL

Violation Description:	Cease auto repair business on property.
Closed Date:	6/08/2011
Status:	Closed
Disposition:	No Violation
Violation Wording:	Operating or allowing to operate a commercial business in a residential zone.
Corrective Action:	Cease the operation of the commercial business on the property.

Case Details - PEF2016-45109

Address: 1602 E DESERT COVE AVE PHOENIX 85020-1483

Case Status: CLOSED - ABATED BY OWNER

Responsible Party: MAGLIO TERRANCE A & PAIGE S

Case Opened: 12/29/2016

Inspector: Chris Pelton

Inspector Phone:

Location/Supervisor Phone: ()

Case Activity	Property Violations	Return To Search (/CodeEnforcement)
---------------	---------------------	-------------------------------------

8 item(s) found.

Violation Code: 39-6A EXT. SURFACES

Violation Description:

Closed Date:	10/02/2017
Status:	Closed
Disposition:	Closed - Work Completed
Violation Wording:	Maintaining exterior surfaces; windows; doors; walls; that are deteriorated and/or that is a threat to health and safety of any person or persons. The condition of the wall; window; door is cracked; broken; missing; taped and/or blighting.
Corrective Action:	Repair, replace and/or remove exterior surfaces; walls; windows; doors so as to be free of deterioration. Estimated cost to abate does not include the possible removal of environmentally hazardous substances.

Violation Code: 39-8B5 NUISANCE

Violation Description:

Violation Description:	APN# 159-21-044A. This is a Board Up/Securement Notice. There is a vacant and unsecured structure with open, broken, or missing windows and/or doors. All openings on all vacant structures must be intact and locked or secured in accordance with the attached City of Phoenix Board Up/Securement Specifications.
Closed Date:	10/02/2017
Status:	Closed
Disposition:	Closed - Work Completed
Violation Wording:	All buildings, structures and excavations are to be maintained so as not to pose a hazard. The maintenance of a building, structure or excavation that meets any of the following is a nuisance and constitutes a violation of this ordinance, and subjects the
Corrective Action:	Secure all open building(s) structures(s) including accessory structures such as storage sheds and garages. All building(s)/structures(s) must be kept secure so they cannot be opened from the outside. Unoccupied structures may be secured with locked doors

Violation Code: 39-7A TRASH/LITTER

Violation Description:	APN# 159-21-044A. There is a discarded bike and other litter/debris on the property.
Closed Date:	10/02/2017
Status:	Closed
Disposition:	Closed - Work Completed
Violation Wording:	Maintaining an accumulation of garbage, debris, rubble, hazardous waste, or blight, which includes but is not limited to: bottles papers, glass, cans, organic or inorganic material, an accumulation of inoperable vehicles, discarded, broken or inoperable a
Corrective Action:	Remove from property and dispose of properly.

Violation Code: 41-702B3 NON-DUST PROOF PARKING

Violation Description:	PLEASE STOP PARKING ON NON DUSTPROOF PAVING SURFACES THAT DO NOT MEET CITY CODE REQUIREMENTS.
Closed Date:	7/06/2017
Status:	Closed
Disposition:	Compliance
Violation Wording:	Not providing or maintaining the parking and maneuvering areas in a dustproof condition as required by the Phoenix Zoning Ordinance.
Corrective Action:	Provide the required dust control parking surface for all the uses on the property.

Violation Code: 41-624D C-3 USE

Violation Description:	APN# 159-21-044A. STORAGE OF AUTOMOBILES, TRAILERS, AND DEAD STORAGE; STORAGE OF BUILDING CONTRACTOR EQUIPMENT AND BUILDING MATERIALS ON A C-3 ZONED ZONING DISTRICT. THESE USES ARE ONLY ALLOWED IN A-1 AND A-2 ZONING DISTRICTS. PLEASE REMOVE ALL VEHICLES, TRAILERS, DEAD STORAGE, CONTRACTOR EQUIPMENT, AND BUILDING MATERIALS FROM THE PROPERTY.
Closed Date:	7/06/2017
Status:	Closed
Disposition:	Compliance
Violation Wording:	Maintaining a use that is not permitted in a Commercial C-3 District.
Corrective Action:	Cease the non-permitted use.

Violation Code: 39-7D VEGETATION

Violation Description:	PLEASE CUT AND REMOVE ALL WEEDS OVER SIX INCHES ON THE PROPERTY. * OVERGROWN WEEDS/ GRASS IN EXCESS OF SIX INCHES AND DEAD VEGETATION. INCLUDES THE FRONT, SIDE AND REAR YARDS. VEGETATION MUST BE MAINTAINED AT ALL TIMES.
-------------------------------	---

Closed Date:	7/06/2017
Status:	Closed
Disposition:	Compliance
Violation Wording:	Maintaining an exterior condition on the property which may include, but is not limited to the following: tumbleweeds, weeds in excess of 6", lawn grass in excess of 6", dead trees and branches, palm fronds within 10 feet of the ground, potential fire haz
Corrective Action:	Remove from the property and dispose of properly.

Violation Code: 41-624C C-3 REQUIREMENTS

Violation Description:	APN# 159-21-044A. STORAGE OF AUTOMOBILES, TRAILERS, AND DEAD STORAGE; STORAGE OF BUILDING CONTRACTOR EQUIPMENT AND BUILDING MATERIALS ON A C-3 ZONED ZONING DISTRICT. THESE USES ARE ONLY ALLOWED IN A-1 AND A-2 ZONING DISTRICTS. PLEASE REMOVE ALL VEHICLES, TRAILERS, DEAD STORAGE, CONTRACTOR EQUIPMENT, AND BUILDING MATERIALS FROM THE PROPERTY.
Closed Date:	5/10/2017
Status:	Closed
Disposition:	Human Error
Violation Wording:	Not complying with the correct requirements in a C-3 District.
Corrective Action:	Comply with all requirements in a C-3 District.

Violation Code: 41-701A REGULATIONS

Violation Description:	
Closed Date:	1/13/2017
Status:	Closed
Disposition:	No Violation
Violation Wording:	Not complying with the required bulk regulations.
Corrective Action:	Comply with all required bulk regulations.

Case Details - PEF2017-30813

Address:	1602 E MESCAL ST PHOENIX 85020
Case Status:	CLOSED NO VIOLATION FOUND
Responsible Party:	MAGLIO TERRANCE A & PAIGE S
Case Opened:	7/10/2017
Inspector:	Sean Greenlief
Inspector Phone:	(602)534-1183
Location/Supervisor Phone:	NRC / Rudy Guinea((602)261-8146)

Case Activity	Property Violations	Return To Search (/CodeEnforcement)
---------------	---------------------	-------------------------------------

2 item(s) found.

Violation Code: 39-7H OUTSIDE STORAGE

Violation Description:

Closed Date:	8/03/2017
Status:	Closed
Disposition:	No Resolution
Violation Wording:	Maintaining the outside storage of building or landscaping materials, machinery, appliances, inoperable vehicles, and personal property, such as household goods, boxes, or furniture not placed for outdoor use, visible from beyond the bounds of the propert
Corrective Action:	Remove the outside storage visible from beyond the bounds of the property.

Violation Code: 39-7A TRASH/LITTER

Violation Description:

Closed Date:	8/03/2017
Status:	Closed
Disposition:	No Resolution
Violation Wording:	Maintaining an accumulation of garbage, debris, rubble, hazardous waste, or blight, which includes but is not limited to: bottles papers, glass, cans, organic or inorganic material, an accumulation of inoperable vehicles, discarded, broken or inoperable a
Corrective Action:	Remove from property and dispose of properly.

Case Details - PEF2018-38948

Address:	1602 E MESCAL ST PHOENIX 85020
Case Status:	CLOSED NO VIOLATION FOUND
Responsible Party:	MAGLIO TERRANCE A & PAIGE S
Case Opened:	10/02/2018
Inspector:	Felicia High
Inspector Phone:	(602)262-6576
Location/Supervisor Phone:	UH / Monique Sermeno((602) 534-6381)

Case Activity	Property Violations	Return To Search (/CodeEnforcement)
---------------	---------------------	-------------------------------------

1 item(s) found.

Violation Code: 39-7A TRASH/LITTER

Violation Description:

Closed Date:	10/10/2018
Status:	Closed
Disposition:	No Violation
Violation Wording:	Maintaining an accumulation of garbage, debris, rubble, hazardous waste, or blight, which includes but is not limited to: bottles papers, glass, cans, organic or inorganic material, an accumulation of inoperable vehicles, discarded, broken or inoperable a
Corrective Action:	Remove from property and dispose of properly.

Case Details - PEF2019-26580

Address:	1602 E DESERT COVE AVE PHOENIX 85020-1483
Case Status:	CLOSED - ABATED BY OWNER
Responsible Party:	MAGLIO TERRANCE A & PAIGE S
Case Opened:	6/05/2019
Inspector:	Chris Pelton
Inspector Phone:	
Location/Supervisor Phone:	()

Case Activity	Property Violations	Return To Search (/CodeEnforcement)
---------------	---------------------	-------------------------------------

4 item(s) found.

Violation Code: 39-6A EXT. SURFACES

Violation Description:	Securement Notice. Maintaining a vacant structure that has boarded windows visible from the street for more than 90 days. Corrective Action: Replace boarded windows visible from the street with glass or Polycarbonate material per attached City Specifications.
Closed Date:	7/26/2019
Status:	Closed
Disposition:	Closed - Work Completed
Violation Wording:	Maintaining exterior surfaces; windows; doors; walls; that are deteriorated and/or that is a threat to health and safety of any person or persons. The condition of the wall; window; door is cracked; broken; missing; taped and/or blighting.
Corrective Action:	Repair, replace and/or remove exterior surfaces; walls; windows; doors so as to be free of deterioration. Estimated cost to abate does not include the possible removal of environmentally hazardous substances.

Violation Code: 39-7D VEGETATION

Violation Description:	There is grass/weeds over six inches tall in all yards. Remove dead trees or bushes on property.
Closed Date:	7/26/2019
Status:	Closed
Disposition:	Closed - Work Completed
Violation Wording:	Maintaining an exterior condition on the property which may include, but is not limited to the following: tumbleweeds, weeds in excess of 6", lawn grass in excess of 6", dead trees and branches, palm fronds within 10 feet of the ground, potential fire haz
Corrective Action:	Remove from the property and dispose of properly.

Violation Code: 39-8B5 NUISANCE

Violation Description:	This is a Board Up/Securement Notice. There is a vacant and unsecured structure with open, broken, or missing windows and/or doors. All openings on all vacant structures (including storage structures) must be intact and locked or secured in accordance with the attached City of Phoenix Board Up/Securement Specifications. Wood used to secure openings must be painted.
Closed Date:	7/26/2019
Status:	Closed
Disposition:	Closed - Work Completed
Violation Wording:	All buildings, structures and excavations are to be maintained so as not to pose a hazard. The maintenance of a building, structure or excavation that meets any of the following is a nuisance and constitutes a violation of this ordinance, and subjects the
Corrective Action:	Secure all open building(s) structures(s) including accessory structures such as storage sheds and garages. All building(s)/structures(s) must be kept secure so they cannot be opened from the outside. Unoccupied structures may be secured with locked doors

Violation Code: 39-7A TRASH/LITTER

Violation Description:	There is scattered debris in all yards.
Closed Date:	7/26/2019
Status:	Closed
Disposition:	Closed - Work Completed
Violation Wording:	Maintaining an accumulation of garbage, debris, rubble, hazardous waste, or blight, which includes but is not limited to: bottles papers, glass, cans, organic or inorganic material, an accumulation of inoperable vehicles, discarded, broken or inoperable a
Corrective Action:	Remove from property and dispose of properly.



October 3, 2023

City of Phoenix, Planning Commission

Hearing Date: October 5, 2023, 6PM

Subject: Agenda Item #9, Case #Z-32-23-3, Rezoning R1-R10 to C3

Location: 1602 East Desert Cove Avenue, Phoenix, AZ 85020

Public Comment: Statement of Opposition. Request to deny the Zoning Application

Dear Planning Commission Officer,

We are writing as representatives of the Sunnyslope Village Alliance. Our organization was formed in 1989 as a community association to preserve the unique character of our neighborhood, businesses, history, and culture. We are a group of residents, Neighborhood Leaders, Community Docents, and local Business Owners working in conjunction with local residential Neighborhood Associations. Our goal is to continue and expand on the work of the General Land Use Plan, the Phoenix Mountain Preserve, and the Hatcher Road Revitalization Project /Overlay by developing the area into a vibrant business and residential community.

We believe granting a rezoning application to commercial use for the self storage will further negatively impact current residents in our neighborhood, as well as be a detriment to the loss of six saguaros currently on the property.

We appreciate your attention to this matter and request denial of the Zoning Application. This Project Plan lacks specificity, and needs a more specific plan to include alignment with the General Land Use Plan.

Attached is a Policy Paper 2, Addendum 1, which outlines the many reasons this type of commercial use will be a detriment to our neighborhood. Furthermore, there have been several code violations since the owners purchased the property. They are repeated offenders, with piles of bulk trash, abandoned vehicles being stored on the property, leaking oil, all right up against the Phoenix Mountain Preserve and dedicated open space. They have proved that they do not know how to be good neighbors or take care of the property.

Sunnyslope Village Alliance, Board of Directors

755 EAST HATCHER ROAD, PHX, AZ 85020 | MYSUNNYSLOPE.ORG | SVABOARD@GMAIL.COM

PRINTED ON RECYCLED PAPER WITH ECO FRIENDLY INK | WE LOVE PLANET EARTH & WE BELIEVE IN SECOND CHANCES



October 3, 2023

City of Phoenix, Planning Commission

Hearing Date: October 5, 2023, 6PM

Subject: Agenda Item #9, Case #Z-32-23-3, Rezoning R1-R10 to C3

Location: 1602 East Desert Cove Avenue, Phoenix, AZ 85020

Public Comment: Statement of Opposition. Request to deny the Zoning Application

Dear Planning Commission Officer,

We are writing as representatives of the Sunnyslope Village Alliance. Our organization was formed in 1989 as a community association to preserve the unique character of our neighborhood, businesses, history, and culture. We are a group of residents, Neighborhood Leaders, Community Docents, and local Business Owners working in conjunction with local residential Neighborhood Associations. Our goal is to continue and expand on the work of the General Land Use Plan, the Phoenix Mountain Preserve, and the Hatcher Road Revitalization Project /Overlay by developing the area into a vibrant business and residential community.

We believe granting a rezoning application to commercial use for the self storage will further negatively impact current residents in our neighborhood, as well as be a detriment to the loss of six saguaros currently on the property.

We appreciate your attention to this matter and request denial of the Zoning Application. This Project Plan lacks specificity, and needs a more specific plan to include alignment with the General Land Use Plan.

Attached is a Policy Paper 2, Addendum 1, which outlines the many reasons this type of commercial use will be a detriment to our neighborhood. Furthermore, there have been several code violations since the owners purchased the property. They are repeated offenders, with piles of bulk trash, abandoned vehicles being stored on the property, leaking oil, all right up against the Phoenix Mountain Preserve and dedicated open space. They have proved that they do not know how to be good neighbors or take care of the property.

Sunnyslope Village Alliance, Board of Directors

755 EAST HATCHER ROAD, PHX, AZ 85020 | MYSUNNYSLOPE.ORG | SVABOARD@GMAIL.COM

PRINTED ON RECYCLED PAPER WITH ECO FRIENDLY INK | WE LOVE PLANET EARTH & WE BELIEVE IN SECOND CHANCES

10.03.23

Planning Commission
City of Phoenix

Hearing Date: October 5, 2023, 6PM

Subject: Agenda Item #9, Case #Z-32-23-3, Rezoning R1-R10 to C3 Location: 1602 East Desert Cove Avenue, Phoenix, AZ 85020

Public Comment: Opposition. Request to deny the Zoning Application.

Dear Planning Commission Members,

I am writing this letter as a resident and Business Owner in Sunnyslope. I have lived in Sunnyslope for the past twenty years. I am also the President of the Hatcher Urban Businesses and Treasurer of the Sunnyslope Village Alliance. I am a practicing architect and my views expressed here are from my professional experience and as a resident that has experienced what living in Sunnyslope really means.

Our community of Sunnyslope, once known as a Health & Wellness haven has grown over the years to become a well sort after residential community with nationally renowned schools. Sunnyslope has also become a well-known destination for the arts.

With annexation of Sunnyslope into the City of Phoenix came a number of positive and negative issues. One of the several issues for our Sunnyslope Community is the mix of uses and street infrastructure. For a long time, our well established community has been battling with over saturation of uses such as half way homes, sober living homes, automotive services and storage facilities. As residents we often find ourselves caught in the cross roads of building community through programming and fighting for the right zoning mix that will serve our community well.

The Zoning Change request for **Case # Z-32-23-3 along Cave Creek Road** is one of those uses that I see as being a problem for our community. Here are reasons why I oppose this Zoning Change request:

General Plan Land Use Map Designation

The General Plan Land Use Map designates the Subject Property Parks/Open Space - Publicly Owned. The Subject Property is not publicly-owned, and is not currently planned for future parks or open space.

Land to the west of the Subject Property is generally zoned C-3, with some of the parcels being developed with commercial uses, and others developed as Multi-Family Housing. The Subject Property is immediately adjacent to a large multi-family community to the southwest. Additional multi-family housing communities are located to the south of the Subject Property. Allowing the consideration of a Storage facility on a property adjoining a Mountain Preserve is poor land utilization.

North Mountain Village Character Plan

The North Mountain Village Character Plan approved and adopted into the Phoenix General Plan is not consistent with the applicant's proposed use as a self storage facility. The village character plan locates more intense commercial uses along the Cave Creek Road corridor. The Subject Property is not located directly adjacent to Cave Creek Road but is instead set back behind other commercial properties, similar to other properties developed as multi-family housing in the nearby area. Self storage is not a use consistent with the goals of the North Mountain Village Character Plan, and would have negative impacts to nearby residential properties.

Neighborhood Character & Uses

As mentioned before, Sunnyslope is an established residential community south of North Mountain. Characteristic to the area are a wide variety of residential housing types and units. A limited amount of land area has been developed into commercial corridors serving the community—but the overall character of the community remains predominantly residential.

In addition to the residential character of the broader area, there are already two existing self storage facilities less than 1/4 of a mile away, including a large facility that is directly across Cave Creek Road and is visible from the subject property. The neighborhood character does not require, and cannot sustain additional less-intensive commercial uses like self storage.

Impact On Surrounding Properties

The existing current condition of the Subject Property is blighted and full of inoperable vehicles and other debris, offering little or no opportunity for property theft or other criminal activities.

Developing a self storage facility on the Subject Property will make it a nuisance property. Because of its sheer location adjoining the Mountain preserve, there is a high possibility criminal activity with little or no obstacle. Commercial operations to the west and north are daytime operations, and the mountain preserve to the east provides a setting where criminals can act in secrecy and privacy. This criminal activity is likely to spill over and impact existing residential and commercial properties in the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Caroline Lobo', with a horizontal line underneath.

Caroline Lobo
Resident | Business Owner
Sunnyslope



October 3, 2023

City of Phoenix, Planning Commission

Hearing Date: October 5, 2023, 6PM

Subject: Agenda Item #9, Case #Z-32-23-3, Rezoning R1-R10 to C3

Location: 1602 East Desert Cove Avenue, Phoenix, AZ 85020

Public Comment: Opposition. Request to deny the Zoning Application.

Dear Planning Commission Officer,

We are writing as the Board of Directors of the Phoenix Mountains Preservation Council (PMPC). We are a nonprofit dedicated to preserving the natural open spaces of the Phoenix Mountain Preserves. We are submitting public comment about this rezoning due to the proximity of this location next to the Phoenix Mountain Preserve. There is a high potential for negative environmental impact on the Phoenix Mountain Preserve if the zoning application is approved as currently written. Although a Self-Storage facility is what is being requested, there are clauses in the zoning recommendation allowing for any commercial use in the future. This departure from the current residential zoning will have unknown outcomes that could result in unpredictable development on the property. The Project Plan for the property lacks details, including consideration of native vegetation on the site, and needs a more specific alignment with the original General Land Use Plan. **We appreciate your attention to this matter and request Denial of the Zoning Application.**

Thank you, Phoenix Mountains Preservation Council Board of Directors

PHX LUV

in sunnyslope we trust

October 3, 2023

City of Phoenix, Planning Commission

Hearing Date: October 5, 2023, 6PM

Subject: Agenda Item #9, Case #Z-32-23-3, Rezoning R1-R10 to C3

Location: 1602 East Desert Cove Avenue, Phoenix, AZ 85020

Public Comment: Statement of Opposition. Request to deny the Zoning Application.

Dear Planning Commission Officer,

We are writing as representatives of the PHX LUV Neighborhood Association and Block Watch. We are a group of residents, Neighborhood Leaders, Community Docents, and local Business Owners working in conjunction with local residential Neighborhood Associations. Our goal is to continue and expand on the work of the General Land Use Plan, the Phoenix Mountain Preserve, and the Hatcher Road Revitalization Project /Overlay by developing the area into a vibrant business and residential community.

We believe granting a rezoning application to commercial use for the self storage will further negatively impact current residents in our neighborhood, as well as be a detriment to the loss of six saguaros currently on the property.

We appreciate your attention to this matter and request denial of the Zoning Application. This Project Plan lacks specificity, and needs a more specific plan to include alignment with the General Land Use Plan.

Attached is a Policy Paper 2, Addendum 1, which outlines the many reasons this type of commercial use will be a detriment to our neighborhood. Furthermore, there have been several code violations since the owners purchased the property. They are repeated offenders, with piles of bulk trash, abandoned vehicles being stored on the property, leaking oil, all right up against the Phoenix Mountain Preserve and dedicated open space. They have proved that they do not know how to be good neighbors or take care of the property.

PHX LUV, Board of Directors

Racelle Escolar

From: Nick Hammond <nick@nickhammond.com>
Sent: Saturday, October 28, 2023 8:42 AM
To: PDD Planning Commission
Subject: Z-32-23-3 letter of opposition

Hi planning commission,

The rezoning of this lot within the Sunnyslope historical area to a business that would not enrich or add any value to the neighborhood **should not be approved**. We don't need more self storage spaces. We need housing, community spaces, and businesses that support our neighbors.

There's already 42 self storage spaces within a 5 mile radius of this location. We don't need to encourage more of this type of construction. This lot also backs up to The Phoenix Mountain Preserve, which is a valuable natural resource that we must protect and enhance the usage of, not block in. The proposed zoning also removes a portion of an existing access street, which is not helpful to that neighborhood.

This project only benefits the developer proposing this rezoning and does not benefit this historical community in the slightest. It is a step backwards for a historical community. Please listen to the community and their voices of opposition.

Thank you for your time and consideration.

Nick Hammond
Sunnyslope resident

Letter of Opposition to rezoning application Z-32-23-3

I am a resident of District 3, Sunnyslope, in the 85029 Area code.
I have reviewed the rezoning application and oppose rezoning the property due to the following:

The proposed project to be built is not the highest and best purpose of the property and will create permanent damage to neighboring properties and the preserve nearby.

Thank you,
Brad Justice
907 W Desert Cove
Phoenix, AZ 85029



October 31, 2023

City of Phoenix, Planning Commission
Hearing Date: November 2, 2023, 6PM
Subject: Agenda Item #15, Case #Z-32-23-3, Rezoning R1-R10 to C3
Location: 1602 East Desert Cove Avenue, Phoenix, AZ 85020
Public Comment: Statement of Opposition. Request to deny the Zoning Application

Dear Planning Commission Officer,

After multiple failed attempts to properly notify the Neighborhood Groups in the area, and in asking the Property Representative questions about their intentions to sell this property, we feel strongly that this project will not benefit the neighborhood, the residential community, nor the desert ecosystem is resides next to.

We believe granting a rezoning application to commercial use for the self storage will further negatively impact current residents in our neighborhood, as well as be a detriment to the loss of six saguaros currently on the property.

We appreciate your attention to this matter and request denial of the Zoning Application. This Project Plan lacks specificity, and needs a more specific plan to include alignment with the General Land Use Plan.

Attached is a Policy Paper which outlines the many reasons this type of commercial use will be a detriment to our neighborhood. Furthermore, there have been several code violations since the owners purchased the property. They are repeated offenders, with piles of bulk trash, abandoned vehicles being stored on the property, leaking oil, all right up against the Phoenix Mountain Preserve and dedicated open space. They have proved that they do not know how to be good neighbors or take care of the property.

PHX LUV, Board of Directors
hello@phxluv.com
phxluv.com

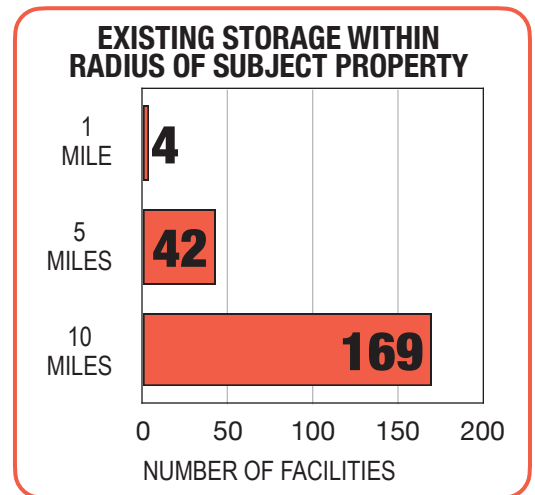


A Case Against **SELF STORAGE**

Self storage is already overabundant.

Big Storage has been booming and flush with cash for over five years—scooping up valuable underdeveloped or vacant property at virtually any price.

This strategy is not based on a market-driven demand for storage. It's based on a greedy strategy of continuous corporate growth by way of a) flooding the market with inventory (*new storage units/square footage*) and b) denying prime locations from their competitors to reduce pressure on their profits.



QUICK FACTS

- Stuff doesn't pay taxes.
- Stuff doesn't buy groceries.
- Stuff can't eat at local restaurants or buy drinks at neighborhood bars.
- Stuff doesn't get counted in the decennial U.S. Census, or bring public school dollars to the community.

Storage doesn't contribute to communities.

Self storage provides a useful service to a wide variety of city residents. On the other hand—it can also fuel our cultural attachment to Stuff—while the facilities rob our communities of the people density they need to be vibrant and for the ecosystem of the community to thrive.

For example: Vital community assets like grocery stores have a business structure that requires a certain volume of sales to sustain full-service operations including meats, seafood, and fresh produce. Any development activity which reduces people density in the community is an attack on the community grocery store, and a vote in favor of food deserts.

There's a housing shortage, Jack!

Communities struggling with preservation, decline, and renewal need more diversity—of land uses, businesses, people, housing types, and many other small contributors to incremental improvement and stronger neighborhoods.

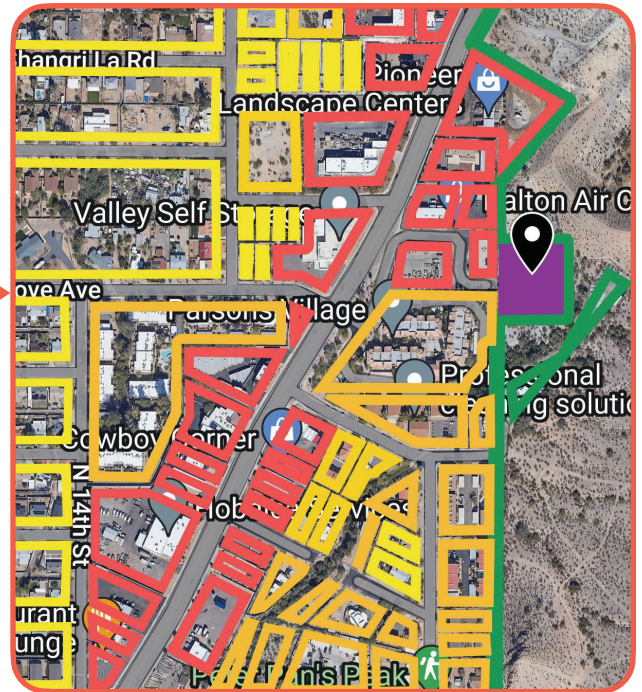
What should this property be? Every voice in the community counts—whether you own property, lease a commercial space, or rent an apartment—you have a say in shaping the future of your community.



**OFFICIAL BODIES MAKE FINAL DECISIONS—BUT COMMUNITY INPUT CAN MAKE THE DIFFERENCE BETWEEN A RUBBER STAMP AND SOMETHING BETTER.*

PROJECT FACTS

LAND USE MAP

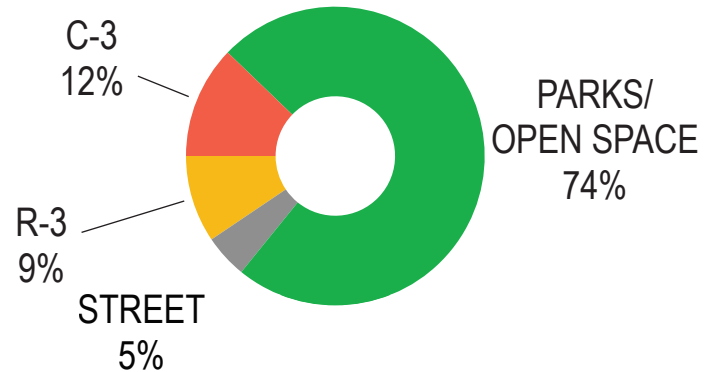


SITE INFO

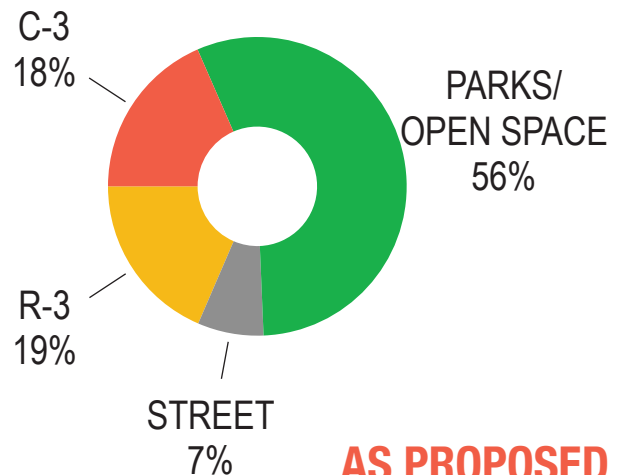
COMMERCIAL
RESIDENTIAL
PARKS/OPEN SPACE

	AREA (ACRES)	CURRENT ZONING	CURRENT HOUSING UNITS	POTENTIAL HOUSING UNITS	REQUESTED ZONING	PLANNED HOUSING UNITS
Subject Parcel	1.1996	R1-10	2	?	C-3	0
Adjoining Parcel	0.3049	C-3	0	?	-	0
Combined Property	1.5045	-	2	?	C-3	0

ADJOINING LAND USE



EXISTING



AS PROPOSED





October 31, 2023

City of Phoenix, Planning Commission
Hearing Date: November 2, 2023, 6PM
Subject: Agenda Item #15, Case #Z-32-23-3, Rezoning R1-R10 to C3
Location: 1602 East Desert Cove Avenue, Phoenix, AZ 85020
Public Comment: Statement of Opposition. Request to deny the Zoning Application

Dear Planning Commission Officer,

We are writing as representatives of the Sunnyslope Village Alliance. Our organization was formed in 1989 as a community association to preserve the unique character of our neighborhood, businesses, history, and culture. We are a group of residents, Neighborhood Leaders, Community Docents, and local Business Owners working in conjunction with local residential Neighborhood Associations. Our goal is to continue and expand on the work of the General Land Use Plan, the Phoenix Mountain Preserve, and the Hatcher Road Revitalization Project /Overlay by developing the area into a vibrant business and residential community.

We believe granting a rezoning application to commercial use for the self storage will further negatively impact current residents in our neighborhood, as well as be a detriment to the loss of six saguaros currently on the property.

We appreciate your attention to this matter and request denial of the Zoning Application. This Project Plan lacks specificity, and needs a more specific plan to include alignment with the General Land Use Plan.

Attached is a Policy Paper 2, Addendum 1, which outlines the many reasons this type of commercial use will be a detriment to our neighborhood. Furthermore, there have been several code violations since the owners purchased the property. They are repeated offenders, with piles of bulk trash, abandoned vehicles being stored on the property, leaking oil, all right up against the Phoenix Mountain Preserve and dedicated open space. They have proved that they do not know how to be good neighbors or take care of the property.

Sunnyslope Village Alliance, Board of Directors

755 EAST HATCHER ROAD, PHX, AZ 85020 | MYSUNNYSLOPE.ORG | SVABOARD@GMAIL.COM

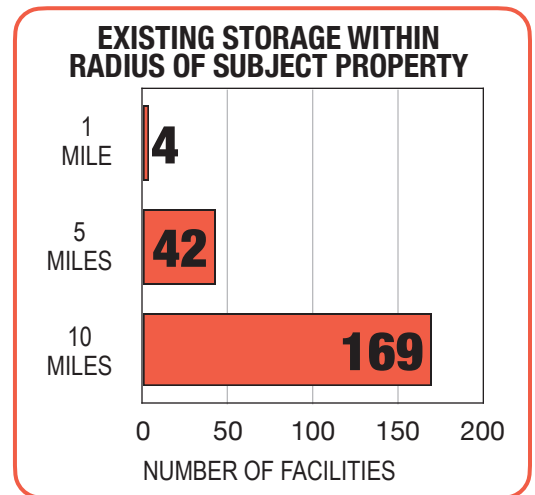
PRINTED ON RECYCLED PAPER WITH ECO FRIENDLY INK | WE LOVE PLANET EARTH & WE BELIEVE IN SECOND CHANCES

A Case Against **SELF STORAGE**

Self storage is already overabundant.

Big Storage has been booming and flush with cash for over five years—scooping up valuable underdeveloped or vacant property at virtually any price.

This strategy is not based on a market-driven demand for storage. It's based on a greedy strategy of continuous corporate growth by way of a) flooding the market with inventory (*new storage units/square footage*) and b) denying prime locations from their competitors to reduce pressure on their profits.



QUICK FACTS

- Stuff doesn't pay taxes.
- Stuff doesn't buy groceries.
- Stuff can't eat at local restaurants or buy drinks at neighborhood bars.
- Stuff doesn't get counted in the decennial U.S. Census, or bring public school dollars to the community.

Storage doesn't contribute to communities.

Self storage provides a useful service to a wide variety of city residents. On the other hand—it can also fuel our cultural attachment to Stuff—while the facilities rob our communities of the people density they need to be vibrant and for the ecosystem of the community to thrive.

For example: Vital community assets like grocery stores have a business structure that requires a certain volume of sales to sustain full-service operations including meats, seafood, and fresh produce. Any development activity which reduces people density in the community is an attack on the community grocery store, and a vote in favor of food deserts.

There's a housing shortage, Jack!

Communities struggling with preservation, decline, and renewal need more diversity—of land uses, businesses, people, housing types, and many other small contributors to incremental improvement and stronger neighborhoods.

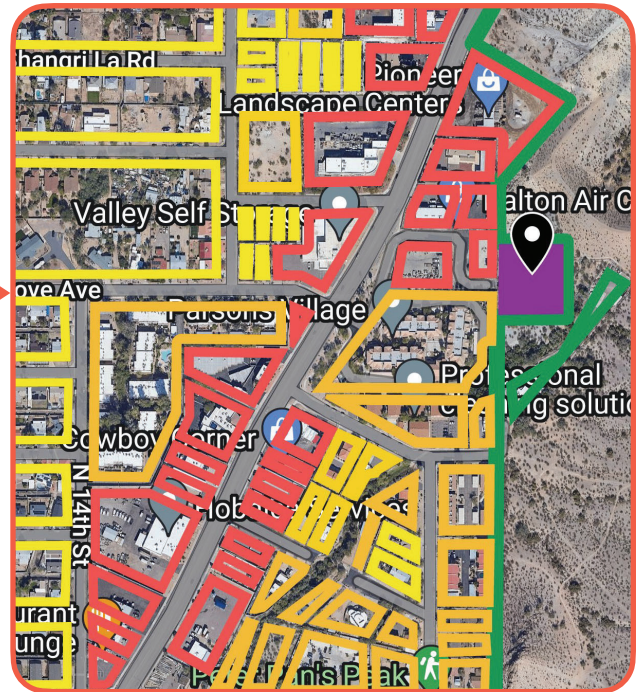
What should this property be? Every voice in the community counts—whether you own property, lease a commercial space, or rent an apartment—you have a say in shaping the future of your community.



**OFFICIAL BODIES MAKE FINAL DECISIONS—BUT COMMUNITY INPUT CAN MAKE THE DIFFERENCE BETWEEN A RUBBER STAMP AND SOMETHING BETTER.*

PROJECT FACTS

LAND USE MAP

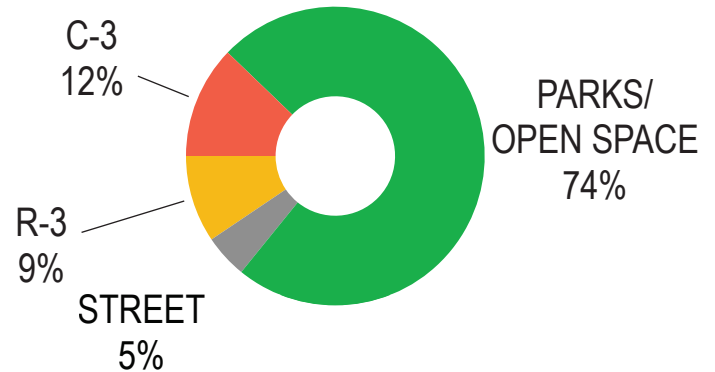


SITE INFO

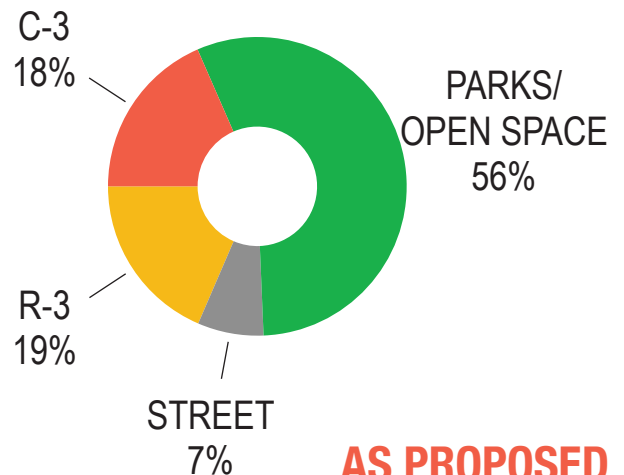
COMMERCIAL
RESIDENTIAL
PARKS/OPEN SPACE

	AREA (ACRES)	CURRENT ZONING	CURRENT HOUSING UNITS	POTENTIAL HOUSING UNITS	REQUESTED ZONING	PLANNED HOUSING UNITS
Subject Parcel	1.1996	R1-10	2	?	C-3	0
Adjoining Parcel	0.3049	C-3	0	?	-	0
Combined Property	1.5045	-	2	?	C-3	0

ADJOINING LAND USE



EXISTING



AS PROPOSED



From: PHX LUV <hello@phxluv.com>
Sent: Monday, December 4, 2023 10:52 AM
To: PDD Planning Commission
Subject: Public Comment: Hearing Date 12/07/2023, Agenda Item #13, Case # Z-32-23-3
Attachments: 12-07-23 Planning Commission PDF.pdf; PHXLUV-Flyer-Z-32-23-3-one-pager_FINAL.pdf

Dear Planning Commission,

Please accept this email as public comment for the upcoming hearing date: 12/07/2023 at 6PM, Agenda Item #13, Case # Z-32-23-3, Location: 1602 East Desert Cove Avenue, Phoenix, AZ 85020.

Letter of Opposition and Public Comment attached.

Thank you for your time and attention.

PHX LUV Neighborhood Association and Block Watch



December 4, 2023

City of Phoenix, Planning Commission
Hearing Date: December 7, 2023, 6PM
Subject: Agenda Item #13, Case #Z-32-23-3, Rezoning R1-R10 to C3
Location: 1602 East Desert Cove Avenue, Phoenix, AZ 85020
Public Comment: Statement of Opposition. Request to deny the Zoning Application

Dear Planning Commission Officer,

After multiple failed attempts to properly notify the Neighborhood Groups in the area, and in asking the Property Representative questions about their intentions to sell this property, we feel strongly that this project will not benefit the neighborhood, the residential community, nor the desert ecosystem it resides next to.

We believe granting a rezoning application to commercial use for the self storage will further negatively impact current residents in our neighborhood, as well as be a detriment to the loss of six saguaros currently on the property.

We appreciate your attention to this matter and request denial of the Zoning Application. This Project Plan lacks specificity, and needs a more specific plan to include alignment with the General Land Use Plan.

PHX LUV, Board of Directors
hello@phxluv.com
phxluv.com



COMMUNITY CALL TO ACTION

Upcoming Planning Commission Vote 11/2 on Rezoning Application Z-32-23-3



Please consider if this type of commercial property request is right for Sunnyslope and the Phoenix Mountain Preserve it lies next to, based on its impact to the neighborhood, and whether or not it is compatible with the City's General Land Use Plan and the North Mountain Village Character Plan.

A commercial rezoning project like this completely and permanently changes the fabric of our neighborhood. Our local Sunnyslope residential neighborhoods are known for their sense of place—this project would take away from that.

Another storage facility so close to many others would be a detriment to the people who live in the immediate area. The land owners are asking for a favor from the Planning Commission, and proposing to install a profit-taking machine in our community without proposing to give anything back.

The rezoning plan allows for six mature saguaros to be removed which is not consistent with the City's voter-approved General Plan. Wildlife has been observed in the area, and any development of permanent storage facilities will destroy their habitat. Any planned development of the property

CONTINUED OTHER SIDE

KEY PUBLIC PARTICIPATION INFO

Letter or Email: send written comments or letters to pdd.planningcomm@phoenix.gov - Include the Case # Z-32-23-3 and hearing date 11/02/2023 - written public comments must be submitted by 5PM on October 31, 2023.

In Person: City Council Chambers - 200 West Jefferson Street - 11/2/2023 at 6PM. Speaker and comment cards will be available.

Virtual: To register to speak at the meeting - Register for the event by October 31, 2023 at 5PM.

<https://cityofphoenix.webex.com/webex/register/r85116b96e39b93fd3053c031c844bdb7>

Phone: If speaking by phone, please call (602) 534-2864 or email: pdd.planningcomm@phoenix.gov by October 31st, 2023 at 5PM.

**Planning Commission Hearing Date
November 2, 2023 6PM**

Please read the POLICY PAPER for information and background on this location. Make your own opinion and make your voice known to the Planning Commission by submitting public comment in advance or requesting to speak at the meeting. We need to see a swell of local residents & businesses get involved and speak up for our neighborhood. Please forward & share this with your neighbors. Thank you for your interest in our community.

www.phxluv.com/hotdeck

view Policy Paper, Project Details, Meeting Info, Opposition Statements, etc.





BACKGROUND

Despite a low-effort submittal and numerous public comments in opposition—the Planning Commission is still considering approval of this rezoning application. Sunnyslope needs many things—yet another self storage facility is not one of them.

Please read Policy Paper #2 and Addendum #1 written by Shane Gore—this addendum compiles additional background, analysis, and commentary regarding the Proposed Use and request to rezone the subject property.

Neighbors, residents, and neighborhood leaders are encouraged to attend this meeting (and request to speak) in order to provide public comments in opposition of this application, and to ask the Planning Commission to deny this rezoning request altogether.

CASE DETAILS

ZONING CASE #	
Z-32-23-3	
PROPERTY LOCATION	
1602 E Desert Cove Ave	
REQUESTED REZONING	
FROM	TO
R1-10 Residential	C-3 Commercial
COMMUNITY INPUT NEEDED	
submit letter of opposition and request to speak at meeting	

CONTINUED FROM OTHER SIDE

should consider the continuing impact to local plant and wildlife habitat.

The property in the rezoning application has stored junk, inoperable vehicles, and other machinery for two decades. The amount of oil and other chemicals already contaminating the soil adjoining our mountain preserve is unknown. A self storage use would wall off this property from the mountain preserve, further disconnecting us from the natural desert landscape and contributes to the loss of biodiversity and native desert species.

Several code violations have been written by the City, over several years with no remedy to the violations. I'm not saying they are bad neighbors, but these are data points that show a 20 year pattern of how this property owner views the rules.

The Project Plan for the property lacks details, including consideration of native vegetation on the site, and needs a more specific alignment with the City's General Plan. If you want a storage

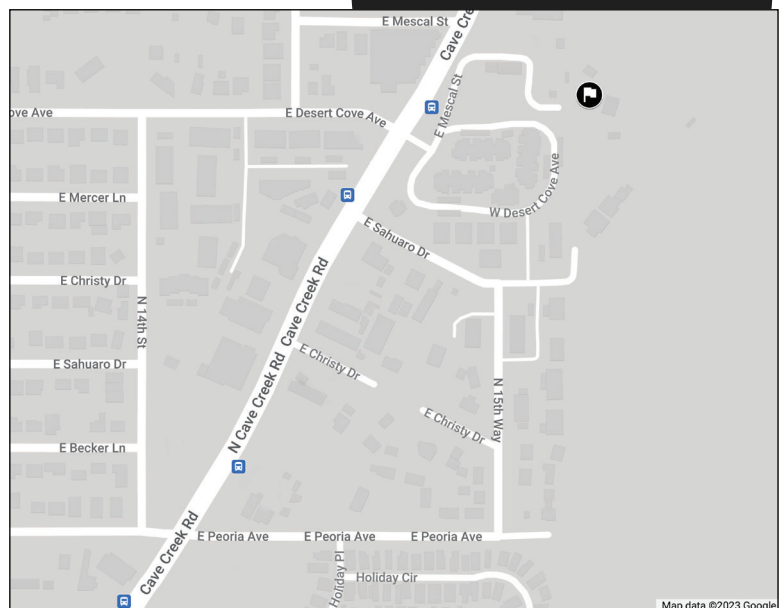
facility, please use the pre-approved commercial zones around the corner on Cave Creek, instead of encroaching on our beloved residential neighborhood and dedicated Preserves. This is a development project that does not benefit the immediate neighborhood.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails. We have one final opportunity to communicate with the Planning Commission and the Property Owners. It's of the utmost importance to let the Planning Commission know you are opposed to this kind of commercial use property. Thank you for your interest and support of our communities.

—From PHX with LUV

Stacia

PROPERTY LOCATION MAP



From: Sunnyslope Village Alliance <svaboard@gmail.com>
Sent: Monday, December 4, 2023 10:30 AM
To: PDD Planning Commission
Subject: Public Comment, Hearing Date 12/07/2023 at 6PM, Agenda Item #13, Case # Z-32-23-3
Attachments: SVA Planning Commission 12-01-23 pdf.pdf

Hello, Planning Commission

Please accept this as public comment for Hearing Date 12/07/2023 at 6pm, Agenda Item #13, Case # Z-32-23-3.

Location: 1602 East Desert Cove Avenue, Phoenix, 85020

Sunnyslope Village Alliance



December 1, 2023

City of Phoenix, Planning Commission
Hearing Date: December 7, 2023, 6PM
Subject: Agenda Item #13, Case #Z-32-23-3, Rezoning R1-R10 to C3
Location: 1602 East Desert Cove Avenue, Phoenix, AZ 85020
Public Comment: Statement of Opposition. Request to deny the Zoning Application

Dear Planning Commission Officer,

We are writing as representatives of the Sunnyslope Village Alliance. Our organization was formed in 1989 as a community association to preserve the unique character of our neighborhood, businesses, history, and culture. We are a group of residents, Neighborhood Leaders, Community Docents, and local Business Owners working in conjunction with local residential Neighborhood Associations. Our goal is to continue and expand on the work of the General Land Use Plan, the Phoenix Mountain Preserve, and the Hatcher Road Revitalization Project /Overlay by developing the area into a vibrant business and residential community.

We believe granting a rezoning application to commercial use for the self storage will further negatively impact current residents in our neighborhood, as well as be a detriment to the loss of six saguaros currently on the property.

We appreciate your attention to this matter and request denial of the Zoning Application. This Project Plan lacks specificity, and needs a more specific plan to include alignment with the General Land Use Plan.

Attached is a Policy Paper 2, Addendum 1, which outlines the many reasons this type of commercial use will be a detriment to our neighborhood. Furthermore, there have been several code violations since the owners purchased the property. They are repeated offenders, with piles of bulk trash, abandoned vehicles being stored on the property, leaking oil, all right up against the Phoenix Mountain Preserve and dedicated open space. They have proved that they do not know how to be good neighbors or take care of the property.

Sunnyslope Village Alliance, Board of Directors

755 EAST HATCHER ROAD, PHX, AZ 85020 | MYSUNNYSLOPE.ORG | SVABOARD@GMAIL.COM

PRINTED ON RECYCLED PAPER WITH ECO FRIENDLY INK | WE LOVE PLANET EARTH & WE BELIEVE IN SECOND CHANCES

Racelle Escolar

From: ZONA BRANDT <zona.brandt@gmail.com>
Sent: Wednesday, December 6, 2023 10:18 PM
To: PDD Planning Commission
Cc: PHX LUV
Subject: Fwd: Public Comment: Hearing Date 12/07/2023, Agenda Item #13, Case # Z-32-23-3
Attachments: 12-07-23 Planning Commission PDF.pdf; PHXLUV-Flyer-Z-32-23-3-one-pager_FINAL.pdf

Dear Planning Commission,

Please accept this email as public comment for the upcoming hearing date: 12/07/2023 at 6PM, Agenda Item #13, Case # Z-32-23-3, Location: 1602 East Desert Cove Avenue, Phoenix, AZ 85020.

As long-time homeowners near this area, we would also like to announce our opposition to rezoning the indicated area from the current R1-10 Residential to C-3 Commercial.

- 1) There are already multiple existing storage facilities located further north and further south of this area.
- 2) We want the character and feel of the neighborhood to remain a more 'low-key' residential area, not a commercial bombardment.
- 3) Why does a storage facility need to be located in such a 'rural' area, right up next to the mountain 'preserve'?
- 4) We feel that instead of changing the zoning, that this property owner should be forced to clean up their property instead. It is a horrible mess.
- 5) Here is an aerial photo of the property where one can plainly see the type of property owner and their lack of caring of their own property. What makes anyone think a commercial property would do any better here? It seems they are in violation of residential laws and general and proper property upkeep.



Thank you for reading and for your consideration of our opposition and our request.

Zona and Victor Brandt
Phoenix 85020

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

From: **PHX LUV** <hello@phxluv.com>

Date: Mon, Dec 4, 2023 at 10:52 AM

Subject: Public Comment: Hearing Date 12/07/2023, Agenda Item #13, Case # Z-32-23-3

To: pdd.planningcomm@phoenix.gov <pdd.planningcomm@phoenix.gov>

Dear Planning Commission,

Please accept this email as public comment for the upcoming hearing date: 12/07/2023 at 6PM, Agenda Item #13, Case # Z-32-23-3, Location: 1602 East Desert Cove Avenue, Phoenix, AZ 85020.

Letter of Opposition and Public Comment attached.

Thank you for your time and attention.

PHX LUV Neighborhood Association and Block Watch

From: Shane Gore <shane@futurephx.org>
Sent: Wednesday, December 6, 2023 1:08 PM
To: PDD Planning Commission
Cc: Nick Klimek
Subject: Letter of Opposition to Case Z-32-23-3
Attachments: Dec 4 Letter to Planning Commission-2.pdf

Hello,

Please find attached a letter in opposition to case Z-32-23-3 ahead of this Thursday's Planning Commission meeting.

Thank you!

Shane Gore (*he/him*)

FUTURE PHX

(602) 315-2734

shane@futurephx.org

www.futurephx.org [futurephx.org]

The People Shape The Future.

December 4, 2023

Planning Commission

City of Phoenix
200 W Jefferson Street
Phoenix, Arizona 85003

Chairman Howard & Esteemed Commissioners:

We write today to provide an update on case Z-32-23-3—a request to rezone a parcel in the North Mountain Village from R1-10 Residential to C-3 Commercial for the purpose of developing a self storage facility.

This application first appeared before you on October 6, 2023, when you heard strong opposition from the community including: the abundance of self storage facilities which already exist in the area, the conversion of a residential parcel to a commercial use, and concerns about the ways this application—if granted—could negatively impact the fabric of the community.

During that October hearing the commission expressed concerns about the amount of community engagement that was conducted by the applicant, and as a result of the commission's concerns the commission voted to continue the application for 30 days in order to allow time for additional engagement with the neighborhood.

Subsequent to the continuance, we are not aware of any efforts on the part of the applicant to engage the community in further discussions about the project. A group of neighborhood residents and community leaders took the initiative to plan a community meeting on October 28, 2023 which was held at the Sunnyslope Historical Society. This meeting was widely publicized in the neighborhood via email distribution, social media, and flyers delivered to local businesses and residents. The applicant and his representative were both present at the meeting.

The following is a brief synopsis of the concerns raised by the community during that October 28th meeting.

- The community expressed concerns that self storage is already abundant in the immediate area, and that self storage would be a poor contributor to a vibrant, healthy neighborhood.
- The community expressed grave concern that if this application is approved, there will be no further opportunities for compulsory community engagement, and that virtually anything allowed in a C-3 district will be allowed by-right.
- The community expressed concerns about the potential for people to live in storage units—especially if the facility were automated and without on site personnel. This has reportedly been a problem at other nearby storage facilities.

- The community expressed strong support for collaborating with the applicant to find a suitable use that provides a fair return on investment to the property owner without detrimental effects on the community.
- Suggestions included: a trailhead to access the preserves, housing in a prime location with views of and access to the preserve, Planned Unit Development to establish a flexible framework for the developer to make the project profitable while providing the community with concrete legal assurances.
- The community expressed concern that the applicant did not appear to make any attempt to mitigate their application's impact on nearby property owners—primarily Dalton Air Conditioning.
- The community expressed concern about the present condition of the subject property and the need for an environmental study to determine the extent of soil contamination as a result of years of use as a de facto salvage yard.
- The community expressed concern about the existing traffic patterns in the area, and requested that the property owner consider funding improvements to streets and sidewalks in the area as part of their final development plan.
- The neighboring property owner expressed their previously-stated reservations about how the application's abandonment of Mescal Street will impact the ability to access their property with commercial vehicles that require the existing public street.
- An informal show-of-hands vote during the meeting resulted in unanimous opposition to the proposed C-3 designation.

The following is a brief synopsis of the applicant's responses and contributions to the discussion.

- In response to the community's specific concerns about a self storage use on the subject property, **the applicant's representative stated unequivocally that the site would not actually be developed as a self storage center.**
- The applicant's representative further stated that the property owner's intent behind the application is to maximize the marketability of the property by re-zoning the subject parcel, combining it with the adjoining parcel, and incorporating the abandoned street in order to place that property up for sale.
- The applicant's representative indicated that this property owner does not have access to the capital necessary to develop the property, whether as a self storage center or for any other use.
- The **applicant's representative described the self storage center depicted on project plans as simply a "placeholder" project** used only for the purpose of the rezoning application.

The following is a more detailed examination of certain points or ideas raised during the meeting.

1. Mescal Street abandonment

It was suggested that the applicant modify their planned abandonment to leave Mescal Street (outlined in orange below) as a public roadway in order to eliminate the impact and hardship to the neighboring property owner, Dalton Air Conditioning.

The applicant—Mr. Terry Maglio, expressed agreement and support for this idea.

The image below generally depicts the way tractor trailers enter the Dalton property.



Area to the immediate west of the subject property.

2. Traffic Issues

It was suggested to the applicant that they consider including changes to the nearby streets and sidewalks in order to minimize the proposed application's impact on other nearby residents.

Residents of the neighborhood describe the area circled in orange below as the primary place where children from the UMOM apartment complex and other nearby residential properties play outside, because it's the largest open area in the neighborhood.

The areas indicated with dashed yellow lines represent the community's suggestion that the applicant consider creating a new driveway to Mescal Street that does not pass in front of the UMOM complex or the driveway for Sun Valley Masonry.

(continues)



Map image of the immediate area surrounding subject property.

At the conclusion of the October 28th meeting, there was mutual agreement between the community and the applicant to continue exploring other options or potential projects.

On November 14, 2023 we followed up by email with the applicant's representative to provide additional information about ideas that had previously been discussed. No response was received from the applicant or his representative.

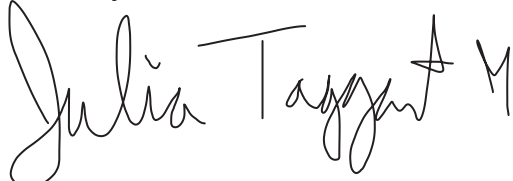
On November 16, 2023 we followed up again by email, including the applicant himself using the contact information provided in the application. We reiterated that at the community meeting on October 28, 2023 the opposition to the application was unanimous and overwhelming. We requested another opportunity to engage the applicant and his representative in a good-faith effort to reach compromise. No response was received from the applicant or his representative.

In conclusion, even after engaging in a constructive discussion to find resolution, the applicant and his representative have chosen to make no concessions or other efforts to mitigate the community's concerns.

Despite the applicant's indication that he was open to modifying the project to reduce the street abandonment, there has been no follow-up from the applicant or his representative, and we are not aware of any intention to submit a plan revision as part of this application.

We respectfully request that the commission vote to deny the application entirely; or in the alternative, to deny the application as filed and to grant an R-3 zoning district instead.

Cordially,

A handwritten signature in black ink, appearing to read "Julia Taggart M". The signature is fluid and cursive, with a large initial "J" and a distinct "M" at the end.

Julia Taggart

Norton Vista Resident

Sunnyslope Historical Society Volunteer

A handwritten signature in black ink, appearing to read "Stacia Hurst". The signature is bold and cursive, with a large initial "S" and a distinct "H" and "A" in the middle.

Stacia Hurst

Sunnyslope Resident

PHX LUV Neighborhood Association

A handwritten signature in black ink, appearing to read "Shane Gore". The signature is cursive and somewhat compact, with a large initial "S" and a distinct "G" and "O" in the middle.

Shane Gore

Shaw Butte Resident

FUTURE PHX Organizer

Enclosures:

- Flier for October 28, 2023 Community Meeting
- Sign-in Sheet for October 28, 2023 Community Meeting
- Email dated November 14, 2023
- Email dated November 16, 2023

COMMUNITY MEETING

WHEN: October 28, 2023 10am-noon

WHERE: Sunnyslope Historical Society—737 East Hatcher Road

WHO: Open to the public—community participation strongly encouraged!

WHAT: Re-zoning application Z-32-23-3 (details below)

WHY: Zoning decisions set the direction and shape the future of communities—this meeting provides an opportunity for the public to be heard on the proposal.

How does the proposal contribute to the community?

Existing R1-10 Zoning Allows

- Single-Family, Detached
- Multifamily Development

Requested C-3 Zoning Allows

- Adult Bookstore
- Commercial Ammunition Loading
- Amusement Park
- Auctioneers' Auditorium
- Auto Body Shop
- Auto Rental & Leasing
- Bottled or containerized fuel, storage, distribution, & retail sales
- Camper Sales
- Car Wash
- Cleaning Compounds Storage
- Commercial Radio or RV Tower or Transmitting Station
- Firewood Storage
- Insecticides Storage & Distribution
- Shooting Gallery
- Tire Repair & Recapping
- Used & New Car Sales

What do you think it should be?

- Single-family detached housing?
- Mixed-use Live/Work space?
- Trailhead & parking for mountain preserves?
- City park?
- Something else?

COME SHARE
YOUR FEEDBACK!

WHILE WE HAVE YOUR ATTENTION—
PLEASE CONSIDER DONATING TO THE
SUNNYSLOPE HISTORICAL SOCIETY

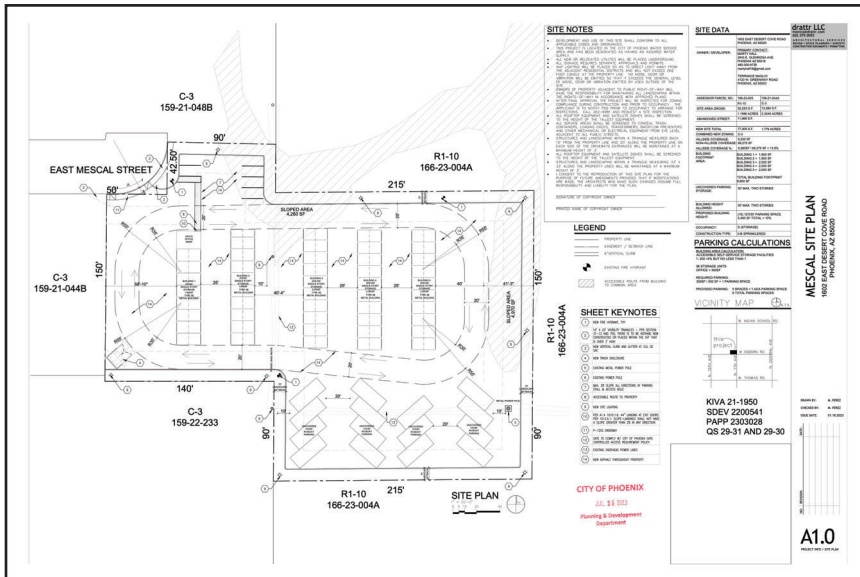


Z-32-23-3: Application to rezone 1.20 acres located approximately 360 feet east of the southeast corner of Cave Creek Road and Mescal Street **from** R1-10 (Single-Family Residence District) **to** C-3 (General Commercial) to allow commercial uses (self-service storage warehouse).

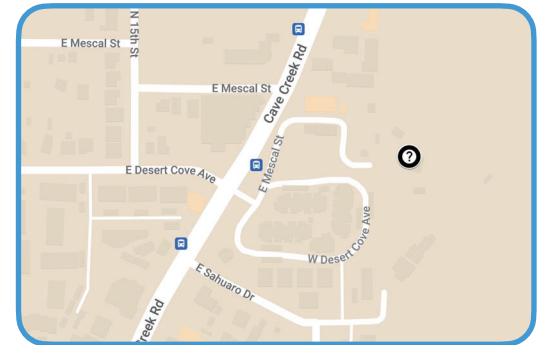
TURN OVER FOR MORE INFORMATION

Z-32-23-3 Application to re-zone 1602 E Desert Cove Avenue

PROPOSED SITE PLAN



PROJECT LOCATION

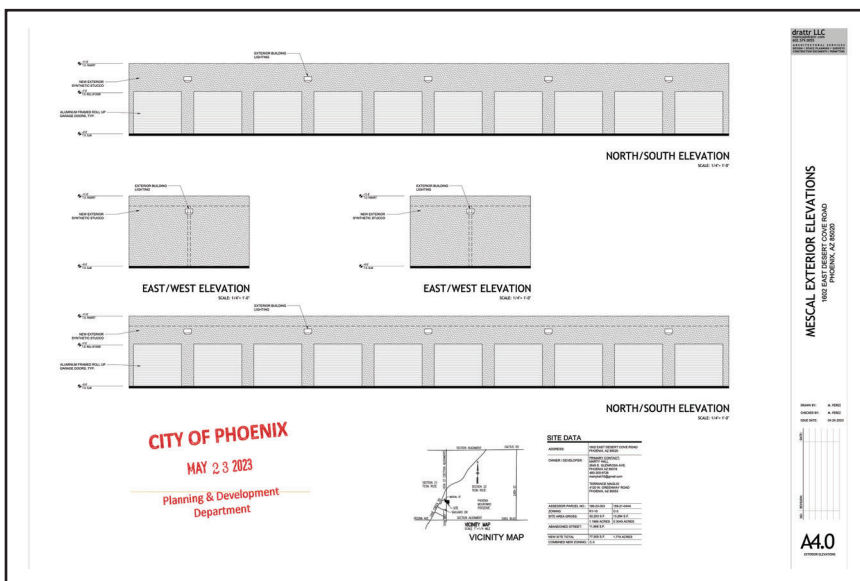


PROJECT NARRATIVE

Applicant requests re-zoning of the subject property from R1-10 to C-3, to be combined with applicant's adjoining C-3 property for development into a self storage facility.

The proposed site layout includes five single-story metal storage buildings, and requires abandonment of the existing street west of the property. Abandonment may affect neighboring property owners.

PROPOSED ELEVATIONS



Founded in 1989, Sunnyslope Historical Society's mission is to preserve its past for its future through researching, collecting, preserving, and sharing the history of this intriguing community many have called home. As a non-profit 501(c)3 the Society, with its members and volunteers, also operates a community museum and archive. The Society also maintains a research library, and hosts several events, special exhibits and programs throughout the year in support of its goals.

THIS MEETING IS FREE AND OPEN TO MEMBERS OF THE PUBLIC.

PLEASE CONSIDER SUPPORTING THIS LOCAL NON-PROFIT WITH AN IN-PERSON DONATION AT THE MEETING, OR A DIGITAL DONATION AT WWW.SUNNYSLOPEHISTORICALSOCIETY.ORG

Thank you to Sunnyslope Historical Society for hosting this community meeting.

COMMUNITY CALL TO ACTION

Upcoming Planning Commission Vote 11/2 on Rezoning Application Z-32-23-3

FROM THE

Please consider if this type of commercial property request is right for Sunnyslope and the Phoenix Mountain Preserve it lies next to, based on its impact to the neighborhood, and whether or not it is compatible with the City's General Land Use Plan and the North Mountain Village Character Plan.

A commercial rezoning project like this completely and permanently changes the fabric of our neighborhood. Our local Sunnyslope residential neighborhoods are known for their sense of place—this project would take away from that.

Another storage facility so close to many others would be a detriment to the people who live in the immediate area. The land owners are asking for a favor from the Planning Commission, and proposing to install a profit-taking machine in our community without proposing to give anything back.

The rezoning plan allows for six mature saguaros to be removed which is not consistent with the City's voter-approved General Plan. Wildlife has been observed in the area, and any development of permanent storage facilities will destroy their habitat. Any planned development of the property

CONTINUED OTHER SIDE

KEY PUBLIC PARTICIPATION INFO

Letter or Email: send written comments or letters to pdd.planningcomm@phoenix.gov - Include the Case # Z-32-23-3 and hearing date 11/02/2023 - written public comments must be submitted by 5PM on October 31, 2023.

In Person: City Council Chambers - 200 West Jefferson Street - 11/2/2023 at 6PM. Speaker and comment cards will be available.

Virtual: To register to speak at the meeting - Register for the event by October 31, 2023 at 5PM.

<https://cityofphoenix.webex.com/webex/register/r85116b96e39b93fd3053c031c844bdb7>

Phone: If speaking by phone, please call (602) 534-2864 or email: pdd.planningcomm@phoenix.gov by October 31st, 2023 at 5PM.

**Planning Commission Hearing Date
November 2, 2023 6PM**

Please read the POLICY PAPER for information and background on this location. Make your own opinion and make your voice known to the Planning Commission by submitting public comment in advance or requesting to speak at the meeting. We need to see a swell of local residents & businesses get involved and speak up for our neighborhood. Please forward & share this with your neighbors. Thank you for your interest in our community.

www.phxluv.com/hotdeck

view Policy Paper, Project Details, Meeting Info, Opposition Statements, etc.





BACKGROUND

Despite a low-effort submittal and numerous public comments in opposition—the Planning Commission is still considering approval of this rezoning application. Sunnyslope needs many things—yet another self storage facility is not one of them.

Please read Policy Paper #2 and Addendum #1 written by Shane Gore—this addendum compiles additional background, analysis, and commentary regarding the Proposed Use and request to rezone the subject property.

Neighbors, residents, and neighborhood leaders are encouraged to attend this meeting (and request to speak) in order to provide public comments in opposition of this application, and to ask the Planning Commission to deny this rezoning request altogether.

CASE DETAILS

ZONING CASE #	
Z-32-23-3	
PROPERTY LOCATION	
1602 E Desert Cove Ave	
REQUESTED REZONING	
FROM	TO
R1-10 Residential	C-3 Commercial
COMMUNITY INPUT NEEDED	
submit letter of opposition and request to speak at meeting	

CONTINUED FROM OTHER SIDE

should consider the continuing impact to local plant and wildlife habitat.

The property in the rezoning application has stored junk, inoperable vehicles, and other machinery for two decades. The amount of oil and other chemicals already contaminating the soil adjoining our mountain preserve is unknown. A self storage use would wall off this property from the mountain preserve, further disconnecting us from the natural desert landscape and contributes to the loss of biodiversity and native desert species.

Several code violations have been written by the City, over several years with no remedy to the violations. I'm not saying they are bad neighbors, but these are data points that show a 20 year pattern of how this property owner views the rules.

The Project Plan for the property lacks details, including consideration of native vegetation on the site, and needs a more specific alignment with the City's General Plan. If you want a storage

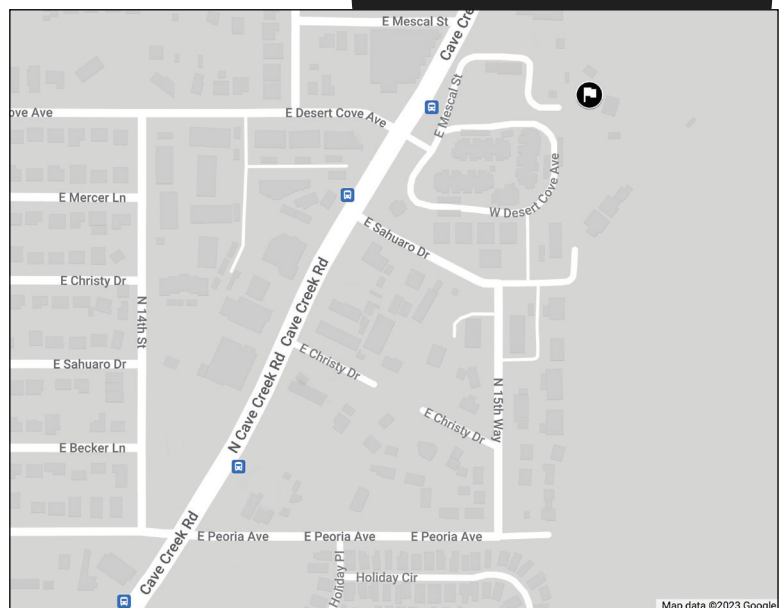
facility, please use the pre-approved commercial zones around the corner on Cave Creek, instead of encroaching on our beloved residential neighborhood and dedicated Preserves. This is a development project that does not benefit the immediate neighborhood.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails. We have one final opportunity to communicate with the Planning Commission and the Property Owners. It's of the utmost importance to let the Planning Commission know you are opposed to this kind of commercial use property. Thank you for your interest and support of our communities.

—From PHX with LUV

Stacia

PROPERTY LOCATION MAP



Please Print

VISITOR SIGN-IN REGISTER -- 10/25/2002

DATE	LAST	FIRST	ADDRESS	CITY	ST	ZIP	PHONE	Email
	Maglio	Terry	4025 W. Country	Phoenix				
	Maier	MATTHEW	2440 E. GREENWAY	PHX				
10/28	MARTINEZ	MELISSA	1422 E. DENTON CIRCLE	PHX	AZ	85020	602.463.8715	termym@cox.net
10/28	FORD	PATRICIA	1303 E. CHRISTINA	PHX	AZ	85020	602.997.5732	
"	PRICE	PAYLLIS	2302 W. CORPINE	PHX	"	85029		
"	DALTON	LARRY	1544 E. MESCAL	PHX		85020	602.997.1970	
"	DALTON	ANDREW	1544 E. MESCAL	PHX		85020	602.997.1970	
"	DALTON	LINDA	1544 E. MESCAL	PHX		85020	602.997.1970	
10/28	Valles	Z.						
10/28	Blanton	Kyle				85020		2097 Green Arrow Blvd



Shane Gore <shane@futurephx.org>

Fwd: Continued Case for Z-32-23-3

Shane Gore <shane@futurephx.org>

Tue, Nov 14, 2023 at 8:56 AM

To: Marty Hall <martyhall16@gmail.com>

Cc: Julia Taggart <jtaggartjenkins@gmail.com>, PHX LUV <hello@phxluv.com>

Good morning Marty,

Thanks for sending this over.

Have you and Mr. Maglio had a chance to explore alternative projects for the site? As you know, the community will not support the application as it currently stands, even with your assurance that the self storage will not be built.

Here's a link to a dropbox folder with the project files for the affordable multi-family project that I mentioned at our last community meeting:

<https://www.dropbox.com/scl/fo/p0fj6vc5jycqfsavusnrg/h?rlkey=pjhczex209owpttgy537salwp&dl=0>

Obviously, the site is much different and doesn't have the same challenges as your site. But it's a great example of how PUD zoning can be a tool to overcome certain site characteristics that may otherwise appear to be a dealbreaker at first glance. The affordable project is utilizing the PUD to alter zoning requirements related to the property wall/fence and the number of parking stalls.

Here are a couple of articles about Contractor Garages aka Small Bay Warehouse:

<https://kern.al/idea/self-storages-hotter-cousin>

<https://www.commercialsearch.com/news/under-the-radar-small-bay-warehouse-space-surges/>

<https://chrisramsey.ck.page/ae6f9f468e>

Shane Gore (he/him)

FUTURE PHX

(602) 315-2734

shane@futurephx.org

www.futurephx.org

The People Shape The Future.

[Quoted text hidden]

[Quoted text hidden]

Thank you,

Greg Harmon
Planner I
Planning Division
602.495.7602

City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix



Shane Gore <shane@futurephx.org>

Fwd: Continued Case for Z-32-23-3

Shane Gore <shane@futurephx.org>

Thu, Nov 16, 2023 at 1:41 PM

To: Marty Hall <martyhall16@gmail.com>, terry4118@gmail.com

Cc: PHX LUV <hello@phxlux.com>, Julia Taggart <jtaggartjenkins@gmail.com>

Hi Marty & Terry,

I'm following up on my prior email to continue our dialogue in the spirit of openness and collaboration.

During the community meeting on October 28, 2023, I believe we all heard the same thing: a resounding rejection of both the proposed use as a self storage facility, and specific concerns about the plan to abandon the city street adjacent to the Daltons' vehicle gate.

In my previous email below, I shared two potential alternative uses for the site that would be more compatible with the surrounding area, and sensitive to community concerns. As several community members said at our meeting—we acknowledge and gladly accept our role to work with you in good faith to find a solution that provides a reasonable return on the property investment, while also supporting the community's goals.

To be clear, I believe that even the existing R1-10 zoning provides for a viable and handsomely profitable development of the land as four single family homes—despite the suggestion that potential buyers would be put off by driving a quarter mile through commercial zoning (something that's not uncommon with the development patterns in this city).

Collectively the community has made a strong effort to engage with you about this project. If your application remains unchanged at the next relevant hearing—I can say without reservation that you will face strong community opposition. You've acknowledged a number of times that you have no means or intention of following through on the development of a self storage facility if your application is granted. The Planning Commission and the community have a right to know prior to granting your application what will be developed on the site.

I look forward to further constructive discussion.

Shane Gore (*he/him*)**FUTURE PHX**

(602) 315-2734

shane@futurephx.orgwww.futurephx.org*The People Shape The Future.*

[Quoted text hidden]

From: Steve and Par P <steveandpar@gmail.com>
Sent: Wednesday, December 6, 2023 3:43 PM
To: PDD Planning Commission
Subject: Re: Item #13, Application # Z-32-23-3 (opposition to rezoning)

To Planning Commission:

We are residents living within 1 mile of the location of the requested rezoning of 1602 E Desert Cove Ave from R1-10 to C-3 and strongly oppose this rezoning. With the housing shortage, continued rising rents, and continually rising housing costs throughout Phoenix, rezoning an existing residential parcel into a commercial parcel only makes these serious problems even worse. With almost 8000 evictions in Phoenix in both September 2023 and October 2023, all these serious problems will continue to get worse. <https://www.azcentral.com/story/news/local/phoenix/2023/11/03/metro-phoenix-eviction-filings-soar-to-record-in-october/71382159007/> [azcentral.com]

Please consider that residents need housing (shelter) before they need a storage facility and that residential housing substantially outweighs the need for a storage facility in today's housing crisis. Please, Please, Please consider the ramifications of approving this type of rezoning that will hurt residents throughout Phoenix and please deny this rezoning. Thank you.

Steve Pamperin

Par Shahpar

From: Shane Gore <shane@futurephx.org>
Sent: Monday, December 11, 2023 9:45 AM
To: PDD Planning Commission
Cc: Julia Taggart; PHX LUV
Subject: Letter regarding Planning Commission Results December 7, 2023
Attachments: 2023-12-11 Letter to PC Z-32-23-3_FINAL.pdf

Good morning,

Please find attached my letter to the Planning Commission regarding the outcome of case Z-32-23-3 from December 7, 2023.

Thank you!

Shane Gore (*he/him*)

FUTURE PHX

(602) 315-2734

shane@futurephx.org

www.futurephx.org [futurephx.org]

The People Shape The Future.



Monday, December 11, 2023

Re: Z-32-23-3

Planning Commission
City of Phoenix
200 W Jefferson St
Phoenix, Arizona 85003

Subject: Results of Planning Commission Hearing December 7, 2023

Dear Commissioners:

I write you today to express my sincere gratitude for the result of your recent vote on case Z-32-23-3. My fellow organizers and I put significant time and energy into delivering a compelling argument in opposition to the proposed project, and it is incredibly rewarding to see that effort carefully considered by your esteemed body.

In anticipation that the applicant may choose to appeal your decision, there are a few matters that I would like to clarify for the record.

1. At the October 5, 2023 Planning Commission, the commission indicated agreement with the overwhelming public feedback, that more community engagement would be appropriate for the project. Subsequent to this meeting, neither the Applicant nor his Representative made any further effort to actually engage the community.

Concerned that the 30 day continuance would expire without accomplishing anything, my fellow organizers and I took the initiative to schedule a public meeting—including obtaining an appropriate venue; publicizing the date, time and location of the meeting; informing the community about the project proposal; and facilitating the meeting.

Ahead of the community meeting, I had a telephone conversation with Mr. Hall on October 23, 2023 where I provided background on the community's concerns and potential ideas that could gain support from the community. I followed up that phone conversation with an email to Mr. Hall on October 24, 2023 with a link to a Texas "missing middle" development called Boston Commons.

During that public meeting on October 28, 2023, a number of neighborhood leaders representing their communities expressed overwhelming opposition to the project as proposed. There was no public support for the project at this meeting. Notably, there was near-unanimous support for collaborating with the applicant to identify some kind of project that the community could support.

The neighboring property owner—Dalton Air Conditioning—expressed their concerns about the Applicant's intention to abandon Mescal Street, which Dalton requires use of in order to access their property with delivery trucks and tractor trailers. The Applicant indicated he

was open to modifying the proposed abandonment, while his Representative remained non-committal about any changes to their proposed plan.

At the conclusion of the community meeting, it was agreed with the applicant and his representative that they would voluntarily continue their case for another 30 days to allow more time for engagement.

2. At the November 2, 2023 Planning Commission, I indicated to the commission that communications with the applicant and his representative had been “constructive, but not productive”, meaning that there had been successful communication between the two sides, but that no forward progress had yet been made.

The Commission granted an additional 30 day continuance.

3. There were no communications between the applicant and the community until November 13, 2023, when Mr. Hall forwarded an email from staff which included the next hearing date — December 7, 2023.

I responded to Mr. Hall via email on November 14, 2023 and shared additional ideas that could potentially win the community’s support. One of these ideas was an alternative storage model called Small Bay Warehouse, or more commonly “Contractor Garages”. The other idea was an affordable housing project recently heard by the Commission under case Z-51-23 for a 40-unit affordable multi-family housing project.

At the December 7, 2023 hearing, Mr. Hall mentioned the Resilient Living project and made comments dismissing the possibility of “affordable” for the subject property because of the lack of funding available for that type of project.

I can’t speak to whether this was a lack of candor on Mr. Hall’s part, or simple confusion—but the purpose of sharing the Resilient Living project with the applicant was to provide an example of how Planned Unit Development could be a tool to overcome some of the property’s features which he felt were barriers to development options other than self storage. The “affordable” aspect was not the suggestion.

4. I have now heard Mr. Hall repeatedly describe the subject property as being “surrounded by commercial zoning”—again, I’m not able to speak to whether this is a lack of candor on Mr. Hall’s part, or just a result of poor due diligence on his part—but this is factually incorrect.

Enclosed here is an infographic I developed ahead of the October 28, 2023 community meeting. Analysis of the subject property’s boundaries reveal that just 12% of those property lines are currently shared with C-3 zoning as the property exists today. When analyzed “as proposed” (including combination of the adjoining parcel), still only 18% of the property lines are shared with C-3 zoned parcels.

I believe the more relevant analysis is to look at the actual land uses surrounding the proposed project. Viewed in this way, the reason the subject property is zoned R1-10 becomes rather obvious—the development pattern in this area of Cave Creek Road locates more intensive commercial uses along Cave Creek Road, with less intense residential uses emerging as development moves away from Cave Creek Road.

5. Another frequent refrain heard from Mr. Hall has been some form of “well—if you don’t want storage—then what do *you* think it should be?”. I have heard him repeat this comment in multiple hearings and conversations. It’s not clear that Mr. Hall’s bias in favor of his client allows him to recognize that perhaps rezoning from residential to commercial is the proverbial “trying to put a square peg in a round hole”.

Specifically—I wonder if Mr. Hall realizes that perhaps the reason he’s having so much trouble finding a suitable commercial development for the subject property could be that residential zoning is already the most appropriate zoning for this particular parcel. His client’s *desire* for commercial development may simply be incompatible with the property he owns.

Once again, I want to reiterate how grateful our communities are for the commission’s thoughtful vote to deny this rezoning application. You’ve taken a big step in the direction of supporting neighborhoods, and more specifically supporting development that adds to and builds the fabric of our communities, rather than tearing them down.

Thank you. We wish you warm greetings and joyful holiday celebrations this season.

Sincerely,



Shane Gore
FUTURE PHX

Enclosures:

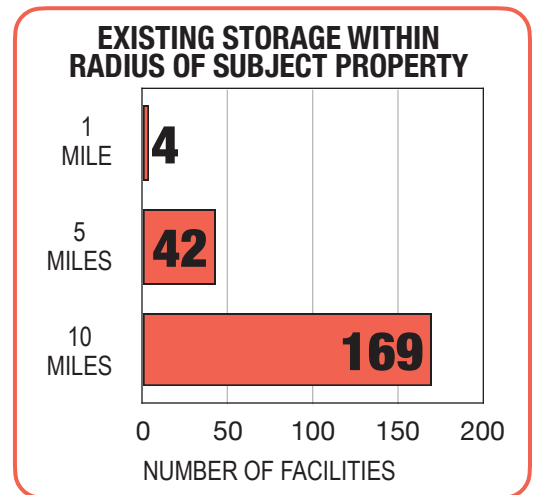
- Flyer “A Case Against Self Storage”
- Flyer “Z-32-23-3 Community Meeting”
- Email dated October 24, 2023 at 8:34AM “Boston Commons Project”
- Email dated November 14, 2023 at 8:56AM “Fwd: Continued Case for Z-32-23-3”
- Email dated November 16, 2023 at 1:41PM “Fwd: Continued Case for Z-32-23-3”

A Case Against **SELF STORAGE**

Self storage is already overabundant.

Big Storage has been booming and flush with cash for over five years—scooping up valuable underdeveloped or vacant property at virtually any price.

This strategy is not based on a market-driven demand for storage. It's based on a greedy strategy of continuous corporate growth by way of a) flooding the market with inventory (*new storage units/square footage*) and b) denying prime locations from their competitors to reduce pressure on their profits.



QUICK FACTS

- Stuff doesn't pay taxes.
- Stuff doesn't buy groceries.
- Stuff can't eat at local restaurants or buy drinks at neighborhood bars.
- Stuff doesn't get counted in the decennial U.S. Census, or bring public school dollars to the community.

Storage doesn't contribute to communities.

Self storage provides a useful service to a wide variety of city residents. On the other hand—it can also fuel our cultural attachment to Stuff—while the facilities rob our communities of the people density they need to be vibrant and for the ecosystem of the community to thrive.

For example: Vital community assets like grocery stores have a business structure that requires a certain volume of sales to sustain full-service operations including meats, seafood, and fresh produce. Any development activity which reduces people density in the community is an attack on the community grocery store, and a vote in favor of food deserts.

There's a housing shortage, Jack!

Communities struggling with preservation, decline, and renewal need more diversity—of land uses, businesses, people, housing types, and many other small contributors to incremental improvement and stronger neighborhoods.

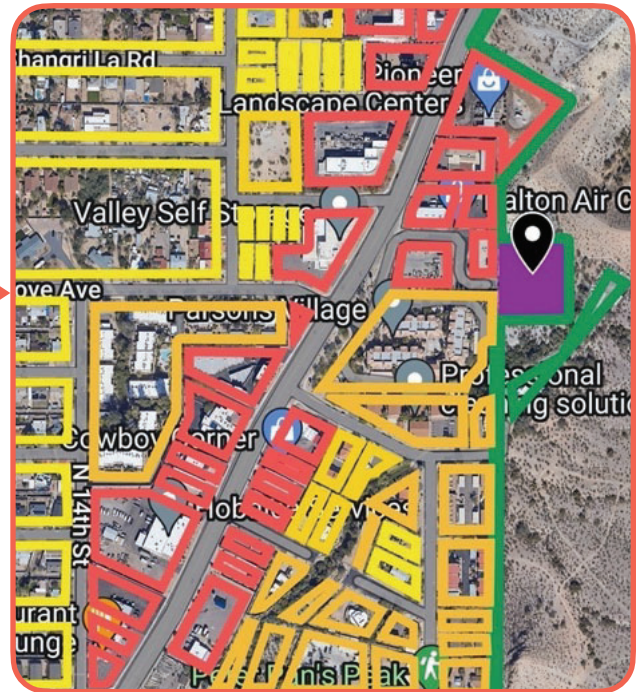
What should this property be? Every voice in the community counts—whether you own property, lease a commercial space, or rent an apartment—you have a say in shaping the future of your community.



**OFFICIAL BODIES MAKE FINAL DECISIONS—BUT COMMUNITY INPUT CAN MAKE THE DIFFERENCE BETWEEN A RUBBER STAMP AND SOMETHING BETTER.*

PROJECT FACTS

LAND USE MAP

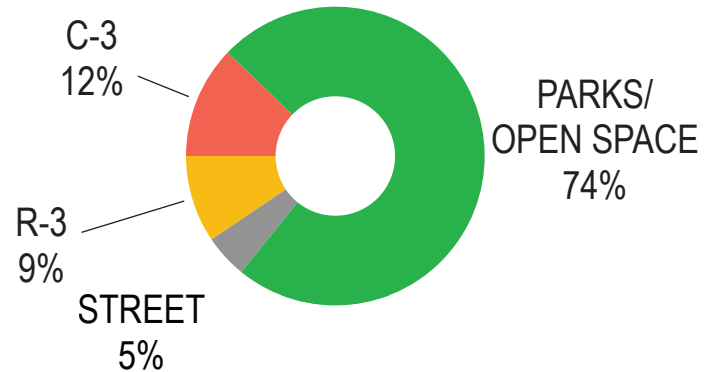


SITE INFO

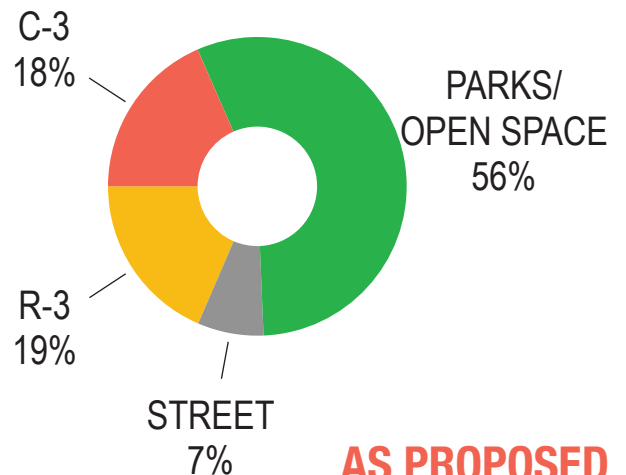
COMMERCIAL
RESIDENTIAL
PARKS/OPEN SPACE

	AREA (ACRES)	CURRENT ZONING	CURRENT HOUSING UNITS	POTENTIAL HOUSING UNITS	REQUESTED ZONING	PLANNED HOUSING UNITS
Subject Parcel	1.1996	R1-10	2	?	C-3	0
Adjoining Parcel	0.3049	C-3	0	?	-	0
Combined Property	1.5045	-	2	?	C-3	0

ADJOINING LAND USE



EXISTING



AS PROPOSED



COMMUNITY MEETING

WHEN: October 28, 2023 10am-noon

WHERE: Sunnyslope Historical Society—737 East Hatcher Road

WHO: Open to the public—community participation strongly encouraged!

WHAT: Re-zoning application Z-32-23-3 (details below)

WHY: Zoning decisions set the direction and shape the future of communities—this meeting provides an opportunity for the public to be heard on the proposal.

How does the proposal contribute to the community?

Existing R1-10 Zoning Allows

- Single-Family, Detached
- Multifamily Development

Requested C-3 Zoning Allows

- Adult Bookstore
- Commercial Ammunition Loading
- Amusement Park
- Auctioneers' Auditorium
- Auto Body Shop
- Auto Rental & Leasing
- Bottled or containerized fuel, storage, distribution, & retail sales
- Camper Sales
- Car Wash
- Cleaning Compounds Storage
- Commercial Radio or RV Tower or Transmitting Station
- Firewood Storage
- Insecticides Storage & Distribution
- Shooting Gallery
- Tire Repair & Recapping
- Used & New Car Sales

What do you think it should be?

- Single-family detached housing?
- Mixed-use Live/Work space?
- Trailhead & parking for mountain preserves?
- City park?
- Something else?

COME SHARE
YOUR FEEDBACK!

WHILE WE HAVE YOUR ATTENTION—
PLEASE CONSIDER DONATING TO THE
SUNNYSLOPE HISTORICAL SOCIETY



Z-32-23-3: Application to rezone 1.20 acres located approximately 360 feet east of the southeast corner of Cave Creek Road and Mescal Street **from** R1-10 (Single-Family Residence District) **to** C-3 (General Commercial) to allow commercial uses (self-service storage warehouse).

TURN OVER FOR MORE INFORMATION



Shane Gore <shane@futurephx.org>

Boston Commons Project

Shane Gore <shane@futurephx.org>
To: martyhall16@gmail.com

Tue, Oct 24, 2023 at 8:34 AM

Good morning Marty,

This is the project I mentioned on the phone yesterday when I was talking about Missing Middle housing. It's an interesting concept and something we need more of in Phoenix.

<https://bostoncommons.co/community/>

A Healthy Alternative: A home is more than a house, it is the building block of community. Boston Commons is a 10 unit complex that offers a variety of rental housing options including freestanding single-family homes, duplexes, and co-living suites to help bring together a vibrant and diverse group of residents.

Shane Gore
FUTURE PHX
(602) 315-2734
shane@futurephx.org
www.futurephx.org
The People Shape The Future.



Shane Gore <shane@futurephx.org>

Fwd: Continued Case for Z-32-23-3

Shane Gore <shane@futurephx.org>

Tue, Nov 14, 2023 at 8:56 AM

To: Marty Hall <martyhall16@gmail.com>

Cc: Julia Taggart <jtaggartjenkins@gmail.com>, PHX LUV <hello@phxluv.com>

Good morning Marty,

Thanks for sending this over.

Have you and Mr. Maglio had a chance to explore alternative projects for the site? As you know, the community will not support the application as it currently stands, even with your assurance that the self storage will not be built.

Here's a link to a dropbox folder with the project files for the affordable multi-family project that I mentioned at our last community meeting:

<https://www.dropbox.com/scl/fo/p0fj6vc5jycqfsavusnrg/h?rlkey=pjhczex209owpttgy537salwp&dl=0>

Obviously, the site is much different and doesn't have the same challenges as your site. But it's a great example of how PUD zoning can be a tool to overcome certain site characteristics that may otherwise appear to be a dealbreaker at first glance. The affordable project is utilizing the PUD to alter zoning requirements related to the property wall/fence and the number of parking stalls.

Here are a couple of articles about Contractor Garages aka Small Bay Warehouse:

<https://kern.al/idea/self-storages-hotter-cousin>

<https://www.commercialsearch.com/news/under-the-radar-small-bay-warehouse-space-surges/>

<https://chrisramsey.ck.page/ae6f9f468e>

Shane Gore (he/him)

FUTURE PHX

(602) 315-2734

shane@futurephx.org

www.futurephx.org

The People Shape The Future.

[Quoted text hidden]

[Quoted text hidden]

Thank you,

Greg Harmon
Planner I
Planning Division
602.495.7602

City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix



Shane Gore <shane@futurephx.org>

Fwd: Continued Case for Z-32-23-3

Shane Gore <shane@futurephx.org>

Thu, Nov 16, 2023 at 1:41 PM

To: Marty Hall <martyhall16@gmail.com>, terry4118@gmail.com

Cc: PHX LUV <hello@phxluv.com>, Julia Taggart <jtaggartjenkins@gmail.com>

Hi Marty & Terry,

I'm following up on my prior email to continue our dialogue in the spirit of openness and collaboration.

During the community meeting on October 28, 2023, I believe we all heard the same thing: a resounding rejection of both the proposed use as a self storage facility, and specific concerns about the plan to abandon the city street adjacent to the Daltons' vehicle gate.

In my previous email below, I shared two potential alternative uses for the site that would be more compatible with the surrounding area, and sensitive to community concerns. As several community members said at our meeting—we acknowledge and gladly accept our role to work with you in good faith to find a solution that provides a reasonable return on the property investment, while also supporting the community's goals.

To be clear, I believe that even the existing R1-10 zoning provides for a viable and handsomely profitable development of the land as four single family homes—despite the suggestion that potential buyers would be put off by driving a quarter mile through commercial zoning (something that's not uncommon with the development patterns in this city).

Collectively the community has made a strong effort to engage with you about this project. If your application remains unchanged at the next relevant hearing—I can say without reservation that you will face strong community opposition. You've acknowledged a number of times that you have no means or intention of following through on the development of a self storage facility if your application is granted. The Planning Commission and the community have a right to know prior to granting your application what will be developed on the site.

I look forward to further constructive discussion.

Shane Gore (*he/him*)**FUTURE PHX**

(602) 315-2734

shane@futurephx.orgwww.futurephx.org*The People Shape The Future.*

[Quoted text hidden]