

ATTACHMENT E

From: [Byron Sampson](#)
To: [Matteo Moric](#); [Geno Koman](#); Pdd.logrange@phoenix.gov
Cc: [Ivette Rodriguez](#); [Roberta Hancock](#)
Subject: Re: COpHx Data
Date: Wednesday, October 4, 2023 6:36:05 PM

Subject: Circle K Rezoning Request – 15th Avenue and West McDowell Road
Application Number: Z-14-23-4

Mr. Moric

My name is Byron Sampson and I reside at 1506 West Lynwood Street, immediately across the alley from the Circle K property.

I am not certain that I will make the Zoning Hearing scheduled for 05 October 2023; however, I wanted to make the following issues known to the Planning Department as this application is being considered:

I am in favor of the expansion and improvements of the Circle K development site,

I agree with the Community Action Officer from Phoenix PD that the expansion and improvements will be a benefit to the neighborhood – crime reduction, higher door counts, increased public scrutiny,

A long held principle in urban revitalization is that neglect breeds contempt, this facility has remained in a similar state since we moved into the neighborhood in 1986,

As an equal steward of the public alley between our properties, Circle K has neglected their responsibilities of alley maintenance,

Example: Unhoused residents encampments and trash, weed growth, graffiti, public urination and defecation.

Lighting is always a concern in the central part of the city, having lighting with house shields on the gas canopy and rear of the building to illuminate the parking lot and alley will be essential – this will include the full length of the south property line,

Safety concerns in regard to employee and community safety are equally paramount, having 24/7 on site security staff and cameras would be a welcome addition to the planning stipulations,

The trees called on the plan will not mitigate the urban heat island and are subject storm and wind damage (Desert Museum)-please provide shade trees that are in keeping with the character of the historic neighborhoods and that they should be maintained in a manner characteristic to their natural growth,

In conclusion, it is recognized that the bus stop is uniquely situated and currently has little to no oversight from either Valley Metro or the understaffed Circle K, having cameras and lighting in this area would be beneficial as well.

Thank you for your time and consideration and all you and the Planning staff do to make the City as great as it can be.

Kind Regards,
Byron Sampson
1506 West Lynwood Street
Phoenix, AZ 85007