

## ATTACHMENT F

**From:** [Beth McEldowney](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Z-SP-2-23-2  
**Date:** Sunday, May 28, 2023 6:16:27 PM

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I am writing to say I oppose having this storage facility built here. I understand commercial businesses will go here, but a multi-story right next to the neighborhood is wrong. There is lots of open space around us to put that. Put a drive-thru or something one story and I have no problem.

Thank you

Beth McEldowney  
Laurie Brehm  
2534 W. Balao Dr.  
Phoenix, Az 85085

**From:** [Adrian G Zambrano](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** FW: Z-SP-2-23: Second Notification Letter  
**Date:** Wednesday, May 31, 2023 3:01:06 PM

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**From:** Kelyn Younger Kebschull <[smelyn539@hotmail.com](mailto:smelyn539@hotmail.com)>  
**Sent:** Tuesday, May 30, 2023 4:41 PM  
**To:** Marcela Mora-Yatko <[mmora-yatko@beusgilbert.com](mailto:mmora-yatko@beusgilbert.com)>  
**Subject:** Re: Z-SP-2-23: Second Notification Letter

Hello,

Please include in the file that I am still OPPOSED to the storage facility. I do NOT want the project to be approved.

Thank you,

Kelyn Kebschull  
Sonoran Commons resident

On May 24, 2023, at 4:25 PM, Marcela Mora-Yatko <[mmora-yatko@beusgilbert.com](mailto:mmora-yatko@beusgilbert.com)> wrote:

Good afternoon,

Please see the attached second notification letter for Z-SP-2-23, located south of the southwest corner of North Valley Parkway and Sonoran Desert Drive.

Respectfully,  
Marcela

**Marcela Mora-Yatko, AICP**

Planning Consultant

**BEUS GILBERT McGRODER PLLC**

701 North 44<sup>th</sup> Street | Phoenix, AZ 85008

Direct: 480.429.3044 | Main: 480.429.3000 | Fax: 480.429.3100

**Email:** [mmora-yatko@beusgilbert.com](mailto:mmora-yatko@beusgilbert.com)

**Assistant:** Taylor Ellis | 480.429.3122 | [tellis@beusgilbert.com](mailto:tellis@beusgilbert.com)

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<2nd Notification Letter\_Email 20230524.pdf>

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**From:** [LISA GALLAGHER](#)  
**To:** [PDD North Gateway VPC](#)  
**Subject:** Case # Z-SP-2-23 Self-Storage at Sonoran Desert Drive and North Valley Parkway  
**Date:** Wednesday, May 31, 2023 11:04:16 AM

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Dear Planning Committee,

I would like to voice my concern over Case # Z-SP-2-23 Proposed Self-Storage facility at Sonoran Desert Drive and North Valley Parkway.

This area is a community of homes and is not the place for a self-storage facility. There are plenty of other locations that would be more suitable for this business closer to the I-17. We are already losing our beautiful desert location to huge apartment complexes and other building taking place west of North Valley Parkway between Sonoran Desert and Dove Valley. I ask that you please do not approve this case.

Sincerely,

Lisa Gallagher  
2425 W Bronco Butte Trail #1034  
Phoenix, AZ 85085  
602-748-7467

**From:** [Krista](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** North Valley Parkway Storage Proposal Opposition  
**Date:** Saturday, June 3, 2023 8:26:24 AM

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Hi Adrian,

We have lived in Sonoran commons since our home was built back in 2016. This is a family friendly area that has now become surrounded by apartments and no usable amenities for us. Receiving yet another letter for a storage unit is an absolute disgrace and will bring down our area in more ways than I can imagine.

My home is situated on Desert Marigold drive, facing north. The storage proposal and meeting were presented as though this neighborhood is full of two story homes so this is somehow acceptable, but it is not. If you haven't already, I urge you to drive into the neighborhood and see how few two stories there even are. In fact, we would now be seeing something much larger than the homes that surround us and it's unbelievable this is even being proposed.

Additionally, there's a reason this parcel isn't zoned for storage and the underground request is another huge concern. We've had settling issues over the years that have finally subsided and I hate to even imagine how this could impact our nearby homes.

I'm writing to ask this request be declined. We are just sick at the thought that this is even an idea. We want to see our area be improved, not brought down by a massive shortage facility which takes away from the beauty of the area. This is a very nice area with a need for useable shops/restaurants, not storage.

Additionally, there are countless storage facilities off happy valley and 19th ave, etc. There is no way we need this in the heart of north valley parkway road. The developer should go put it somewhere industrial and not within view of an established community.

Krista Conkling  
(623)326-6458

**From:** [Kelyn Younger Kebschull](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Storage facility proposal- So Oran Desert Dr and North Valley Pkwy  
**Date:** Sunday, June 4, 2023 1:04:13 PM

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Hello,

Please note, we are still OPPOSED to the storage facility. We do NOT want the project to be approved.

Thank you,

Kelyn Kebschull  
Sonoran Commons resident

Kelyn

**From:** [kyle conkling](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** North Valley Parkway Proposal Opposition  
**Date:** Monday, June 5, 2023 10:25:26 AM

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Good morning,

My wife and I have lived in Sonoran commons since our home was built back in 2016. This is a family friendly area that has now become surrounded by apartments and no usable amenities for our family. We are very disheartened by the proposal for a storage facility in this area. This will add no value and will bring down our area in so many ways.

Our home is situated on Desert Marigold drive, facing north. The storage proposal and meeting were presented as though this neighborhood is full of two story homes so this is somehow acceptable, but it is not. If you haven't already, I urge you to drive into the neighborhood and see how few two stories there even are, especially on the street directly behind where the storage facility would go. In fact, we would now be seeing something much larger than the homes that surround us and it's unbelievable this is even being proposed. The developer is trying to spin it as though they are doing the neighborhood a favor and saying that it won't be higher than the tallest house in the neighborhood, however the facility would be much higher than any surrounding houses. This would be the only thing anyone on our street would see.

Additionally, there's a reason this parcel isn't zoned for storage and the underground request is another huge concern. We've had settling issues over the years that have finally subsided and I hate to even imagine how this could impact our nearby homes.

I'm writing to ask this request be declined. We are just sick at the thought that this is even an idea. We want to see our area be improved, not brought down by a massive storage facility which takes away from the beauty of the area. This is a very nice area with a need for useable shops/restaurants, not storage.

Additionally, there are countless storage facilities off happy valley and 19th ave, etc. There is no way we need this in the heart of north valley parkway road. The developer should go put it somewhere industrial and not within view of an established community.

Thank you,

Kyle Conkling  
(602)635-8488

Sent from my iPhone

**From:** [R94](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Proposed Storage Facility Near Sonoran Desert Drive & N North Valley Pkwy  
**Date:** Tuesday, June 6, 2023 12:21:21 PM

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To whom it may concern,

Im writing again as I hear that the proposal for the Storage Facility near Sonoran Desert Drive just behind Sonoran Commons is still being considered.

As stated prior my family and I have lived in Sonoran Commons since 2016. We chose this neighborhood not only because of location but because of its beauty and more importantly it is family friendly. Over the years some of that initial shine and appeal of our neighborhood has worn off as we are surrounded by apartments, a gas satation and non usable amenities for many of us. I became more concerned after receiving yet another letter related to a storage unit being built. This is an immediate concern and very disappointing and will bring down our area in more ways than one.

I live on Desert Marigold drive just a short distance from where the proposed facility would be built. And if built, we would see this daily stepping outside our front door not to mention on our walks, drives etc. My family is 100 percent against the proposed facility. Besides being a blemish on our community, to my knowledge none of the residents that live in our community need a storage unit. My suggestion would be build it near the apartments or another more commercial area and not near homes especially not near our lovely and beautiful community.

Furthermore if the roles were reversed and this was proposed in your area, right behind your homes, I believe you would feel the same way as myself, my family as well as many of my neighbors feel, that this is not a good decision and will be detrimental to the area.

If my feelings and intentions are not clear from my prior verbiage, On behalf of myself, my family and the families of this neighborhood, the proposed building of the storage facility should be declined. The area should be improved, not brought down by actions such as this. Please choose another area to build.

In closing please also remember that there are countless storage facilities in this area so the need for another one especially in the heart of my neighborhood is not necessary. Thank you for your time and allowing me to voice my displeasure.

Respectfully,

Peter V. Matlak & Family

Members & Residents of the Sonoran Commons Community.



## Racelle Escolar

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**From:** Krista <kristamarchello@yahoo.com>  
**Sent:** Tuesday, August 1, 2023 4:14 PM  
**To:** PDD Planning Commission; Adrian G Zambrano  
**Subject:** Application Z-SP-2-23-2

To whom it may concern,

I am writing this to share my opposition to the proposed storage facility (Agenda Item # 11 Application Z-SP-2-23-2). We have lived in Sonoran commons since our home was built back in 2016. Our home is situated on Desert Marigold drive, facing north. The storage proposal and meeting were presented as though this neighborhood is full of two story homes so this is somehow acceptable, but it is not. If you haven't already, I urge you to drive into the neighborhood and see how few two stories there even are. In fact, we would now be seeing something much larger than the homes that surround us and it's unbelievable this is even being proposed.

Additionally, there's a reason this parcel isn't zoned for storage and the underground request is another huge concern. We've had settling issues over the years that have finally subsided and I hate to even imagine how this could impact our nearby homes.

I'm writing to ask this request be declined. We are just sick at the thought that this is even an idea. We want to see our area be improved, not brought down by a massive storage facility which takes away from the beauty of the area. This is a very nice area with a need for useable shops/restaurants, not storage.

Additionally, there are countless storage facilities off happy valley and 19th ave, etc. There is no way we need this in the heart of north valley parkway road. The developer should go put it somewhere industrial and not within view of an established community. I've called several of these facilities and the ones I spoke to had tons of vacancy, so I do not see how there is a dire need for a massive storage building in our community.

Furthermore, it became very evident at the last meeting that there are incentives for the neighbors who back to the facility. One vocal neighbor in favor conducted the "traffic study" himself, and that is so biased and unethical on the developers part. Another neighbor who was heavily opposed and sick over the thought of the storage facility has now avoided any and all discussion on the topic, and completely changed her mind. It's apparent the developers are shady and are in no way acting appropriately in the matter, I feel without a doubt they've incentivized those homeowners to get onboard with their proposal. I urge you to put a stop to this so the 85085 area can continue to be developed into the beautiful community it was intended to be.

Krista  
(623)326-6458

Agenda Item # 11 Application Z-SP-2-23-2

## Racelle Escolar

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**From:** R94 <r94@aol.com>  
**Sent:** Tuesday, August 1, 2023 4:22 PM  
**To:** PDD Planning Commission  
**Subject:** Agenda Item # 11 Application Z-SP-2-23-2

To whom it may concern,

Im writing again as I hear that the proposal for the Storage Facility near Sonoran Desert Drive just behind Sonoran Commons is still being considered.

As stated prior my family and I have lived in Sonoran Commons since 2016. We chose this neighborhood not only because of location but because of its beauty and more importantly it is family friendly. Over the years some of that initial shine and appeal of our neighborhood has worn off as we are surrounded by apartments, a gas satation and non usable amenities for many of us. I became more concerned after receiving yet another letter related to a storage unit being built. This is an immediate concern and very disappointing and will bring down our area in more ways than one.

I live on Desert Marigold drive just a short distance from where the proposed facility would be built. And if built, we would see this daily stepping outside our front door not to mention on our walks, drives etc. My family is 100 percent against the proposed facility. Besides being a blemish on our community, to my knowledge none of the residents that live in our community need a storage unit. My suggestion would be build it near the apartments or another more commercial area and not near homes especially not near our lovely and beautiful community.

Furthermore if the roles were reversed and this was proposed in your area, right behind your homes, I believe you would feel the same way as myself, my family as well as many of my neighbors feel, that this is not a good decision and will be detrimental to the area.

If my feelings and intentions are not clear from my prior verbiage, On behalf of myself, my family and the families of this neighborhood, the proposed building of the storage facility should be declined. The area should be improved, not brought down by actions such as this. Please choose another area to build.

In closing please also remember that there are countless storage facilities in this area so the need for another one especially in the heart of my neighborhood is not necessary. Thank you for your time and allowing me to voice my displeasure.

Respectfully,

Peter V. Matlak & Family

Members & Residents of the Sonoran Commons Community.

## Racelle Escolar

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**From:** Michelle Reynolds-Ricart <michelle@mywestcoastplumbing.com>  
**Sent:** Tuesday, August 1, 2023 4:37 PM  
**To:** PDD Planning Commission  
**Subject:** Agenda Item # 11 Application Z-SP-2-23-2

Hello My name is Michelle Ricart. I sit on the North Gateway Planning Committee. We recently denied this application.

I want to explain a little why.

I attended the neighborhood committee meeting the applicant put on and was extremely shocked. The attorney was scaring the neighbors by saying if this isn't approved it can be a check cashing place, a bar, or a tattoo shop (all that need special zoning/licenses).

The attorney also had 3 homeowners who back to this in attendance, in support. They are upset there is a current road behind their homes and they think this will be safer. It doesn't make sense. This huge 3000 unit will literally back directly to their wall.

He said numerous times that even though it was 3 stories (and one story underground) it was no higher than the current 2 stories currently in the community. What he fails to say is the community has 102 homes, and only 20 are 2 story. This is going to stick out!

He says that even though one story is under ground - no blasting will be needed. Yet many of residents put in pools, and had hard digs. How can he promise no blasting?

We had over 30 residents email in opposition of the 102 homes. We had 5 attend our meeting - 3 opposed and 2 for. The one for said that he doesn't want the road behind his house or McDonalds so this is the better choice. They don't even understand that 19 AC units together will be quite a noise. The applicant said they won't all be on at the same time. If it was the past 30 days over 110 degrees- they would have been.

The homeowner said the applicant told him that the City Council only cares about the ones that back to it and not the other neighbors.

What the applicant fails to also say is the Realtor for the property has been marketing 2 pads in front of the storage for fast food. He also has not marketed this parcel - putting Storage Facility like it was a done deal. This marketing has been done for years as a done deal.

I am very disappointed at the scare tactic put on these homeowners.

I urge you to turn down this facility that will be right against these homes for all to see. This should be in a commercial area - off the freeway - not against homes.

BTW this road that brings traffic to the current Circle K, behind these residents homes, will be relocated to the front of this storage facility per their plans, creating more traffic in a small road way - to go to the Circle K and future fast food pads. The homeowner on the end will not be protected by this facility and 100's of cars will pass by his home daily.

This project doesn't make sense and the scare tactic the applicant is putting on these neighbors is not good.

Thanks  
Michelle Ricart  
North Gateway Village Committee

## Racelle Escolar

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**From:** Jeff Johnson <salukijj@gmail.com>  
**Sent:** Tuesday, August 1, 2023 4:52 PM  
**To:** PDD Planning Commission  
**Subject:** Agenda item #11 App Z-SP-2-23-2

I just wanted to reiterate that the North Gateway Village Planning Committee has already denied this. That is not the place for a storage facility - there is so much more land in the area. I would strongly vote against this.  
Jeff Johnson

## Racelle Escolar

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**From:** Kelyn Younger Kebschull <smelyn539@hotmail.com>  
**Sent:** Friday, July 21, 2023 10:27 AM  
**To:** PDD Planning Commission  
**Subject:** Storage facility case code Z-SP-2-23

To Whom it may concern:

Please note, we are strongly AGAINST the storage facility proposed on the corner of Sonoran Desert Drive and North Valley Parkway. We are already going to be surrounded by apartment buildings, I do not support an eyesore such as a storage facility on that corner. I'd rather have something our community might utilize and benefit from. I'm also very concerned about the construction required and noise to build a structure that will be partially underground and in such close proximity to our neighborhood fence line.

Please record my comment as AGAINST.

Thank you,

Kelyn & Jesse Kebschull  
Sonoran Commons  
2522 W Rancho Laredo Drive

**From:** [Kyle Conkling](#)  
**To:** [PDD Planning Commission](#); [Adrian G Zambrano](#)  
**Subject:** North Valley Parkway Proposal Opposition  
**Date:** Wednesday, July 19, 2023 2:04:12 PM

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I am writing to express our opposition for the self storage facility that is proposed to go on the Southwest corner of North Valley Parkway and Sonoran Desert Drive. I ask that you please document my concern and forward it to the planning commission.

My wife and I have lived in Sonoran commons since our home was built back in 2016. This is a family friendly area that has now become surrounded by apartments and no usable amenities for our family. We are very disheartened by the proposal for a storage facility in this area. Not only with this not add value to our home, it will bring down our area in so many other ways.

Our home is situated on Desert Marigold drive, facing North. The storage proposal was presented as though our neighborhood is full of two story homes and it is not. There are only 2 two story homes on the street the facility backs to, so it would be highly visible. The developer is trying to spin it as though they are doing the neighborhood a favor and saying it won't be higher than the tallest house in the neighborhood, however the facility would be much higher than any surrounding houses. This would be the only thing anyone in our street would see.

Additionally, there is a reason this parcel isn't zoned for storage and the underground request is another huge concern. We have had settling issues over the years that have finally subsided and I hate to imagine how this will impact our nearby homes. The developer has been adamant that there will be no blasting, therefore would have no impact to the surrounding homes. From the little bit of research I have done, that is simply not true. Digging as deep as they are and as wide as they are can have a major impact on the surrounding houses.

I'm writing to ask this request be declined. We are just sick at the thought that this is even an idea. We want to see our area be improved, not brought down by a massive shortage facility which takes away from the beauty of the area. This is a very nice area with a need for useable shops/restaurants, not storage.

Additionally, I attended the last Village Planning Committee meeting and was very disturbed to learn the developer stated they conducted a traffic study but after some questioning by the committee, we learned it was conducted by a neighbor who is in support of the self storage. It is very unprofessional and has become evident that the 8 neighbors backing to the self storage facility that support it are being compensated in some form. There was another neighbor who was worried and totally against the storage facility and suddenly changed her tune. It is very hard to believe knowing how opposed she was to this, that she just suddenly changed her mind without some kind of incentive. My wife and I drove by this area multiple times a day and there are never vehicles parked back there like the neighbor shared in his "traffic study."

There are 20 self storage facilities within 6 miles of where this is being proposed. There simply is no need for this to be rezoned and built up against our residential neighborhood.

Thank you,

Kyle Conkling  
(602)635-8488

**From:** [chuck.chuckhelstein.com](http://chuck.chuckhelstein.com)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Storage Facilities  
**Date:** Thursday, June 8, 2023 5:27:15 PM

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Hello

Name is Charles Helstein and I live 31314 north 26th drive in Sonoran Commons.

I wanted to raise my objections to this project in lieu of attending the in person meeting.

Please contact me if you have any concerns

Charles Helstein

**From:** [mike davila](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Proposed storage facility  
**Date:** Thursday, June 8, 2023 6:23:00 PM

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Hello,

My name is Mike Dávila and my family and I have been living in Sonoran Commons neighborhood for the past 8 years. My wife and I have worked hard our entire lives to provide a healthy and safe life for our family and children.

Although no neighborhood is completely 100% safe, there are protocols that must be taken in order to provide the safest community possible.

We have all heard the quote, “You are who you surround yourself with.” The reason we have heard this quote so many times is because it is TRUE. The businesses that surround our neighborhood bring in a very specific clientele.

Building a storage facility will bring in the type of individuals who are unstable, unreliable, and even criminal. I do not support the idea of bringing this type of riffraff to our area which is connected to our neighborhood. The last thing that we need is a business that is towering over our neighborhood with windows for unstable individuals to peer into the homes of our family oriented community.

I have also been told that this facility is supposed to be open 24 hours. This is extremely concerning, considering the fact that nothing good happens on the streets after 10 PM.

Criminals are everywhere whether you like it or not, but to open a 24 hour storage facility with windows on the building next to your neighborhood is just the same as giving them the gate code to your home. This is extremely unsafe and life-threatening. I would never risk the well-being of my family, friends and neighbors in order to profit the owners of ANY business.

If you want to build your storage facility, build it elsewhere.

Thank you!

Mike Dávila

[Sent from Yahoo Mail for iPhone \[overview.mail.yahoo.com\]](#)