

Attachment G

Sofia Mastikhina

From: PAM MACMILLAN <rwminvestments@msn.com>
Sent: Monday, December 6, 2021 1:14 PM
To: Sofia Mastikhina
Cc: rhorowitz@bcattorneys.com; bgreathouse@bcattorneys.com
Subject: Rezoning application for 40th and Monterosa (Z-60-21-6)

To: Sofia Mastikhina, Ricki Horowitz, Brian Greathouse
From: Pam MacMillan, owner of 4013 E. Devonshire
Re: rezoning R1-6 to townhouses

I am reaching out to let you that we vigorously oppose the rezoning of residential lots on Monterosa street so that townhouses can be built.

I strongly oppose this rezoning for several reasons:

1. This area for 50+ years has been single family homes. A few condo/townhouses have been built on 40th street in the past 10 years but none have actually been on one of the side/residential streets. These multiple housing projects were built at the strong opposition of the neighborhood. Two story and taller buildings ruin other neighbors views, increase people density and car density thus adding to trash, noise pollution, traffic congestion and putting additional pressure on the area to absorb more and more people, cars into schools, restaurants and other retail establishments.
2. There is a reason the area is zoned R1-6 and that because it is a residential neighborhood. It is full of single family homes occupied by families. Townhouses were never intended to be built in these neighborhoods. It will hurt the property values of the neighbors in the surrounding area. They bought their single family homes based on the knowledge that the neighborhood was zoned R1-6.
3. This is not affordable housing which is what is needed (on Indian School and other major streets). The Citrine, the other condos on 40th street as well as the soon to be finished Grove (C.back/44th) are all high end rentals housing thousands of additional people and cars. The intersection at Camelback and 44th St is already listed as the "top 10 most dangerous intersections in Phoenix." The intersection at Indian School and 40th St is also very dangerous - especially during pick up and drop off times at Christ Lutheran School.

Please let this residential neighborhood remain just that - single family homes filled with people living there for many years, typically from recently married to newly retired, not people who move in to a rental on a temporary basis. They never bother to get to know their neighbors or care about the neighborhood because in a year or so they will move on - probably into a residential community without townhomes.

Here are some of my questions:

1. From the architectural drawing it does not appear that there are garages. Is that true? If so, that means a lot of parked cars on the street. Also it appears from the drawing that the balconies are facing north and looking directly into the homes of the people on the north side of Monterosa.
2. What in the back yards? Pool? Grass? Desert? Nothing? From the drawing, it looks like the balconies is where people will sit. What about noise? Privacy for the neighbors?

In conclusion, I strongly urge the Phoenix Planning Commission to reject this rezoning request.

Thank you for reading and taking into consideration my concerns.

Pam MacMillan

Sofia Mastikhina

From: elizabeth lennon <lennonfamily1963@gmail.com>
Sent: Tuesday, December 7, 2021 4:42 PM
To: Sofia Mastikhina
Subject: Rezoning

I oppose rezoning from residential to allow 8 townhouses to be built in the 40th street Monterosa intersection. The neighborhood was never intended to have townhomes and the traffic is already very dangerous at Indian School and 40th street.

I appreciate your understanding as an active member of this great community filled with young families with children.

Regards,

Elizabeth Lennon

5905 e calle tubería
Phoenix, az 85018

Sofia Mastikhina

From: Pamela MacMillan <rwminvestments@msn.com>
Sent: Monday, December 13, 2021 2:44 PM
To: Sofia Mastikhina
Subject: Rezoning

Hi Sofia: This is Pam MacMillan again.

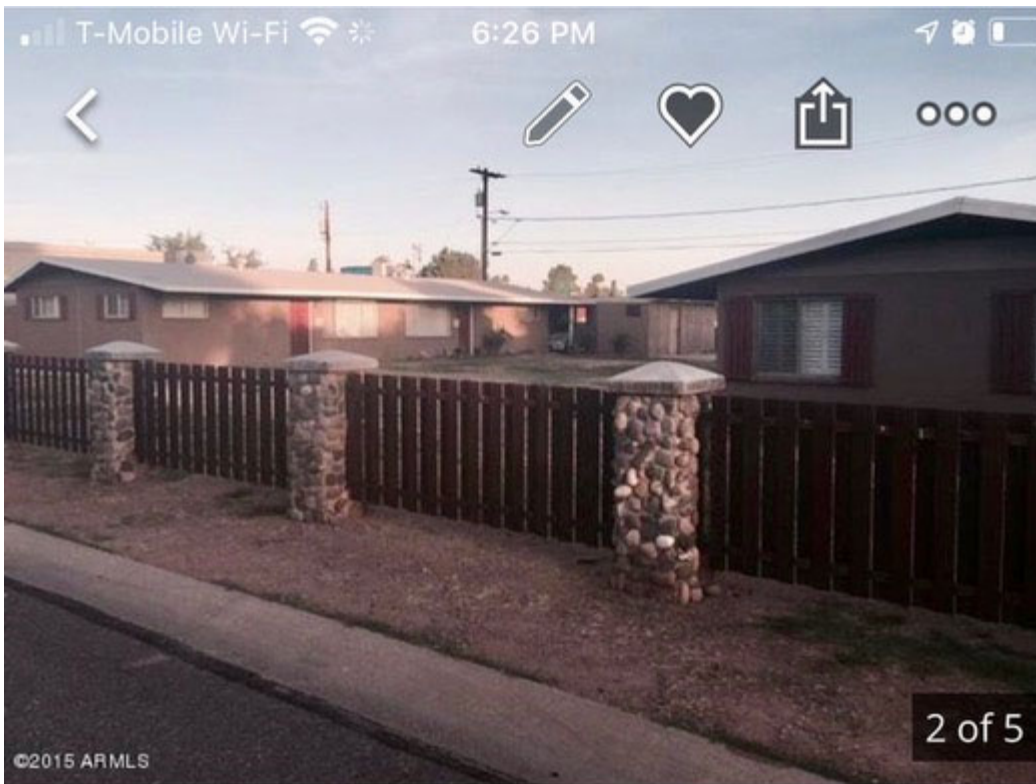
I am sure in the big scheme of things my comments won't make a bit of difference but I would like to share my thoughts regarding re-zoning in general with the planning committee.

It is a very slippery slope once you start to rezone neighborhoods. Arcadia is the perfect case study for this. In the last 10 years, Arcadia has gone from single story ranch homes on big irrigated lots to mansions that are built from lot line to lot line. Most new builds are now two story homes that ruin the view of Camelback Mountain for others in the neighborhood. There is barely a citrus tree left and most new comers have no idea that Arcadia was once a citrus grove. I understand all the reasons why this has happened but it has ruined the charm and uniqueness of Arcadia. Once you started to allow rezoning in Arcadia, the requests came pouring in: larger homes, two story homes, splitting of lots to built two homes...the list goes on and on. Also rezoning allowed high-rise apartments, condos, townhomes and soon to be hotel on the all the major streets surrounding Arcadia.

Let's be honest, the structures that were on Monterosa at 40th street were built to looked like single family ranch style homes. Yes, they were old and yes they were multi housing units and yes they probably needed to be replaced after the fire but the modern two story all glass townhouses that will be built don't exactly fit in the neighborhood AND DO increase the number of cars, people on Monterosa. Also, the reason the single family home needs to be torn down is because the current owner choose not to maintain the property.

I completely agree with Ms Augusta that the traffic department needs to get involved. I use the intersection at 40th and Indian School almost every day. That corner has changed significantly since 2015. There is alway lots of trafffic coming and going from the restaurants, yoga studio and other retail stores on the northwest corner. It is incredibly dangerous to attempt to turn left (north) out of the strip center onto 40th street. The plan to use the alley as a driveway to get to the carports for the townhouses has not been well thought out and is dangerous.

I have attached photos of the original structures and the single family home. I realize the townhouses will be built. The purpose of this letter is to ask the planning committee to be careful of allowing so much rezoning. It changes the character, purpose of neighborhood zoned for single family homes.



-- bds | -- ba | 800 sqft

3937 E Monterosa St APT B, Phoenix, AZ 85018



Racelle Escolar

From: Dana Zuidema <dazuidema414@gmail.com>
Sent: Tuesday, January 4, 2022 8:13 PM
To: PDD Planning Commission
Subject: Case no z-60-21-6

Hello,

I am writing this email to voice my opposition of case no z-60-21-6. I live in the neighborhood and do not support the rezoning of this single family lot to multi family housing.

Dana Zuidema
3919 E. Devonshire ave
Phoenix, AZ 85018

Racelle Escolar

From: Gayle Milling <gjmilling@gmail.com>
Sent: Wednesday, January 5, 2022 9:41 AM
To: PDD Planning Commission
Subject: Case No Z-60-21-6

This is a note to state that my husband and I, Gayle and Richard Milling of 3931 E Heatherbrae Drive strongly oppose the rezoning of Monterosa from single family home lots to multi-family homes. There is a significant risk to increased traffic on 40th street which is already extremely busy and hazardous for kids and families as well as decreased character of the single-family home neighborhood we all love.

We beg you to not move forward with this.

Regards -

Richard and Gayle Milling

Sent from my iPad

Racelle Escolar

From: Connie Bennett <connie7bennett@gmail.com>
Sent: Wednesday, January 5, 2022 1:25 PM
To: PDD Planning Commission
Subject: Case No-60-21-6

Good afternoon! I wish to voice my opposition on rezoning Monterosa Street. Not only will building the “eight” two-story townhouses on a “single family home lot” decrease the character of our single family home neighborhood, but it would increase dangerous traffic patterns & cause more excess parking on Monterosa Street which is already an issue as the lot in question is bordered by commercial properties & overflow parking comes onto our street as it is. Please consider the safety of our children & grandchildren in forming your decision. Thank you! Connie Bennett at 3926 E Monterosa St.

From: just me <skwrusphe@hotmail.com>
Sent: Wednesday, January 5, 2022 5:38 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Z-60-21-6 opposition

Application #: Z-60-21-6
From: R1-6 and R-3
To: R-3
40th Street and Monterosa Street
Proposal: Multifamily Residential

mailto:pdd.planningcomm@phoenix.gov

January 5, 2022

Dear Planning Commission.

My apologies that this letter/email is being written and submitted on January 5. I hope you will still consider it.

I'm writing to express my very strong opposition to allowing more housing units on the lot on Monterosa Street just west of 40th Street. Please do not allow this.

The planning commission designs and the zoning requirements were set a long time ago with the intent of keeping the neighborhood nice. Please don't allow this change as there is no need to do so – other than more profit for the builder/developer and that is not and never should be a valid reason.

I have lived in this neighborhood many years. It is in one of the hottest zip codes right now and is shockingly popular to builders and flippers. Builders and flippers who come in to make as much money as they can by cramming more buildings/square footage into the lots and more bodies in those buildings and more cars on the streets, with zero regard to what happens to the neighborhood and the traffic around it once they've made their profits and left – aesthetics, number of people, lack of parking, noise, trash, etc., etc.

On this townhouse development, it says two parking spaces per unit, but will there be a limit of two cars per unit? And where will their visitors park? More residents means more cars, whether they live there or are visiting. There is not any more room on Monterosa Street for more cars to park. Entering or leaving Monterosa at 40th Street at certain times of the day is very challenging because of the number of cars parked there.

We don't need more people and more traffic to clog up our once lovely, friendly neighborhood. We don't need any more two-story mega homes – or townhouses in this case - going up in our neighborhood. We are losing the character of our neighborhood. Cramming more in is not the answer.

Please have consideration for those of us who have lived in and continue to live in this neighborhood.

I can't help but emphasize the cars/parking/traffic issue, but my opposition is more than that, as I've stated above.

None of the neighbors I've spoken to are in favor of this change. I do not know how many are writing or speaking out about this to the Commission. Sadly, as you well know, getting people participate and be involved is quite a challenge.

Thank you for taking the time to read and consider my comments.

P. Lyons
3828 E. Monterosa St.
Phoenix, AZ 85018

Racelle Escolar

From: Rosemary Scott <alanscotttrs@gmail.com>
Sent: Wednesday, January 5, 2022 6:43 PM
To: PDD Planning Commission
Subject: Case number Z 60 21 6

To the zoning committee: it's time to vote no to converting a single family home lot to multifamily in a residential neighborhood. whoever this developer is was not clear when initially requesting a change to zoning, indicating they wanted the zoning change to a property close to 40th St. It's on a residential street and it is a single family home. It will increase traffic, crowd an already crowded intersection, bring down home values, and create ? rentals we do not need. It is bad enough single family homes are converted to hotels or you may prefer to call them Airbnbs. We have lived for 40 years in this neighborhood. We have driven out drug dealers and prostitutes. We have supported Creighton School district and Phoenix Union High School District not just by paying taxes but sending our children to these inner city schools. Does this developer care about these schools? We are tired of fighting to keep this a residential neighborhood so please help us and stop these greedy developers. Sincerely Rosemary Scott and Alan C. Gee

Racelle Escolar

From: Peter Eastburn <peter.eastburn59@gmail.com>
Sent: Wednesday, January 5, 2022 9:09 PM
To: PDD Planning Commission
Cc: pmathes_222@yahoo.com
Subject: Case No Z-60-21-6

To whom it may concern,

The biggest concern is traffic at the corner of Monterosa and 40th street. It already backs up past Devonshire on 40th street most evenings and always on Friday and sometimes on Saturday. The street parking on Monterosa in front of the proposed apartment project will be devastating to the neighborhood, this is a signal family neighborhood not an opportunity zone for someone to make a buck off of multifamily residences.

Regards,

Peter S. Eastburn

Racelle Escolar

From: Tristahn Schaub <tristahn@gmail.com>
Sent: Wednesday, January 5, 2022 10:23 PM
To: PDD Planning Commission; Council District 6 PCC
Subject: Case No Z-60-21-6 Opposition

To whom it may concern - I am writing in opposition to the proposed multifamily development at Monterosa and 40th St. Since the mortuary was sold, that corner has become overstuffed and commercially exploited. Parking has been insane and the businesses are now generating nighttime noise complaints from nearby residences. This proposed development seems to add to the problems already taking place on that corner.

At first glance of the project I thought, "Who on earth would want to buy one of these townhomes stacked on top of one another and shoved right up against that commercial nuisance?" and simply dismissed the application. However, having heard from local residents, I feel compelled to speak out more formally, not for its gross exploitation of the land and density but for the impacts to the community. I am 100% in agreement with the following concerns which have been raised:

Loss of Property Value: Multifamily homes are known to drive down the value surrounding homes. We do not want our property value driven down due to this development.

Loss of Character of Single-Family Home Neighborhood: If this rezone is approved, it may set precedent allowing other similar rezoning requests to be approved. This means our community could shift from single-family homes to more multifamily homes, which will impact the character of our neighborhood. The rezone would also allow for rentals.

Creation of Dangerous Traffic Patterns: Four driveways exist in total on the east and west side of 40th Street between Indian School and Monterosa Street. Adding eight additional units in this space will create a higher traffic volume, which will make an already dangerous intersection more dangerous.

Creation of Excess Parking on Monterosa Street: Excess parking is already an issue on Monterosa Street due to the development on Indian School and 40th Street. The spillover parking on the narrow Monterosa Street creates danger for pedestrians. Eight additional units will create more parking issues and danger.

My hope is that you restore sanity to how this parcel is being zoned and managed by denying this development request.

Thank you,

Tristahn Schaub