

Attachment L

Sage Luxury Apartment Homes

Dynamite Apartments I LLC, 31731 Northwestern Highway, Ste 250W, Farmington Hills, MI 48334 (248) 855-5400

June 6, 2019 (revised from previous 3-8-19 letter)

City of Phoenix – City Council
c/o Zoning Counter, Planning & Development Department,
200 W. Washington Street, Second Floor, Phoenix, AZ 85003
Attn: David Simmons - Planner

Re: Objection to Rezoning Case Z-86-18-2 on the Black Canyon Highway Service Drive at the Dynamite Boulevard Extension (revised from 3-8-19 letter)

Dear Mr. Simmons,

Please inform the City of Phoenix City Council and all other interested City Departments that, as a neighbor directly adjacent to the north and east, **we strongly object** to the proposed Rezoning of this property for use as an outdoor Boat & RV Storage Facility. We have reviewed the provided (and sometimes conflicting) information, and felt it important to voice our concerns. Before we identify specific concerns, it is important to note we have no record of being invited to any Neighborhood Meetings. We were, therefore, not present to participate in the public meeting discussion. As the neighbor most immediately impacted by this use, representing over 300 units and about 600 residents (not including phase 2 with 232 more units and maybe 500 more residents), we would have expected to be invited or at least received a call. The Developer has since informed us it was an error in label printing, and the Developer did provide us with information and answer questions in a recent conference call.

Our objections regarding the Use and Plan are as follows:

City's goal of a balance between housing and jobs is not met. The General Plan and Land Use Map envision Residences or Employment Centers for this area. Deer Valley's official brochure states that one of its principles is to balance housing and employment. A Commerce Park with businesses in a campus-like setting provides the opportunity for numerous well-paying jobs. Higher-density housing brings more residents (and their income) into the area. An outdoor storage facility with 24-hour keycard access will do neither. It will have at most few employees. This rezoning/development doesn't match the vision outlined by the General Plan. Has the Applicant provided information about the permanent jobs created by this project? Using generally conservative employment numbers of 25 people per acre for a suburban commerce park (upwards of 30 – 35 for light manufacturing and software/GIS), we estimate a commerce park on this site would employ approximately 275 people, 750 people total if it were expanded into the parcels whose road access this project will cut off. At 14.5 units/acre, a higher density residential development like the one recently proposed just south of this site, could provide 159 housing units, or up to 434 units if the adjacent 19 acres are included instead of being cut off from full access to the Service Drive. This proposed rezoning/development seems to go in the opposite direction of the goals set forth in the General Plan for Deer Valley, and at very least prevents the highest and best use of the remaining 19 acres of residentially zoned parcels.

Boat and RV Storage is a special use for a reason. Boat and RV Storage is listed in the Ordinance as a special use because it is not a reasonable use under most circumstances. It is only reasonable under certain circumstances. The Special Use category was made to protect area residents and property owners from development that is not suitable for the specific circumstances. Inserting a 24 hour a day outside business next to our development with 304 apartments with nearly 600 residents, including families with children, plus our future phase and the other adjacent residential uses with by eliminating a road extension and limiting the potential for adjacent development to whatever works with a only 20' access easement is not beneficial to the area. The rezoning for this development runs counter to all the protections the Ordinance puts in place.

The plan attached to our notice is not the same plan as reviewed by the City. The plans we've received are different and have different dates. We expect to be given accurate information when asked to comment on such an important subject. The information on the current (?) plans also does not match the information stated on the website advertising the Fall 2019 opening of this storage development. Regardless of which information is correct, this proposed development greatly impacts our residents, our business, and our high-end community, and jeopardizes the attractiveness of Sage Luxury Apartments.

Why are the future road extensions no longer important? The proposed development eliminates 2 future road extensions that would allow full development the acreage parcels east of this development. It eliminates the proposed Dynamite Boulevard extension and it leaves only a 20' easement for Oberlin Way along its south edge for access to this remaining acreage. This proposed outdoor storage development restricts future development of the rest of this area west of the Wash, by our calculations, upwards of 19 acres. When Sage Apartments was developed, we were required to leave room for a cul-de-sac for the Dynamite Blvd extension. We omitted some parking, added walls and 2 gates, and configured our pool area accordingly. Now the City appears unconcerned that road access that would have served our site (additional access and emergency access) plus provided access to undeveloped parcels is being eliminated. The 1/4 cul-de-sac shaped area that would be left vacant in the corner of our site will be costly and inefficient to reclaim.

This storage yard will be developed in phases, with the southerly parcel being developed first, the northerly parcel second and the office building developed third. If Phase 1 is completed and less successful than anticipated, then Phase 2 might not be developed for many years, if ever. The neighbors will be left with a bunch of storage canopies, a half-installed wall, no business office, no chance for a Dynamite Road extension, and the wasted potential for additional development on the remaining parcels to the east. Usually when a development includes a road that is supposed to extend through it, that road is extended through the development. At very least the developer dedicates the necessary land for the future r.o.w. and design their site accordingly. Nothing is dedicated for Dynamite Blvd and only 20' is dedicated to Oberlin Road. The smallest road r.o.w.s allowed by the City are 50' to 60' wide. Is the McDonald Trust, the property owner to the south, willing to dedicate 30' to 40' (10' to 20' more than the storage site) to preserve the other property owners' rights for access? Eliminating the potential for road access into these easterly parcels is denying the owners and neighbors of the benefits of the highest and best use of those parcels. Eliminating the Dynamite Blvd extension is not in the City's or the neighbors' or the public's best interest.

The Applicant's Traffic Study starts with a disclaimer. It states that they have no real data for Boat & RV Storage businesses. It is unreasonable to ask neighboring property owners and municipal officials to evaluate the impact of a specific site use, when one of the key topics, traffic impact, is estimated based on presumptions. The traffic study doesn't seem to take into account that many trips to this Site actual generates 2 trips through the northbound service drive's intersection with Jomax Road (see below). Also, without actual Boat & RV Storage data, the peak hours of a.m. and p.m. usage are unknown. Knowing when most of the traffic will occur would be necessary to truly determine the impacts and appropriate mitigation for this site.

The applicant's stated decrease in traffic doesn't paint the whole picture. It is likely true that the total amount of daily traffic will likely be less. The more importance fact is that people with fishing boats or ATVs will probably pick them up very early in the morning, on the way to the lake. They might pick their boat or RV up the day before, on their way home from work, during rush hour, or at night after they are done with dinner and the kid's homework. The point is they won't be picking up or dropping off their Boat or RV mid-day. They will be picking up or dropping off their Boat or RV at the lease convenient times for the adjacent residential uses. In addition, the applicant states that nearby RV resorts to the north is a reason for the placement of this storage facility. This highlights a larger issue. There is no on-ramp from the service drive to I-17 North at the Dixileta Overpass so traffic from this site cannot head directly north. There is a service drive and northbound on-ramp north of the 303 overpass, but there is a 0.7 mile gap in the service drive between Dixileta and the 303 overpass. North of the Dixileta Overpass, the service drive turns east and connects to North Valley Pkwy, but that part of the service drive is only for the City Transfer Station and Mine Traffic. All other traffic can be ticketed. To access I-17 North from properties on the east side of I-17 north of Jomax must drive north on service drive and cross over I-17 on the Dixileta Overpass, then drive south on service drive to cross over I-17 on the Jomax Overpass, then drive North on service drive to I-17 North on-ramp, for a round trip of about 4 miles. This trip requires a client of this proposed storage site to pass through the Jomax/northbound service drive intersection twice for every trip that continues north on I-17. The total trips associated with picking up an RV also increase if 2 people take a car to pick up a drivable RV, then both vehicles head back home to prepare the RV for a later trip.

The applicant's narrative states there is a significant deficiency of demand over supply. If there is a deficiency of demand over the amount of storage available, then this development is not necessary. If they mean there is a deficiency in supply, then they should indicate why the 426 vehicles current parked for free at home will be moved to a new facility that charges rent. Are every one of these 426 boats/rvs parked illegally?

Conformance with and Support of the Core Values. We do not recognize that outdoor storage celebrates a diverse community, and renting a storage space provides any strengthening of the local economy. We have read the statements provided. They are "a stretch". If anything, as proposed this development will weaken the economy by only providing a few jobs while greatly restricting the potential development on the adjacent properties (by eliminating the road extensions)

The staff Report states it is compatible with adjacent residential uses. A 24-hour business that involves 24-hour security lighting plus loading and unloading trailers in the morning and evenings is not compatible with residential uses adjacent and very close by. The proposed use will really be a nuisance for the area residents. Boat owners and ATV owners will start their motors to make sure they are running properly, and maybe even perform a tune-up before they head to the lake or trails,

adding new noise levels to the clanging and banging of trailers. Most of this noise will occur early in the morning or in the late afternoon/evening.

The staff Report states it will generate little traffic. We urge the City to carefully assess the real traffic impacts of a development like this. We acknowledge it will likely generate less total traffic than many other Uses, but we doubt the traffic it generates is spread out over the whole day, and there is probably little traffic during the normal business day when staff is onsite. Since this site deals in the storage of recreational vehicles of all sorts, its weekday traffic will likely be before and after work hours and its weekend traffic will be primarily late Friday evening or very early Saturday morning for pick-ups and very late Sunday evening for drop-offs. (See the above statement about traffic)

The staff Report states the plan includes impact-mitigating features. No features have been included to mitigate the impact to future development by eliminating Dynamite Boulevard and Oberlin Way. Also, has the lighting plan been studied as it relates to 24-hour lighting? Pole lights in an open parking lot reflecting off large vehicles will create a considerable amount of light, even if the light fixtures are top-shielded. If all the storage parking spaces are covered, then the light will be reflecting off of large and much taller galvanized metal roofs. Has a mitigation feature for loud sounds late at night or early in the morning been identified? Someone hooking up their boat early in the morning to go fishing will make louder-than-usual noise. Almost everyone who hooks up to their quadrunner trailer will start the engine(s) to be sure they run before heading to the desert. Finally, we've been told the storage garages will reduce the noise from I-17. That reduction will only be for the small distance they extend above the top of our wall (10'+ tall wall in that area). The garages will actually introduce a new source of noise much closer to the apartment residents.

And a few general comments.

- It is difficult to comment on the proposed site plan itself, as we just found out it is different from the one we were sent with the Meeting notice. We are told the accurate final storage space count is 230 units. The website announcing the opening of this development states there will be 350 spaces + 50 garages, and it offers the option of open, uncovered spaces.
- The applicant mentions nearby RV resorts for the placement of this storage facility. We find it unlikely that area residents will pack up their RV regularly for 15- to 30-mile trips. Long-term RV parks mean the RV's will be likely kept at the resort, not at this facility.
- No boat storage is identified on the plan. All the proposed types/locations of storage areas must be identified per the ordinance.
- Will the boat storage consist of individual boats on trailers, or will some boats be stored vertically on hoists?
- Will this facility allow storage of sandrails, waverunners and jet skis, quadrunners, motorcycles and other similar vehicles, or spare parts for the vehicles?
- Is there a development provision to prevent people from working on or testing/tuning up motors and engines on the site? How will it be enforced if staff is only on site 9am to 7pm?
- Will clients be allowed to store other outdoor equipment like tents, bikes, innertubes, fishing tackle, etc., (not contained within a primary vehicle) as long as it is on a licensed trailer?
- How often will units and/or covered trailers be inspected to be sure only permitted items are being stored?

- Will the hours of operation be limited to prevent late night or early morning noise between 9pm and 7 am?
- Why is the effluent waste pumping area close to the residences? Can it be moved farther away?
- Why are garage and carport heights dimensioned to the lowest side of the structure? What are their maximum heights?
- The landscape plan does not include heights of the plant materials.
- Will this site also store sailboats? If so, will masts be required to be folded down and stored flat? Will fixed-mast boats be allowed? How will screening for fixed masts be accomplished?
- There are existing apartments, existing single family homes on big parcels and recently approved attached housing surrounding this site. Putting a storage facility into the middle of all these residential uses will be disruptive to all the adjacent owners. Eliminating the potential for development of the remaining large parcels is incredibly short-sighted.

We have made a significant investment in Sage Luxury Apartments, including a large investment to bring water and sewer to the site, sized to consider future development of this area as the business parks and employment centers or residences. Under-developing this area by eliminating roads, restricting future development and building an incompatible Boat & RV Storage site goes in the opposite direction envisioned by the General Plan, and ignores our infrastructure investment not only for our site but for future development, which causes Sage and the other impacted property owners harm.

We hope the City agrees that the proposed rezoning is not consistent with the General Plan and would be detrimental to all neighboring properties, and to all the Deer Valley goals associated with this development district. We respectfully request this Rezoning request and development be denied, and we thank you for your consideration.

Sincerely,



Mark Highlen, agent for Dynamite Apartments 1 LLC
Owner of Sage Luxury Apartment Homes
28425 N. Black Canyon Highway
Phoenix, AZ 85085

David O Simmons

From: Mark Highlen <MHighlen@beztak.com>
Sent: Wednesday, July 10, 2019 12:41 PM
To: Joseph Grossman
Cc: David O Simmons; Alan Stephenson
Subject: FW: Deer Valley VPC 2nd Hearing for Rezoning Z 86-18-2
Attachments: Deer Valley VPC Rezoning Z-86-18-2 Ltr 7-10-19.pdf

Dear Mr. Grossman,

Attached is my revised objection letter. One of the sentences in the earlier emailed letter was poorly worded, so I changed it.
Please use this letter and discard the previous one.

Thank you

Mark Highlen
Land Development Project Manager | Beztak Companies
31731 Northwestern Highway | Suite 250W | Farmington Hills, MI 48334
(P) 248-737-6175 | (C) 248-506-9398
mhighlen@beztak.com
www.beztak.com

From: Mark Highlen
Sent: Wednesday, July 10, 2019 12:04 PM
To: josephagrossman@gmail.com
Cc: david.simmons@phoenix.gov; alan.stephenson@phoenix.gov
Subject: Deer Valley VPC 2nd Hearing for Rezoning Z 86-18-2

Dear Mr. Grossman,

Attached please find our objection letter for the rezoning case Z-86-18-2.
Since the VPC's initial decision to not recommend approval, the applicant submitted new information, the Planning Commission added new stipulations, and the City Council sent this matter back to the VPC
We felt it was important address these new factors and again voice our objection.
We are sending this to you via email so the VPC members have adequate time to review it before next weeks meeting. We copied the Village Planner and City Planning & Development Director on this email so they have the same information.

Please review the attached letter and feel free to contact me if you have any questions.

Thank you.

Mark Highlen - Land Development Project Manager
Sage Luxury Apartment Homes (The Beztak Companies)
31731 Northwestern Highway | Suite 250W | Farmington Hills, MI 48334
(P) 248-737-6175 | (C) 248-506-9398
mhighlen@beztak.com
www.beztak.com

Sage Luxury Apartment Homes

Dynamite Apartments I LLC, 31731 Northwestern Highway, Ste 250W, Farmington Hills, MI 48334 (248) 855-5400

July 10, 2019

Deer Valley Village Planning Committee
c/o Mr. Joseph Grossman – Committee Chairperson
21309 E. Escuda Drive, Phoenix, AZ 85024

VIA EMAIL

Re: Objection to Rezoning Case Z-86-18-2 on the Black Canyon Highway Service Drive at the Dynamite Boulevard Extension (revised from 3-8-19 letter)

Dear Mr. Grossman,

Thank you for preserving the integrity of the Master Plan's vision for this area of Deer Valley with your previous vote to not settle for a development that brings neither jobs nor housing to the area. Thank you for your recommended denial of a development that is not compatible with the existing uses in the area, and that likely will reduce the value of surrounding properties and prevent them from being developed in a manner that benefits the residents of Deer Valley.

With the City Council's decision to send this rezoning request back to the Village Planning Committee, we find ourselves back at step 1 in the process. We ask you to again to preserve the Master Plan and to again protect the residents and the adjacent property owner. We ask that you send a 2nd recommendation to the City of Phoenix Planning Commission to deny this rezoning request.

To that end, we have reviewed the support letters from a local HOA and area residents, as well as the additional stipulations recommended by the City Planning Commission. We offer the following comments:

- All of the adjacent property owners plus a large number of residents who live next door in Sage Luxury Apartment Homes do not support this rezoning. The applicant's supporters appear to live on the other side of the freeway or across the Wash, and will not be impacted by the proposed storage yard.
- Supporters of the rezoning mention that they can't store their boats/RVs at home due to condo association rules. If they have boats and RVs, then they must already have a storage facility of some kind, so their support of this particular rezoning is not a matter of necessity, but of convenience. Outdoor storage could be provided in a more appropriate location within Deer Valley.
- The support letter limits the storage yard to Boats and RVs only, but does not define either term. In a previous conversation with the applicant, we were told it could also include pull-behind campers, quad runners and motorcycles, jet skis and wave runners, etc. Basically anything recreational that sits on a trailer or can be otherwise towed.

- The support letter states this development will bring jobs to the area. While there will be some work necessary to construct the project, it is unlikely a contractor will have to hire significant staff to complete it. It is also unlikely that this project will create more than a few low-paying jobs.
- The support letter states that a storage yard is a compatible use, but does not indicate what area uses it is compatible with and does not describe why it is compatible. We believe it is important to provide this crucial information, and it is also required by the City Ordinances.
- Stipulation 13 states no mechanical or body repair/maintenance facilities shall be permitted on the premises. The word “facilities” specifically prohibits a repair shop from being constructed on the property, but does nothing to prevent an individual from tuning-up or repairing their vehicle in their storage space. It is naïve to think people will tow their dirt bikes, quad runners, wave runners, etc. to the desert or to a lake without starting them and making sure they run well.
- Stipulations 15 and 16 indicate the hours of operation for Phase 2 (7am to 9pm) and Phase 1 (5 am to 10 pm). The distance to the nearest apartment building from the SE corner of Phase 1 and from the NE corner of Phase 2 is the same. The distance from the NE corner of Phase 2 is almost the same distance to the SE corner of Phase 1 to that same apartment building. Sound waves will travel the same way over the same distance, regardless of the time of day or the phase number or the direction they travel. Changing the hours of operation of the different phases does not mitigate the noise level.
- Stipulation 18 states a 25ft wide public access easement will be dedicated along the south portion of the site. Since this zoning request completely eliminates the Dynamite Boulevard extension, and since the 6 minimally developed single-family residential parcels to the east and south of this rezoning have 3 separate owners, a 25’ access easement does not guarantee a future 60’ wide road access to the easterly 4 parcels. First, the owner of the southerly parcels would have to dedicate 35’ to the future road easement, which is more than their fair share. Second, the 25’ access easement would have to stipulate it can be converted to a private or public road easement upon the request of one of the property owners. As it is currently proposed, this rezoning request could effectively prevent any of the easterly 4 parcels from being further developed.

Also for your review and consideration, we have attached a copy of our June 6, 2019 letter to the City Council the rest of our objections to this rezoning request. Please feel free to call or email us with any questions you may have.

Sincerely,



Mark Highlen, agent for Dynamite Apartments 1 LLC
Owner of Sage Luxury Apartment Homes
28425 N. Black Canyon Highway
Phoenix, AZ 85085

Cc: Alan Stephenson, Planning & Development Director, City of Phoenix
David Simmons, Village Planner, City of Phoenix Planning & Development Department,

Sage Luxury Apartment Homes

Dynamite Apartments I LLC, 31731 Northwestern Highway, Ste 250W, Farmington Hills, MI 48334 (248) 855-5400

June 6, 2019 (revised from previous 3-8-19 letter)

City of Phoenix – City Council
c/o Zoning Counter, Planning & Development Department,
200 W. Washington Street, Second Floor, Phoenix, AZ 85003
Attn: David Simmons - Planner

Re: Objection to Rezoning Case Z-86-18-2 on the Black Canyon Highway Service Drive at the Dynamite Boulevard Extension (revised from 3-8-19 letter)

Dear Mr. Simmons,

Please inform the City of Phoenix City Council and all other interested City Departments that, as a neighbor directly adjacent to the north and east, **we strongly object** to the proposed Rezoning of this property for use as an outdoor Boat & RV Storage Facility. We have reviewed the provided (and sometimes conflicting) information, and felt it important to voice our concerns. Before we identify specific concerns, it is important to note we have no record of being invited to any Neighborhood Meetings. We were, therefore, not present to participate in the public meeting discussion. As the neighbor most immediately impacted by this use, representing over 300 units and about 600 residents (not including phase 2 with 232 more units and maybe 500 more residents), we would have expected to be invited or at least received a call. The Developer has since informed us it was an error in label printing, and the Developer did provide us with information and answer questions in a recent conference call.

Our objections regarding the Use and Plan are as follows:

City's goal of a balance between housing and jobs is not met. The General Plan and Land Use Map envision Residences or Employment Centers for this area. Deer Valley's official brochure states that one of its principles is to balance housing and employment. A Commerce Park with businesses in a campus-like setting provides the opportunity for numerous well-paying jobs. Higher-density housing brings more residents (and their income) into the area. An outdoor storage facility with 24-hour keycard access will do neither. It will have at most few employees. This rezoning/development doesn't match the vision outlined by the General Plan. Has the Applicant provided information about the permanent jobs created by this project? Using generally conservative employment numbers of 25 people per acre for a suburban commerce park (upwards of 30 – 35 for light manufacturing and software/GIS), we estimate a commerce park on this site would employ approximately 275 people, 750 people total if it were expanded into the parcels whose road access this project will cut off. At 14.5 units/acre, a higher density residential development like the one recently proposed just south of this site, could provide 159 housing units, or up to 434 units if the adjacent 19 acres are included instead of being cut off from full access to the Service Drive. This proposed rezoning/development seems to go in the opposite direction of the goals set forth in the General Plan for Deer Valley, and at very least prevents the highest and best use of the remaining 19 acres of residentially zoned parcels.

Boat and RV Storage is a special use for a reason. Boat and RV Storage is listed in the Ordinance as a special use because it is not a reasonable use under most circumstances. It is only reasonable under certain circumstances. The Special Use category was made to protect area residents and property owners from development that is not suitable for the specific circumstances. Inserting a 24 hour a day outside business next to our development with 304 apartments with nearly 600 residents, including families with children, plus our future phase and the other adjacent residential uses with by eliminating a road extension and limiting the potential for adjacent development to whatever works with a only 20' access easement is not beneficial to the area. The rezoning for this development runs counter to all the protections the Ordinance puts in place.

The plan attached to our notice is not the same plan as reviewed by the City. The plans we've received are different and have different dates. We expect to be given accurate information when asked to comment on such an important subject. The information on the current (?) plans also does not match the information stated on the website advertising the Fall 2019 opening of this storage development. Regardless of which information is correct, this proposed development greatly impacts our residents, our business, and our high-end community, and jeopardizes the attractiveness of Sage Luxury Apartments.

Why are the future road extensions no longer important? The proposed development eliminates 2 future road extensions that would allow full development the acreage parcels east of this development. It eliminates the proposed Dynamite Boulevard extension and it leaves only a 20' easement for Oberlin Way along its south edge for access to this remaining acreage. This proposed outdoor storage development restricts future development of the rest of this area west of the Wash, by our calculations, upwards of 19 acres. When Sage Apartments was developed, we were required to leave room for a cul-de-sac for the Dynamite Blvd extension. We omitted some parking, added walls and 2 gates, and configured our pool area accordingly. Now the City appears unconcerned that road access that would have served our site (additional access and emergency access) plus provided access to undeveloped parcels is being eliminated. The 1/4 cul-de-sac shaped area that would be left vacant in the corner of our site will be costly and inefficient to reclaim.

This storage yard will be developed in phases, with the southerly parcel being developed first, the northerly parcel second and the office building developed third. If Phase 1 is completed and less successful than anticipated, then Phase 2 might not be developed for many years, if ever. The neighbors will be left with a bunch of storage canopies, a half-installed wall, no business office, no chance for a Dynamite Road extension, and the wasted potential for additional development on the remaining parcels to the east. Usually when a development includes a road that is supposed to extend through it, that road is extended through the development. At very least the developer dedicates the necessary land for the future r.o.w. and design their site accordingly. Nothing is dedicated for Dynamite Blvd and only 20' is dedicated to Oberlin Road. The smallest road r.o.w.s allowed by the City are 50' to 60' wide. Is the McDonald Trust, the property owner to the south, willing to dedicate 30' to 40' (10' to 20' more than the storage site) to preserve the other property owners' rights for access? Eliminating the potential for road access into these easterly parcels is denying the owners and neighbors of the benefits of the highest and best use of those parcels. Eliminating the Dynamite Blvd extension is not in the City's or the neighbors' or the public's best interest.

The Applicant's Traffic Study starts with a disclaimer. It states that they have no real data for Boat & RV Storage businesses. It is unreasonable to ask neighboring property owners and municipal officials to evaluate the impact of a specific site use, when one of the key topics, traffic impact, is estimated based on presumptions. The traffic study doesn't seem to take into account that many trips to this Site actual generates 2 trips through the northbound service drive's intersection with Jomax Road (see below). Also, without actual Boat & RV Storage data, the peak hours of a.m. and p.m. usage are unknown. Knowing when most of the traffic will occur would be necessary to truly determine the impacts and appropriate mitigation for this site.

The applicant's stated decrease in traffic doesn't paint the whole picture. It is likely true that the total amount of daily traffic will likely be less. The more importance fact is that people with fishing boats or ATVs will probably pick them up very early in the morning, on the way to the lake. They might pick their boat or RV up the day before, on their way home from work, during rush hour, or at night after they are done with dinner and the kid's homework. The point is they won't be picking up or dropping off their Boat or RV mid-day. They will be picking up or dropping off their Boat or RV at the lease convenient times for the adjacent residential uses. In addition, the applicant states that nearby RV resorts to the north is a reason for the placement of this storage facility. This highlights a larger issue. There is no on-ramp from the service drive to I-17 North at the Dixileta Overpass so traffic from this site cannot head directly north. There is a service drive and northbound on-ramp north of the 303 overpass, but there is a 0.7 mile gap in the service drive between Dixileta and the 303 overpass. North of the Dixileta Overpass, the service drive turns east and connects to North Valley Pkwy, but that part of the service drive is only for the City Transfer Station and Mine Traffic. All other traffic can be ticketed. To access I-17 North from properties on the east side of I-17 north of Jomax must drive north on service drive and cross over I-17 on the Dixileta Overpass, then drive south on service drive to cross over I-17 on the Jomax Overpass, then drive North on service drive to I-17 North on-ramp, for a round trip of about 4 miles. This trip requires a client of this proposed storage site to pass through the Jomax/northbound service drive intersection twice for every trip that continues north on I-17. The total trips associated with picking up an RV also increase if 2 people take a car to pick up a drivable RV, then both vehicles head back home to prepare the RV for a later trip.

The applicant's narrative states there is a significant deficiency of demand over supply. If there is a deficiency of demand over the amount of storage available, then this development is not necessary. If they mean there is a deficiency in supply, then they should indicate why the 426 vehicles current parked for free at home will be moved to a new facility that charges rent. Are every one of these 426 boats/rvs parked illegally?

Conformance with and Support of the Core Values. We do not recognize that outdoor storage celebrates a diverse community, and renting a storage space provides any strengthening of the local economy. We have read the statements provided. They are "a stretch". If anything, as proposed this development will weaken the economy by only providing a few jobs while greatly restricting the potential development on the adjacent properties (by eliminating the road extensions)

The staff Report states it is compatible with adjacent residential uses. A 24-hour business that involves 24-hour security lighting plus loading and unloading trailers in the morning and evenings is not compatible with residential uses adjacent and very close by. The proposed use will really be a nuisance for the area residents. Boat owners and ATV owners will start their motors to make sure they are running properly, and maybe even perform a tune-up before they head to the lake or trails,

adding new noise levels to the clanging and banging of trailers. Most of this noise will occur early in the morning or in the late afternoon/evening.

The staff Report states it will generate little traffic. We urge the City to carefully assess the real traffic impacts of a development like this. We acknowledge it will likely generate less total traffic than many other Uses, but we doubt the traffic it generates is spread out over the whole day, and there is probably little traffic during the normal business day when staff is onsite. Since this site deals in the storage of recreational vehicles of all sorts, its weekday traffic will likely be before and after work hours and its weekend traffic will be primarily late Friday evening or very early Saturday morning for pick-ups and very late Sunday evening for drop-offs. (See the above statement about traffic)

The staff Report states the plan includes impact-mitigating features. No features have been included to mitigate the impact to future development by eliminating Dynamite Boulevard and Oberlin Way. Also, has the lighting plan been studied as it relates to 24-hour lighting? Pole lights in an open parking lot reflecting off large vehicles will create a considerable amount of light, even if the light fixtures are top-shielded. If all the storage parking spaces are covered, then the light will be reflecting off of large and much taller galvanized metal roofs. Has a mitigation feature for loud sounds late at night or early in the morning been identified? Someone hooking up their boat early in the morning to go fishing will make louder-than-usual noise. Almost everyone who hooks up to their quadrunner trailer will start the engine(s) to be sure they run before heading to the desert. Finally, we've been told the storage garages will reduce the noise from I-17. That reduction will only be for the small distance they extend above the top of our wall (10'+ tall wall in that area). The garages will actually introduce a new source of noise much closer to the apartment residents.

And a few general comments.

- It is difficult to comment on the proposed site plan itself, as we just found out it is different from the one we were sent with the Meeting notice. We are told the accurate final storage space count is 230 units. The website announcing the opening of this development states there will be 350 spaces + 50 garages, and it offers the option of open, uncovered spaces.
- The applicant mentions nearby RV resorts for the placement of this storage facility. We find it unlikely that area residents will pack up their RV regularly for 15- to 30-mile trips. Long-term RV parks mean the RV's will be likely kept at the resort, not at this facility.
- No boat storage is identified on the plan. All the proposed types/locations of storage areas must be identified per the ordinance.
- Will the boat storage consist of individual boats on trailers, or will some boats be stored vertically on hoists?
- Will this facility allow storage of sandrails, waverunners and jet skis, quadrunners, motorcycles and other similar vehicles, or spare parts for the vehicles?
- Is there a development provision to prevent people from working on or testing/tuning up motors and engines on the site? How will it be enforced if staff is only on site 9am to 7pm?
- Will clients be allowed to store other outdoor equipment like tents, bikes, innertubes, fishing tackle, etc., (not contained within a primary vehicle) as long as it is on a licensed trailer?
- How often will units and/or covered trailers be inspected to be sure only permitted items are being stored?

- Will the hours of operation be limited to prevent late night or early morning noise between 9pm and 7 am?
- Why is the effluent waste pumping area close to the residences? Can it be moved farther away?
- Why are garage and carport heights dimensioned to the lowest side of the structure? What are their maximum heights?
- The landscape plan does not include heights of the plant materials.
- Will this site also store sailboats? If so, will masts be required to be folded down and stored flat? Will fixed-mast boats be allowed? How will screening for fixed masts be accomplished?
- There are existing apartments, existing single family homes on big parcels and recently approved attached housing surrounding this site. Putting a storage facility into the middle of all these residential uses will be disruptive to all the adjacent owners. Eliminating the potential for development of the remaining large parcels is incredibly short-sighted.

We have made a significant investment in Sage Luxury Apartments, including a large investment to bring water and sewer to the site, sized to consider future development of this area as the business parks and employment centers or residences. Under-developing this area by eliminating roads, restricting future development and building an incompatible Boat & RV Storage site goes in the opposite direction envisioned by the General Plan, and ignores our infrastructure investment not only for our site but for future development, which causes Sage and the other impacted property owners harm.

We hope the City agrees that the proposed rezoning is not consistent with the General Plan and would be detrimental to all neighboring properties, and to all the Deer Valley goals associated with this development district. We respectfully request this Rezoning request and development be denied, and we thank you for your consideration.

Sincerely,



Mark Highlen, agent for Dynamite Apartments 1 LLC
Owner of Sage Luxury Apartment Homes
28425 N. Black Canyon Highway
Phoenix, AZ 85085

David O Simmons

From: ny2co2az@aol.com
Sent: Monday, August 26, 2019 12:52 PM
To: David O Simmons
Subject: CASE # Z-72-18 I OBJECT!

Hi David,

My name is Stacy Brown and I live on E Charleston Ave. I am writing this email to advise I OBJECT to the rezoning of the land where New Vision Center for Spritual Living is located between Robert E Lee St & E Charleston Ave.

This area is zoned for single family detached homes and it should stay this way! I have lived in my home for 21 years and don't wish to have the value of it change. If it is rezoned, it will cause more traffic, noise and take away from the area. Once one area is rezoned, whats to stop other areas to be rezoned. This area is NO WHERE for a business like a nursing home to be!

We are families who moved to this area for the peace & quiet and it should stay this way!

Thank you for your time and consideration

Stacy Brown
602-403-6374

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

As a resident of Sage, I am concerned to hear of plans to build a storage facility next to the community that I call home. Sage offers a tranquil living environment with various upscale amenities and spectacular views of the surrounding mountain ranges. As such, a business of this nature located directly adjacent to my home would be worrisome to me.

I understand that the land next door will be developed, but I am surprised to see that a storage facility is being considered for this location, next to so many upscale homes, when so many storage facilities exist in Deer Valley. I have seen those facilities and would be deeply disturbed to share my view with a similar project.

Respectfully,

JOSHUA LEWIS
07/18/2019

Email Address: KELEUYAMIS@GMAIL.COM

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

I am a resident of Sage Apartment Homes, a community I selected because I value a tranquil, upscale environment located away from the hustle and bustle of the city directly south of us. As a resident of the community, I am very concerned to hear of plans to build a storage facility directly next door. A 24/7 business operation with lights, traffic through all hours and a broad range of visitors would impact the peaceful surroundings that I presently enjoy.

I would welcome a compatible neighboring business but feel that something of different nature would be much more appropriate and much less disruptive to those that have chosen to make their home in this tranquil community.

Respectfully,

 7.18.19

Email Address:

CITY OF PHOENIX

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

As a resident of Sage, I am concerned to hear of plans to build a storage facility next to the community that I call home. Sage offers a tranquil living environment with various upscale amenities and spectacular views of the surrounding mountain ranges. As such, a business of this nature located directly adjacent to my home would be worrisome to me.

I understand that the land next door will be developed, but I am surprised to see that a storage facility is being considered for this location, next to so many upscale homes, when so many storage facilities exist in Deer Valley. I have seen those facilities and would be deeply disturbed to share my view with a similar project.

Respectfully,

A handwritten signature in black ink, appearing to be 'S. J. Waring'.

7.18.19

Email Address:

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

I work near the I-17 business corridor but chose to live away from my place of employment because I value the amenities offered at Sage and in my neighborhood. These amenities include an abundance of walking trails, businesses that are compatible to a residential setting, amazing views and a safe access point for children reaching the school bus. The proposed plans for a storage facility located directly next to my home detrimentally impact everything mentioned above.

I would ask that you consider an alternate location for this business such as the Deer Valley Airport area. I would hate to see our peaceful community impacted by a business that seems more appropriate for a heavily populated industrial area. This business would serve no benefit to our homes.

Respectfully,

 7/18/2019

mail Address:

SEP 20 2019

Planning & Development
Department

April 18, 2019

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

As a resident of Sage, I am concerned to hear of plans to build a storage facility next to the community that I call home. Sage offers a tranquil living environment with various upscale amenities and spectacular views of the surrounding mountain ranges. As such, a business of this nature located directly adjacent to my home would be worrisome to me.

I understand that the land next door will be developed, but I am surprised to see that a storage facility is being considered for this location, next to so many upscale homes, when so many storage facilities exist in Deer Valley. I have seen those facilities and would be deeply disturbed to share my view with a similar project.

Respectfully,

A handwritten signature in black ink, appearing to read "K. L. Sullivan".

2/18/19

Email Address:

CITY OF PHOENIX

SEP 20 2019

Planning & Development
Department

April 18, 2019

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

I am a resident of Sage Apartment Homes, a community I selected because I value a tranquil, upscale environment located away from the hustle and bustle of the city directly south of us. As a resident of the community, I am very concerned to hear of plans to build a storage facility directly next door. A 24/7 business operation with lights, traffic through all hours and a broad range of visitors would impact the peaceful surroundings that I presently enjoy.

I would welcome a compatible neighboring business but feel that something of different nature would be much more appropriate and much less disruptive to those that have chosen to make their home in this tranquil community.

Respectfully,

Bruce L. Milach 7/18/19

Email Address:

CITY OF PHOENIX

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

I am a resident of Sage Apartment Homes, a community I selected because I value a tranquil, upscale environment located away from the hustle and bustle of the city directly south of us. As a resident of the community, I am very concerned to hear of plans to build a storage facility directly next door. A 24/7 business operation with lights, traffic through all hours and a broad range of visitors would impact the peaceful surroundings that I presently enjoy.

I would welcome a compatible neighboring business but feel that something of different nature would be much more appropriate and much less disruptive to those that have chosen to make their home in this tranquil community.

Respectfully,

 7/18/2019

Email Address:

CITY OF PHOENIX

SEP 20 2019

**Planning & Development
Department**

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

As a resident of Sage, I am concerned to hear of plans to build a storage facility next to the community that I call home. Sage offers a tranquil living environment with various upscale amenities and spectacular views of the surrounding mountain ranges. As such, a business of this nature located directly adjacent to my home would be worrisome to me.

I understand that the land next door will be developed, but I am surprised to see that a storage facility is being considered for this location, next to so many upscale homes, when so many storage facilities exist in Deer Valley. I have seen those facilities and would be deeply disturbed to share my view with a similar project.

Respectfully,



7.18.19

Email Address:

yannagar@yahoo.com

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

I work near the I-17 business corridor but chose to live away from my place of employment because I value the amenities offered at Sage and in my neighborhood. These amenities include an abundance of walking trails, businesses that are compatible to a residential setting, amazing views and a safe access point for children reaching the school bus. The proposed plans for a storage facility located directly next to my home detrimentally impact everything mentioned above.

I would ask that you consider an alternate location for this business such as the Deer Valley Airport area. I would hate to see our peaceful community impacted by a business that seems more appropriate for a heavily populated industrial area. This business would serve no benefit to our homes.

Respectfully,

 7.18.19

mail Address:

CITY OF PHOENIX

SEP 20 2019

**Planning & Development
Department**

Case #Z-86-18-2

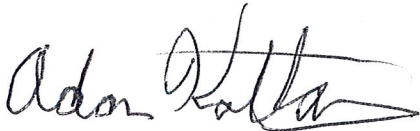
Fortress RV Storage

Dear Vice Mayor Jim Waring,

I work near the I-17 business corridor but chose to live away from my place of employment because I value the amenities offered at Sage and in my neighborhood. These amenities include an abundance of walking trails, businesses that are compatible to a residential setting, amazing views and a safe access point for children reaching the school bus. The proposed plans for a storage facility located directly next to my home detrimentally impact everything mentioned above.

I would ask that you consider an alternate location for this business such as the Deer Valley Airport area. I would hate to see our peaceful community impacted by a business that seems more appropriate for a heavily populated industrial area. This business would serve no benefit to our homes.

Respectfully,



mail Address:

teamjacobaz@icloud.com

CITY OF PHOENIX

SEP 20 2019

**Planning & Development
Department**

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

As a resident of Sage, I am concerned to hear of plans to build a storage facility next to the community that I call home. Sage offers a tranquil living environment with various upscale amenities and spectacular views of the surrounding mountain ranges. As such, a business of this nature located directly adjacent to my home would be worrisome to me.

I understand that the land next door will be developed, but I am surprised to see that a storage facility is being considered for this location, next to so many upscale homes, when so many storage facilities exist in Deer Valley. I have seen those facilities and would be deeply disturbed to share my view with a similar project.

Respectfully,

A. Lee 7.18.19

Email Address:

agee365@gmail.com

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

I am a resident of Sage Apartment Homes, a community I selected because I value a tranquil, upscale environment located away from the hustle and bustle of the city directly south of us. As a resident of the community, I am very concerned to hear of plans to build a storage facility directly next door. A 24/7 business operation with lights, traffic through all hours and a broad range of visitors would impact the peaceful surroundings that I presently enjoy.

I would welcome a compatible neighboring business but feel that something of different nature would be much more appropriate and much less disruptive to those that have chosen to make their home in this tranquil community.

Respectfully,

Saeed Tehrani 7-18-19

Email Address:

CITY OF PHOENIX

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

I work near the I-17 business corridor but chose to live away from my place of employment because I value the amenities offered at Sage and in my neighborhood. These amenities include an abundance of walking trails, businesses that are compatible to a residential setting, amazing views and a safe access point for children reaching the school bus. The proposed plans for a storage facility located directly next to my home detrimentally impact everything mentioned above.

I would ask that you consider an alternate location for this business such as the Deer Valley Airport area. I would hate to see our peaceful community impacted by a business that seems more appropriate for a heavily populated industrial area. This business would serve no benefit to our homes.

Respectfully,



17-18-19

email Address:

psychfever88@gmail.com

CITY OF PHOENIX

SEP 20 2019

**Planning & Development
Department**

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

As a resident of Sage, I am concerned to hear of plans to build a storage facility next to the community that I call home. Sage offers a tranquil living environment with various upscale amenities and spectacular views of the surrounding mountain ranges. As such, a business of this nature located directly adjacent to my home would be worrisome to me.

I understand that the land next door will be developed, but I am surprised to see that a storage facility is being considered for this location, next to so many upscale homes, when so many storage facilities exist in Deer Valley. I have seen those facilities and would be deeply disturbed to share my view with a similar project.

Respectfully,

Mark Severas

7-18-2019

Email Address:

MARKSEVERAS@aol.com

CITY OF PHOENIX

SEP 20 2019

**Planning & Development
Department**

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

work near the I-17 business corridor but chose to live away from my place of employment because I value the amenities offered at Sage and in my neighborhood. These amenities include an abundance of walking trails, businesses that are compatible to a residential setting, amazing views and a safe access point for children reaching the school bus. The proposed plans for a storage facility located directly next to my home detrimentally impact everything mentioned above.

would ask that you consider an alternate location for this business such as the Deer Valley airport area. I would hate to see our peaceful community impacted by a business that seems more appropriate for a heavily populated industrial area. This business would serve no benefit to our homes.

Respectfully,

Winnie Wine 2/18/19

mail Address:

CITY OF PHOENIX

SEP 20 2019

**Planning & Development
Department**

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

I am a resident of Sage Apartment Homes, a community I selected because I value a tranquil, upscale environment located away from the hustle and bustle of the city directly south of us. As a resident of the community, I am very concerned to hear of plans to build a storage facility directly next door. A 24/7 business operation with lights, traffic through all hours and a broad range of visitors would impact the peaceful surroundings that I presently enjoy.

I would welcome a compatible neighboring business but feel that something of different nature would be much more appropriate and much less disruptive to those that have chosen to make their home in this tranquil community.

Respectfully,

Juanita Shelburne 07/18/19

Email Address:

juanitashelburne@gmail.com

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2


Fortress RV Storage

Dear Vice Mayor Jim Waring,

I work near the I-17 business corridor but chose to live away from my place of employment because I value the amenities offered at Sage and in my neighborhood. These amenities include an abundance of walking trails, businesses that are compatible to a residential setting, amazing views and a safe access point for children reaching the school bus. The proposed plans for a storage facility located directly next to my home detrimentally impact everything mentioned above.

I would ask that you consider an alternate location for this business such as the Deer Valley Airport area. I would hate to see our peaceful community impacted by a business that seems more appropriate for a heavily populated industrial area. This business would serve no benefit to our homes.

Respectfully,

 7/18/2019

mail Address:

awimby@yahoo.com

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2

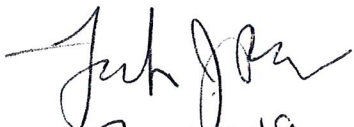
Fortress RV Storage

Dear Vice Mayor Jim Waring,

I work near the I-17 business corridor but chose to live away from my place of employment because I value the amenities offered at Sage and in my neighborhood. These amenities include an abundance of walking trails, businesses that are compatible to a residential setting, amazing views and a safe access point for children reaching the school bus. The proposed plans for a storage facility located directly next to my home detrimentally impact everything mentioned above.

I would ask that you consider an alternate location for this business such as the Deer Valley Airport area. I would hate to see our peaceful community impacted by a business that seems more appropriate for a heavily populated industrial area. This business would serve no benefit to our homes.

Respectfully,


7-18-19

Email Address:

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2

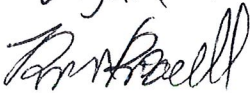
Fortress RV Storage

Dear Vice Mayor Jim Waring,

As a resident of Sage, I am concerned to hear of plans to build a storage facility next to the community that I call home. Sage offers a tranquil living environment with various upscale amenities and spectacular views of the surrounding mountain ranges. As such, a business of this nature located directly adjacent to my home would be worrisome to me.

I understand that the land next door will be developed, but I am surprised to see that a storage facility is being considered for this location, next to so many upscale homes, when so many storage facilities exist in Deer Valley. I have seen those facilities and would be deeply disturbed to share my view with a similar project.

Respectfully,

Ryan Russell


Email Address: agentrussell1980@yahoo.com

CITY OF PHOENIX

SEP 20 2019

**Planning & Development
Department**

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

I work near the I-17 business corridor but chose to live away from my place of employment because I value the amenities offered at Sage and in my neighborhood. These amenities include an abundance of walking trails, businesses that are compatible to a residential setting, amazing views and a safe access point for children reaching the school bus. The proposed plans for a storage facility located directly next to my home detrimentally impact everything mentioned above.

I would ask that you consider an alternate location for this business such as the Deer Valley Airport area. I would hate to see our peaceful community impacted by a business that seems more appropriate for a heavily populated industrial area. This business would serve no benefit to our homes.

Respectfully,

Rudy Soto  7/18/19

Email Address:

CITY OF PHOENIX

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

I am a resident of Sage Apartment Homes, a community I selected because I value a tranquil, upscale environment located away from the hustle and bustle of the city directly south of us. As a resident of the community, I am very concerned to hear of plans to build a storage facility directly next door. A 24/7 business operation with lights, traffic through all hours and a broad range of visitors would impact the peaceful surroundings that I presently enjoy.

I would welcome a compatible neighboring business but feel that something of different nature would be much more appropriate and much less disruptive to those that have chosen to make their home in this tranquil community.

Respectfully,



7-18-19

Email Address:

CITY OF PHOENIX

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2


Fortress RV Storage

Dear Vice Mayor Jim Waring,

I work near the I-17 business corridor but chose to live away from my place of employment because I value the amenities offered at Sage and in my neighborhood. These amenities include an abundance of walking trails, businesses that are compatible to a residential setting, amazing views and a safe access point for children reaching the school bus. The proposed plans for a storage facility located directly next to my home detrimentally impact everything mentioned above.

I would ask that you consider an alternate location for this business such as the Deer Valley Airport area. I would hate to see our peaceful community impacted by a business that seems more appropriate for a heavily populated industrial area. This business would serve no benefit to our homes.

Respectfully,

 1/18/19

Email Address:

mslynne@rd.com

CITY OF PHOENIX

SEP 20 2019

**Planning & Development
Department**

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

I am a resident of Sage Apartment Homes, a community I selected because I value a tranquil, upscale environment located away from the hustle and bustle of the city directly south of us. As a resident of the community, I am very concerned to hear of plans to build a storage facility directly next door. A 24/7 business operation with lights, traffic through all hours and a broad range of visitors would impact the peaceful surroundings that I presently enjoy.

I would welcome a compatible neighboring business but feel that something of different nature would be much more appropriate and much less disruptive to those that have chosen to make their home in this tranquil community.

Respectfully,

Brown 1/18/19

Email Address:

mslynnne@aol.com

CITY OF PHOENIX

SEP 20 2019

**Planning & Development
Department**

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

As a resident of Sage, I am concerned to hear of plans to build a storage facility next to the community that I call home. Sage offers a tranquil living environment with various upscale amenities and spectacular views of the surrounding mountain ranges. As such, a business of this nature located directly adjacent to my home would be worrisome to me.

I understand that the land next door will be developed, but I am surprised to see that a storage facility is being considered for this location, next to so many upscale homes, when so many storage facilities exist in Deer Valley. I have seen those facilities and would be deeply disturbed to share my view with a similar project.

Respectfully,

 1/18/19

Email Address: mslynn@azd.com

CITY OF PHOENIX

SEP 20 2019

**Planning & Development
Department**

Case #Z-86-18-2

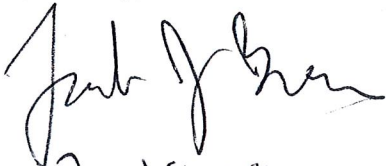
Fortress RV Storage

Dear Vice Mayor Jim Waring,

As a resident of Sage, I am concerned to hear of plans to build a storage facility next to the community that I call home. Sage offers a tranquil living environment with various upscale amenities and spectacular views of the surrounding mountain ranges. As such, a business of this nature located directly adjacent to my home would be worrisome to me.

I understand that the land next door will be developed, but I am surprised to see that a storage facility is being considered for this location, next to so many upscale homes, when so many storage facilities exist in Deer Valley. I have seen those facilities and would be deeply disturbed to share my view with a similar project.

Respectfully,



7-18-19

Email Address:

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

I work near the I-17 business corridor but chose to live away from my place of employment because I value the amenities offered at Sage and in my neighborhood. These amenities include an abundance of walking trails, businesses that are compatible to a residential setting, amazing views and a safe access point for children reaching the school bus. The proposed plans for a storage facility located directly next to my home detrimentally impact everything mentioned above.

I would ask that you consider an alternate location for this business such as the Deer Valley Airport area. I would hate to see our peaceful community impacted by a business that seems more appropriate for a heavily populated industrial area. This business would serve no benefit to our homes.

Respectfully,

 7/18/19

mail Address:

danielle.mortensen@dvusd.org.

CITY OF PHOENIX

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2


Fortress RV Storage

Dear Vice Mayor Jim Waring,

As a resident of Sage, I am concerned to hear of plans to build a storage facility next to the community that I call home. Sage offers a tranquil living environment with various upscale amenities and spectacular views of the surrounding mountain ranges. As such, a business of this nature located directly adjacent to my home would be worrisome to me.

I understand that the land next door will be developed, but I am surprised to see that a storage facility is being considered for this location, next to so many upscale homes, when so many storage facilities exist in Deer Valley. I have seen those facilities and would be deeply disturbed to share my view with a similar project.

Respectfully,

 7/18/19

Email Address:

danielle.mortensen@dvusd.org

CITY OF PHOENIX

SEP 20 2019

**Planning & Development
Department**

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

As a resident of Sage, I am concerned to hear of plans to build a storage facility next to the community that I call home. Sage offers a tranquil living environment with various upscale amenities and spectacular views of the surrounding mountain ranges. As such, a business of this nature located directly adjacent to my home would be worrisome to me.

I understand that the land next door will be developed, but I am surprised to see that a storage facility is being considered for this location, next to so many upscale homes, when so many storage facilities exist in Deer Valley. I have seen those facilities and would be deeply disturbed to share my view with a similar project.

Respectfully,

E Thump

Email Address:

E 21974@icloud.com

CITY OF PHOENIX

SEP 20 2019

**Planning & Development
Department**

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

I am a resident of Sage Apartment Homes, a community I selected because I value a tranquil, upscale environment located away from the hustle and bustle of the city directly south of us. As a resident of the community, I am very concerned to hear of plans to build a storage facility directly next door. A 24/7 business operation with lights, traffic through all hours and a broad range of visitors would impact the peaceful surroundings that I presently enjoy.

I would welcome a compatible neighboring business but feel that something of different nature would be much more appropriate and much less disruptive to those that have chosen to make their home in this tranquil community.

Respectfully,



mail Address:

e1974@icloud.com

CITY OF PHOENIX

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

I work near the I-17 business corridor but chose to live away from my place of employment because I value the amenities offered at Sage and in my neighborhood. These amenities include an abundance of walking trails, businesses that are compatible to a residential setting, amazing views and a safe access point for children reaching the school bus. The proposed plans for a storage facility located directly next to my home detrimentally impact everything mentioned above.

I would ask that you consider an alternate location for this business such as the Deer Valley Airport area. I would hate to see our peaceful community impacted by a business that seems more appropriate for a heavily populated industrial area. This business would serve no benefit to our homes.

Respectfully,



mail Address:

51974@icloud.com

CITY OF PHOENIX

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

As a resident of Sage, I am concerned to hear of plans to build a storage facility next to the community that I call home. Sage offers a tranquil living environment with various upscale amenities and spectacular views of the surrounding mountain ranges. As such, a business of this nature located directly adjacent to my home would be worrisome to me.

I understand that the land next door will be developed, but I am surprised to see that a storage facility is being considered for this location, next to so many upscale homes, when so many storage facilities exist in Deer Valley. I have seen those facilities and would be deeply disturbed to share my view with a similar project.

Respectfully,

Nadia Moore

Email Address:

NASIAMOORE15@gmail.com

CITY OF PHOENIX

SEP 20 2019

Planning & Development
Department

Case #Z-86-18-2

Fortress RV Storage

Dear Vice Mayor Jim Waring,

I am a resident of Sage Apartment Homes, a community I selected because I value a tranquil, upscale environment located away from the hustle and bustle of the city directly south of us. As a resident of the community, I am very concerned to hear of plans to build a storage facility directly next door. A 24/7 business operation with lights, traffic through all hours and a broad range of visitors would impact the peaceful surroundings that I presently enjoy.

I would welcome a compatible neighboring business but feel that something of different nature would be much more appropriate and much less disruptive to those that have chosen to make their home in this tranquil community.

Respectfully,

Nasia Moore

mail Address:
NASIAMOORE15@gmail.com