

ATTACHMENT E**Fwd: Rezoning NEC S 27th Ave & Southern**

Rita <rita@wpgsblockwatch.net>

Tue 8/8/2023 6:05 PM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>

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

From: **Rita** <rita@wpgsblockwatch.net>

Date: Mon, Jun 26, 2023, 10:50 PM

Subject: Rezoning NEC S 27th Ave & Southern

To: City Council Person Ann O'Brien <council.district.1@phoenix.gov>, City Council Person Betty Guardado <council.district.5@phoenix.gov>, City Council Person Debra Stark <council.district.3@phoenix.gov>, City Council Person Jim Waring <council.district.2@phoenix.gov>, City Council Person Laura Pastor <council.district.4@phoenix.gov>, City Council Person Sal DiCiccio <council.district.6@phoenix.gov>, Israel Kiyogera <Israel.Kiyogera@phoenix.gov>, Kate Gallego <mayor.gallego@phoenix.gov>, Sina Matthes <sina.matthes@phoenix.gov>, Yassamin Ansari <council.district.7@phoenix.gov>, Kesha Hodge Washington <council.district.8@phoenix.gov>

Dear Phoenix City Council

This Rezoning Notification Meeting is a major concern to us.

We do not want nor need a gas station to go in on the corner of S 27th Ave and Southern.

That intersection already has far too many accidents from speeders, red light runners and inattention.

Those streets and specifically that intersection are already too congested and when the Liberty community gets completed even more so.

There is a daycare school on the SE corner.

There are 2 grade schools within a block or two necessitating our children to walk past all this added traffic.

It can also become another unsavory corner where people hang out all day. We have already removed several start up encampments this year from this area.

This is not something that will be a benefit for our communities. Just the opposite.

Please do not approve this rezoning for a gas station.

Rita Jensen
WPGS Block Watch
2542 W Mobile Lane
Phoenix, AZ 85041
602-290-3680

[**Rita@WPGSBlockWatch.net**](mailto:Rita@WPGSBlockWatch.net)

[**WPGSBlockWatch.net \[wpgsblockwatch.net\]**](http://WPGSBlockWatch.net)

[**https://westonparkgraysonsquare.nextdoor.com**](https://westonparkgraysonsquare.nextdoor.com) [westonparkgraysonsquare.nextdoor.com]

Director/South Mountain Precinct (400)

Phoenix Block Watch Advisory Board

[**www.phxblockwatch.org \[phxblockwatch.org\]**](http://www.phxblockwatch.org)

[**https://gis.maricopa.gov/ACC/Stray/index.html**](https://gis.maricopa.gov/ACC/Stray/index.html) [gis.maricopa.gov]

Neighbors app: [**https://download.ring.com/rvuvwAEwrZ**](https://download.ring.com/rvuvwAEwrZ) [download.ring.com]

[**https://apps.apple.com/us/app/phoenix-police-department/id1538385273**](https://apps.apple.com/us/app/phoenix-police-department/id1538385273) [apps.apple.com]

[**https://play.google.com/store/apps/details?id=net.apexmobile.am0510&hl=en_US&gl=US**](https://play.google.com/store/apps/details?id=net.apexmobile.am0510&hl=en_US&gl=US)

[play.google.com]


[**https://www.phoenix.gov/police/virtualblockwatch**](https://www.phoenix.gov/police/virtualblockwatch) [[bing.com](https://www.phoenix.gov/police/virtualblockwatch)]

Fwd: S 19th Ave & Southern

Rita <rita@wpgsblockwatch.net>

Tue 8/8/2023 5:57 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

 1 attachments (34 KB)

NE Corner S 27th Ave and Southern hearing 1.JPG;

This is not something we need to bring to another neighborhood.

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

From: **Rita** <rita@wpgsblockwatch.net>

Date: Tue, Aug 8, 2023, 2:29 PM

Subject: S 19th Ave & Southern

To:

S 19th Ave & Southern has Circle K and QT gas stations.

In the last 7 months these are just a portion of what the police were called out to handle.

[WPGS BlockWatch Gas Stations \[wpgsblockwatch.net\]](http://wpgsblockwatch.net)

Does not take into account the encampments or the shootings.

Other areas throughout Phoenix are trying to clean up their communities because gas stations draw the wrong crowd.

We don't need to become another community with this problem. Once established they are very hard to clean up.

Our children do not need this. Those walking to school will be going past this twice a day.

There is a meeting of the S Mountain Village Planning Commission tonight.
Flyer attached.

Thank you,

Rita Jensen
WPGS Block Watch
2542 W Mobile Lane
Phoenix, AZ 85041
602-290-3680

Rita@WPGSBlockWatch.net

[WPGSBlockWatch.net \[wpgsblockwatch.net\]](http://WPGSBlockWatch.net)

<https://westonparkgraysonsquare.nextdoor.com> [westonparkgraysonsquare.nextdoor.com]

Director/South Mountain Precinct (400)

Phoenix Block Watch Advisory Board

www.phxblockwatch.org [phxblockwatch.org]

<https://gis.maricopa.gov/ACC/Stray/index.html> [gis.maricopa.gov]

Neighbors app: <https://download.ring.com/rvuvwAEwrZ> [download.ring.com]

<https://apps.apple.com/us/app/phoenix-police-department/id1538385273> [apps.apple.com]

https://play.google.com/store/apps/details?id=net.apexmobile.am0510&hl=en_US&gl=US

[play.google.com]

<https://www.phoenix.gov/police/virtualblockwatch> [bing.com]

Rezoning NE corner S 27th Ave & Southern

Rita <rita@wpgsblockwatch.net>

Mon 8/14/2023 4:48 PM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>;Council District 1 PCC <council.district.1@phoenix.gov>;Council District 5 PCC <council.district.5@phoenix.gov>;Council District 3 PCC <council.district.3@phoenix.gov>;Council District 2 PCC <council.district.2@phoenix.gov>;Council District 4 <council.district.4@phoenix.gov>;Council District 6 PCC <District6@phoenix.gov>;Israel Kiyogera <israel.kiyogera@phoenix.gov>;Kesha Hodge Washington <kesha.hodge.washington@phoenix.gov>;Sina Matthes <sina.matthes@phoenix.gov>;Council District 7 PCC <council.district.7@phoenix.gov>

My husband and I attended the South Mountain Village Planning Committee Meeting on August

We listened to the presentation, saw the site plan and heard what a great thing this would be for our community. They say they sent out many notices for their initial planning presentation where only a few showed up. But did not have a specific number. The Liberty Development (with projected 600+ homes) is still under construction so not sure how many were sent there. Barcelona, Grayson Square and Weston Park have over 1,000 homes, not to mention those communities south and east of this intersection.

The intersection at S 27th Ave & Southern has a history of vehicle accidents from running red lights, speeding and inattention. It can be a virtual parking lot in the morning and late afternoon. When I brought this up the presenter's reply was he had worked with Streets and the entrance/exit to the gas station would be located at the NW section of the lot. That does nothing to solve the problems. A bus stop is on the west side. The entrance/exit from the lot is at the northern tip of the bus pull out. Children will be walking past this area to/from school. Vehicles S/B will need to make a left turn across oncoming traffic to enter the lot while watching for children or pedestrians, N/B vehicles making a right turn into the lot as well as the bus pulling out. And this is to occur a short distance from the intersection people speed thru.

Gas stations these days are attracting an unsavory element. The corner at S 19th & Southern has 2. In the first 7 months this year Phoenix PD answered over 37 in store calls which did not include the shootings, drug addicts in the middle of the street hindering traffic, encampments, etc. 35th and 51st have gas stations and same issues.

The presenter talked about the parking lot next. The number of parking stalls & specialized ones for EV. How they were going to put in trees and benches. I mentioned in areas of town they were actually removing trees to discourage people camping out and that benches were not a good idea either. If bus stop benches are turned into makeshift habitats how will these benches be any different? His response was something to the effect it wasn't his job to police the area.

Then it went to the Planning Committee. In light of all the issues the City of Phoenix is handling such as problems with other gas stations & parks, trespassing, police shortage, encampments, Group homes and drugs some questions should have aligned with my comments. That was not to be. The driving force was the number of EV stalls in ratio to the number of regular stalls. Spent 20 minutes or more debating the parking stalls then spent another inordinate amount of time trying to decide if the chargers were a "2" or not.

I'm concerned about the safety of the children in the area, the increased traffic, more addicts wandering in our community, drug paraphernalia, future encampments and short staffed police. Some things I foolishly thought a planning committee would guard against to protect communities.

I still feel very strongly that a gas station is the last thing we need on this lot.

Thank you,

Rita Jensen
WPGS Block Watch
2542 W Mobile Lane
Phoenix, AZ 85041
602-290-3680

Rita@WPGSBlockWatch.net

WPGSBlockWatch.net [wpgsblockwatch.net]

<https://westonparkgraysonsquare.nextdoor.com> [westonparkgraysonsquare.nextdoor.com]

Director/South Mountain Precinct (400)

Phoenix Block Watch Advisory Board

www.phxblockwatch.org [phxblockwatch.org]

<https://gis.maricopa.gov/ACC/Stray/index.html> [gis.maricopa.gov]

Neighbors app: **<https://download.ring.com/rvuvwAEwrZ>** [download.ring.com]

<https://apps.apple.com/us/app/phoenix-police-department/id1538385273> [apps.apple.com]

https://play.google.com/store/apps/details?id=net.apexmobile.am0510&hl=en_US&gl=US
[play.google.com]

<https://www.phoenix.gov/police/virtualblockwatch> [[bing.com](https://www.phoenix.gov)]

Racelle Escolar

From: HK K <k.hemanthkumar.docs@gmail.com>
Sent: Tuesday, September 5, 2023 5:54 PM
To: PDD Planning Commission
Cc: Prabsi; yvshekhar.reddy@gmail.com; anveshbheemreddy@gmail.com; Giri prasad; udayagiriphanikumar@gmail.com; Shri R; sharma.totapally@gmail.com; medhams@gmail.com; Basujidevi@gmail.com; rakesh v; Patilv84@gmail.com; vinayananth@gmail.com; Prathap Kumar; Sathishnambiar@gmail.com; Ashokpottabathini@gmail.com
Subject: Serial Number 18 , Application #Z-35-23-8
Attachments: Screenshot_20230902-083337.png; Screenshot_20230902-084641.png

++

Ashokpottabathini@gmail.com
Sathishnambiar@gmail.com

On Tue, Sep 5, 2023, 5:33 PM HK K <k.hemanthkumar.docs@gmail.com> wrote:

Respected Phoenix Planning Development Panel,

We are residents staying behind this proposed zone application Z-35-23-8 situated at North East Corner of 27th Ave & Southern

We request you to not to approve the zone conversion if the site is being used for any gas station with convenience store or any liquor store or any full size restaurant as we surrounding residents are not in favor of it due to various risks involved with them.

Gas station creates an environmental safety impact on our land soil and air quality.

Gas Station with Convenience store makes this place another habitat like 19th & Southern and 51st&Baseline for homeless , they roam around here instead of taking shelters at city provided shelters. Though we are empathic towards them , we want them to be in city shelters rather roam here and sometimes becomes security issue .

Any full size restaurant food waste brings lot of roaches and mice into neighborhood homes through drainage canals and underneath soil and it becomes unmanageable.

We are open to conversion to commercial C-1 if they want to use it for any commercial offices with no waste producing establishments like real estate offices, hair salons , coaching centers etc.

We have 20 gas stations in 3 mile radius, 12-15 in 2 mile radius and 7-10 gas stations in 1.5 mile radius and 3 gas stations in 0.5 mile from this address and the existing number of gas stations near laven are more than number of gas stations with thickly dense area in North Phoenix. Please see the attachment.

Please find the attached map showing gas stations in our area, from 27th Ave to 51st Ave in southern no gas stations but we have 5-6 gas stations on same line in baseline .

Almost any resident who attended the proposal meeting by village planning or sent emails to village planning committee in earlier meeting also shown their dislike/resentment to gas station in this area.

We also bring your attention that every corner of this location has some kind of school (total 4 schools) which are yards away. Arizona Lutheran Academy is just opposite to this site where 9-12 students goes to high school. We assume there are some guidelines not to allow liquor sale near high schools.

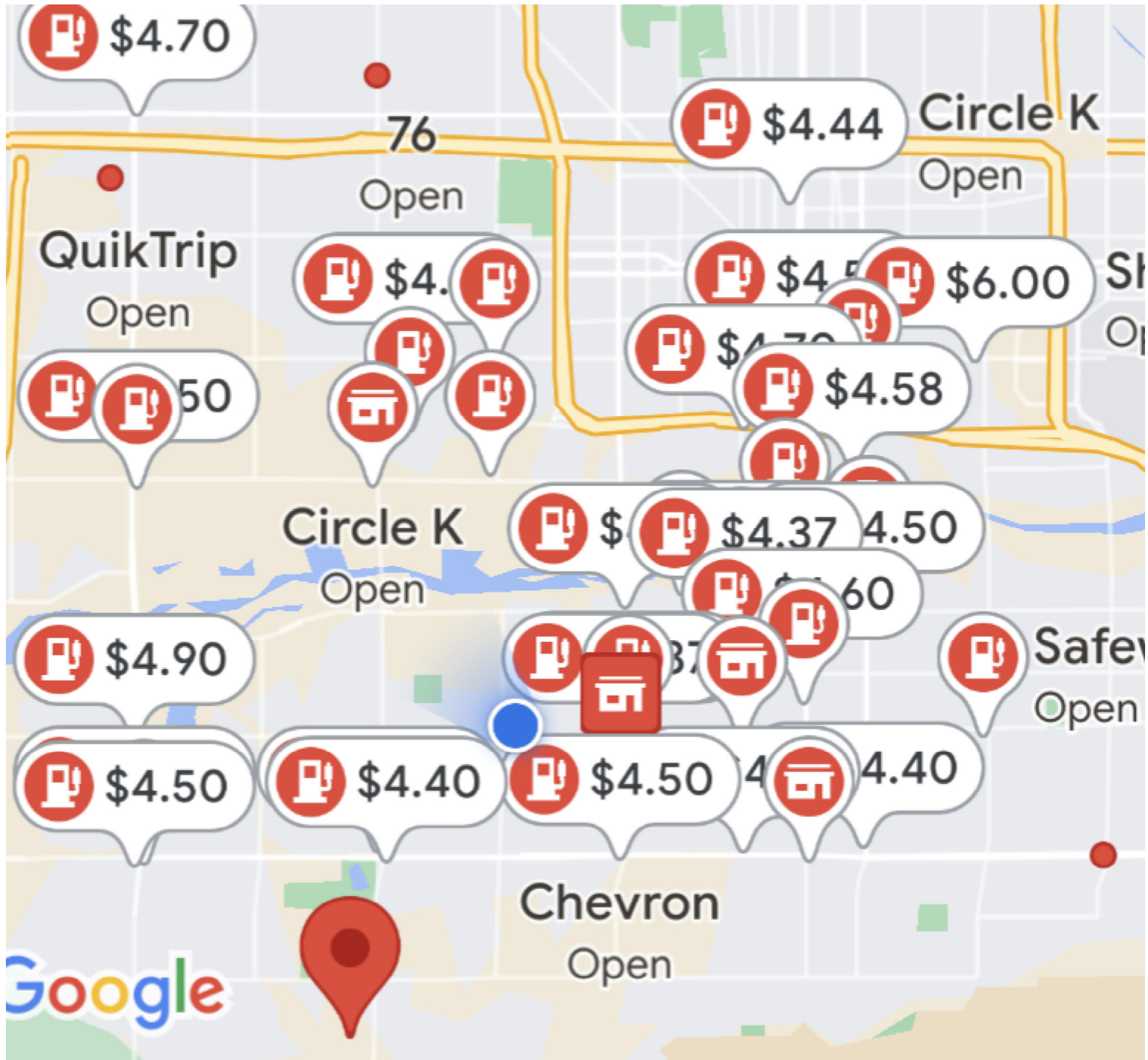
Like the decision taken in favour of residents for other proposal attached in this one against Marijuana dispensary in this area, request to not to allow gas station with convenience store in our area also.

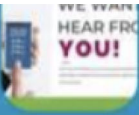
All the 14 email IDs are from Liberty community residents and share same opinion. Many others in our community have same opinion but due to shortage of time we could not collect their signature or email at this moment.

We wish the land owner, developer to establish a more profitable and sustainable business in this parcel of land which is also in line with the interests and requests of near by community residents like us.

Thank you

Many of the Liberty Community Residents





Dan Penton



Admin 3d ·

DUE TO SIGNIFICANT COMMUNITY OPPOSITION, THE ZONING ADJUSTMENT HEARING SCHEDULED FOR AUGUST 31st at 1:30pm HAS BEEN CONTINUED TO A FUTURE DATE & TIME TBD IN ORDER FOR THE DEVELOPER TO SPEAK WITH RESIDENTS OF THE ADJACENT RESIDENTIAL COMMUNITY



CONCERNS OVER DISPENSARY PLANS

fox10phoenix.com

Some Laveen residents concerned over plans for medical marijuana dispensary