

ATTACHMENT C



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-39-24-2

August 5, 2024

<u>Paradise Valley Village Planning Committee Meeting Date:</u>	August 5, 2024
<u>Planning Commission Hearing Date:</u>	September 5, 2024
Request From:	<u>C-2</u> (Intermediate Commercial) (2.48 acres)
Request To:	<u>C-2</u> HGT/WVR (Intermediate Commercial, Height Waiver) (2.48 acres)
Proposal:	Commercial use with a height waiver
Location:	Northwest corner of 34th Street and Phelps Road
Owner:	Marni Retail Partners, LLC c/o Stewart Ferber
Applicant:	Michael Buschbacher II, Earl & Curley, P.C.
Representative:	Taylor Earl, Earl & Curley, P.C.
Staff Recommendation:	Approval, subject to stipulations

The purpose of this addendum is to revise the language for Stipulation Nos. 1 and 2 to reflect the updated site plan and elevations submitted by the applicant.

This request is to rezone 2.48 acres located on the northwest corner of 34th Street and Phelps Road from C-2 (Intermediate Commercial) to C-2 HGT/WVR (Intermediate Commercial, Height Waiver) for a commercial use with a height waiver. Rezoning Case No. Z-SP-1-24-2 is a companion Special Permit request for a self-service storage warehouse use and all underlying C-2 uses.

The Paradise Valley Village Planning Committee heard this case on May 6, 2024, and recommended a continuance to allow the applicant more time to work with the community to address concerns.

On August 2, 2024, the applicant submitted a revised site plan and elevations. The revised site plan depicts a reduction in building size by 703 square feet. The revised elevations depict a muted color scheme and a reduction in height to the top of the parapet by two feet. Staff recommends Stipulation No. 1 and Stipulation No. 2 regarding

general conformance to the site plan and elevations be modified to reflect the new submittal date.

Additional correspondence received after the publication of the staff report is also attached to this addendum.

Staff recommends approval, per the modified stipulations in **bold** font below:

Stipulations

1. The development shall be in general conformance with the site plan date stamped ~~April 16~~ **AUGUST 2**, 2024, as modified by the following stipulations, as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped ~~March 29~~ **AUGUST 2**, 2024, as approved by the Planning and Development Department.
3. The maximum building height shall be three stories and 38 feet.
4. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
5. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
6. All bicycle parking spaces and pedestrian pathways on site shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
7. A minimum of four bicycle parking spaces shall be provided. Bicycle parking shall be provided through Inverted U and/or artistic racks located near the entrance of the office, or in a secured location inside the building, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
9. A minimum of 15% of the required parking spaces shall include Electric Vehicle (EV) Capable Infrastructure, as approved by the Planning and Development Department.

10. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
11. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, except for existing or salvaged mature trees to remain on site, as approved or modified by the Planning and Development Department.
12. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all onsite and offsite landscape irrigation.
13. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.
14. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
15. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
16. Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
17. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
18. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
19. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Addendum A to the Staff Report Z-39-24-2
August 5, 2024
Page 4 of 4

Exhibits

Site Plan date stamped August 2, 2024
Elevations date stamped August 2, 2024
Correspondence (73 pages)

PROJECT DIRECTORY

ARCHITECT:
 RKA A ARCHITECTS, INC.
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: NEIL FEASER
 PHONE: (602) 955-9500
 FAX: (602) 955-0486
 E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER: 214-32-005A
 EXISTING ZONING: PHOENIX C-2
 (USE PERMIT &/OR HEIGHT /3 STORY APPROVAL MAY BE REQUIRED)
 SITE AREA - PER MICA 3.019 ACRES (131,513 S.F.)
 PROPOSED USE: RETAIL / STORAGE

BUILDING AREA:
 EXISTING RETAIL: 1-STORY 10,127 S.F.
 PROPOSED STORAGE: 3-STORY 34,805 S.F.
 STORAGE: 1ST FLOOR 34,805 S.F.
 STORAGE: 2ND FLOOR 41,632 S.F.
 STORAGE: 3RD FLOOR 111,242 S.F.
 TOTAL STORAGE AREA: 68,272 S.F.
 1ST FLOOR LOADING AREA: 118,069 S.F.
 TOTAL PROPOSED BUILDING AREA: 399.35 %
 (USE PERMIT &/OR EXIST 10,127 = 51,759 S.F.)
 MAX. LOT COVERAGE PERMITTED: 50 %

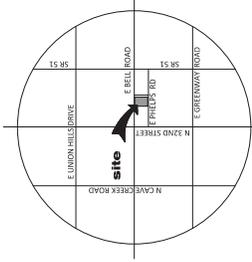
PARKING PROVIDED: PROPOSED STORAGE
 EXISTING: 18 SPACES
 PROPOSED: 19 SPACES
 TOTAL PARKING PROVIDED: 35 SPACES

ACCESSIBLE SPACES REQUIRED: 02 SPACES
 ACCESSIBLE SPACES PROVIDED: 03 SPACES

PARKING LOT AREA: 9,818 S.F.
 PARKING LOT LANDSCAPE REQUIRED: 10%
 PARKING LOT LANDSCAPE PROVIDED: 12.5%

KVA: 01-19296
 SDEV: 010725
 REZONING # 2-105-84
 ZONING MAP: M10
 COUNCIL DIST.: 2
 VILLAGE: PARADISE VALLEY
 OS: Q36-36
 CENSUS TRACT: 1033.03

PAPP: 2306046 MEETING DATE: 10/31/2023

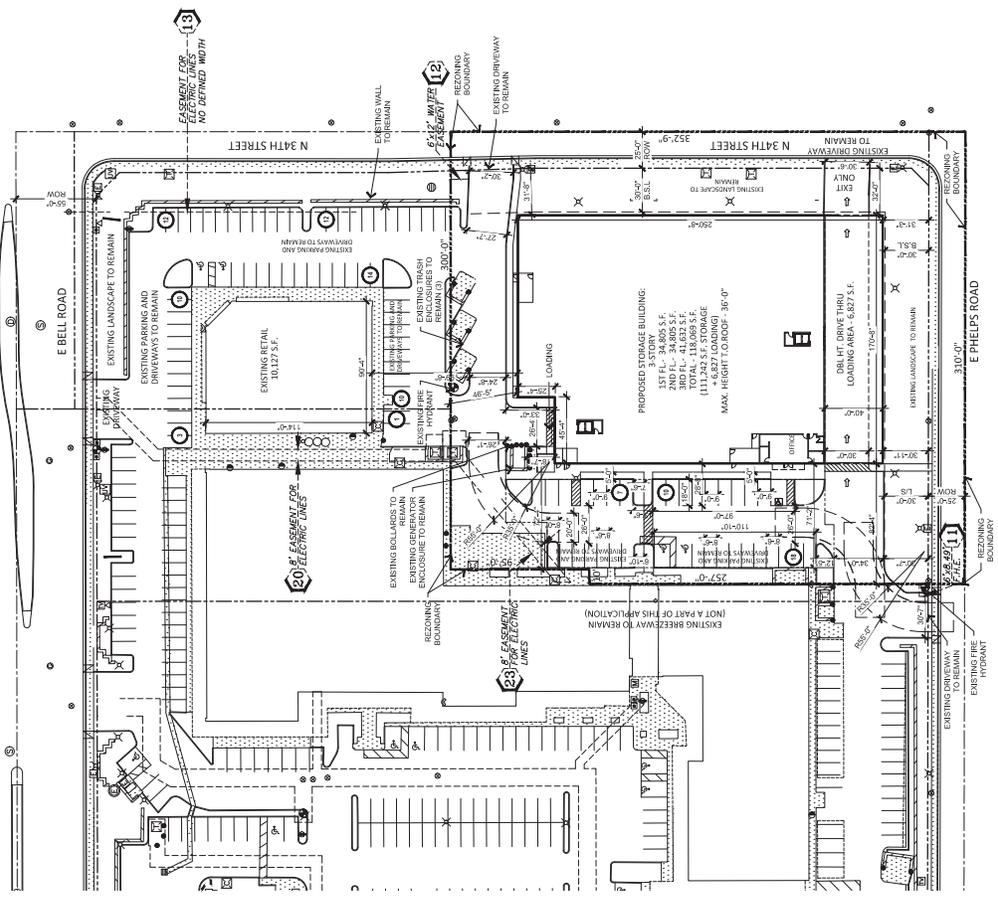


VICINITY MAP
 SCALE: 1" = 400'



CITY OF PHOENIX
 AUG 02 2024
 Planning & Development
 Department

SP-1
 PROJECT: 24001.50
 DATE: 07-31-2024



SITE PLAN
 SCALE: 1" = 40'-0"

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR BINDING DOCUMENTATION.



PRELIMINARY SITE PLAN

1	7/2018	Application for
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BELL AND 34 STORAGE
 SEC OF BELL ROAD AND 34ND STREET
 3435 BELL ROAD
 PHOENIX ARIZONA 85032

CITY OF PHOENIX

APR 30 2024

Planning & Development Department

STATEMENT OF Non-Opposition

Dear Phoenix City Council,

I am an adjacent neighbor, and I am registering as not opposed to the rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) to approve a new internal self-storage facility in the parking lot. Over the last several years, this back corner of the shopping center has become a place for vandalism, trespassing, and vehicles doing "donuts" and burnouts into the evening and late hours of the night.

Mike Buschbacher from Earl & Curley came to my property and met with me. He explained the project to me and answered my questions. The proposed self-storage is well designed and will be a quality development.

This proposal is a good solution for this neglected portion of the shopping center and will lead to improved security for my property. I look forward to seeing this shopping center continue to be improved.

FOR THESE REASONS I AM REGISTERING AS NOT OPPOSED TO THE PROPOSED SELF- STORAGE ZONING CASE

Colleen Miller

Name

3410 E Kelton Ln Phx AZ 85032

Address

colsmiles@cox.net

Email Address / Phone Number

4/26/2024

Date

Looking for the new owner & management of the plaza to be a good neighbor & work together with the surrounding neighbors to make our community a great place to be. *Thx!*

Adrian G Zambrano

From: Alina Lutsiv <alinavlutsiv@gmail.com>
Sent: Friday, May 3, 2024 3:05 PM
To: Adrian G Zambrano
Subject: NEIGHBOR FEEDBACK - REZONING CASE

Regarding: Application: Z-39-24 Rezoning
Regarding: Application Z-SP-1-24

Hi Adrian,

My name is Alina Lutsiv and I would like to express my husband and I's opinions regarding an upcoming rezoning project. I live at 3403 E Lavey Lane, and I am VEHEMENTLY AGAINST this proposal.

For starters, I have several issues with how this entire case was handled. It has been brought to my attention that many of my neighbors on E. Lavey Lane were not informed of this proposal by the owner/developer. We live on the street directly adjacent to this proposed self storage, so everyone on this street should have received correspondence and invitations to the community meetings. Some of my neighbors on the north end of Lavey Lane (who would be able to see this self storage facility from their backyard) were not informed by the developer's legal team.

I have spoken to many neighbors, and we are all in complete agreement. This self storage facility would be bad for our community for numerous reasons. We believe that this is a very greedy move by the new owner, who believes this to be a solution to the "security concerns that we have voiced regarding the parking lot which he hopes to convert to self storage." As it currently stands, there is a lack of security by the current owner in that parking lot. This leads to individuals doing "donuts" in that parking lot. However, I believe that the current owner should be responsible for solving the security problem by increasing the hours of the current security patrol. NOT by building a self storage facility. At the community meeting, the new owner threatened to start building "apartments as soon as possible" if this rezoning does not pass by the city.

This self storage facility is a poor use of space, especially when there is another newly built self storage facility just a few streets down, and many more within a few miles proximity. As neighbors, we want to see more walkable, retail amenities. Amenities that will help drive other business in that shopping center. Self storage is not the solution. This is a long-term play, and we are concerned that this self storage facility will be there for the next 20-30 years, with negative impacts on our community for years to come. This self storage facility is a massive eyesore and will tower over our backyards. It will block our views, and we are concerned about privacy, as the third floor of the self storage facility will provide direct views into our backyards. This will directly impact our home resale values, as no residents will want backyard views of a massive concrete block. I also worry about the extra security concerns. Self storage is a low traffic area and will bring about extra "riff raff" with a constant flow of strangers. Our community is comprised of many young families with children, who will now have to worry about letting their children play outside. The self storage facility will lead to extra moving trucks lining the streets on a weekly basis, extra trash that our community pays to clean up, and a lack of parking spaces. I am also concerned about the self storage facility not regulating the storage of hazardous or flammable goods, which poses additional risks for our community.

We have worked very hard to make our neighborhood what it is today. This is a step in the wrong direction. I have been informed that this past week, the legal team has been going door to door asking residents to legally sign a "statement of approval" form. Conveniently, they did not show up at the doors of the 15+ residents who vehemently opposed this build, and who made their voices loud and clear at the community meeting.

Thank you,

Alina and Anton Lutsiv
(703) 909-1779

From: [Jean Rice](#)
To: [Adrian G Zambrano](#)
Subject: Proposed - Self-Storage Unit at Bell Rd and 34th Place
Date: Saturday, May 4, 2024 6:16:43 PM
Importance: High

Dear Mr. Zambrano,

I wish to let you know that I was **NOT NOTIFIED** of this proposed unit and I live just on the other side of the street! Why was I not notified??? I am aware that other neighbors were unaware of this and weren't notified as well.

I thought that all affected neighborhoods were supposed to be notified of any proposed variance in the Planning and Zoning within the city limits and in the proximity of any homes in the adjacent area?

I am **TOTALLY AGAINST** having a 3-story self-storage unit directly behind my house.

The reasons I am against this are the following:

1. It is a poor use of the space and there are 2 other self-storage units within ½-1 mile of our subdivision!
2. Self-storage units have a bad reputation as people come and go at all hour's day and night and some of them are pretty iffy folks storing things that may be contraband.
3. We have NO PARKING on the streets adjacent to this building so there can't be any cars and trucks parked along the streets bordering the building.
4. A 3-story building will be a massive eye sore in an area of single-story homes and buildings!
5. This commercial endeavor doesn't help our neighborhood and will cause home prices to fall.
6. There is little to no regulation of goods stored in these units and there is a risk of someone storing hazardous materials inside their unit.
7. We enjoy having walk-in commercial businesses in our area and a self-storage building isn't amenable to the other commercial businesses there or for our neighborhood wants or needs.
8. Construction is another issue as it will be ongoing for at least a year and will be loud , dirty and obnoxious for those of us who live directly across the street from the site.

I **DO NOT** want this in my backyard literally, so please note that for the record, I am

TOTALLY AGAINST this Zoning Variance request!!

Sincerely,

Jean Rice

Jean Rice, RN, BS/BA
President

Healthcare Consultant, LLC | PO Box 30983 | Phoenix, AZ 85046-0983

Home Address: 3346 E Lavey Ln, Phoenix, AZ 85032-2777

jeanrice3@outlook.com

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MAY 04 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

I am fully aware of the project and all of my questions have been answered. I believe that is a greedy initiative by the current owner that will have detrimental effects on my quality of life and the character of my neighborhood. This proposal is a bad solution to the security concerns in this portion of the shopping center. It is a poor and unnecessary use of space, due to numerous other self-storage facilities within close proximity. A three-story self-storage facility would be an eyesore seen from our backyards, disrupting the natural beauty of our surroundings and detracting from the charm and character that drew many of us to live here in the first place.

Furthermore, the proposed development raises serious concerns about increased traffic congestion and safety hazards in our area. Self-storage facilities tend to generate a steady flow of traffic, including large trucks and vans, which would pose risks to pedestrians, cyclists, and other motorists on our streets. This influx of traffic would not only diminish the safety of our neighborhood but also create noise pollution and worsen air quality, further detracting from our overall well-being.

I urge you to carefully consider the concerns of myself and other residents who oppose this rezoning application. Our neighborhood is a place we call home, and we deserve to have a say in what developments are allowed to take place in our community. I respectfully request that you deny the rezoning application.

FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Kristen Boyd Phillips

NAME

16609 N 34th Pl Phoenix AZ 85032 United States

ADDRESS

Kristenboyd@live.com / 480-628-8345

EMAIL ADDRESS / PHONE NUMBER

5/4/24

DATE

Adrian G Zambrano

From: w.tafoya@yahoo.com
Sent: Saturday, May 4, 2024 3:10 PM
To: Adrian G Zambrano
Subject: REZONING

I am an adjacent neighbor. I strongly OPPOSE the rezoning on the northwest corner of 34th St. and Phelps Rd.
Case number Z-39-23/Z-SP-1-24

Thank You
Wayne S. Tafoya
3353 E. Lavey Ln
Phoenix Az. 85032
Summer Breeze Community

May 5, 2024

Page

1 of 2

To: Phoenix City Council**CITY OF PHOENIX**Re: Proposed Storage Facility
NW Corner of 34th Street and Phelps Road**MAY 06 2024****Planning & Development
Department**Statement of Opposition To Plan

I am a nearby resident residing at 16627 N. 35th St., having lived there for 32 years. I am opposed to the proposed storage facility for the following reasons:

- Height and Aesthetics.

The height waiver is undesirable and unjustified. The additional height makes the building tower over the surrounding buildings and particularly the homes across the street on Phelps Road. It would be out of scale with the surrounding development, both commercial and residential. Recognizing that a 3 story complex is being built on the north side of Bell Road - the proposed residential use and architecture are more compatible with adjacent residential uses than a clearly warehouse type unoccupied building. Also note, there are very few other 3-story buildings along Bell Road.

- This will materially impact the value of our homes and impact the way we enjoy our neighborhood.

- Traffic Management.

The proposed traffic pattern is undesirable. Vehicles access the building from Phelps Road, drive through the building and exit onto 34th street. This brings trucks, vans and all other delivery/pick-up vehicles past the rear and side yards of all the homes along Phelps impacting the residential character and value of those homes.

- Special Permit access requirement.

- **Section 647.i of the Zoning Ordinance requires that Special Permit Uses have direct access to a freeway or arterial street. Neither Phelps nor 34th Street meet this requirement.**
- Phelps is a small residential road between 36th to 32nd St, not meant for truck traffic. It has 3 significant speed bumps that trucks/vans will have to go over to access the entrance to this facility. Those trucks will create a ton of noise going over them.
- Children, families and pets from the adjacent neighborhoods walk along Phelps daily.

- No other public buildings use Phelps as their entrance.
- Over 800 storage units will generate a huge increase in truck traffic. More and more people are using these facilities for daily business purposes.

Page
2 of 2

- Landscaping.

The size of the proposed landscaping is inadequate. It will take many years for 2" trees to mature to the point of having any impact on modifying the scale and bulk of the proposed 3 story building. Additional and much more mature plantings (trees and shrubs) on Phelps and 34th Street are required to help minimize the impact this structure would have. For aesthetic reasons such a large warehouse type building in a residential area, should also have planting beds, shrubs and trees, around the building itself.

- Homeless Issue.

The proposed long building walls parallel to the 4 foot street wall will provide a convenient camping area for the homeless - particularly in an un-occupied building that is for warehousing purposes rather than public enjoyment like a restaurant. I fail to see how the proposal will help solve the homeless issue. I can only see it increasing this problem. Will this "corridor" be regularly guarded?

Respectfully submitted.

Arena Golberry
Name

16627 N 35th ST. Phs R 88032
Address

602 524/534
Email Address / Phone Number

5/5/2024
Date

MAY 06 2024

STATEMENT OF OPPOSITION

**Planning & Development
Department**

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

I am fully aware of the project and all of my questions have been answered. I believe that is a greedy initiative by the current owner that will have detrimental effects on my quality of life and the character of my neighborhood. This proposal is a bad solution to the security concerns in this portion of the shopping center. It is a poor and unnecessary use of space, due to numerous other self-storage facilities within close proximity. A three-story self-storage facility would be an eyesore seen from our backyards, disrupting the natural beauty of our surroundings and detracting from the charm and character that drew many of us to live here in the first place.

Furthermore, the proposed development raises serious concerns about increased traffic congestion and safety hazards in our area. Self-storage facilities tend to generate a steady flow of traffic, including large trucks and vans, which would pose risks to pedestrians, cyclists, and other motorists on our streets. This influx of traffic would not only diminish the safety of our neighborhood but also create noise pollution and worsen air quality, further detracting from our overall well-being.

I urge you to carefully consider the concerns of myself and other residents who oppose this rezoning application. Our neighborhood is a place we call home, and we deserve to have a say in what developments are allowed to take place in our community. I respectfully request that you deny the rezoning application.

FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Alaina Thomas
NAME

3513 E Kelton LN Phoenix AZ 85032
ADDRESS

Alainathomas28@yahoo.com (360) 904-1185
EMAIL ADDRESS / PHONE NUMBER

5/3/2024
DATE

MAY 06 2024

**Planning & Development
Department**

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Alina Lutsiv + Anton Lutsiv

NAME

3403 E Lavey Lane

ADDRESS

antonlutsiv@gmail.com
alinavlutsiv@gmail.com

EMAIL ADDRESS / PHONE NUMBER

347-276-9575
703-909-1779

5/3/24

DATE

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Alison Anderson

NAME

161030 N. 33rd Way

ADDRESS

602-620-1770

alisonkayanderson@gmail.com

EMAIL ADDRESS / PHONE NUMBER

5-4-24

DATE

May 5, 2024

CITY OF PHOENIX

To: Phoenix City Council

MAY 06 2024

Re: Proposed Storage Facility
NW Corner of 34th Street and Phelps Road

**Planning & Development
Department**

Statement of Opposition To Plan

I am a nearby resident residing at 3522 E Edna Ave, having lived there for 14 years. I am opposed to the proposed storage facility for the following reasons:

1. Height and Aesthetics.

The height waiver is undesirable and unjustified. The additional height makes the building tower over the surrounding buildings and particularly the homes across the street on Phelps Road. It would be out of scale with the surrounding development, both commercial and residential. Recognizing that a 3 story complex is being built on the north side of Bell Road - the proposed residential use and architecture are more compatible with adjacent residential uses than a clearly warehouse type unoccupied building. Also note, there are very few other 3-story buildings along Bell Road.

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2. Traffic Management.

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- **Special Permit access requirement.**
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- No other public buildings use Phelps as their entrance.
- Over 800 storage units will generate a huge increase in truck traffic. More and more people are using these facilities for daily business purposes.

3. Landscaping.

The size of the proposed landscaping is inadequate. It will take many years for 2" trees to mature to the point of having any impact on modifying the scale and bulk of the proposed 3 story building. Additional and much more mature plantings (trees and shrubs) on Phelps and 34th Street are required to help minimize the impact this structure would have. For aesthetic reasons such a large warehouse type building in a residential area, should also have planting beds, shrubs and trees, around the building itself.

4. Homeless Issue.

The proposed long building walls parallel to the 4 foot street wall will provide a convenient camping area for the homeless - particularly in an un-occupied building that is for warehousing purposes rather than public enjoyment like a restaurant. I fail to see how the proposal will help solve the homeless issue. I can only see it increasing this problem. Will this "corridor" be regularly guarded?

Respectfully submitted,

Anna Lynn Cummings
Name A Lynn Drewinary

3522 E Edna
Address

mopeej@gmail.com
Email Address / Phone Number

May 5th 2024
Date

May 5, 2024

Page 1 of 2

To: Phoenix City Council

CITY OF PHOENIX

Re: Proposed Storage Facility
NW Corner of 34th Street and Phelps Road

MAY 06 2024

**Planning & Development
Department**

Statement of Opposition To Plan

I am a nearby resident residing at 3300 E. Kelton Lane, having lived there for 1 years. I am opposed to the proposed storage facility for the following reasons:

1. Height and Aesthetics.

The height waiver is undesirable and unjustified. The additional height makes the building tower over the surrounding buildings and particularly the homes across the street on Phelps Road. It would be out of scale with the surrounding development, both commercial and residential. This will materially impact the value of our homes and impact the way we enjoy our neighborhood.

2. Traffic Management.

The proposed traffic pattern is undesirable. Vehicles access the building from Phelps Road, drive through the building and exit onto 34th street. This brings trucks, vans and all other delivery/pick-up vehicles past the rear and side yards of all the homes along Phelps impacting the residential character and value of those homes.

• **Special Permit access requirement.**

- **Section 647.i of the Zoning Ordinance requires that Special Permit Uses have direct access to a freeway or arterial street. Neither Phelps nor 34 th Street meet this requirement.**

- Phelps is a small residential road between 36th to 32nd St, not meant for truck traffic. It has 3 significant speed bumps that trucks/vans will have to go over to access the entrance to this facility. Those trucks will create a ton of noise going over them.
- Children, families and pets from the adjacent neighborhoods walk along Phelps daily.
- No other public buildings use Phelps as their entrance.
- Over 800 storage units will generate a huge increase in truck traffic. More and more people are using these facilities for daily business purposes.

Page 2 of 2

3. Landscaping.

The size of the proposed landscaping is inadequate. It will take many years for 2" trees to mature to the point of having any impact on modifying the scale and bulk of the proposed 3 story building. Additional and much more mature plantings (trees and shrubs) on Phelps and 34th Street are required to help minimize the impact this structure would have. For aesthetic reasons such a large warehouse type building in a residential area, should also have planting beds, shrubs and trees, around the building itself.

4. Homeless Issue.

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Respectfully submitted,

Ashley Schufeldt
Name

3360 E. Kellum Lane Phoenix AZ 85032
Address

ashley.schufeldt1@gmail.com / 614.937.0615
Email Address / Phone Number

5.6.24
Date

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

I am fully aware of the project and all of my questions have been answered. I believe that is a greedy initiative by the current owner that will have detrimental effects on my quality of life and the character of my neighborhood. This proposal is a bad solution to the security concerns in this portion of the shopping center. It is a poor and unnecessary use of space, due to numerous other self-storage facilities within close proximity. A three-story self-storage facility would be an eyesore seen from our backyards, disrupting the natural beauty of our surroundings and detracting from the charm and character that drew many of us to live here in the first place.

Furthermore, the proposed development raises serious concerns about increased traffic congestion and safety hazards in our area. Self-storage facilities tend to generate a steady flow of traffic, including large trucks and vans, which would pose risks to pedestrians, cyclists, and other motorists on our streets. This influx of traffic would not only diminish the safety of our neighborhood but also create noise pollution and worsen air quality, further detracting from our overall well-being.

I urge you to carefully consider the concerns of myself and other residents who oppose this rezoning application. Our neighborhood is a place we call home, and we deserve to have a say in what developments are allowed to take place in our community. I respectfully request that you deny the rezoning application.

FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

B. H. COHEE

NAME

3365 E. LAVRY LN PHOENIX AZ 85032

ADDRESS

BDC47@cox.net 602.788-9234

EMAIL ADDRESS / PHONE NUMBER

5/4/24

DATE

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Brad Allenang
NAME

16646 N 33rd Way
ADDRESS

ballenang@earthlink.net / 480-231-0140
EMAIL ADDRESS / PHONE NUMBER

5/4/24
DATE

May 5, 2024
1 of 2

Page

To: Phoenix City Council

CITY OF PHOENIX

MAY 06 2024

Re: Proposed Storage Facility
NW Corner of 34th Street and Phelps Road

**Planning & Development
Department**

Statement of Opposition To Plan

I am a nearby resident residing at _____, having lived there for _____ years. I am opposed to the proposed storage facility for the following reasons:

• Height and Aesthetics.

The height waiver is undesirable and unjustified. The additional height makes the building tower over the surrounding buildings and particularly the homes across the street on Phelps Road. It would be out of scale with the surrounding development, both commercial and residential. Recognizing that a 3 story complex is being built on the north side of Bell Road - the proposed residential use and architecture are more compatible with adjacent residential uses than a clearly warehouse type unoccupied building. Also note, there are very few other 3-story buildings along Bell Road.

- This will materially impact the value of our homes and impact the way we enjoy our neighborhood.

• Traffic Management.

The proposed traffic pattern is undesirable. Vehicles access the building from Phelps Road, drive through the building and exit onto 34th street. This brings trucks, vans and all other delivery/pick-up vehicles past the rear and side yards of all the homes along Phelps impacting the residential character and value of those homes.

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- Over 800 storage units will generate a huge increase in truck traffic. More and more people are using these facilities for daily business purposes.

Page
2 of 2

* Landscaping.

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Respectfully submitted,

Brandi Cant

Name

3406 E Keltor Ln Phx 85032

Address

~~bcvidrine@gmail.com~~ bcvidrine@gmail.com 480.747.8371

Email Address / Phone Number

Date

5/5/2024

MAY 06 2024

STATEMENT OF OPPOSITION

**Planning & Development
Department**

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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I urge you to carefully consider the concerns of myself and other residents who oppose this rezoning application. Our neighborhood is a place we call home, and we deserve to have a say in what developments are allowed to take place in our community. I respectfully request that you deny the rezoning application.

FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Brandi Car

NAME

3406 E Kelton Ln Phx AZ 85032

ADDRESS

bccvidrine@gmail.com 480 ~~971~~ 747 8371

EMAIL ADDRESS / PHONE NUMBER

5/3/2024

DATE

MAY 06 2024

STATEMENT OF OPPOSITION

**Planning & Development
Department**

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Carlos E. Admira Avila

NAME

3404 E Lavey Ln. Phoenix AZ 85032

ADDRESS

miracharley@gmail.com 480 757 0308

EMAIL ADDRESS/ PHONE NUMBER

5-4-24

DATE

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Ciara McCarthy

NAME

3405 E. Kelton Ln

ADDRESS

CCooper53@cox.net 6025125629

EMAIL ADDRESS / PHONE NUMBER

5/3/24

DATE

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

DANIEL ANDERSON

NAME

3367 E. KELTON LN

ADDRESS

DAN ANDERS @ GMAIL. COM

EMAIL ADDRESS / PHONE NUMBER

5-4-2024

DATE

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

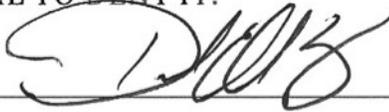
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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

David Escobedo 
NAME

3417 F Kelton Ln Phx AZ 85032
ADDRESS

clavid@caerrosopa.com (480) 203 9224
EMAIL ADDRESS / PHONE NUMBER

5/3/2024
DATE

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

DEEPALI KHAIRNAR
NAME

3530 E EDNA AVE
ADDRESS

5022035152
EMAIL ADDRESS / PHONE NUMBER

05/04/2024
DATE

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Emilie Castleman
NAME

16605 N 34th Place
ADDRESS

e.castle@cox.net
EMAIL ADDRESS / PHONE NUMBER

5-4-24
DATE

MAY 06 2024

STATEMENT OF OPPOSITION

**Planning & Development
Department**

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

George Gonzalez

NAME

34107 E Lavey Ln

ADDRESS

ggonz20711@gmail.com 928-246-2735

EMAIL ADDRESS / PHONE NUMBER

5/5/2024

DATE

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

H. Hillary Jahr

NAME

3344 E Kelton Ln

ADDRESS

hhw.amok@gmail.com

EMAIL ADDRESS / PHONE NUMBER

5/3/2024

DATE

MAY 06 2024

STATEMENT OF OPPOSITION

**Planning & Development
Department**

Dear Phoenix City Council,

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Jacob Rex

NAME

3352 E Kelton Ln, Phoenix, AZ 85032

ADDRESS

jakerex65@yahoo.com / c. 23.986.9203

EMAIL ADDRESS / PHONE NUMBER

or 5/3/24

DATE

May 5, 2024

To: Phoenix City Council

Re: Proposed Storage Facility
NW Corner of 34th Street and Phelps Road

CITY OF PHOENIX

MAY 06 2024

**Planning & Development
Department**

Statement of Opposition To Plan

I am a nearby resident residing at 3538 E Edina, having lived there for 2 years. I am opposed to the proposed storage facility for the following reasons:

1. Height and Aesthetics.

The height waiver is undesirable and unjustified. The additional height makes the building tower over the surrounding buildings and particularly the homes across the street on Phelps Road. It would be out of scale with the surrounding development, both commercial and residential. Recognizing that a 3 story complex is being built on the north side of Bell Road - the proposed residential use and architecture are more compatible with adjacent residential uses than a clearly warehouse type unoccupied building. Also note, there are very few other 3-story buildings along Bell Road.

- This will materially impact the value of our homes and impact the way we enjoy our neighborhood.

2. Traffic Management.

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- **Special Permit access requirement.**
 - **Section 647.i of the Zoning Ordinance requires that Special Permit Uses have direct access to a freeway or arterial street. Neither Phelps nor 34 th Street meet this requirement.**
- Phelps is a small residential road between 36th to 32nd St, not meant for truck traffic. It has 3 significant speed bumps that trucks/vans will have to go over to access the entrance to this facility. Those trucks will create a ton of noise going over them.
- Children, families and pets from the adjacent neighborhoods walk along Phelps daily.
- No other public buildings use Phelps as their entrance.
- Over 800 storage units will generate a huge increase in truck traffic. More and more people are using these facilities for daily business purposes.

3. Landscaping.

The size of the proposed landscaping is inadequate. It will take many years for 2" trees to mature to the point of having any impact on modifying the scale and bulk of the proposed 3 story building. Additional and much more mature plantings (trees and shrubs) on Phelps and 34th Street are required to help minimize the impact this structure would have. For aesthetic reasons such a large warehouse type building in a residential area, should also have planting beds, shrubs and trees, around the building itself.

4. Homeless Issue.

The proposed long building walls parallel to the 4 foot street wall will provide a convenient camping area for the homeless - particularly in an un-occupied building that is for warehousing purposes rather than public enjoyment like a restaurant. I fail to see how the proposal will help solve the homeless issue. I can only see it increasing this problem. Will this "corridor" be regularly guarded?

Respectfully submitted,

James A. Taylor
Name

3538 E Edna Ave, Phoenix, AZ 85032
Address

jtaylor1085@gmail.com 612-308-8685
Email Address / Phone Number

5-5-24
Date

MAY 06 2024

STATEMENT OF OPPOSITION

**Planning & Development
Department**

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

I am fully aware of the project and all of my questions have been answered. I believe that is a greedy initiative by the current owner that will have detrimental effects on my quality of life and the character of my neighborhood. This proposal is a bad solution to the security concerns in this portion of the shopping center. It is a poor and unnecessary use of space, due to numerous other self-storage facilities within close proximity. A three-story self-storage facility would be an eyesore seen from our backyards, disrupting the natural beauty of our surroundings and detracting from the charm and character that drew many of us to live here in the first place.

Furthermore, the proposed development raises serious concerns about increased traffic congestion and safety hazards in our area. Self-storage facilities tend to generate a steady flow of traffic, including large trucks and vans, which would pose risks to pedestrians, cyclists, and other motorists on our streets. This influx of traffic would not only diminish the safety of our neighborhood but also create noise pollution and worsen air quality, further detracting from our overall well-being.

I urge you to carefully consider the concerns of myself and other residents who oppose this rezoning application. Our neighborhood is a place we call home, and we deserve to have a say in what developments are allowed to take place in our community. I respectfully request that you deny the rezoning application.

FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

JEAN RICE

NAME

3346 E. LAKEY LN PHOENIX AZ 85032

ADDRESS

JEANRICE3@OUTLOOK.COM

EMAIL ADDRESS / PHONE NUMBER

5-4-2024

DATE

May 5, 2024

Page 1 of 2

To: Phoenix City Council

Re: Proposed Storage Facility
NW Corner of 34th Street and Phelps Road

Statement of Opposition To Plan

CITY OF PHOENIX

MAY 06 2024

**Planning & Development
Department**

I am a nearby resident residing at 3534 E. Edna Ave, having lived there for 15 years. I am opposed to the proposed storage facility for the following reasons:

1. Height and Aesthetics.

The height waiver is undesirable and unjustified. The additional height makes the building tower over the surrounding buildings and particularly the homes across the street on Phelps Road. It would be out of scale with the surrounding development, both commercial and residential. Recognizing that a 3 story complex is being built on the north side of Bell Road - the proposed residential use and architecture are more compatible with adjacent residential uses than a clearly warehouse type unoccupied building. Also note, there are very few other 3-story buildings along Bell Road.

- This will materially impact the value of our homes and impact the way we enjoy our neighborhood.

2. Traffic Management.

The proposed traffic pattern is undesirable. Vehicles access the building from Phelps Road, drive through the building and exit onto 34th street. This brings trucks, vans and all other delivery/pick-up vehicles past the rear and side yards of all the homes along Phelps impacting the residential character and value of those homes.

• **Special Permit access requirement.**

- **Section 647.i of the Zoning Ordinance requires that Special Permit Uses have direct access to a freeway or arterial street. Neither Phelps nor 34 th Street meet this requirement.**

- Phelps is a small residential road between 36th to 32nd St, not meant for truck traffic. It has 3 significant speed bumps that trucks/vans will have to go over to access the entrance to this facility. Those trucks will create a ton of noise going over them.
- Children, families and pets from the adjacent neighborhoods walk along Phelps daily.
- No other public buildings use Phelps as their entrance.
- Over 800 storage units will generate a huge increase in truck traffic. More and more people are using these facilities for daily business purposes.

3. Landscaping.

The size of the proposed landscaping is inadequate. It will take many years for 2" trees to mature to the point of having any impact on modifying the scale and bulk of the proposed 3 story building. Additional and much more mature plantings (trees and shrubs) on Phelps and 34th Street are required to help minimize the impact this structure would have. For aesthetic reasons such a large warehouse type building in a residential area, should also have planting beds, shrubs and trees, around the building itself.

4. Homeless Issue.

The proposed long building walls parallel to the 4 foot street wall will provide a convenient camping area for the homeless - particularly in an un-occupied building that is for warehousing purposes rather than public enjoyment like a restaurant. I fail to see how the proposal will help solve the homeless issue. I can only see it increasing this problem. Will this "corridor" be regularly guarded?

Respectfully submitted,

Julie Snyder Julie Snyder
Name

3534 E. Edna Ave
Address

julie@snyder2@gmail.com / 480-375-1371
Email Address / Phone Number

05/05/24
Date

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

I am fully aware of the project and all of my questions have been answered. I believe that is a greedy initiative by the current owner that will have detrimental effects on my quality of life and the character of my neighborhood. This proposal is a bad solution to the security concerns in this portion of the shopping center. It is a poor and unnecessary use of space, due to numerous other self-storage facilities within close proximity. A three-story self-storage facility would be an eyesore seen from our backyards, disrupting the natural beauty of our surroundings and detracting from the charm and character that drew many of us to live here in the first place.

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I urge you to carefully consider the concerns of myself and other residents who oppose this rezoning application. Our neighborhood is a place we call home, and we deserve to have a say in what developments are allowed to take place in our community. I respectfully request that you deny the rezoning application.

FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Justin Parker
NAME

16601 N 34th Place
ADDRESS

thepark47@gmail.com 815-353-4731
EMAIL ADDRESS / PHONE NUMBER

05/04/2024
DATE

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Justyna Bartoszek
NAME

3341 E. Lavey Ln Phoenix AZ 85254
ADDRESS

bartoszek30@gmail.com
EMAIL ADDRESS / PHONE NUMBER

5/4/24
DATE

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Lizette Gurman

NAME

3408 E. LAVEN LN PHOENIX, AZ 85032

ADDRESS

lizetteser28@gmail.com | 760-894-9254

EMAIL ADDRESS / PHONE NUMBER

5/3/24

DATE

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Mary Whitmer
NAME

3546 E Edna ave Phx AZ 85032
ADDRESS

blueistormy@yahoo.com (602) 299-5956
EMAIL ADDRESS / PHONE NUMBER

5/4/24
DATE



STATEMENT OF OPPOSITION

CITY OF PHOENIX

MAY 06 2024

**Planning & Development
Department**

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Matt Lang

NAME

3526 E. EDNA Ave Phoenix AZ 85032

ADDRESS

Malang1313@gmail.com (602) 524-1186

EMAIL ADDRESS / PHONE NUMBER

5/4/24

DATE

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Melina Bodnar & Jeremy Bodnar
NAME

3362 E Lavey Ln Phoenix AZ 85032
ADDRESS

melina.bodnar@gmail.com 623-332-7424
EMAIL ADDRESS / PHONE NUMBER

5/5/24
DATE

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Michelle + Todd Dufek

NAME

3345 E. Lavey Lane Phoenix AZ 85032

ADDRESS

michellesedgwickdufek@gmail.com

EMAIL ADDRESS / PHONE NUMBER

5/4/24

DATE

MAY 06 2024

STATEMENT OF OPPOSITION

**Planning & Development
Department**

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Molly Bligh
NAME

16621 N. 34th Pl, Phoenix AZ 85032
ADDRESS

mKraemer79@yahoo.com 928-642-2236
EMAIL ADDRESS / PHONE NUMBER

5/4/24
DATE

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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Roman D Olga Sainthibire
NAME

3506 S. Edna Ave
ADDRESS

602-283-5463
EMAIL ADDRESS / PHONE NUMBER

5/03/24
DATE

MAY 06 2024**Planning & Development
Department**STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Robert Simon

NAME

3550 E. Edna Ave, Phoenix, AZ 85032

ADDRESS

Rsimon1313@gmail.com / 602-663-3288

EMAIL ADDRESS / PHONE NUMBER

05/06/2024

DATE

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Sheryl Bardez Bain

NAME

3369 E Dawey Ln, Phoenix, AZ, 85032

ADDRESS

Sbardez Bain@yahoo.com/ 602-758-0176

EMAIL ADDRESS / PHONE NUMBER

05/04/2024

DATE

MAY 06 2024

STATEMENT OF OPPOSITION

**Planning & Development
Department**

Dear Phoenix City Council,

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STEPHANNIE BOLAND

NAME

3367 E. KELTON LN

ADDRESS

Stephannie.bolandanderson@gmail.com

EMAIL ADDRESS / PHONE NUMBER

04 ~~APR~~ MAY 2024

DATE

MAY 06 2024

STATEMENT OF OPPOSITION

**Planning & Development
Department**

Dear Phoenix City Council,

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T. Ami Schenck

NAME

16626 N 35th St Phx, AZ 85032

ADDRESS

mommie2girls2@icloud.com 480-612-

EMAIL ADDRESS / PHONE NUMBER

4596

5/4/2024

DATE

MAY 06 2024

STATEMENT OF OPPOSITION

**Planning & Development
Department**

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

I am fully aware of the project and all of my questions have been answered. I believe that is a greedy initiative by the current owner that will have detrimental effects on my quality of life and the character of my neighborhood. This proposal is a bad solution to the security concerns in this portion of the shopping center. It is a poor and unnecessary use of space, due to numerous other self-storage facilities within close proximity. A three-story self-storage facility would be an eyesore seen from our backyards, disrupting the natural beauty of our surroundings and detracting from the charm and character that drew many of us to live here in the first place.

Furthermore, the proposed development raises serious concerns about increased traffic congestion and safety hazards in our area. Self-storage facilities tend to generate a steady flow of traffic, including large trucks and vans, which would pose risks to pedestrians, cyclists, and other motorists on our streets. This influx of traffic would not only diminish the safety of our neighborhood but also create noise pollution and worsen air quality, further detracting from our overall well-being.

I urge you to carefully consider the concerns of myself and other residents who oppose this rezoning application. Our neighborhood is a place we call home, and we deserve to have a say in what developments are allowed to take place in our community. I respectfully request that you deny the rezoning application.

FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

TERRIE RUST Terrie Rust
NAME

3558 E EDNA AVE
ADDRESS

terrie_rust@hotmail.com 602-476-3180
EMAIL ADDRESS / PHONE NUMBER

5.4.24
DATE

MAY 06 2024

**Planning & Development
Department**

STATEMENT OF OPPOSITION

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

I am fully aware of the project and all of my questions have been answered. I believe that is a greedy initiative by the current owner that will have detrimental effects on my quality of life and the character of my neighborhood. This proposal is a bad solution to the security concerns in this portion of the shopping center. It is a poor and unnecessary use of space, due to numerous other self-storage facilities within close proximity. A three-story self-storage facility would be an eyesore seen from our backyards, disrupting the natural beauty of our surroundings and detracting from the charm and character that drew many of us to live here in the first place.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

Thomas Yamashita
NAME

3412 E Lavey Ln. 85032 Phoenix
ADDRESS

byama1969@gmail.com - 480 438 1113
EMAIL ADDRESS / PHONE NUMBER

05/04/2024
DATE

MAY 06 2024

STATEMENT OF OPPOSITION

**Planning & Development
Department**

Dear Phoenix City Council,

I am an adjacent neighbor, and I strongly oppose the proposed rezoning on the northwest corner of 34th Street and Phelps Road (Case Numbers: Z-39-23/Z-SP-1-24) of a new internal self-storage facility in the parking lot.

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FOR THESE REASONS I DO NOT SUPPORT THE PROPOSED SELF-STORAGE ZONING CASE AND ASK THE CITY COUNCIL TO DENY IT.

WAYNE S. TAFOYA

NAME

3353 E. LAVEY LN.

ADDRESS

W. TAFOYA@YAHOO.COM

EMAIL ADDRESS / PHONE NUMBER

5-4-24

DATE

May 5, 2024

Page

1 of 2

To: Phoenix City Council

CITY OF PHOENIX

Re: Proposed Storage Facility
NW Corner of 34th Street and Phelps Road

MAY 06 2024

**Planning & Development
Department**

Statement of Opposition To Plan

I am a nearby resident residing at _____, having lived there for _____ years. I am opposed to the proposed storage facility for the following reasons:

• Height and Aesthetics.

The height waiver is undesirable and unjustified. The additional height makes the building tower over the surrounding buildings and particularly the homes across the street on Phelps Road. It would be out of scale with the surrounding development, both commercial and residential. Recognizing that a 3 story complex is being built on the north side of Bell Road - the proposed residential use and architecture are more compatible with adjacent residential uses than a clearly warehouse type unoccupied building. Also note, there are very few other 3-story buildings along Bell Road.

• This will materially impact the value of our homes and impact the way we enjoy our neighborhood.

• Traffic Management.

The proposed traffic pattern is undesirable. Vehicles access the building from Phelps Road, drive through the building and exit onto 34th street. This brings trucks, vans and all other delivery/pick-up vehicles past the rear and side yards of all the homes along Phelps impacting the residential character and value of those homes.

• Special Permit access requirement.

• **Section 647.i of the Zoning Ordinance requires that Special Permit Uses have direct access to a freeway or arterial street. Neither Phelps nor 34 th Street meet this requirement.**

• Phelps is a small residential road between 36th to 32nd St, not meant for truck traffic. It has 3 significant speed bumps that trucks/vans will have to go over to access the entrance to this facility. Those trucks will create a ton of noise going over them.

• Children, families and pets from the adjacent neighborhoods walk along Phelps daily.

- No other public buildings use Phelps as their entrance.
- Over 600 storage units will generate a huge increase in truck traffic. More and more people are using these facilities for daily business purposes.

Page
2 of 2

- Landscaping.

The size of the proposed landscaping is inadequate. It will take many years for 2" trees to mature to the point of having any impact on modifying the scale and bulk of the proposed 3 story building. Additional and much more mature plantings (trees and shrubs) on Phelps and 34th Street are required to help minimize the impact this structure would have. For aesthetic reasons such a large warehouse type building in a residential area, should also have planting beds, shrubs and trees, around the building itself.

- Homeless Issue.

The proposed long building walls parallel to the 4 foot street wall will provide a convenient camping area for the homeless - particularly in an un-occupied building that is for warehousing purposes rather than public enjoyment like a restaurant. I fail to see how the proposal will help solve the homeless issue. I can only see it increasing this problem. Will this "corridor" be regularly guarded?

Respectfully submitted.

Winston Pendleton

Name

116627 N. 35th Way

Address

Wpendleton@cox.net

602-481-3743

Email Address / Phone Number

Date _____

From: kraig.peterson
To: [Adrian G Zambrano](mailto:Adrian.G.Zambrano); mbuschbacher@earlcurley.com
Subject: Self-Storage Unit at Phelps and 34th St, Phoenix, AZ
Date: Monday, May 6, 2024 4:12:48 PM

To Whom it May Concern,

I wish to withdraw my approval for the Zone Variance of the proposed Self-Storage Unit at the Phelps and 34th St intersection.

The gentleman who approached me about the project only told me that they were going to be cleaning up the area to reduce the transients, drivers making doughnuts in the parking lot and the debris around the area. He never mentioned that a 3-story Self-Storage unit was being planned in that location.

In addition, he never asked me if I owned the property where I live. I do not own the property; I simply live there with the owner.

I unknowingly signed the petition.

Sincerely,

Kraig Peterson

To: Phoenix City Council

CITY OF PHOENIX

Re: Proposed Storage Facility
NW Corner of 34th Street and Phelps Road

MAY 13 2024

**Planning & Development
Department**

Statement of Opposition To Plan

I am a nearby resident residing at _____, having lived there for _____ years. I am opposed to the proposed storage facility for the following reasons:

• Height and Aesthetics.

The height waiver is undesirable and unjustified. The additional height makes the building tower over the surrounding buildings and particularly the homes across the street on Phelps Road. It would be out of scale with the surrounding development, both commercial and residential. Recognizing that a 3 story complex is being built on the north side of Bell Road - the proposed residential use and architecture are more compatible with adjacent residential uses than a clearly warehouse type unoccupied building. Also note, there are very few other 3-story buildings along Bell Road.

- This will materially impact the value of our homes and impact the way we enjoy our neighborhood.

• Traffic Management.

The proposed traffic pattern is undesirable. Vehicles access the building from Phelps Road, drive through the building and exit onto 34th street. This brings trucks, vans and all other delivery/pick-up vehicles past the rear and side yards of all the homes along Phelps impacting the residential character and value of those homes.

• Special Permit access requirement.

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- Phelps is a small residential road between 36th to 32nd St, not meant for truck traffic. It has 3 significant speed bumps that trucks/vans will have to go over to access the entrance to this facility. Those trucks will create a ton of noise going over them.
- Children, families and pets from the adjacent neighborhoods walk along Phelps daily.

- No other public buildings use Phelps as their entrance.
- Over 800 storage units will generate a huge increase in truck traffic. More and more people are using these facilities for daily business purposes.

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- Homeless Issue.

The proposed long building walls parallel to the 4 foot street wall will provide a convenient camping area for the homeless - particularly in an un-occupied building that is for warehousing purposes rather than public enjoyment like a restaurant. I fail to see how the proposal will help solve the homeless issue. I can only see it increasing this problem. Will this "corridor" be regularly guarded?

Respectfully submitted.

CHRISTINE WICKS
Name

16646 N. 35th WAY
Address

bobosparkles18@gmail
Email Address / Phone Number

Date

5/9 2024

Adrian.Zambrano@phoenix.gov

May 5, 2024

Page

1 of 2

To: Phoenix City Council

CITY OF PHOENIX

Re: Proposed Storage Facility
NW Corner of 34th Street and Phelps Road

MAY 13 2024

**Planning & Development
Department**

Statement of Opposition To Plan

I am a nearby resident residing at Sumna Breeze having lived there for _____ years. I am opposed to the proposed storage facility for the following reasons:

• Height and Aesthetics.

The height waiver is undesirable and unjustified. The additional height makes the building tower over the surrounding buildings and particularly the homes across the street on Phelps Road. It would be out of scale with the surrounding development, both commercial and residential. Recognizing that a 3 story complex is being built on the north side of Bell Road - the proposed residential use and architecture are more compatible with adjacent residential uses than a clearly warehouse type unoccupied building. Also note, there are very few other 3-story buildings along Bell Road.

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Respectfully submitted,

Stenn Greshel

Name

3441 E Grandview Rd. Phx 85037

Address

grreshel@yahoo.com

Email Address / Phone Number

Date

8/9/2024

To: Phoenix City Council,

CITY OF PHOENIX

Re: Proposed Storage Facility
NW Corner of 34th Street and Phelps Road

MAY 13 2024

**Planning & Development
Department**

Statement of Opposition To Plan

I am a nearby resident residing at _____, having lived there for _____ years. I am opposed to the proposed storage facility for the following reasons:

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Respectfully submitted,

Ramon Kern
Name

16638 N. 33rd Way, Phx 85032
Address

602-992-2127
Email Address / Phone Number

5/9/2024

Date

To: Phoenix City Council

CITY OF PHOENIX

Re: Proposed Storage Facility
NW Corner of 34th Street and Phelps Road

MAY 13 2024

Planning & Development
Department

Statement of Opposition To Plan

I am a nearby resident residing at Sumner Place, having lived there for 11 years. I am opposed to the proposed storage facility for the following reasons:

- Height and Aesthetics.
The height waiver is undesirable and unjustified. The additional height makes the building tower over the surrounding buildings and particularly the homes across the street on Phelps Road. It would be out of scale with the surrounding development, both commercial and residential. Recognizing that a 3 story complex is being built on the north side of Bell Road - the proposed residential use and architecture are more compatible with adjacent residential uses than a clearly warehouse type unoccupied building. Also note, there are very few other 3-story buildings along Bell Road.
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Respectfully submitted

Yunus Jafar
Name

3501 E Kalamon Ct, PHA #A285032
Address

yujaf@aol.com
Email Address / Phone Number

Date

5/5/2024

From: [Michael Buschbacher](#)
To: [Adrian G Zambrano](#)
Subject: Self-Storage Unit at Phelps and 34th St, Phoenix, AZ
Date: Friday, May 24, 2024 8:22:47 PM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

Adrian,

I wanted to let you know how I approached each residence for this case. I introduced myself to everyone I encountered as a representative of the developer, the new owner of the shopping center, who is planning a self-storage facility. I did not do anything different for this neighbor.

I then discussed the benefits of some of the actions the new owner has provided to clean up the center and offered to show him some before and after pictures, some rendering of the project and the site plan. He said that he didn't have time to look at them. I asked if he would sign a letter of support for the project. He said yes, and I gave him the support letter to fill out, which he did. I advised that a second letter would be arriving by mail to this address and to call us if he had any questions.

Please include this email in the record for the case.

Best regards,

Michael S. Buschbacher II, AICP
Principal Planner
Earl & Curley
(602) 265-0094
3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012
www.earlcurley.com [earlcurley.com]



This message and any and all attachments may be confidential and/or privileged. If you are not the intended recipient, you are hereby notified that any dissemination, duplication, retention, or unauthorized use of this information is strictly prohibited and no privilege has been waived by your inadvertent receipt. Please notify the sender immediately and then completely delete this message and any and all attachments. Thank you.



18 July 2024

City of Phoenix – Planning and Development Department
Attn: Paradise Valley Village Planning Committee, Chair

Re: Z-SP-1-24 & Z-39-24 (34th Street Self-Storage)

To the Chair and Members of the Paradise Valley VPC,

We are writing to encourage your unanimous support for the aforementioned project. Palm Lakes Village, a nearby community aged 55+ (of which 70% are single women), and Saint John Alliance have met both in person and also twice by phone with the owner's representatives. We are convinced their plans will not only solve the ongoing crime problems at this specific location, but also provide an important service we want and need.

We recognize that some members of our community have objections to this proposal. It is extremely rare when we disagree with each other; however, because of the security value this project provides and the crime problems its mere existence will solve, we herein provide a respectful counter line of reasoning to the arguments against the project:

- For twelve years or more Saint John Alliance has been called upon by nearby residents to patrol this exact location to address ongoing drug deals and other nefarious activity. This site, specifically where the proposed structure would stand, is a favorite meeting spot for drug dealers. I was surprised that there is opposition to a practical solution to these long-term crime problems. Moreover, these same neighbors previously complained of semi-trucks parking there with engines running through the night. Numerous times during block watch patrol I found people living in cars and I would encourage them to leave, only to find them return the next day. It baffles me that my colleagues do not see a solution at hand to remedy these ongoing problems.
- We learnt the designer's choice of colors was an objection. We can all agree this is a subjective attitude. No one agrees on colors. For example, I personally like the building design and color scheme. The design is a great cultural fit and does not conflict or stand apart from surrounding structures whatsoever.
- Some say the building is too tall (42' to the highest point of the parapet wall). This argument was also made during the hearings for the luxury apartments across the street (now near completion). The apartments are taller than the proposed storage facility, yet no one is complaining about obstructed mountain views. I insist the proposed storage building will not offend anyone either once the project is completed.
- The owner/operator has agreed to sign City of Phoenix's *Authority to Arrest* form, renew yearly, and also agreed he will prosecute offenders.
- The owner/operator has also agreed, per Palm Lakes Village's request, that if storage customers vacate and leave items behind, the owner will promptly remove any such things from public view.



The last objection I am aware of is this: why do we need another storage facility when there are so many in the area already? This concern is founded not possessing data that existing storage facilities in the area are 90% full based on research of a 10x10 unit. Consider again the 300-unit luxury apartments soon opening across the street. The proposed Z-SP-1-24 & Z-39-24 facility would be an ideal location for their storage, not to mention a convenient location for existing tenants of the center.

The block watch leaders in this area have been working long and hard for more than a decade to improve the quality of this area. We desire to find tenants/investors for vacant parcels that are problematic and tighten security along the Bell Road Corridor. The police are stretched too thin and cannot be the solution for all security issues. This development will have a substantial and positive impact on the security and safety of this area.

We request unanimous approval for this project, Z-SP-1-24 & Z-39-24 (34th Street Self-Storage).

Sincerely ... and thank you for serving on this committee,

Nicholas Voss
Co-founder, Saint John Alliance
Owner, TREFFEN SAINT JOHN LLC
2901 East Saint John Road
Phoenix, Arizona 85032
602-616-8250

(Nicholas Voss signing authorized by Chris Spicer)

Chris Spicer
Palm Lakes Village
16415 North 33rd Way
Phoenix, Arizona 85032
602-526-3973



8/1/2024

Dear Phoenix City Council,

I am the Block Watch leader for the Belcanto Community, and we support the proposed rezoning on the Northwest corner of 34th St and Phelps Rd. (Case # Z-39-23/Z-SP-1-24) to allow and approve the new internal self-storage facility in the back parking lot.

I have been the Block Watch leader for the Belcanto Community for over 10 years now and am very active in supporting the area businesses as well as other Block Watch communities. We have had our share of vandalism, drugs, trespassing and theft in the overnight hours just to name a few issues. It is important for us to have good businesses coming into this community.

We have attended 2 neighborhood meetings concerning this self-storage proposal, meeting with Michael Buschbacher of Earl & Curley as well as the owner of the shopping center. We feel it will be a huge improvement to the community as well as providing much needed security.

For these reasons, I support the proposed self-storage zoning case listed above and ask that the Village Planning Commission and City Council approve it.

Thank you,

Gloria Pinkerton

Gloria Pinkerton
Belcanto Block Watch Leader
2651 E Anderson Dr
Phoenix, AZ 85032
Gloriapink12@gmail.com