



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report Z-43-22-2
November 7, 2022

Paradise Valley <u>Village Planning Committee</u> Meeting Date:	November 7, 2022
<u>Planning Commission</u> Hearing Date:	December 1, 2022
Request From:	<u>RE-43</u> (One-Family Residence District) (1.37 acres)
Request To:	<u>R-O</u> (Restricted Commercial District) (1.37 acres)
Proposed Use:	Residential Office
Location:	Southeast corner of 57th Street and Shea Boulevard
Owner:	10441 North 57th Street Holdings
Applicant/Representative:	Jason Morris, Withey Morris, PLC
Staff Recommendation:	Approval, subject to stipulations

On September 12, 2022, and October 3, 2022, the Paradise Valley Village Planning Committee heard this request and recommended a continuance by a vote of 15-0 in both instances. The applicant has since submitted a revised site plan and elevations, on November 2, 2022, that addresses the community and committee concerns regarding the garage size. In addition, since the staff report was published on September 12, 2022, staff has received 19 letters in opposition which are included as an attachment. Concerns include commercial uses encroaching into the established residential neighborhood, traffic, property values, and safety. Staff has also received 7 letters in support which are included as an attachment. The letters support the enhanced architecture, access via Shea Boulevard, and residential office use rather than short-term rentals.

The revised site plan includes a garage that was reduced by 145 square feet adjacent to an existing residential property. In addition, the revised elevations include a reduction in fencing facing 57th Street and alternative fencing between the proposed office and the proposed garage. Due to the revised site plan and elevations, staff recommends revisions to the stipulations as follows:

- **Stipulation No. 1** regarding general conformance to the site plan and elevations.

- **Stipulation No. 2** regarding the garage size.

Staff recommends approver per the modified stipulations in bold font below.

1. The development shall be in general conformance with the site plan date stamped ~~August 19, 2022~~ **NOVEMBER 2, 2022** and elevations date stamped ~~August 19, 2022~~ **NOVEMBER 2, 2022**, with specific regard to the inclusion of metal fascia, wood finish, and stone veneer walls or split face block, as modified by the following stipulations and approved by the Planning and Development Department.
2. **THE DETACHED GARAGE STRUCTURE SHALL NOT EXCEED 4,615 SQUARE FEET IN SIZE.**
- ~~2.~~ The maximum building height shall be 23 feet.
- 3.
- ~~3.~~ A minimum building setback of 15 feet shall be provided along the south property line.
- 4.
- ~~4.~~ A minimum 10-foot landscape setback shall be provided along the east property line and planted with minimum 2-inch caliper trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
- 5.
- ~~5.~~ The south landscape setback shall be planted with minimum 50 percent 2-inch caliper and minimum 50 percent 3-inch caliper large canopy, drought tolerant trees, as approved by the Planning and Development Department.
- 6.
- ~~6.~~ The north landscape setback shall be planted with minimum 50 percent 2-inch caliper and minimum 50 percent 3-inch caliper large canopy, drought tolerant trees, as approved by the Planning and Development Department.
- 7.
- ~~7.~~ The front yard setback along 57th Street shall be planted with minimum 50 percent 2-inch caliper trees, minimum 25 percent 3-inch caliper trees, and minimum 25 percent 4-inch caliper trees to be placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
- 8.
- ~~8.~~ The developer shall maintain the existing detached sidewalk landscape area located between the back of curb and sidewalk along Shea Boulevard and replenish it to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant
- 9.

shade trees to provide a minimum 75% shade.

- b. Drought tolerant shrubs and vegetative groundcovers maintained to a maximum height of 24 inches to provide a minimum of 75% live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

- ~~9.~~ Where pedestrian walkways cross a vehicular path, the pathway shall be
10. constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
- ~~40.~~ All uncovered surface parking lot areas shall be landscaped with minimum 2-
11. inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
- ~~44.~~ A minimum of 4 bicycle parking spaces shall be provided through Inverted U
12. and/or artistic racks dispersed throughout the site and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
- ~~42.~~ The developer shall dedicate minimum 55-feet of right-of-way and a 10-foot-
13. wide sidewalk easement for the south half of Shea Boulevard, as approved by the Planning and Development Department.
- ~~43.~~ The developer shall construct all streets within and adjacent to the
14. development 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.
- ~~44.~~ In the event archaeological materials are encountered during construction, the
15. 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.
- ~~45.~~ Prior to preliminary site plan approval, the landowner shall execute a
16. 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.

Staff Report: Z-43-22-2

November 7, 2022

Page 4 of 4

Exhibits

Revised Conceptual Site Plan date stamped November 2, 2022

Revised Conceptual Elevations date stamped November 2, 202

Community Correspondence (50 pages)



DREWETT WORKS // ARCHITECTURE

7144 E. STETSON DR., SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
PLANS @ DREWETTWORKS.COM

OWNER

DRIVE TT WORKS LLC
4400 N 12TH ST, SUITE 200
PHOENIX, AZ 85018

DESIGN

7144 DRIVE TT WORKS DR
SCOTTSDALE, AZ 85251
PHONE: (855) 373-9388

PROJECT NARRATIVE

PROPOSED PROJECT CONSISTS OF 1 STORY OFFICE BUILDING, LAB CONSTRUCTION TYPE OFFICE AND GYMNASIUM WITH LIBRARY SPACES AND SERVICES

ZONING INFORMATION

CURRENT ZONING: RE-43
PROPOSED ZONING: R10

PARKING CALCULATION

REQUIRED TOTAL PARKING: 22
PROPOSED TOTAL PARKING: 28
PROPOSED VAN: 2
BIKE PARKING: 4

LOT COVERAGE

MAXIMUM LOT COVERAGE: 30%
PROPOSED LOT COVERAGE: 30%

VICINITY MAP



APN

95844-0000

LEGAL ADDRESS

18441 N 57TH ST
PHOENIX, AZ 85038

NET SITE AREA

43201 SF

FOR REZONING

DATE: 08-15-2022

REV:



10441 N 57TH ST
PARADISE VALLEY, AZ
85253



PRELIMINARY SITE PLAN
1" = 20'-0"

CITY OF PHOENIX
NOV 02 2022
Planning & Development
Department

LOT SALES

PERCOP - THESE ARE NO LOT SALES AT THIS SITE

COP PROJECT IDENTIFICATION NO.

KVA PROJECT #: 215480
SERIAL #: 210981
PLAN #: 211029
LSP (CONTRACTING) #: 2941

PRELIMINARY SITE PLAN

DR200





DREWETT WORKS // ARCHITECTURE
 7144 E. STONSDALE, SUITE 204
 SCOTTSDALE, AZ 85251
 P 855-373-9388 // F 855-373-9388
 PLANS @ DREWETTWORKS.COM

OWNER

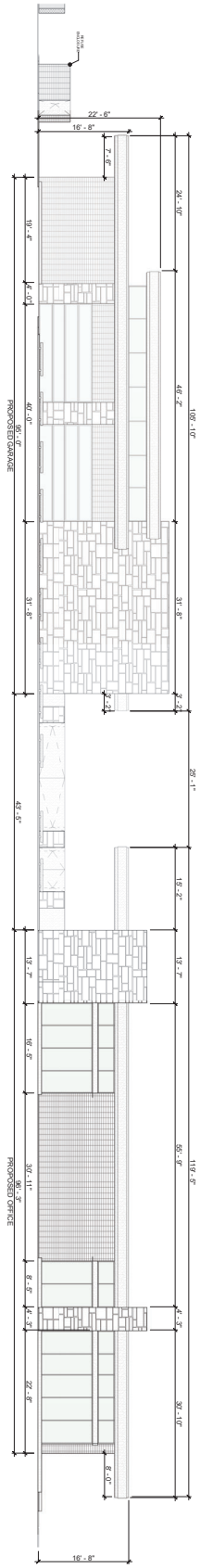
DRIVE TT WORKS LLC
 4400 N 27TH ST, SUITE 200
 PHOENIX, AZ 85018

DESIGN

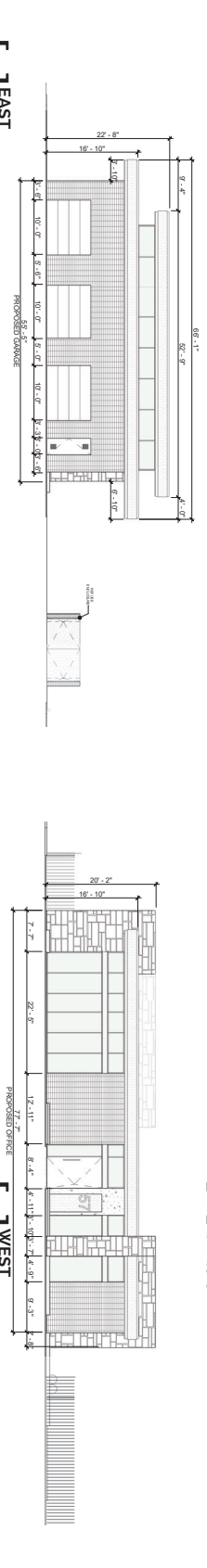
DREWETT WORKS PDA
 7144 E. STONSDALE, SUITE 200
 PHOENIX, AZ 85251
 PHONE: (855) 373-9388

10441 N 57TH ST
 PARADISE VALLEY, AZ
 85253

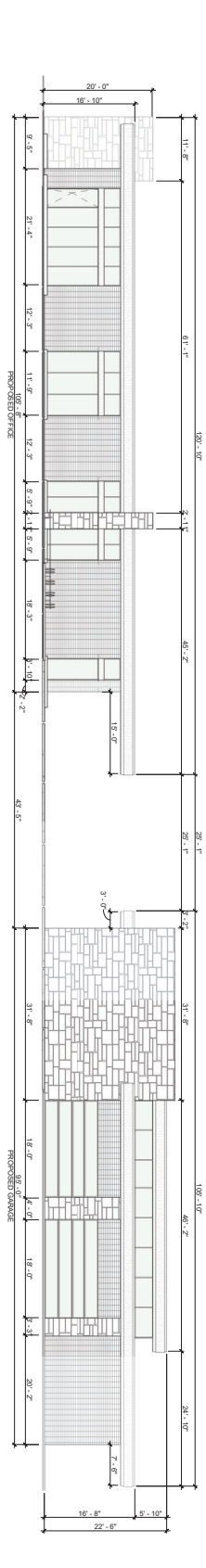
[1] NORTH
 1" = 10'-0"



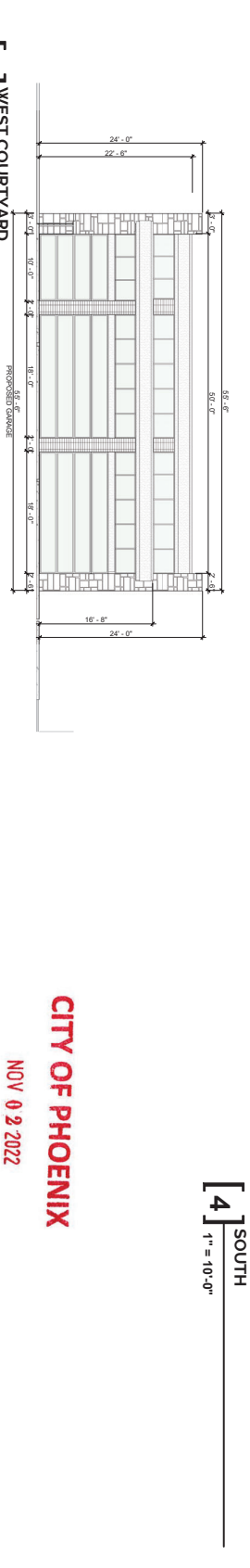
[2] WEST
 1" = 10'-0"



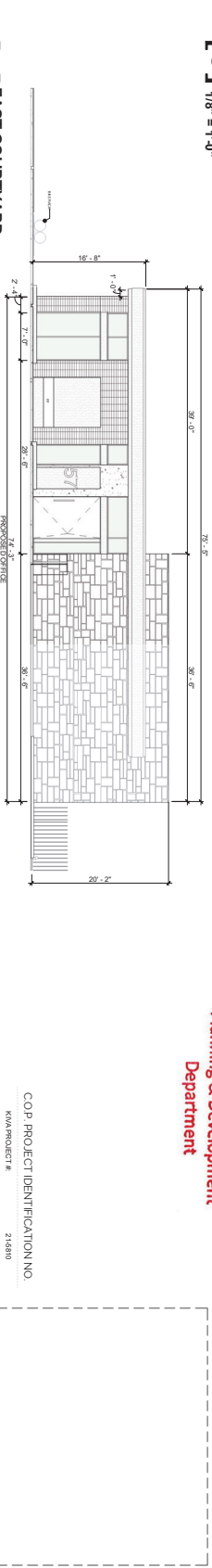
[3] EAST
 1" = 10'-0"



[4] SOUTH
 1" = 10'-0"



[5] WEST COURTYARD
 1/8" = 1'-0"



[6] EAST COURTYARD
 1/8" = 1'-0"



CITY OF PHOENIX

NOV 02 2022

Planning & Development
 Department

COP PROJECT IDENTIFICATION NO.
 KWA PROJECT # 214580
 SHEET 2100581
 DRAWING DATE 21/10/22
 LSP (PARTICIPANDO) D.S. 2841

REGAL AMERICAN OFFICE

MATERIAL LEGEND

- BRICK - SHACKBOND
- NEWLY FINISH HOLLOW CORE
- WOOD FINISH TPO
- GLASS
- STONE VENEER OR SHUTTLE FACE BRICK

APN 958443400
 LEGAL ADDRESS 18441 N 57TH ST PHOENIX, AZ 85251
 NET SITE AREA 4.3211 SF

FOR REZONING DATE 08-15-2022

ELEVATIONS

DR501

22-18



Nayeli Sanchez Luna

Subject: FW: Stop the change to Commercial - Z-43-22-2?

From: vbroman@cox.net <vbroman@cox.net>

Sent: Thursday, September 8, 2022 10:35 AM

To: PDD Long Range Planning <pdd.longrange@phoenix.gov>

Subject: Stop the change to Commercial

As a resident in the city of Phoenix (although our address shows Paradise Valley), we are strongly opposed to building more commercial property in an area that is residential. There is more than enough office space and commercial property on Shea Blvd. There is more being built next to the Mountainside Fitness Center, and there are lots of available office space signs within a 2-mile radius of this area. The office area is not needed. By changing this area on Shea to commercial, it will impact the homes around it. We are a residential community, and we moved to this area because it was a residential area. The amount of traffic on Shea Blvd currently is overwhelming. More traffic coming on and off Shea for commercial purposes causes more congestion, more noise, and a lesser quality of living for those of us that live here. There is no value to converting more residential properties on Shea to commercial, except for the developers and construction companies that reap the profits. My husband and I object to this change and believe that it will impact our area and the quality of life in our area, in the future.

Regards,

Vicki Broman

6146 E. Cochise Road
Paradise Valley, AZ 85253
480-699-7788

Nayeli Sanchez Luna

Subject: FW: Rezoning Case No: Z-43-22-2

From: denise@vdbassociates.com <denise@vdbassociates.com>

Sent: Thursday, September 8, 2022 2:11 PM

To: PDD Long Range Planning <pdd.longrange@phoenix.gov>

Subject: Rezoning Case No: Z-43-22-2

I am a neighboring homeowner in **opposition** to Rezoning the parcel at 10441 N. 57th Street and Shea Blvd. (Rezoning Case No: Z-43-22-2)

The subject parcel backs to a well-established residential community in strong opposition to any change.

57th Street forms a gateway entry corridor into the Town of Paradise Valley with large well maintained residential lots (RE-43) and the natural and scenic amenities leading up to Mummy Mountain and the foothills of the Phoenix Mountain Preserve.

Commercial zoning at the subject lot will reduce property values and negate the trajectory of improvements made in the last 5 years on 57th Street. This is one of the last areas in Phoenix where there are large acre lots, with homeowners who have raised their families for several decades. Homeowners here are taken the appreciation of the last decade and re-invested hundreds of thousands of dollars in improvements. Any re-zoning at the entrance into our beautiful neighborhood will immediately reduce the property values. This is an unfair proposal which does not take into account the residential character of the neighborhood.

Changing the zoning will also require traffic controls on Shea. It will also introduce commercial traffic on to our residential streets. And it will set a precedent along Shea for additional commercial buildings, which are unnecessary. There are numerous offices at the intersections of Tatum and Shea, as well as Scottsdale Rd and Shea. There is absolutely no reason there needs to be additional office space in this post-COVID environment which has changed the need for additional office space and resulted in excess office space throughout the area. We believe this is self-serving and strongly oppose the application.

Sincerely,

Denise van den Bossche

Homeowner: 9640 N. 57th Street

Mobile: 602-980-0737

Nayeli Sanchez Luna

Subject: FW: Application No: Z-43-22

From: Bob DeLean <bob.delean@gmail.com>
Sent: Monday, September 19, 2022 12:38 PM
To: Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>
Subject: Application No: Z-43-22

Ms. Sanchez Luna,

I want to express my opposition to the application to change this property from RE-43 to R-O. This is a residential neighborhood. Period. It is unfair to the long-time residents that live in the vicinity to allow a high-traffic office building into this purely residential area. Withey Morris states that Regal American Homes has earned a reputation as one of Arizona's premier luxury home builders. Fantastic. Let them build a very lucrative premier luxury home on this lot. This lot and the surrounding subdivisions are zoned RE-43 for a reason --- because this is a residential neighborhood. There are plenty of other locations that are already zoned for an office building.

To allow this zoning change to occur so that a corporation can make more money is a slap in the face to the residential taxpayers that call this neighborhood home. Please contact me if you'd like to discuss further.

Sincerely,

Robert DeLean
5811 E Cochise Rd, Paradise Valley, AZ 85253
Country Estates Lot #17
(2 lots east of proposed sight)
480-437-4454

Nayeli Sanchez Luna

Subject: FW: Rezoning Case No: Z-43-22-2

From: Bimal Merchant <brmerchant@gmail.com>
Sent: Tuesday, September 20, 2022 7:05 PM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: Rezoning Case No: Z-43-22-2

To whom it may concern:

I am writing in reference to the above-referenced rezoning case. I live at 9809 N 57th Street and am strongly opposed to the rezoning of the property located at the Southeast corner of 57th Street and Shea Boulevard. I am extremely concerned that the rezoning of this property will have a material adverse impact to property values. In addition, I am worried about safety in the neighborhood. A residential office will increase traffic and could potentially open the doors to rezoning of more properties in the neighborhood.

The plan and specifics disclosed by the property owner's attorney not only includes a residential office but also includes a massive garage. That should not be allowed in a residential neighborhood. While the designation will be for a residential office, there is no way to constantly monitor the property to assure its intended use. The possible uses could extend to parties and other events that would bring noise and unwanted attention from bad actors.

I have two young daughters: 11 years old and 9 years old. We bought into this neighborhood because of the family feel, proximity to great schools, restaurants and other venues. By rezoning to commercial (residential office), there is concern amongst a vast majority of the neighbors that the same would cause significant detriment to our otherwise family oriented neighborhood. We are extremely concerned that the rezoning would also bring unwanted attention from criminals and other wrong doers.

Had we known that a property on our very street could be rezoned to commercial, we would have had some serious pause and likely would not have moved forward. This would be an embarrassment for our neighborhood.

I cannot stress enough how vehemently we and our neighbors are to this rezoning. We strongly encourage the Paradise Valley Village Committee as well as the City of Phoenix deny the rezoning request.

If you have any questions or would like to discuss, please do not hesitate to contact me.

Thanks,

Bimal Raj Merchant
9809 N 57th Street
Paradise Valley, AZ 85253
(480) 544-3505

From: [Adrian G Zambrano](#)
To: [Adrian G Zambrano](#)
Subject: Z-43-22-2 - 2022-09-27 - Opposition - Christa Klein
Date: Wednesday, September 28, 2022 12:23:00 PM

From: christa klein <christaklein82@gmail.com>
Sent: Tuesday, September 27, 2022 6:24 PM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: Re-zoning case number Z-43-22-2

Our family of 7 lives on 57th street just south of the subject parcel. We strongly object to this re-zoning. We feel it will make the neighborhood less safe for our children to play outside and walk to the bus stop. I believe there is plenty of commercial property already available at shea and Tatum that is already sitting empty, therefore, if a business wants to open close by there is already a place for them. We just bought this home less than a year ago because its in a "neighborhood" close enough to be a part of everything while still being secluded and safe. Putting a business on the end of the block will change that drastically and lower our new home's value. It will bring in unwanted traffic and endanger the families with small children, like ours, that live here.

Please keep our neighborhood a safe place for kids and families. Thank you for your consideration in this matter.

-Christa, Mike, Allie, Charli, Ethyn, Carlotta and Camilla Klein,
10019 N 57th St, Paradise Valley, AZ 85253

Nayeli Sanchez Luna

Subject: FW: Item 3, Oct 3 Meeting, Case #Z-43-22-2

From: denise@vdbassociates.com <denise@vdbassociates.com>

Sent: Friday, September 30, 2022 5:15 PM

To: PDD Long Range Planning <pdd.longrange@phoenix.gov>

Cc: denise@vdbassociates.com

Subject: Item 3, Oct 3 Meeting, Case #Z-43-22-2

Dear Committee members,

have had a full time career in real estate here in the Valley for 40 years. I have also been a homeowner in Paradise Valley since 1984, my first home being very close to the Paradise Valley Mall. I now live ½ mile from the 57th and Shea proposed re-zoning application and do much of my business in this neighborhood. I have sold several homes on 57th Street. I can guarantee you that any re-zoning on the lot at 10441 N. 57th Street will immediately and significantly devalue this neighborhood.

The role of the committee is to recommend requests that will help the community as a whole. The community will not benefit from any re-zoning on the applicant's lot. The application is self-serving strictly for the benefit of the applicant to profit to the detriment of the entire neighborhood.

The applicant just purchased the property this year. We have lived here for decades. Some of the immediate neighbors who live the closest, and others who have signed petitions opposing this re-zoning, grew up here and have lived here for 4 decades or longer.

We all look to the committee to look at the situation in relationship to their role and purpose in the Urban Village committee, which is to be a voice to the politicians on what is best for the community, and not allow special interests to override that purpose.

Warmly,

Denise van den Bossche



Nayeli Sanchez Luna

Subject: FW: Item 3, Oct 3 Meeting, Case #Z-43-22-2
Attachments: Re-Zoning Petition 37 - 40 sigs.pdf; Re-zoning Petition 1-16 fully signed.pdf; Re-Zoning Petition 17-26 sigs.pdf; Re-Zoning Petition 27 - 36 sigs.pdf; Signature 5721 E Mountain View LaBelle Guy.pdf; Signature E Mountain View LaBelle.pdf; Signature 10209 N 57th St Karlovsky x 2.pdf; Signature x 4 9459 N. 57th St.pdf; Signature 9841 N 57th St Gerston.pdf; Signature x 4 5700 E Bar Z Lane & 10405 N 57th St.pdf; Signature x 3 10616 N. 68th Pl & 10628 N 68th Pl.pdf; Signature x 2 Klein 10019 N 57th St.pdf; Signature 10038 N 57th St Scatena.pdf

From: denise@vdbassociates.com <denise@vdbassociates.com>

Sent: Friday, September 30, 2022 5:26 PM

To: PDD Long Range Planning <pdd.longrange@phoenix.gov>

Subject: Re: Item 3, Oct 3 Meeting, Case #Z-43-22-2

Dear Committee members,

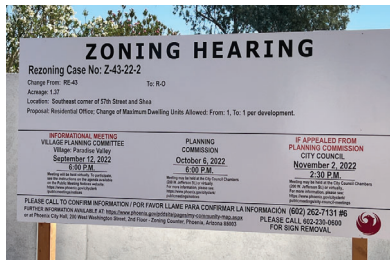
Attached are the signatures of 59 immediate neighbors Opposing ANY rezoning of the 10441 N. 57th Street (Subject Property applying for re-zoning).

Please include for committee members for Monday's meeting. More petitions are in process.

Warmly,

Denise van den Bossche

Neighbor of Subject Property: 9640 N. 57th Street

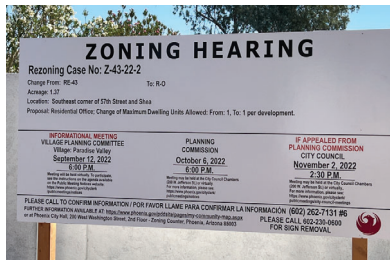


**Paradise Valley Village Phoenix Case #2-43-22
Application to re-zone from Residential to Commercial**

By signing below, I OPPOSE ANY ZONING CHANGES FROM the current RESIDENTIAL zoning TO THE LOT AT 57TH STREET AND SHEA. (As well as 56th Street and 58th Street)

LAST NAME, FIRST NAME	ADDRESS	SIGNATURE
-----------------------	---------	-----------

- | | | |
|-----------------------------|---------------------------------|---|
| 1. Marie Stallone | 5840 E Caron Circle |  09/29/22 |
| 2. Fred Stallone | 5840 E. Caron Circle |  09/29/22 |
| 3. Russell Wilson | 5840 E. Donna Lane |  09/29/22 |
| 4. Jan Wilson | 5840 E. Donna Lane |  09/29/22 |
| 5. Rebecca Gerber | 5855 E. Donna Lane |  09/29/22 |
| 6. Pamela Gerber | 5855 E. Donna Lane |  09/29/22 |
| 7. Shauna Chavez | 5856 E. Donna Lane |  09/29/22 |
| 8. Adrea Wagenhals | 10029 N. 57 th St |  09/30/22 |
| 9. Denise van den Bossche | 9640 N. 57 th St |  09/29/22 |
| 10. Patrick van den Bossche | 9640 N. 57 th Street |  09/30/22 |
| 11. Aleisha Mallon | 5841 E Mountain View |  09/29/22 |
| 12. Steven Neidhart | 9311 N. 58 th St |  09/29/22 |
| 13. Anne Neidhart | 9311 N. 58 th St |  09/30/22 |
| 14. Ron Foeldi | 10048 N. 57 th St |  09/30/22 |
| 15. Julia Libling | 9460 N. 57 th St |  09/29/22 |
| 16. Martin Libling | 9640 N. 57 th St |  09/29/22 |

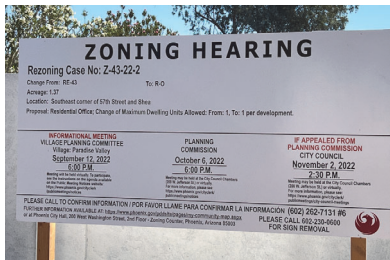


**Paradise Valley Village Phoenix Case #2-43-22
Application to re-zone from Residential to Commercial**

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LAST NAME, FIRST NAME	ADDRESS	SIGNATURE
-----------------------	---------	-----------





- | | | |
|--------------------|-----------------------------|---|
| 17. Shalini Bansal | 5921 E Mountain View | _____ |
| 18. Donna Heller | 5815 E Sanna | Authentisign
<i>Donna Heller, Homeowner</i> 09/30/22
Donna Heller |
| 19. Lewis Heller | 5815 E Sanna | <i>Lewis Heller, Homeowner</i> 09/30/22
Lewis Heller |
| 20. Fred Deutsch | 5823 E. Donna Lane | <i>Fred Deutsch, Grew up here</i> 09/30/22
Fred Deutsch |
| 21. Ed White | 9390 N. 57 th St | Authentisign
<i>Ed White, Homeowner</i> 09/30/22
Ed White |
| 22. Valerie White | 9390 N. 57 th St | _____ |
| 23. Alex Bowman | 5923 E Mountain View | Authentisign
<i>Alex Bowman, Homeowner</i> 09/30/22
Alex Bowman |
| 24. Larry Pepe | 9304 N. 58 th St | <i>Larry Pepe, Homeowner</i> 09/30/22
Larry Pepe |
| 25. Gary Vaughn | 5839 E Caron Circle | <i>Gary Vaughn, Homeowner</i> 09/30/22
Gary Vaughn |
| 26. Julie Vaughn | 5839 E Caron Circle | <i>Julie Vaughn, Homeowner</i> 09/30/22
Julie Vaughn |



**Paradise Valley Village Phoenix Case #2-43-22
Application to re-zone from Residential to Commercial**

By signing below, I OPPOSE ANY ZONING CHANGES FROM the current RESIDENTIAL zoning TO THE LOT AT 57TH STREET AND SHEA. (As well as 56th Street and 58th Street)

LAST NAME, FIRST NAME	ADDRESS	SIGNATURE
-----------------------	---------	-----------

- | | | |
|---------------------|---------------------------------|---|
| 27. Paula Bowman | 5801 E. Sanna St |  09/30/22 |
| 28. Jay Snyder | 9591 N. 56 th St | _____ |
| 29. Diana Snyder | 9591 N. 56 th St | _____ |
| 30. JoAnn Augur | 10037 N. 56 th St | _____ |
| 31. Carmen Blank | 9447 N. 57 th St |  09/30/22 |
| 32. Michael Blank | 9447 N. 57 th St |  09/30/22 |
| 33. Joan Pepe | 9304 N. 58 th St | _____ |
| 34. John Sampanes | 5827 E Mountain View Rd |  09/30/22 |
| 35. Missi Rosenfeld | 9459 N. 57 th St | _____ |
| 36. David Rosenfeld | 9459 N. 57 th Street | _____ |

ZONING HEARING

Rezoning Case No: Z-43-22-2
 Changed From: R-43 to C-RO
 Address: 1317
 Location: Southeast corner of 57th Street and Shea
 Proposal: Residential Office Change of Maximum Dwelling Units Allowed: From 1 To 1 per development.

<p>INFORMATIONAL MEETING VILLAGE PLANNING COMMITTEE Village of Paradise Valley September 12, 2022 6:00 P.M.</p> <p><small>Meeting will be held in person at the location listed above. If you are unable to attend, please call the Planning Commission at (602) 262-7131 for more information. Please see the City of Phoenix website for more information.</small></p>	<p>PLANNING COMMISSION October 6, 2022 6:00 P.M.</p> <p><small>Meeting will be held at the City Council Chambers, 100 N. Central Ave., 1st Floor, Phoenix, AZ 85004. For more information, please see the City of Phoenix website for more information.</small></p>	<p>IF APPEALED FROM PLANNING COMMISSION CITY COUNCIL November 2, 2022 2:30 P.M.</p> <p><small>Meeting will be held at the City Council Chambers, 100 N. Central Ave., 1st Floor, Phoenix, AZ 85004. For more information, please see the City of Phoenix website for more information.</small></p>
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PLEASE CALL TO CONFIRM INFORMATION / POR FAVOR LLAME PARA CONFIRMAR LA INFORMACION (602) 262-7131 #6
 DIRECT INFORMATION AVAILABLE ALL HOURS: 24/7 Phoenix Community Center, Phoenix, Arizona 85004
 City of Phoenix City Hall, 100 N. Central Ave., 1st Floor, Phoenix, Arizona 85004



Paradise Valley Village Phoenix Case #2-43-22
Application to re-zone from Residential to Commercial

By signing below, I OPPOSE ANY ZONING CHANGED FROM RESIDENTIAL TO THE LOT AT 57TH STREET AND SHEA.

LAST NAME, FIRST NAME	ADDRESS	SIGNATURE
GERSTON	9841 N 57 ST.	<i>Linda W Gerston</i>
SANDRA		

Scan and fax to 1-866-233-4384

BILL SCATENA

Senior Vice President NMLS#195827

8800 North Gainey Center Dr Suite 205 | Scottsdale, AZ 85258

Direct (480) 566-2185 | Cell (847) 924-8209

bscatena@thefederalsavingsbank.com

WWW.THEFEDERALSAVINGSBANK.COM/BILLSCATENA



ZONING HEARING

Rezoning Case No: Z-43-22-2
 Change From: RE-43 To: R-D
 Acreage: 1.37
 Location: Southeast corner of 57th Street and Shea
 Proposal: Residential Office, Change of Maximum Dwelling Units Allowed: From: 1: To: 1 per development.

INFORMATIONAL MEETING VILLAGE PLANNING COMMITTEE Village Paradise Valley September 12, 2022 6:00 P.M. <small>Residents will be invited to give comments and the resolution on the proposed rezoning at the Public Hearing Meeting. Residents will have a chance to provide input.</small>	PLANNING COMMISSION October 6, 2022 6:00 P.M. <small>Residents may be invited to the City Council Chambers. If not, information will be provided to the City Council.</small>	IF APPEALED FROM PLANNING COMMISSION CITY COUNCIL November 2, 2022 2:30 P.M. <small>Residents may be invited to the City Council Chambers. If not, information will be provided to the City Council.</small>
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PLEASE CALL TO CONFIRM INFORMATION / POR FAVOR LLAME PARA CONFIRMAR LA INFORMACIÓN (602) 262-7131 #6
 FURTHER INFORMATION AVAILABLE AT: Room 2009, 2200 West Washington Street, 2nd Floor - Zoning Counter, Phoenix, Arizona 85003
 or at Phoenix City Hall, 301 West Washington Street, 2nd Floor - Zoning Counter, Phoenix, Arizona 85003
 PLEASE CALL 602-238-0600 FOR SIGN REMOVAL

Paradise Valley Village Phoenix Case #2-43-22
Application to re-zone from Residential to Commercial

By signing below, I OPPOSE ANY ZONING CHANGED FROM RESIDENTIAL TO THE LOT AT 57TH STREET AND SHEA.

LAST NAME, FIRST NAME	ADDRESS	SIGNATURE
Klein, Michael	10019 N 57th St Paradise Valley AZ, 85253	
Klein, Christa	10019 N 57th St Paradise Valley, AZ 85253	

Scan and fax to 1-866-233-4384

ZONING HEARING

Rezoning Case No. 2-43-22-2
 Change From: R-1 To: C-1
 Location: 57TH STREET AND SHEA
 (Special Re-zoning: Change of Maximum Parking Units Allowed From 4 To: 1 per Development)

INTERNATIONAL MEETING VILLAGE PLANNING COMMITTEE 10616 N. 68th Pl Scottsdale, AZ 85257 8:00 PM 4845 W. BUCKINGHAM RD. PHOENIX, AZ 85044 602.262.7131	PLANNING COMMISSION 10616 N. 68th Pl Scottsdale, AZ 85257 8:00 PM 4845 W. BUCKINGHAM RD. PHOENIX, AZ 85044 602.262.7131	IF APPEALED FROM PLANNING COMMISSION CITY COUNCIL November 2, 2022 2:30 PM 4845 W. BUCKINGHAM RD. PHOENIX, AZ 85044 602.262.7131
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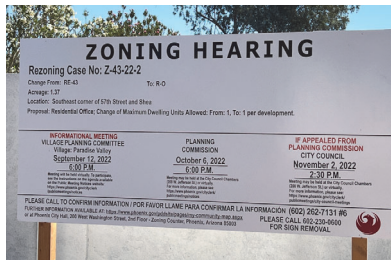
PLEASE CALL TO CHURCH BY PHONE FOR FAVOR LLAVE PARA CONFIRMAR LA BY ORMACION (602) 262-7131 NO
 24 HOURS CALL (USA AND CANADA) 1-866-233-4384 PLEASE CALL 602-262-7131 FOR SIGN REMOVAL

**Paradise Valley Village Phoenix Case #2-43-22
 Application to re-zone from Residential to Commercial**

By signing below, I OPPOSE ANY ZONING CHANGED FROM RESIDENTIAL TO THE LOT AT 57TH STREET AND SHEA.




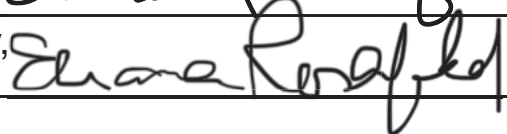
LAST NAME, FIRST NAME	ADDRESS	SIGNATURE
Anderson, Sandi	10616 N. 68 th Pl Scotts	Sandi Anderson
ANDERSON, DONI	10616 N. 68 th PL Scotts	<i>[Signature]</i>
Rever, Mike	10628 N 68 PL Scotts	Mike Rever

Scan and fax to 1-866-233-4384



**Paradise Valley Village Phoenix Case #2-43-22
Application to re-zone from Residential to Commercial**

By signing below, I OPPOSE ANY ZONING CHANGES FROM the current RESIDENTIAL zoning TO THE LOT AT 57TH STREET AND SHEA. (As well as 56th Street and 58th Street)

LAST NAME, FIRST NAME	ADDRESS	SIGNATURE
Missi Rosenfeld	9459 n 57st, paradise valley, az 85253	
		
David Rosenfeld	9459 n 57st, paradise valley, az 85253	
Ethan Rosenfeld	9459 n 57st, paradise valley, az 85253	
Elle Rosenfeld	9459 n 57st, paradise valley, az 85253	

If we missed you, please Scan and fax to 1-866-233-4384

Nayeli Sanchez Luna

Subject: FW: Z-43-22-2

From: Bimal Merchant <brmerchant@gmail.com>
Sent: Friday, November 4, 2022 9:34 PM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: Z-43-22-2

To whom it may concern:

I am writing in reference to the above-referenced rezoning case. I live at 9809 N 57th Street and am strongly opposed to the rezoning of the property located at the Southeast corner of 57th Street and Shea Boulevard. I am extremely concerned that the rezoning of this property will have a material adverse impact to property values. In addition, I am worried about safety in the neighborhood. A residential office will increase traffic and could potentially open the doors to rezoning of more properties in the neighborhood.

The plan and specifics disclosed by the property owner's attorney not only includes a residential office but also includes a massive garage. That should not be allowed in a residential neighborhood. While the designation will be for a residential office, there is no way to constantly monitor the property to assure its intended use. The possible uses could extend to parties and other events that would bring noise and unwanted attention from bad actors.

I have two young daughters: 11 years old and 9 years old. We bought into this neighborhood because of the family feel, proximity to great schools, restaurants and other venues. By rezoning to commercial (residential office), there is concern amongst a vast majority of the neighbors that the same would cause significant detriment to our otherwise family oriented neighborhood. We are extremely concerned that the rezoning would also bring unwanted attention from criminals and other wrong doers.

Had we known that a property on our very street could be rezoned to commercial, we would have had some serious pause and likely would not have moved forward. This would be an embarrassment for our neighborhood.

I cannot stress enough how vehemently we and our neighbors are to this rezoning. We strongly encourage the Paradise Valley Village Committee as well as the City of Phoenix deny the rezoning request.

If you have any questions or would like to discuss, please do not hesitate to contact me.

Thanks,

Bimal Raj Merchant
9809 N 57th Street
Paradise Valley, AZ 85253
(480) 544-3505

Sent from my iPhone

Nayeli Sanchez Luna

Subject: FW: ReZoning Case No: Z-43-22-2

Original Message-----

From: Matthew Laffer <mattlaffer@gmail.com>

Sent: Friday, November 4, 2022 12:10 PM

To: Council District 2 PCC <council.district.2@phoenix.gov>

Cc: PDD Long Range Planning <pdd.longrange@phoenix.gov>

Subject: ReZoning Case No: Z-43-22-2

Dear Councilman Waring,

I am writing in opposition of of the rezoning of the land parcel at 57th and Shea. As a new family to this residential community I strongly oppose this permit. This is a residential community and I want it to remain so. We love this neighborhood and as a parent of 3 young children am worried about the changes of bringing increased business and traffic to our neighborhood. A similar request was made for a lot at 58th and Shea several years ago and was turned down by the council. I hope that you are able to continue to support the families in this area that would be negatively effected by increasing business in a quiet, residential area. We look forward to your support in opposing this proposal prior to our family, friends and neighbors casting our votes in the November 8th election.

Thank you,

Dr. Matthew Laffer & Mrs. Brittany Laffer
5610 East Mountain View Rd
Paradise Valley, 85253

Nayeli Sanchez Luna

Subject: FW: Comment for Monday Nov 7 meeting: Rezoning Case No.: Z-43-22-2

From: Matthew Karlovsky, M.D., F.A.C.S. <karlovskym@yahoo.com>

Sent: Friday, November 4, 2022 11:55 PM

To: PDD Long Range Planning <pdd.longrange@phoenix.gov>; Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>

Subject: Comment for Monday Nov 7 meeting: Rezoning Case No.: Z-43-22-2

Dear Planning Committee,

This is the 3rd virtual event that I am participating in to register my strong opposition to this rezoning attempt. Our neighborhood of single-family homeowners on N. 57th St, N. 58th St and N. 56th St are all unanimously opposed resoundingly against the absentee lot owner from attempting this rezoning. Since June when the builder/owner's attorney stated he began reaching out to us neighbors, he has been **unable** to convince any of the homeowners to agree to his proposal. Not one.

We previously collected 70 signatures of neighbors that we presented at the prior meeting with **no one** in favor of this proposal.

This proposal adds dangerous new traffic elements to the corner of Shea and N. 57th St. The builder's proposed ingress and egress on Shea itself is actually **more** dangerous since it will be a relatively blind entry/exit onto Shea. This stretch of Shea is a major artery with heavy traffic already. There was a death of several individuals traveling in a car from N. 57th to Shea in the past prior to the population growth we have now. The proposed ingress/egress is situated in a place where traffic speeds up after the traffic light from N. 56th St.

That the builder states their entrance to their office complex lot will be changed from N.57th St to Shea creates **more** danger for drivers on Shea, drivers turning right going east from N.57th St and from drivers trying to exit the proposed office complex lot. Morris' law firm did not even propose or offer to perform a traffic assessment impact study that would otherwise likely prove that their proposed ingress/egress makes the neighbor **more**, not less dangerous, for drivers, walkers, and bikers. Their lack of interest in their project's true impact on traffic and danger to the local walkers and bikers demonstrates a lack of thoughtfulness or consideration for the unintended damage the office complex would create.

There is no good reason that can be put forward by the builder why they need to erect a 23-car garage on the property lot. This will inevitably be used for gatherings, parties, events, whether during standard office hours, or after hours. The builder's attorney conveyed to us at the neighborhood meeting several months ago this space is multi-use space. Any after-hours parties, gatherings or events hosted by the builder may reasonably include alcohol consumption and the danger of drunk driving. This introduces an unacceptable risk to our local neighborhood.

If this rezoning request is granted, then the other four "border lots" along Shea between N.56th St and N. 58th St, will soon be sold to other builders who will then easily apply for and have their lots rezoned to RO as well. This would create an unacceptable commercial zone along our streets destroying the neighborhood's appearance and status. The neighborhood of Paradise Valley must maintain its character and appearance. The City of Phoenix may have allowed rezoning from RE to RO in other areas of the city, but this area of Paradise Valley cannot be allowed to be converted to commercial buildings.

The builder, Regal American, is an expert luxury home builder and knew or should have known they would meet homeowner resistance to their proposed rezoning attempt. To deny this is to lie to the community since this was his initial intention as stated to us at the neighborhood meeting. The builder's attorney claims that there are no other commercial properties in or near Paradise Valley for his proposed office complex. This is absurd and simply not true. In addition, the builder's attorney claims that the builder cannot build a single-family home at the corner of Shea and N. 57th street because **it is too busy!!!** The irony of this statement should not be lost on the planning committee. And the builder stated that no one would want to build or buy such a corner property. This is also simply not true. There are 3-4 new homes that are new construction within the past 3 years on Shea between Tatum and N. 64th St. The builder does have another option... he can sell the lot. However, when asked by a neighbor at the local meeting about what his 2nd option would be if he could not obtain rezoning, Mr. Morris stated that he would build a single-family home there.

Lastly, the neighbors of N. 57th St, N. 58th St. and N 56th St. will be engaging with a land use attorney the week of November 7. Our rights, our property, our neighborhood, our quality of life will be badly damaged and negatively impacted by the proposed rezoning request. Our attorney and the firm will vigorously defend our neighborhood's rights and properties. We have meet with the attorney two weeks ago and will be moving forward to formally legally block this rezoning attempt.

Sincerely,

Matthew E. Karlovsky, M.D., F.A.C.S.

Nayeli Sanchez Luna

Subject: FW: Opposition to rezoning 57th Street and Shea

From: Michele Adler Cohen <brazilianpianist@hotmail.com>

Sent: Friday, November 4, 2022 9:44 PM

To: PDD Long Range Planning <pdd.longrange@phoenix.gov>

Subject: Opposition to rezoning 57th Street and Shea

We live on 57th street and are opposed to rezoning on 57th Street and Shea to accommodate a large office building.

Michele and Yaneav Cohen
4802136553

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Nayeli Sanchez Luna

Subject: FW: Opposition to rezone Southeast corner of 57th street

-----Original Message-----

From: Andy Coumides <acoumides@gmail.com>

Sent: Saturday, November 5, 2022 5:27 AM

To: PDD Long Range Planning <pdd.longrange@phoenix.gov>

Subject: Opposition to rezone Southeast corner of 57th street

I oppose the rezoning of 1.37 acres located at the southeast corner of 57th Street and Shea Boulevard from RE-43 (One-Family Residence) to R-O.

Andy Coumides

9336 N58 street

85253

Sent from my iPhone

Nayeli Sanchez Luna

Subject: FW: Item Z-43-22-2

From: Brendan Franks <brendan.franks@gmail.com>
Sent: Saturday, November 5, 2022 7:59 AM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>
Subject: Item Z-43-22-2

Paradise Valley Village Planning Committee Members,

My name is Brendan Franks, and presently live at 10006 N. 58th St Paradise Valley AZ 85253 [\[google.com\]](https://www.google.com) with my wife Meaghan and our two children ages 3 and 1.

Our property is 9 lots (under .5 miles) away from the subject property/development and want to make clear we are vehemently opposed to the rezoning effort in our neighborhood.

Our chief concerns focus squarely on two main issues: traffic and safety.

Traffic is already a major concern on Shea both East and West directions at nearly all times of the day and evening.

While heading North on 57th towards Shea to access the Tatum/Shea commercial corridor, making a left is a daunting task. In the morning, commuters on Shea are rushed to get to work making hasty turns and hazardous lane switches, sometimes under traffic lights to inch closer to their destination at any cost. We see this often next to a school located at 56th and Shea, where speed limits of just 15mph are hardly adhered to. In the evening, we hear drag racing.

Adding just one extra vehicle from the proposed redevelopment will only make this dangerous left all but impossible. In fact, after purchasing our home, we learned a previous owner's family was involved in a fatal accident making this exact left turn (Westbound) at 57th and Shea.

Exiting Shea into our neighborhood isn't safer, and unfortunately, we know this firsthand. In 2021, while pregnant, my wife was stopped in the turn lane on Shea and 58th, waiting for a break in traffic to get home and was sideswiped at 50mph. She was rushed by ambulance to Honor Health Scottsdale Shea to see if our baby was still alive. Due to the crash, her car was towed away and needed \$15,000 in repairs and \$25,000 in emergency medical procedures and monitoring. And yes, the police were called, and the driver was ticketed for speeding, reckless driving, and failure to avoid an accident. We still don't know if this accident inflicted any developmental issues for our now one-year-old.

After doing some research, we learned the individual who purchased the lot in question has residential development projects in Paradise Valley south of us. This creates another commuter drive to the site through our neighborhood of Mountain View, Morning Glory, Sanna, 58th, 57th,

and 56th that already have issues with non-residents speeding and snaking through our streets to avoid Tatum or Scottsdale Rd during high traffic hours while children are walking and waiting at bus stops. To that point, from 7-9am M-F, only school buses driving Eastbound are permitted to head South on Morning Glory to reach Doubletree Ranch Rd. With continued speeding and safety issues, further action was taken by the Paradise Valley Police Department: almost without fail, there is a marked police SUV that waits on the corner on Mountain View and 57th every weekday morning. Us neighbors and residents gladly welcome PVPD's efforts to ensure our safety; adding more risky rush hour drivers avoiding traffic is not what we want or need. Despite these efforts, the problem persists.

As a commercial property owner, I know firsthand the operational and ownership attention that a building of this size needs. Without question, clients, staff, vendors, maintenance, and other service providers will utilize our neighborhood streets to access the proposed site during the day. It's a nonstop carousel to commercial sites; commercial trash, commercial deliveries, commercial Fedex/UPS, commercial lawn care, janitorial services, etc. Workers at the proposed site will, from time-to-time, want some fresh air. Shea doesn't provide that; they will undoubtedly walk our neighborhoods. This is a major safety issue as strangers will be looking at or into our homes. The increased vehicular and personnel volume is not what is wanted or needed.

We frequently walk, stroll, and wagon, in the precise area where an increase in traffic would limit our family neighborhood outings. When we do walk outside, we always go into the neighborhood, away from Shea. Three sets of close neighbors on 57th and 58th with children drive to our home so their children will not be hit by speeding cars. We did not ever anticipate having these worries when we moved here. Had we known we would be adding existing hazards with a new, complex layer that included the commercialization of our streets, we wouldn't have moved here 2 years ago. Simply put, it's too dangerous.

Nighttime use isn't any better. Just two months ago, we heard a knock on our door in the evening from a non-resident cutting through our neighborhood. Our mailbox, walking path and flowerpots in our front yard were destroyed and run over as the driver was speeding and distracted, per my security cameras. (I opted not to file a police report because the driver was a 17-year-old Chaparral Senior) His car was totaled, and we incurred \$8,000 worth of damage. We were left with a pile of rubble and worry that they could have plowed into our home. We are living through another accident just months and steps away from the last one. We were terrified. What if our kids were outside? Why don't others respect our speed bumps? Why didn't he take Scottsdale Rd or Tatum if you don't live here? Why do nonresidents continue to speed and snake through our streets?

This incident and problems at night are not isolated. The rules of statistics say more cars, more accidents, more people, more crime; a harrowing and uncomfortable thought after our neighborhood has already experienced recurring vehicular tragedy. Last week, on October 29th 2022, there was an armed robbery where a resident was held at gunpoint by a nonresident at the corner of 61st and Mountain View. It's our understanding, the suspect was thought to be an actual roofing contractor. The non-stop carousel of commercial contractors previously discussed already brings crime into our homes. The backyard of the home next door was used as a point of entry; multiple family homes with children were turned into crime scenes. As it relates to the proposed lot

to be redeveloped, we do not have the resources as a neighborhood to fend off bad actors using the facility late at night as it is intended. We are a neighborhood at risk.

According to LoopNet and CoStar, “go-to” commercial property databases, there is an overabundance of office space varying in size, building age, rent per square foot, etc. available for rent at the Tatum Shea and Scottsdale Shea intersections. There are also lots available that currently conform to the zoning use proposed. Commercial lots do not start until much further down Shea toward Tatum or Scottsdale Rd, making this a very awkward standalone commercial site, and risks bringing other commercial sites to existing properties with older homes at nearby street corners, including our street on 58th and Shea. If one gets zoning approval, others will follow suit. Commercial real estate likes to be close to other commercial real estate.

The proposed development site at the corner of 57th and Shea, where a home existed until a few weeks ago, is not the “highest and best use” of this lot, a golden rule in commercial real estate. Our neighborhood truly cannot stomach another tragedy. This lot is a residential lot, has been historically, and should remain so in the future. Again, simply put, it really is just too dangerous. This neighborhood has experienced fatal accidents, mother and fetus trauma, armed robbery, and persistent negligent driving. We encourage the future use of this site to conform with existing zoning laws for all the reasons stated above.

Nayeli Sanchez Luna

Subject: FW: Rezoning Case No: Z-43-22-2

From: Mindy Long <mindy@mindylong.com>

Sent: Saturday, November 5, 2022 6:27 PM

To: PDD Long Range Planning <pdd.longrange@phoenix.gov>

Subject: Rezoning Case No: Z-43-22-2

To Whom it May Concern:

We would like to continue expressing our concern about the proposed rezoning of the lot on 57th and Shea to commercial from residential. Zoning rules are meant to preserve neighborhoods, and we are asking you to maintain the original zoning of this property.

Rezoning to commercial will change the feel of our neighborhood, which many of us have made significant investments in, and will also likely negatively affect property values and impact the safety of our streets.

A commercial property by nature has more traffic than a residential. Traffic on Shea is already a concern. There was just a three-car accident with injuries on Oct. 31 between 58th and 57th on Shea. Should we be adding traffic turning in and out of a commercial enterprise in this area?

Additionally, as proposed, the business's clients will enter and exit on Shea. Those that want to go west will either park and travel on 57th St., increasing traffic, go east and make a U-turn on Shea, increasing traffic, or go east on Shea, then right onto 58th St. to Mountain View to 56th to get to a light, increasing traffic on our residential streets where we have children riding bikes and people walking.

Rezoning 57th and Shea to commercial will make it more likely commercial rezoning requests for lots at 56th or 58th and Shea will be approved or even deeper into our neighborhood. This one change could create a domino effect that erodes the purpose of a residential zoning.

Additionally, the lawyer for this developer has claimed that the only viable uses of this property are the proposed development, or a group home (including a halfway house). This claim is inconsistent with numerous newly constructed, single-family houses along Shea Blvd. within less than a mile of the sight for this proposed development in both directions

Further, the lawyer for this developer has employed unethical tactics throughout this process. At the neighborhood meeting held at Chaparral High School, the lawyer for this developer told attendees that the developer currently had an offer on the table to sell to an operator of group homes, which if this proposed development isn't approved, they would sell to this group home. The lawyer then went on to clarify that a group home may include a halfway house. The comment was designed to intimidate and create fear among those in opposition of the proposed development, many of whom were older and would clearly be concerned about the possibility of a halfway house in their neighborhood. Additionally, the continuance requested at the previous council meeting by the lawyer for this developer was clearly intended to create confusion and fatigue among opposing neighbors.

This site was acquired by the developer zoned as residential. The developer knew this was a residential property. The neighborhood is not asking the Council to change this zoning. We are asking the Council to maintain this zoning. The council has a precedent of declining requests for rezoning and this precedent should be respected. The lot directly behind this proposed development (at 58th and Shea) was previously denied being rezoned for commercial use. This precedent should be respected and maintained.

Additionally, there is plenty of unoccupied commercial space in the area. We don't need to rezone residential areas to accommodate commercial needs.

We have compiled over 70 signed petitions from neighbors opposed to rezoning this location. The residents of this neighborhood have clearly expressed opposition to this rezoning and the planning commission should respect that the neighbors clearly do NOT want this proposed development.

Thank you,

Bryan and Mindy Long
10203 N. 57th St.
Paradise Valley, 85253

--

Mindy Long
Mindy Long Freelance LLC
Cell: 703-220-2672
Office 480-306-7177
mindy@mindylong.com

Nayeli Sanchez Luna

Subject: FW: Rezoning Case No: Z-43-22-2

From: Santosh Rao <mamidi@yahoo.com>

Sent: Saturday, November 5, 2022 7:16 AM

To: PDD Long Range Planning <pdd.longrange@phoenix.gov>

Cc: Praneeta Rao <praneetarao@hotmail.com>

Subject: Rezoning Case No: Z-43-22-2

To: City of Phoenix and Paradise Valley Village Planning Committee:

From: Praneeta Rao and Santosh Rao (owners), residing at, 10438 N 57th St, Paradise Valley, AZ 85253.

STRONGLY OBJECT TO THE PROPOSED REZONING

The Rezoning proposal is just not about the "Regal American Homes". If this proposal passes, it sets a precedent for all the properties around to be rezoned. As long-time residents at this address (since 2004), we have seen a gradual increase in traffic on Shea boulevard. This change will result in a significant depreciation of home values. **PLEASE DO NOT APPROVE.**

Our neighborhood is dismayed that this is under consideration. Our opposition is three-fold

- 1. Setting precedent for others**
- 2. Depreciation of home values.**
- 3. Increased traffic on Shea.**

Thanks you for your consideration and praying for this **proposed rezoning to be REJECTED**

Regards,

Praneeta & Santosh Rao.

Re: Item #4, Z-43-22 rezoning request

My name is Richard Pasquale, I live at 10210 N. 57th St, just five houses away from the residential parcel in question.

1. THIS NEIGHBORHOOD IS DEDICATED TO RESIDENTIAL PROPERTIES

Our neighborhood is exclusively zoned R-43 for single family homes. The proposed R-O zoning is contrary to:

- the community master plan,
- the character of the neighborhood,
- and the wishes of the homeowners in this neighborhood.

2. THERE ARE IS NO COMMERCIAL ZONING IN OUR NEIGHBORHOOD

Attorney Morris has previously exaggerated the extent of non-residential activity along this portion of Shea Blvd. It is true that there are two places of worship, but the fact is the fitness facility that he mentioned is to the west some distance, moreover that facility and the adjacent forthcoming healthcare facility have caused great and continuing distress among homeowners near there as discussed in multiple articles in the community newspaper. Similarly, an R-O zoned office building further west on Shea at 37th St has also caused significant and continuing chagrin for homeowners there. We urge that this body not foist similar misery and diminishing property values upon our neighborhood by approving zoning for a commercial business.

3. REZONING PERMITS ENTIRELY COMMERCIAL LOOKING BUILDINGS

A zoning change is lasting, it's not just about these proposed buildings. If rezoned R-O, this owner or future owners could change their use of the proposed buildings to house multiple commercial office tenants. R-O zoning would also allow a future owner to later expand, creating a more commercial looking and higher traffic office building, such as a 25' tall (two story) office complex, further ruining the single family home nature of our neighborhood.

4. ANY RESIDENTIAL LOOK OF EVEN THESE BLDGS IS DESTROYED BY SIGNAGE

Attorney Morris has emphasized the appearance of the proposed buildings, saying they were designed by a residential architect and are compatible with the neighborhood. However, all of their renderings omit signage. The appearance of this parcel would be far different with signage.

5. THE SIGN ORDANCE (705) DESTROYS THE “R” IN R-O

As a “Nonresidential activity in a residential district” there are extensive forms of signs allowed, wrecking any hint of a residential neighborhood.

- a. A ground sign 5’ tall
- b. Wall signs at a height of up to 15’. Based upon the formula, with the two buildings roughly extending a combined 300 linear feet on the two streets, there could be 75 square feet of wall signs
- c. A marquee
- d. Brightly illuminated signs in our dark sky neighborhood sans street lights.
- e. Canopies and awnings with signage.
- f. 30% of the windows can be covered with signage.
- g. Directional signs with the business name
- h. Pedestrian signs
- i. Lease signs
- j. Temporary signs
- k. Moreover the signage code “Flexibility Provisions” (705E), permit businesses to submit plans for even higher limits on signage

6. SOLO ATTEMPT TO MITIGATE SIGNAGE ISSUE

Concerned that this planning group might approve rezoning regardless of the universal opposition of the neighborhood, I contacted Attorney Morris’ firm about signage.

Representing only myself, I had a series of conversations with his firm over several weeks. I was told the developer would likely want a ground sign, but they hadn’t decided any specifics about signs. I asked that the parcel’s owner consider a stipulation that would permit ground, directional, pedestrian, and sale/lease signage, but exclude signage on the buildings that would be viewable from the street.

7. “ONLY IF I SUPPORT THE PROJECT”

Eventually I was told that they would only consider a stipulation if I supported the rezoning in writing. I said I did *not* support the rezoning, but would be willing to write letter stating they responded favorably to my suggestion. The property owner was approached, but refused to agree to any stipulation.

8. ANOTHER ATTEMPT TO MITIGATE SIGNAGE

Still quite worried that the approval bodies might force R-O zoning down the throat of the neighborhood no matter how much we object, I requested that they ask the parcel owner to reconsider. While still *not* supporting the rezoning, I

proposed to provide a letter greatly embellishing Regal American's cooperativeness if they would agree to a signage stipulation. They did not agree.

9. THERE IS NOTHING RESIDENTIAL ABOUT THIS PROPOSAL

Buildings with commercial signage do not fit in with our neighborhood in any way. While attorney Morris may attempt to rebut this concern by suggesting that *this* owner will likely have only limited signage, such claims are not binding on either this owner or especially future owners. Without a binding and constrictive stipulation, there is nothing about this and future R-O uses that is residential. Its ruining another neighborhood with commercial development.

10. THE DEVELOPER IS NOT ACCOMODATING IN MULTIPLE WAYS

It is not just signage where there is a failure to engage in stipulations that limit this commercial intrusion into our R-43 neighborhood. There were clear requests other homeowners made at public meetings, asking that there be no access from 57th Street. Yet the developer's renderings show a doorway and sidewalk directly to 57th Street. As a consequence, clients of business(es) there can be expected park on our quiet residential street. This quiet street is not lined with sidewalks. Children, adults, and pets go for walks and bicycle down this quiet street on a regular basis. Commercial traffic creates genuine safety concerns.

11. MORE TRAFFIC THAN HAS BEEN ACKNOWLEDGED IS LIKELY

Attorney Morris has suggested the office building will only be used roughly from 9 to 5. Yet, he has not denied that the property could often be used for receptions and events in the evening and weekends. The very intent to place the developer's high-end automobiles into a massive garage on the property suggests that this facility could be the site of frequent gatherings with the cars as a focal point. Such events could draw many client vehicles, with parking for those clients overflowing into our neighborhood on 57th and 58th streets. This means commercial clients and possibly high performance cars zipping up and down our streets where children and adults are trying to safely stroll.

12. TRAFFIC FOR FUTURE R-O USES WOULD BE EVEN WORSE

A zoning change is lasting, it's not just about the immediate use proposed. Attorney Morris strives to minimize the planned parking and traffic from Regal Homes' proposed use. If rezoned R-O, this owner or future owners could change their use of the proposed buildings to house multiple commercial office tenants which could bring significant vehicle traffic, completely transforming what have always been safe, quiet streets.

13. ECONOMIC VALUE

No member of this board should take deviations from the master plan lightly. Nor should any member of this board readily dismiss the universal concerns of the homeowners in our neighborhood. Even though Country Club Acres is a very small subdivision, we've worked hard to invest in our homes in terms of both creating a neighborhood and creating economic value. Collectively our homes have a market value far in excess of \$100 million. Please do not devalue this Phoenix neighborhood by deviating from R-43 zoning.

14. NON-DESTRUCTIVE ALTERNATIVES

For this parcel attorney Morris emphasizes that a skilled residential architect has designed the buildings they propose with a goal is to impress customers with the quality of their firm's construction work and that the parcel will have landscaping to help shield the property from Shea Blvd. Well, an attractive design, quality construction, and landscaping would equally assure that a residential home can again be successfully placed on that very same parcel. Moreover, as a single family home, this parcel fronts 57th Street, not Shea Blvd. It faces an existing multimillion dollar home, nearly 6,000 square feet in size (10438 N 57th St).

There is a double-digit vacancy rate for existing office space in Phoenix. There is no reason to destroy our neighborhood with this request for a commercial office when there is already plenty of office space available in non-residential areas. If the applicant needs new construction of an office, there are ample properties available that are already properly zoned for that purpose.

Nayeli Sanchez Luna

Subject: FW: Rezoning of Z-43-22-2

From: Matthew Karlovsky, M.D., F.A.C.S. <karlovskym@yahoo.com>

Sent: Saturday, October 1, 2022 7:44 AM

To: PDD Long Range Planning <pdd.longrange@phoenix.gov>

Subject: Rezoning of Z-43-22-2

Many of us neighbors met with Regal American and their attorneys, Jason Morris and Alex Hayes on Tuesday Sept 27 at Chapparral High School to listen to their justification for desiring rezoning the property in question. Here is a synopsis of Jason Morris' best arguments:

- It'll benefit the neighborhood/local community to have a residential office
- It will only be a 1 story building
- Since Shea is an arterial roadway, it is "inappropriate" to build a single-family home.
- To reduce the risk the lot will be used for straight commercial use
- It'll only be showroom office for Regal, Even though their main build are by Lincoln, and Chapparral Rd
- Frontage roads on Shea are used to protect primary residential homes
- Access will only be off Shea
- Avi (the owner of Regal American) spent a lot of money on this
- It will not impact traffic
- If you don't allow us to rezone our second choice will build an Airbnb or group home
- There is a lack of alternatives

None of these meets the burden of a luxury well-seasoned home builder, who knowingly purchased a lot, on the extremely busy corner of Shea and 57th St, and then regretting the purchase because of its location, and then trying to force through a rezoning to R-O, to the detriment of the neighbors because of his ill-conceived purchase.

This is a classic case of *Caveat Emptor*, the principle in commerce that the buyer alone is responsible for assessing the quality of a purchase before buying. Avi/Regal American knew full well there would be a very

realistic uphill challenge to any rezoning, if that was even his original intention prior to buying the lot. More likely, he bought the lot to build a home, but then realized he may not be able to maximize profits, so he decided to make it an office. Except he doesn't have zoning. Avi and his attorney failed to equally consider the option that he is also free to sell the lot. He is under no obligation to actually build anything. He is free to sell it. That property has been bought and sold many times, ergo, plenty of potential buyers Avi can sell to.

One person, Avi Azoulay/Regal American, does not get to force a zoning change because he did not due his due diligence before buying the lot, and now wishes to change the landscape of the area. Too bad for him. We live here, He does not. If he wants a showroom for his clients, there is PLENTY of commercial real estate, near his home in PV, in other areas of PVR, the Shea corridor, and so on. If they do not like the commercial real estate available currently, that is again, not our problem. That is his problem he is trying to make into ours. In his mind, he bought a dud, and now is trying to make us pay for it. He wants profit at our expense because of his poor business decision.

Morris had the temerity to paradoxically say in the same breath that the lot is not fit for a family home because the area is too commercial, (yet many home exist along Shea including new builds on Shea itself within the last 3 years), and yet because there isn't *enough* commercial property for a showroom fit for Avi/Regal, they need this property to be changed from RE to RO for their selfish benefit, regardless of the homeowners.

We don't care how much money Avi has put into it. That is his problem, not ours.

We don't care if the office won't be higher than 25 feet or have a cool modern look. All these details are distractions. We simply do not want an office building with an enormous and out of place 23 car garage in a neighborhood of million-dollar homes. This proposal anyway if far away from his typical site of construction on Lincoln and Chapparral. Why then put his office here?

It is irrelevant the access will be off Shea. No one single family lot property on the south side of Shea has access directly onto Shea because it is dangerous. All access to Shea from the southside are into city streets, or small frontage roads. Frontage roads exist to protect the family homeowners from the heavy arterial traffic of Shea...when Sheawas built in the 1980s. The traffic is so far worse now, and the proposed Shea access to Regal's office project is extremely dangerous, creates traffic slowdowns, adds to traffic and endangers the bikers, walkers and drivers who live in the area. He does not live in the area; neither does Morris so the impact to them is dismissible.

The current zoning is in place to specifically protect the character of the neighborhood and the intentions of homeowners and prevent a lot owner who does not live on the street to ignore the impact of a bad business decision that he regrets. Morris' argument that "we're the good guys because RO will be so good for you, because if it stays zoned RE that's bad, but if its RO it'll protect it from being flipped to commercial zoning, in pure nonsense. It's RE now which is actually good and it is that way to protect it from predatory attempts like his to change it. Zoning rules are meant to **PRESERVE** neighborhoods. You'd be surprised to learn that the Morris' firm actually wholeheartedly agrees with us neighbors that single family residential zoning is very important to preserve. Is that actually true???

Morris' legal firm, which is trying currently to convince the council and us neighbors (who they wish to financially injure with his office complex project) that the rezoning from RE to RO is for the *good of the neighborhood*, that it will add value and good optics to the neighborhood. "Rezoning helps the neighborhood, it adds value, it adds progress, and benefits the greater good", Morris argues. All these arguments are completely hypocritical because Morris' junior partner, **Alex Hayes, Esq.**, who was present at the meeting, and his firm of **Withey Morris** are currently in a legal battle in our state legislature over **HB# 2674**. This bill would eliminate municipal zoning laws allowing conversion of single family lots to become something else, such as multi-unit complexes. Withey Morris is *fighting to not let this bill become law*, because they wish to *preserve* the zoning

laws for single family lots! Isn't the irony rich? The March/April edition of AZRE lays out why Alex Hayes, and his law firm want to preserve the zoning laws, protecting single family home lots, because zoning changes have a "substantial impact on the look and feel" of residential neighborhoods.

Our street, our neighborhood is vehemently against this attempted bulldozing of the zoning rule, to destroy our community, to put an ugly multi-unit office complex with a 23 car garage on the corner lot of a dangerous intersection that will only add to traffic, the risk of accidents, and negatively impact the look and feel and home values that Avi/Regal could care less about.

This attempt at rezoning should be voted down for TWO main reasons:

1. We have 59 local homeowners who oppose it. We have only 1 lot owner who is for it (Regal) and no one else on the street supports him. That is an overwhelming majority of those that actually live on the street who do not want this. One lot owner, a Johnny-come-lately, does not get to tell the other 59 that he gets his way because he regrets buying the lot and now thinks he cannot build a family home on it. That argument fails also because all corner homes on Shea have families who in them.
2. Avi/Regal failed to do his due diligence prior to buying the lot. It is not our problem that he spent a lot of money on the lot and now changed his mind and does not want to build a family home. Now he is trying to change the character selfishly. He failed to heed the classic business advice that he knew himself quite well: Let the buyer beware. And his attorney subtly threatens us that if this rezoning does not occur, his second choice will be a home for Airbnb or a group home, for possibly the drug addicted, or even sex offenders. This is all you need to know that Morris and the client he represents. Disgusting.

Sincerely,

Matthew E. Karlovsky, M.D., F.A.C.S.
480-272-0499 cell

From: [Adrian G Zambrano](mailto:Adrian.G.Zambrano)
To: [Adrian G Zambrano](mailto:Adrian.G.Zambrano)
Subject: Z-43-22-2 - 2022-10-12 - Opposition - Steve Mooney
Date: Wednesday, October 12, 2022 5:00:38 PM

From: Steve Mooney <tsmooney0489@gmail.com>
Sent: Wednesday, October 12, 2022 2:39 PM
To: Council District 2 PCC <council.district.2@phoenix.gov>
Subject: Rezoning of Parcel on Shea Blvd and 57th Street

I strongly oppose the rezoning of the parcel on Shea Blvd and 57th street. Commercial development in this neighborhood of Multi- million dollar homes is not acceptable. I understand that the city wants to realize substantial revenue from this project. Our home values will be effected as well as additional traffic congestion to Shea Blvd, the main East/West Corridor to this neighborhood.

I respectfully request you deny the re-zoning application for the parcel along Shea Blvd. and 57th Street.

Please reply to your intention in this matter.

Steve and Mary Jane Mooney
9840 N 55th Way
Scottsdale, AZ. 85253

Nayeli Sanchez Luna
Paradise Valley Village Planner
City of Phoenix
Planning and Development Department
200 West Washington Street
Phoenix AZ 85003

September 20, 2022

RE: Support for Regal American zoning Z-43-22

Ms. Luna

I currently live at 6120 E Mountain View Road Paradise Valley AZ. I have had the opportunity to review the plans for the upcoming build that is proposed on the corner of 57th and Shea.

This project would be a welcome addition to the neighborhood. I fully support this project and am glad to see the lot being used to its full potential.

Please feel free to reach out with any questions or concerns.

Sincerely

DocuSigned by:
Chris Eymann
3EF9F9BD520E4EC...

9/21/2022

Nayeli Sanchez Luna
Paradise Valley Village Planner
City of Phoenix
Planning and Development Department
200 West Washington Street
Phoenix AZ 85003

September 20, 2022

RE: Support for Regal American zoning Z-43-22

Dear Ms. Nayeli Sanchez Luna


I am the current resident at 6421 E Ironwood Drive Paradise Valley AZ.

Mr. Azoulay and his team have sent over the proposed new project on the corner of 57th and Shea.

The new build is certainly architecturally appealing and would be a nice addition to that corner. With the high traffic along Shea, it seems very logical to put this type of building on that site. I am in full support of this project and its builder as I have seen their website and they are clearly building using the best materials and practices.

Sincerely

DocuSigned by:


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DUSTIN SKAGGS

9/20/2022

Nayeli Sanchez Luna
Paradise Valley Village Planner
City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Sept 20, 2022


Re: Support for Regal American Homes zoning change – Z-43-22

I am building a new home at an adjacent neighborhood and fully support the requested zoning change and proposed construction by Regal American Homes. Upon review of the application that was presented at the zoning meeting, I feel the general look of the project will enhance the surrounding neighborhood. The aesthetics of the project will also be a welcome improvement to some of the older buildings currently on Shea boulevard,

I was initially concerned about the parking access from 57th street but I am very pleased that the builder has listened to neighbor feedback and decided to make the access from Shea instead. I believe that was a reasonable compromise and I appreciate that the builder worked with the community to resolve concerns.

I'm working with Regal American on my current residence and can vouch that they go above and beyond to build a high-quality product worked

Sincerely,



Jack Biltis
8631 N 61st Street
Paradise Valley, AZ 85253

Nayeli Sanchez Luna
Paradise Valley Village Planner
City of Phoenix
Planning and Development Department
200 West Washington Street
Phoenix AZ 85003


September 20, 2022

RE: Support for Regal American zoning Z-43-22

Good Afternoon

My name is Mehul Patel and I live at 6036 E Mountain View Road Paradise Valley AZ. I am the homeowner at the above address and have reviewed the plans for the proposed new build on the corner of 57th Street and Shea Boulevard. I wanted to weigh in and voice my support for the project. The plans and specifications are certainly on par with a top-quality structure that would bring a fresh new look for that corner lot.

Based on the traffic reports and overall layout of the new build it certainly meets the type of occupancy that will increase values and the overall aesthetics of the neighborhood. I am currently living next to an active Air BnB and would really like to see this build as opposed to another transient living quarters project. It has been extremely stressful and created a toxic living arrangement with my neighbors. This build and use would be a welcome addition to the area.

Best Regards
DocuSigned by:

1E0FE73C3B72482...

9/20/2022



Nayeli Sanchez Luna
Paradise Valley Village Planner City of Phoenix
Planning and Development Department 200 West Washington Street
Phoenix AZ 85003

October 28, 2022

RE: Support for Regal American zoning Z-43-22 Greetings and Salutations

To Whom It May Concern,

I wanted to write this letter and express our support for the upcoming project that is proposed for the corner of 57th and Shea. Our synagogue is located just down the street at 6529 S Shea Blvd Scottsdale Arizona 85254, and I have spoken with my colleagues as well as some of the local parishioners and they think the idea of a commercial space will be a good addition to our neighborhood.

After reviewing the plans and seeing some of the alternate proposed uses that could be built in that space; a locally owned family business office is a good fit.

The proposed plan truly is a good use of the space in our opinion, and we are in support of this project.

Sincerely yours,

**Rabbi Pinchas Allouche
Spiritual Leader
Congregation Beth Tefillah**

Nayeli Sanchez Luna
Paradise Valley Village Planner
City of Phoenix
Planning and Development Department
200 West Washington Street
Phoenix, AZ 85003

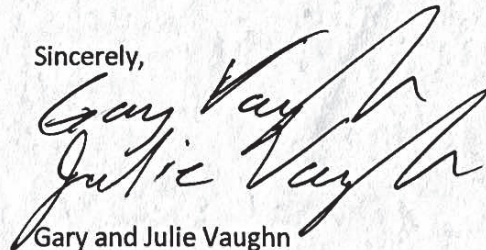
Ms. Sanchez Luna,

It is our understanding that a petition has been submitted to the City of Phoenix Planning and Development Department with electronic signatures of residents purportedly in opposition to Z-43-22. Our signatures appear on that petition, but we wish to retract our supposed opposition to this case and state for the record that our signatures were solicited under misleading pretenses. When we were approached to sign the petition, it was presented to us as opposition to the proliferation of short-term rentals and group homes. We now understand that is not what is being proposed.

We have had an opportunity to review the proposal and believe a residential office is a good use for this property. With the amount of traffic on Shea it's understandable that this property is not well suited for a single-family home. The proposed project would provide a good buffer between the neighborhood and Shea. It appears to have a very high-quality design and aesthetic with a residential feel that would be compatible with this neighborhood.

We support this project. Please remove our names from the opposition petition.

Sincerely,

Handwritten signatures of Gary and Julie Vaughn in black ink. The signature for Gary is on top and Julie is below it, both written in a cursive style.

Gary and Julie Vaughn
5839 E Caron Circle
Paradise Valley, AZ 85253

October 20, 2020 - RE Support for Regal American Homes Zoning Z-43-22

By signing this document, I am pledging my support to the rezoning case at 10441 N 57th St, Paradise Valley AZ 85253. I have reviewed the plans and presentation for the property and feel this would be a great addition to the neighborhood. It is my opinion that this office would bring less traffic and disruption to the community than a short-term rental. I believe the Residential Office district would be an excellent buffer and protection against further commercial zoning.

- 1. ADDRESS 5839 E. CARON CRT PV NAME GARY VAUGHN SIGNATURE [Signature] DATE 10/20/22
- 2. ADDRESS 5839 E. CARON CRT PV NAME JULIE VAUGHN SIGNATURE [Signature] DATE 10/20/22
- 3. ADDRESS 5401 E. VIA LOS CABALLOS P.V. NAME SIGAL URMAN SIGNATURE [Signature] DATE 10/20/22
- 4. ADDRESS 5401 E. VIA LOS CABALLOS PV NAME RONNY URMAN SIGNATURE [Signature] DATE 10/20/22
- 5. ADDRESS 5401 E. VIA LOS CABALLOS PV NAME LEOR URMAN SIGNATURE [Signature] DATE 10/20/22
- 6. ADDRESS 5401 E. VIA LOS CABALLOS PV NAME YANIR URMAN SIGNATURE [Signature] DATE 10/20/22
- 7. ADDRESS 5401 E. VIA LOS CABALLOS PV NAME HANNAH URMAN SIGNATURE [Signature] DATE 10/20/22
- 8. ADDRESS 8323 N. MORNING GLORY PV NAME DAVID MARTIN SIGNATURE [Signature] DATE 10/22/22
- 9. ADDRESS _____ NAME CYNTHIA MARTIN SIGNATURE [Signature] DATE 10/22/22
- 10. ADDRESS _____ NAME MATTHEW MARTIN SIGNATURE [Signature] DATE 10/22/22
- 11. ADDRESS _____ NAME PHOENIX MARTIN SIGNATURE [Signature] DATE 10/22/22
- 12. ADDRESS _____ NAME HUGH MARTIN SIGNATURE [Signature] DATE 10/22/22
- 13. ADDRESS _____ NAME URSULA MARTIN SIGNATURE [Signature] DATE 10/22/22
- 14. ADDRESS 8100 NORTH 54TH STREET PV NAME JOEY HOLT SIGNATURE [Signature] DATE 10/23/22
- 15. ADDRESS 8106 NORTH 54TH STREET PV NAME ISABELLE RADOI SIGNATURE [Signature] DATE 10/23/22
- 16. ADDRESS 8100 NORTH 54TH STREET PV NAME JODI HOLT JR SIGNATURE [Signature] DATE 10/23/22
- 17. ADDRESS 8106 NORTH 54TH STREET PV NAME DAVIDA HOLT SIGNATURE [Signature] DATE 10/23/22
- 18. ADDRESS 5301 E VISTA RICA ST PV NAME NATHAN HARRISON SIGNATURE [Signature] DATE 10/23/22
- 19. ADDRESS 5201 E VISTA RICA ST PV NAME ASHLEY HARRISON SIGNATURE [Signature] DATE 10/23/22
- 20. ADDRESS 5201 E VISTA RICA ST PV NAME JACKSON HARRISON SIGNATURE [Signature] DATE 10/23/22
- 21. ADDRESS 5201 E. VISTA RICA ST. PV NAME BEAU HARRISON SIGNATURE [Signature] DATE 10/23/22
- 22. ADDRESS 5201 E. VISTA RICA ST. PV NAME ANDREW HARRISON SIGNATURE [Signature] DATE 10/23/22
- 23. ADDRESS 5201 E. VISTA RICA ST. PV NAME VIVIAN HARRISON SIGNATURE [Signature] DATE 10/23/22
- 24. ADDRESS 5316 E. VISTA RICA ST PV NAME LAURENCE FINKEL SIGNATURE [Signature] DATE 10/23/22
- 25. ADDRESS 5316 E. VISTA RICA PV NAME JONI FINKEL SIGNATURE [Signature] DATE 10/23/22
- 26. ADDRESS 5402 E. Sapphire LN PV NAME CHRIS ZAMORA SIGNATURE [Signature] DATE 10/24/2022
- 27. ADDRESS 5402 E. Sapphire LN. PV NAME ALEX ZAMORA SIGNATURE [Signature] DATE 10/24/2022
- 28. ADDRESS 5402 E. Sapphire LN. PV NAME Bobby Zamora SIGNATURE [Signature] DATE 10/24/22
- 29. ADDRESS 5402 E. Sapphire LN PV NAME KATHERINE ZAMORA SIGNATURE [Signature] DATE 10/24/22
- 30. ADDRESS 5402 E. Sapphire LN PV NAME ISABELLA ZAMORA SIGNATURE [Signature] DATE 10/24/22

October 20, 2020... RE: Support for Recal American Homes Zoning L-43-22

By signing this document, I am pledging my support to the rezoning case at 10441 N 57th St, Paradise Valley AZ 85253. I have reviewed the plans and presentation for the property and feel this would be a great addition to the neighborhood. It is my opinion that this office would bring less traffic and disruption to the community than a short-term rental. I believe the Residential Office district would be an excellent buffer and protection against further commercial zoning.

1. ADDRESS 5402 E. Sapphire Ln PV NAME Deanne Zarnoch SIGNATURE  DATE 10/24/22
2. ADDRESS 8555 N. Sendero Traces M P NAME Joseph D'Anna SIGNATURE  DATE 10/24/22
3. ADDRESS 8809 N Via la Serena 85253 NAME Amojk Velazquez SIGNATURE  DATE 10-25-22
4. ADDRESS 8809 N Via la Serena 85253 NAME Neha Velazquez SIGNATURE  DATE 10-25-22
5. ADDRESS 8809 N Via la Serena 85253 NAME Anvish Velazquez SIGNATURE  DATE 10-25-22
6. ADDRESS 8809 N Via la Serena 85253 NAME Anar Velangi SIGNATURE  DATE 10-25-22
7. ADDRESS 6036 E Mountain View Rd PV 85253 NAME Mehul Patel SIGNATURE  DATE 10-25-22
8. ADDRESS 6036 E Mountain View Rd 85253 NAME Seena Patel SIGNATURE  DATE 10-25-22
9. ADDRESS 6036 E Mountain View Rd 85253 NAME A Patel SIGNATURE  DATE 10-25-22
10. ADDRESS 6036 E Mountain View Rd 85253 NAME Shaun Patel SIGNATURE  DATE 10-25-22
11. ADDRESS 6427 E Mountain View Rd 85253 NAME Kristy Pierce SIGNATURE  DATE 10-27-22
12. ADDRESS 6427 E Mountain View Rd 85253 NAME Kim Pierce SIGNATURE  DATE 10-27-22
13. ADDRESS 2115 E. Tomahawk Trail 85253 NAME Kristen Ryan SIGNATURE  DATE 10-27-22
14. ADDRESS 6426 E. Turguaise Ave, 85253 NAME Kristan Ryan SIGNATURE  DATE 10-27-22
15. ADDRESS 5526 E Shangri La Rd 85254 NAME Joe Colborne SIGNATURE  DATE 10-28-22
16. ADDRESS 5526 E Shangri La Rd 85254 NAME Taryn Colborne SIGNATURE  DATE 10-28-22
17. ADDRESS 8631 N 61st place pv 85253 NAME Jack Billis SIGNATURE  DATE 10-28-2022
18. ADDRESS 5302 E. Vista Rica St, PV, AZ 85253 NAME Julie Linaman SIGNATURE  DATE 10/28/2022
19. ADDRESS 5302 E. Vista Rica St. PV 85253 NAME MATT LINAMAN SIGNATURE  DATE 10-28-2022
20. ADDRESS 5302 E Vista Rica St PV 85253 NAME Jett Lidman SIGNATURE  DATE 10/29/22
21. ADDRESS 5302 E Vista Rica St PV 85253 NAME Marlow Lidman SIGNATURE  DATE 10/29/22
22. ADDRESS 6301 E Carrine Dr. Scottsdale AZ 85253 NAME Chad Bellis SIGNATURE  DATE 10/28/22
23. ADDRESS 6301 E Carrine Dr. Scottsdale AZ 85253 NAME Angie Bugal SIGNATURE  DATE 10/28/22
24. ADDRESS 9342 N morning glory rd p.v NAME Anita Lilia SIGNATURE  DATE 10/30/22
25. ADDRESS 9342 N morning Glory PV NAME Satnil Lilia SIGNATURE DATE 10/30/22
26. ADDRESS 1001 E Mountain View Rd NAME David Jackson SIGNATURE DATE 10/30/22
27. ADDRESS 1001 E Mountain View Rd NAME Ameera Delu SIGNATURE DATE 10/30/22
28. ADDRESS 5819 E Mountain View Rd NAME Div Sejal SIGNATURE DATE 10/30/22
29. ADDRESS 5819 E Mountain View Rd NAME Regini Sejal SIGNATURE DATE 10/30/22
30. ADDRESS 5819 E Mountain View Rd NAME ARIA Sejal SIGNATURE DATE 10/30/22

October 20, 2020 - RE: Support for Regal American Homes Zoning Z-43-22

By signing this document, I am pledging my support to the rezoning case at 10441 N 57th St, Paradise Valley AZ 85253. I have reviewed the plans and presentation for the property and feel this would be a great addition to the neighborhood. It is my opinion that this office would bring less traffic and disruption to the community than a short-term rental. I believe the Residential Office district would be an excellent buffer and protection against further commercial zoning.

- 1. ADDRESS 6039 E. Mountain View Rd Paradise Valley AZ 85253 NAME Patrick C. Hogan SIGNATURE [Signature] DATE 10/30/2022
- 2. ADDRESS 6039 E. Mountain View Rd Paradise Valley AZ 85253 NAME Tiffany Mount Hogan SIGNATURE [Signature] DATE 10/30/2022
- 3. ADDRESS 8201 N. 53rd St. Paradise Valley, AZ 85253 NAME ELIZABETH BOSWELL SIGNATURE [Signature] DATE 10-30-22
- 4. ADDRESS 8201 N. 53rd St. Paradise Valley, AZ 85253 NAME TIMOTHY BOSWELL SIGNATURE [Signature] DATE 10-30-22
- 5. ADDRESS 8201 N. 53rd St. PARADISE VALLEY AZ 85253 NAME JOHN BOSWELL SIGNATURE [Signature] DATE 10-30-22
- 6. ADDRESS 8201 N. 53rd St. PARADISE VALLEY AZ 85253 NAME Henry Boswell SIGNATURE [Signature] DATE 10-30-22
- 7. ADDRESS 8201 N. 53rd St. PARADISE VALLEY AZ 85253 NAME Rosely Boswell SIGNATURE [Signature] DATE 10-30-22
- 8. ADDRESS 6303 E. Turquoise Ave 85253 NAME Lynette Cooper SIGNATURE [Signature] DATE 10/30/22
- 9. ADDRESS 6303 E. Turquoise Ave 85253 NAME Kevin Cooper SIGNATURE [Signature] DATE 10/30/22
- 10. ADDRESS 6303 E. Turquoise Ave 85253 NAME Nick Cooper SIGNATURE [Signature] DATE 10/30/22
- 11. ADDRESS _____ NAME _____ SIGNATURE _____ DATE _____
- 12. ADDRESS _____ NAME _____ SIGNATURE _____ DATE _____
- 13. ADDRESS _____ NAME _____ SIGNATURE _____ DATE _____
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- 30. ADDRESS _____ NAME _____ SIGNATURE _____ DATE _____

October 20, 2020 - RE: Support for Regal American Homes Zoning Z-43-22

By signing this document, I am pledging my support to the rezoning case at 10441 N 57th St, Paradise Valley AZ 85253. I have reviewed the plans and presentation for the property and feel this would be a great addition to the neighborhood. It is my opinion that this office would bring less traffic and disruption to the community than a short-term rental. I believe the Residential Office district would be an excellent buffer and protection against further commercial zoning.

- 1. ADDRESS 8731 N 67th P.V NAME VARI SHAMESH SIGNATURE DATE 10/21/22
- 2. ADDRESS 8731 N. 67th street & V NAME Melinda Shamesh SIGNATURE DATE 10/25/22
- 3. ADDRESS 6120 E. NAUMANN DR P.V NAME HEIK ZENATI SIGNATURE DATE 10/25/22
- 4. ADDRESS 6120 E. NAUMANN DR P.V NAME YVONNE ZENATI SIGNATURE DATE 10/25/22
- 5. ADDRESS 6120 E. NAUMANN DR P.V NAME GATEL ZENATI SIGNATURE DATE 10/25/22
- 6. ADDRESS 6130 E. NAUMANN DR P.V NAME NOI ZENATI SIGNATURE DATE 10/25/22
- 7. ADDRESS 620 E. NAUMANN DR. P.V NAME AMEL ZENATI SIGNATURE DATE 10/25/22
- 8. ADDRESS 8144 N 68th ST. P.V NAME Sky Segel SIGNATURE DATE 10/21/22
- 9. ADDRESS 9144 N 68th ST P.V 85253 NAME ROBEEN SEGEL SIGNATURE DATE 10/21/22
- 10. ADDRESS 9162 N. 70th St. P.V. 85253 NAME JACQUELINE KOY SIGNATURE DATE 10/27/22
- 11. ADDRESS 9162 N. 70th St. P.V. 85253 NAME MARI KROY SIGNATURE DATE 10/27/22
- 12. ADDRESS 6716 E Horse Shoe Ln 85253 NAME ADRIAN FINKEL SIGNATURE DATE 10/27/22
- 13. ADDRESS 6716 E Horse Shoe Rd P.V 85253 NAME Rachel Finkel SIGNATURE DATE 10/27/22
- 14. ADDRESS Royal Palm NAME Ariel Shamesh SIGNATURE DATE 10/28/22
- 15. ADDRESS NAME SIGNATURE DATE
- 16. ADDRESS NAME SIGNATURE DATE
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