

COMMUNITY CALL TO ACTION

Upcoming Planning Commission Vote 11/2 on Rezoning Application Z-32-23-3

FROM THE



Please consider if this type of commercial property request is right for Sunnyslope and the Phoenix Mountain Preserve it lies next to, based on its impact to the neighborhood, and whether or not it is compatible with the City's General Land Use Plan and the North Mountain Village Character Plan.

A commercial rezoning project like this completely and permanently changes the fabric of our neighborhood. Our local Sunnyslope residential neighborhoods are known for their sense of place—this project would take away from that.

Another storage facility so close to many others would be a detriment to the people who live in the immediate area. The land owners are asking for a favor from the Planning Commission, and proposing to install a profit-taking machine in our community without proposing to give anything back.

The rezoning plan allows for six mature saguaros to be removed which is not consistent with the City's voter-approved General Plan. Wildlife has been observed in the area, and any development of permanent storage facilities will destroy their habitat. Any planned development of the property

CONTINUED OTHER SIDE

KEY PUBLIC PARTICIPATION INFO

Letter or Email: send written comments or letters to pdd.planningcomm@phoenix.gov - Include the Case # Z-32-23-3 and hearing date 11/02/2023 - written public comments must be submitted by 5PM on October 31, 2023.

In Person: City Council Chambers - 200 West Jefferson Street - 11/2/2023 at 6PM. Speaker and comment cards will be available.

Virtual: To register to speak at the meeting - Register for the event by October 31, 2023 at 5PM.

<https://cityofphoenix.webex.com/webex/register/r85116b96e39b93fd3053c031c844bdb7>

Phone: If speaking by phone, please call (602) 534-2864 or email: pdd.planningcomm@phoenix.gov by October 31st, 2023 at 5PM.

**Planning Commission Hearing Date
November 2, 2023 6PM**

Please read the POLICY PAPER for information and background on this location. Make your own opinion and make your voice known to the Planning Commission by submitting public comment in advance or requesting to speak at the meeting. We need to see a swell of local residents & businesses get involved and speak up for our neighborhood. Please forward & share this with your neighbors. Thank you for your interest in our community.

www.phxluv.com/hotdeck

view Policy Paper, Project Details, Meeting Info, Opposition Statements, etc.





BACKGROUND

Despite a low-effort submittal and numerous public comments in opposition—the Planning Commission is still considering approval of this rezoning application. Sunnyslope needs many things—yet another self storage facility is not one of them.

Please read Policy Paper #2 and Addendum #1 written by Shane Gore—this addendum compiles additional background, analysis, and commentary regarding the Proposed Use and request to rezone the subject property.

Neighbors, residents, and neighborhood leaders are encouraged to attend this meeting (and request to speak) in order to provide public comments in opposition of this application, and to ask the Planning Commission to deny this rezoning request altogether.

CONTINUED FROM OTHER SIDE

should consider the continuing impact to local plant and wildlife habitat.

The property in the rezoning application has stored junk, inoperable vehicles, and other machinery for two decades. The amount of oil and other chemicals already contaminating the soil adjoining our mountain preserve is unknown. A self storage use would wall off this property from the mountain preserve, further disconnecting us from the natural desert landscape and contributes to the loss of biodiversity and native desert species.

Several code violations have been written by the City, over several years with no remedy to the violations. I'm not saying they are bad neighbors, but these are data points that show a 20 year pattern of how this property owner views the rules.

The Project Plan for the property lacks details, including consideration of native vegetation on the site, and needs a more specific alignment with the City's General Plan. If you want a storage

facility, please use the pre-approved commercial zones around the corner on Cave Creek, instead of encroaching on our beloved residential neighborhood and dedicated Preserves. This is a development project that does not benefit the immediate neighborhood.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meetings or write letters and emails. We have one final opportunity to communicate with the Planning Commission and the Property Owners. It's of the utmost importance to let the Planning Commission know you are opposed to this kind of commercial use property. Thank you for your interest and support of our communities.

—From PHX with LUV

Stacia

CASE DETAILS

ZONING CASE #	
Z-32-23-3	
PROPERTY LOCATION	
1602 E Desert Cove Ave	
REQUESTED REZONING	
FROM	TO
R1-10 Residential	C-3 Commercial
COMMUNITY INPUT NEEDED	
submit letter of opposition and request to speak at meeting	

PROPERTY LOCATION MAP

