

From: Tim [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Wednesday, May 02, 2018 3:11:40 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

This application is irresponsible and it violates nearly all of the zoning standards in the area. Residents purchased their homes based on C-1 zoning and the entire community will be directly and negatively impacted by the proposed development. This application is not about serving or improving a community. This application is about a cash grab for a select few at the direct expense of the community it allegedly wants to serve.

Councilman Waring, your constituents, neighbors and friends have spoken for the second time, in overwhelming numbers. A C-2 business does NOT belong on this parcel and we will never support a C-2 business on this parcel.

As the elected official with jurisdiction over of this application, we are requesting your support by demonstrating a swift response to the staggering opposition to this application. We've listened. We ask that you listen and put the inevitable dagger in PUD Z-22-18 so that our community, as well as the Developer, can refocus our energy on other important issues.

Tim [REDACTED]
[REDACTED]@yahoo.com

Cave Creek, Arizona 85331

From: Monte [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Wednesday, May 02, 2018 3:38:58 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Monte [REDACTED]
[REDACTED]@gmail.com
[REDACTED]
Phoenix, Arizona 85018

From: Adam [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Wednesday, May 02, 2018 3:48:31 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Adam [REDACTED]
[REDACTED]@datainsure.com

Phoenix, Arizona 85086

From: Vicki [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Wednesday, May 02, 2018 4:29:07 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Vicki [REDACTED]
[REDACTED]@hotmail.com

Cave Creek, Arizona 85331-6386

From: Paulette [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Wednesday, May 02, 2018 4:31:04 PM

Kaelee Wilson,

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Paulette [REDACTED]
[REDACTED]@yahoo.com

Cave Creek, Arizona 85331

From: George [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Wednesday, May 02, 2018 4:31:55 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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George [REDACTED]
[REDACTED]@pcmojo.com

Cave Creek, Arizona 85331

From: Keri [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Wednesday, May 02, 2018 4:37:14 PM

Kaelee Wilson,

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Keri [REDACTED]
[REDACTED]@aol.com

Cave Creek, Arizona 85331

From: Suzanne [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Wednesday, May 02, 2018 4:37:13 PM

Kaelee Wilson,

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Suzanne [REDACTED]
[REDACTED]@cox.net

Cave Creek, Arizona 85331

From: April [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Wednesday, May 02, 2018 5:47:26 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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April [REDACTED]
[REDACTED]@yahoo.com

Congress, Arizona 85332

From: Jo [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Wednesday, May 02, 2018 6:48:45 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Jo [REDACTED]
[REDACTED]@cox.net

Carefree, Arizona 85377

From: Craig [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Wednesday, May 02, 2018 7:13:18 PM

Kaelee Wilson,

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Craig [REDACTED]
[REDACTED]@cox.net

Cave Creek, Arizona 85331

From: Joy [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Wednesday, May 02, 2018 8:00:31 PM

Kaelee Wilson,

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Joy [REDACTED]
[REDACTED]@att.net

Cave Creek, Arizona 85266

From: Nicole [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Wednesday, May 02, 2018 8:47:53 PM

Kaelee Wilson,

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Nicole [REDACTED]
[REDACTED]@yahoo.com
[REDACTED]
Scottsdale, Arizona 85262

From: Dawn [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 4:50:51 AM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Dawn [REDACTED]
[REDACTED]@yahoo.com

Phoenix, Arizona 85331

From: BEata [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 5:02:42 AM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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BEata [REDACTED]
[REDACTED]@yahoo.com

cave creek, Arizona 85331

From: Cheryl [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 5:43:50 AM

Kaelee Wilson,

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Cheryl [REDACTED]
[REDACTED]@gmail.com

Cave Creek, Arizona 85331

From: Katie [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 5:54:15 AM

Kaelee Wilson,

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Katie [REDACTED]
[REDACTED]@gmail.com

[REDACTED]
Cave Creek, Arizona 85331

From: Lisa [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 5:55:58 AM

Kaelee Wilson,

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Lisa [REDACTED]
[REDACTED]@aol.com

Cave Creek, Arizona 85331

From: Jaynie [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 6:14:43 AM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Jaynie [REDACTED]
[REDACTED]@msn.com
[REDACTED]
Cave Creek, Arizona 85331

From: Erin [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 9:48:17 AM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Erin [REDACTED]
[REDACTED]@rocketmail.com

Phoenix, Arizona 85254

From: Sandra [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 10:03:46 AM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Sandra [REDACTED]
[REDACTED]@q.com

[REDACTED]
cave creek, Arizona 85331

From: Richard [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 10:55:17 AM

Kaelee Wilson,

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Richard [REDACTED]
[REDACTED]@yahoo.com

Cave Creek, Arizona 85331

From: Richard [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 11:00:35 AM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Richard [REDACTED]
[REDACTED]@yahoo.com

Cave Creek, Arizona 85331

From: Courtney [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 11:19:50 AM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Courtney [REDACTED]
[REDACTED]@yahoo.com

Cave Creek, Arizona 85331

From: Alys [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 12:11:44 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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As the elected official with jurisdiction over of this application, we are requesting your support by demonstrating a swift response to the staggering opposition to this application. We've listened. We ask that you listen and put the inevitable dagger in PUD Z-22-18 so that our community, as well as the Developer, can refocus our energy on other important issues.

Alys [REDACTED]
[REDACTED]@yahoo.com

[REDACTED]
Cave Creek, Arizona 85331

From: Kathleen [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 12:58:58 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Kathleen [REDACTED]
[REDACTED]@cox.net

Cave Creek, Arizona 85331

From: Thomas [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 1:01:54 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Thomas [REDACTED]
[REDACTED]@gmail.com

Cave Creek, Arizona 85331

From: Kelly [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 1:11:14 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Kelly [REDACTED]
[REDACTED]@yahoo.com

Cave Creek, Arizona 85331

From: Kathi [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 1:48:01 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Kathi [REDACTED]
[REDACTED]@motorolasolutions.com

Cave Creek, Arizona 85331

From: Deborah [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 1:52:01 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Deborah [REDACTED]
[REDACTED]@att.net

Cave Creek, Arizona 85331

From: Douglas [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 1:53:07 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Douglas [REDACTED]
[REDACTED]@att.net

Cave Creek, Arizona 85331

From: Tom [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 2:06:32 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Tom [REDACTED]
[REDACTED]@gmail.com

[REDACTED]
CAVE CREEK, Arizona 85331

From: Dayna [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 3:50:47 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Dayna [REDACTED]
[REDACTED]@mac.com

Cave Creek, Arizona 85331

From: mark [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 4:18:36 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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mark [REDACTED]
[REDACTED]@hotmail.com

Cave Creek, Arizona 85331

From: Teresa [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 03, 2018 8:01:47 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Teresa [REDACTED]
[REDACTED]@gmail.com

Cave Creek, Arizona 85331

From: Francesca [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Friday, May 04, 2018 10:42:56 AM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Francesca [REDACTED]
[REDACTED]@gmail.com

Cave Creek, Arizona 85331

From: Teresa [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Friday, May 04, 2018 10:46:43 AM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Teresa [REDACTED]
[REDACTED]@gmail.com

Cave Creek, Arizona 85331

From: Amanda [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Friday, May 04, 2018 10:50:51 AM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Amanda [REDACTED]
[REDACTED]@gmail.com

Cave Creek, Arizona 85331

From: Clare [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Friday, May 04, 2018 10:53:08 AM

Kaelee Wilson,

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Clare [REDACTED]
[REDACTED]@g.com

Phoenix, Arizona 85050

From: Richard [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Friday, May 04, 2018 10:57:44 AM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Richard [REDACTED]
[REDACTED]@gmail.com

Phoenix, Arizona 85050

From: Frank [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Friday, May 04, 2018 10:58:21 AM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Frank [REDACTED]
[REDACTED]@aol.com

Phoenix, Arizona 85020

From: Rosa [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Friday, May 04, 2018 11:05:03 AM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Rosa [REDACTED]
[REDACTED]@gmail.com

Cave Creek, Arizona 85331

From: Tiffany [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Friday, May 04, 2018 11:12:17 AM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Tiffany [REDACTED]
[REDACTED]@yahoo.com
[REDACTED]
Phoenix, Arizona 85050

From: Todd [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Friday, May 04, 2018 2:12:49 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Todd [REDACTED]
[REDACTED]@comcast.net

Harwood Heights, Illinois 60706

From: Annette [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Friday, May 04, 2018 3:05:58 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Annette [REDACTED]
[REDACTED]@gmail.com

Phoenix, Arizona 85086

From: Joseph [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Friday, May 04, 2018 3:14:14 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Joseph [REDACTED]
[REDACTED]@msn.com

Phoenix, Arizona 85086

From: Victoria [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Friday, May 04, 2018 3:17:40 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Victoria [REDACTED]
[REDACTED]@msn.com

Phoenix, Arizona 85086

From: Karen [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Saturday, May 05, 2018 3:33:14 AM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Karen [REDACTED]
[REDACTED]@gmail.com

Valley Cottage, New York 10989

From: Tony [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Saturday, May 05, 2018 1:39:31 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Tony [REDACTED]
[REDACTED]@gmail.com

Cave Creek, Arizona 85331

From: Tara [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Saturday, May 05, 2018 4:01:36 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

This application is irresponsible and it violates nearly all of the zoning standards in the area. Residents purchased their homes based on C-1 zoning and the entire community will be directly and negatively impacted by the proposed development. This application is not about serving or improving a community. This application is about a cash grab for a select few at the direct expense of the community it allegedly wants to serve.

Councilman Waring, your constituents, neighbors and friends have spoken for the second time, in overwhelming numbers. A C-2 business does NOT belong on this parcel and we will never support a C-2 business on this parcel.

As the elected official with jurisdiction over of this application, we are requesting your support by demonstrating a swift response to the staggering opposition to this application. We've listened. We ask that you listen and put the inevitable dagger in PUD Z-22-18 so that our community, as well as the Developer, can refocus our energy on other important issues.

Tara [REDACTED]
[REDACTED]@hotmail.com

Phoenix, Arizona 85018

From: Linda [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Monday, May 07, 2018 1:27:00 PM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

This application is irresponsible and it violates nearly all of the zoning standards in the area. Residents purchased their homes based on C-1 zoning and the entire community will be directly and negatively impacted by the proposed development. This application is not about serving or improving a community. This application is about a cash grab for a select few at the direct expense of the community it allegedly wants to serve.

Councilman Waring, your constituents, neighbors and friends have spoken for the second time, in overwhelming numbers. A C-2 business does NOT belong on this parcel and we will never support a C-2 business on this parcel.

As the elected official with jurisdiction over of this application, we are requesting your support by demonstrating a swift response to the staggering opposition to this application. We've listened. We ask that you listen and put the inevitable dagger in PUD Z-22-18 so that our community, as well as the Developer, can refocus our energy on other important issues.

Linda [REDACTED]
[REDACTED]@gmail.com

Mesa, Arizona 85209

From: Diane [REDACTED]
To: [Kaelee Wilson](#)
Subject: NO to Re-Zoning case PUD Z-22-18
Date: Thursday, May 10, 2018 8:36:20 AM

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

This application is irresponsible and it violates nearly all of the zoning standards in the area. Residents purchased their homes based on C-1 zoning and the entire community will be directly and negatively impacted by the proposed development. This application is not about serving or improving a community. This application is about a cash grab for a select few at the direct expense of the community it allegedly wants to serve.

Councilman Waring, your constituents, neighbors and friends have spoken for the second time, in overwhelming numbers. A C-2 business does NOT belong on this parcel and we will never support a C-2 business on this parcel.

As the elected official with jurisdiction over of this application, we are requesting your support by demonstrating a swift response to the staggering opposition to this application. We've listened. We ask that you listen and put the inevitable dagger in PUD Z-22-18 so that our community, as well as the Developer, can refocus our energy on other important issues.

Diane [REDACTED]
[REDACTED].com

Cave Creek, Arizona 85331

From: Wade Tinant
To: [PDD Desert View VPC](#)
Subject: Opposition letter for PUD at Tatum & Dynamite
Date: Wednesday, May 09, 2018 6:01:05 PM

Please note the concerns of another neighbor.

Wade

From: David Leshner [mailto:david_leshner@yahoo.com]
Sent: Friday, May 04, 2018 3:51 PM
To: Greg Stanton <greg.stanton@phoenix.gov>; Jim Waring <Jim.Waring@phoenix.gov>; Kaelee Wilson <kaelee.wilson@phoenix.gov>; Joel Carrasco <joel.carrasco@phoenix.gov>
Subject: Tatum & Dynamite Rezoning Issue - May 3rd meeting

Dear Mayor Greg Stanton and Councilman Jim Waring,

My Uncle, Stephen Leshner provided me your contact info. I'm writing you a second letter from my first back in January on the rezoning issue that is going on in District 2 at the corner of Tatum & Dynamite. The developer (1784 Capital Holdings) dropped their initial proposal and came back with a new one that is a PUD rezone for commercial storage facility. While they have removed the height feature they are still looking to build a 2 story with an additional basement right behind our neighborhood. This facility will be double the size of the CVS that is on the same corner and I'm asking for your assistance to help our community fight this.

My wife and I bought this home in January 2011 with this being the home we would raise our kids in and have them grow up in and if this goes through I don't see us staying. This creates many concerns besides the giant eye sore that we will see each morning from our driveway that I have addressed in this letter.

I'm very concerned of the politics involved on this case. As I mentioned in the first letter 1784 Capitol Holdings who is the developer trying to purchase the land has hired Wendy Riddell as the attorney. Mrs. Riddell also serves for District 2 on the board for the Maricopa County Board of adjustments which I believe is involved with a lot of the rezoning cases in Maricopa County. I feel this is a major conflict of interest in a rezoning case.

In addition, after the last go around on this rezoning issue, 1784 Capitol Holdings hired Steven Bowser as the engineer for this project. Mr. Bowser also serves as the chair for the *Desert View Village Planning Committee*. The next steps for this rezoning would go to this committee to vote on. While, Mr. Bowser will not vote –

it will be his co board members that he has spent a lot of time and he is the chair person for this committee. I don't see how anyone involved with the planning committee should be paid by the developer trying to get approval. That should not be allowed and Mr. Bowser should be removed from this committee immediately.

Furthermore, 1784 Capitol Holdings has also hired Susan Bitter Smith from Technical Solutions who is running the lead on this. This is a career politician who had to resign back in December 2015 due to conflict of interest as she was the head of Southwest Cable Communications Association and also serving as a corporate commission member.

Our homeowner's association which is directly behind this piece of land will be heavily affected. We have over 160 homes and when all of us bought into this association we knew the land could be built on, but for C1 zoning only which is geared for residential areas. The rezoning brings in a lot more issues and is not what our association signed up for. We have put together several issues that we have with the project.

1. I feel this will add crime and potential transients that will come into the neighborhood. Everything I have researched has shown this type of zoning has more crime than C1 zoning. The privacy is also a huge issue as this backs up directly to our neighborhood. Across the street on the other side of Dynamite there is C2 zoning, but there is a large wall behind it and then a wash behind that and another wall before the housing starts. There is enough of a buffer where there isn't as much privacy concern. This would allow potential pedophiles to get a storage unit and have access to look into our neighborhood. It presents a lot of opportunities for evil people to have easy access.
2. 1784 Capitol Holdings is promising an 8 am start time to 6 pm close time with people having to be out by 9 pm, but their web site specifically states the goal is to build these and ultimately sell them and this very well could be a 24/7 access facility with the next owner.
3. The noise from the vehicles with the unloading of trucks coming in and out. The architectural plans still have the loading and unloading area directly behind our neighborhood. The plan is to have the front of this facility face our neighborhood vs facing dynamite which Primrose and CVS currently face. The developer put a fact sheet together stating the traffic would be significantly lower, but this brings a much different type of traffic with larger trucks coming to drop off items.
4. The flooding issues. One of the big changes they made to the proposal was adding a basement vs going with a three-story building. That property is in an AO flood zone and they will need to raise the land to build where they are building in my opinion or they risk getting heavily flooded. That

excess water is going to come directly down into our neighborhood and we have had major flooding issues on our street and wash area already.

5. Potential for cell phone towers being constructed on the site as many self-storage facilities do and the owner mentioned this as a possibility. I have three young kids that sleep within a football field of where this facility is built and I'm very concerned being this close to cell phone towers and the long term effects that will have on them.
6. Local real Estate agents have already advised that our home values will drop.
7. You are setting precedence for other zoning coming into the area. Their attorney mentioned that this was special zoning for storage, but this opens the door to potentially converting other buildings in that lot to C2. There is no guarantee that Primrose Day Care will stay in business. A Sunrise Preschool nearby is now a drug and alcohol center near Tatum and Cave Creek.
8. Lighting. This would cause lighting to go directly to our neighborhood. Also with the late hour access their would-be lights coming on and off that would be right in front of our community.
9. It takes away from what the 85331-area code offers which is desert living away from the big city environment. The views that our homeowners paid for would be gone. I also feel this is going to create a commercial/industrial look that you see in city areas that are going to really take away from the Diamond Creek and Tatum Ranch area.
10. I'm also concerned with the underground digging for the basement and bringing this to our neighborhood. I feel not only will there be a ton of noise, this is going to bring up dirt and issue that are going to increase chances of valley fever as well as disrupting the underground wildlife of scorpions and rattle snakes that are going to come right into our neighborhood.

One of the other major items that the group also brought up is a need for self-storage in the area and I continue to disagree with this. I have done a lot of research nationally and storage facilities are a big new fad because of the turn in the rental market over the last 10 years after the housing crash and they are popping up everywhere. Certain states have already started putting restrictions on new storage

facilities because they are becoming saturated. Florida, New York, Texas, South Carolina and Washington are states within the last couple of years that have put restrictions because they have seen too many being built.

<https://www.sparefoot.com/self-storage/news/4779-restrictions-on-self-storage-development-proposed-in-miami/>

<https://www.nytimes.com/2017/04/13/nyregion/self-storage-new-york-city.html>

I mapped out this area and within 7 miles and we have 12 storage facilities including one right around the corner on Cave Creek Road in between Tatum & Dynamite. To put that in perspective there are more self-storage facilities in that area than there are Starbucks.

1. Tatum Ranch Storage Solutions – located 1.9 miles away

a. 29201 N. Cave Creek Road

Cave Creek, AZ 85331

480-442-7895

2. Allstate Self Storage – located 2.2 miles away

a. 31434 N. Cave Creek Road

Cave Creek, AZ 85331

480-630-3003

3. Life Storage – located 6.2 miles away

a. 7227 E. Williams Dr.

Scottsdale, AZ 85255

480-666-7482

4. Life Storage – located 6.4 miles away

a. 7425 E. Williams Dr.

Scottsdale, AZ 85255

480-666-7470

5. CubeSmart Self Storage – located 6.6 miles away

a. 2680 E. Mohawk Lane

Phoenix, AZ 85050

602-206-8688

6. Desert Storage – located 5.7 miles away

- a. E, Carefree Hwy & N. Cave Creek Road
Cave Creek, AZ 85331
480-488-4414
- 7. UNI Group – located 6.0 miles away
 - a. 1840 E. Deer Valley Road
Phoenix, AZ 85024
623-516-4774
- 8. Life Storage – located 6.3 miles away
 - a. 34215 N. Black Mountain Parkway
Cave Creek, AZ 85331
480-666-7429
- 9. U-Haul Moving & Storage at Cave Creek – located 6.4 miles away
 - a. 20618 N. Cave Creek Road
Phoenix, AZ 85024
602-765-9600
- 10. Public Storage – located 7.2 miles away
 - a. 19215 N. Cave Creek Road
Phoenix, AZ 85024
602-842-6139
- 11. Cave Creek Self Storage LLC – located 7.2 miles away
 - a. 19215 N. Cave Creek Road
Phoenix, AZ 85024
602-404-7071
- 12. Life Storage – located 6.5 miles away
 - a. 18625 N. Tatum Blvd.
Scottsdale, AZ 85050
602-971-0333

We did another online petition that went around as well and as I write this letter over 922 people have signed that around the community protesting this storage facility. That is a lot of voters in District 2. Here is the link to the online petition.

<https://www.thepetitionsite.com/574/767/704/stop-the-storage-facility-at-tatum-amp-dynamite/>

As I mentioned in my January letter, the shady business handlings of this developer are really concerning to me. We again had signs in our neighborhood that were ripped us this past week and torn down. This happened the last time. Back in January, the part that really concerned me is that after the meeting one of our more vocal residents, Jason Hodge received a death threat on the Next-door app. The police came and investigated and someone created three fake user names from the same IP address. I'm attaching the original letter that has that information.

I know business in business and there are unfair politics, but I'm asking you as the mayor and councilman of District 2 to get involved as I feel we are being forced into this by a very powerful organization that will pay off whoever it needs to make money on this project. I have no doubt that this group builds great storage facilities, but we bought our property knowing that the land was built for C1 use and not to become a large commercial storage facility. Our community should not be forced to have a storage facility right next to our neighborhood where our kids play right outside. We are all hard-working Phoenicians and live in a great neighborhood. My wife and I welcomed our third child in April and love our community and what it brings to our family. This is a place we feel very fortunate to be a part of and feel if this property is rezoned that it is going to take away from what we purchased and force us to move away and take a significant loss from a home owners value.

I feel we are fighting a losing battle against Goliath and I as David am asking for help as I feel dirty politics are playing a major field in this battle and I see this being pushed through against our will.

Sincerely,

David [REDACTED]
[REDACTED]
[REDACTED]@yahoo.com

Please consider the environment before printing this email.

***** Internet Email Confidentiality *****

The information contained in this message (including any attachments) may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that it is strictly prohibited (a) to disseminate, distribute or copy this communication or any of the information contained in it, or (b) to take any action based on the information in it. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer.

From: Wade.Tinant
To: [PDD Desert View VPC](#); [Joshua Bednarek](#); [Kaelee Wilson](#); [Samantha Keating](#)
Cc: [Wade.Tinant](#)
Subject: Picture markup 1 of 5
Date: Thursday, August 09, 2018 12:54:48 PM
Attachments: [20180809123638065.pdf](#)

I sincerely apologize. 5 individual emails coming to you, each helping illustrate Natural Grade on the parcel in question.

Wade

From: Wade.Tinant
To: [PDD Desert View VPC](#); [Joshua Bednarek](#); [Kaelee Wilson](#); [Samantha Keating](#)
Cc: [Wade.Tinant](#)
Subject: Picture markup 3 of 5
Date: Thursday, August 09, 2018 12:55:57 PM
Attachments: [20180809123658989.pdf](#)

From: Wade.Tinant
To: [PDD Desert View VPC](#); [Joshua Bednarek](#); [Kaelee Wilson](#); [Samantha Keating](#)
Cc: [Wade.Tinant](#)
Subject: Picture markup of natural grade 2 of 5
Date: Thursday, August 09, 2018 12:55:21 PM
Attachments: [20180809123650601.pdf](#)

From: Wade.Tinant
To: [Kaelee Wilson](#)
Subject: Post application meeting for PUD Z-22-18
Date: Monday, May 07, 2018 6:07:17 PM

Kaelee,

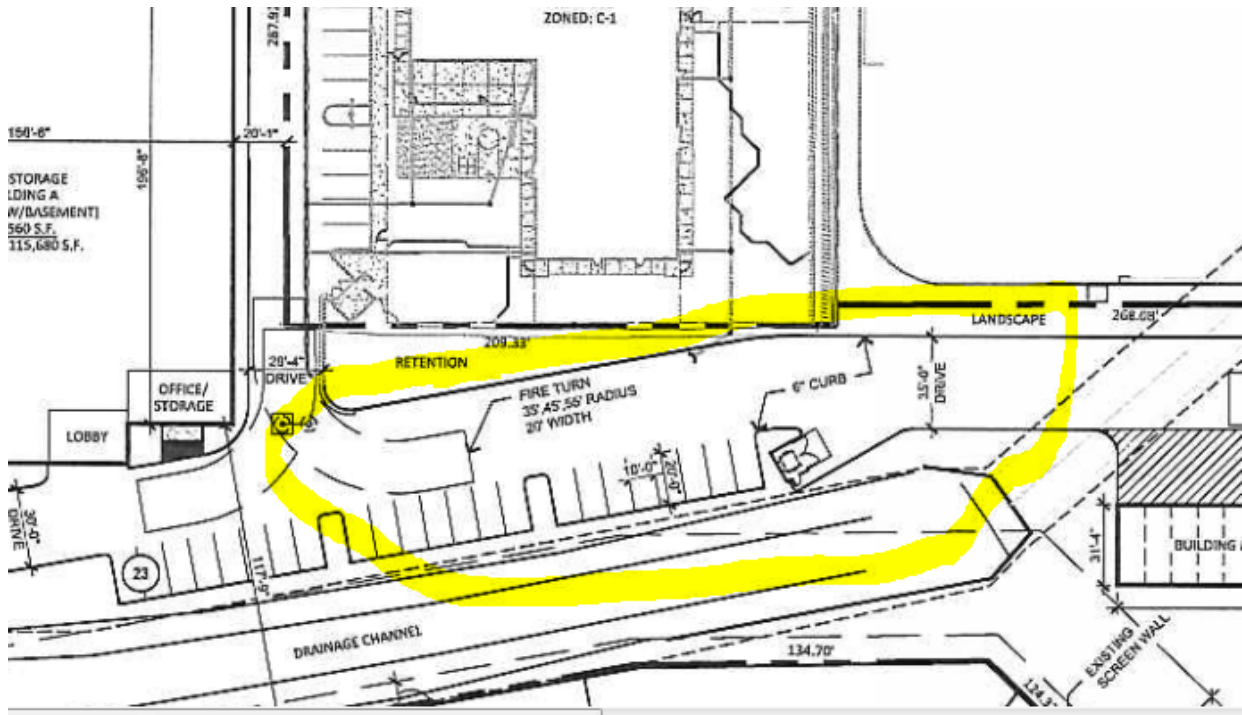
Has the date and time for this meeting been set? I understand that the meeting is between the Developer and the City and that I would not attend. There are deliverables due at this meeting that I want to ensure I request as soon as they are public records. Please advise if and when the post application meeting has been set.

Wade

From: Wade.Tinant
To: [Council District 2 PCC; PDD Desert View VPC; wr@berryridell.com](#)
Subject: Primrose fire permit vs. storage unit proposal
Date: Friday, May 11, 2018 11:19:19 AM
Attachments: [image001.png](#)
[Primrose IssuedPermit2369940 Fire Inspection.pdf](#)

The road connecting the main facility to the office/Building B (ie connecting Dynamite and Tatum) is a major sticking point with the community. This road is illustrated below. The Developer has said that this road was a requirement for fire protection for Primrose. I have attached the current fire inspection permit for Primrose and Primrose is compliant "as is" with or without this proposed road.

I can assure you the neighbors on the south side of this proposal (myself included) will never support having a road in this location that connect Tatum and Dynamite.



From: Wade.Tinant
To: [Kaelee Wilson](#)
Cc: [Wade.Tinant](#)
Subject: PUD questions
Date: Thursday, May 17, 2018 4:03:58 PM

Kaelee,

I happened to find an updated PUD Procedures Outline today. Can you confirm which PUD Procedures Outline applies to the PUD proposal at Tatum and Dynamite (ie the Outline revised 1/8/16 or the Outline revised April 2018). I have not had a chance to review and see what the differences are yet but I want to ensure we are looking at the correct Outline.

The neighborhood received a notification of another Neighborhood Meeting on May 31. I just want to clarify – this is an additional First Neighborhood Meeting, correct? After the you provide the Applicant with your staff comments and the Applicant resubmits the proposal, the 2nd Neighborhood Meeting will be scheduled and held, correct? I guess I am wanting clarification per the PUD flowchart that the Meeting on May 31 is NOT the 2nd Required Neighborhood Meeting.

Also, just to make sure I haven't missed anything, I don't believe you have posted the Staff's comments yet, correct? You will still provide a copy of the staff's comments when you post/share them with the Developer, correct?

Thank you.

Wade

From: Wade.Tinant
To: [Kaelee Wilson](#); [Council District 2 PCC](#)
Cc: [Wade.Tinant](#)
Subject: PUD Z-22-18 - Comments from a General Plan perspective
Date: Monday, April 30, 2018 11:59:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[2015 PlanPhx Draft General Plan - Cores, Centers.pdf](#)
[2015 PlanPhx Draft General Plan-Certainty & Character.pdf](#)
[2015 PlanPhx Draft General Plan-Opportunity Sites.pdf](#)

Kaelee Wilson & Councilman Waring,

For simplicity, I wanted to group comments on how I believe this PUD proposal is in conflict with the 2015 Phoenix General Plan (PGP) into a single email.

Unlike the PUD proposal, my comments will address all of the principles of a section, not just those convenient to support my own point of view. My comments pertain to Opportunity Sites, Certainty & Character as well as the Cores, Centers and Corridors portion of the 2015 PGP as these sections are referenced in the proposal. I have attached these excerpts for your reference.

The proposal sites conformance with six Land Use & Design Principles in these 3 portions of the 2015 PGP. I elected to take a broader approach to analyze compliance with the 2015 PGP. I compared the proposal against all 27 of the Land Use & Design Principles pertaining to these same 3 portions of the 2015 PGP. As a Civil Engineer with over 20 years in the design build industry, in my opinion, the proposal was in conflict with 18 of these principles, 7 principles were NA, the site plan has not been developed to the point to confirm or deny compliance with 1 principle, and, I do agree that the proposal met one of the 27 principles.

Here is an in depth look at each section and its corresponding Land Use & Design Principles.

Opportunity Sites

The Developer implies that this PUD would support this section of the Phoenix General Plan. I don't agree. While this proposal would develop 5.6 AC of currently vacant property near existing services, the Land Use and Design Principles are not met.

Land Use & Design Principle #1

Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

Shoehorning a C2 business up into an R-18 neighborhood instead of allowing a C1 business to occupy this parcel is NOT respectful of local conditions or respectful of the surrounding neighborhood. Over 95% (and growing) of the adjacent neighborhood does not want this facility as well over 1,000 from the local community. This staggering opposition is even after the Developer "listened" and "implemented" requested changes from the previous proposal (Z-89-17 & Z-SP-16-17) that was withdrawn.

Allowing a C2 business on this parcel does not support a gradual transition from commercial to residential. This structure would absolutely dominate our skyline and our community. This facility would be taller than CVS, have over seven times the floor SF of CVS and occupy the footprint of 2.5 CVS buildings stacked together.

There is already more commercial zoning at this intersection that outlined in the General Plan due to rezoning case Z-71-03 which established commercial zoning on the NE corner of Tatum & Dynamite.

I challenge that the proposal is respectful of local conditions and surrounding neighborhoods.

Land Use & Design Principle #2

Encourage development of the taller and larger buildings in Areas of Change away from single-family and low-rise, multifamily housing. This parcel is NOT located in an Area of Change. This development would certainly not be "away" from single-family housing.

This proposal violates every part of Land Use & Design Principle #2.

Land Use & Design Principle #3

Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

This principle is not applicable in this situation.

Tools: Policies and Actions

Is this site truly ranked at the top of the priority list for development? Is this area truly a place where greater intensity is warranted?

Certainty & Character

The Goal: Every neighborhood and community should have a level of **certainty**. Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood.

This proposal is in direct conflict with this Core Value subsection of the 2015 GDP. This parcel already rezoned once, in 1999, per Z-125-99. Our homes were built at this same time. We purchased our homes based on the adjacent zoning being C1. **We based the selection of our home, our largest single investment, based on being adjacent to C1 zoning. We were certain** that the zoning on the adjacent parcel would not change. **Approving this PUD would be in direct conflict with this core value and would undermine constituents confidence in future real estate transactions based on adjacent zoning.**

This Core Value is even further undermined when considering the character of Desert View, as stated in the North Land Use plan. Conflicts with the North Use Plan will be contained in a separate communication.

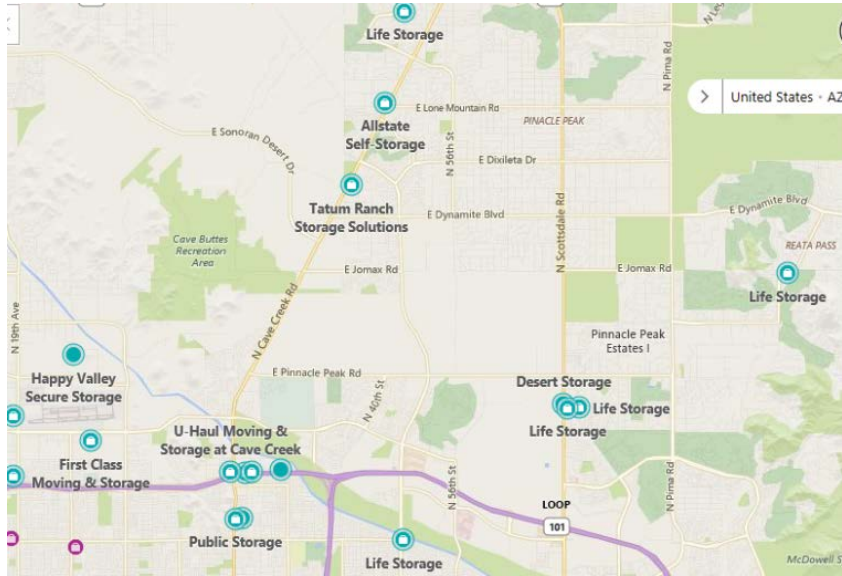
Land Use & Design Principle #1

Located land uses with the greatest height and most intense uses within the limits based on village character, land use needs, infrastructure and transportation system capacity.

The core areas for Desert View are located at Desert Ridge and I-17 and Carefree Highway. A core at Cave Creek Rd and Dynamite was considered, but, with the evaporation of the planned freeway north of the 101 loop, it was determined that this location would not support the definition of a core. There is a commercial core at Cave Creek Rd and Pinnacle Peak. **Nowhere is Tatum and Dynamite mentioned as a place sited for increased intensity.** This intersection has already experienced an increased intensity due to the rezoning case Z-71-03 which established commercial zoning on the NE corner of Tatum & Dynamite. More commercial development in this area would render the "standards" as mere "suggestions", and, not even strong suggestions at that.

Even though the financial outlook is the responsibility of the Developer, from an land use needs standpoint, how can more storage units be needed? Especially if the rule of thumb that says 90% of the business for a storage unit comes from within a 5 mile radius. When a 5 mile radius is drawn around each of these existing storage units, the overlap coupled with the

strength of opposition, would indicate that we do NOT need another storage facility.



Land Use & Design Principle #2

Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.

Although the burden of proof is on the Developer in zoning amendments, the citizens have reached out and solicited independent, 3rd party real estate experts. Over 25 local, independent, 3rd party experts have clearly stated that this development would impact local land and housing values. I don't know how to more clearly illustrate the financial impact this proposal would have on local real estate. This proposal has already been shown to be in direct conflict with the "change in character" portion of this principle and will not be reiterated here.

Land Use & Design Principle #3

New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

With the aforementioned saturation of storage facilities in the immediate area, I would struggle to say that this proposal would be "compatible". I would also say that cramming a C2 business in between C1 zoning and R-18 zoning would be in direct conflict with adopted plans.

Land Use & Design Principle #4

Disperse group homes and homeless shelters throughout the city in locations where they are compatible with surrounding densities. They should not be concentrated in any one neighborhood or urban village.

This proposal is not applicable to this principle, and, with some of the lowest densities in the valley, the north portion of Desert View is not compatible with this type of development.

Land Use & Design Principle #5

Residential Conversion Policy: Encourage properties and neighborhoods planned for residential use to continue as residential uses rather than being assembled for nonresidential development.

NA

Land Use & Design Principle #6

Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design and appearance.

This proposal would violate any sense of compatibility in scale. Taller than CVS? Seven times the floor space of CVS? 2.5 times the footprint of CVS? We will need to change the name of our local high school from Cactus Shadows to Storage Unit Shadows.

Land Use & Design Principle #7

Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.

The disproportionate scale has been discussed. The forthcoming analysis of the North Land Use Plan will further challenge the "amenities of the best urban living" portion of this principle.

Land Use & Design Principle #8

Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhood and incorporate adequate development standards to prevent negative impact(s) on the residential properties.

The manner in which this proposal is not consistent with the scale or character of the surrounding neighborhood has already been communicated. The negative impacts on the residential properties has also been communicated in previous sections. These points will not be reiterated here.

Land Use & Design Principle #9

All housing should be developed and constructed in a quality manner.

NA

Land Use & Design Principle #9

Enhance the compatibility of residential infill projects by carefully designing the edges of the development to be sensitive to adjacent housing. Create landscape buffers and other amenities to link new and existing development.

If this project were to be considered an infill project, it is not sensitive to adjacent housing. The erosion of economic value, the elimination of mountain views, the spot zoning for a C2 business are not sensitive to the adjacent, existing housing. This lot has already been subdivided twice. At what point do we say the parcel has been adequately developed?

Land Use & Design Principle #10

Design neighborhood retail to be compatible in scale and character and orientated towards the residential areas it serves. In terms of both design and pedestrian linkages. Traffic, noise or other factors should not negatively impact adjacent residential areas.

The proposal is in complete conflict with this principle. If the zoning were left at C1, neighborhood retail could be implemented. Local, small businesses could be located on this parcel. With the aforementioned saturation and vacancy in existing storage units, combined with the overwhelming opposition to this proposal, this proposal is absolutely NOT orientated towards the residential area it would serve. Traffic, noise, visibility, light and open space would absolutely have a negative impact on adjacent residential areas.

Land Use & Design Principle #11

Protect the neighborhoods views of open space, mountains and man-made or natural landmarks.

Review the attached pictures with the building perimeter outlined on the picture from adjacent residences. This proposal would completely eliminate these views. **The improvements residents have made on their properties to enjoy the annual average temperature of 74.2 degrees and 334 days of sunshine per year would be for not if this out of scale development were to be approved.**

Land Use & Design Principle #12

When making changes and improvements near residential areas, avoid any alteration or destruction of points of reference (such as prominent natural features or historical buildings), focal points, and place names important to the area's identity.

Our mountain views will be gone. Not altered. GONE.

Land Use & Design Principle #13

Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.



- Villages Home & Map
- Role of the VPC
- Urban Planning 101
- Contact



Desert View

In the **Desert View Village**, the scenic Sonoran Desert is the unifying element across diverse landscapes and mountain vistas. The Desert View Village ranges from an urban core with higher densities along the Loop 101 freeway, within and adjacent to Desert Ridge area, to more equestrian, low-density, horse properties and rural land uses.

Near the core, Desert View offers high-end retail and office space as well as condominiums and master planned communities. These land uses compliment the equestrian ranch properties, with vast amounts of open space and large lot single-family residences located throughout dark sky areas located further north in the village. The Village has natural washes that generally flow from the northeast to southwest. The Village also has many biking, walking, equestrian and multi-use trails that provide an abundance of opportunities for recreation in the lower density areas.

The Desert View Village is unique in character, assets and opportunities, and continues to remain one of the more desirable places to live in Phoenix.



Annual Report

The information above was copied directly from the Desert View Village home page. **How would allowing a zoning change to insert an intermediate commercial business up against a residential neighborhood (in the north part of the village with "vast amounts of open space and large lot single family residences located throughout dark sky areas") even be contemplated as contributing to the character identified above?**

Land Use & Design Principle #14

Create or maintain spacing requirements for small-scale incompatible land uses such as adult businesses, homeless shelters, residential treatment facilities and other group facilities, to avoid concentration that change the character of the area.

I will say the revised proposal has mitigated the risk of these types of C2 businesses being placed on the parcel as compared to the full rezoning to C2 called for in the initial proposal.

Land Use & Design Principle #15

Provide impact-mitigating features (such as extra width or depth, single story units, or landscape buffering) when new residential lots abut existing non-residential uses or are adjacent to arterial streets or freeway corridors. Dissimilar land uses often require additional separation or other measures to achieve compatibility.

NA-applies to new residential.

Land Use & Design Principle #16

Require appropriate transitions/buffers between neighborhoods and adjacent uses.

Allowing a zoning change that would inject a C2 business in between existing C1 businesses and zoning and existing R-18 zoning would **contradict any sort of transition**. An appropriate transition would be C2 adjacent to C1 adjacent to R-18 zoning, not C1 adjacent to C2 adjacent to R-18 zoning.

Land Use & Design Principle #17

Integrate into the development design natural features such as washes, canals, significant topography and existing vegetation, which are important in providing character to new subdivisions.

NA-applies to new subdivisions

Land Use & Design Principle #18

Encourage a streetscape that is not dominated by garage doors, by improving and varying home design or increasing or varying lot sizes.

NA-residential

Land Use & Design Principle #19

Encourage public and private utilities, including high-tension wires, to be located underground to enhance the overall appearance of neighborhoods. If high tension wires cannot be placed underground, they should not be placed along local neighborhood streets.

Site plan has not evaluated where or how power will be brought into the site. Power needs to come from Dynamite (wet utilities are coming in from Tatum per the current site plan).

Land Use & Design Principle #20

Freeways and parkways within the city should be designed or mitigated to be sensitive to adjacent neighborhoods.

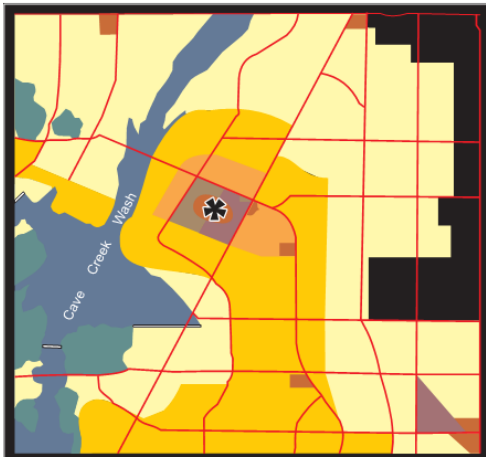
NA

Cores, Centers and Corridors

Land Use & Design Principle #1

Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs and transportation system capacity.

Figure 3



Prior to this plan, the General Plan included a land use and residential density map, with most of the area designated 0-2, shown in pale yellow on Figure 3. The exception was a corridor along Cave Creek Road and Tatum Boulevard that extends from Pinnacle Peak Road to Tatum Ranch. This corridor included densities from 2-5, shown in orange, to 10 plus dwelling units per acre, shown in brown. This plan also included a commercial core, noted by an asterisk at Dynamite and Cave Creek Road.

This excerpt from the North Land Use Plan references a commercial core at Dynamite and Cave Creek Road.

Opportunities to develop employment centers are critical to the health of the city's economy. In this area, the city has two key regional employment corridors shown in orange on Figure 9. One is along the Outer Loop freeway near Tatum Boulevard and one is along the upper I-17 in the vicinity of Carefree Highway. Located on freeways, these areas have access to a very large, future labor pool.

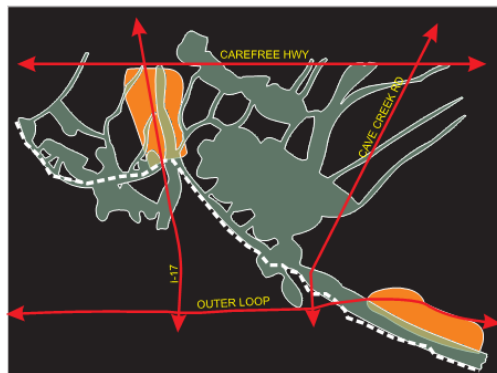
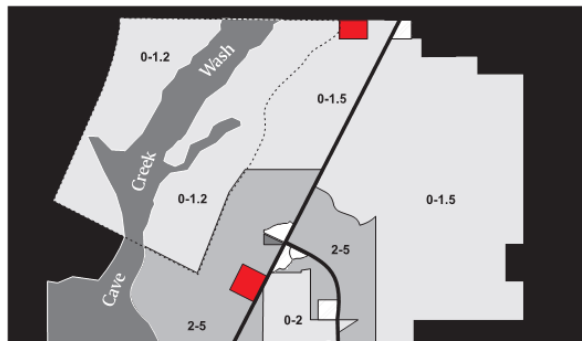


Figure 9

This excerpt from the North Area Land Plan pinpoints the employment centers in the village.

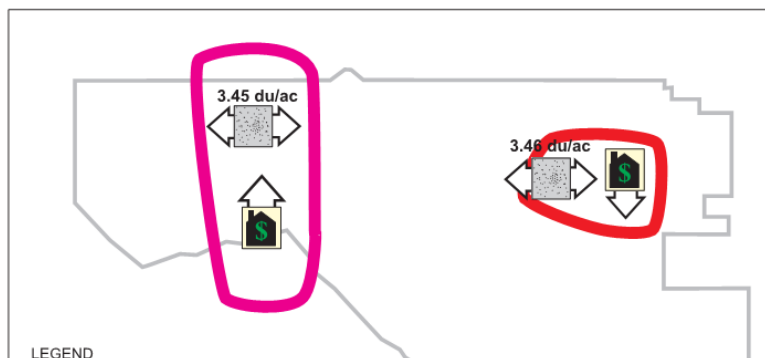
In response, the plan reduces the size of the core to 100 acres of commercial to function as a community service area shown as the middle red square on Figure 17. Two other community service areas are added: one at Carefree Highway and 48th Street in the north and the second at Cave Creek Road and Pinnacle Peak Road in the south.



This excerpt illustrates the community service areas in Desert View.

Growth Corridor/Core

The General Plan currently reflects this development pattern in the I-17 Corridor and the Northeast Core area; therefore, this pattern was not analyzed in other sub-areas.



After reviewing the 2015 PGP and the North Land Use Plan, I can find no mention of Tatum and Dynamite being any type of core, area or corridor. The proposal references Tatum and Dynamite as being a core area in a couple of locations. **Tatum and Dynamite is NOT identified as a core area.**

Land Use & Design Principle #2

Plan cores, centers and corridors to include a variety of land uses: office, shopping, retail, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.

Tatum and Dynamite is NOT identified as a core, center or corridor.

Land Use & Design Principle #3

Encourage centers to provide a pedestrian environment with plazas, common open space, shaded walkways, separation of pedestrian and vehicular traffic, bicycle parking and vehicle parking, in architecturally disguised structures or underground where possible.

Tatum and Dynamite is NOT identified as a center.

Land Use & Design Principle #4

Promote development in compact cores, centers and corridors that are connected by roads, roads and transit and are designed to encourage walking and bicycling.

Tatum and Dynamite is NOT identified as a core, center or corridor.

From: Wade.Tinant
To: [Kaelee Wilson](#); [Council District 2 PCC](#)
Subject: PUD Z-22-18 compare to the PUD Procedures outline
Date: Tuesday, May 01, 2018 12:43:39 PM

I wanted to share my thoughts in regards to this PUD application and the PUD Procedures Outline (a City of Phoenix planning document).

Procedure

Page 2 of the Process says that “The applicant is required to make all changes or provide documentation on why changes were not incorporated into the draft”. While the application for the PUD was recently submitted, it is similar enough in nature to the application dated 10/27/17 that the City elected to waive the PUD pre-application meeting. I don’t have heartburn with this and I believe this simply eliminated an unnecessary meeting. My point is this. If the proposal was similar enough in nature to waive this meeting (which I agree with and support), then I would say it is also logical that comments provided to the Developer on the initial proposal should have been addressed or documentation provided as to why the changes weren’t incorporated.

There were several changes requested in early January. Some changes were addressed by the most recent application, but most were not. **The following concerns were communicated to the Developer on January 11, 2018:**

1. Zoning amendment would allow ANY C-2 business; **Status: Developer has addressed this comment** as best they can by limiting the only allowable C-2 business to a storage unit. (+)
2. Requested a traffic study. Has the aggregate impact on local traffic been considered in conjunction with all of the other recent developments? It seems Tatum and Dynamite are at capacity now without further strain from additional development. **Status:** The Developer states the traffic generated by the storage unit doesn’t warrant a study. The community disagrees. In regards to traffic, the community drives through the aggregate of all traffic and each development needs to be analyzed as an individual, but also in aggregate with the other existing and anticipated traffic conditions. **(Developer has deferred to City)**
3. Increased activity – Currently our neighborhood enjoys quiet and private evenings, mornings and weekends. An intermediate commercial business would shatter this tranquility. This traffic would consist of patrons driving in and out of the (with headlights at night), patrons within the building (with windows facing the neighborhood), delivery trucks delivering to storage units (with back up alarms, etc.). **Status: The location of the office, lobby, loading bay, parking have not been addressed in the site plan, nor have the windows. (-)**
4. Hours of operation – The hours of operation of businesses in a C-2 district would be greater than those hours of operation experienced by businesses in a C-1 district. For reasons described in the next section, this would greatly inhibit the neighborhood’s ability to enjoy our current lifestyle. This is especially concerning in regards to allowable loading times of 6 AM to 10 PM in C-2 zones, in addition to the operating hours themselves. **Status: No office hours or hours of operation access have been provided to date. Community has proposed operation hours with no response. (-)**
5. Increased activity + Increased hours of operation = Increased security risk, increase in exposure to crime; The developer has only addressed security getting into the main building. Gates were originally located adjacent to the neighborhood and we requested that the security gates be

relocated away from the neighborhood. **Status: The Developer has simply deleted the security gates allowing 24x7 traffic around the back fence of our neighborhood. (-)**

6. Neighbors purchased their residences based on C-1 zoning. The Desert View Village and Diamond Creek are some of the most sought after places to live in the metro area. Altering adjacent zoning would create undo financial and lifestyle harm to an otherwise model neighborhood. Due to the way housing comps are utilized in residential real estate, this impact would cause ripple effects to all neighbors, not just those within six hundred (600) feet of the development. **Status: Developer is still pursuing a C-2 business. (-)**
7. Recreational impacts: These parcels are adjacent to Dynamite Park which attracts visitors from all over. Technical Solutions Proposed Self-Storage will negatively impact the experience of visitors to Dynamite Park by degrading the valley's view during the day, creating significant light pollution at night, and generating increased traffic in the area at peak recreation times between 4 and 8 PM on weekdays and on Weekends. The hours of operation of Self-Storage would be in direct conflict with recreation users. **Status: Developer has not provided any hours of operation and has ELIMINATED mountain views.** Peak hours of business would coincide with peak hours of neighbors trying to access the park across Dynamite. **No responses. (-)**
8. Economic impacts: The proposed use is likely to generate fewer higher paying jobs for the local economy. **Status: Not addressed. Why eliminate the potential for a small or local business? (-)**
9. Impacts to the local community: The Diamond Creek Community and surrounding area is a highly sought after location due to its unique character and access to natural areas. The proposed rezoning offers little to no benefit to the local community. However it is expected to impact quality of life for the reasons state above. Any economic benefits could be negated by a reduction in local property values, especially for homes in close proximity such as ours in Diamond Creek. **Status: Developer states it won't affect mountain views (see pictures with building outlines). Developer is trying to locate a C-2 business outside of commercial areas/cores. No benefits to the community have been provided other than the highly vague "community needs this". The fact is, we don't need this (why we moved here) and the area is saturated with storage units with vacancy. No response. (-)**
10. Site access – In multiple locations in the Zoning standards, access to sites is to be from an arterial **or** collector street. The proposed development proposed not one but TWO points of ingress and egress. The access off of Tatum would put a substantial amount of traffic directly adjacent to residences. Access to a commercial facility, on the proposed parcel, should be limited to ingress and egress from Dynamite only. Other than corner lots, no other properties in the vicinity allow for this sort of access to two different adjacent streets and around other properties. **No access of off Tatum! Status: The Developer remains dead set on having access and egress off both Tatum & Dynamite.** This would put a street right behind our back walls, with no regulation, and, at an elevation where the neighbors and vehicle drivers would clearly see each other. The "need" for this access was recently stated as being required for fire protection. As a civil engineer with over 20 years of experience in the industry, the

dual points of access/egress is NOT needed. The fire protection for the south side of Primrose could easily be provided from the proposed access of Tatum and, if we really wanted to go overboard, a gravel pad to the south of Primrose that would only be used by Emergency Response Vehicles in an emergency. I also struggle to believe that the City of Phoenix would have approved the construction and operation of Primrose without adequate access for Emergency Response Vehicles. Would the City really allow a preschool to open and operate, since 2004, with required access for emergency vehicles not being adequate until a future development, which may never come, is constructed? This was a major hot button of the community in January 2018 and to this date, the Developer simply responds with “we have to for fire truck access to Primrose”. My daughter went to Primrose and I certainly wouldn’t have allowed her to be in a facility without adequate fire or emergency access. I would presume many current parents would feel the same. (-)

11. Utilities – the plan does not clearly show where utilities would be brought into the site. Would there be overhead utilities? **Status:** location of wet utilities has been identified. Location of power tie location and type still not identified. (-)

12. Location of the proposed building on the property – the proposed building is located in such a manner that the open space on the parcel is adjacent to Dynamite instead of the nearby neighborhood. With minor drainage improvements the location of this building could be easily altered to create open space between this building and the neighborhood instead of wasting open space near a busy street. This would reduce privacy invasion, visual impairment and noise levels to the neighborhood. The proposed site plan shows constructing a road over the wash near Tatum. This wash certainly appears to have a greater flow capacity than the drainage channel near Dynamite so alternate means seem very reasonable. **Status: Building has gotten larger, and, setbacks between the building and neighborhood have been reduced.** It is assumed, and this could be wrong, that to justify cramming a C-2 business onto this parcel, every SF of flat, contiguous space must be covered by the building to generate adequate SF and adequate revenue, regardless of how the neighborhood is affected. (-)

13. Location of the loading area-The loading area is placed such that delivery trucks will be facing the neighborhood while backing up and pulling out of the loading area. Again, this area should face the adjacent street, not the adjacent neighborhood. **Status:** loading area in the same location, just closer to the adjacent neighbors now. (-)

14. Some other concerns are clearly labelled as restrictions in both C-1 and C-2 zoning districts. ‘Any lighting shall be placed so as to reflect the light away from adjacent residential districts. No noise, odor or vibration shall be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside the site. Such comparison shall be made at the boundary of the site’. The current landscaping does not give the neighborhood any confidence that we will not be impacted by additional light and noise due to the location of the building on the property and the proposed, amended building height. **Status:** The neighbors have simply requested a way to measure and enforce compliance in exchange for the zoning change. Providing means to ensure and enforce compliance with these general standards has continued to be met with resistance. **Why would a Developer shy away from being accountable to compliance to a common standard?** (-)

15. Obstructed view from residences-Neighbors currently enjoy viewing open skies over the adjacent property. Any building height above the allowable height of thirty (30) feet would impede this view to an unacceptable level. **Status:** While the Developer has reduced the effective height of the building to 28 ft from finished grade, the mountain views we had when we purchased our homes will be completely eliminated. The maximum allowable height for the parapet walls is still incorporated into the design, and, back in January the suggestion to location the roof mounted equipment as far to the NE as possible, to be able to limit the height of the parapet wall adjacent to the neighborhood to reduce line of sight reduction was made. No response other than the revised proposal says mountain views and open skies will not be impacted. This is simply not true. We don't own the adjacent land. We don't have a say in what is constructed so long as the business meets established zoning standards. Where is the benefit to the community to allow a Developer to increase profit while we suffer from a larger building that is only 2 ft. short of the absolute maximum height? This doesn't even take into the consideration relative grade of finished grade to existing grade to the floodplain elevation (-).

16. Invasion of privacy-The elevation of the proposed development will allow patrons from this business to have a direct line of sight into the yards and patios of all adjacent neighbors. This is in direct conflict with the purpose of R1-18 zoning which promotes, among other things, outdoor living. As the 2015 General Plan also notes, the average temperature in Phoenix is 74 degrees and we average 334 days of sunshine per year. Being able to enjoy these benefits, in the privacy of our own homes, yards and patios would be ruined. This loss of privacy is not acceptable. **Status:** The building got bigger, closer and a little bit shorter (potentially). Elevations of existing site, finished grade and building floors still not provided so we can verify. (-)

17. Greatly reducing the view of Black Mountain-One of the great things about our neighborhood is the view of Black Mountain. This view would be unnecessarily impacted if additional building height were to be allowed. This view is enjoyed not only by residents on Running Deer Trail, but also by any neighbor walking along Running Deer Trail to the mailbox, to the nearby park or to a neighbor's house. **Status:** View will be eliminated. Still a 3 floor business (with a proposed "basement" under a floodplain). The term "basement" was added, but, if the entire first story/floor is now below grade, why did the mean roof height only drop from 34 ft. to 28 ft.? The math doesn't add up and the community is very wary of this concept without elevations to prove otherwise. (-)

18. Eliminate all development south of CVS and south of Primrose. **Status:** Developer has not addressed. (-)

19. How will this development handle drainage into our neighborhood? **Status:** Developer has not agreed to analyze the flow at the discharge point to our neighborhood, but has deflected responses with limiting drainage analysis to this specific site. Why can't this Developer do a drainage analysis on all 3 of the parcels (CVS, Primrose and the current lot) to ensure all of these lots, in aggregate, meet the drainage standards? Why won't the Developer be proactive in addressing a real concern and threat to the downstream neighborhood? (-).

20. Signage plan – confirm signage will not extend past the building outline and that the signs (or light from the signs) will not be visible to adjacent neighborhood. **Status:** No commitment. (-)

So, of the 20 concerns I personally voiced on January 11th, ONE has been adequately addressed or incorporated, one has been deferred to the City, and, EIGHTEEN (90%) have not been addressed or incorporated. This is not collaboration or listening. This is deflective, non-responsive stalling.

Neighborhood Meetings and Notification Procedures

Pretty simple. A minimum of 10 business days' notice is required between receiving the notification and the meeting. The Developer never stopped working on this application. On the day the Developer withdrew the previous amendment the Developer indicated a revised application under a PUD was forthcoming. So, why would this simple notification requirement not be met? Please see the email below. **Even with the most liberal interpretation of including the day of receipt and the day of the meeting in the 10 calendar days, the Developer failed.**

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

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]

Sent: Sunday, April 22, 2018 2:45 PM

To: wr@berryriddell.com; Kaelee Wilson <kaelee.wilson@phoenix.gov>; Joel Carrasco <joel.carrasco@phoenix.gov>

Subject: Tatum & Dynamite Initial neighborhood meeting 5/3

The initial notification via mail arrived in peoples mail boxes this past Saturday after being postmarked 4/19 PM. A minimum of 10 business days' notice are required before this meeting. This requirement would mean folks should have received the notification letter no later than this past Friday.

The community has asked for the date of this meeting for weeks and now our community gets less than the required notice?

This is NOT working with the community nor trying to rebuild any trust from the previous proposal.

I am not asking to cancel this meeting at this time, but, I want the record to reflect this noncompliance in notification. Post marked does not mean received and this feels like an attempt to weaken the opportunity for the community to be heard.

<End Email>

There has never been any response, acknowledgement or apology from the Developer. **How can the community have any trust in this Developer?**

Fact Finding Summary

Grading and Drainage #13 – No information has been provided in regards to the Developers responsibility to contact the Floodplain Management on the 5th floor. There were very basic floodplain questions that could not be answered. **Can a “basement” even be permitted in this floodplain?** Can a floor or finished grade even be placed below a recognize flood plain? Why no answers? Could the intent be to delay these discussions until the Developer has enough approvals and leverage to just adjust the site as they want later

without having to circle back through the entire PUD process?

Additional Requirements # 22 – The Driveway Ordinance prohibits commercial access to alleys that abut residential property. Access may be considered upon appeal to the Driveway Hearing officer. It would seem the hot button of unlimited ingress/egress from both Tatum & Dynamite, connected by a paved surface “that abuts residential property” would fall into this category. **Why hasn't the Developer been responsive or held accountable?**

Submittal Requirements – “J” Sustainability

Identify practices or techniques for which the applicant/developer will be responsible. **We have had no luck getting the Developer to make any sort of commitment to being responsible or accountable to the neighborhood. All we asking if for a why measure, monitor and ensure compliance.**

Submittal Requirements – “K” Infrastructure

The infrastructure section should discuss and address issues that are identified in the PUD Infrastructure Fact Finding Summary. The following topics should be addressed as appropriate:

Grading and Drainage. Drainage is not adequately addressed nor have the communities reasonable inquiries been addressed.

M. Exhibits

12. Thematic Street cross sections – cross sections have been requested but have not been provided. Numerous requests for information, since January, have been ignored by Susan Bitters Smith. This has been communicated to other Development team members.

Site Design / Development

Minimize visual impact of parking with landscaped medians, islands. – The site plan continues, after nearly 4 months, to be situated as absolutely close as possible to adjacent residences at an elevation that will allow headlights and drivers to look right over our back walls. There is no parking along Tatum, Dynamite, on the shared ingress/egress with Primrose or on the north side of the building. **ALL parking and ALL loading are absolutely as close to the neighborhood as possible, at eye level in elevation, and, orientated perpendicular to the neighborhood to allow full headlight glare and maximize the time back up alarms would be heard will exiting a stall.**



Picture from an adjacent back yard. The new parking will be at the same elevation as the existing parking lot/entrance. However, the parking will be situated directly adjacent to the wash, as close as possible to the neighborhood, in a perpendicular fashion. The location where the White SUV is parked will remain Primrose parking. The area immediately behind the white SUV will be the entrance off Dynamite where EVERY vehicle that enters the site will see directly in this neighbors backyard and kitchen windows. The location where the red car is parked will be the approximate East edge of the building. The building will also extend up from this same elevation.

Grouping of structures in large projects- Similar to above, no answer as to why “Building B” cannot or will not be incorporated into the main structure. **Why can't Building B be incorporated into the main building?**

Design Expectations

A PUD may modify the requirements set forth in Section 507 Tab A, if the Applicant can demonstrate how a given design guideline is inappropriate to achieve the project's vision, and an alternative provision is more suitable. Deviations of design guidelines and a rationale must be provided in the Development Narrative. **I believe previous communications in regards to the 2015 Phoenix General Plan and the North Land Use Plan show several deviations.** However, the Development Narrative only cherry picks a few random guidelines the Developer believes they have met. I firmly disagree that many of the guidelines have been met. **Why has**

the Developer not addressed ALL of the guidelines, like I did, and asked for deviations? The Narrative paints a very limited and nonobjective review of meeting the guidelines.

Definitions

Compatibility- I struggle to see how site planning has been incorporated into the context of the surrounding area. I also struggle to see how the proposal is sensitive to maintaining the character of the existing development.

Land Use Compatibility – One word. Scale. This proposal has little to no regard for scale.

Sense of Place – “A feeling of belonging”. This structure, site plan and business inspire a loss of these attributes, not an increase.

E. PUD amendments

An increase in building height, or, in building footprint, less than 5%, may be approved by Development Services Department alone. With the lack of trust between the community and the Developer, the lack of elevations (and confusing height reductions with the “basement”) and the increase from 106k SF to 115k SF of floor space since the original proposal, myself and the community are very leery of what might transpire after any approvals. **Due to this heightened sensitivity, the community formally requests that, in this specific PUD, NO increase be allowed in height, finished grade, footprint SF or floor space SF without completely going through the entire PUD process again. The Developer and their designer are obligated to provide design, details and information with a level of care that should make this a moot point.**

PUD Frequently Asked Questions – Can an approved PUD be amended?

“Significant amendments to the conceptual Site Plans and/or elevations will be determined by the Planning Hearing Officer through the Public Hearing Process.

Similar to the comments above, due to the lack of trust between the Developer and the community, the community formally requests that, in this specific PUD, NO amendments to the conceptual or actual site plan, nor any amendments to any elevations, be allowed without going through the entire PUD process again. The Developer and their designer are obligated to provide design, details and information with a level of care that should make this a moot point.

In conclusion, I (and we) have tried every attempt at being reasonable and listening. As the statistics and results show, we have not been rewarded with responses. The Developer has miss-lead our community since the very beginning (see Susan Bitter Smith, on multiple videos, stating the previous proposal would only allow storage as a C-2 business, which, was not true).

The Developer is PAID to produce conforming plans. The Developer is PAID to respond to questions. Yet, it is the local residents, in their “spare” time, that have been forced to cipher through the details, ask questions and attempt to hold the Developer to accountable to well established standards. **In zoning amendments, the proof of burden is supposed to be on the Developer, yet, this Developer seems content to**

cherry pick standards, withhold information, not respond with any sense of urgency, if at all and simply try to give vague responses “like we’ve listened” or “we’ve heard your concerns” with little to no tangible results. Our community has spoken clearly and loudly. Twice.

It is this combination of circumstances that compels me to directly ask that our Village Planner, Kaelee Wilson, or, our Councilman, Jim Waring, step in and DENY this PUD application immediately.

Wade Tinant

From: Wade.Tinant
To: [Kaelee Wilson](#); [Council District 2 PCC](#)
Cc: [Wade.Tinant](#)
Subject: PUD Z-22-18 comparison to North Land Use Plan
Date: Tuesday, May 01, 2018 1:45:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[Z-125-99_approval.pdf](#)

Kaelee Wilson & Councilman Waring,

I wanted to share some comparisons between PUD proposal Z-22-18 and the North Land Use Plan. While a more in depth comparison follows, the following are the major talking points when comparing PUD Z-22-18 to the North Land Use Plan:

1. Rural character.
2. Identification of Growth Corridors
3. Existing Hydrology
4. Misc. Support
5. Conclusion

1. While this was written in 1996, when listening to residents of the community, even in 2018, this rural character is very much alive and on the mind of constituents:



Rural Character

Many of the existing residents commented that they had moved to this area because of the rural lifestyle. They characterized their neighborhoods as low-density residential environments free of urban features such as paved streets, sidewalks, street lights, traffic, and noise. This rural lifestyle was also characterized as freedom to live in the desert as one chooses: with horse properties or large lots of preserved desert, non-traditional building styles, and freedom to move across private property to undisturbed parts of the desert.

To take this a step further, Diamond Creek and Desert Ridge both began operating in 1999. Nearly everyone I have spoken to that lives near Tatum & Dynamite has strongly voiced that they moved “North” to get away from the commercialization of Desert Ridge. People that wanted to live adjacent to commercial zoning moved near Desert Ridge and Carefree Highway and I-17. Those of that did not want to live near commercialization moved to our current community. Much like the residents near Desert Ridge might not appreciate a horse farm moving in, we do not appreciate additional commercialization above the current zoning standards. We are not against development. We are staunch supporters of following the established zoning.

I have also had the pleasure of meeting with a former City of Phoenix Planner who helped develop the North Land Use Plan. We have talked about the area in general, and, twice this gentleman and I have walked the proposed site and talked. He is firm in his belief that approving this proposal would not meet the intent of the North Use Plan.

2. The Growth corridors (employment and community service areas):

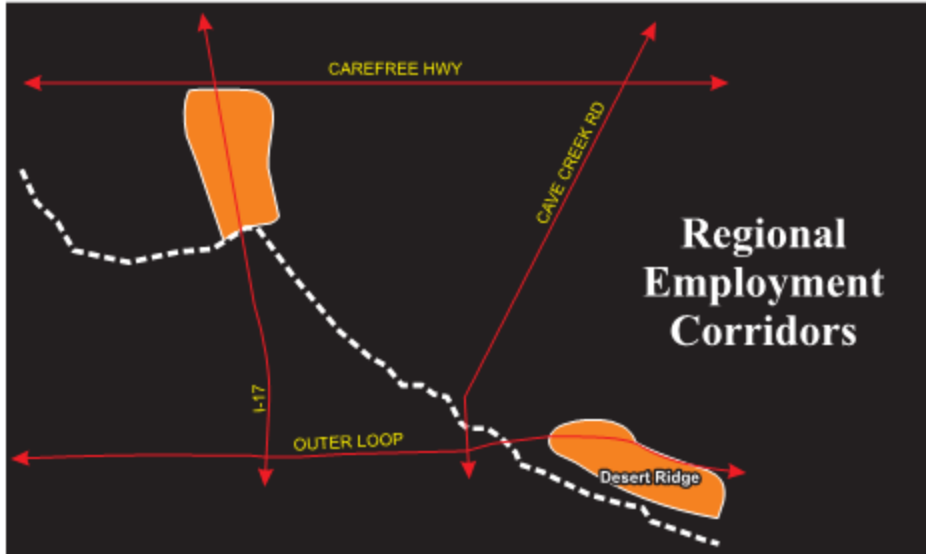


Figure 16

In response, the plan reduces the size of the core to 100 acres of commercial to function as a community service area shown as the middle red square on Figure 17. Two other community service areas are added: one at Carefree Highway and 48th Street in the north and the second at Cave Creek Road and Pinnacle Peak Road in the south.



Figure 17

There is no mention of Tatum & Dynamite being a Core, Center, Area or Corridor. The proposal would lead one to believe Tatum & Dynamite is a Core or a Center. We avoided moving near a core for a reason. We are not against development; we are firm believers in following the standards and the plan that has been established. We purchased our homes and invested our financial and personal resources based on this zoning plan. The lack of intent of Tatum & Dynamite being any sort of core, Center or Area was confirmed by the former planner who helped assemble the North Land

Use Plan.

3. Another key part of the plan was the identification of key washes and local hydrology.

3

General Location of Primary Washes

Third, the plan recognizes the importance the washes play in determining appropriate land use densities. The amendment added the general location of primary washes to the General Plan Land Use Map to emphasize that development will need to preserve these washes and their alignments.



4

Residential Changes based on Hydrology

The transition of hydrology from distinct washes in the north to sheet flow in the south guided revisions to residential densities. The northern densities are limited to 1.5 where the washes can be used in their current natural condition to drain the properties during rains. In these areas, a study of a site's hydrology will be required at the time of rezoning and density will be determined based on the hydrology.

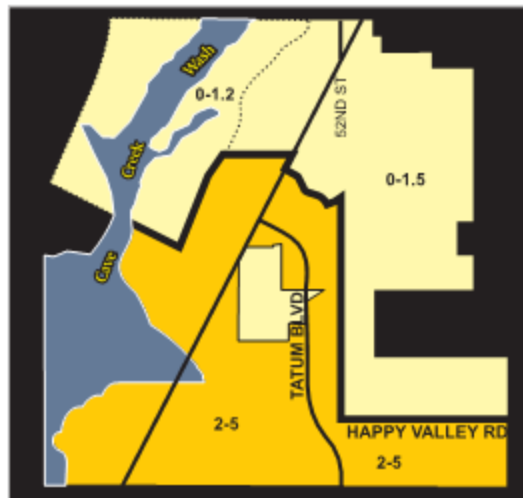


Figure 20

The requirement for a study of a sites hydrology at the time of rezoning makes very good sense for the area covered by the proposal. The areas downstream of the parcel in question experience severe flooding after rain events and neighborhood safety is in jeopardy. **A hydrology study, reviewed by the appropriate jurisdictions, before rezoning makes good sense.**

4. More information on the Tatum & Dynamite are per the North Land Use Plan. Low density and adequate infrastructure.

Figure 21



The plan establishes two density limits for land designated 0-2: a 1.2 limit for those areas near Cave Creek Wash and a 1.5 limit for the remaining areas. Through the zoning process, discussion can focus on how these density limits can be achieved using the natural washes for drainage.

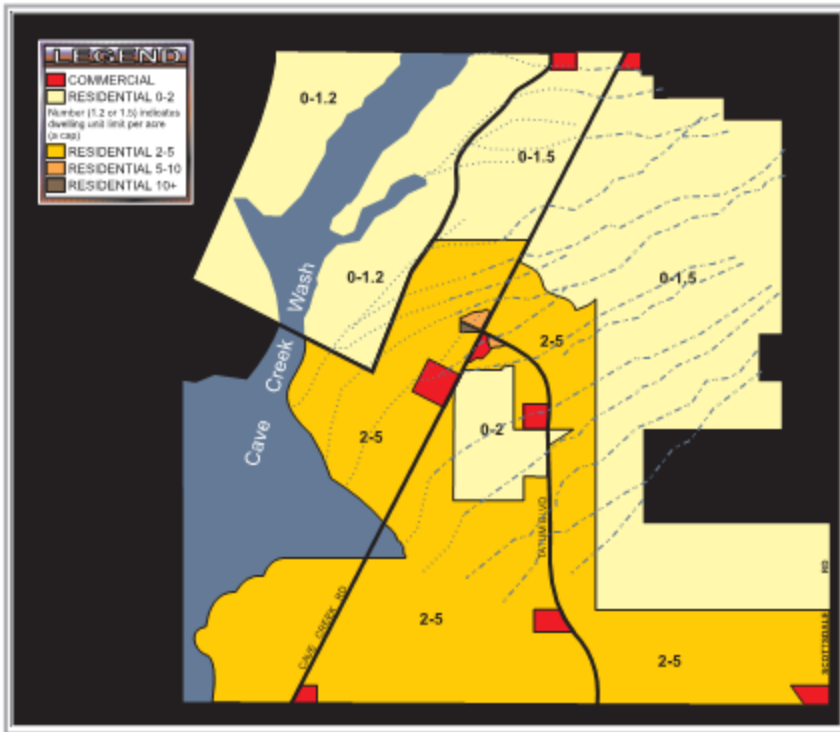
Figure 22



Infrastructure Efficiency

The fifth feature is improved cost effectiveness of infrastructure. Three areas for potential improved efficiency were identified which provided the opportunity to move density from areas inefficiently served in the north to areas in the south where existing capacity was underutilized.

The North Land Use Map is illustrated below.



NORTH LAND USE MAP
 Approved by City Council June 1996
 #SADVTV-03-94-2

Of particular interest is the additional commercialization near Tatum & Dynamite since this map was approved by City Council in 1996. In the map above, the commercial zoning was limited to North of Dynamite and West of Tatum.

Z-125-99 (attached)– Zoning amendment approves the transition of 9.94 AC from S-1 to C1 zoning, South of Dynamite, West of Tatum

These 9.94 AC included what is now CVS, Primrose, and the 5.6 AC parcel described in the proposal

Z-71-03 – zoning amendment approves the transition to C-1 zoning for parcels 211-42-985 (79,913 SF), 211-984A (42,022 SF) and 211-42-984B (37,924 SF)

These 3.7AC are on the NE corner of Tatum & Dynamite

These additional commercial zoning amendments are not called out on the map included in the proposal.

Also of interest, the Diamond Creek subdivision began selling homes in 1999 bases on the adjacent zoning being C-1.

5. In conclusion, after an in depth review, combined with over 20 years in the design build industry, coupled with the meetings with a former City of Phoenix planner who helped assemble the North Land Use Plan, this proposal does not meet the goals or requirements of the plan. However, due to the flooding of the neighborhood downstream from the parcel, a

hydrology study on this site and it's tributary basins is requested by the residents of Diamond Creek.

We are not opposed to development. We are firm believers in following established zoning standards. We've based our financial and social wellbeing on the adjacent zoning remaining C-1. **I firmly request PUD Z-22-18 be denied as soon as possible.** In January, well over 1,000 folks signed the petition against the storage facility and 95% of Diamond Creek opposed the storage facility. Even after the Developer made some concessions, well over 1,000 people and well over 95% of the homes in Diamond Creek are against this storage facility. **How many times must we say no?**

Wade

From: Wade.Tinant
To: [Kaelee Wilson: PDD Desert View VPC](#)
Cc: [Wade.Tinant](#)
Subject: Questions from the community- PUD process and PUD Z-22-18 status
Date: Saturday, May 19, 2018 3:34:01 PM
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image010.png](#)
[image004.png](#)
[image008.png](#)

Kaelee,

I appreciate your continued support in answering questions.

I am receiving questions from the community that I am not able to answer in regards to the PUD process. Can you help me by answering the questions below? I have referenced page numbers from the PUD Procedures Outline where I thought applicable.

Readers Digest version (with details below):

1. Was the Pre-Application meeting held? If so, can the minutes and signature list of attendees be provided? (page 3 of 54)
2. Was the Fact Finding requested? Was it performed? Was it waived? (page 3 of 54)
3. Is the required information from the May 3rd Neighborhood Meeting posted and available for the Community to review?(page 4 of 54)
4. Does the Director of Planning and Development intend to waive the Second Neighborhood Meeting? (page 4 of 54)
5. Do the Village Planners intend to support the Community in their request this PUD Z-22-18 not be discussed at any Village Planning Committee meetings until school resumes in the fall? We have multiple neighbors that leave for the summer (snow birds, extended summer vacations with the kids, etc.). Councilman Waring seemed to think this was reasonable when we all spoke. (page 4 of 54).

Supporting information for the questions posed above:

1. Can you confirm the Pre-Application Meeting was not held? I know we exchanged emails on April 9th to the effect that this meeting had been waived, but I'd like to confirm the meeting was not held. If it was held, would it be possible to obtain the meeting minutes and signatures of attendees?

PRE-APPLICATION MEETING

The Pre-Application meeting *must* be held before staff will accept a rezoning application. Please note that there may be up to three (3) weeks between the date that the Pre-Application Meeting form is filed with the Planning and Development Department and the date of the Pre-Application Meeting. To schedule a required pre-application meeting with the Planning and Development Department, please fill out the Pre-Application Meeting form (page 6) and bring it to the Planning and Development Department, 2nd Floor, Phoenix City Hall, 200 West Washington Street, where you will be provided with your meeting date and time with the Planning and Development Department.

- You are also required to contact the Planning and Development Department to conduct a PUD Fact Finding (page 8) to determine if your site will have any development issues that should be addressed during the PUD process. Please call 602-262-7811 to request a PUD Fact Finding. This requirement may be waived at the discretion of the Planning and Development Director or their designee.
- Your site may be within a Public Airport Disclosure Area, Impact Fee Area, or adjacent to an SRP Canal and other requirements may apply. Please refer to Required Supplemental Forms and Information section of this packet for applicable forms (pages 29-46).

2. Can you confirm that the Fact Finding (PUD Process pages 8-9 of 54) was requested? Can you confirm whether the Fact Finding was completed or waived by the Planning and Development Director or their designee? (See first bullet point in the excerpt above). Can this document be obtained, or, if the requirement was waived, can the approval of the waiver be obtained? Here is why I ask:
 - a. This application was submitted on 3/27/18.
 - i. As of May 18th, for the first time (outside of community concerns), the recognition of the parcel being in an AO floodplain has been recognized (by the Village Planners, not the Developer). This would have been addressed by Fact Finding questions 13 and 15.
 - ii. This discussion with Floodplain Management, before the Application was submitted, would have allowed the Developer to offer specific details about permitting a basement in an AO floodplain and would have potentially prevented me from calling Floodplain Management and would have prevented the Developer from inaccurately requesting **"I would ask that you please refrain from continuously circulating false and misleading information."**
 - iii. The requirements in the Fact Finding document could potentially have spared these verbal assaults, from the Developer to the Community. The PUD process is intended to encourage collaboration, not drive wedges.

Grading and Drainage Requirements

- 13. This project is in a Designated Floodplain. Contact Floodplain Management on the Fifth Floor.
- 14. Infill Incentive Area: _____
- 15. Other: _____ Year _____ Hour Retention _____

Additional Discussion: _____

Contact _____ for questions regarding the Civil Information

This publication can be made available in alternate formats (Braille, large print, computer diskette, or audiotape) upon request. Contact the Development Services Department at (602) 262-7811 voice or (602) 534-5500 TTY.

- iv. The community has inquired about the security gates. These inquiries would have been addressed by Fact Finding question 21.
- v. The community has raised questions about compliance with the Driveway Ordinance. This would have been addressed by Fact Finding question 22.

- 21. Consult Gate-Controlled Access Requirements handout for additional requirements and design details.
- 22. The Driveway Ordinance prohibits commercial access to alleys that abut residential property. Access may be considered upon appeal to the Driveway Hearing Officer.
- 23. Provide an 18' set back from the back of sidewalk to the garage door (20' if swing opening door provided).
- 24. File and pursue abandonment of _____

Additional Discussion

Contact _____ for questions regarding the Traffic information

Note: These notes are valid for one year and are subject to change by ordinance, legislation, or plan modification.

TRT/DOC/00383

- b. As of May 18th, nearly two months and one Neighborhood Meeting later, questions that would normally have been addressed in the Fact Finding and/or Pre Application meeting linger on.

3. The PUD Process, per page 4 of 54, requires the following meeting summary information:

Meeting Summary

The results of the neighborhood meetings shall be summarized and submitted to staff within five (5) business days following the neighborhood meeting and five (5) business days prior to post-application meeting. No hearings shall be scheduled without submittal of the following information:

- 1. Date, time, and location of the meeting,
- 2. Number of participants (sign-in sheet)
- 3. Issues that arose during the meeting, and
- 4. Plan to resolve the issues, if possible.

- a. There was a Neighborhood Meeting on May 3rd. The information listed above has been requested, from the Developer, on multiple occasions. Has this information been submitted to the staff?
 - b. The community wants to review this required information, in a timely manner, to ensure their attendance and comment cards were officially received and recorded.
 - c. I mainly ask because the community was just notified of another Neighborhood meeting on May 31. It would be beneficial for attendees, of either meeting, to be able to reference the information spelled out above. Can or will this information be provided?
4. 2nd Neighborhood meeting
- a. After comparing the letter dated May 14th announcing the meeting to be held on May 31st, and, the template for the Second Neighborhood Meeting, on page 22 of 54 of the PUD Procedures, it is readily apparent, in my opinion, that is letter is NOT calling the meeting on May 31st the "Second" Neighborhood meeting.
 - i. Per the template letter, the initial paragraph specifically calls out "...invite you to a second neighborhood meeting..."
 - ii. The letter dated May 14th, states "...invite you to an additional neighborhood meeting...".
 - b. Will the Planning and Development Director waive the Second Neighborhood Meeting (as he is allowed to do per page 4 of 54)?
 - c. I ask so that the community can be accurately informed as to where we are at in the PUD process, and, so that the community can properly prepare for upcoming meetings.

Standard Second Neighborhood Meeting Letter

For additional information, please call the Planning and Development Department at 602-262-7131, option #6.

Note: Letter must be mailed in time to provide a minimum of 10 working days notice of the meeting. The meeting shall be held prior to the Post Application meeting.

Dear Property Owner or Neighborhood Association President:

The purpose of this follow-up letter is to inform you that _____ has recently filed a rezoning request for a **XX** acre site located _____, rezoning case number Z-____-____, to change the zoning from **XXX** to Planned Unit Development (PUD). I/We would like to invite you to a second neighborhood meeting to discuss this rezoning request and proposed development. The meeting will be held on **DAY, DATE, at TIME at LOCATION**.

- 5. First Village Planning Committee meeting
 - a. Do the Village Planners intend to support the Community's request, a request that Councilman Waring said seemed reasonable, and ensure that this PUD is not discussed at any Village Planning meeting until after school resumes (i.e. before the September Village Planning meeting)?

Thank you for your continued support.

Wade _____

From: Billie Rae
To: [Council District 2 PCC](#); [PDD Desert View VPC](#)
Subject: UNITS AT TATUM AND DYNAMITE
Date: Thursday, May 31, 2018 6:15:20 PM

NO 3 STORIES FOR A STORAGE UNIT

I have been at past meetings and signed petition against this change. Why are the city councils and developers striving to stuff our community which holds such beauty and unique appeal into a downtown over built city. The very appeal that has brought persons to desire to live here is being systematically destroyed by allowing over density in housing and now storage units that cover up our view.

I vote against approval.

Again please be aware that value is always based on what appeals when one drives by or into an area. The entire reason to come north of the 101 is to have space to breathe and see the beauty of the earth.

Thank you

Billie R Stolworthy

[REDACTED]

Cave Creek, AZ 85331

I wish you a great day

Billie Rae

HomeSmart Realtor

You Matter Most

[REDACTED]

*Destiny is not chance; it is not be waited upon,
it is to be created each day we live.*

From: Wade.Tinant
To: [Joel Carrasco](#); [Kaelee Wilson](#)
Subject: Re: [EXTERNAL] Re: Additional opposition to zoning amendments at Tatum and Dynamite
Date: Saturday, April 07, 2018 8:09:17 AM

Can I also get a copy of the previous application? I will do a records request if that will help. I would like to compare the applications. Any ideas?

On Apr 6, 2018, at 1:16 PM, Wade.Tinant <Wade.Tinant@kiewit.com> wrote:

Thank you Joel. Kaelee, nice to meet you via email. I look forward to working with you. Is there a way I can do a formal records request on this application please? The application I have does not have a case #. The cover sheet for the information I do have is titled " Tatum & Dynamite Self Storage Planned Unit Development, 1st submittal March 27, 2018.

Also, can you confirm the information below:

- <!--[if !supportLists]-->1. <!--[endif]-->Has the pre-application meeting taken place?
- <!--[if !supportLists]-->2. <!--[endif]-->Is the first neighborhood meeting to be held within one month of this application (i.e. the 1st neighborhood meeting should be before April 27th)?
- <!--[if !supportLists]-->3. <!--[endif]-->This would mean that neighbors within 600 ft. get an initial notification no later than April 17th?
- <!--[if !supportLists]-->4. <!--[endif]-->Are there any items on any planning committee agenda in relations to this proposed PUD?
- <!--[if !supportLists]-->5. <!--[endif]-->As Joel can attest, I am a part of a very interested neighborhood and community in regards to development on this parcel. Please feel free to reach out with any information or requests.

Also, to make it a part of the case files, Joel and I discussed adding the previous petition to the previous submittal into this case file. Is that still something we can do?

Thank you in advance.

Wade

From: Joel Carrasco [<mailto:joel.carrasco@phoenix.gov>]
Sent: Friday, April 06, 2018 8:05 AM
To: Kaelee Wilson; Wade.Tinant
Subject: RE: [EXTERNAL] Re: Additional opposition to zoning amendments at Tatum and Dynamite

Good Morning Wade,
I'm going to put you in touch with Kaelee Wilson, she is the new Desert View Village

Planner and will be processing the PUD request for this proposal. Kaelee can you provide Wade the location of the 1st draft PUD narrative and keep him in the loop as this case continues through the process.

Thank you!

Respectfully,

Joél Carrasco
Planner III - Long Range Planning Team

City of Phoenix
[Planning and Development Department](#)
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone (602) 262-6940
joel.carrasco@phoenix.gov

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]
Sent: Thursday, April 05, 2018 7:44 PM
To: Joel Carrasco <joel.carrasco@phoenix.gov>
Subject: RE: [EXTERNAL] Re: Additional opposition to zoning amendments at Tatum and Dynamite

Joel,
I hope you have been well. Wendy Riddell was kind enough to forward me a copy of a document that was submitted as a PUD right before Easter. I do not have a case number and I am not sure how I can do a public records request to ensure I have all of the information on file. Do you have any guidance?

Thank you.

Wade

From: Joel Carrasco [<mailto:joel.carrasco@phoenix.gov>]
Sent: Tuesday, January 30, 2018 10:18 AM
To: Wade.Tinant
Subject: RE: [EXTERNAL] Re: Additional opposition to zoning amendments at Tatum and Dynamite

PUD process
<https://www.phoenix.gov/pdd/pz/pzservices/planned-unit-development-district>

Public records request:
<https://www.phoenix.gov/pio/public-records-request>

Respectfully,

Joél Carrasco

Planner III - Long Range Planning Team

City of Phoenix
[Planning and Development Department](#)
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone (602) 262-6940
joel.carrasco@phoenix.gov

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]

Sent: Tuesday, January 30, 2018 8:44 AM

To: Joel Carrasco <joel.carrasco@phoenix.gov>

Subject: RE: [EXTERNAL] Re: Additional opposition to zoning amendments at Tatum and Dynamite

Joel,

I'm headed your way and should be there around 9:30AM. I will have some \$ for copies (and a CD if that's easier). I was also curious if I could dig up the drainage plans for the original "Phase 1" for CVS? That may be located in another department. I don't want to bog your day down and I know you are busy. Hopefully I can at least shake your hand and say hello.

Wade

From: Wade.Tinant

Sent: Sunday, January 28, 2018 5:43 PM

To: Susan Bitter Smith

Cc: wr@berryriddell.com; joel.carrasco@phoenix.gov

Subject: Re: [EXTERNAL] Re: Additional opposition to zoning amendments at Tatum and Dynamite

I was looking for the information that was submitted with the initial application. I understand the application may be undergoing some adjustments as we move forward. I simply want to ensure I understand the application as currently submitted.

Thank you.

Wade

Sent from my iPhone

On Jan 28, 2018, at 1:04 PM, Susan Bitter Smith
<sbsmith@technicalsolutionsaz.com> wrote:

Wade, our client, as he promised he would, has listened and reviewed the issues and concerns raised by you and other residents and is going to revise his proposal. Stay tuned, I will circle back once we know what his plan is. Thanks. Susan

On Sat, Jan 27, 2018 at 11:44 AM, Wade.Tinant

<Wade.Tinant@kiewit.com> wrote:

Susan,

I wanted to follow up with you on some of the information requests. I haven't gotten any response. The lack of response is not cultivating a partnering atmosphere with the community and is eroding what little trust the community has in the developer.

For the final time, please at least commit to sending (or not sending) the information requested. If you agree to supply the information, please provide a date for the ETA. If I don't hear from you by Monday, January 29th, I will take time off of work in Las Vegas and go to the Phoenix planning office to retrieve the information myself.

The information I am requesting is as follows:

1. The information that has already been submitted electronically (see notes below and attached).
2. The sign in sheets from the Neighborhood meeting. I'm not asking for all of the notes, I'm just asking for copies of the sign in sheets. I think this is a very reasonable request.

<image001.png>

From: Wade.Tinant

Sent: Sunday, January 21, 2018 12:39 PM

To: Susan Bitter Smith (sbsmith@technicalsolution saz.com); wr@berryriddell.com; joel.carrasco@phoenix.gov; Jim Waring (council.district.2@phoenix.gov); barbara.gonzales@phoenix.gov

Cc: Wade.Tinant

Subject: Additional opposition to zoning amendments at Tatum and Dynamite

In addition to the formal letter I wrote I want to also communicate the following requests and opposition to the proposed zoning amendments. A brief summary of the specific actions requested:

1. City of Phoenix (Joel)- please confirm that the public meeting will not be held in advance of the regularly scheduled Desert View Village Planning Meeting on March 6, 2018.
2. I am formally requesting all of the information the developer submitted, electronic and hard copy, with their application per the "Zoning Process Guide, rezoning and special permit procedures outline" which is attached. If the Developer does not wish to accommodate sharing this electronic information and would rather require neighborhood residents to make a special trip to the planning office to gather this same information, please clearly state that in response. There are also requests for the supplemental information noted below (in relation to traffic and parking).

1. This request is very reasonable to allow the neighborhood to properly vet any conflict of interest with our representation.
3. Additional information requested of the developer.
4. If the Developer has not provided this information, as requested above and detailed below, we formally request that Desert View Planning require this information as a stipulation to the application.
5. I have provided a markup of the current site plan. By commenting on this site plan I am in no way withdrawing my stern opposition to the proposed zoning amendments and height waiver. Most of these comments have been communicated previously.
6. Once comment that I don't recall coming up previously - What is the purpose of "Building B" and what zoning requirements will this building fall under? What are the dimensions of this building? What would happen if this parcel was subdivided in the future (specifically in regards to the zoning of the Building B portion of the parcel)? The developer is requesting a waiver for not only the number of stories but also the height of the building. **WHY WOULD THESE SORTS OF OUTBUILDINGS BE ALLOWED OR REQUIRED?** The outbuildings need to be incorporated into the footprint of the major building, regardless of the waiver being allowed or not.
 1. Building B removes unnecessary desert landscape, greatly increases traffic along the neighborhood, greatly increases the density of the proposed development, and does not fit with the adjacent R-18 zoning standards.

The substantiation for the requests summarized above is listed below.

Public meeting schedule & confirmation requested

The post application meeting is scheduled for Monday, February 5th.

The next Village Planning meeting is scheduled for Tuesday, February 6th.

Theoretically, the initial public hearing could take place at this Village Planning meeting on Tuesday, February 6th. I (and others) formally request that the initial public hearing be no earlier than the Village Planning meeting on Tuesday, March 6th.

A public meeting before March 6th will not

allow the residents and community adequate time to review the staff report and stipulations to be prepared for a productive discussion before the March 6th meeting.

While there is not a set duration to post information, the sign in sheets and information from the meeting Wednesday have not even been posted yet. This fact validates that a public meeting on February 6th would truly not allow the neighbors or community to be prepared for a reasonable discussion.

Our community anticipates strong attendance at this meeting.

Please confirm that the public meeting will not be held in advance of March 6th.

Information requested from the application from the Developer:

The following information is required to be electronically submitted with the application (dated 10/27/17).

Application information form (pg. 11), Project Information form (pg. 15-17), site plan (pg. 18), elevations, context plan (pg. 19), ownership verification form (pg. 28), legal description (pg. 12), principal & development team (pg. 26), pre-application meeting notes, aerial and parcel zoning map.

We also request the following supplemental information – traffic study & the required traffic generation statement; parking study and parking statement.

Additional information requested of the developer:

i. A baseline study on the current light, noise, odor and vibration at the boundary of the property near each residence before this project is approved.

ii. A monitoring plan to ensure the baseline values of the studies above do not increase during the construction or operation of this proposed facility.

1. These requirements are noted in both C-1 and C-2 zoning and are very reasonable requests spelled out in the standards.

2. How will the business respond to violations of these studies, in the sense of time and/or money?
3. How would residents be able to follow this monitoring and file complaints?
4. How would the developer request (and gain approval) for permits to exceed baseline values?
5. Being in the construction industry for over 20 years (including the O&M portions of projects) I have been involved in multiple projects that involved exactly these kinds of baseline testing and ongoing monitoring. In multiple cases residents were offered off site accommodations when any of the sensitive values being monitored were exceeded. What is the plan for this development?

iii. Provide examples in local villages where height waivers have been approved and disapproved.

iv. Provide a rendering that shows flood plain elevation and top of building, roof and sign elevations (and sign locations).

v. install temporary poles at the proposed building corners, erected to the height of the building to show the view impact. Maybe neighbors would be ok?

vi. provide other examples where R-18 residential zoning is abutted by C2 zoning.

Susan Bitter Smith

Vice President

Technical Solutions

4350 E. Camelback Rd., Suite G 200

Phoenix, AZ 85018

Phone: (602) 957-3434

Fax: (602) 955-4505

From: Wade.Tinant
To: [Kaelee Wilson](mailto:Kaelee.Wilson)
Subject: RE: [EXTERNAL] Re: Additional opposition to zoning amendments at Tatum and Dynamite
Date: Tuesday, April 10, 2018 5:58:56 PM

Thank you!

From: Kaelee Wilson [mailto:kaelee.wilson@phoenix.gov]
Sent: Tuesday, April 10, 2018 3:33 PM
To: Wade.Tinant
Subject: RE: [EXTERNAL] Re: Additional opposition to zoning amendments at Tatum and Dynamite

Wade,

Typically with a PUD the majority of the information is included within the development narrative (what I sent you). They submitted larger copies of the elevations. If you would like any information from the prior case, I would suggest going through a records request as that would be the most expedited process. I have also reached out to the applicant and they are currently working on a time for the first neighborhood meeting.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant [mailto:Wade.Tinant@kiewit.com]
Sent: Tuesday, April 10, 2018 10:57 AM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Subject: Re: [EXTERNAL] Re: Additional opposition to zoning amendments at Tatum and Dynamite

Kaelee,

Thank you for the response. Is the narrative the only information that was submitted? Is there a way I can get a copy of the narrative that was submitted last October that was subsequently withdrawn in January 2018? Do you want me to send you the previous petition to include in the file for Z-22-18?

On Apr 9, 2018, at 11:18 AM, Kaelee Wilson <kaelee.wilson@phoenix.gov> wrote:

Wade,

1. Joel correct me if I'm wrong, but it is my understanding we didn't require a separate rezoning pre application meeting

2. I am not sure when their first neighborhood meeting will be held.
3. I am not sure when their first neighborhood meeting will be held.
4. Please explain further. This case will be heard by Planning Commission after the VPC meeting.

I will have to take a look further into the prior petition to see how specific it was to the prior case.

Here is the link the development narrative:

<https://www.phoenix.gov/pddsite/Documents/PZ/Z-22-18%20Development%20Narrative.pdf>

Please let me know if you have any further questions.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

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Sent: Saturday, April 07, 2018 8:09 AM

To: Joel Carrasco <joel.carrasco@phoenix.gov>; Kaelee Wilson <kaelee.wilson@phoenix.gov>

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Thank you!

Respectfully,

Joél Carrasco
Planner III - Long Range Planning Team

City of Phoenix
[Planning and Development Department](#)
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone (602) 262-6940
joel.carrasco@phoenix.gov

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Sent: Thursday, April 05, 2018 7:44 PM
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To: Wade.Tinant
Subject: RE: [EXTERNAL] Re: Additional opposition to zoning amendments at Tatum and Dynamite

PUD process
<https://www.phoenix.gov/pdd/pz/pzservices/planned-unit-development-district>

Public records request:
<https://www.phoenix.gov/pio/public-records-request>

Respectfully,

Joél Carrasco
Planner III - Long Range Planning Team

City of Phoenix
[Planning and Development Department](#)
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone (602) 262-6940
joel.carrasco@phoenix.gov

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at Tatum and Dynamite

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Wade

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To: Susan Bitter Smith
Cc: wr@berryriddell.com; joel.carrasco@phoenix.gov
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Wade

Sent from my iPhone

On Jan 28, 2018, at 1:04 PM, Susan Bitter Smith
<sbsmith@technicalolutionsaz.com> wrote:

Wade, our client, as he promised he would, has listened and reviewed the issues and concerns raised by you and other residents and is going to revise his proposal. Stay tuned, I will circle back once we know what his plan is.
Thanks. Susan

On Sat, Jan 27, 2018 at 11:44 AM, Wade.Tinant
<Wade.Tinant@kiewit.com> wrote:

Susan,

I wanted to follow up with you on some of the information requests. I haven't gotten any response. The lack of response is not cultivating a partnering atmosphere with the community and is eroding what little trust the community has in the developer.

For the final time, please at least commit to sending (or not sending) the information requested. If you agree to supply the information, please provide a date for the ETA. If I don't hear from you by Monday, January 29th, I will take time off of work in Las Vegas and go to the

Phoenix planning office to retrieve the information myself.

The information I am requesting is as follows:

1. The information that has already been submitted electronically (see notes below and attached).
2. The sign in sheets from the Neighborhood meeting. I'm not asking for all of the notes, I'm just asking for copies of the sign in sheets. I think this is a very reasonable request.

<image001.png>

From: Wade.Tinant
Sent: Sunday, January 21, 2018 12:39 PM
To: Susan Bitter Smith (sbsmith@technicalolutionsaz.com); wr@berryriddell.com; joel.carrasco@phoenix.gov; Jim Waring (council.district.2@phoenix.gov); barbara.gonzales@phoenix.gov
Cc: Wade.Tinant
Subject: Additional opposition to zoning amendments at Tatum and Dynamite

In addition to the formal letter I wrote I want to also communicate the following requests and opposition to the proposed zoning amendments. A brief summary of the specific actions requested:

1. City of Phoenix (Joel)- please confirm that the public meeting will not be held in advance of the regularly scheduled Desert View Village Planning Meeting on March 6, 2018.
2. I am formally requesting all of the information the developer submitted, electronic and hard copy, with their application per the "Zoning Process Guide, rezoning and special permit procedures outline" which is attached. If the Developer does not wish to accommodate sharing this electronic information and would rather require neighborhood residents to make a special trip to the planning office to gather this same information, please clearly state that in response. There are also requests for the supplemental information noted below (in relation to traffic and parking).

1. This request is very reasonable to allow the neighborhood to properly vet any conflict of interest with our representation.

3. Additional information requested of the developer.
4. If the Developer has not provided this information, as requested above and detailed below, we formally request that Desert View Planning require this information as a stipulation to the application.
5. I have provided a markup of the current site plan. By commenting on this site plan I am in no way withdrawing my stern opposition to the proposed zoning amendments and height waiver. Most of these comments have been communicated previously.
6. Once comment that I don't recall coming up previously - What is the purpose of "Building B" and what zoning requirements will this building fall under? What are the dimensions of this building? What would happen if this parcel was subdivided in the future (specifically in regards to the zoning of the Building B portion of the parcel)? The developer is requesting a waiver for not only the number of stories but also the height of the building. WHY WOULD THESE SORTS OF OUTBUILDINGS BE ALLOWED OR REQUIRED? The outbuildings need to be incorporated into the footprint of the major building, regardless of the waiver being allowed or not.

1. Building B removes unnecessary desert landscape, greatly increases traffic along the neighborhood, greatly increases the density of the proposed development, and does not fit with the adjacent R-18 zoning standards.

The substantiation for the requests summarized above is listed below.

Public meeting schedule & confirmation requested

The post application meeting is scheduled for Monday, February 5th.

The next Village Planning meeting is scheduled for Tuesday, February 6th.

Theoretically, the initial public hearing could take place at this Village Planning meeting on Tuesday, February

6th. I (and others) formally request that the initial public hearing be no earlier than the Village Planning meeting on Tuesday, March 6th.

A public meeting before March 6th will not allow the residents and community adequate time to review the staff report and stipulations to be prepared for a productive discussion before the March 6th meeting.

While there is not a set duration to post information, the sign in sheets and information from the meeting Wednesday have not even been posted yet. This fact validates that a public meeting on February 6th would truly not allow the neighbors or community to be prepared for a reasonable discussion.

Our community anticipates strong attendance at this meeting.

Please confirm that the public meeting will not be held in advance of March 6th.

Information requested from the application from the Developer:

The following information is required to be electronically submitted with the application (dated 10/27/17).

Application information form (pg. 11), Project Information form (pg. 15-17), site plan (pg. 18), elevations, context plan (pg. 19), ownership verification form (pg. 28), legal description (pg. 12), principal & development team (pg. 26), pre-application meeting notes, aerial and parcel zoning map.

We also request the following supplemental information – traffic study & the required traffic generation statement; parking study and parking statement.

Additional information requested of the developer:

i. A baseline study on the current light, noise, odor and vibration at the boundary of the property near each residence before this project is approved.

ii. A monitoring plan to ensure the baseline values of the studies above do not increase during the construction or operation of this proposed facility.

1. These requirements are noted in both C-1 and C-2 zoning and are very reasonable requests spelled out in the standards.
2. How will the business respond to violations of these studies, in the sense of time and/or money?
3. How would residents be able to follow this monitoring and file complaints?
4. How would the developer request (and gain approval) for permits to exceed baseline values?
5. Being in the construction industry for over 20 years (including the O&M portions of projects) I have been involved in multiple projects that involved exactly these kinds of baseline testing and ongoing monitoring. In multiple cases residents were offered off site accommodations when any of the sensitive values being monitored were exceeded. What is the plan

for this development?

iii. Provide examples in local villages where height waivers have been approved and disapproved.

iv. Provide a rendering that shows flood plain elevation and top of building, roof and sign elevations (and sign locations).

v. install temporary poles at the proposed building corners, erected to the height of the building to show the view impact. Maybe neighbors would be ok?

vi. provide other examples where R-18 residential zoning is abutted by C2 zoning.

--

Susan Bitter Smith
Vice President
Technical Solutions
4350 E. Camelback Rd., Suite G 200
Phoenix, AZ 85018

Phone: (602) 957-3434
Fax: (602) 955-4505

From: Wade.Tinant
To: [Kaelee Wilson](mailto:Kaelee.Wilson)
Subject: Re: [EXTERNAL] RE: Definition check - Tatum & Dynamite
Date: Monday, May 14, 2018 11:36:37 AM

Can we set up a call? I work in Las Vegas.

On May 14, 2018, at 10:58 AM, Kaelee Wilson <kaelee.wilson@phoenix.gov> wrote:

Wade,

The lot is part of a commercial corner. The parcel itself is not a corner lot. I don't believe the PUD has made any claims that the parcel is a corner lot. It is identified as commercial in the General Plan. If you would like to schedule a time to come in and discuss all of your questions at once instead of having multiple email chains going, I would be more than happy to do so.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]
Sent: Monday, May 14, 2018 10:28 AM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Subject: Re: [EXTERNAL] RE: Definition check - Tatum & Dynamite

Thank you Kaelee. I understand the parcel is currently zoned commercial. The map I have from the General Plan is not as scaled as you provided. One of my main challenges is that this parcel is NOT on a corner. It may be a part of a corner but it is not on THE corner.

Also, the definition of a commercial core or corridor is VERY different than simply having a commercial parcel on a corner. Please confirm that this PARCEL is not a corner lot. Maybe we read the proposal differently but I'd still like confirmation that the parcel in question is NOT a corner lot.

Also, regardless of what the proposal may or may not be inferring, this intersection and this parcel are NOT identified as a core or corridor per the phx General Plan nor the North Land Use Plan. Please confirm.

Thank you.

Wade

On May 14, 2018, at 10:06 AM, Kaelee Wilson <kaelee.wilson@phoenix.gov> wrote:

Wade,

The parcel is designated as Commercial on the General Plan
<image001.png>.

I also don't see where the PUD document refers to this lot as a corner lot. It refers to this lot being at a corner with commercial development, which is in fact true. This parcel is part of a commercial corner.

This site is part of a commercially zoned corner which I believe the applicant is referring to when they describe it as a commercial core or corridor.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]

Sent: Monday, May 14, 2018 6:55 AM

To: PDD Desert View VPC <desertviewvpc@phoenix.gov>; Kaelee Wilson <kaelee.wilson@phoenix.gov>; Joel Carrasco <joel.carrasco@phoenix.gov>

Subject: Re: Definition check - Tatum & Dynamite

Kaelee,

I know folks are busy. Has anyone had a chance to run these definitions to ground? If not, do you know when we can expect an answer?

I would certainly like to have the City's opinion on these definitions as we prepare to review the City's comments on the proposed pud.

On that subject, when we communicated last week you were hoping to issue the staff's initial comments to the Developer early this week. Do you have a more definite schedule on the eta yet?

Thank you.

Wade

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I don't believe I forwarded this request for clarification from zoning.

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From: Wade.Tinant
<Wade.Tinant@kiewit.com>
Date: May 2, 2018 at 7:45:25 PM PDT
To: "Kaelee Wilson
(kaelee.wilson@phoenix.gov)"
<kaelee.wilson@phoenix.gov>
Cc: "joel.carrasco@phoenix.gov"
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Subject: Definition check - Tatum & Dynamite

Kaelee,

I have been through the General Plan, North Land Use Plan and the proposal. I have a couple of questions on definitions:

<!--[if !supportLists]-->1. <!--[endif]-->The proposal mentions at least 4 times that this is a "corner" lot. Every definition I can find of a corner lot requires a lot to be at the intersection of two streets, with lot lines intersecting at the corner of the lot.

<!--[if !supportLists]-->a. <!--[endif]-->Can you confirm whether or not this parcel is a corner lot?

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at both the Phoenix General Plan and the North Use Plan, I see that the only commercial in this area was to be North of Dynamite and west of Tatum.

a. Can you confirm that while this parcel has been zoned C-1, this parcel, per the General Plan and North Land Use Plan was not shown as commercial?

3. The proposal mentions in several locations that the intersection of Tatum & Dynamite is a “core” or “area”. Again, after a thorough review of the both the Phoenix General Plan and the North Land Use Plan, I cannot find a single reference to Tatum & Dynamite being identified as a core, area or corridor.

a. Can you confirm that this intersection, per the Phoenix General Plan and North Land Use Plan, is not a core, area or corridor?

Thank you.

Wade

From: Wade.Tinant
To: [Kaelee Wilson](#)
Subject: Re: [EXTERNAL] RE: Definition check - Tatum & Dynamite
Date: Monday, May 14, 2018 10:28:29 AM
Attachments: [image001.png](#)

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Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
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Office: (602) 534-7696

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]

Sent: Monday, May 14, 2018 6:55 AM

To: PDD Desert View VPC <desertviewvpc@phoenix.gov>; Kaelee Wilson <kaelee.wilson@phoenix.gov>; Joel Carrasco <joel.carrasco@phoenix.gov>

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Thank you.

Wade

From: Wade.Tinant
To: [Kaelee Wilson](mailto:Kaelee.Wilson)
Subject: Re: [EXTERNAL] RE: Definition check - Tatum & Dynamite
Date: Monday, May 14, 2018 4:47:30 PM

Tomorrow I'm available between 8 am and 3 pm. I should also be available Wednesday morning too. Do any of those slots work for you? If not we can look at Thursday or Friday too.

Wade

On May 14, 2018, at 3:53 PM, Kaelee Wilson <kaelee.wilson@phoenix.gov> wrote:

Sure. When are you free?

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]
Sent: Monday, May 14, 2018 11:37 AM
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Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
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Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]
Sent: Monday, May 14, 2018 10:28 AM
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<kaelee.wilson@phoenix.gov>
Cc: "joel.carrasco@phoenix.gov"
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**Subject: Definition check - Tatum
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<!--[if !supportLists]-->a. <!--[endif]-->Can you confirm that this intersection, per the Phoenix General Plan and North Land Use Plan, is not a core,

area or corridor?

Thank you.

Wade

From: Wade.Tinant
To: [Kaelee Wilson](mailto:Kaelee.Wilson@phoenix.gov)
Subject: Re: [EXTERNAL] RE: PUD questions
Date: Friday, May 18, 2018 11:02:24 AM

Thank you Kaelee. Are you still going to require a resubmittal? Even a resubmittal would not necessarily trigger another neighborhood meeting, correct, unless the neighborhood concerns have not been addressed?

I guess my question is this- if the Developer elects to count the May 31 as their 2nd neighborhood meeting, even if no changes have been made, would (or could) the next step be the vpc meeting)?

Do you have an eta for issuing the comments?

Thank you.

Wade

On May 18, 2018, at 10:56 AM, Kaelee Wilson <kaelee.wilson@phoenix.gov> wrote:

Wade,

They will be going off of the prior procedural guide. They can in fact count the May 31st meeting as the second neighborhood meeting. It does not have to be after the second submittal.

I have not issued the comments yet.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]

Sent: Thursday, May 17, 2018 4:04 PM

To: Kaelee Wilson <kaelee.wilson@phoenix.gov>

Cc: Wade.Tinant <Wade.Tinant@kiewit.com>

Subject: PUD questions

Kaelee,

I happened to find an updated PUD Procedures Outline today. Can you confirm which PUD Procedures Outline applies to the PUD proposal at Tatum and Dynamite (ie the Outline revised 1/8/16 or the Outline revised April 2018). I have not had a chance to review and see what the differences are yet but I want to ensure we are looking at the correct Outline.

The neighborhood received a notification of another Neighborhood Meeting on May 31. I just want to clarify – this is an additional First Neighborhood Meeting, correct? After the you provide the Applicant with your staff comments and the Applicant resubmits the proposal, the 2nd Neighborhood Meeting will be scheduled and held, correct? I guess I am wanting clarification per the PUD flowchart that the Meeting on May 31 is NOT the 2nd Required Neighborhood Meeting.

Also, just to make sure I haven't missed anything, I don't believe you have posted the Staff's comments yet, correct? You will still provide a copy of the staff's comments when you post/share them with the Developer, correct?

Thank you.

Wade

From: Wade.Tinant
To: [Kaelee Wilson](mailto:Kaelee.Wilson)
Subject: Re: [EXTERNAL] RE: PUD Z-22-18 - Comments from a General Plan perspective
Date: Friday, May 04, 2018 10:19:50 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

8

On May 4, 2018, at 9:46 AM, Kaelee Wilson <kaelee.wilson@phoenix.gov> wrote:

Wade,
What is the best number to reach you at?

Thanks,
Kaelee Wilson
Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]
Sent: Friday, May 04, 2018 8:47 AM
To: PDD Desert View VPC <desertviewvpc@phoenix.gov>
Subject: FW: PUD Z-22-18 - Comments from a General Plan perspective

From: Wade.Tinant
Sent: Monday, April 30, 2018 11:56 PM
To: Kaelee Wilson (kaelee.wilson@phoenix.gov); Jim Waring (council.district.2@phoenix.gov)
Cc: Wade.Tinant
Subject: PUD Z-22-18 - Comments from a General Plan perspective

Kaelee Wilson & Councilman Waring,

For simplicity, I wanted to group comments on how I believe this PUD proposal is in conflict with the 2015 Phoenix General Plan (PGP) into a single email.

Unlike the PUD proposal, my comments will address all of the principles of a section, not just those convenient to support my own point of view. My comments pertain to Opportunity Sites, Certainty & Character as well as the Cores, Centers and Corridors portion of the 2015 PGP as these sections are referenced in the proposal. I have attached these excerpts for your reference.

The proposal sites conformance with six Land Use & Design Principles in these 3 portions of the 2015 PGP. I elected to take a broader approach to analyze compliance with the 2015 PGP. I compared the proposal against all 27 of the Land Use & Design Principles pertaining to these same 3 portions of the 2015 PGP. As a Civil Engineer with over 20 years in the design build industry, in my opinion, the proposal was in conflict with 18 of these principles, 7 principles were NA, the site plan has not been developed to the point to confirm or deny compliance with 1 principle, and, I do agree that the proposal met one of the 27 principles.

Here is an in depth look at each section and its corresponding Land Use & Design Principles.

Opportunity Sites

The Developer implies that this PUD would support this section of the Phoenix General Plan. I don't agree. While this proposal would develop 5.6 AC of currently vacant property near existing services, the Land Use and Design Principles are not met.

Land Use & Design Principle #1

Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

Shoehorning a C2 business up into an R-18 neighborhood instead of allowing a C1 business to occupy this parcel is NOT respectful of local conditions or respectful of the surrounding neighborhood. Over 95% (and growing) of the adjacent neighborhood does not want this facility as well over 1,000 from the local community. This staggering opposition is even after the Developer "listened" and "implemented" requested changes from the previous proposal (Z-89—17 & Z-SP-16-17) that was withdrawn. Allowing a C2 business on this parcel does not support a gradual transition from commercial to residential. This structure would absolutely dominate our skyline and our community. This facility would be taller than CVS, have over seven times the floor SF of CVS and occupy the footprint of 2.5 CVS buildings stacked together.

There is already more commercial zoning at this intersection that outlined in the General Plan due to rezoning case Z-71-03 which established commercial zoning on the NE corner of Tatum & Dynamite.

I challenge that the proposal is respectful of local conditions and surrounding neighborhoods.

Land Use & Design Principle #2

Encourage development of the taller and larger buildings in Areas of Change away from single-family and low-rise, multifamily housing.

This parcel is NOT located in an Area of Change. This development would certainly not be “away” from single-family housing.

This proposal violates every part of Land Use & Design Principle #2.

Land Use & Design Principle #3

Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

This principle is not applicable in this situation.

Tools: Policies and Actions

Is this site truly ranked at the top of the priority list for development? Is this area truly a place where greater intensity is warranted?

Certainty & Character

The Goal: Every neighborhood and community should have a level of **certainty**.

Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood.

This proposal is in direct conflict with this Core Value subsection of the 2015 GDP. This parcel already rezoned once, in 1999, per Z-125-99. Our homes were built at this same time. We purchased our homes based on the adjacent zoning being C1. We based the selection of our home, our largest single investment, based on being adjacent to C1 zoning. We were **certain** that the zoning on the adjacent parcel would not change. Approving this PUD would be in direct conflict with this core value and would undermine constituents confidence in future real estate transactions based on adjacent zoning.

This Core Value is even further undermined when considering the character of Desert View, as stated in the North Land Use plan. Conflicts with the North Use Plan will be contained in a separate communication.

Land Use & Design Principle #1

Located land uses with the greatest height and most intense uses within the limits based on village character, land use needs, infrastructure and transportation system capacity.

The core areas for Desert View are located at Desert Ridge and I-17 and Carefree Highway. A core at Cave Creek Rd and Dynamite was considered, but, with the

evaporation of the planned freeway north of the 101 loop, it was determined that this location would not support the definition of a core. There is a commercial core at Cave Creek Rd and Pinnacle Peak. **Nowhere is Tatum and Dynamite mentioned as a place sited for increased intensity.** This intersection has already experienced an increased intensity due to the rezoning case Z-71-03 which established commercial zoning on the NE corner of Tatum & Dynamite. More commercial development in this area would render the “standards” as mere “suggestions”, and, not even strong suggestions at that.

Even though the financial outlook is the responsibility of the Developer, from a land use needs standpoint, how can more storage units be needed? Especially if the rule of thumb that says 90% of the business for a storage unit comes from within a 5 mile radius. When a 5 mile radius is drawn around each of these existing storage units, the overlap coupled with the strength of opposition, would **indicate that we do NOT need another storage facility.**

<image001.png>

Land Use & Design Principle #2

Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.

Although the burden of proof is on the Developer in zoning amendments, the citizens have reached out and solicited independent, 3rd party real estate experts. Over 25 local, independent, 3rd party experts have clearly stated that this development would impact local land and housing values. I don't know how to more clearly illustrate the financial impact this proposal would have on local real estate. This proposal has already been shown to be in direct conflict with the “change in character” portion of this principle and will not be re-iterated here.

Land Use & Design Principle #3

New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

With the aforementioned saturation of storage facilities in the immediate area, **I would struggle to say that this proposal would be “compatible”.** I would also say that **cramming a C2 business in between C1 zoning and R-18 zoning would be in direct conflict with adopted plans.**

Land Use & Design Principle #4

Disperse group homes and homeless shelters throughout the city in locations where they are compatible with surrounding densities. They should not be concentrated in any one neighborhood or urban village.

This proposal is not applicable to this principle, and, with some of the lowest densities

in the valley, the north portion of Desert View is not compatible with this type of development.

Land Use & Design Principle #5

Residential Conversion Policy: Encourage properties and neighborhoods planned for residential use to continue as residential uses rather than being assembled for nonresidential development.

NA

Land Use & Design Principle #6

Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design and appearance.

This proposal would violate any sense of compatibility in scale. Taller than CVS? Seven times the floor space of CVS? 2.5 times the footprint of CVS? We will need to change the name of our local high school from Cactus Shadows to Storage Unit Shadows.

Land Use & Design Principle #7

Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.

The disproportionate scale has been discussed. The forthcoming analysis of the North Land Use Plan will further challenge the “amenities of the best urban living” portion of this principle.

Land Use & Design Principle #8

Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhood and incorporate adequate development standards to prevent negative impact(s) on the residential properties.

The manner in which this proposal is not consistent with the scale or character of the surrounding neighborhood has already been communicated. The negative impacts on the residential properties has also been communicated in previous sections. These points will not be reiterated here.

Land Use & Design Principle #9

All housing should be developed and constructed in a quality manner.

NA

Land Use & Design Principle #9

Enhance the compatibility of residential infill projects by carefully designing the edges of the development to be sensitive to adjacent housing. Create landscape buffers and other amenities to link new and existing development.

If this project were to be considered an infill project, it is not sensitive to adjacent housing. The erosion of economic value, the elimination of mountain views, the spot zoning for a C2 business are not sensitive to the adjacent, existing housing. This lot has already been subdivided twice. At what point do we say the parcel has been adequately developed?

Land Use & Design Principle #10

Design neighborhood retail to be compatible in scale and character and orientated towards the residential areas it serves. In terms of both design and pedestrian linkages. Traffic, noise or other factors should not negatively impact adjacent residential areas.

The proposal is in complete conflict with this principle. If the zoning were left at C1, neighborhood retail could be implemented. Local, small businesses could be located on this parcel. With the aforementioned saturation and vacancy in existing storage units, combined with the overwhelming opposition to this proposal, this proposal is absolutely NOT orientated towards the residential area it would serve. Traffic, noise, visibility, light and open space would absolutely have a negative impact on adjacent residential areas.

Land Use & Design Principle #11

Protect the neighborhoods views of open space, mountains and man-made or natural landmarks.

Review the attached pictures with the building perimeter outlined on the picture from adjacent residences. This proposal would completely eliminate these views. **The improvements residents have made on their properties to enjoy the annual average temperature of 74.2 degrees and 334 days of sunshine per year would be for not if this out of scale development were to be approved.**

Land Use & Design Principle #12

When making changes and improvements near residential areas, avoid any alteration or destruction of points of reference (such as prominent natural features or historical buildings), focal points, and place names important to the area's identity.

Our mountain views will be gone. Not altered. GONE.

Land Use & Design Principle #13

Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.

<image002.png>

The information above was copied directly from the Desert View Village home page.
How would allowing a zoning change to insert an intermediate commercial business up against a residential neighborhood (in the north part of the village with “vast amounts of open space and large lot single family residences located throughout dark sky areas”) even be contemplated as contributing to the character identified above?

Land Use & Design Principle #14

Create or maintain spacing requirements for small-scale incompatible land uses such as adult businesses, homeless shelters, residential treatment facilities and other group facilities, to avoid concentration that change the character of the area.

I will say the revised proposal has mitigated the risk of these types of C2 businesses being placed on the parcel as compared to the full rezoning to C2 called for in the initial proposal.

Land Use & Design Principle #15

Provide impact-mitigating features (such as extra width or depth, single story units, or landscape buffering) when new residential lots abut existing non-residential uses or are adjacent to arterial streets or freeway corridors. Dissimilar land uses often require additional separation or other measures to achieve compatibility.

NA-applies to new residential.

Land Use & Design Principle #16

Require appropriate transitions/buffers between neighborhoods and adjacent uses.

Allowing a zoning change that would inject a C2 business in between existing C1 businesses and zoning and existing R-18 zoning would **contradict any sort of transition**. An appropriate transition would be C2 adjacent to C1 adjacent to R-18 zoning, not C1 adjacent to C2 adjacent to R-18 zoning.

Land Use & Design Principle #17

Integrate into the development design natural features such as washes, canals, significant topography and existing vegetation, which are important in providing character to new subdivisions.

NA-applies to new subdivisions

Land Use & Design Principle #18

Encourage a streetscape that is not dominated by garage doors, by improving and varying home design or increasing or varying lot sizes.

NA-residential

Land Use & Design Principle #19

Encourage public and private utilities, including high-tension wires, to be located underground to enhance the overall appearance of neighborhoods. If high tension wires cannot be placed underground, they should not be placed along local neighborhood streets.

Site plan has not evaluated where or how power will be brought into the site. Power needs to come from Dynamite (wet utilities are coming in from Tatum per the current site plan).

Land Use & Design Principle #20

Freeways and parkways within the city should be designed or mitigated to be sensitive to adjacent neighborhoods.

NA

Cores, Centers and Corridors

-

Land Use & Design Principle #1

Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs and transportation system capacity.

<image003.png>

This excerpt from the North Land Use Plan references a commercial core at Dynamite and Cave Creek Road.

<image004.png>

This excerpt from the North Area Land Plan pinpoints the employment centers in the village.

<image005.png>

This excerpt illustrates the community service areas in Desert View.

<image006.png>

After reviewing the 2015 PGP and the North Land Use Plan, I can find no mention of Tatum and Dynamite being any type of core, area or corridor. The proposal references Tatum and Dynamite as being a core area in a couple of locations. **Tatum and Dynamite is NOT identified as a core area.**

Land Use & Design Principle #2

Plan cores, centers and corridors to include a variety of land uses: office, shopping, retail, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.

Tatum and Dynamite is NOT identified as a core, center or corridor.

Land Use & Design Principle #3

Encourage centers to provide a pedestrian environment with plazas, common open space, shaded walkways, separation of pedestrian and vehicular traffic, bicycle parking and vehicle parking, in architecturally disguised structures or underground where possible.

Tatum and Dynamite is NOT identified as a center.

Land Use & Design Principle #4

Promote development in compact cores, centers and corridors that are connected by roads, roads and transit and are designed to encourage walking and bicycling.

Tatum and Dynamite is NOT identified as a core, center or corridor.

From: Wade.Tinant
To: [Kaelee Wilson](mailto:Kaelee.Wilson@phoenix.gov)
Subject: Re: [EXTERNAL] RE: Questions from the community- PUD process and PUD Z-22-18 status
Date: Monday, May 21, 2018 11:35:35 AM
Attachments: [image003.png](#)
[image007.png](#)
[image009.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)

I can respond via email - do you have time to talk?

Wade

On May 21, 2018, at 10:27 AM, Kaelee Wilson <kaelee.wilson@phoenix.gov> wrote:

Wade,

- <!--[if !supportLists]-->1. <!--[endif]-->Yes, a pre-application meeting was held. Minutes are not taken during these meetings. If you would like a copy of those items, a document retrieval request will need to be filed.
- <!--[if !supportLists]-->2. <!--[endif]-->Yes, they submitted a fact-finding form.
- <!--[if !supportLists]-->3. <!--[endif]-->Please further explain what you mean by this? A summary of the meeting is given at the post-application meeting which hasn't been held or scheduled yet.
- <!--[if !supportLists]-->4. <!--[endif]-->The applicant is holding their second neighborhood meeting on May 31st.
- <!--[if !supportLists]-->5. <!--[endif]-->We cannot hold up the process of the meetings. It is up to the applicant on how they choose to proceed.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]

Sent: Saturday, May 19, 2018 3:34 PM

To: Kaelee Wilson <kaelee.wilson@phoenix.gov>; PDD Desert View VPC <desertviewvpc@phoenix.gov>

Cc: Wade.Tinant <Wade.Tinant@kiewit.com>

Subject: Questions from the community- PUD process and PUD Z-22-18 status

Kaelee,

I appreciate your continued support in answering questions.

I am receiving questions from the community that I am not able to answer in regards to the PUD process. Can you help me by answering the questions below? I have referenced page numbers from the PUD Procedures Outline where I thought applicable.

Readers Digest version (with details below):

- <!--[if !supportLists]-->1. <!--[endif]-->Was the Pre-Application meeting held? If so, can the minutes and signature list of attendees be provided? (page 3 of 54)
- <!--[if !supportLists]-->2. <!--[endif]-->Was the Fact Finding requested? Was it performed? Was it waived? (page 3 of 54)
- <!--[if !supportLists]-->3. <!--[endif]-->Is the required information from the May 3rd Neighborhood Meeting posted and available for the Community to review? (page 4 of 54)
- <!--[if !supportLists]-->4. <!--[endif]-->Does the Director of Planning and Development intend to waive the Second Neighborhood Meeting? (page 4 of 54)
- <!--[if !supportLists]-->5. <!--[endif]-->Do the Village Planners intend to support the Community in their request this PUD Z-22-18 not be discussed at any Village Planning Committee meetings until school resumes in the fall? We have multiple neighbors that leave for the summer (snow birds, extended summer vacations with the kids, etc.). Councilman Waring seemed to think this was reasonable when we all spoke. (page 4 of 54).

Supporting information for the questions posed above:

- <!--[if !supportLists]-->1. <!--[endif]-->Can you confirm the Pre-Application Meeting was not held? I know we exchanged emails on April 9th to the effect that this meeting had been waived, but I'd like to confirm the meeting was not held. If it was held, would it be possible to obtain the meeting minutes and signatures of attendees?
<!--[if !vml]--><!--[endif]-->
- <!--[if !supportLists]-->2. <!--[endif]-->Can you confirm that the Fact Finding (PUD Process pages 8-9 of 54) was requested? Can you confirm whether the Fact Finding was completed or waived by the Planning and Development Director or their designee? (See first bullet point in the excerpt above). Can this document be obtained, or, if the requirement was waived, can the approval of the waiver

be obtained? Here is why I ask:

<!--[if !supportLists]-->a. <!--[endif]-->This application was submitted on 3/27/18.
<image003.png>

<!--[if !supportLists]--> i. <!--[endif]-->As of May 18th, for the first time (outside of community concerns), the recognition of the parcel being in an AO floodplain has been recognized (by the Village Planners, not the Developer). This would have been addressed by Fact Finding questions 13 and 15.

<!--[if !supportLists]--> ii. <!--[endif]-->This discussion with Floodplain Management, before the Application was submitted, would have allowed the Developer to offer specific details about permitting a basement in an AO floodplain and would have potentially prevented me from calling Floodplain Management and would have prevented the Developer from inaccurately requesting **“I would ask that you please refrain from continuously circulating false and misleading information.”**

<!--[if !supportLists]--> iii. <!--[endif]-->The requirements in the Fact Finding document could potentially have spared these verbal assaults, from the Developer to the Community. The PUD process is intended to encourage collaboration, not drive wedges.

<image009.png>

<!--[if !supportLists]--> iv. <!--[endif]-->The community has inquired about the security gates. These inquiries would have been addressed by Fact Finding question 21.

<!--[if !supportLists]--> v. <!--[endif]-->The community has raised questions about compliance with the Driveway Ordinance. This would have been addressed by Fact Finding question 22.

<image011.png>

<!--[if !supportLists]-->b. <!--[endif]-->As of May 18th, nearly two months and one Neighborhood Meeting later, questions that would normally

have been addressed in the Fact Finding and/or Pre Application meeting linger on.

<!--[if !supportLists]-->3. <!--[endif]--> The PUD Process, per page 4 of 54, requires the following meeting summary information:
<image012.png>

<!--[if !supportLists]-->a. <!--[endif]-->There was a Neighborhood Meeting on May 3rd. The information listed above has been requested, from the Developer, on multiple occasions. Has this information been submitted to the staff?

<!--[if !supportLists]-->b. <!--[endif]-->The community wants to review this required information, in a timely manner, to ensure their attendance and comment cards were officially received and recorded.

<!--[if !supportLists]-->c. <!--[endif]-->I mainly ask because the community was just notified of another Neighborhood meeting on May 31. It would be beneficial for attendees, of either meeting, to be able to reference the information spelled out above. Can or will this information be provided?

<!--[if !supportLists]-->4. <!--[endif]-->2nd Neighborhood meeting

<!--[if !supportLists]-->a. <!--[endif]-->After comparing the letter dated May 14th announcing the meeting to be held on May 31st, and, the template for the Second Neighborhood Meeting, on page 22 of 54 of the PUD Procedures, it is readily apparent, in my opinion, that is letter is NOT calling the meeting on May 31st the "Second" Neighborhood meeting.

<!--[if !supportLists]--> i. <!--[endif]-->Per the template letter, the initial paragraph specifically calls out "...invite you to a second neighborhood meeting..."

<!--[if !supportLists]--> ii. <!--[endif]-->The letter dated May 14th, states "...invite you to an additional neighborhood meeting...".

<!--[if !supportLists]-->b. <!--[endif]-->Will the Planning and Development Director waive the Second Neighborhood Meeting (as he is allowed to do per page 4 of 54)?

<!--[if !supportLists]-->c. <!--[endif]-->I ask so that the community can be accurately informed as to where we are at in the PUD process, and, so that the community can properly prepare for upcoming meetings.

<!--[if !vml]-->

<image013.png>

<!--[endif]-->

<image014.png>

<!--[if !supportLists]-->5. <!--[endif]-->First Village Planning Committee meeting
<!--[if !supportLists]-->a. <!--[endif]-->Do the Village Planners intend to support the Community's request, a request that Councilman Waring said seemed reasonable, and ensure that this PUD is not discussed at any Village Planning meeting until after school resumes (i.e. before the September Village Planning meeting)?

Thank you for your continued support.

Wade 



From: Wade.Tinant
To: [Joshua Bednarek](#)
Cc: [Kaelee Wilson](#); [Samantha Keating](#)
Subject: Re: [EXTERNAL] Re: Questions to attach to comment card from last night
Date: Thursday, August 09, 2018 4:05:13 AM

Josh,

Thank you so much for the help and the response. You are spot on- I am mainly interested in getting the “official” head count as soon as I can (or just copies of the sign in sheets) so we are all using the same attendance numbers. No worries waiting for the “content” part of the meeting minutes. Another question- will the speaker cards be posted/public record and will the total number of cards marked “opposed” be counted/quantified to confirm opposition numbers?

Thank you all again.

Wade

On Aug 8, 2018, at 9:49 PM, Joshua Bednarek <joshua.bednarek@phoenix.gov> wrote:

Wade:

No apology necessary. We can add your questions to the case file with your comment card.

We won't have draft minutes done until about 10 days before the next meeting. The minutes won't be finalized until they are voted on by the committee at the next meeting.

I'll defer to Kaelee on when we might be able to give you the total sign in count.

Josh

Sent from my iPhone

On Aug 8, 2018, at 5:58 PM, Wade.Tinant <Wade.Tinant@kiewit.com> wrote:

Josh,

I handed you the wrong stack of papers last night to include with my comment card. Can these comments be attached to my comment card? I apologize for the inconvenience. Thank you for your help last night. When do you guys anticipate having the minutes and official attendance posted?

Wade

<Questions attached to WT comment card at 8-7-18 meeting.docx>

From: Wade.Tinant
To: [Kaelee Wilson](#)
Cc: [Samantha Keating](#); [Joshua Bednarek](#)
Subject: Re: [EXTERNAL] RE: Revised proposal
Date: Tuesday, August 14, 2018 10:00:31 AM

Got it. Thank you.

> On Aug 14, 2018, at 9:42 AM, Kaelee Wilson <kaelee.wilson@phoenix.gov> wrote:

>

> Wade,

> The request is in for the narrative to be uploaded to the website but in the meantime, I have attached the narrative to this email. Please let me know if you have any questions.

>

> Thanks,

>

> Kaelee Wilson

> Village Planner - Deer Valley, North Gateway, Desert View and Rio Vista

>

> City of Phoenix

> Planning and Development Department

> 200 West Washington Street, 3rd Floor

> Phoenix, Arizona 85003

> Office: (602) 534-7696

>

>

>

> -----Original Message-----

> From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]

> Sent: Tuesday, August 14, 2018 8:36 AM

> To: Kaelee Wilson <kaelee.wilson@phoenix.gov>; Samantha Keating <samantha.keating@phoenix.gov>

> Cc: Joshua Bednarek <joshua.bednarek@phoenix.gov>

> Subject: Revised proposal

>

> Kaelee,

> If you get a chance to send the link to the new proposal it would be appreciated.

>

> Thank you.

> Wade

> <PUD Narrative (3rd Submittal 8.9.18).PDF>

From: [Kaelee Wilson](#)
To: [Neysa Morrissey](#); "[DesertViewVPC@phoenix.gov](#)"; [Council District 2 PCC](#); [wr@berryriddell.com](#)
Cc: [Wade.Tinant <Wade.Tinant@kiewit.com>](#) ([Wade.Tinant@kiewit.com](#))
Subject: RE: Amendment - Frustrated home owner - regarding the neighborhood meeting - Thursday, May 3, 2018 & Thursday, May 31
Date: Tuesday, May 22, 2018 9:18:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Neysa,

As I stated in my previous correspondence, there is no voting at this meeting. This is an informative neighborhood meeting regarding the case.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Neysa Morrissey [mailto:neysa@morrisseytravel.com]
Sent: Tuesday, May 22, 2018 9:17 AM
To: '[DesertViewVPC@phoenix.gov](#)'; Kaelee Wilson <kaelee.wilson@phoenix.gov>; [Council District 2 PCC <council.district.2@phoenix.gov>](#); [wr@berryriddell.com](#)
Cc: [Wade.Tinant <Wade.Tinant@kiewit.com>](#) ([Wade.Tinant@kiewit.com](#)) <Wade.Tinant@kiewit.com>
Subject: Amendment - Frustrated home owner - regarding the neighborhood meeting - Thursday, May 3, 2018 & Thursday, May 31

Good morning,

Please accept this written notification to amend my original correspondence.

To include the below:

- I do not approve and vote NO to this project
- I do not approve and vote NO to the re-zoning
- **I do not Approve and vote NO of a Cell Tower in any form or fashion – either 1 or multiple with the proposed project**

Thank you for your time.

Neysa Morrissey
Resident - Diamond Creek Community



Neysa Morrissey

Morrissey & Associates, LLC

Phone: 480-515-2688 eFax: 480-393-1966

Mobile: 480-682-8133 Email: Neysa@MorrisseyTravel.com

www.MorrisseyTravel.com

From: Neysa Morrissey

Sent: Monday, May 21, 2018 3:28 PM

To: 'DesertViewVPC@phoenix.gov'; 'Kaelee Wilson'; 'Jim Waring'; wr@berryriddell.com

Cc: Wade.Tinant <Wade.Tinant@kiewit.com> (Wade.Tinant@kiewit.com)

Subject: RE: Frustrated home owner - regarding the neighborhood meeting - Thursday, May 3, 2018 & Thursday, May 31

Good afternoon,

I am in receipt of the new letter dated May 14, 2018....

The meeting is set for Thursday, May 31, 2018, between 6:00pm – 7:00 at the JW Marriott Desert Ridge Resort....

Previously, myself and multiple residents requested future meetings with our Community regarding this issue:

- Location to be at the Desert Broom Library or The Creek, a community friendly location. The JW Marriott is not convenient or easy for anyone from the community
- Meetings to not be scheduled until September. Some of our homeowners have already left for the season and this is a family community. Nearly every family has a week or two vacation planned this summer. Our Councilman and planning leads supported relaxing the timeframe requirements to allow this to happen.
- A little more than the absolute minimum notice would be appreciated. The habit of doing the absolute minimum only deepens distrust and concern about what the Developer would do if this zoning amendment ever got approved.

Seems our request for a community friendly location is not of importance to anyone other than us, the people who live in the community. Our request was met with deaf ears.

Seems our comments regarding the location of the meeting at the JW Marriott being very difficult to find as well as the location being changed on us at the last minute without adequate signage is also falling on deaf ears.

Seems us asking for a little more time from the date the letter to the community is written (May 14) to the time of the meeting (May 31) is exactly 12 working days from the date the letter was written, not the number of days the letters have been in our hands. The time frame also includes a heavily celebrated family holiday – Memorial Day.

Why? Because it is a heavily celebrated family holiday and the developer doesn't want us to vote against the project so hold the vote when the community is gone?

Seems us asking for a hold on meetings until our community is back to full occupancy was also met with

deaf ears. Our family community has vacations, some live here seasonally to get away from the heat and/or like to celebrate Memorial Day, July 4th and Labor Day holidays away.

My perception is that every step is being taken to make this a very challenging situation for our community.

I for one will not be able to make the Thursday, May 31, 2018 meeting to sign in and vote due to the Memorial Day Holiday. So, I am taking the time to write this letter and the opportunity to put on record that:

- I do not approve and vote NO to this project
- I do not approve and vote NO to the re-zoning

Please utilize the correspondence as my vote and be binding. If there is another method that I personally need to make to ensure my vote counts, please inform me at your earliest convenience.

Thank you for your time.

Neysa Morrissey
Resident - Diamond Creek Community



Neysa Morrissey

Morrissey & Associates, LLC

Phone: 480-515-2688 eFax: 480-393-1966

Mobile: 480-682-8133 Email: Neysa@MorrisseyTravel.com

www.MorrisseyTravel.com

From: Neysa Morrissey

Sent: Friday, May 04, 2018 10:28 AM

To: 'DesertViewVPC@phoenix.gov'; 'Kaelee Wilson'; 'Jim Waring'; wr@berryriddell.com

Cc: Wade.Tinant <Wade.Tinant@kiewit.com> (Wade.Tinant@kiewit.com)

Subject: Frustrated home owner - regarding the neighborhood meeting - Thursday, May 3, 2018

Good morning,

I am extremely disappointed and personally upset with the Developer and the process of this meeting.

Please understand, the notification letter for the Neighborhood Meeting, postmarked on 4/19 PM, was completely last minute for compliance and directed people to attend the meeting at the Desert Conference Suite at the JW Marriott. (there are multiple Desert Conference Suites at the JW Marriott Desert Ridge – as I walked the entire hall/meeting space area looking for the Developer and the meeting at the designated location that was NOT THERE!

Our neighbor and friend Wade Tinan, took time out of his day to go to the Marriott last Thursday and obtain facility maps to help our community members find their way to the meeting.

I arrived a few minutes late to the 5 PM meeting, looking up and down the area of Desert Conference Suites to find no meeting or signs directing me or anyone else. Unfortunately, I was not as lucky as fellow neighbors who found someone to point them in the right direction. I was informed there was no meeting there.

Wade Tinan has pictures from every entrance and the Desert Conference Suite. No signs or mention of the meeting changing locations. Even with the absolute last second notification, this Developer is unable

to accurately communicate a meeting location?

Wade Tinan asked the Developer to help put up signs in the Marriott to direct folks to the NEW meeting location we were dismissed, smirked at and even told "Don't make this into something". No help. No apologies. Just left to fend for ourselves and plead with Marriott events to help us out. Coupled with the absolute minimum notice, we can no longer assume any integrity on the part of the Developer.

The only signage on the main floor or where the meeting was supposed to be was placed by the community. Several folks at the meeting commented on how difficult it was to find the meeting and how many folks they say wandering around looking for the meeting. I was one of the community members who was not fortunate enough to recognize someone from the community to get directed to the meeting. We are a community of hard working, everyday people, everyday families with children. With that, it is difficult for our Community to attend Community meetings when we are working....

For future meetings with our Community we firmly request any/all meetings meet the following requirements:

1. Meetings to start at 6 PM. This is a working community, working until at least 5 PM. The 5 PM start time prevents a majority of our families/communities from attending
2. Location to be at the Desert Broom Library or The Creek. We moved away from commercial areas for a reason. The JW Marriott is not convenient or easy for anyone from the community.
3. No more meetings until September. Some of our homeowners have already left for the season and this is a family community. Nearly every family has a week or two vacation planned this summer. Our Councilman and planning leads supported relaxing the timeframe requirements to allow this to happen.
4. A little more than the absolute minimum notice would be appreciated. The habit of doing the absolute minimum only deepens distrust and concern about what the Developer would do if this zoning amendment ever got approved.

Our community hopes the Developer will make the reasonable choices listed above..... We thank you for your time and consideration.....



Neysa Morrissey

Morrissey & Associates, LLC

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www.MorrisseyTravel.com

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From: Wade.Tinant
To: [Joshua Bednarek](mailto:Joshua.Bednarek)
Cc: [Alan Stephenson](mailto:Alan.Stephenson); [Kaelee Wilson](mailto:Kaelee.Wilson); [Samantha Keating](mailto:Samantha.Keating)
Subject: RE: basement counting as a story
Date: Thursday, August 02, 2018 5:42:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[The true height of the building.pdf](#)

Josh,
No worries. I appreciate your candidness and responsiveness. 3:30 PM on Monday will work for me.

I have also attached a markup showing the heights of the building when measuring from finished grade. Using the development standard max height of 28 ft, in combination with the finished grade being 9 ft lower than finished floor on the SW corner results in a building height of 37 ft.

Thanks again for working with us to gain clarity and hopefully alignment before the meeting on Tuesday.

Wade

From: Joshua Bednarek [<mailto:joshua.bednarek@phoenix.gov>]
Sent: Thursday, August 02, 2018 5:12 PM
To: Wade.Tinant <Wade.Tinant@kiewit.com>
Cc: Alan Stephenson <alan.stephenson@phoenix.gov>; Kaelee Wilson <kaelee.wilson@phoenix.gov>; Samantha Keating <samantha.keating@phoenix.gov>
Subject: [EXTERNAL] RE: basement counting as a story

Wade:

Thanks so much for your mark-up of the site plan. We'll take a look at it. Will 3:30 p.m. on Monday work for you to hop on a call with us?

Joshua Bednarek
City of Phoenix Planning and Development Department
Deputy Director, Planning Division
P: 602-256-3555

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]
Sent: Thursday, August 02, 2018 1:31 PM
To: Joshua Bednarek <joshua.bednarek@phoenix.gov>
Cc: Alan Stephenson <alan.stephenson@phoenix.gov>; Kaelee Wilson <kaelee.wilson@phoenix.gov>; Samantha Keating <samantha.keating@phoenix.gov>
Subject: basement counting as a story

Josh,
Have you guys had a chance to vet the basement counting as a story? I've attached the definitions and site plan with some notes. Can you confirm that the basement, at least as currently shown, will in fact count as a story?

Thank you.

Wade

From: Joshua Bednarek [<mailto:joshua.bednarek@phoenix.gov>]
Sent: Thursday, August 02, 2018 12:50 PM
To: Wade.Tinant <Wade.Tinant@kiewit.com>
Cc: Alan Stephenson <alan.stephenson@phoenix.gov>; Kaelee Wilson <kaelee.wilson@phoenix.gov>; Samantha Keating <samantha.keating@phoenix.gov>
Subject: [EXTERNAL] RE: Elevation definitions PUD Z-22-18

Wade:

Thanks so much for the additional information. As you correctly note in your first e-mail, one of our comments to the applicant has been that the proposed PUD should utilize the Zoning Ordinance definition. I don't believe we have seen a third submittal from the applicant where the applicant has responded to this comment. I've copied Kaelee on this e-mail to see if that has changed.

Do you have time tomorrow or on Monday to touch base on the phone?

Joshua Bednarek
City of Phoenix Planning and Development Department
Deputy Director, Planning Division
P: 602-256-3555

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]
Sent: Wednesday, August 01, 2018 6:30 AM
To: Joshua Bednarek <joshua.bednarek@phoenix.gov>
Cc: Alan Stephenson <alan.stephenson@phoenix.gov>
Subject: RE: Elevation definitions PUD Z-22-18

I need to clarify – there are now finished grade elevations provided around the perimeter of the building on the Helix preliminary GD plan. The is minimal enough that it doesn't change the math, but, there are cases where the finished grade does not equal the existing grade. The South and West sides of the building (adjacent to the neighborhood) do not meet the basement criteria. About half of the North side does not meet the basement criteria.

Wade

From: Wade.Tinant
Sent: Tuesday, July 31, 2018 7:15 AM
To: 'Joshua Bednarek' <joshua.bednarek@phoenix.gov>
Cc: Alan Stephenson <alan.stephenson@phoenix.gov>
Subject: Elevation definitions PUD Z-22-18

Thank you for the reply and I hope you got out of the office too. The river in Nebraska was great. And, college football is close!

I'm flexible this week. The definitions I'm referencing are below. I am also using the logic that in this case, natural grade = finished grade = ELEV 30 to ELEV 35, and, finished floor is at ELEV 41.

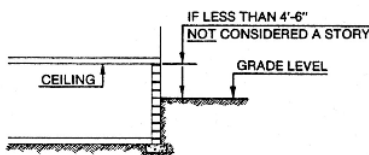
Happy to provide any other info – I know you guys are dealing with multiple cases and I'm only dealing with this one. This will be a topic of discussion at the meeting on 8/7, so, if we could gain clarity in advance it would aid productive discussion. I did see the note in the 2nd set of staff comments requesting the Developer use the ordinance definition of height-does that mean that we are already on the same page?

Thank you.
Wade

Zoning Ordinance > Chapter 2 RULES OF CONSTRUCTION AND DEFINITIONS > 202 Definitions.

Storage/Warehousing Indoors: An enclosed building designed and used primarily for the storage of assorted goods and materials. +86

Story: That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. A basement, the ceiling of which is less than four feet six inches (4'6") above the natural grade, shall not be considered a story. A mezzanine floor shall not be considered a story if it is less than thirty-three and one-third percent (33 1/3%) of the area of the floor next below it. *58



Natural Grade: The elevation through any section of a site on an undisturbed lot at the time of adoption of this ordinance by City Council. On lots that have been disturbed previously, the natural grade is the pre-existing grade if it can be determined; otherwise it shall be determined by an average of off-site elevations at points taken around the boundary of the site. +1 *50

From: Joshua Bednarek [<mailto:joshua.bednarek@phoenix.gov>]
Sent: Wednesday, July 18, 2018 9:49 PM
To: Wade.Tinant <Wade.Tinant@kiewit.com>
Cc: Alan Stephenson <alan.stephenson@phoenix.gov>
Subject: Re: [EXTERNAL] Re: Thank You

Wade:

Ha! That was good! We agree that work needs to be done to provide clarity regarding the proposed building height. I'm out of the office this week, but will circle back with you when I get back. I know you are on vacation as well, so let me know what works well for you.

Josh

Sent from my iPhone

On Jul 13, 2018, at 8:15 AM, Wade.Tinant <Wade.Tinant@kiewit.com> wrote:

Josh/Alan,
If you can help us "Bear Down" and "Put a Fork" in the height dimension/#of stories/setback the issue it would be much appreciated. Look forward to working with you guys and likewise, if you need anything from the community, we are here to help as well.

Wade

On Jul 13, 2018, at 5:38 AM, Joshua Bednarek <joshua.bednarek@phoenix.gov> wrote:

Wade:

It was a pleasure meeting with you. We appreciate you taking an active role in this process. Please let us know if you have any other questions or if there is anything else we can do to assist you.

Josh

Sent from my iPhone

On Jul 12, 2018, at 9:39 PM, Wade.Tinant <Wade.Tinant@kiewit.com> wrote:

I wanted to say thank you for taking the time to meet with me today. I appreciate it as does the community. It was enlightening and productive.

Thank you again,

Wade

From: Wade.Tinant
To: [Kaelee Wilson](mailto:Kaelee.Wilson)
Subject: RE: Catching up
Date: Tuesday, May 15, 2018 9:26:19 AM

Let's plan on it! We have an executive in town today, so, unless I get my schedule changed, we should be good!

Do you want to call my cell [REDACTED] or do you want me to call you?

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

From: Kaelee Wilson [<mailto:kaelee.wilson@phoenix.gov>]
Sent: Tuesday, May 15, 2018 9:18 AM
To: Wade.Tinant
Subject: [EXTERNAL] RE: Catching up

Can you do a 2pm?

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

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]
Sent: Tuesday, May 15, 2018 7:19 AM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Subject: Re: Catching up

I am tied up until 10 am this morning now.

> On May 15, 2018, at 5:05 AM, Wade.Tinant <Wade.Tinant@kiewit.com> wrote:

>

> Kaelee,

> I should be out of meetings by 8 am this morning. If you can set a time, or, try to give me an hour or so heads up before you have time, I can try to get back into the office and have my info and computer in front of me.

>

> Wade

From: Wade.Tinant
To: [Kaelee Wilson](#)
Subject: RE: comments
Date: Friday, May 18, 2018 4:20:52 PM

Thank you Kaelee. Have a good weekend.

Wade

From: Kaelee Wilson [mailto:kaelee.wilson@phoenix.gov]
Sent: Friday, May 18, 2018 4:17 PM
To: Wade.Tinant
Subject: [EXTERNAL] comments

Wade,
Attached are the comments.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant
To: [Wendy Riddell](#); [Council District 2 PCC](#); [PDD Desert View VPC](#); [Kaelee Wilson](#)
Cc: [Steve Bowser](#)
Subject: RE: Critical update - Tatum & Dynamite PUD Z-22-17
Date: Thursday, May 17, 2018 10:30:33 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.emz](#)
[image008.png](#)
[image009.emz](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image014.png](#)
[image015.emz](#)
[image016.png](#)
[image017.png](#)

Floodplain management is on the routing list to review the proposal (per Kaelee). I called and inquired (again after Kaelee and I spoke). I simply relayed their comments. If the comments are incorrect, then please discuss with Floodplain Management. I called Floodplain Management so I didn't have to rely on anyone's interpretation but for the department that will make the decision. I hope the basement can be permitted.

As for any other "false or misleading" information, I have never implied any commitment to results when further research was required. Statements made with no disclaimers have been cited. Am I (or the community) not able to rely on statements and commitments made by the developer in our meetings or at Neighborhood meetings? I am happy to address any issues one on one or with this email distribution.

I am striving for accountability to statements and commitments made. I have been operating under the assumption that if the Developer makes a statement to myself or others, the community can rely on those statements. I am not afraid to put these statements and commitments in writing, nor am I willing to avoid putting statements and commitments in writing to avoid accountability. When the community is told things like "there is no rezoning with this proposal" (twice at the most recent neighborhood meeting), the community feels compelled to put things in writing for our own protection.

I am more than happy to address any and all "false and/or misleading" information to clear up any confusion. I trust you and the Developer would do the same.

I have absolutely no problem comparing knowledge or ethics at any time with anyone. I will hold people accountable to their communication – especially when the communication is used to pacify community members.

Wade

From: Wendy Riddell [mailto:wr@berryriddell.com]
Sent: Thursday, May 17, 2018 9:22 AM
To: Wade.Tinant; Jim Waring (council.district.2@phoenix.gov); Desert View Planning Group (DesertViewVPC@phoenix.gov); Kaelee Wilson (kaelee.wilson@phoenix.gov)
Cc: Steve Bowser
Subject: [EXTERNAL] RE: Critical update - Tatum & Dynamite PUD Z-22-17

Dear Wade,

As you know Steve Bowser, our engineer, and I sat down with you on April 30th to discuss our proposal. I am concerned that you now believe we made commitments to you at that meeting when we had expressly told you that we were there to better understand your concerns so that we could work with you in good faith to resolve them. We would like to be able to continue to work with you and your neighbors in good faith, and we believe that there are many things we can do to address the concerns raised to date.

However, I would ask that you please refrain from continuously circulating false and misleading information. I am concerned that perhaps you do not understand the proposal. This most recent email is a prime example. You state that the City Floodplain Department told you that a basement concept would not be permitted; in fact the City's Storm Water Policies and Standards 3.5.2.2 specifically allows basements below the flood plain elevation as long as we floodproof. The restriction you noted only applies to residential projects.

While I can appreciate that you want immediate resolution on the concerns that you have raised, as I thought I also explained in the meeting this is a long process and I ask that you please give us time to gather everyone's input, to create an even better project.

Respectfully,

Wendy R. Riddell, Esq.
BERRY RIDDELL LLC
[6750 E. Camelback Road, Suite 100](#)
[Scottsdale, Arizona 85251](#)
480-682-3902 direct
602-616-8771 cell
480-385-2757 fax
wr@berryriddell.com

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From: Wade.Tinant <Wade.Tinant@kiewit.com>
Sent: Wednesday, May 16, 2018 6:55 AM
To: Wendy Riddell <wr@berryriddell.com>; Jim Waring (council.district.2@phoenix.gov) <council.district.2@phoenix.gov>; Desert View Planning Group (DesertViewVPC@phoenix.gov) <DesertViewVPC@phoenix.gov>; Kaelee Wilson (kaelee.wilson@phoenix.gov) <kaelee.wilson@phoenix.gov>
Cc: Wade.Tinant <Wade.Tinant@kiewit.com>
Subject: Critical update - Tatum & Dynamite PUD Z-22-17

All,
I apologize for the barrage of emails. Please review the critical and newly provided information below.

Readers Digest version of the new information:

1. The basement concept, per the City of Phoenix Floodplain Management department, will not be able to obtain the required permits from the City for construction.
 - a. This doesn't affect the Community, but, if this proposal continues, please verify concepts are permissible before discussing with constituents.
 - b. This confirmation may also impact the extreme care required to maintain occupancy at Primrose while formally amending cross retention and drainage easement 2012-0775408, M.C.R.
2. Corrections Required in the Lot Development Standards Table, page 13 of the Z-22-18 Narrative
 - a. Correct Building Setback, South, to 26'-5" vs the listed minimum of 55 ft.
 - b. Correct the Cumulative Building Setback, West and Building Setback East (adjacent to Commercial) to a value between a 39 ft. and 17 ft. vs the listed minimum of 97 ft. (or diagram building footprint over the Cross Retention and Drainage Easement).
 - c. Add detail to the Maximum Height PUD Standard – Finished Grade ELEV 30.0, Max height 25 ft. 4 in, max elevation ELEV 55.3, maximum 2 stories. (Elevations per Helix Job 345 drawing).
 - d. **IN NO UNCERTAIN TERMS, REGARDLESS OF PERMITTING OR ANY OTHER UNFORSEEN ISSUES, THE MAX ELEVATION OF THE TOP OF BUILDING WILL NOT EXCEED ELEVATION 55.3**
2. Attachments: Alliance Survey plat, Current parcel survey plat, proposed site plan, existing topo



Backup information

1. Discussion with Floodplain management 5/14/18
 - a. Per discussion with Floodplain management personnel on 5/14, no building below the floodplain would be permitted on this parcel.
 - i. This is consistent with the Primrose and CVS buildings on adjacent parcels in the same AO floodplain.
 - ii. The City of Phoenix, PUD Procedures Outline provides a PUD Application Submittal Checklist on page 10 of 54
 1. One of the requirements of this checklist is to submit the PUD Infrastructure Fact Finding Summary listed on pages 8 and 9 of 54
 2. This checklist (and subsequent application), if complete, would have
 - a. required the Applicant to acknowledge the site is in a floodplain
 - b. Contact the Floodplain Management on the 5th floor.
 - c. Called out easements on the parcel.
 - d. Why wasn't the Infrastructure Fact Finding Checklist completed, as required, before the application was submitted?
 - e. Why wasn't this information provided as required per PUD Submittal requirements, K. Infrastructure (pg. 15 of 54)?
 - iii. Regardless, the Developer, on multiple occasions, has made it clear and committed to:
 1. Finished grade will be at ELEV 30.0 (we are not building any pad)
1. Inconsistencies in the Lot Development Standards (narrative page 13)
 - a. Office/Storage building
 - i. RKAAsite plan drawing RKAAsite # 17189.50 clearly dimensions the clear space to the adjacent R-18 tract G as 26'-5", yet, the table says the Building setback on the South is a minimum of 55' (markup attached)
 - ii. **The Development Standards Table is wrong. Per the Developers own drawing, the minimum setback on the South side is 26'-5".**
 - b. East & West Building Setbacks
 - i. Between the R-18 Tract 1 on the West and Drainage Easement 2012-0775408 on the East, there is at most, 250 ft. of available width, and, at least, 110 ft. of available width (markup attached)
 1. Building "A" ranges from 211 ft. wide to 93 ft. wide in this dimension (markup attached)
 2. These max and min values roughly coincide in location
 3. Total clear space (i.e. combined East AND West setback distances) ranges from 39 ft. to 17ft
 4. However, on Page 13 on the Lot Development Standards, the PUD is lists the setback on the West as a minimum of 77 ft., and the setback on the East a minimum of 20 ft., or, a total of 97 ft. of clears space.
 5. **Either the setbacks on Page 13 are incorrect, a substantial amount of Building "A" is constructed over an established Easement, or, some combination of both.**
 - a. Developer should continue to submit information like the Alliance survey drawing to clearly illustrate Easements in effect.
 - b. Per the Developers narrative
 1. Per RKAAsite # 17189.50, Site Data, Max Height = 25'-4"
 2. All renderings show a roof line of 25'-4" above finished grade.
 3. Update table to the Developers commitments of Finished Grade at ELEV 30.0, Max height of 25 ft. 4 in, Max building ELEV = 55.3
 4. Developer has committed to relocating roof mounted equipment to NE corner of Bldg. A to reduce height of parapet wall on West and South sides of Bldg.
 - a. Parapet walls on the West and South sides of Bldg A should be limited to 1 ft.

At some point in the future I will provide an "all in" summary of all challenges, questions, concerns, etc. posed to date in regards to the narrative to PUD Z-22-18 to capture everything in one document.

Wade [REDACTED]
[REDACTED]

From: Wade.Tinant
To: [PDD Desert View VPC](#); [Kaelee Wilson](#); [Joel Carrasco](#)
Subject: Re: Definition check - Tatum & Dynamite
Date: Monday, May 14, 2018 6:55:10 AM

Kaelee,

I know folks are busy. Has anyone had a chance to run these definitions to ground? If not, do you know when we can expect an answer?

I would certainly like to have the City's opinion on these definitions as we prepare to review the City's comments on the proposed pud.

On that subject, when we communicated last week you were hoping to issue the staff's initial comments to the Developer early this week. Do you have a more definite schedule on the eta yet?

Thank you.

Wade

On May 8, 2018, at 9:24 PM, Wade.Tinant <Wade.Tinant@kiewit.com> wrote:

I don't believe I forwarded this request for clarification from zoning.

Begin forwarded message:

From: Wade.Tinant <Wade.Tinant@kiewit.com>
Date: May 2, 2018 at 7:45:25 PM PDT
To: "Kaelee Wilson (kaelee.wilson@phoenix.gov)" <kaelee.wilson@phoenix.gov>
Cc: "joel.carrasco@phoenix.gov" <joel.carrasco@phoenix.gov>
Subject: Definition check - Tatum & Dynamite

Kaelee,

I have been through the General Plan, North Land Use Plan and the proposal. I have a couple of questions on definitions:

<!--[if !supportLists]-->1. <!--[endif]-->The proposal mentions at least 4 times that this is a "corner" lot. Every definition I can find of a corner lot requires a lot to be at the intersection of two streets, with lot lines intersecting at the corner of the lot.

<!--[if !supportLists]-->a. <!--[endif]-->Can you confirm whether or not this parcel is a corner lot?

<!--[if !supportLists]-->2. <!--[endif]-->The proposal mentions at least 4 times that the Phoenix General Plan calls for this parcel to be commercial. When I look at both the Phoenix General Plan and the North Use Plan, I see that the only commercial in this area

was to be North of Dynamite and west of Tatum.

<!--[if !supportLists]-->a. <!--[endif]-->Can you confirm that while this parcel has been zoned C-1, this parcel, per the General Plan and North Land Use Plan was not shown as commercial?

<!--[if !supportLists]-->3. <!--[endif]-->The proposal mentions in several locations that the intersection of Tatum & Dynamite is a “core” or “area”. Again, after a thorough review of the both the Phoenix General Plan and the North Land Use Plan, I cannot find a single reference to Tatum & Dynamite being identified as a core, area or corridor.

<!--[if !supportLists]-->a. <!--[endif]-->Can you confirm that this intersection, per the Phoenix General Plan and North Land Use Plan, is not a core, area or corridor?

Thank you.

Wade

From: secostanzo67
To: [Kaelee Wilson](#)
Subject: RE: Dynamite and tatum
Date: Tuesday, June 05, 2018 8:28:32 AM

Thank you Kaelee for your reponse and clarifications.

How may we find out in enough time of when and where these meetings take place? I want to attend although I'm guessing no citizen(s) have ever stopped the building and these meetings are just required for the record.

Arizona's non-commitment to clean future is obvious with their answer to high pollution advisories is "stay inside" rather than taking steps to clean up. And not advancing to solar in the most open, sunny spot in the country is a true shame.

Are there any State Governemnt agencies dealing with these issues publicly? It is such a loss for a newer city to not take advantage of the opportunity to build environmentally responsibly and with water conservation in mind ESPECIALLY in the desert!

I know complaing does.nothing but hoping there is a.way to be properly informed and take positive.action with our State officials beyond letters.


Out of curiosity, I have to ask why neighborhoods must be surrounded by walls? Is there a practical purpose? They look like prison yards! And WHY oh WHY is all and everything beige? Is it actually required?

I appreciate your wisdom and communications.

Thank you kindly,
Simone

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Date: 6/4/18 4:00 PM (GMT-07:00)
To: secostanzo67 <>
Subject: RE: Dynamite and tatum

Simone,

I would like to clarify that the meeting this past week was not a city meeting. It is a required neighborhood meeting that the applicant is required to hold. The official City meetings are the Village Planning Committee, Planning Commission and City Council. At those meetings the committee members and councilmembers will vote on the case. There was no voting at the meeting facilitated by the applicant. I encourage you to attend the city meetings and voice your concerns

once those meetings are scheduled.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix

Planning and Development Department

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

Office: (602) 534-7696

From: secostanzo67 [REDACTED]

Sent: Monday, June 04, 2018 6:31 AM

To: Kaelee Wilson <kaelee.wilson@phoenix.gov>

Subject: RE: Dynamite and tatum

Thank you Kalee,

The City basically and purposely make it impossible to have a say. Giving us no prior detailed information like a mass mailing with specifics, instead they put up a white sign as from the last century and so people will stay uninformed and City will be able to build build build. And giving us ONE hour to vote during rush hour and when people coming from work, we know you gave the ability for electronic votes but then people would be able to vote!

The City is continuing to overcrowd and overbuild in our neighborhood. They never

turn down the commercial developers and corporate home builders who pack these poorly built beige boxes and giant prison walls around them making the most ugly homogenized neighborhoods. At least require them to do something environmenally responsible for the future. It is the 21st century and we need conservation of water, proper installation and how about solar in the valley of the sun!

I understand you are just the messenger but it should be known we all know there is little we can do to fight this and all the other over developing! This is espeically true when the City purposely gives us so little information and time to respond.

Thank you for your consideration.

Simone

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: Kaelee Wilson <kaelee.wilson@phoenix.gov>

Date: 6/1/18 1:13 PM (GMT-07:00)

To: secostanzo67 [REDACTED] >

Subject: RE: Dynamite and tatum

I will add your email to the case file that will follow the case through the public hearing process. I would also like to add that no vote took place last night.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix

Planning and Development Department

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

Office: (602) 534-7696

From: secostanzo67 [REDACTED]

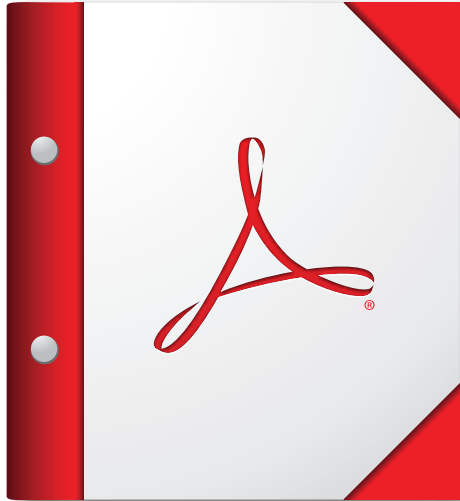
Sent: Thursday, May 31, 2018 4:48 PM

To: Council District 2 PCC <council.district.2@phoenix.gov>; PDD Desert View VPC <desertviewvpc@phoenix.gov>

Subject: Dynamite and tatum

We are out of town so unable to come vote tonight against the proposed storage unit on Dynamite Blvd. near Tatum intersection. Please no more destroying our neighborhood and overdeveloping. And if you must continue at least make the builders of all housing and commercial spaces comply with eco and environmental friendly guidelines as well as saving water supply. Thank you Mr and Mrs Skjerseth

Sent from my T-Mobile 4G LTE Device



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From: Ashley [REDACTED]
To: [Kaelee Wilson](mailto:Kaelee.Wilson@phoenix.gov)
Subject: RE: NO to Re-Zoning case PUD Z-22-18
Date: Tuesday, May 01, 2018 4:19:48 PM

Feel free to give me a call tomorrow if you want me to just walk you through it.

From: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Sent: Tuesday, May 1, 2018 4:14 PM
To: Ashley [REDACTED] <[\[REDACTED\]@berryriddell.com](mailto:[REDACTED]@berryriddell.com)>
Subject: RE: NO to Re-Zoning case PUD Z-22-18

Really?! I have never done that. I will definitely look into that more tomorrow.

From: Ashley [REDACTED] <[\[REDACTED\]@berryriddell.com](mailto:[REDACTED]@berryriddell.com)>
Sent: Tuesday, May 01, 2018 4:12 PM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Subject: RE: NO to Re-Zoning case PUD Z-22-18

I use Outlook and was able to set a filter to direct these to a separate folder. Then I think you should be able Select All and send me a bunch of them in one email.

Ashley [REDACTED]
Planning Assistant
BERRY RIDDELL LLC
[REDACTED] | Scottsdale, Arizona 85251
[REDACTED] <[\[REDACTED\]@berryriddell.com](mailto:[REDACTED]@berryriddell.com)>

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From: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Sent: Tuesday, May 1, 2018 4:05 PM
To: Ashley [REDACTED] <[\[REDACTED\]@berryriddell.com](mailto:[REDACTED]@berryriddell.com)>
Subject: RE: NO to Re-Zoning case PUD Z-22-18

I am literally getting one a minute. I probably have 20 more that I don't have time to send over right now. I can't imagine what my inbox is going to look like tomorrow morning.

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Ashley [REDACTED] [@berryriddell.com](mailto:[REDACTED]@berryriddell.com)]

Sent: Tuesday, May 01, 2018 4:03 PM

To: Kaelee Wilson <kaelee.wilson@phoenix.gov>

Subject: RE: NO to Re-Zoning case PUD Z-22-18

RIP your inbox. You're an angel for taking the time to send these!

From: Kaelee Wilson <kaelee.wilson@phoenix.gov>

Sent: Tuesday, May 1, 2018 3:50 PM

To: Ashley [REDACTED] [@berryriddell.com](mailto:[REDACTED]@berryriddell.com)>

Subject: FW: NO to Re-Zoning case PUD Z-22-18

Get ready for about twenty more

From: Merle [REDACTED] [@actionnetwork.org](mailto:[REDACTED]@actionnetwork.org)]

Sent: Tuesday, May 01, 2018 11:44 AM

To: Kaelee Wilson <kaelee.wilson@phoenix.gov>

Subject: NO to Re-Zoning case PUD Z-22-18

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Merle [REDACTED]
[REDACTED]@hotmail.com

Cave Creek, Arizona 85331

|

From: Ashley [REDACTED]
To: [Kaelee Wilson](#)
Subject: RE: NO to Re-Zoning case PUD Z-22-18
Date: Tuesday, May 01, 2018 4:12:08 PM

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Ashley [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] | Scottsdale, Arizona 85251
[REDACTED] [@berryriddell.com](#)

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Kaelee Wilson
Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

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Sent: Tuesday, May 01, 2018 4:03 PM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Subject: RE: NO to Re-Zoning case PUD Z-22-18

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From: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Sent: Tuesday, May 1, 2018 3:50 PM
To: Ashley [REDACTED] <[\[REDACTED\]@berryriddell.com](mailto:[REDACTED]@berryriddell.com)>
Subject: FW: NO to Re-Zoning case PUD Z-22-18

Get ready for about twenty more

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Merle [REDACTED]
[REDACTED] <[\[REDACTED\]@hotmail.com](mailto:[REDACTED]@hotmail.com)>

Cave Creek, Arizona 85331

From: Ashley [REDACTED]
To: [Kaelee Wilson](mailto:Kaelee.Wilson@phoenix.gov)
Subject: RE: NO to Re-Zoning case PUD Z-22-18
Date: Tuesday, May 01, 2018 4:03:19 PM

RIP your inbox. You're an angel for taking the time to send these!

From: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Sent: Tuesday, May 1, 2018 3:50 PM
To: Ashley [REDACTED] <[\[REDACTED\]@berryriddell.com](mailto:[REDACTED]@berryriddell.com)>
Subject: FW: NO to Re-Zoning case PUD Z-22-18

Get ready for about twenty more

From: Merle [REDACTED] <[\[REDACTED\]@actionnetwork.org](mailto:[REDACTED]@actionnetwork.org)>
Sent: Tuesday, May 01, 2018 11:44 AM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Subject: NO to Re-Zoning case PUD Z-22-18

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Merle [REDACTED]
[REDACTED] <[\[REDACTED\]@hotmail.com](mailto:[REDACTED]@hotmail.com)>

Cave Creek, Arizona 85331

1

From: Ashley [REDACTED]
To: [Kaelee Wilson](#)
Subject: RE: NO to Re-Zoning case PUD Z-22-18
Date: Tuesday, May 01, 2018 10:20:48 AM

OMG! Sorry to blow up your inbox! Just keep forwarding, please and thank you!

Ashley [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] | Scottsdale, Arizona 85251
[REDACTED] [@berryriddell.com](#)

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From: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Sent: Tuesday, May 1, 2018 10:17 AM
To: Ashley [REDACTED] [@berryriddell.com](#)>
Subject: RE: NO to Re-Zoning case PUD Z-22-18

Literally just ran to the restroom and have nine more. Your email account might mark me as spam, ha!

Kaelee Wilson
Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Ashley [REDACTED] [@berryriddell.com](#)]
Sent: Tuesday, May 01, 2018 10:10 AM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Subject: RE: NO to Re-Zoning case PUD Z-22-18

Keep them coming! We want to have a complete list of any correspondences you receive. I know this is tedious for you and I really appreciate your help.

Ashley Porter

[REDACTED]

[REDACTED]

[REDACTED] | Scottsdale, Arizona 85251

[REDACTED] [@berryriddell.com](mailto:[REDACTED]@berryriddell.com)

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From: Kaelee Wilson <kaelee.wilson@phoenix.gov>

Sent: Tuesday, May 1, 2018 10:07 AM

To: Ashley [REDACTED] [@berryriddell.com](mailto:[REDACTED]@berryriddell.com)>

Subject: RE: NO to Re-Zoning case PUD Z-22-18

I am so sorry to blow up you inbox but you're about to get five more.

From: Ashley [REDACTED] [@berryriddell.com](mailto:[REDACTED]@berryriddell.com)]

Sent: Tuesday, May 01, 2018 10:00 AM

To: Kaelee Wilson <kaelee.wilson@phoenix.gov>

Subject: RE: NO to Re-Zoning case PUD Z-22-18

Kaelee,

I really appreciate you send these. We are tracking them so please continue to forward any correspondence you receive.

Ashley [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] | Scottsdale, Arizona 85251

[REDACTED] [@berryriddell.com](mailto:[REDACTED]@berryriddell.com)

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From: Kaelee Wilson <kaelee.wilson@phoenix.gov>

Sent: Tuesday, May 1, 2018 9:43 AM

To: Ashley [REDACTED] [berryriddell.com](mailto:[REDACTED]@berryriddell.com)>

Subject: FW: NO to Re-Zoning case PUD Z-22-18

From: Ruth [REDACTED] [\[REDACTED\]@actionnetwork.org](mailto:[REDACTED]@actionnetwork.org)]

Sent: Tuesday, May 01, 2018 9:42 AM

To: Kaelee Wilson <kaelee.wilson@phoenix.gov>

Subject: NO to Re-Zoning case PUD Z-22-18

Kaelee Wilson,

I am firmly against the rezoning of the parcel located on the southwest corner of Dynamite and Tatum (PUD Z-22-18).

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Ruth [REDACTED]
[REDACTED] [\[REDACTED\]@hotmail.com](mailto:[REDACTED]@hotmail.com)

Cave Creek, Arizona 85331

|

From: Ashley [REDACTED]
To: [Kaelee Wilson](#)
Subject: RE: NO to Re-Zoning case PUD Z-22-18
Date: Tuesday, May 01, 2018 10:10:11 AM

Keep them coming! We want to have a complete list of any correspondences you receive. I know this is tedious for you and I really appreciate your help.

Ashley [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] | Scottsdale, Arizona 85251
[REDACTED] [@berryriddell.com](#)

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Subject: RE: NO to Re-Zoning case PUD Z-22-18

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Ashley [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] | Scottsdale, Arizona 85251
[REDACTED] [@berryriddell.com](#)

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Ruth [REDACTED]
[REDACTED] <[\[REDACTED\]@hotmail.com](mailto:[REDACTED]@hotmail.com)>

Cave Creek, Arizona 85331

|

From: Ashley [REDACTED]
To: [Kaelee Wilson](#)
Subject: RE: NO to Re-Zoning case PUD Z-22-18
Date: Tuesday, May 01, 2018 9:59:37 AM

Kaelee,

I really appreciate you send these. We are tracking them so please continue to forward any correspondence you receive.

Ashley [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] | Scottsdale, Arizona 85251
[REDACTED] [@berryriddell.com](#)

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Subject: FW: NO to Re-Zoning case PUD Z-22-18

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Ruth [REDACTED]
[REDACTED]@hotmail.com

Cave Creek, Arizona 85331

|

From: Ashley [REDACTED]
To: [Kaelee Wilson](mailto:Kaelee.Wilson@phoenix.gov)
Subject: RE: NO to Re-Zoning case PUD Z-22-18
Date: Tuesday, May 01, 2018 4:22:57 PM

So I looked a little further and you can actually set these up so they can automatically forward to me. Give me a call when you're free and I'll walk you through it.

From: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Sent: Tuesday, May 1, 2018 4:14 PM
To: Ashley [REDACTED] <[\[REDACTED\]@berryriddell.com](mailto:[REDACTED]@berryriddell.com)>
Subject: RE: NO to Re-Zoning case PUD Z-22-18

Really?! I have never done that. I will definitely look into that more tomorrow.

From: Ashley [REDACTED] <[\[REDACTED\]@berryriddell.com](mailto:[REDACTED]@berryriddell.com)>
Sent: Tuesday, May 01, 2018 4:12 PM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Subject: RE: NO to Re-Zoning case PUD Z-22-18

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Ashley [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] | Scottsdale, Arizona 85251
[REDACTED] <[\[REDACTED\]@berryriddell.com](mailto:[REDACTED]@berryriddell.com)>

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Subject: RE: NO to Re-Zoning case PUD Z-22-18

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Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

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Sent: Tuesday, May 01, 2018 4:03 PM

To: Kaelee Wilson <kaelee.wilson@phoenix.gov>

Subject: RE: NO to Re-Zoning case PUD Z-22-18

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From: Kaelee Wilson <kaelee.wilson@phoenix.gov>

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Subject: FW: NO to Re-Zoning case PUD Z-22-18

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From: Merle [REDACTED] [@actionnetwork.org](mailto:[REDACTED]@actionnetwork.org)]

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Subject: NO to Re-Zoning case PUD Z-22-18

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Merle [REDACTED]
[REDACTED]@hotmail.com

Cave Creek, Arizona 85331

|

From: Wade.Tinant
To: [Kaelee Wilson](mailto:Kaelee.Wilson@phoenix.gov)
Subject: RE: Post application meeting for PUD Z-22-18
Date: Tuesday, May 08, 2018 2:49:40 PM

Would that packet be provided to the folks at the Village Planning Committee, planning commission and/or city council?

Have the emails and questions I have posed been considered in the comments that will be provided to the applicant? Are these at least logged as neighborhood issues that the Developer should be implementing or addressing?

Thank you again for your help.

Wade

From: Kaelee Wilson [mailto:kaelee.wilson@phoenix.gov]
Sent: Tuesday, May 08, 2018 2:44 PM
To: Wade.Tinant
Subject: [EXTERNAL] RE: Post application meeting for PUD Z-22-18

Wade,
Your emails will be included in the information provided in the packet to the public hearing bodies.

Thanks,

Kaelee Wilson
Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant [mailto:Wade.Tinant@kiewit.com]
Sent: Tuesday, May 08, 2018 2:42 PM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Subject: RE: Post application meeting for PUD Z-22-18

I apologize, I meant when do you expect to issue the staff's comments to the applicant. Sounds like that is the beginning of next week.

I trust that the emails I have sent in regards to the proposal, site plan, general Phx plan, north use plan and PUD will be considered part of the "Neighborhood Issues" that need to be resolved,

correct?

Thank you for the prompt responses.

Wade

From: Kaelee Wilson [<mailto:kaelee.wilson@phoenix.gov>]
Sent: Tuesday, May 08, 2018 2:36 PM
To: Wade.Tinant

Wade,

Comments provided to the applicant? Or comments provided to staff? I hope to have the comments completed by the beginning of next week.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista
t
City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]
Sent: Tuesday, May 08, 2018 2:33 PM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Subject: RE: Post application meeting for PUD Z-22-18

Another couple of questions:

1. Do you have an estimated date to provide the comments to the applicant?
2. Part of the neighborhood frustration is that several comments provided in early January are still applicable to the current proposal and very few have been addressed. Would an open action item log or the some of the markups we provided last time help?

Wade

From: Kaelee Wilson [<mailto:kaelee.wilson@phoenix.gov>]
Sent: Tuesday, May 08, 2018 10:16 AM
To: Wade.Tinant
Subject: [EXTERNAL] RE: Post application meeting for PUD Z-22-18

Wade,

There is not a post applicant meeting in the near future for this case. The PUD process works a little bit differently than an standard rezoning case. The next step is that I send the applicant staff's first

review comments. If they request a meeting to discuss, it is simply a meeting. Then the applicant resubmits a second submittal of the PUD with modifications. The post-application meeting won't happen until the case is closer to go to the VPC for action. To clarify, they will go to VPC for information only prior to a post-application meeting. None of these meeting dates have been set.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]

Sent: Monday, May 07, 2018 6:06 PM

To: Kaelee Wilson <kaelee.wilson@phoenix.gov>

Subject: Post application meeting for PUD Z-22-18

Kaelee,

Has the date and time for this meeting been set? I understand that the meeting is between the Developer and the City and that I would not attend. There are deliverables due at this meeting that I want to ensure I request as soon as they are public records. Please advise if and when the post application meeting has been set.

Wade

From: Wade.Tinant
To: [Kaelee Wilson](mailto:Kaelee.Wilson)
Subject: RE: Post application meeting for PUD Z-22-18
Date: Tuesday, May 08, 2018 2:42:07 PM

I apologize, I meant when do you expect to issue the staff's comments to the applicant. Sounds like that is the beginning of next week.

I trust that the emails I have sent in regards to the proposal, site plan, general Phx plan, north use plan and PUD will be considered part of the "Neighborhood Issues" that need to be resolved, correct?

Thank you for the prompt responses.

Wade

From: Kaelee Wilson [mailto:kaelee.wilson@phoenix.gov]
Sent: Tuesday, May 08, 2018 2:36 PM
To: Wade.Tinant

Wade,

Comments provided to the applicant? Or comments provided to staff? I hope to have the comments completed by the beginning of next week.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

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City of Phoenix

Planning and Development Department

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

Office: (602) 534-7696

From: Wade.Tinant [mailto:Wade.Tinant@kiewit.com]
Sent: Tuesday, May 08, 2018 2:33 PM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Subject: RE: Post application meeting for PUD Z-22-18

Another couple of questions:

1. Do you have an estimated date to provide the comments to the applicant?
2. Part of the neighborhood frustration is that several comments provided in early January are still applicable to the current proposal and very few have been addressed. Would an open action item log or the some of the markups we provided last time help?

Wade

From: Kaelee Wilson [<mailto:kaelee.wilson@phoenix.gov>]
Sent: Tuesday, May 08, 2018 10:16 AM
To: Wade.Tinant
Subject: [EXTERNAL] RE: Post application meeting for PUD Z-22-18

Wade,

There is not a post applicant meeting in the near future for this case. The PUD process works a little bit differently than an standard rezoning case. The next step is that I send the applicant staff's first review comments. If they request a meeting to discuss, it is simply a meeting. Then the applicant resubmits a second submittal of the PUD with modifications. The post-application meeting won't happen until the case is closer to go to the VPC for action. To clarify, they will go to VPC for information only prior to a post-application meeting. None of these meeting dates have been set.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

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Wade

From: Wade.Tinant
To: [Kaelee Wilson](mailto:Kaelee.Wilson@phoenix.gov)
Subject: RE: Post application meeting for PUD Z-22-18
Date: Tuesday, May 08, 2018 2:27:25 PM

Thank you Kaelee. Can I get a copy of the staff's first review comments when they are complete? Also, will the emails and information I have sent to you in regards to the Proposal itself, General Plan, North Land Use Plan and PUD process be posed to the developer? What is the best way for me to stay in the loop on where we are at with comments, second submittal, etc?

Should I pose the questions to the Developer directly in regards to the General Plan and North Land Use Plan?

Wade

From: Kaelee Wilson [mailto:kaelee.wilson@phoenix.gov]
Sent: Tuesday, May 08, 2018 10:16 AM
To: Wade.Tinant
Subject: [EXTERNAL] RE: Post application meeting for PUD Z-22-18

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Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

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From: Wade.Tinant
To: [Kaelee Wilson](mailto:Kaelee.Wilson@phoenix.gov)
Subject: RE: Post application meeting for PUD Z-22-18
Date: Tuesday, May 08, 2018 2:55:33 PM

Perfect. Thank you and I think I'm clear. Look forward to seeing the comments to the applicant. I will continue to send in any questions or concerns as they are developed.

Thank you again.

Wade

From: Kaelee Wilson [mailto:kaelee.wilson@phoenix.gov]
Sent: Tuesday, May 08, 2018 2:54 PM
To: Wade.Tinant
Subject: [EXTERNAL] RE: Post application meeting for PUD Z-22-18

Wade,

The packet will follow the case through the entire public process all of those hearing bodies. Staff takes all things into consideration when issues our comments, including neighborhood concerns.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant [mailto:Wade.Tinant@kiewit.com]
Sent: Tuesday, May 08, 2018 2:50 PM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Subject: RE: Post application meeting for PUD Z-22-18

Would that packet be provided to the folks at the Village Planning Committee, planning commission and/or city council?

Have the emails and questions I have posed been considered in the comments that will be provided to the applicant? Are these at least logged as neighborhood issues that the Developer should be implementing or addressing?

Thank you again for your help.

Wade

From: Kaelee Wilson [<mailto:kaelee.wilson@phoenix.gov>]
Sent: Tuesday, May 08, 2018 2:44 PM
To: Wade.Tinant
Subject: [EXTERNAL] RE: Post application meeting for PUD Z-22-18

Wade,

Your emails will be included in the information provided in the packet to the public hearing bodies.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

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Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

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City of Phoenix

Planning and Development Department

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

Office: (602) 534-7696

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Thanks,

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Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix

Planning and Development Department

rd

200 West Washington Street, 3 Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]
Sent: Monday, May 07, 2018 6:06 PM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>
Subject: Post application meeting for PUD Z-22-18

Kaelee,

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Wade

From: [Kaelee Wilson](#)
To: [David Leshner](#); [PDD Desert View VPC](#); [Jim Waring](#)
Subject: RE: Proposed Self Storage - Tatum & Dynamite
Date: Monday, August 06, 2018 9:54:10 AM

David,

Thank you for the letter, it will be added to the case file. I want to inform you that there will not be a vote tomorrow night. The case is going before the Village for an information presentation only. A vote amongst the Village Planning Committee members will happen at a later date.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: David [REDACTED]@yahoo.com]
Sent: Sunday, August 05, 2018 10:13 PM
To: PDD Desert View VPC <desertviewvpc@phoenix.gov>; Jim Waring <Jim.Waring@phoenix.gov>
Subject: Proposed Self Storage - Tatum & Dynamite

Dear Desert Village Planning Committee and Councilman Waring,

I live in the Diamond Creek Homeowners Association and will be attending the meeting on Tuesday, August 7th with my family (my wife and three kids) as your decision for this PUD – Storage Facility will have a great impact on our future in the neighborhood.

I know this is a tough decision and there are a lot of factors involved as you want to promote growth in the area, but I'm very concerned about this land being charged to what is C2 zoning even if you want to call it a PUD rezone for storage facility only.

My biggest concern is that there is no separation between the neighborhood and this building. From the side closest to our home you will have a total of 56 ft. – 9 inches from the fence line to where this builds. To put that in perspective the distance between my house and my neighbor's house next to me is 35 feet (you are only adding a total of 22 feet for the construction of this building in relation to the fence line of the Diamond Creek HOA which is a view fence and not a block wall.

When you look at the commercial developments across the street of Dynamite and on the other side of Tatum you have large walls with washes in between those walls and then the construction – you do not have that with our HOA and this commercial development which is why there should be serious consideration on declining this from being developed.

There are safety concerns as well that this opens up our HOA to potential threats and as a father to three kids under five that will actively be playing outside and in direct site of people using this storage facility that is a major concern. In addition, there are health concerns about the potential risk of the cell phone towers that will be put up as revenue for this developer.

I also wanted to share a list for you with all the self-storage facilities that already exist in our area. I was amazed to find out that there are more self-storage facilities than Starbucks in this area. I'm providing the list to show that there are a lot of storage facilities already in our area and we are potentially building something that could bottom out. There are several other storage facilities also being developed or in consideration in our area. Another one is being done by the same developer at Lone Mountain and Scottsdale Road.

I'm hoping we get a fair shot and vote on Tuesday and I hope you see the concerns on this development as this vacant land is not meant for a large C2 storage facility. I completely understand it will be developed in the future and I will fully support a C1 development, but this is trying to fit something into the neighborhood that doesn't fit and will ruin the beauty, safety and values of our neighborhood.
Thanks for your time,

David & Stacey [REDACTED]

Please consider the environment before printing this email.

***** Internet Email Confidentiality *****

The information contained in this message (including any attachments) may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that it is strictly prohibited (a) to disseminate, distribute or copy this communication or any of the information contained in it, or (b) to take any action based on the information in it. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer.

From: Wade.Tinant
To: Kaelee.Wilson
Subject: RE: Questions from the community- PUD process and PUD Z-22-18 status
Date: Monday, May 21, 2018 12:09:18 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Z-R9-17-H2.pdf](#)
[Z-SP-16-17-H2.pdf](#)

Kaelee,

Please see my notes behind your responses below. If it would be easier to talk and you have time for a quick call, that would be fine as well.

From: Kaelee Wilson [mailto:kaelee.wilson@phoenix.gov]
Sent: Monday, May 21, 2018 10:27 AM
To: Wade.Tinant
Subject: [EXTERNAL] RE: Questions from the community- PUD process and PUD Z-22-18 status

Wade,

1. Yes, a pre-application meeting was held. Minutes are not taken during these meetings. If you would like a copy of those items, a document retrieval request will need to be filed.
 - a. I have attached the pre-application meeting minutes from the original proposal for reference. The notes say the pre-application notes (and signature page) are to be included with the rezoning application. I will do a public records request.
2. Yes, they submitted a fact-finding form.
 - a. Can I get a copy of this form or do I need to do a public records request for this document as well? It looks like this is a document that Planning would produce and provide to the Developer (?).
3. Please further explain what you mean by this? A summary of the meeting is given at the post-application meeting which hasn't been held or scheduled yet.
 - a. The PUD Procedure says that the Neighborhood meeting summary will be provided within 5 days of the meeting **AND** 5 days prior to the post application meeting. It is "and", not "or".
4. The applicant is holding their second neighborhood meeting on May 31st.
 - a. I'm ok with this. I am confused though – the PUD Procedure has a very prescriptive letter template that the Developer is not using for this meeting (hence the confusion).
5. We cannot hold up the process of the meetings. It is up to the applicant on how they choose to proceed.
 - a. Doesn't the Village Planner set the dates for the Developer to attend the Village Planning meetings? All the community is asking for is to schedule the presentations at these Village Meetings starting in September when school resumes and our community is back in town. I guess we can play this by ear and seen when the proposal is resubmitted.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant [mailto:Wade.Tinant@kiewit.com]
Sent: Saturday, May 19, 2018 3:34 PM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>; PDD Desert View VPC <desertviewvpc@phoenix.gov>
Cc: Wade.Tinant <Wade.Tinant@kiewit.com>
Subject: Questions from the community- PUD process and PUD Z-22-18 status

Kaelee,

I appreciate your continued support in answering questions.

I am receiving questions from the community that I am not able to answer in regards to the PUD process. Can you help me by answering the questions below? I have referenced page numbers from the PUD Procedures Outline where I thought applicable.

Readers Digest version (with details below):

1. Was the Pre-Application meeting held? If so, can the minutes and signature list of attendees be provided? (page 3 of 54)
2. Was the Fact Finding requested? Was it performed? Was it waived? (page 3 of 54)
3. Is the required information from the May 3rd Neighborhood Meeting posted and available for the Community to review?(page 4 of 54)
4. Does the Director of Planning and Development intend to waive the Second Neighborhood Meeting? (page 4 of 54)

5. Do the Village Planners intend to support the Community in their request this PUD Z-22-18 not be discussed at any Village Planning Committee meetings until school resumes in the fall? We have multiple neighbors that leave for the summer (snow birds, extended summer vacations with the kids, etc.). Councilman Waring seemed to think this was reasonable when we all spoke. (page 4 of 54).

Supporting information for the questions posed above:

1. Can you confirm the Pre-Application Meeting was not held? I know we exchanged emails on April 9th to the effect that this meeting had been waived, but I'd like to confirm the meeting was not held. If it was held, would it be possible to obtain the meeting minutes and signatures of attendees?

PRE-APPLICATION MEETING

The Pre-Application meeting *must* be held before staff will accept a rezoning application. Please note that there may be up to three (3) weeks between the date that the Pre-Application Meeting form is filed with the Planning and Development Department and the date of the Pre-Application Meeting. To schedule a required pre-application meeting with the Planning and Development Department, please fill out the Pre-Application Meeting form (page 6) and bring it to the Planning and Development Department, 2nd Floor, Phoenix City Hall, 200 West Washington Street, where you will be provided with your meeting date and time with the Planning and Development Department.

- You are also required to contact the Planning and Development Department to conduct a PUD Fact Finding (page 8) to determine if your site will have any development issues that should be addressed during the PUD process. Please call 602-262-7811 to request a PUD Fact Finding. This requirement may be waived at the discretion of the Planning and Development Director or their designee.
- Your site may be within a Public Airport Disclosure Area, Impact Fee Area, or adjacent to an SRP Canal and other requirements may apply. Please refer to Required Supplemental Forms and Information section of this packet for applicable forms (pages 29-46).

2. Can you confirm that the Fact Finding (PUD Process pages 8-9 of 54) was requested? Can you confirm whether the Fact Finding was completed or waived by the Planning and Development Director or their designee? (See first bullet point in the excerpt above). Can this document be obtained, or, if the requirement was waived, can the approval of the waiver be obtained? Here is why I ask:

- a. This application was submitted on 3/27/18.
 - i. As of May 18th, for the first time (outside of community concerns), the recognition of the parcel being in an AO floodplain has been recognized (by the Village Planners, not the Developer). This would have been addressed by Fact Finding questions 13 and 15.
 - ii. This discussion with Floodplain Management, before the Application was submitted, would have allowed the Developer to offer specific details about permitting a basement in an AO floodplain and would have potentially prevented me from calling Floodplain Management and would have prevented the Developer from inaccurately requesting **"I would ask that you please refrain from continuously circulating false and misleading information."**
 - iii. The requirements in the Fact Finding document could potentially have spared these verbal assaults, from the Developer to the Community. The PUD process is intended to encourage collaboration, not drive wedges.

Grading and Drainage Requirements

13. This project is in a Designated Floodplain. Contact Floodplain Management on the Fifth Floor.
14. Infill Incentive Area: _____
15. Other: _____ Year _____ Hour Retention _____

Additional Discussion: _____

Contact _____ for questions regarding the Civil Information

This publication can be made available in alternate formats (Braille, large print, computer diskette, or audiotape) upon request. Contact the Development Services Department at (602) 262-7811 voice or (602) 534-5500 TTY.

- iv. The community has inquired about the security gates. These inquiries would have been addressed by Fact Finding question 21.
- v. The community has raised questions about compliance with the Driveway Ordinance. This would have been addressed by Fact Finding question 22.

may not extend into queuing lanes.

21. Consult Gate-Controlled Access Requirements handout for additional requirements and design details.
22. The Driveway Ordinance prohibits commercial access to alleys that abut residential property. Access may be considered upon appeal to the Driveway Hearing Officer.
23. Provide an 18' set back from the back of sidewalk to the garage door (20' if swing opening door provided).
24. File and pursue abandonment of _____

Additional Discussion

Contact _____ for questions regarding the Traffic information

Note: These notes are valid for one year and are subject to change by ordinance, legislation, or plan modification.

TRT/DOC/00383

- b. As of May 18th, nearly two months and one Neighborhood Meeting later, questions that would normally have been addressed in the Fact Finding and/or Pre Application meeting linger on.

3. The PUD Process, per page 4 of 54, requires the following meeting summary information:

Meeting Summary

The results of the neighborhood meetings shall be summarized and submitted to staff within five (5) business days following the neighborhood meeting and five (5) business days prior to post-application meeting. No hearings shall be scheduled without submittal of the following information:

1. Date, time, and location of the meeting,
2. Number of participants (sign-in sheet)
3. Issues that arose during the meeting, and
4. Plan to resolve the issues, if possible.

- a. There was a Neighborhood Meeting on May 3rd. The information listed above has been requested, from the Developer, on multiple occasions. Has this information been submitted to the staff?
 - b. The community wants to review this required information, in a timely manner, to ensure their attendance and comment cards were officially received and recorded.
 - c. I mainly ask because the community was just notified of another Neighborhood meeting on May 31. It would be beneficial for attendees, of either meeting, to be able to reference the information spelled out above. Can or will this information be provided?
4. 2nd Neighborhood meeting
 - a. After comparing the letter dated May 14th announcing the meeting to be held on May 31st, and, the template for the Second Neighborhood Meeting, on page 22 of 54 of the PUD Procedures, it is readily apparent, in my opinion, that is letter is NOT calling the meeting on May 31st the "Second" Neighborhood meeting.
 - i. Per the template letter, the initial paragraph specifically calls out "...invite you to a second neighborhood meeting..."
 - ii. The letter dated May 14th, states "...invite you to an additional neighborhood meeting..."
 - b. Will the Planning and Development Director waive the Second Neighborhood Meeting (as he is allowed to do per page 4 of 54)?
 - c. I ask so that the community can be accurately informed as to where we are at in the PUD process, and, so that the community can properly prepare for upcoming meetings.

Standard Second Neighborhood Meeting Letter

For additional information, please call the Planning and Development Department at 602-262-7131, option #6.

Note: Letter must be mailed in time to provide a minimum of 10 working days notice of the meeting. The meeting shall be held prior to the Post Application meeting.

Dear **Property Owner** or **Neighborhood Association President**:

The purpose of this follow-up letter is to inform you that _____ has recently filed a rezoning request for a **XX** acre site located _____, rezoning case number Z-__-__-__, to change the zoning from **XXX** to Planned Unit Development (PUD). I/We would like to invite you to a second neighborhood meeting to discuss this rezoning request and proposed development. The meeting will be held on **DAY, DATE, at TIME at LOCATION**.

5. First Village Planning Committee meeting
 - a. Do the Village Planners intend to support the Community's request, a request that Councilman Waring said seemed reasonable, and ensure that this PUD is not discussed at any Village Planning meeting until after school resumes (i.e. before the September Village Planning meeting)?

Thank you for your continued support.

Wade _____

From: Susan [REDACTED]
To: [Kaelee Wilson](mailto:Kaelee.Wilson)
Subject: Re: reply to NO to Re-Zoning case PUD Z-22-18
Date: Wednesday, May 02, 2018 1:38:27 PM

Thank you! I do appreciate that! We chose to live out here for a reason and want it to stay this way!

On May 2, 2018, at 1:06 PM, Kaelee Wilson <kaelee.wilson@phoenix.gov> wrote:

Hello,
Thank you for your email. It will be added to the case file that will follow the case through the public hearing process.


Thanks,

Kaelee Wilson
Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696



Susan [REDACTED]
[REDACTED]@me.com
Arizona



1. The first part of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial statements and for providing a clear audit trail. The second part of the document outlines the specific procedures that should be followed when recording transactions, including the use of double-entry bookkeeping and the importance of reconciling accounts regularly.

From: Wade.Tinant
To: [PDD Desert View VPC](#); [Kaelee Wilson](#); [Council District 2 PCC](#); wr@berryriddell.com
Subject: RE: Tatum & Dynamite Neighborhood Meeting debrief & location change
Date: Monday, May 07, 2018 2:57:11 PM

It also needs to be known that, at the meeting last Thursday, at two different locations where the Developer was presenting info, people were told there was no rezoning with this proposal. Our residents asked again just to confirm the statements being made and the Developer confirmed that no rezoning would be required. I can offer specific names if anyone wishes.

This just furthers the notion that our community is being treated with a lack of respect and that the Developer is not close to being transparent with the community. How much longer does our community need to be subjected to this kind of treatment?

Wade

From: Wade.Tinant
Sent: Friday, May 04, 2018 8:39 AM
To: 'DesertViewVPC@phoenix.gov'; Kaelee Wilson (kaelee.wilson@phoenix.gov); Jim Waring (council.district.2@phoenix.gov); wr@berryriddell.com
Subject: Tatum & Dynamite Neighborhood Meeting debrief & location change

The community is very disappointed and agitated with the Developer. The notification letter for the Neighborhood Meeting, postmarked on 4/19 PM, absolutely at the last minute for compliance, directed people to attend the meeting at the Desert Conference Suite at the JW Marriott.

I personally visited this Marriott last Thursday to obtain facility maps to help community members find their way to the meeting.

We arrived around 4 PM (for the 5 PM meeting) and found it odd that there were no signs anywhere directing people to the meeting. After inquiring with the hotel staff, it was determined that the meeting location had changed to the Stone grill. I have pictures from every entrance and the Desert Conference Suite. No signs or mention of the meeting changing locations. Even with the absolute last second notification, this Developer is unable to accurately communicate a meeting location?

When we asked the Developer to help put up signs in the Marriott to direct folks to the NEW meeting location we were dismissed, smirked at and even told "Don't make this into something". No help. No apologies. Just left to fend for ourselves and plead with Marriott events to help us out.

Coupled with the absolute minimum notice, we can no longer assume any integrity on the part of the Developer.

After personally being late to the meeting to try to continue to help community members find the unmarked meeting and get signage up, I did see one small sign on the bottom floor behind the waterfall noting the meeting location. The only signage on the main floor or where the meeting was supposed to be was placed by the community. Several folks at the meeting commented on how difficult it was to find the meeting and how many folks they say wandering around looking for the meeting. How many community members were not fortunate enough to recognize someone from the

community to get directed to the meeting? Several folks that had planned on attending work until at least 5 PM and by that time the community needed to be in the meeting. How many people got frustrated and left before even finding the meeting?

For future meetings, the community firmly requests that any meetings meet the following requirements:

1. Meetings to start at 6 PM. This is a working community and several people work until at least 5 PM. The 5 PM start time prevents several interested folks from attending.
2. Location to be at the Desert Broom Library or The Creek. We moved away from commercial areas for a reason. The JW Marriott is not convenient or easy for anyone from the community.
3. No more meetings until September. Some snow birds have already left for the season and this is a family community. Nearly every family has a week or two vacation planned this summer. Our Councilman and planning leads supported relaxing the timeframe requirements to allow this to happen.
4. A little more than the absolute minimum notice would be appreciated. The habit of doing the absolute minimum only deepens distrust and concern about what the Developer would do if this zoning amendment ever got approved.

I hope the Developer will make the reasonable choices listed above.

Wade

From: Wade.Tinant
To: [PDD Desert View VPC](#); [Kaelee Wilson](#); [Council District 2 PCC](#); wr@berryriddell.com
Subject: RE: Tatum & Dynamite Neighborhood Meeting debrief & location change
Date: Monday, May 07, 2018 2:57:11 PM

It also needs to be known that, at the meeting last Thursday, at two different locations where the Developer was presenting info, people were told there was no rezoning with this proposal. Our residents asked again just to confirm the statements being made and the Developer confirmed that no rezoning would be required. I can offer specific names if anyone wishes.

This just furthers the notion that our community is being treated with a lack of respect and that the Developer is not close to being transparent with the community. How much longer does our community need to be subjected to this kind of treatment?

Wade

From: Wade.Tinant
Sent: Friday, May 04, 2018 8:39 AM
To: 'DesertViewVPC@phoenix.gov'; Kaelee Wilson (kaelee.wilson@phoenix.gov); Jim Waring (council.district.2@phoenix.gov); wr@berryriddell.com
Subject: Tatum & Dynamite Neighborhood Meeting debrief & location change

The community is very disappointed and agitated with the Developer. The notification letter for the Neighborhood Meeting, postmarked on 4/19 PM, absolutely at the last minute for compliance, directed people to attend the meeting at the Desert Conference Suite at the JW Marriott.

I personally visited this Marriott last Thursday to obtain facility maps to help community members find their way to the meeting.

We arrived around 4 PM (for the 5 PM meeting) and found it odd that there were no signs anywhere directing people to the meeting. After inquiring with the hotel staff, it was determined that the meeting location had changed to the Stone grill. I have pictures from every entrance and the Desert Conference Suite. No signs or mention of the meeting changing locations. Even with the absolute last second notification, this Developer is unable to accurately communicate a meeting location?

When we asked the Developer to help put up signs in the Marriott to direct folks to the NEW meeting location we were dismissed, smirked at and even told "Don't make this into something". No help. No apologies. Just left to fend for ourselves and plead with Marriott events to help us out.

Coupled with the absolute minimum notice, we can no longer assume any integrity on the part of the Developer.

After personally being late to the meeting to try to continue to help community members find the unmarked meeting and get signage up, I did see one small sign on the bottom floor behind the waterfall noting the meeting location. The only signage on the main floor or where the meeting was supposed to be was placed by the community. Several folks at the meeting commented on how difficult it was to find the meeting and how many folks they say wandering around looking for the meeting. How many community members were not fortunate enough to recognize someone from the

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1. Meetings to start at 6 PM. This is a working community and several people work until at least 5 PM. The 5 PM start time prevents several interested folks from attending.
2. Location to be at the Desert Broom Library or The Creek. We moved away from commercial areas for a reason. The JW Marriott is not convenient or easy for anyone from the community.
3. No more meetings until September. Some snow birds have already left for the season and this is a family community. Nearly every family has a week or two vacation planned this summer. Our Councilman and planning leads supported relaxing the timeframe requirements to allow this to happen.
4. A little more than the absolute minimum notice would be appreciated. The habit of doing the absolute minimum only deepens distrust and concern about what the Developer would do if this zoning amendment ever got approved.

I hope the Developer will make the reasonable choices listed above.

Wade

From: Amber [REDACTED]
To: [Kaelee Wilson](#)
Cc: [Samantha Keating](#); [Joel Carrasco](#)
Subject: Re: Z-22-18 schedule update
Date: Wednesday, August 22, 2018 5:58:46 PM

Yes, I'm sure they want to push it. Right into the holiday season! They did not request it be delayed to work with the community, that is the last thing that they have done. This is just another tactic by their well connected, experienced team. It is shameful.

On Wed, Aug 22, 2018 at 4:44 PM Kaelee Wilson <kaelee.wilson@phoenix.gov> wrote:

Good Afternoon,

Thank you for your interest in Z-22-18, a request for a PUD at Tatum Boulevard and Dynamite Boulevard. The applicant had initially requested to appear before the Desert View Village Planning Committee for a recommendation on September 11, 2018. While a hearing schedule had not been finalized yet, the applicant notified us today that they would like additional time to work with the community. As a result of this request, the earliest this item may be heard for recommendation at the Desert View VPC would be October 2nd. Once a hearing schedule has been established for the request, I will follow up with an email with the hearing dates. In addition, the sign currently on site will be updated with the hearing information and letters will be sent out in compliance with the rezoning notification requirements.

Thank you for your involvement in this process and please let me know if you have any questions.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix

Planning and Development Department

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

Office: (602) 534-7696

From: Farida, Renee
To: [Joshua Bednarek](#); [Alan Stephenson](#); [PDD Desert View VPC](#); [Council District 2 PCC](#); [Kaelee Wilson](#)
Cc: [Farida, Renee](#)
Subject: RE: Storage Unit, PUD Z-22-18 - Will not strengthen our local economy
Date: Thursday, June 28, 2018 11:36:43 AM
Attachments: [image003.png](#)
[image004.png](#)
Importance: High


Want a win/win for a cell tower location.

The parcel just east of the fire station on Dynamite is owned by the City of Phx. There is an existing powerline along the southern edge of this parcel (some 30ft tall).

Why not put the cell tower on an existing pole and let the City recoup the obscene revenue as opposed to installing a new pole in a community and a private developer getting all of the cash? I've heard estimates of 5 figure revenues per month!

I wouldn't put this in anyone's backyard. I would keep it for the city.

211-39-005D	
Owner Information	
Owner Name:	PHOENIX CITY OF
Property Address:	
Mailing Address:	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
Deed Number:	160342686
Sale Date:	
Sale Price:	\$
Property Information	
Lat/Long:	33.741511, -111.994947
S/T/R:	30 5N 4E
Jurisdiction:	NO CITY/TOWN
Zoning:	RU-43
PUC:	9700
Lot Size (sq ft):	75,359
MCR #:	
Subdivision:	
Lot #:	
Floor:	1
Construction Year:	



Thank you,



RENEE FARIDA | CFO

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From: Farida, Renee
Sent: Wednesday, June 27, 2018 10:35 AM
To: joshua.bednarek@phoenix.gov; alan.stephenson@phoenix.gov; DesertViewVPC@phoenix.gov; council.district.2@phoenix.gov; kaelee.wilson@phoenix.gov
Cc: Farida, Renee
Subject: Storage Unit, PUD Z-22-18 - Will not strengthen our local economy
Importance: High

When reading the Core Value of “Strengthen our local Economy” from the 2015 Phoenix General Plan, it becomes glaringly obvious that developing the parcel at Tatum and Dynamite within standard C1 zoning would be far super to approving PUD z-22-18 for several reasons.

1. Job creation. PUDZ-22-18 would employ one single person. The businesses already approved for C1 zoning would create more jobs. In addition to sheer number of jobs, the type and quality of jobs created by these businesses would be superior. Banks, Trust Companies, Bonding Companies, Brokerage Houses, Building and Loan Associations, Contractors/Power/Gas Companies ‘Offices, Finance and Loan Companies. These are jobs that align with the 2015 Phoenix General Plan and our community.
2. Local & Small business. Very powerful statements on page 90 of the 2015 Phoenix General Plan. Allowing this parcel to be developed per PUD Z-22-18 would be in complete conflict with this subsection. 1784 Capital Holdings boasts of being a national investment firm. Allowing a C1 businesses on this parcel would be in complete alignment with this goal.
3. Entrepreneurs, Emerging Enterprises. Entrepreneurs need access to small businesses and suppliers. Several C1 businesses would fulfill this need.
4. Highly Skilled Workforce- the storage warehouse would not develop a highly skilled workforce. But look at what some of the allowable C1 businesses could do! Schools for business, data processing and insurance. Libraries. Driving schools. These businesses would help train a work force.
5. Tourism Facilities. How would a storage warehouse support tourism? Yet, an allowable C1 business is a travel bureau. Multiple arts related businesses are already allowed under standard C1 zoning. A 3 story monstrosity would not support tourism, or may people wanting to move away.
6. Review the summary for prosperity, Health and Environment on page 103 of the Phoenix General Plan. Prosperity- expand education and training; Health - counties with a higher concentration of small, locally owned businesses have healthier populations. Multiple C1 businesses align with these goals. A self-storage warehouse does not.

In conclusion, how can we justify allowing a self-storage warehouse on this parcel? Are we going to allow a Developer to prosper at the expense of our community? Developing within standard C1 zoning makes good sense and it’s what the community wants and needs.

Thank you,

RENEE FARIDA | CFO

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From: Farida, Renee

Sent: Monday, June 25, 2018 3:28 PM

To: joshua.bednarek@phoenix.gov; alan.stephenson@phoenix.gov; DesertViewVPC@phoenix.gov; council.district.2@phoenix.gov; kaelee.wilson@phoenix.gov

Cc: Farida, Renee

Subject: Storage Unit, PUD Z-22-18

Importance: High

Hello – I currently reside at [REDACTED], Cave Creek AZ 85331. I am not happy with a zoning change from C1 to a PUD that would allow a self-storage warehouse. I purchased my home based on a friendly gated community adjacent to C1 zoning. Attached is a list of all of the businesses allowed within standard C1 zoning which we reviewed before purchasing our home. Developing the parcel with any of the attached C1 businesses would foster small and local business development on this parcel. The 2015 Phoenix General Plan explicitly states that small and local businesses drive our economy. Why would we want to remove an opportunity for these types of businesses and allow a national corporation to install a HUGE warehouse? Developing this parcel within C1 zoning would meet community expectations, bolster our local economy and “fit” in our community. The list of C1 businesses would also not have the size nor height of this proposed warehouse.

Let’s forget about how a self-storage warehouse could meet a few of the goals of the 2015 Phoenix General Plan and look at the abundance of ways a C1 business on this same parcel would better align with the 2015 Phoenix General Plan.

The proposal of a cell tower also does not make any sense on this parcel. Why not put the tower at Dynamite Park and keep the revenue in city coffers? Why not put the cell tower near black mountain nursery where the nursery can serve as a buffer between the adjacent neighborhood? Or why not put the dish on a be of the multiple APS transmission poles just north and south of us? There is no need for another tower in our community when the APS poles would work and these poles are already installed.

I request that Village Planning present how a cell phone tower would make any sense from a zoning perspective.

Thank you,

RENEE FARIDA | CFO

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From: Farida, Renee
To: [Joshua Bednarek](#); [Alan Stephenson](#); [PDD Desert View VPC](#); [Council District 2 PCC](#); [Kaelee Wilson](#)
Cc: [Farida, Renee](#)
Subject: Storage Unit, PUD Z-22-18 - Will not strengthen our local economy
Date: Wednesday, June 27, 2018 10:35:18 AM
Attachments: [image001.png](#)
[Businesses allowed per standard C1 zoning.pdf](#)
Importance: High

When reading the Core Value of “Strengthen our local Economy” from the 2015 Phoenix General Plan, it becomes glaringly obvious that developing the parcel at Tatum and Dynamite within standard C1 zoning would be far super to approving PUD z-22-18 for several reasons.

1. Job creation. PUDZ-22-18 would employ one single person. The businesses already approved for C1 zoning would create more jobs. In addition to sheer number of jobs, the type and quality of jobs created by these businesses would be superior. Banks, Trust Companies, Bonding Companies, Brokerage Houses, Building and Loan Associations, Contractors/Power/Gas Companies, Offices, Finance and Loan Companies. These are jobs that align with the 2015 Phoenix General Plan and our community.
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6. Review the summary for prosperity, Health and Environment on page 103 of the Phoenix General Plan. Prosperity- expand education and training; Health - counties with a higher concentration of small, locally owned businesses have healthier populations. Multiple C1 businesses align with these goals. A self-storage warehouse does not.

In conclusion, how can we justify allowing a self-storage warehouse on this parcel? Are we going to allow a Developer to prosper at the expense of our community? Developing within standard C1 zoning makes good sense and it’s what the community wants and needs.

Thank you,



RENEE FARIDA | CFO

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From: Farida, Renee
Sent: Monday, June 25, 2018 3:28 PM
To: joshua.bednarek@phoenix.gov; alan.stephenson@phoenix.gov; DesertViewVPC@phoenix.gov; council.district.2@phoenix.gov; kaelee.wilson@phoenix.gov
Cc: Farida, Renee
Subject: Storage Unit, PUD Z-22-18
Importance: High

Hello – I currently reside at [REDACTED], Cave Creek AZ 85331. I am not happy with a zoning change from C1 to a PUD that would allow a self-storage warehouse. I purchased my home based on a friendly gated community adjacent to C1 zoning. Attached is a list of all of the businesses allowed within standard C1 zoning which we reviewed before purchasing our home. Developing the parcel with any of the attached C1 businesses would foster small and local business development on this parcel. The 2015 Phoenix General Plan explicitly states that small and local businesses drive our economy. Why would we want to remove an opportunity for these types of businesses and allow a national corporation to install a HUGE warehouse? Developing this parcel within C1 zoning would meet community expectations, bolster our local economy and “fit” in our community. The list of C1 businesses would also not have the size nor height of this proposed warehouse.

Let’s forget about how a self-storage warehouse could meet a few of the goals of the 2015 Phoenix General Plan and look at the abundance of ways a C1 business on this same parcel would better align with the 2015 Phoenix General Plan.

The proposal of a cell tower also does not make any sense on this parcel. Why not put the tower at Dynamite Park and keep the revenue in city coffers? Why not put the cell tower near black mountain nursery where the nursery can serve as a buffer between the adjacent neighborhood? Or why not put the dish on a be of the multiple APS transmission poles just north and south of us? There is no need for another tower in our community when the APS poles would work and these poles are already installed.

I request that Village Planning present how a cell phone tower would make any sense from a zoning perspective.

Thank you,

RENEE FARIDA | CFO

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From: Farida, Renee
To: [Joshua Bednarek](#); [Alan Stephenson](#); [PDD Desert View VPC](#); [Council District 2 PCC](#); [Kaelee Wilson](#)
Cc: [Farida, Renee](#)
Subject: Storage Unit, PUD Z-22-18
Date: Monday, June 25, 2018 3:27:57 PM
Attachments: [image001.png](#)
[Businesses allowed per standard C1 zoning.pdf](#)
Importance: High

Hello – I currently reside at [REDACTED], Cave Creek AZ 85331. I am not happy with a zoning change from C1 to a PUD that would allow a self-storage warehouse. I purchased my home based on a friendly gated community adjacent to C1 zoning. Attached is a list of all of the businesses allowed within standard C1 zoning which we reviewed before purchasing our home. Developing the parcel with any of the attached C1 businesses would foster small and local business development on this parcel. The 2015 Phoenix General Plan explicitly states that small and local businesses drive our economy. Why would we want to remove an opportunity for these types of businesses and allow a national corporation to install a HUGE warehouse? Developing this parcel within C1 zoning would meet community expectations, bolster our local economy and “fit” in our community. The list of C1 businesses would also not have the size nor height of this proposed warehouse.

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RENEE FARIDA | CFO

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[REDACTED] | SCOTTSDALE, ARIZONA 85260

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From: Farida, Renee
To: [Joshua Bednarek](#); [Alan Stephenson](#); [PDD Desert View VPC](#); [Council District 2 PCC](#); [Kaelee Wilson](#)
Cc: [Farida, Renee](#)
Subject: Storage Unit, PUD Z-22-18
Date: Friday, June 29, 2018 10:42:46 AM
Attachments: [image001.png](#)
[image003.png](#)
Importance: High

Hello – I am writing in reference to the current situation with the Storage Unit, PUD Z-22-18. I have a number of questions which I hope somebody can answer.

At the end of our last meeting several of us requested copies of the 6 items. Unfortunately, we have still not received. I would appreciate it if you could forward to me, or advise if and when this information can be provided or if public records requests will be required.

1. Staff report for PUD Z-22-18
2. Review comments from second submission of PUD Z-22-18 (re submitted 6/13/18)
3. Date for the informational presentation at the Village Planning Meeting
4. Date for the Village Planning Meeting where the Village will provide a recommendation
5. Date for the post application meeting for PUD Z-22-18
6. Has the staff determined the application to be complete, even with the missing Exhibits 12, 13 and 14?

Thank you

Renee Farida – [REDACTED]
[REDACTED]
Cave Creek, AZ 85331

Thank you,



RENEE FARIDA | CFO

HOUSEHOLDERGROUP

[REDACTED] OAD | SCOTTSDALE, ARIZONA 85260

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From: Farida, Renee
Sent: Thursday, June 28, 2018 11:36 AM
To: joshua.bednarek@phoenix.gov; alan.stephenson@phoenix.gov; DesertViewVPC@phoenix.gov; council.district.2@phoenix.gov; kaelee.wilson@phoenix.gov

Cc: Farida, Renee
Subject: RE: Storage Unit, PUD Z-22-18 - Will not strengthen our local economy
Importance: High


Want a win/win for a cell tower location.

The parcel just east of the fire station on Dynamite is owned by the City of Phx. There is an existing powerline along the southern edge of this parcel (some 30ft tall).

Why not put the cell tower on an existing pole and let the City recoup the obscene revenue as opposed to installing a new pole in a community and a private developer getting all of the cash? I've heard estimates of 5 figure revenues per month!

I wouldn't put this in anyone's backyard. I would keep it for the city.

211-39-005D	
Owner Information	
Owner Name:	PHOENIX CITY OF
Property Address:	
Mailing Address:	251 W WASHINGTON ST 8TH FL
Address:	PHOENIX AZ 85003
Deed Number:	160342686
Sale Date:	
Sale Price:	\$
Property Information	
Lat/Long:	33.741511, -111.994947
S/T/R:	30 5N 4E
Jurisdiction:	NO CITY/TOWN
Zoning:	RU-43
PUC:	9700
Lot Size (sq ft):	75,359
MCR #:	
Subdivision:	
Lot #:	
Floor:	1
Construction Year:	



Thank you,



RENEE FARIDA | CFO

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[REDACTED] | SCOTTSDALE, ARIZONA 85260

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From: Farida, Renee
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Cc: Farida, Renee
Subject: Storage Unit, PUD Z-22-18 - Will not strengthen our local economy
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5. Tourism Facilities. How would a storage warehouse support tourism? Yet, an allowable C1 business is a travel bureau. Multiple arts related businesses are already allowed under standard C1 zoning. A 3 story monstrosity would not support tourism, or may people wanting to move away.
6. Review the summary for prosperity, Health and Environment on page 103 of the Phoenix General Plan. Prosperity- expand education and training; Health - counties with a higher concentration of small, locally owned businesses have healthier populations. Multiple C1 businesses align with these goals. A self-storage warehouse does not.

In conclusion, how can we justify allowing a self-storage warehouse on this parcel? Are we going to allow a Developer to prosper at the expense of our community? Developing within standard C1 zoning makes good sense and it’s what the community wants and needs.

Thank you,

RENEE FARIDA | CFO

HOUSEHOLDERGROUP

[REDACTED] | SCOTTSDALE, ARIZONA 85260

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From: Farida, Renee

Sent: Monday, June 25, 2018 3:28 PM

To: joshua.bednarek@phoenix.gov; alan.stephenson@phoenix.gov; DesertViewVPC@phoenix.gov; council.district.2@phoenix.gov; kaelee.wilson@phoenix.gov

Cc: Farida, Renee

Subject: Storage Unit, PUD Z-22-18

Importance: High

Hello – I currently reside at [REDACTED], Cave Creek AZ 85331. I am not happy with a zoning change from C1 to a PUD that would allow a self-storage warehouse. I purchased my home based on a friendly gated community adjacent to C1 zoning. Attached is a list of all of the businesses allowed within standard C1 zoning which we reviewed before purchasing our home. Developing the parcel with any of the attached C1 businesses would foster small and local business development on this parcel. The 2015 Phoenix General Plan explicitly states that small and local businesses drive our economy. Why would we want to remove an opportunity for these types of businesses and allow a national corporation to install a HUGE warehouse? Developing this parcel within C1 zoning would meet community expectations, bolster our local economy and “fit” in our community. The list of C1 businesses would also not have the size nor height of this proposed warehouse.

Let’s forget about how a self-storage warehouse could meet a few of the goals of the 2015 Phoenix General Plan and look at the abundance of ways a C1 business on this same parcel would better align with the 2015 Phoenix General Plan.

The proposal of a cell tower also does not make any sense on this parcel. Why not put the tower at Dynamite Park and keep the revenue in city coffers? Why not put the cell tower near black mountain nursery where the nursery can serve as a buffer between the adjacent neighborhood? Or why not put the dish on a be of the multiple APS transmission poles just north and south of us? There is no need for another tower in our community when the APS poles would work and these poles are already installed.

I request that Village Planning present how a cell phone tower would make any sense from a zoning perspective.

Thank you,

RENEE FARIDA | CFO

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From: Farida, Renee
To: [Kaelee Wilson](#); [Joshua Bednarek](#); [Alan Stephenson](#); [PDD Desert View VPC](#); [Council District 2 PCC](#)
Cc: [Farida, Renee](#)
Subject: RE: Storage Unit, PUD Z-22-18 - Will not strengthen our local economy
Date: Monday, July 02, 2018 1:14:39 PM
Attachments: [image002.png](#)
[image004.png](#)
[RE Storage Unit PUD Z-22-18.msg](#)
[Storage Unit PUD Z-22-18.msg](#)
[RE Storage Unit PUD Z-22-18 - Will not strengthen our local economy.msg](#)
[Storage Unit PUD Z-22-18 - Will not strengthen our local economy.msg](#)
[Storage Unit PUD Z-22-18.msg](#)
Importance: High

Thank you Kaelee - I appreciate the response. But my questions haven't been answered. We are in a "trust but verify" situation. Can I please get answers to all my questions (some with back up to substantiate). Our community is on the verge of being forever altered and as such, statements without back up don't hold much water. The Developer has eroded our trust and until we get specific answers to our questions, the City is starting to do the same.

Thank you,



RENEE FARIDA | CFO

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From: Kaelee Wilson [mailto:kaelee.wilson@phoenix.gov]
Sent: Monday, July 2, 2018 9:58 AM
To: Farida, Renee; Joshua Bednarek; Alan Stephenson; PDD Desert View VPC; Council District 2 PCC
Subject: RE: Storage Unit, PUD Z-22-18 - Will not strengthen our local economy

Renee,

Thank you for your comments regarding the Tatum and Dynamite PUD request. Staff is still analyzing the request and the full land use analysis will be provided within the staff report, which will be provided prior to the case going to the Desert View VPC for action. Staff has deemed the application complete and the applicant has complied with the PUD process guidelines thus far. As a point of clarification, the applicant is not proposing a cell tower. Cell towers are currently allowed in the C-1 zoning district and staff asked the applicant to provide additional design guidelines to better camouflage any potential cell tower.

The case is on schedule to be heard at the August 7, 2018 Desert View VPC meeting. **This is for information only, no action will**

take place at this meeting.

Your email will be added to the case file, attached to the staff report, and will follow the case through the public hearing process. In addition, staff is compiling a list of email addresses of residents to inform via email once a public hearing date is solidified.

Please don't hesitate to contact me with any further questions,

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Farida, Renee [REDACTED]

Sent: Thursday, June 28, 2018 11:36 AM

To: Joshua Bednarek <joshua.bednarek@phoenix.gov>; Alan Stephenson <alan.stephenson@phoenix.gov>; PDD Desert View VPC <desertviewvpc@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Kaelee Wilson <kaelee.wilson@phoenix.gov>

Cc: Farida, Renee <[REDACTED]>

Subject: RE: Storage Unit, PUD Z-22-18 - Will not strengthen our local economy

Importance: High

Want a win/win for a cell tower location.

The parcel just east of the fire station on Dynamite is owned by the City of Phx. There is an existing powerline along the southern edge of this parcel (some 30ft tall).

Why not put the cell tower on an existing pole and let the City recoup the obscene revenue as opposed to installing a new pole in a community and a private developer getting all of the cash? I've heard estimates of 5 figure revenues per month!

I wouldn't put this in anyone's backyard. I would keep it for the city.

211-39-005D

Owner Information

Owner Name: PHOENIX CITY OF

Property Address:

Mailing Address: 251 W WASHINGTON ST 8TH FL
PHOENIX AZ 85003

Deed Number: 160342686

Sale Date:

Sale Price: \$

Property Information

Lat/Long: 33.741511, -111.994947

S/T/R: 30 5N 4E

Jurisdiction: NO CITY/TOWN

Zoning: RU-43

PUC: 9700

Lot Size (sq ft): 75,359

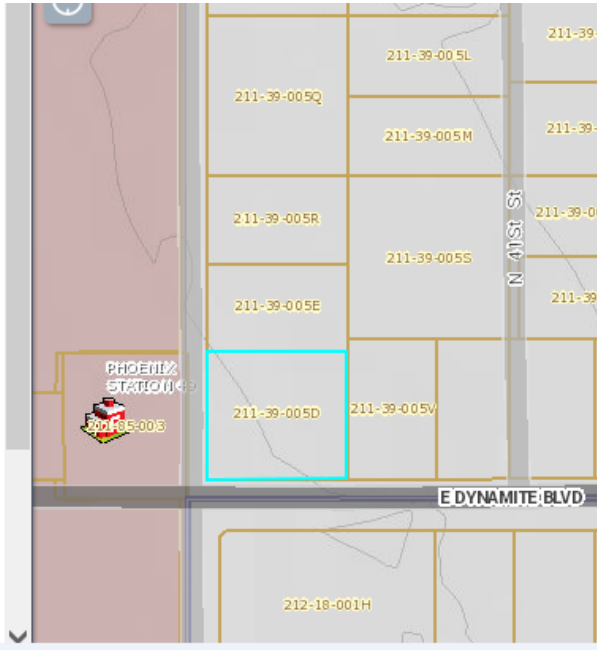
MCR #:

Subdivision:

Lot #:

Floor: 1

Construction Year:



Thank you,

RENEE FARIDA | CFO
HOUSEHOLDERGROUP
 [REDACTED] | SCOTTSDALE, ARIZONA 85260
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From: Farida, Renee
Sent: Wednesday, June 27, 2018 10:35 AM
To: joshua.bednarek@phoenix.gov; alan.stephenson@phoenix.gov; DesertViewVPC@phoenix.gov; council.district.2@phoenix.gov; kaelee.wilson@phoenix.gov
Cc: Farida, Renee
Subject: Storage Unit, PUD Z-22-18 - Will not strengthen our local economy
Importance: High

When reading the Core Value of “Strengthen our local Economy” from the 2015 Phoenix General Plan, it becomes glaringly obvious that developing the parcel at Tatum and Dynamite within standard C1 zoning would be far super to approving PUD z-22-18 for several reasons.

1. Job creation. PUDZ-22-18 would employ one single person. The businesses already approved for C1 zoning would create more jobs. In addition to sheer number of jobs, the type and quality of jobs created by these businesses would be superior. Banks, Trust Companies, Bonding Companies, Brokerage Houses, Building and Loan Associations, Contractors/Power/Gas Companies ‘Offices, Finance and Loan Companies. These are jobs that align with the 2015 Phoenix General Plan and our community.

2. Local & Small business. Very powerful statements on page 90 of the 2015 Phoenix General Plan. Allowing this parcel to be developed per PUD Z-22-18 would be in complete conflict with this subsection. 1784 Capital Holdings boasts of being a national investment firm. Allowing a C1 businesses on this parcel would be in complete alignment with this goal.

3. Entrepreneurs, Emerging Enterprises. Entrepreneurs need access to small businesses and suppliers. Several C1 businesses would fulfill this need.

4. Highly Skilled Workforce- the storage warehouse would not develop a highly skilled workforce. But look at what some of the allowable C1 businesses could do! Schools for business, data processing and insurance. Libraries. Driving schools. These businesses would help train a work force.

5. Tourism Facilities. How would a storage warehouse support tourism? Yet, an allowable C1 business is a travel bureau. Multiple arts related businesses are already allowed under standard C1 zoning. A 3 story monstrosity would not support tourism, or may people wanting to move away.

6. Review the summary for prosperity, Health and Environment on page 103 of the Phoenix General Plan. Prosperity- expand education and training; Health - counties with a higher concentration of small, locally owned businesses have healthier populations. Multiple C1 businesses align with these goals. A self-storage warehouse does not.

In conclusion, how can we justify allowing a self-storage warehouse on this parcel? Are we going to allow a Developer to prosper at the expense of our community? Developing within standard C1 zoning makes good sense and it’s what the community wants and needs.

Thank you,



RENEE FARIDA | CFO

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From: Farida, Renee
Sent: Monday, June 25, 2018 3:28 PM
To: joshua.bednarek@phoenix.gov; alan.stephenson@phoenix.gov; DesertViewVPC@phoenix.gov; council.district.2@phoenix.gov; kaelee.wilson@phoenix.gov
Cc: Farida, Renee
Subject: Storage Unit, PUD Z-22-18
Importance: High

Hello – I currently reside at [REDACTED], Cave Creek AZ 85331. I am not happy with a zoning change from C1 to a PUD that would allow a self-storage warehouse. I purchased my home based on a friendly gated community adjacent to C1 zoning. Attached is a list of all of the businesses allowed within standard C1 zoning which we reviewed before purchasing our home. Developing the parcel with any of the attached C1 businesses would foster small and local business development on this parcel. The 2015 Phoenix General Plan explicitly states that small and local businesses drive our economy. Why would we want to remove an opportunity for these types of businesses and allow a national corporation to install a HUGE warehouse? Developing this parcel within C1 zoning would meet community expectations, bolster our local economy and “fit” in our community. The list of C1 businesses would also not have the size nor height of this proposed warehouse.

Let’s forget about how a self-storage warehouse could meet a few of the goals of the 2015 Phoenix General Plan and look at the abundance of ways a C1 business on this same parcel would better align with the 2015 Phoenix General Plan.

The proposal of a cell tower also does not make any sense on this parcel. Why not put the tower at Dynamite Park and keep the revenue in city coffers? Why not put the cell tower near black mountain nursery where the nursery can serve as a buffer between the adjacent neighborhood? Or why not put the dish on a be of the multiple APS transmission poles just north and south of us? There is no need for another tower in our community when the APS poles would work and these poles are already installed.

I request that Village Planning present how a cell phone tower would make any sense from a zoning perspective.

Thank you,



RENEE FARIDA | CFO

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notified that any review, copying, distribution or use of this transmission is strictly prohibited. If you have received this transmission in error, please (i) notify the sender immediately by e-mail or by telephone and (ii) destroy all copies of this message.

From: [Kaelee Wilson](#)
To: [Farida, Renee](#); [Joshua Bednarek](#); [Alan Stephenson](#); [PDD Desert View VPC](#); [Council District 2 PCC](#)
Subject: RE: Storage Unit, PUD Z-22-18
Date: Friday, July 06, 2018 10:00:41 AM
Attachments: [image001.png](#)
[image003.png](#)

Renee,

Per my voicemail yesterday, I look forward to speaking with you regarding your concerns. Please give me a call at your earliest convenience.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Farida, Renee [REDACTED]
Sent: Tuesday, July 03, 2018 1:44 PM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>; Joshua Bednarek <joshua.bednarek@phoenix.gov>; Alan Stephenson <alan.stephenson@phoenix.gov>; PDD Desert View VPC <desertviewvpc@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>
Cc: Farida, Renee [REDACTED]
Subject: RE: Storage Unit, PUD Z-22-18

After reviewing the North Land Use Plan (NLUP), a few key points emerge and demonstrate how developing the parcel in question, within standard C1 zoning, would be much more in alignment with the NLUP compared to allowing a 3 story, 120k SF warehouse to be placed on this same parcel. The issues that drove the development of the NLUP further illustrate why developing this parcel within C1 zoning would be superior to PUD Z-22-18:

- 1. Preservation** – While the parcel itself is not in a preservation, the views of the nearby protected mountains would be eliminated. A business allowed by standard C1 zoning would not have the height or SF of this warehouse and the visual impact to preserved lands would be minimized, if not eliminated altogether. Homes were purchased with views. Homes were purchased based on adjacent zoning that would not impact these views. **Can anyone provide a valid reason why these views should be eliminated through a PUD and a zoning change? Can anyone provide a scenario where a C1 business would provide this kind of visual impact? Please help us understand.**
- 2. Rural Character**–*“Many existing residents commented that they had moved to this area for the rural lifestyle.” – quote from NLUP, page 6* These comments remain very prevalent to this day. Residents in this community moved further from the 101 for the rural character. We did not move here hoping warehouses would follow us. We moved here for the skyline. Mountain views. Open desert. The proposed warehouse would be a complete contradiction to the values and beliefs of our community.
- 3. Density** – this parcel is located within the lowest density shown on the North Land Use Map on page 2 of the NLUP. This area is meant to be open with natural skylines. Not a skyline dominated by a warehouse.
- 4. Growth Corridors** – Through the maps in the NLUP, this parcel is not located in a growth corridor. We moved *away* from these sites.

Thank you,

RENEE FARIDA | CFO

HOUSEHOLDERGROUP

[REDACTED] | SCOTTSDALE, ARIZONA 85260

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From: Farida, Renee
Sent: Tuesday, July 3, 2018 11:41 AM
To: Kaelee Wilson; Joshua Bednarek; Alan Stephenson; PDD Desert View VPC; Council District 2 PCC
Cc: Farida, Renee
Subject: RE: Storage Unit, PUD Z-22-18
Importance: High

Hi Kaelee,
Thank you for your response.

You bring up a good point and a subsequent question:

Is the quorum based off of 12 members, regardless of meeting attendance?
Or is the quorum based off a majority of however many members are in attendance?
If the quorum is based off attendance, is there a minimum number attendees in attendance to make a recommendation?
If the quorum is based off attendance, is there a minimum number of "votes" in alignment with each other to make a recommendation?

I understand there will not be a vote at the August 7th meeting. I truly just want to understand the details and be able to share these details with the community. I hope that if I can provide these answers to the community, you won't receive multiple emails on this same subject. And, more than anything, I want the community to understand the rules of engagement before the meeting where the actual voting does take place. If the quorum is to deny the application, there won't be any complaints from the neighborhood. If the quorum is otherwise, it would best serve all involved that attendees are educated on the rules before the verdict is read.

Thank you again Kaelee, we appreciate your responses.

Thank you,

RENEE FARIDA | CFO

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From: Kaelee Wilson [<mailto:kaelee.wilson@phoenix.gov>]
Sent: Monday, July 2, 2018 3:20 PM
To: Farida, Renee; Joshua Bednarek; Alan Stephenson; PDD Desert View VPC; Council District 2 PCC
Subject: RE: Storage Unit, PUD Z-22-18

Renee,
Please see my responses below in **red**. Please let me know if you have any further questions.

Kaelee Wilson
Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Farida, Renee [REDACTED]
Sent: Monday, July 02, 2018 10:02 AM
To: Joshua Bednarek <joshua.bednarek@phoenix.gov>; Alan Stephenson <alan.stephenson@phoenix.gov>; PDD Desert View VPC <desertviewvpc@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Kaelee Wilson <kaelee.wilson@phoenix.gov>
Cc: Farida, Renee <[REDACTED]>
Subject: RE: Storage Unit, PUD Z-22-18

Can the City answer the following questions? The community would like to gain clarity on the process and outcomes needed for this PUD to be denied or approved.

1. Is the attached list of 13 Desert View Village Planners correct and complete? **Yes, it is.**
2. Steven Bowser will abstain from voting on PUD Z-22-18, correct? **Yes, he will and has already declared a conflict.**
3. This would mean a majority, in regards to PUD Z-22-18, would be based on 12 members, correct? **If 12 members are in attendance at the meeting, yes.**
3. Does a quorum have to be reached for the Village to issue a recommendation? **Yes.**
 - a. Would this mean 7 of the remaining 12 village planners would have to vote in favor of recommending the approval PUD Z-22-18 in order for the PUD to proceed to the planning commission? **Correct.**
 - b. What happens if a majority of the 12 village planners do not vote in favor of approving this PUD? **The case will move forward with a recommendation of denial, if they vote that way.**
4. Will the PUD advance to the planning commission, regardless of the Village Planning recommendation? **Yes.**
5. Will the PUD advance to the City Council meeting, regardless of the recommendation of the planning commission? **Yes.**

Your responses will be greatly appreciated. Please advise as to when the City might be able to provide these answers so that the Community can understand when they might expect these answers.

Thank you
Renee Farida
[REDACTED]
Cave Creek, AZ 85331

Thank you,



RENEE FARIDA | CFO

HOUSEHOLDERGROUP

[REDACTED] | SCOTTSDALE, ARIZONA 85260

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From: Farida, Renee
Sent: Friday, June 29, 2018 10:43 AM
To: joshua.bednarek@phoenix.gov; alan.stephenson@phoenix.gov; DesertViewVPC@phoenix.gov; council.district.2@phoenix.gov; kaelee.wilson@phoenix.gov
Cc: Farida, Renee
Subject: Storage Unit, PUD Z-22-18
Importance: High

Hello – I am writing in reference to the current situation with the Storage Unit, PUD Z-22-18. I have a number of questions which I hope somebody can answer.

At the end of our last meeting several of us requested copies of the 6 items. Unfortunately, we have still not received. I would appreciate it if you could forward to me, or advise if and when this information can be provided or if public records requests will be required.

1. Staff report for PUD Z-22-18
2. Review comments from second submission of PUD Z-22-18 (re submitted 6/13/18)
3. Date for the informational presentation at the Village Planning Meeting
4. Date for the Village Planning Meeting where the Village will provide a recommendation
5. Date for the post application meeting for PUD Z-22-18
6. Has the staff determined the application to be complete, even with the missing Exhibits 12, 13 and 14?

Thank you

Renee Farida – 248-910-1617

██████ ██████████
Cave Creek, AZ 85331

Thank you,



RENEE FARIDA | CFO

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From: Farida, Renee
Sent: Thursday, June 28, 2018 11:36 AM
To: joshua.bednarek@phoenix.gov; alan.stephenson@phoenix.gov; DesertViewVPC@phoenix.gov; council.district.2@phoenix.gov; kaelee.wilson@phoenix.gov
Cc: Farida, Renee
Subject: RE: Storage Unit, PUD Z-22-18 - Will not strengthen our local economy
Importance: High

Want a win/win for a cell tower location.

The parcel just east of the fire station on Dynamite is owned by the City of Phx. There is an existing powerline along the southern edge of this parcel (some 30ft tall).

Why not put the cell tower on an existing pole and let the City recoup the obscene revenue as opposed to installing a new pole in a community and a private developer getting all of the cash? I've heard estimates of 5 figure revenues per month!

I wouldn't put this in anyone's backyard. I would keep it for the city.

211-39-005D	
Owner Information	
Owner Name:	PHOENIX CITY OF
Property Address:	
Mailing Address:	251 W WASHINGTON ST 8TH FL PHOENIX AZ 85003
Deed Number:	160342686
Sale Date:	
Sale Price:	\$
Property Information	
Lat/Long:	33.741511, -111.994947
S/T/R:	30 5N 4E
Jurisdiction:	NO CITY/TOWN
Zoning:	RU-43
PUC:	9700
Lot Size (sq ft):	75,359
MCR #:	
Subdivision:	
Lot #:	
Floor:	1
Construction Year:	

Thank you,

RENEE FARIDA | CFO

HOUSEHOLDERGROUP

| SCOTTSDALE, ARIZONA 85260

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From: Farida, Renee
Sent: Wednesday, June 27, 2018 10:35 AM
To: joshua.bednarek@phoenix.gov; alan.stephenson@phoenix.gov; DesertViewVPC@phoenix.gov; council.district.2@phoenix.gov; kaelee.wilson@phoenix.gov
Cc: Farida, Renee
Subject: Storage Unit, PUD Z-22-18 - Will not strengthen our local economy
Importance: High

When reading the Core Value of "Strengthen our local Economy" from the 2015 Phoenix General Plan, it becomes glaringly obvious that developing the parcel at Tatum and Dynamite within standard C1 zoning would be far super to approving PUD z-22-18 for several reasons.

1. Job creation. PUDZ-22-18 would employ one single person. The businesses already approved for C1 zoning would create more jobs. In addition to sheer number of jobs, the type and quality of jobs created by these businesses would be superior. Banks, Trust Companies, Bonding Companies, Brokerage Houses, Building and Loan Associations, Contractors/Power/Gas Companies 'Offices, Finance and Loan Companies. These are jobs that align with the 2015 Phoenix General Plan and our community.
2. Local & Small business. Very powerful statements on page 90 of the 2015 Phoenix General Plan. Allowing this parcel to be developed per PUD Z-22-18 would be in complete conflict with this subsection. 1784 Capital Holdings boasts of being a national investment firm. Allowing a C1 businesses on this parcel would be in complete alignment with this goal.
3. Entrepreneurs, Emerging Enterprises. Entrepreneurs need access to small businesses and suppliers. Several C1 businesses would fulfill this need.
4. Highly Skilled Workforce- the storage warehouse would not develop a highly skilled workforce. But look at what some of the allowable C1 businesses could do! Schools for business, data processing and insurance. Libraries. Driving schools. These businesses would help train a work force.
5. Tourism Facilities. How would a storage warehouse support tourism? Yet, an allowable C1 business is a travel bureau. Multiple arts related businesses are already allowed under standard C1 zoning. A 3 story monstrosity would not support tourism, or may people wanting to move away.
6. Review the summary for prosperity, Health and Environment on page 103 of the Phoenix General Plan. Prosperity- expand education and training; Health - counties with a higher concentration of small, locally owned businesses have healthier populations. Multiple C1 businesses align with these goals. A self-storage warehouse does not.

In conclusion, how can we justify allowing a self-storage warehouse on this parcel? Are we going to allow a Developer to prosper at the expense of our community? Developing within standard C1 zoning makes good sense and it's what the community wants and needs.

Thank you,



RENEE FARIDA | CFO

HOUSEHOLDERGROUP

[REDACTED] | SCOTTSDALE, ARIZONA 85260

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From: Farida, Renee
Sent: Monday, June 25, 2018 3:28 PM
To: joshua.bednarek@phoenix.gov; alan.stephenson@phoenix.gov; DesertViewVPC@phoenix.gov; council.district.2@phoenix.gov; kaelee.wilson@phoenix.gov
Cc: Farida, Renee
Subject: Storage Unit, PUD Z-22-18
Importance: High

Hello – I currently reside at [REDACTED], Cave Creek AZ 85331. I am not happy with a zoning change from C1 to a PUD that would allow a self-storage warehouse. I purchased my home based on a friendly gated community adjacent to C1 zoning. Attached is a list of all of the businesses allowed within standard C1 zoning which we reviewed before purchasing our home. Developing the parcel with any of the attached C1 businesses would foster small and local business development on this parcel. The 2015 Phoenix General Plan explicitly states that small and local businesses drive our economy. Why would we want to remove an opportunity for these types of businesses and allow a national corporation to install a HUGE warehouse? Developing this parcel within C1 zoning would meet community expectations, bolster our local economy and “fit” in our community. The list of C1 businesses would also not have the size nor height of this proposed warehouse.

Let’s forget about how a self-storage warehouse could meet a few of the goals of the 2015 Phoenix General Plan and look at the abundance of ways a C1 business on this same parcel would better align with the 2015 Phoenix General Plan.

The proposal of a cell tower also does not make any sense on this parcel. Why not put the tower at Dynamite Park and keep the revenue in city coffers? Why not put the cell tower near black mountain nursery where the nursery can serve as a buffer between the adjacent neighborhood? Or why not put the dish on a be of the multiple APS transmission poles just north and south of us? There is no need for another tower in our community when the APS poles would work and these poles are already installed.

I request that Village Planning present how a cell phone tower would make any sense from a zoning perspective.

Thank you,

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From: Stacy [REDACTED]
To: [Mayor Williams](#); jim@jimwaring.com; [Council District 2 PCC](#); [Joshua Bednarek](#); [Angie Holdsworth](#); [PDD Desert View VPC](#); [NSD NSD](#); investigators@abc15.com; 3oys@azfamily.com; FoxPhoenixPress@foxtv.com; wes@sonorannews.com; news@ktar.com; JALLEN@azleg.gov; HCARTER@azleg.gov; NBARTO@azleg.gov
Subject: Retaliation against City of Phoenix/Diamond Creek Residents?
Date: Thursday, August 23, 2018 12:21:45 PM

All:

I am writing to bring your attention to a very serious matter in my community (technically in Phoenix with a Cave Creek address). My neighbors and I have been actively involved in a rezoning case at Tatum & Dynamite in Desert View Village (PUD Z-22-18).

My neighbors that border the property in question and are most actively engaged in the rezoning informed me that they believe they are facing retaliation for their actions. (And I agree with them.) It is so incredibly disturbing to me. Is this the community we live in?

Examples of retaliation:

City of Phx Water Department - Complaint that a resident was dumping chemicals over the fence, backwashing the pool over the fence, and had drainage holes in fence to the property. Inspector noted there was no sign of chemicals being dumped over, no sign of pool being backwashed over (they have a drain for backwash), and there are no holes in the fence. These were all complete lies.

City of Phoenix Planning and Development Department - Code Violation - Complaint that a resident is currently raising their fence without a permit. There was no construction and the inspector closed the case.

City of Phoenix Neighborhood Services Department - Complaint received that the resident's rear fence is over 6' high. They are sending an inspector out and if it is over 6' high they will be responsible for bringing it down or for getting a permit and going through zoning. They have done no construction since purchasing the home 2 years ago. It sounds like another fabricated complaint.

City of Phoenix Planning and Development Department - Code Violation A second resident who has lived in their house since 2007 have never added anything to the back wall. They received the same inspection noted above. The inspector came to the same conclusion at the house and closed the complaint/violation notice.

City of Phoenix Neighborhood Services Department - JUST YESTERDAY: a second notice and a second inspection was completed TODAY on the same fence. This department (Neighborhood Services) inspects blighted properties. This is a waste of their time, time away from work, and a waste of taxpayer dollars.

Additionally, the subject property owner and/or developer has threatened neighbors, come to their houses, and attempted to get one of my neighbors fired from his job.

What do you think about this behavior?

Respectfully,

Stacy [REDACTED]
Diamond Creek
Cave Creek, (City of Phoenix)

From: Susanne Oakley
To: [Joshua Bednarek](#); [Alan Stephenson](#); [PDD Desert View VPC](#); [Council District 2 PCC](#); [Kaelee Wilson](#); wr@berryriddell.com
Subject: Proposal PUD Z-22-18
Date: Thursday, June 28, 2018 2:51:54 PM
Attachments: [archive.zip](#)

Good afternoon Mr. Waring,

I currently reside at [REDACTED] in Cave Creek, Arizona. Along with other local residents, I have been actively engaged in trying to understand the proposed rezoning at Tatum and Dynamite included in **Proposal PUD Z-22-18**.

After reviewing PUD Z-22-18, resubmitted on June 13, 2018, several key concerns arise. Two of the most significant concerns are as follows:

- 1) **Number of stories:** by City of Phoenix definition, this is a 3 story facility, NOT a “basement plus two story” facility. The difference has an impact on setbacks as well as public perception. In this submission, the finished floor has been raised several feet, the main building is again larger, and the largest floor is the 3rd floor. These factors further remove and restrict residents’ mountain views.
- 2) **Hours of operations/access:** since January, the community has asked for certain stipulations and definitions around hours of operations and access. These have not been addressed.

Detailed questions and concerns based on a review of **PUD Z-22-18** are listed below with key items in red font for clarity. **We ask for your assistance to determine when these questions and requests can be addressed for our community.**

- 1) Page 5: The proposal states: “...for the development of a new **secured** and climate-controlled Self-Service Warehouse...” (emphasis added)
 - a) While the proposal states that the building is secure, the site will not be secure.
 - b) **We request that the Developer provide a plan to secure the site, not just the building itself.**

- 2) Page 7: The proposal states in the 2nd paragraph “...the building will include one basement level and two stories above grade...”
 - a) Based on the definition of a story and basement, the description included in the submission is incorrect.
 - i) Definition of a basement, as determined by finished floor and natural grade, is listed on the attachment.
 - ii) Finished Floor is now listed at ELEV 41 for the entire floor.
 - iii) Natural grade is between ELEV 30.5 and 35 under this main building
 - iv) These differences exceed the 4.5 ft. delta and the definition of a basement.
 - b) **We request that the Developer correct all references in this proposal to reflect a 3-story building instead of a basement plus 2 stories.**
 - c) **We request that the Developer update and correct all required setbacks to reflect a 3-story building instead of a 2-story building.**

- 3) Page 7: The proposal states in the 4th paragraph “In response to neighborhood input, the internal loading garage has been reoriented to face West.”
 - a) This is incorrect according to the drawings at Exhibit C – Conceptual Site Plan, the internal loading garage does not face west.

- b) **We request that the Developer correct this error and clarify where the internal loading garage will be located.**
- 4) Page 7: The proposal states in the 4th paragraph “...although the Site will be monitored for security purposes throughout the day and overnight, the storage units will only be accessible during the day...”
- a) The term “day” is quite ambiguous and undefined. The residents have requested a definition for “day” since January.
- b) In April, the community proposed the following definition (for access during the) “day” to the Developer:
- i) The facility would only be accessible for deliveries and patrons, between 8:00AM and 4:30 PM, Monday through Friday. The facility would only be accessible between 9:00AM and 4:30 PM, Saturday and Sunday. No access would be allowed on Holidays observed by the City of Phoenix.
- ii) **We request that the Developer incorporate these definitions to replace the term “day”.**
- 5) Page 9 “General Plan Conformance”
- a) Community members believe developing this parcel within standard C1 zoning would be far superior to this PUD.
- b) Community members have shared and will continue to share this viewpoint with you.
- 6) Page 13: The proposal states “...building height shall be measured from the finish floor elevation to the top of roofline...”
- a) Zoning standards require building height to be calculated from finished grade, not finished floor.
- b) **We request that the Developer calculate and provide finished grades and building heights calculated from finished grades to allow for accurate comparison to zoning standards referenced.**
- 7) Page 15: With respect to the “Wireless Communication Facilities” (“WCF”) discussion:
- a) The WCF discussion provides NO location, height or setbacks.
- b) **We request that the Developer provide WCF location, height and setbacks in a table and/or in drawings.**
- 8) Page 17 “Sustainability” – We have several requests:
- a) **We request that the Developer add Stipulation that the Developer will complete baseline studies on light, noise and odor at property lines prior to construction and the Developer will not exceed these values during construction or operations.**
- b) **We request that the Developer add Stipulation that the residents will be provided a simple way to measure compliance with baseline light, noise and odor levels and receive monetary remedy if these baseline values are exceeded. Include a table to clearly identify increments over baseline and corresponding fines due to the community. Measure compliance on a weekly basis.**
- c) **We request that the Developer add Stipulation that the Developer will provide actual traffic counts from other storage facilities this Developer owns and operates, equate these values to this proposed SF and number of units to provide an anticipated traffic count based on actual traffic counts instead of theoretical values.**
- d) **We request that the Developer add Stipulation that the community will be provided data on the actual traffic counts during operations; and, if these traffic counts exceed those proposed, the community receives monetary remedy. Include a table to clearly identify increments over anticipated traffic count and corresponding fines due to the community. Measure compliance on a weekly basis.**
- 9) Page 18: The proposal states “...a cross-access easement between the Site, the Primrose parcel and the CVS parcel allows for circulation throughout the commercial center...” This easement discussion is new to the

proposal.

- a) **We are pleased to see that the perimeter road around the main building has been removed.**
- b) **We request that the Developer confirm whether this also indicates that the paved surface behind Primrose will be eliminated.**

10) Exhibit C – Conceptual Site Plan; RKA# 17189.50, SP-1

- a) Note J states “ALL ROOFTOP EQUIPMENT AND SATELLITES DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT”
 - i) **We request that the Developer confirm whether the equipment will be relocated to the NE corner of the building to mitigate view impacts.**
 - ii) **We request that the Developer confirm whether the parapet wall can be minimized in height on the South and West sides, at a minimum, and ideally on the East and North sides as well.**
 - iii) **We request that the Developer confirm whether the screening height can be customized to each individual piece of equipment to adequately shield the equipment without unnecessarily blocking view lines (in areas of smaller equipment).**

- b) Note K states “ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.”
 - i) **We request that the Developer revise this note to also state these same items shall be shielded from the view of the neighborhood.**

- c) Note P states “AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55dB (1dn) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.”
 - i) **We request that the Developer revise this note to state, no noise increase will be allowed at the property lines, and, not to exceed 55 dB in any circumstance.**

- d) The drawing states the main building finished floor is now ELEV 41.0.
 - i) Height is such a contentious issue; why was the finished floor elevation raised so drastically?
 - (1) **Average finished floor in the March proposal was “4 ft. below” the Primrose finished floor. We request that the Developer address why the finished floor was RAISED 4 feet.**
 - (2) Helix drawing from the March proposal lists finished floor at the following elevations:
 - (a) 33.5 (1 ft. above outfall in SW corner)
 - (b) 36.5 (1 ft. above high grade NE corner)
 - (c) **We request that the Developer address why the finished floor is now at 41, 6.5 feet higher in the SW corner and 3.5 feet higher in the NE corner.**
 - ii) **This is a foot per foot reduction of the mountain views that Desert View Village aims to protect.**

- e) Building size is now proposed to be 117,285 square feet. Why has the building gotten larger with every submittal?
 - i) **We request that the Developer address why the SF in the main building has increased from 105k SF, to 115k SF to now 117k SF?**
 - ii) **We request that the Developer address why the largest floor, now at 42k SF, is on top?**
 - iii) **This is a SF by SF reduction of mountain views that Desert View Village aims to protect.**

- f) **We are pleased with the improvement of the location of the parking and office.**

- g) Building B and adjacent office/storage.
 - i) No heights were provided.
 - ii) **We request that the Developer provide the heights of these buildings.**

- 11) Exhibit E – Conceptual Elevations vs. Exhibit K – Comparative Standards Zoning Table
 - a) Height is a very significant concern of the residents.
 - i) **We request that the Developer address why the elevations (Exhibit E) show a roof height of 25'-4" but the tables (Exhibit K) reserve the right to to have a maximum height of 28 ft.**
 - ii) **We request that the Developer address whether the height will be increased to 28 ft., and, if so, we ask the Phoenix City Council whether this will require resubmittal and require the Developer to go through the process again.**

- 12) Overall Comment: We believe the proposal is missing Exhibits required per PUD Procedures, page 16/54)
 - a) Exhibit 12 – Thematic Street Cross Sections
 - b) Exhibit 13 – Circulation Plan
 - c) Exhibit 14 – Sign Plan
 - d) Other PUD proposals that have been reviewed by Desert View Planning have had these submittals.
 - e) **We request that the Developer resubmit the proposal with these Exhibits.**

Respectfully,
Susanne Oakley

Remember to think of one good thing today....

From: Shelley Meyer-Arnold
To: [Council District 2 PCC](#); [PDD Desert View VPC](#)
Subject: Proposed Storage Unit at Tatum and Dynamite
Date: Thursday, May 31, 2018 9:27:57 PM

Hello,

Tonight was the third meeting regarding the proposed storage facility at Tatum and Dynamite. I have attended the last two meetings and I'm extremely disappointed with the organizers. As an opponent to the proposition I hoped to have my questions answered and fully understand the owner's approach to rezoning this parcel. Many questions posed to the developer at these meetings remain unanswered to the community. The developer never answered one question I had which was, what C-1 zoned business were considered and discarded in favor of a storage facility. They seem to provide a list of business options used as a scare tactic against the community.

There are several storage facilities in this area so I am formally submitting my formal opposition to the request to rezone this parcel for a new storage facility. This group of people have used scare tactics regarding the types of possible businesses in an effort to coerce the community to agree to this change.

Regards,
Shelley Arnold

From: Stacy LaFrance
To: [Joshua Bednarek](#); [Alan Stephenson](#); [PDD Desert View VPC](#); [Council District 2 PCC](#); [Kaelee Wilson](#)
Subject: Storage Unit, PUD Z-22-18
Date: Wednesday, June 27, 2018 8:14:22 AM
Attachments: [Businesses allowed per standard C1 zoning.pdf](#)

Good morning,

I currently reside at [REDACTED], Cave Creek AZ 85331. I am very unhappy with a proposed zoning change from C1 to a PUD that would allow a self-storage warehouse. I purchased my home based on a friendly gated community adjacent to C1 zoning. Attached is a list of all of the businesses allowed within standard C1 zoning. Developing the parcel with any of the attached C1 businesses would foster small and local business development on this parcel. The 2015 Phoenix General Plan explicitly states that small and local businesses drive our economy. Why would we want to remove an opportunity for these types of businesses and allow a national corporation to install a HUGE warehouse? Developing this parcel within C1 zoning would meet community expectations, bolster our local economy and "fit" in our community. The list of C1 businesses would also not have the size nor height of this proposed warehouse.

Let's forget about how a self-storage warehouse could meet a few of the goals of the 2015 Phoenix General Plan and look at the abundance of ways a C1 business on this same parcel would better align with the 2015 Phoenix General Plan.

The proposal of a cell tower also does not make any sense on this parcel. Why not put the tower at Dynamite Park and keep the revenue in city coffers? Why not put the cell tower near Black Mountain nursery where the nursery can serve as a buffer between the adjacent neighborhood? Or why not put the dish on one of the multiple APS transmission poles just north and south of us? There is no need for another tower in our community when the APS poles would work and these poles are already installed.

I request that Village Planning present how a cell phone tower would make any sense from a zoning perspective.

Respectfully,

Stacy LaFrance

From: Stacy LaFrance
To: [Joshua Bednarek](#); [Alan Stephenson](#); [PDD Desert View VPC](#); [Council District 2 PCC](#); [Kaelee Wilson](#)
Subject: Storage Unit, PUD Z-22-18 - Will not strengthen our local economy
Date: Wednesday, June 27, 2018 12:14:41 PM
Attachments: [Businesses allowed per standard C1 zoning.pdf](#)

Good afternoon,

I currently reside in Diamond Creek at [REDACTED], Cave Creek AZ 85331.

When reading the Core Value of "Strengthen our local Economy" from the 2015 Phoenix General Plan, it becomes obvious that developing the parcel at Tatum and Dynamite within standard C1 zoning would be superior to approving PUD z-22-18 for several reasons:

1. **Job creation.** PUDZ-22-18 would employ one single person. The businesses already approved for C1 zoning would create more jobs. In addition to the number of jobs, the type and quality of jobs created by these businesses would be superior. Banks, Trust Companies, Bonding Companies, Brokerage Houses, Building and Loan Associations, Contractors/Power/Gas Companies 'Offices, Finance and Loan Companies. These are jobs that align with the 2015 Phoenix General Plan and our community.
2. **Local & Small business.** Very powerful statements on page 90 of the 2015 Phoenix General Plan. Allowing this parcel to be developed per PUD Z-22-18 would be in complete conflict with this subsection. 1784 Capital Holdings boasts of being a national investment firm. Allowing a C1 businesses on this parcel would be in complete alignment with this goal.
3. **Entrepreneurs, Emerging Enterprises.** Entrepreneurs need access to small businesses and suppliers. Several C1 businesses would fulfill this need.
4. **Highly Skilled Workforce.** The storage warehouse would not develop a highly skilled workforce. But look at what some of the allowable C1 businesses could do! Schools for business, data processing and insurance. Libraries. Driving schools. These businesses would help train a work force.
5. **Tourism Facilities.** How would a storage warehouse support tourism? Yet, an allowable C1 business is a travel bureau. Multiple arts related businesses are already allowed under standard C1 zoning. A 3 story monstrosity would not support tourism, or may people wanting to move away.
6. **Review the summary for prosperity, Health and Environment on page 103 of the Phoenix General Plan.** Prosperity - expand education and training; Health - counties with a higher concentration of small, locally owned businesses have healthier populations. Multiple C1 businesses align with these goals. A self-storage warehouse does not.

In conclusion, how can we justify allowing a self-storage warehouse on this parcel? Are we going to allow a Developer to prosper at the expense of our community? Developing within standard C1 zoning makes good sense and it's what the community wants and needs.

Respectfully,

Stacy LaFrance

From: Stacy LaFrance
To: [Kaelee Wilson](#); [Council District 2 PCC](#); wr@berryriddell.com; [PDD Desert View VPC](#)
Subject: Tatum & Dynamite Storage Facility - Comments
Date: Monday, May 07, 2018 5:18:17 PM

Good afternoon,

Let me start by saying this is not a form letter copied from someone. While those are effective in summarizing the most important viewpoints and I sent one the first time we dealt with this issue, I chose to send a personal note this time around. This letter is my own.

I am a resident in Diamond Creek; I do not border the proposed location for the new storage facility. However, I have visited the site and viewed the location personally both from Dynamite and from within the community. I'm curious how many of you and your staff have physically visited the site?

The location is an odd shape and is bordered 1) on one side by the backyards of residents whose homes have been there for nearly 20 years. (I understand that Diamond Creek was built in 1999-2000) 2) by an open view fence that is visible from an entire block of Diamond Creek homes 3) the side yard of one resident of Diamond Creek. The facility will be set back from that row of homes so it is almost behind them, further into this residential community than they are 4) a preschool. I understand that the owner of the preschool is the owner of the property being sold to the developer. Is the preschool owner concerned about this facility next to a preschool?

From what I have learned, the footprint is 2.5 times larger than the CVS on the corner with the square feet of the proposed facility seven times larger than the CVS. It approximates the size of the average Costco. I keep hearing that because it is 3 stories instead of the one story Costco, the square footage is not comparable. I suppose that is one way to look at it. Another way to look at it is that you are considering allowing someone to build something with the square footage of a Costco in the space of 2.5 times a CVS literally INSIDE of a neighborhood that has been there for nearly 20 years.

Please let that sink in. A 2-3 story warehouse the size of a Costco nestled into a neighborhood occupying the land that 2.5 CVS's would reside. Would you like to live next door to that? **Ms. Wilson - would you? Mr. Waring - would you?** If you purchased a home zoned one way (C-1) would you be happy that 20 years later it could be changed to C-2 (or C-1 with a storage facility exception, which frankly insults my intelligence to suggest that is NOT a zoning change)? Would you be happy? The residents are NOT happy.

I'm not a land elevation or geographic expert, but we are in a federally marked flood zone. I know this because I am required to pay flood insurance on my home. In the desert. Smarter people than me decided that it was a flood zone. It would seem that building a Costco size building with plans to sink 1/3 of it underground in a flood zone is irresponsible. Terribly irresponsible and can only harm those around the area. Are they going to have to blast down to do this? Would you like to live next door to a blast zone in a flood zone with 1/3 of a Costco size building underground? **Ms. Wilson - would you? Mr. Waring - would you?**

As I mentioned, I don't live in the neighboring lots. I feel terribly for those that do. However, I did buy my home 1 year ago at a price dictated by recent activity in the surrounding Diamond

Creek neighborhood. While some undoubtedly purchased their home at the height of the market in ~2006 and are finally recovering, I am certain many purchased their home earlier. If those bordering residents sell their homes (and I wouldn't blame them if they did) they will absolutely sell their homes for LESS than I paid one year ago. (I certainly wouldn't pay the same price for my house if it were next to a 2-3 story building the size of a Costco.) And because we have such a stable community with limited activity, their sales (which may or may not be a loss to them) will be a HUGE loss to me. Would you like to see 10%, 20%, 30% of the value of your home disappear overnight? Would you? **Ms. Wilson - would you? Mr. Waring - would you?**

If you vote for or allow this zoning change, I invite you to purchase one of those homes at the same price I paid for my home one year ago and live next door to the construction of a Costco sized building complete with blasting down to bury 1/3 of the square footage in the flood zone we live in. Please let that sink in.

I ask that you prevent this from taking place.

Respectfully,

Stacy LaFrance

From: Stacy LaFrance
To: [Joshua Bednarek](#); [Alan Stephenson](#); [PDD Desert View VPC](#); [Council District 2 PCC](#); [Kaelee Wilson](#)
Subject: Storage Unit, PUD Z-22-18
Date: Wednesday, June 27, 2018 8:14:22 AM
Attachments: [Businesses allowed per standard C1 zoning.pdf](#)

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Let's forget about how a self-storage warehouse could meet a few of the goals of the 2015 Phoenix General Plan and look at the abundance of ways a C1 business on this same parcel would better align with the 2015 Phoenix General Plan.

The proposal of a cell tower also does not make any sense on this parcel. Why not put the tower at Dynamite Park and keep the revenue in city coffers? Why not put the cell tower near Black Mountain nursery where the nursery can serve as a buffer between the adjacent neighborhood? Or why not put the dish on one of the multiple APS transmission poles just north and south of us? There is no need for another tower in our community when the APS poles would work and these poles are already installed.

I request that Village Planning present how a cell phone tower would make any sense from a zoning perspective.

Respectfully,

Stacy LaFrance

From: Stacy LaFrance
To: [Council District 2 PCC](#); [Joshua Bednarek](#); [Alan Stephenson](#); [PDD Desert View VPC](#); [Kaelee Wilson](#)
Cc: wr@berryriddell.com
Subject: Questions and concerns regarding: Proposal PUD Z-22-18
Date: Thursday, June 28, 2018 1:35:32 PM
Attachments: [image002.png](#)
[image001.png](#)
[PUD Z-22-18 Discussion.pdf](#)

Good afternoon Mr. Waring,

I currently reside in Diamond Creek in Cave Creek, Arizona. Along with other local residents, I have been actively engaged in trying to understand the proposed rezoning at Tatum and Dynamite included in **Proposal PUD Z-22-18**.

After reviewing PUD Z-22-18, resubmitted on June 13, 2018, several key concerns arise. Two of the most significant concerns are as follows:

- 1) **Number of stories:** by City of Phoenix definition, this is a 3 story facility, NOT a “basement plus two story” facility. The difference has an impact on setbacks as well as public perception. In this submission, the finished floor has been raised several feet, the main building is again larger, and the largest floor is the 3rd floor. These factors further remove and restrict residents’ mountain views.
- 2) **Hours of operations/access:** since January, the community has asked for certain stipulations and definitions around hours of operations and access. These have not been addressed.

Detailed questions and concerns based on a review of **PUD Z-22-18** are listed below with key items in red font for clarity. **We ask for your assistance to determine when these questions and requests can be addressed for our community.**

- 1) Page 5: The proposal states: “...for the development of a new **secured** and climate-controlled Self-Service Warehouse...” (emphasis added)
 - a) While the proposal states that the building is secure, the site will not be secure.
 - b) **We request that the Developer provide a plan to secure the site, not just the building itself.**

- 2) Page 7: The proposal states in the 2nd paragraph “...the building will include one basement level and two stories above grade...”
 - a) Based on the definition of a story and basement, the description included in the submission is incorrect.
 - i) Definition of a basement, as determined by finished floor and natural grade, is listed on the attachment.
 - ii) Finished Floor is now listed at ELEV 41 for the entire floor.
 - iii) Natural grade is between ELEV 30.5 and 35 under this main building
 - iv) These differences exceed the 4.5 ft. delta and the definition of a basement.
 - b) **We request that the Developer correct all references in this proposal to reflect a 3-story building instead of a basement plus 2 stories.**
 - c) **We request that the Developer update and correct all required setbacks to reflect a 3-story building instead of a 2-story building.**

- 3) Page 7: The proposal states in the 4th paragraph “In response to neighborhood input, the internal loading garage has been reoriented to face West.”

- a) This is incorrect according to the drawings at Exhibit C – Conceptual Site Plan, the internal loading garage does not face west.
 - b) **We request that the Developer correct this error and clarify where the internal loading garage will be located.**
- 4) Page 7: The proposal states in the 4th paragraph “...although the Site will be monitored for security purposes throughout the day and overnight, the storage units will only be accessible during the day...”
- a) The term “day” is quite ambiguous and undefined. The residents have requested a definition for “day” since January.
 - b) In April, the community proposed the following definition (for access during the) “day” to the Developer:
 - i) The facility would only be accessible for deliveries and patrons, between 8:00AM and 4:30 PM, Monday through Friday. The facility would only be accessible between 9:00AM and 4:30 PM, Saturday and Sunday. No access would be allowed on Holidays observed by the City of Phoenix.
 - ii) **We request that the Developer incorporate these definitions to replace the term “day”.**
- 5) Page 9 “General Plan Conformance”
- a) Community members believe developing this parcel within standard C1 zoning would be far superior to this PUD.
 - b) Community members have shared and will continue to share this viewpoint with you.
- 6) Page 13: The proposal states “...building height shall be measured from the finish floor elevation to the top of roofline...”
- a) Zoning standards require building height to be calculated from finished grade, not finished floor.
 - b) **We request that the Developer calculate and provide finished grades and building heights calculated from finished grades to allow for accurate comparison to zoning standards referenced.**
- 7) Page 15: With respect to the “Wireless Communication Facilities” (“WCF”) discussion:
- a) The WCF discussion provides NO location, height or setbacks.
 - b) **We request that the Developer provide WCF location, height and setbacks in a table and/or in drawings.**
- 8) Page 17 “Sustainability” – We have several requests:
- a) **We request that the Developer add Stipulation that the Developer will complete baseline studies on light, noise and odor at property lines prior to construction and the Developer will not exceed these values during construction or operations.**
 - b) **We request that the Developer add Stipulation that the residents will be provided a simple way to measure compliance with baseline light, noise and odor levels and receive monetary remedy if these baseline values are exceeded. Include a table to clearly identify increments over baseline and corresponding fines due to the community. Measure compliance on a weekly basis.**
 - c) **We request that the Developer add Stipulation that the Developer will provide actual traffic counts from other storage facilities this Developer owns and operates, equate these values to this proposed SF and number of units to provide an anticipated traffic count based on actual traffic counts instead of theoretical values.**
 - d) **We request that the Developer add Stipulation that the community will be provided data on the actual traffic counts during operations; and, if these traffic counts exceed those proposed, the community receives monetary remedy. Include a table to clearly identify increments over anticipated traffic count and corresponding fines due to the community. Measure compliance on a weekly basis.**

9) Page 18: The proposal states "...a cross-access easement between the Site, the Primrose parcel and the CVS parcel allows for circulation throughout the commercial center..." This easement discussion is new to the proposal.

- a) **We are pleased to see that the perimeter road around the main building has been removed.**
- b) **We request that the Developer confirm whether this also indicates that the paved surface behind Primrose will be eliminated.**

10) Exhibit C – Conceptual Site Plan; RKA# 17189.50, SP-1

a) Note J states "ALL ROOFTOP EQUIPMENT AND SATELLITES DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT"

- i) **We request that the Developer confirm whether the equipment will be relocated to the NE corner of the building to mitigate view impacts.**
- ii) **We request that the Developer confirm whether the parapet wall can be minimized in height on the South and West sides, at a minimum, and ideally on the East and North sides as well.**
- iii) **We request that the Developer confirm whether the screening height can be customized to each individual piece of equipment to adequately shield the equipment without unnecessarily blocking view lines (in areas of smaller equipment).**

b) Note K states "ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS."

- i) **We request that the Developer revise this note to also state these same items shall be shielded from the view of the neighborhood.**

c) Note P states "AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55dB (1dn) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.

- i) **We request that the Developer revise this note to state, no noise increase will be allowed at the property lines, and, not to exceed 55 dB in any circumstance.**

d) The drawing states the main building finished floor is now ELEV 41.0.

- i) Height is such a contentious issue; why was the finished floor elevation raised so drastically?
 - (1) **Average finished floor in the March proposal was "4 ft. below" the Primrose finished floor. We request that the Developer address why the finished floor was RAISED 4 feet.**
 - (2) Helix drawing from the March proposal lists finished floor at the following elevations:
 - (a) 33.5 (1 ft. above outfall in SW corner)
 - (b) 36.5 (1 ft. above high grade NE corner)
 - (c) **We request that the Developer address why the finished floor is now at 41, 6.5 feet higher in the SW corner and 3.5 feet higher in the NE corner.**

- ii) **This is a foot per foot reduction of the mountain views that Desert View Village aims to protect.**

e) Building size is now proposed to be 117,285 square feet. Why has the building gotten larger with every submittal?

- i) **We request that the Developer address why the SF in the main building has increased from 105k SF, to 115k SF to now 117k SF?**
- ii) **We request that the Developer address why the largest floor, now at 42k SF, is on top?**
- iii) **This is a SF by SF reduction of mountain views that Desert View Village aims to protect.**

- f) **We are pleased with the improvement of the location of the parking and office.**
 - g) Building B and adjacent office/storage.
 - i) No heights were provided.
 - ii) **We request that the Developer provide the heights of these buildings.**
- 11) Exhibit E – Conceptual Elevations vs. Exhibit K – Comparative Standards Zoning Table
- a) Height is a very significant concern of the residents.
 - i) **We request that the Developer address why the elevations (Exhibit E) show a roof height of 25'-4" but the tables (Exhibit K) reserve the right to to have a maximum height of 28 ft.**
 - ii) **We request that the Developer address whether the height will be increased to 28 ft., and, if so, we ask the Phoenix City Council whether this will require resubmittal and require the Developer to go through the process again.**
- 12) Overall Comment: We believe the proposal is missing Exhibits required per PUD Procedures, page 16/54)
- a) Exhibit 12 – Thematic Street Cross Sections
 - b) Exhibit 13 – Circulation Plan
 - c) Exhibit 14 – Sign Plan
 - d) Other PUD proposals that have been reviewed by Desert View Planning have had these submittals.
 - e) **We request that the Developer resubmit the proposal with these Exhibits.**

Respectfully,

/s/ Stacy LaFrance

Stacy LaFrance

From: Steve Floe
To: [Joshua Bednarek](#); [Kaelee Wilson](#); [PDD Desert View VPC](#); [Samantha Keating](#); [Tricia Gomes](#); [Alan Stephenson](#)
Subject: Storage Facility Tatum and Dynamite / Rezoning
Date: Tuesday, August 07, 2018 3:37:49 PM
Importance: High

I am currently traveling and unable to attend the zoning meeting tonight, but would like to express that I am totally against the rezoning of this parcel for any purpose but also against a storage facility and cell tower to be put up in my back yard. I live in the Diamond Creek Development. A facility as such will not bring more than a couple of jobs to the business. When I purchased my house I checked the zoning just so something like this wouldn't happen. The zoning needs to remain what it is. Let the developer find some property that is already zoned for his intentions, rather than lowering the value of my property and all the other property in the surrounding area to the benefit of one person the developer.

Thank you,

Steve Floe

[REDACTED]
Cave Creek, AZ 85331



Steve Floe | Vice President Sales, West Region

SKYJACK ST. CHARLES

[REDACTED]
Cave Creek, AZ, United States, 85331

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Please consider the environment before printing this email.

From: Wade.Tinant
To: [Kaelee Wilson](#)
Cc: [Wade.Tinant](#)
Subject: Storage Unit at Tatum & Dynamite - Unique shape & coverage
Date: Wednesday, May 02, 2018 4:45:50 PM

Kaelee,

Nice speaking with you this morning. I wanted to get a couple other specific concerns on the table.

1. Lot coverage
 - a. Since the same landowner has subdivided off the CVS and Primrose portion of the original parcel, and, since these two buildings have 100% (or very near 100%) coverage, I firmly believe that the coverage for this proposal needs to be evaluated in 2 separate ways:
 - i. As a standalone parcel (as the Developer has done)
 - ii. As an aggregate with CVS, Primrose and the new proposed facility.
 - iii. SF wise, CVS is 76,275, Primrose = 61,373 SF and the parcel in the proposal is 244,264 SF
 1. Of the total of the 3 lots above, CVS covers 20%, Primrose covers 16% and the parcel in question is 64% of the total area.
2. I really struggle with the Developer using the term “unique” site as a justification for a zoning amendment. The owner bought 9.95 AC in 1999 and promptly rezoned the property.
 - a. In 2004, the landowner willfully sets the boundaries of the CVS lot and sells off this prime, hard corner portion of the original 9.95 AC.
 - b. In 2012, the landowner willfully sets the boundaries of the Primrose lot and sells of the next more prime portion of the lot.
 - c. So, the land owner has 100% created any “uniqueness” to this lot. There is NO reason why the community should have to allow this landowner ANOTHER zoning change on this parcel because he carved the heart out of it.
3. Is this lot truly “vacant” and is this lot at the top of the list of vacant properties in Desert View to develop? With the lot already being subdivided twice, and, with CVS and Primrose covering 36% of the land area, I struggle to see how this parcel fits into “vacant”. Can the density of coverage be increased? Sure. But, I think vacant and opportunity sites are a stretch.
- 4.

From: Stuart Rolinson
To: [Joshua Bednarek](#); [Alan Stephenson](#); [PDD Desert View VPC](#); [Council District 2 PCC](#); [Kaelee Wilson](#)
Subject: PUDZ-22-18
Date: Friday, June 29, 2018 9:41:17 AM

Hi,

When reading the Core Value of “Strengthen our local Economy” from the 2015 Phoenix General Plan, it becomes glaringly obvious that developing the parcel at Tatum and Dynamite within standard C1 zoning would be far super to approving PUD z-22-18 for several reasons.

1. Job creation. PUDZ-22-18 would employ one single person. The businesses already approved for C1 zoning would create more jobs. In addition to sheer number of jobs, the type and quality of jobs created by these businesses would be superior. Banks, Trust Companies, Bonding Companies, Brokerage Houses, Building and Loan Associations, Contractors/Power/Gas Companies ‘Offices, Finance and Loan Companies. These are jobs that align with the 2015 Phoenix General Plan and our community.

2. Local & Small business. Very powerful statements on page 90 of the 2015 Phoenix General Plan. Allowing this parcel to be developed per PUD Z-22-18 would be in complete conflict with this subsection. 1784 Capital Holdings boasts of being a national investment firm. Allowing a C1 businesses on this parcel would be in complete alignment with this goal.

3. Entrepreneurs, Emerging Enterprises. Entrepreneurs need access to small businesses and suppliers. Several C1 businesses would fulfill this need.

4. Highly Skilled Workforce- the storage warehouse would not develop a highly skilled workforce. But look at what some of the allowable C1 businesses could do! Schools for business, data processing and insurance. Libraries. Driving schools. These businesses would help train a work force.

5. Tourism Facilities. How would a storage warehouse support tourism? Yet, an allowable C1 business is a travel bureau. Multiple arts related businesses are already allowed under standard C1 zoning. A 3 story monstrosity would not support tourism, or may people wanting to move away.

6. Review the summary for prosperity, Health and Environment on page 103 of the Phoenix General Plan. Prosperity- expand education and training; Health - counties with a higher concentration of small, locally owned businesses have healthier populations. Multiple C1 businesses align with these goals. A self-storage warehouse does not.

In conclusion, how can we justify allowing a self-storage warehouse on this parcel? Are we going to allow a Developer to prosper at the expense of our community? Developing within standard C1 zoning makes good sense and it’s what the community wants and needs.

Thank you,
Stuart Rolinson

From: Stuart Rolinson
To: [Joshua Bednarek](#); [Alan Stephenson](#); [PDD Desert View VPC](#); [Council District 2 PCC](#); [Kaelee Wilson](#)
Subject: Storage Unit, PUD Z-22-18
Date: Friday, June 29, 2018 9:45:29 AM
Attachments: [Businesses allowed per standard C1 zoning.pdf](#)

Hi,

I currently reside at [REDACTED], Cave Creek AZ 85331. I am not happy with a zoning change from C1 to a PUD that would allow a self-storage warehouse. I purchased my home based on a friendly gated community adjacent to C1 zoning. Attached is a list of all of the businesses allowed within standard C1 zoning which we reviewed before purchasing our home. Developing the parcel with any of the attached C1 businesses would foster small and local business development on this parcel. The 2015 Phoenix General Plan explicitly states that small and local businesses drive our economy. Why would we want to remove an opportunity for these types of businesses and allow a national corporation to install a HUGE warehouse? Developing this parcel within C1 zoning would meet community expectations, bolster our local economy and “fit” in our community. The list of C1 businesses would also not have the size nor height of this proposed warehouse.

Let’s forget about how a self-storage warehouse could meet a few of the goals of the 2015 Phoenix General Plan and look at the abundance of ways a C1 business on this same parcel would better align with the 2015 Phoenix General Plan.

The proposal of a cell tower also does not make any sense on this parcel. Why not put the tower at Dynamite Park and keep the revenue in city coffers? Why not put the cell tower near black mountain nursery where the nursery can serve as a buffer between the adjacent neighborhood? Or why not put the dish on one of the multiple APS transmission poles just north and south of us? There is no need for another tower in our community when the APS poles would work and these poles are already installed.

I request that Village Planning present how a cell phone tower would make any sense from a zoning perspective.

Thank you,

Stuart Rolinson

From: Susanne Oakley
To: [Joshua Bednarek](#); [Alan Stephenson](#); [PDD Desert View VPC](#); [Council District 2 PCC](#); [Kaelee Wilson](#)
Subject: Storage Unit, PUD Z-22-18
Date: Tuesday, June 26, 2018 7:22:08 AM
Attachments: [Businesses allowed per standard C1 zoning.pdf](#)

Hello,

I currently reside at [REDACTED], Cave Creek AZ 85331. I am not happy with a zoning change from C1 to a PUD that would allow a self-storage warehouse. I purchased my home based on a friendly gated community adjacent to C1 zoning. Attached is a list of all of the businesses allowed within standard C1 zoning which we reviewed before purchasing our home. Developing the parcel with any of the attached C1 businesses would foster small and local business development on this parcel. The 2015 Phoenix General Plan explicitly states that small and local businesses drive our economy. Why would we want to remove an opportunity for these types of businesses and allow a national corporation to install a HUGE warehouse? Developing this parcel within C1 zoning would meet community expectations, bolster our local economy and "fit" in our community. The list of C1 businesses would also not have the size nor height of this proposed warehouse.

Let's forget about how a self-storage warehouse could meet a few of the goals of the 2015 Phoenix General Plan and look at the abundance of ways a C1 business on this same parcel would better align with the 2015 Phoenix General Plan.

The proposal of a cell tower also does not make any sense on this parcel. Why not put the tower at Dynamite Park and keep the revenue in city coffers? Why not put the cell tower near black mountain nursery where the nursery can serve as a buffer between the adjacent neighborhood? Or why not put the dish on a be of the multiple APS transmission poles just north and south of us? There is no need for another tower in our community when the APS poles would work and these poles are already installed.

I request that Village Planning present how a cell phone tower would make any sense from a zoning perspective.

Thank you, in advance, for your time and support!

Susanne Oakley

Remember to think of one good thing today....

From: Susanne Oakley
To: [Joshua Bednarek](#); [Alan Stephenson](#); [PDD Desert View VPC](#); [Council District 2 PCC](#); [Kaelee Wilson](#)
Subject: Storage Unit, PUD Z-22-18 - Will not strengthen our local economy
Date: Wednesday, June 27, 2018 11:22:27 AM

When reading the Core Value of “Strengthen our local Economy” from the 2015 Phoenix General Plan, it becomes glaringly obvious that developing the parcel at Tatum and Dynamite within standard C1 zoning would be far superior to approving PUD z-22-18 for several reasons.

1. Job creation. PUDZ-22-18 would employ one single person. The businesses already approved for C1 zoning would create more jobs. In addition to sheer number of jobs, the type and quality of jobs created by these businesses would be superior. Banks, Trust Companies, Bonding Companies, Brokerage Houses, Building and Loan Associations, Contractors/Power/Gas Companies ‘Offices, Finance and Loan Companies. These are jobs that align with the 2015 Phoenix General Plan and our community.

2. Local & Small business. Very powerful statements on page 90 of the 2015 Phoenix General Plan. Allowing this parcel to be developed per PUD Z-22-18 would be in complete conflict with this subsection. 1784 Capital Holdings boasts of being a national investment firm. Allowing a C1 businesses on this parcel would be in complete alignment with this goal.

3. Entrepreneurs, Emerging Enterprises. Entrepreneurs need access to small businesses and suppliers. Several C1 businesses would fulfill this need.

4. Highly Skilled Workforce- the storage warehouse would not develop a highly skilled workforce. But look at what some of the allowable C1 businesses could do! Schools for business, data processing and insurance. Libraries. Driving schools. These businesses would help train a work force.

5. Tourism Facilities. How would a storage warehouse support tourism? Yet, an allowable C1 business is a travel bureau. Multiple arts related businesses are already allowed under standard C1 zoning. A 3 story monstrosity would not support tourism, or may people wanting to move away.

6. Review the summary for prosperity, Health and Environment on page 103 of the Phoenix General Plan. Prosperity- expand education and training; Health - counties with a higher concentration of small, locally owned businesses have healthier populations. Multiple C1 businesses align with these goals. A self-storage warehouse does not.

In conclusion, how can we justify allowing a self-storage warehouse on this parcel? Are we going to allow a Developer to prosper at the expense of our community? Developing within standard C1 zoning makes good sense and it’s what the community wants and needs.

Thank you,

Susanne Oakley

Remember to think of one good thing today....

From: Wade.Tinant
To: wr@berryriddell.com; [Kaelee Wilson](#); [Joel Carrasco](#)
Subject: Tatum & Dynamite Initial neighborhood meeting 5/3
Date: Sunday, April 22, 2018 2:45:22 PM

The initial notification via mail arrived in peoples mail boxes this past Saturday after being postmarked 4/19 PM. A minimum of 10 business days notice are required before this meeting. This requirement would mean folks should have received the notification letter no later than this past Friday.

The community has asked for the date of this meeting for weeks and now our community gets less than the required notice?

This is NOT working with the community nor trying to rebuild any trust from the previous proposal.

I am not asking to cancel this meeting at this time, but, I want the record to reflect this non compliance in notification. Post marked does not mean received and this feels like an attempt to weaken the opportunity for the community to be heard.

From: Wade Tinant
To: [PDD Desert View VPC](#); [Kaelee Wilson](#); [Council District 2 PCC](#); wr@berryriddell.com
Subject: Tatum & Dynamite Neighborhood Meeting debrief & location change
Date: Friday, May 04, 2018 8:38:50 AM

The community is very disappointed and agitated with the Developer. The notification letter for the Neighborhood Meeting, postmarked on 4/19 PM, absolutely at the last minute for compliance, directed people to attend the meeting at the Desert Conference Suite at the JW Marriott.

I personally visited this Marriott last Thursday to obtain facility maps to help community members find their way to the meeting.

We arrived around 4 PM (for the 5 PM meeting) and found it odd that there were no signs anywhere directing people to the meeting. After inquiring with the hotel staff, it was determined that the meeting location had changed to the Stone grill. I have pictures from every entrance and the Desert Conference Suite. No signs or mention of the meeting changing locations. Even with the absolute last second notification, this Developer is unable to accurately communicate a meeting location?

When we asked the Developer to help put up signs in the Marriott to direct folks to the NEW meeting location we were dismissed, smirked at and even told "Don't make this into something". No help. No apologies. Just left to fend for ourselves and plead with Marriott events to help us out. Coupled with the absolute minimum notice, we can no longer assume any integrity on the part of the Developer.

After personally being late to the meeting to try to continue to help community members find the unmarked meeting and get signage up, I did see one small sign on the bottom floor behind the waterfall noting the meeting location. The only signage on the main floor or where the meeting was supposed to be was placed by the community. Several folks at the meeting commented on how difficult it was to find the meeting and how many folks they say wandering around looking for the meeting. How many community members were not fortunate enough to recognize someone from the community to get directed to the meeting? Several folks that had planned on attending work until at least 5 PM and by that time the community needed to be in the meeting. How many people got frustrated and left before even finding the meeting?

For future meetings, the community firmly requests that any meetings meet the following requirements:

1. Meetings to start at 6 PM. This is a working community and several people work until at least 5 PM. The 5 PM start time prevents several interested folks from attending.
2. Location to be at the Desert Broom Library or The Creek. We moved away from commercial areas for a reason. The JW Marriott is not convenient or easy for anyone from the community.
3. No more meetings until September. Some snow birds have already left for the season and this is a family community. Nearly every family has a week or two vacation planned this summer. Our Councilman and planning leads supported relaxing the timeframe requirements to allow this to happen.
4. A little more than the absolute minimum notice would be appreciated. The habit of doing

the absolute minimum only deepens distrust and concern about what the Developer would do if this zoning amendment ever got approved.

I hope the Developer will make the reasonable choices listed above.

Wade

From: Richard Pipkin
To: [Council District 2 PCC](#)
Cc: [PDD Desert View VPC](#); [Kaelee Wilson](#); wr@berryriddell.com; [Wade.Tinant](#)
Subject: Tatum & Dynamite Neighborhood Meeting Location Change
Date: Friday, May 04, 2018 11:13:58 AM

Dear Mr. Waring,

I made special arrangements to attend the subject meeting at 5 PM yesterday at the Marriot. On finding that no meeting was to be held, I assumed I'd either made a mistake as to date or location and went home to check my emails. Today, I learned that the meeting location was changed. I am annoyed that this change took place without due notice and strongly suspect that this is another example of the devious nature of the developer.

Please be so kind as to let me know *why* the venue changed, *which* of our government representatives authorized the change, and *when* the change was authorized.

Lastly, I respectfully ask that the following requests, as previously communicated to you my Mr. Wade Tinant, be adopted for all future meetings:

1. Meetings to start at 6 PM. This is a working community and several people work until at least 5 PM. The 5 PM start time prevents several interested folks from attending.
2. Location to be at the Desert Broom Library or The Creek. We moved away from commercial areas for a reason. The JW Marriott is not convenient or easy for anyone from the community.
3. No more meetings until September. Some snow birds have already left for the season and this is a family community. Nearly every family has a week or two vacation planned this summer. Our Councilman and planning leads supported relaxing the timeframe requirements to allow this to happen.
4. A little more than the absolute minimum notice would be appreciated. The habit of doing the absolute minimum only deepens distrust and concern about what the Developer would do if this zoning amendment ever got approved.

Regards,

Richard Pipkin
Tatum Highlands, Phoenix.

From: Wade.Tinant
To: [Kaelee Wilson; PDD Desert View VPC](#)
Subject: Tatum & Dynamite opposition info
Date: Tuesday, May 08, 2018 3:13:22 PM
Attachments: [Jan 2018 final list of petition signers.pdf](#)
[new petition sig list as of 5-7-18 7 PM.pdf](#)
[STOP Rezoning list 1-17-18.pdf](#)

3 petitions are attached:

1. The petition list as of the initial neighborhood meeting on the original proposal, as of 1/17/18. This info was provided to the Developer at the meeting.
2. The petition against the initial proposal, as of the day the Developer withdrew the proposal. 95% of Diamond Creek opposed.
3. The current petition list of folks opposed to the current PUD proposal. Handwritten petition sigs not included. 90% of Diamond Creek is opposed. Opposition is still growing.

Wade

From: David Leshner
To: [Greg Stanton](#); [Jim Waring](#); [Kaelee Wilson](#); [Joel Carrasco](#)
Subject: Tatum & Dynamite Rezoning Issue - May 3rd meeting
Date: Sunday, May 06, 2018 12:57:02 PM
Attachments: [mime-attachment.msg](#)
[Mayor Stanton Letter 2.docx](#)

Dear Mayor Greg Stanton and Councilman Jim Waring,

My Uncle, Stephen Leshner provided me your contact info. I'm writing you a second letter from my first back in January on the rezoning issue that is going on in District 2 at the corner of Tatum & Dynamite. The developer (1784 Capital Holdings) dropped their initial proposal and came back with a new one that is a PUD rezone for commercial storage facility. While they have removed the height feature they are still looking to build a 2 story with an additional basement right behind our neighborhood. This facility will be double the size of the CVS that is on the same corner and I'm asking for your assistance to help our community fight this.

My wife and I bought this home in January 2011 with this being the home we would raise our kids in and have them grow up in and if this goes through I don't see us staying. This creates many concerns besides the giant eye sore that we will see each morning from our driveway that I have addressed in this letter.

I'm very concerned of the politics involved on this case. As I mentioned in the first letter 1784 Capitol Holdings who is the developer trying to purchase the land has hired Wendy Riddell as the attorney. Mrs. Riddell also serves for District 2 on the board for the Maricopa County Board of adjustments which I believe is involved with a lot of the rezoning cases in Maricopa County. I feel this is a major conflict of interest in a rezoning case.

In addition, after the last go around on this rezoning issue, 1784 Capitol Holdings hired Steven Bowser as the engineer for this project. Mr. Bowser also serves as the chair for the *Desert View Village Planning Committee*. The next steps for this rezoning would go to this committee to vote on. While, Mr. Bowser will not vote – it will be his co board members that he has spent a lot of time and he is the chair person for this committee. I don't see how anyone involved with the planning committee should be paid by the developer trying to get approval. That should not be allowed and Mr. Bowser should be removed from this committee immediately.

Furthermore, 1784 Capitol Holdings has also hired Susan Bitter Smith from Technical Solutions who is running the lead on this. This is a career politician who had to resign back in December 2015 due to conflict of interest as she was the head of Southwest Cable Communications Association and also serving as a corporate commission member.

Our homeowner's association which is directly behind this piece of land will be heavily

affected. We have over 160 homes and when all of us bought into this association we knew the land could be built on, but for C1 zoning only which is geared for residential areas. The rezoning brings in a lot more issues and is not what our association signed up for. We have put together several issues that we have with the project.

1. I feel this will add crime and potential transients that will come into the neighborhood. Everything I have researched has shown this type of zoning has more crime than C1 zoning. The privacy is also a huge issue as this backs up directly to our neighborhood. Across the street on the other side of Dynamite there is C2 zoning, but there is a large wall behind it and then a wash behind that and another wall before the housing starts. There is enough of a buffer where there isn't as much privacy concern. This would allow potential pedophiles to get a storage unit and have access to look into our neighborhood. It presents a lot of opportunities for evil people to have easy access.
2. 1784 Capitol Holdings is promising an 8 am start time to 6 pm close time with people having to be out by 9 pm, but their web site specifically states the goal is to build these and ultimately sell them and this very well could be a 24/7 access facility with the next owner.
3. The noise from the vehicles with the unloading of trucks coming in and out. The architectural plans still have the loading and unloading area directly behind our neighborhood. The plan is to have the front of this facility face our neighborhood vs facing dynamite which Primrose and CVS currently face. The developer put a fact sheet together stating the traffic would be significantly lower, but this brings a much different type of traffic with larger trucks coming to drop off items.
4. The flooding issues. One of the big changes they made to the proposal was adding a basement vs going with a three-story building. That property is in an AO flood zone and they will need to raise the land to build where they are building in my opinion or they risk getting heavily flooded. That excess water is going to come directly down into our neighborhood and we have had major flooding issues on our street and wash area already.
5. Potential for cell phone towers being constructed on the site as many self-storage facilities do and the owner mentioned this as a possibility. I have three young kids that sleep within a football field of where this facility is built and I'm very concerned being this close to cell phone towers and the long term effects that will have on them.
6. Local real Estate agents have already advised that our home values will drop.

7. You are setting precedence for other zoning coming into the area. Their attorney mentioned that this was special zoning for storage, but this opens the door to potentially converting other buildings in that lot to C2. There is no guarantee that Primrose Day Care will stay in business. A Sunrise Preschool nearby is now a drug and alcohol center near Tatum and Cave Creek.
8. Lighting. This would cause lighting to go directly to our neighborhood. Also with the late hour access their would-be lights coming on and off that would be right in front of our community.
9. It takes away from what the 85331-area code offers which is desert living away from the big city environment. The views that our homeowners paid for would be gone. I also feel this is going to create a commercial/industrial look that you see in city areas that are going to really take away from the Diamond Creek and Tatum Ranch area.
10. I'm also concerned with the underground digging for the basement and bringing this to our neighborhood. I feel not only will there be a ton of noise, this is going to bring up dirt and issue that are going to increase chances of valley fever as well as disrupting the underground wildlife of scorpions and rattle snakes that are going to come right into our neighborhood.

One of the other major items that the group also brought up is a need for self-storage in the area and I continue to disagree with this. I have done a lot of research nationally and storage facilities are a big new fad because of the turn in the rental market over the last 10 years after the housing crash and they are popping up everywhere. Certain states have already started putting restrictions on new storage facilities because they are becoming saturated. Florida, New York, Texas, South Carolina and Washington are states within the last couple of years that have put restrictions because they have seen too many being built.

<https://www.sparefoot.com/self-storage/news/4779-restrictions-on-self-storage-development-proposed-in-miami/>

<https://www.nytimes.com/2017/04/13/nyregion/self-storage-new-york-city.html>

I mapped out this area and within 7 miles and we have 12 storage facilities including one right around the corner on Cave Creek Road in between Tatum & Dynamite. To put that in perspective there are more self-storage facilities in that area than there are Starbucks.

1. Tatum Ranch Storage Solutions – located 1.9 miles away
 - a. 29201 N. Cave Creek Road
Cave Creek, AZ 85331
480-442-7895

2. Allstate Self Storage – located 2.2 miles away
 - a. 31434 N. Cave Creek Road
Cave Creek, AZ 85331
480-630-3003
3. Life Storage – located 6.2 miles away
 - a. 7227 E. Williams Dr.
Scottsdale, AZ 85255
480-666-7482
4. Life Storage – located 6.4 miles away
 - a. 7425 E. Williams Dr.
Scottsdale, AZ 85255
480-666-7470
5. CubeSmart Self Storage – located 6.6 miles away
 - a. 2680 E. Mohawk Lane
Phoenix, AZ 85050
602-206-8688
6. Desert Storage – located 5.7 miles away
 - a. E, Carefree Hwy & N. Cave Creek Road
Cave Creek, AZ 85331
480-488-4414
7. UNI Group – located 6.0 miles away
 - a. 1840 E. Deer Valley Road
Phoenix, AZ 85024
623-516-4774
8. Life Storage – located 6.3 miles away
 - a. 34215 N. Black Mountain Parkway
Cave Creek, AZ 85331
480-666-7429
9. U-Haul Moving & Storage at Cave Creek – located 6.4 miles away
 - a. 20618 N. Cave Creek Road
Phoenix, AZ 85024
602-765-9600
10. Public Storage – located 7.2 miles away
 - a. 19215 N. Cave Creek Road
Phoenix, AZ 85024
602-842-6139
11. Cave Creek Self Storage LLC – located 7.2 miles away
 - a. 19215 N. Cave Creek Road
Phoenix, AZ 85024
602-404-7071
12. Life Storage – located 6.5 miles away
 - a. 18625 N. Tatum Blvd.
Scottsdale, AZ 85050
602-971-0333

We did another online petition that went around as well and as I write this letter over 922 people have signed that around the community protesting this storage facility. That is a lot of voters in District 2. Here is the link to the online petition.

<https://www.thepetitionsite.com/574/767/704/stop-the-storage-facility-at-tatum->

[amp-dynamite/](#)

As I mentioned in my January letter, the shady business handlings of this developer are really concerning to me. We again had signs in our neighborhood that were ripped up this past week and torn down. This happened the last time. Back in January, the part that really concerned me is that after the meeting one of our more vocal residents, Jason Hodge received a death threat on the Next-door app. The police came and investigated and someone created three fake user names from the same IP address. I'm attaching the original letter that has that information.

I know business in business and there are unfair politics, but I'm asking you as the mayor and councilman of District 2 to get involved as I feel we are being forced into this by a very powerful organization that will pay off whoever it needs to make money on this project. I have no doubt that this group builds great storage facilities, but we bought our property knowing that the land was built for C1 use and not to become a large commercial storage facility. Our community should not be forced to have a storage facility right next to our neighborhood where our kids play right outside. We are all hard-working Phoenicians and live in a great neighborhood. My wife and I welcomed our third child in April and love our community and what it brings to our family. This is a place we feel very fortunate to be a part of and feel if this property is rezoned that it is going to take away from what we purchased and force us to move away and take a significant loss from a home owners value.

I feel we are fighting a losing battle against Goliath and I as David am asking for help as I feel dirty politics are playing a major field in this battle and I see this being pushed through against our will.

Sincerely,

David Leshner

[REDACTED]
[REDACTED]

Please consider the environment before printing this email.

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From: jean [REDACTED]
To: [Mayor Williams](#); jim@jimwaring.com; [Joshua Bednarek](#); [Angie Holdsworth](#); [PDD Desert View VPC](#); [NSD NSD](#); investigators@abc15.com; 3oys@azfamily.com; FoxPhoenixPress@foxtv.com; wes@sonorannews.com; news@ktar.com; JALLEN@azleg.gov; HCARTER@azleg.gov; NBARTO@azleg.gov
Subject: Tatum & Dynamite re-zoning
Date: Thursday, August 23, 2018 1:17:43 PM

This is beyond amazing.

The harassment these neighbors are experiencing is the most absolutely outrageous. Is there no way to trace the source of these 'tips'?? At the very least, these agencies have call waiting I assume. Although I'm sure this is not technically illegal, surely if you find that multiple unfounded, untrue complaints come from the same source something can be done?

Unbelievable that they can simply call the town, city, etc and lodge unfounded, untrue complaints against private citizens. Are they penalized when there is no foundation found for the untrue allegation? Do they have to account for their actions? for wasting time and resources that could absolutely be put to better use?

Is there no end to their lies and harassment?

How about if we get on with killing this re-zoning proposal and then this would end!!

Enough!!!

Jean [REDACTED]

From: jean [REDACTED]
To: [Mayor Williams](#); jim@jimwaring.com; [Joshua Bednarek](#); [Angie Holdsworth](#); [PDD Desert View VPC](#); [NSD NSD](#); investigators@abc15.com; 3oys@azfamily.com; FoxPhoenixPress@foxtv.com; wes@sonorannews.com; news@ktar.com; JALLEN@azleg.gov; HCARTER@azleg.gov; NBARTO@azleg.gov
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Is there no end to their lies and harassment?

How about if we get on with killing this re-zoning proposal and then this would end!!

Enough!!!

Jean [REDACTED]y

From: Wade.Tinant
To: wr@berryriddell.com; [Council District 2 PCC](#); [PDD Desert View VPC](#)
Subject: Tatum & Dynamite site information
Date: Monday, May 14, 2018 6:48:54 AM

Wendy,

When we met on Monday, 4/23, we discussed several things, including the following:

1. Providing the topo map for the existing site. While it sounds like a new topo survey was not completed when Primrose was constructed, the existing elevations for the parcel under the proposed PUD remain largely unchanged. When can we expect this information? When will the new topo survey be completed?
2. We discussed putting actual elevations on the rendering drawings at bottom floor, finished grade, mean roof height and top of parapet walls. Currently the renderings and drawings only label dimensions relative to each other without tying the building into an elevation. When can this information be expected?
3. Have the Elevation certs for Primrose and CVS been obtained? Can you provide those certs?
4. Has the 100 yr flood analysis been run to establish the 100 hydraulic grade lines and when can that information be provided?
5. What were the allowable and expected discharge values into Diamond Creek subdivision before CVS? After CVS? After Primrose? After this development?
6. There were also multiple site plan questions discussed that have been open since January 11, 2018. Any eta on when we can expect feedback on any or all of those questions?

We all need to be cognizant of the current flooding exposure in this area. In addition to this PUD, the box culvert that ties into the south channel is currently dead ended under Tatum and generates no flow. The south channel still floods. What will happen when the AZRA parcel on the SE corner of Tatum & Dynamite is developed and this box culvert starts conveying storm water from a large upstream drainage basin? I (and we) are concerned that the existing infrastructure is not sufficient.

Look forward to receiving the info ETA's.

Wade

From: Stacy LaFrance
To: [Kaelee Wilson](#); [Council District 2 PCC](#); wr@berryriddell.com; [PDD Desert View VPC](#)
Subject: Tatum & Dynamite Storage Facility Informational Meeting
Date: Friday, May 04, 2018 6:58:31 PM

I need to express my frustration with the developer and the meeting held last night. Based on my observations, I can only conclude that the developer intended to make this meeting difficult to attend so as to reduce participation.

- It was hosted at a very large resort that was likely intimidating to many of our residents.
- The resort is not in Cave Creek or near our homes. There are locations that would have better accommodated us, much closer to our homes.
- Attendees either had to valet park which is costly or park and walk quite a distance, up and down 2 large flights of stairs, walk outside through a happy hour venue and across a lawn to get to the meeting.
- We had a few residents that were utilizing walkers or wheelchairs. Travelling to the meeting location was incredibly challenging for them.
- The developer did not provide any signage to find the meeting once in the hotel.
- The location of the meeting within the hotel changed without notice.
- The meeting started at 5 PM. In order to navigate the large resort, address parking and find the location, you needed to arrive at 4:30 PM at the latest. That means that everyone with a job had to take off (perhaps unpaid) a minimum of 1 hour and perhaps up to 2 hours depending on drive time and traffic.
- We were not informed about comment cards by anyone except fellow residents.

And finally, while not surprising, the representatives of the developer were well-versed and well-practiced at how to deflect questions or provide answers that didn't really answer the questions being asked.

It is terribly disappointing.

Stacy LaFrance



From: Wade.Tinant
To: [PDD Desert View VPC](#); [Kaelee Wilson](#)
Subject: Tatum and Dynamite letter to Developer
Date: Tuesday, May 08, 2018 3:43:44 PM
Attachments: [Letter to Applicant, COP and City Council rezoning 1-10-18.docx](#)

I have attached a letter I sent to the developer in regards to the initial proposal on January 10, 2018. Most all of these challenges still exist with the existing PUD. I just wanted to ensure these comments were captured as neighborhood concerns open since January.

Wade

From: Wade.Tinant
To: [Kaelee Wilson](#); [PDD Desert View VPC](#); [Council District 2 PCC](#); wr@berryriddell.com
Subject: Tinant letter in response to PUD proposal Z-22-18
Date: Monday, May 07, 2018 5:04:25 PM
Attachments: [Response to 3-27-18 Narrative.docx](#)

The attached letter is my review and comment of PUD proposal Z-22-18. I am firmly against the approval of this PUD application. I ask that the Village Planners challenge the Developer on the points in the attached letter as well as those challenges laid out in the comparison of this proposal and the Phoenix General Plan, North Land Use Plan and PUD process.

Wade

[REDACTED]

From: Tobi Hawley
To: [Kaelee Wilson](#)
Subject: We don't support a zoning change in our area.
Date: Monday, April 23, 2018 4:22:09 PM

What can be done?

Tatum& Dynamite is a residential area. I live in Diamond Creek and the developers are trying to change the Zoning to C2. I do not support this. Will you or your office do anything to prevent this?

We moved to this area and want to preserve our home values and esthetics of the area and do not want C2 zoning in our residential area.

Tobi Hawley

[REDACTED]

Cave Creek AZ 85331

From: Todd Vesledahl
To: [Kaelee Wilson](#)
Subject: Subject Storage Unit, PUD Z-22-18
Date: Tuesday, June 26, 2018 8:44:58 AM

Kaelee,

I currently reside at [REDACTED], Cave Creek AZ 85331. I am not happy with a zoning change from C1 to a PUD that would allow a self-storage warehouse/Cell Phone Tower. I purchased my home based on a friendly gated community adjacent to C1 zoning. Developing the parcel with any of the C1 uses will foster small and local business development on this parcel. The 2015 Phoenix General Plan explicitly states that small and local businesses drive our economy. Why would we want to remove an opportunity for these types of businesses and allow a national corporation to install a Self-Storage/Cell Phone Tower? Developing this parcel within C1 zoning would meet community expectations, bolster our local economy and "fit" in our community. The list of C1 businesses would also not have the size nor height of this proposed Self Storage/Cell Phone Tower.

I request that Village Planning Committee to reject Zoning Case number, PUD Z-22-18 and keep the existing zoning of C-1.

Thank you,

Todd Vesledahl

[REDACTED]
Cave Creek, AZ 85331

From: Todd Vesledahl
To: [PDD Desert View VPC](#)
Subject: Subject Storage Unit, PUD Z-22-18
Date: Tuesday, June 26, 2018 8:43:13 AM

Desert View Planning Committee,

I currently reside at [REDACTED], Cave Creek AZ 85331. I am not happy with a zoning change from C1 to a PUD that would allow a self-storage warehouse/Cell Phone Tower. I purchased my home based on a friendly gated community adjacent to C1 zoning. Developing the parcel with any of the C1 uses will foster small and local business development on this parcel. The 2015 Phoenix General Plan explicitly states that small and local businesses drive our economy. Why would we want to remove an opportunity for these types of businesses and allow a national corporation to install a Self-Storage/Cell Phone Tower? Developing this parcel within C1 zoning would meet community expectations, bolster our local economy and "fit" in our community. The list of C1 businesses would also not have the size nor height of this proposed Self Storage/Cell Phone Tower.

I request that Village Planning Committee to reject Zoning Case number, PUD Z-22-18 and keep the existing zoning of C-1.

Thank you,

Todd Vesledahl

[REDACTED]
Cave Creek, AZ 85331

From: Wade.Tinant
To: [Kaelee Wilson](#); [PDD Desert View VPC](#); wr@berryriddell.com; [Council District 2 PCC](#)
Cc: [Wade.Tinant](#)
Subject: Video of downstream flooding in Diamond creek
Date: Monday, May 07, 2018 4:57:06 PM
Attachments: [201408199.3gp](#)

Attached is a video of the flooding that is typical in Diamond Creek after rain events. I would think, somewhere upstream in the contributing drainage basin, some parcel or owner is contributing more than the permitted run off.

Wade

May 19, 2018

Mr. Waring,

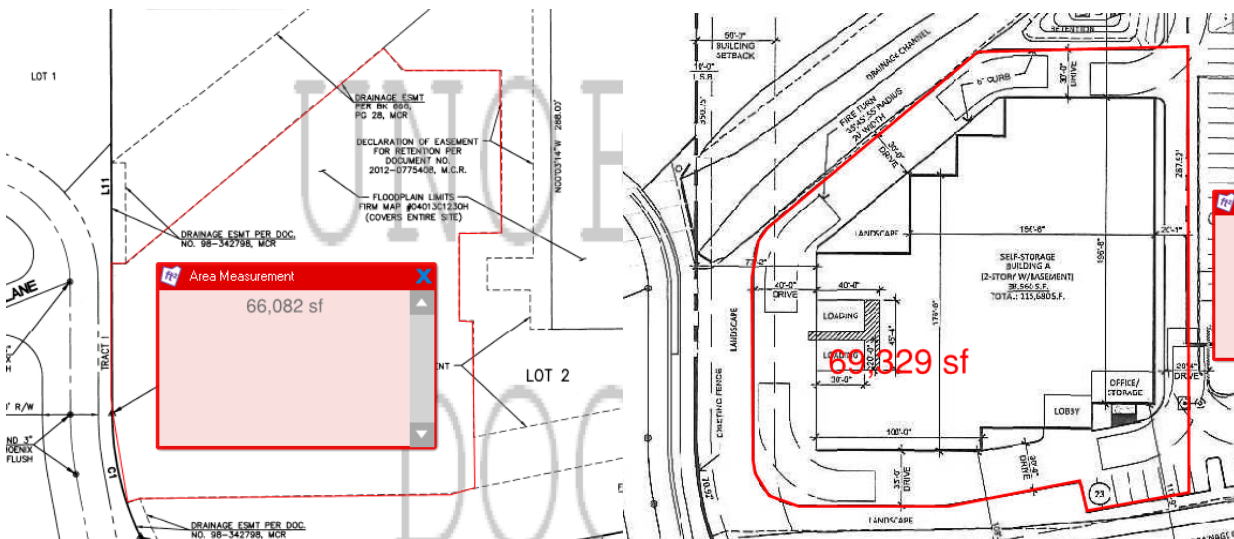
Re: PUD proposal Z-22-18

Here we go for round two of this still unreasonable proposal to change zoning and slam this enormous facility immediately adjoining a near 20-year previously existing community. We recognize that the developer has made some concessions. However, this proposal still dramatically changes our daily lives. We echo, in the strongest terms, all of the objections brought forth by Mr. Tinant and our fellow neighbors. The 2015 Phoenix General Plan, on pages 106-108, lists "CERTAINTY & CHARACTER" as a Core Value. As citizens, when we read these pages, we find no instance where PUD Z-22-18 supports the vision or goal of this Core Value, nor any instances where the Land Use and Design Principles of this Core Value are met. Can the citizens of Phoenix have any sense of certainty in our zoning?

With respect for your time, I will briefly summarize our main objections and gladly provide more detail if needed. These include, but are not limited to:

The construction of the largest facility, by far, in any reasonable proximity to this neighborhood. Seven times the floor SF of CVS. 2.5 times the footprint of CVS. Due to the extensive drainage easements on this parcel, the PUD does not offer any increased setbacks. A C-1 business, as listed in zoning ordinance 622, would fit the scale of this parcel and community. The proposed storage unit would not. For example, can you imagine the following C-1 businesses requiring 3 floors and 116k SF with additional outbuildings: an art gallery, a barber shop, a bike shop, a fish market, an ice cream shop or a pet grooming shop? Why not let a small, local business occupy a small, local parcel, as the current zoning would call for?

Enormous flood concerns: Our property is currently in a flood zone, which we understood during the purchase of our home. What was not understood however, was the potential for addition of a huge C-2 warehouse immediately upstream. The proposed building will create an enormous strain on the current wash. The downstream flow will no doubt create an enormous water issue for all residents on the North side of the community. In our two years of owning our property, we have already seen the wash at full capacity. Does the developer plan to provide financial relief when the flooding enters our home and causes immense damage? I would strongly encourage you to put yourself in our shoes and figure out now how to re-evaluate preparing for a flood into our first floor. This building and its surrounding pavement are also filling, covering and capping a substantial portion of cross retention and drainage easement 2012-0775408, which was required to be recorded by M.C.R. for the occupancy permit to be issued to the adjacent Primrose. If the Occupancy Permit required this easement to be recorded, it would certainly see that this easement is important.



Area around proposed Building "A" that is not covered by a drainage or retention easement, approx. 66,082 SF

Proposed Building "A" is 38,560 SF alone; coupled with surrounding paving, and, allowing overlap of recorded drainage easements, the impermeable area is approx. 69,329 SF

The portion of the parcel where Building 'A' is proposed, has a total of 66,082 SF of current retention basin that is not subject to a recorded drainage easement. However, the proposed Building A and surrounding impermeable surface is a whopping 69,329 SF. So, the proposed building would cover the entire retention basin AND at least 3,000 SF of recorded drainage easements. We experience flooding now, let alone when the entire adjacent drainage retention basin is covered with building and/or pavement.

Light, noise, traffic, obstructed views. My daughters sleep a football throw away from this proposed facility. Regardless of stipulations, there is no reasonable possibility that their sleep and our enjoyment of our front and backyard will not be impacted. This is why C-1 zoning and C-1 businesses are reasonable and fair; while C-2 zoning and businesses are not. I would venture to say that others would not want the rules changed after the game starts and live with this forever.

The increased vehicular traffic on the proposed property will adversely affect the immediate proximity to the neighborhood, including the adjacent school and community park. Why won't the Developer provide actual traffic counts from their numerous other storage facilities as we have requested. Is there something to hide?

Decreased property values. Every objective real estate professional's opinion is consistent in that our property values will be negatively impacted. It is simply a matter of to what degree. This parcel is zoned C-1 and needs to stay zoned C-1.

I would be remiss if I did not mention the consistently suspicious actions of the developer. Slow to respond to requests, barely meeting required notification periods, time, location, and signage (or lack thereof) for public meetings. This is not a business that we want or need in our community.

A brief list of inconsistencies the community has been exposed to:

1. The initial proposal would have completely changed the zoning of this parcel to C2. However, the Developer would not provide the information requested and is on video, at the Neighborhood Meeting January 17th telling the community the only C2 use that would be allowed was self-storage. This was found to be completely untrue.
2. At the most recent Neighborhood meeting, the Developer told a resident that no rezoning was happening with this proposal. Twice. This is completely untrue.
3. The Developer has committed to not building a pad/fill and then putting the 28 ft. tall building on top of the fill, but, seems to balk at this notion as of late.
4. The potential of a WCF has never been brought up until residents forced the question. No answers. No commitments. Just uncomfortable silence.
5. The Developer has refused to implement many, if any, community suggestions in regards to the site plan. Many of these comments were provided in early January.
6. Meeting minutes are not posted as required, the Developer doesn't put anything in writing, and the Developer only provides enough of a verbal answer to attempt to pacify whoever is asking the question- with no intention of ever being bound to those answers.
7. After the last debacle of a Neighborhood Meeting at the JW Marriott, multiple community members requested that future meetings be held at 6 PM, meetings be held much closer to our community (Desert Broom Library, the meeting room at the Creek, etc.), and, that since so many members of our community are either snow birds or have extended vacations planned this summer with kids, to suspend future meetings until at least school was back in session. While the Developer has moved the start time back to 6 PM, the location is still the Marriott (with no meeting space clarified this time), and, obviously school is out for the summer. If the purpose of the Neighborhood Meetings is to truly get community input, why does the Developer continue to hold meetings in locations we specifically requested the meetings NOT be held, and, during times when we specifically asked that meetings NOT be held? This inflexibility certainly leads one to believe that community input towards "superior zoning" is simply a "check the box" for this Developer. It seems the rush to

rezone this parcel is trumping the commitment to get community input. Why the rush now? The parcel has been zoned C-1 since 1999 and now, all of the sudden in 2018, we need to push this rezoning through by having meetings in inconvenient locations and during a time when the residents specifically asked not to have meetings? This is not a collaborative review process. This is a “wave at the train as it rolls by” process.

And finally, what value does this proposal add to the community? A “vacant” parcel gets covered? CVS and Primrose already cover 36% of the original lot, so, is this lot truly “vacant”? One person gets a menial, entry level job? Our community loses line of sight, open skies, gets exposed to increased flooding risk, for this? Through a CHANGE in zoning? Councilman, why would rezoning on this parcel even be considered? We are not a core, a growth center or a corridor. We are allegedly not in an Area of Change but rather an area of Stability. Why entertain this PUD?

We have said “No” once. We continue to write our elected officials and our planners and say “No”. We continue to attend public meetings to say “No”. When is enough, enough? Why have zoning standards if they only serve as suggestions and Developers can overrun the will of the people? Why can’t our community count on “Certainty and Character” that, at least as recent as 2015, the Mayor, City Council and other elected officials considered a Core Value?

We respectfully ask that you deny PUD Z-22-18. Should this consideration extend past your desk, I would request a formal meeting to ensure that our voices are heard.

Thank you for your time and consideration in this matter.

Matt and Beth Summers



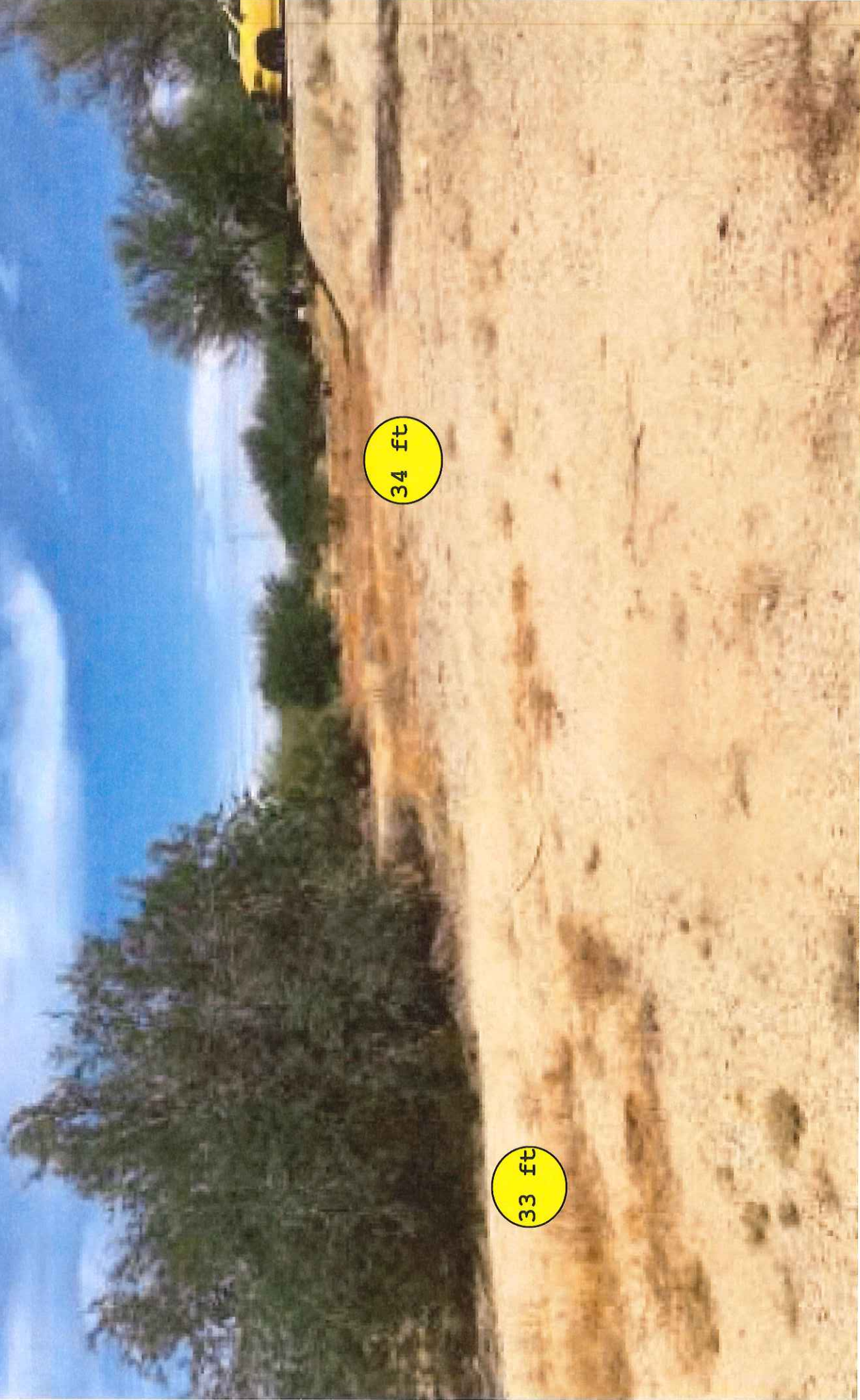
From: Wade.Tinant
To: [Kaelee Wilson](#)
Subject: zoning comment cards - storage facility at Tatum & Dynamite
Date: Monday, May 07, 2018 2:40:10 PM

Several residents took pictures of their comment cards and ask that I ensure the cards didn't get misplaced before the debrief meeting.

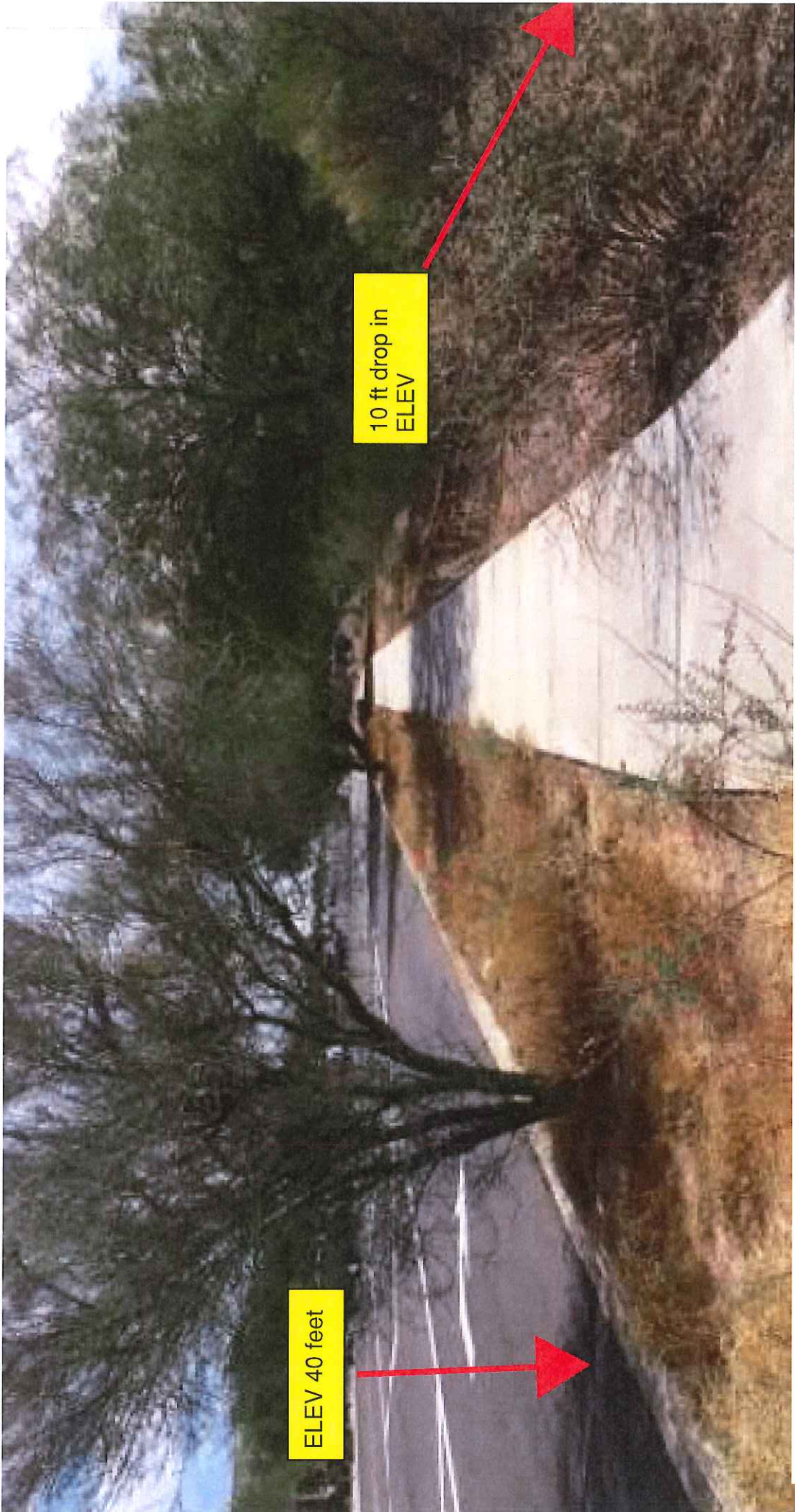
From: Michelle Fulcher [mailto:Michelle@OrganizedAffair.com]
Sent: Thursday, May 03, 2018 5:44 PM
To: Wade.Tinant
Subject: [EXTERNAL] Our zoning comment cards

Get [Outlook for Android](#)

The yellow car is parked on ELEV 40 feet on a parking lot built on a fill for Primrose



Referencing the next page, does Natural Grade look like ELEV 40 or 41 or closer to a range between 30 and 34 as shown above?



On the north side of the parcel, looking East along Dynamite

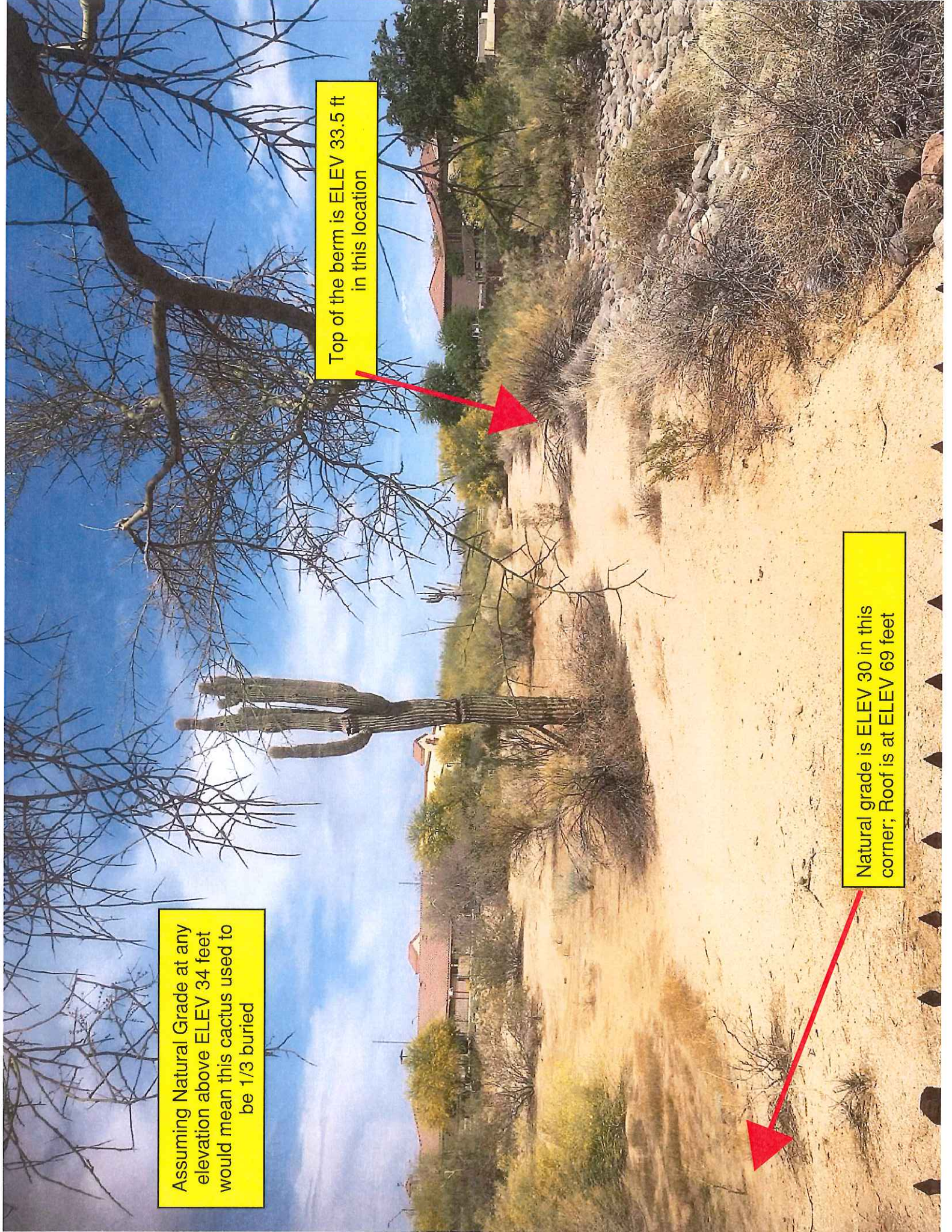
Taking elevation measurements around the boundary is not correct or accurate
Note the steep drop off in grade from Dynamite down to the natural grade of
the site.

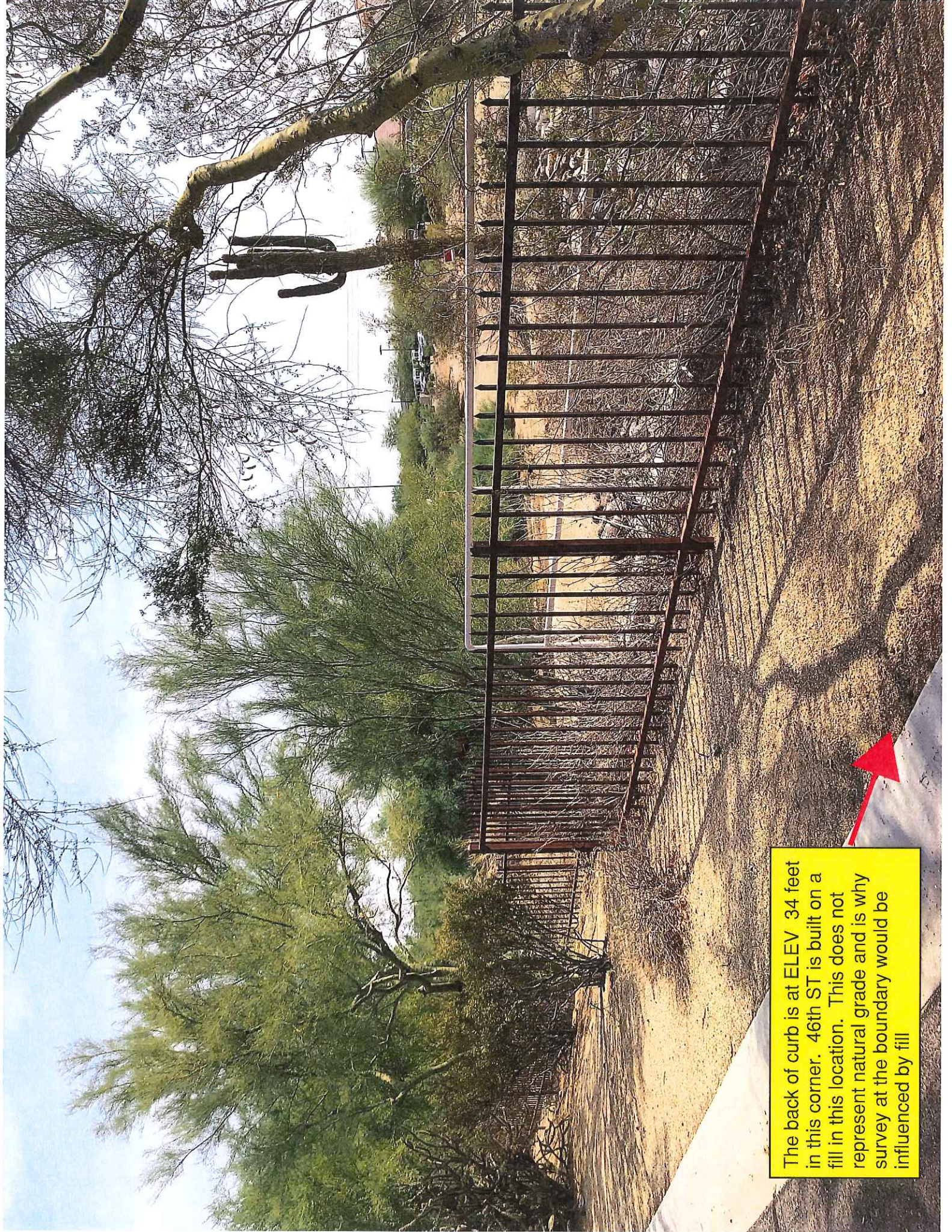
Elevation measurements taken at the boundary would be substantially impacted by fill
Dynamite is around ELEV 40 feet here

Assuming Natural Grade at any elevation above ELEV 34 feet would mean this cactus used to be 1/3 buried

Top of the berm is ELEV 33.5 ft in this location

Natural grade is ELEV 30 in this corner; Roof is at ELEV 69 feet





The back of curb is at ELEV 34 feet in this corner. 46th ST is built on a fill in this location. This does not represent natural grade and is why survey at the boundary would be influenced by fill



City of Phoenix

Neighborhood Services Department
Neighborhood Preservation Division
200 W. Washington, 4th Fl., Phoenix, AZ 85003-1611
(602) 534-4444 - TTY Number (602)495-0685
www.phoenix.gov/NSD

AMBER GUTIERREZ
4620 E RUNNING DEER TRL
CAVE CREEK AZ 85331-2697

8/17/2018

Case Address: 4620 E RUNNING DEER TRL CAVE CREEK 85331-2697

Case Number: PEF2018-32015

Dear Phoenix Resident:

The Neighborhood Services Department enforces a variety of City ordinances to ensure properties are maintained to specified standards. This letter is to inform you a complaint was received and/or a violation noted at the above case address. We request your cooperation by maintaining your property, alley, and adjacent right-of-way clean and safe. An inspection will be conducted within 10 days of this notice. If a violation exists, you will receive notification of the violation and the corrective action.

A description of the complaint(s) or violation(s) is listed below. If no violation is found at the time of the inspection, the case will be closed. To receive the results of the inspection or for more information contact us at 602-534-4444 or blight@phoenix.gov.

Si tiene preguntas o necesita más información, comuníquese a nuestra oficina al 602-534-4444.

Description of alleged violation(s):

It has been reported that there is an over height fence in the rear yard on this property.
It has been reported that a fence over 6 feet high is constructed in the rear yard of this property



****ALL WORK SHALL STOP UNTIL A VALID PERMIT HAS BEEN OBTAINED****

INV Number: 1800567 Date of Notice: 7/30/2018
Address: 4620 E. RUNNING DEER TRL Suite: _____
Responsible: AMBER GUTIERREZ Phone: _____

The following non-code complying items requires a building permit in accordance with the Phoenix Building Construction Code, Section 105.1:

You have 30 days to get a permit or additional fees will apply and a notice of violation may be recorded against your property.

Occupancy: Fence Occupied? Yes No Structure Type (Masonry, Wood, Fence, Steel, Other)

Actions on site (Conversation, PBI Setup, Pictures, etc.): 7-29-18 MADE A SITE INSPECTION BEHIND PROPERTY. SAW THAT FENCE HAD BEEN ADDED ONTO AND A HOLE WAS INSTALLED AT BASE OF FENCE. TOOK PICTURES ON 7/30/18 - ISSUED NOTICE OF CODE VIOLATION.

Description of Violation: 2012 INTERNATIONAL BUILDING CODE ADMINISTRATION SECTION 114.1.4 - CONSTRUCTION PERMIT VIOLATION. ADDED CMU TO EXISTING FENCE WITHOUT ZONING APPROVAL AND WITHOUT PERMIT.

Inspector Name: BOB GAWAY ID# 822 Phone: 602-501-0703
 Field supervisor is: JOSHUA STALEW Phone: 602-534-7325

- I am investigating a report that work was being done without the required permit(s).
 - The legal authority granted to make this inspection comes from the Phoenix City Code:
 - Chapter 9 (Building Code),
 - Chapter 32A (Grading & Drainage),
 - Chapter 37, Article XII (Backflow Prevention)
- May I inspect the job? Our conversation will not be recorded but any statement made during our inspection may be included in my inspection report. I will give you a copy of the inspection report and a detailed explanation of what will need to be permitted.
- This work does not require a permit. Thank you for allowing me to look. This issue is now resolved and this will be reflected on our web site at www.phoenix.gov.
- Information on this address, the specific issue that resulted in this visit and the results of my inspection can be found on our website. Instructions for accessing this website are available on the reverse side of this checklist.
- Information on how to obtain a permit, fees and penalties are on the reverse side of this form.
- My findings may be appealed. The appeal process is outlined on the reverse side of this form.
- This work requires a permit.

Please take this Stop Work Order and any other forms given to you when you apply for a permit.
I acknowledge receipt of this Stop Work Order and understand my rights concerning permitting construction in the city of Phoenix.

Printed Name: _____
Signature: _____ Date: _____

How the collaboration process has really unfolded on PUD Z-22-18

1. January 17 meeting; Developer states that Z-89-17 and SP 16-17 would only allow a storage facility and no other C2 businesses (on video).

THE TRUTH: Z-89-17 and SP 16 -17 would have allowed ANY C2 business as the community suspected. Developer never communicates their error after the meeting so the Community understands the true implications of this application.

2. The Community repeatedly requests the Proposal/narrative for Z-89-17 and SP 16-17 to gain a better understanding of the whole proposal. The Developer stated, all through January, that this information was not available.

THE TRUTH: The narrative was submitted to the City on 12/21/17 and WAS available in January. The information was never shared with the Community and had to be obtained via a public records request.

3. The Community requests the sign in sheets and meeting summary from the January 17th meeting and is told the information will be available "soon".

THE TRUTH: The information was never submitted or posted. The required submittal time elapsed before Z-89-17 and SP 16-17 were withdrawn on January 30. This information has never been found but the Developer has it.

4. The Community diligently requested the information above throughout January 2018 without any progress or results. The Community provided a due date of January 29th, or, the Community would take time off work and drive to the City offices to look for the information. No response. Community members took time off and travelled to the City offices on the 30th only to learn the application had been withdrawn.

THE TRUTH: The Developer intentionally withheld information and required the Community to take time off and make unnecessary travel.

5. The meeting on May 3rd is set up at the JW Marriott, Desert Conference Suite. Upon arrival, there is no signage at the Desert Conference Suite (or anywhere else in the Marriott, pictures attached). Developer smirks when they show up just in time for the meeting.

THE TRUTH: Community members had to work with Marriott Staff to locate the "new" venue. Community members had to work with staff to guide community members to the "new" venue. When asked why the location changed and why there weren't any signs put up, the Developer laughed and said, "Don't make this into something it's not". No support. No clarification.

6. At the May 3rd Meeting, the Developer presented some misleading information 1) PUD Z-22-18 doesn't require any rezoning 2) No cell towers are being considered 3) "Fact Sheet" provided with errors (attached). Community requests that the attendee list and meeting summary be provided as soon as possible. The Developer agrees to provide the sign in sheets and meeting summary as soon as it becomes permanent record (process requires this information to be submitted within 5 business days of the meeting).

THE TRUTH: Rezoning WILL require rezoning. A cell tower IS being considered. Questions about the content of the "Fact Sheet" were dismissed. The Developer never provided the information and never submitted the attendee list or meeting summary until June 1, the DAY AFTER THE SECOND MEETING. The Developer never issues a clarification so that all attendees know in the errors in communication.

7. The Community repeatedly requested to obtain the meeting summary and attendee list from the May 3rd meeting to cross check notes, concerns, questions and attendees. No response from the Developer.

THE TRUTH: Once again, the community is forced to do a public records request. Finally, on June 1, the information is posted and on June 6, the information is made available to the Community. The Communities time is wasted at the 2nd meeting on May 31 as the Community does not know what questions and concerns were (and were not) recorded at the May 3rd meeting. Once finally obtained, the meeting summary from May 3 does not reflect some key questions and concerns that were brought up by the Community at the meeting (pictures of comment cards).

8. Multiple people request no more meetings at the Marriott (large facility, far from Community) and that meetings be suspended until Community returns from summer vacation / snowbird travels.

THE TRUTH: The next meeting is scheduled for May 31 at the Marriott. This time, a specific meeting location within the Marriott is not even specified! Just show up, park, walk a quarter mile in Phoenix heat to the front desk and wander around.

9. The May 31 meeting is another unproductive meeting. Traffic count discussions are based on the number of units, but, the Developer doesn't know how many units there will be. Developer is point blank asked, on video, about facts on the "Fact Sheet" distributed at the May 3 meeting and but the Developer cannot answer these questions or provide backup (or use the back up the Community brought) to verify their statements or clarify their point of view. Developer makes a blanket statement that the Community is wrong and that the Developer will provide the information that supports their point of view. Developer says new information is not available regarding the site plan. Community requests sign in sheets and meeting summary within 5 business days of the meeting as required.

THE TRUTH: The Developer has never provided any backup to support their statements made on May 3 (and repeated on May 31) regarding the allowable C1 businesses, height of the building and meeting submission requirements. In the June 13 submittal, drawings dated May 18 show the main building rotated, but, these drawings were not shared or provided at the May 31 meeting. The Developer once again refuses the sign in sheets and meeting summary and the Community is forced to issue a public records request to obtain this information when the Developer has the information readily available. Once again, once the Community finally obtained the meeting summary, key questions and concerns that were voiced at the meeting (on video) were not captured in the meeting summary.

10. On August 3 the Developer sends an email to some members in the community to try to clarify some misleading information on social media (attached). Developer says the building is 2 stories with a basement and is not as tall as several other buildings in the area.

THE TRUTH: The building is 3 stories. At 37 ft. tall (plus parapet walls), there is not a building ANYWHERE NEAR OUR COMMUNITY THAT IS THIS TALL.

Sheet distributed by Developer at the May 3 Meeting

Important Facts About the Proposed
Tatum & Dynamite Self-Storage

- Here is what could be built on the site today with **NO** additional approval:
 - 24-hour laundromat **zoning ordinance doesn't say 24 hour?**
 - Drug treatment facility **Scare tactic; The City agrees; LONG shot at best.**
 - Retail center (i.e. a Dollar Store)
- Current zoning permits up to **30 feet** in building height.
- Our proposal is limited to **28 feet** in height. **No, it's 37 ft**
- Our building will be **6 feet lower** than the top of the current CVS.
No it won't; see pictures and elevations on the last pages
- Per the Institute of Transportation Engineers (ITE), current approved uses would generate the following traffic trips:
 - Pharmacy – **1,638** daily trips
 - Shopping Center – **1,256** daily trips
 - Day Care Center – **572** daily trips
 - Bank – **452** daily trips
- Our proposal is a significant reduction at **152** daily trips.
This study was done when the main building SF was 105k SF; What is the traffic with 120k sf?
- There is a **50-foot** building setback from the south property line permitted today.
- We are proposing a requirement of over **100-foot** setback for the main building from the south property line.
- Current zoning requires a **25-foot** building setback from Dynamite Boulevard.
- We are proposing over **129-foot** setback from Dynamite Boulevard (much farther than adjacent school and CVS).
which pushes the building closer to the Community
- Proposed plan preserves the existing drainage channel.
- Previously approved plans covered natural drainage pathways with asphalt.

Person is walking in front of the Desert Suites where the May 3 meeting was supposed to be held.



No signage here at the entrance noting a change in meeting location.

No signage anywhere at entrance locations noting a location change.



The community saves the day as the Developer snickers



Community posts a lead at the top of the stairs to direct interested parties down the stairs, through the bar, take a left, go to the end of the hall, then another right to the front desk of the Stone Grill (revised meeting location)

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

From: **Technical Solutions** <info@technicalolutionsaz.com>

Date: Fri, Aug 3, 2018 at 3:13 PM

Subject: Update on Tatum and Dynamite Proposal

To: <info@technicalolutionsaz.com>

Dear Neighbor,

As you know, our development team has been working over the last number of months to respond to issues that neighbors have raised about our proposal for a state of the art, climate controlled self-storage building on the vacant parcel on the south west corner of Tatum and Dynamite. As in any public proposal these days, there has been some inaccurate information circulated on social media, so I wanted to take a moment to provide to you the details of the current plan and update you on the numerous changes that have been made to that plan in response to neighborhood suggestions.

After receiving initial feedback in January for our first proposal, we chose to withdraw our previous application and change the rezoning request to Planned Unit Development (PUD) rather than C-2. In doing so, the rezoning will only add the ability to develop one additional use – self-storage. As you are likely aware, the existing zoning permits apartments, a discount retailer or a sober living home, any of which could be constructed without community input. Rezoning to PUD requires the establishment of increased development requirements that would not otherwise apply.

The building is now a two-story building, with a basement, which will be shorter than several buildings in the surrounding area. In addition, we have nearly doubled the required setback from the south property line of the site to insure adequate buffering for the neighborhood. **Required setback is 100 ft with a 3 story, 37 ft tall building; WHERE is there a taller building in the area?**

We have eliminated any RV or vehicle storage on the site and any signage on the outside of the building that faces the neighborhood. We have also spent a great deal of time studying the drainageways on the site and the plan will create a storm water retention system with drywells on our site while preserving the existing drainageway.

We recognize that this case has been contentious and that some residents would prefer nothing ever be developed on this vacant site. We are confident this use can be a good and non-intrusive neighbor, particularly given all the changes made to the plan, which truly are a result of neighbor suggestions.

As we move through the process, we may need to make some additional changes to respond to issues that are raised by neighbors and by City officials. We stand ready to work diligently on those to make this project compatible with the neighborhood.

Sincerely,

Why doesn't the Developer respond to questions? Why doesn't the Developer share information that they have? Why are simple questions posed in January still open with no feedback? This is not "working diligently". This is stalling.

Kelly McKone

CVS "height" approximately 20 ft
Proposed Warehouse is 37 ft tall (nearly double)

Top of parapet comparison:
Warehouse: 44 ft ; CVS 33 ft / 25 ft

33 ft to top of parapet wall at peak

25 ft to top of parapet wall

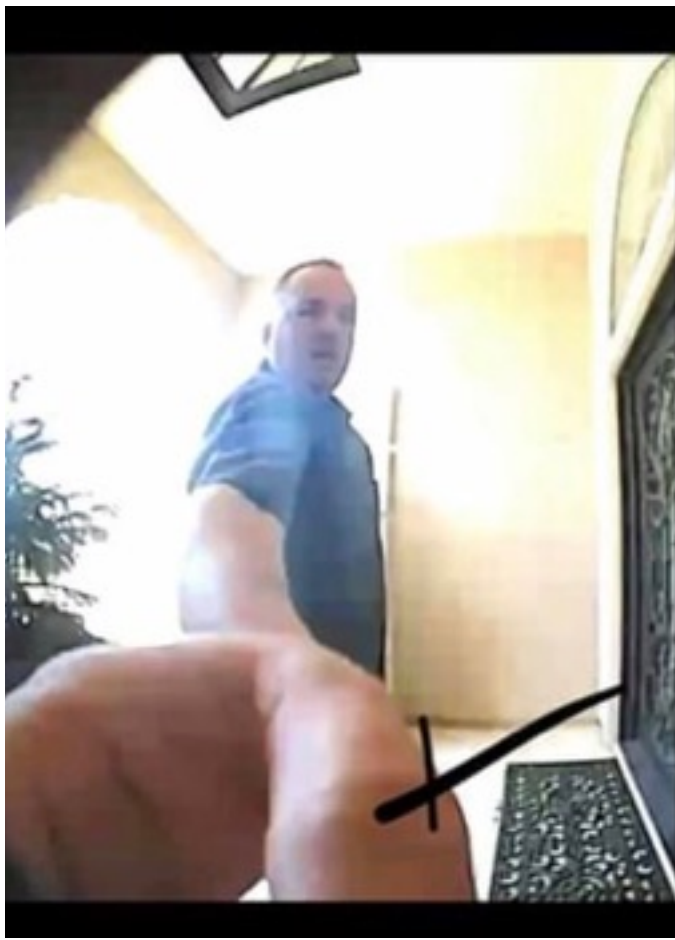


East & West sides of CVS are only 25 ft to top of parapet wall (19 ft shorter than proposed Warehouse)



25 ft

18 ft



201800000599777
4-6-18 1042 1800
R Larson 5340

City of Phoenix
Police Department
YOUR SAFETY
AS A PRIORITY

201800000599777
4-6-18 1042 1800
R Larson 5340



Questions attached to Wade Tinant comment card, provided to City of Phoenix at Desert View Village planning meeting, 8/7/18.

1. The following information needs to be added to the Development Standards:

1. SF of each floor in Warehouse A, Building B and the Office Storage building
2. Height of Building B and the Office/Storage building.
3. There is currently no accountability to maintain these dimensions and quantities.
4. The SF for Building A has increased with each proposal. The heights and gross floor areas for Building B and the Office/Storage area are vague to nonexistent.
5. Provide and list the physical elevation (a number) for each building.
6. Lock in the maximum number of units within this facility (and have a traffic study to match that number).

2. Height, story and setback values

1. Correct the height for Warehouse A to 37 ft.
2. Correct the number of stories for Warehouse A to 3 stories
3. The above result in a setback requirement of 100 ft. for Warehouse A (increase the setback on the west side to 100 ft.)

3. Sustainability

1. Add a requirement for baseline studies for noise and light at each boundary with each resident
2. Provide a way for residents to measure these values through construction and operation to ensure compliance.
3. Provide a remedy system if the baseline thresholds are exceeded.

4. Views

1. Relocate all roof mounted equipment to a lower elevation, or, at least the NE corner of Warehouse A to reduce the height of the parapet wall above the mean roof height.
2. No signage or light from signage shall be visible to the neighborhood. No sign shall extend past the horizontal or vertical limits of the building.
3. To ensure this development does not hinder the enjoyment of the neighborhoods views of open space, mountains or other features, as the Developer claims, the Developer with work with each adjacent landowner to establish existing sight lines from everyone's back yards to the North, East, West and North East. This development and building, regardless of the height or number of stories, will not extend above these sight lines. Renditions showing the outline of the building and edge of adjacent paving shall be shown on photos from adjacent residences and streets. Any deviation from these agreements, regardless of how small, would require an amendment to the PUD requiring community, city planning and City Council approval before implementation.

5. Access

1. The main building would only be accessible from Dynamite. The building near Tatum would only be accessible from Tatum. There will be no way to access the site from Tatum or Dynamite and exit at the other entrance/exit.

6. Location of loading bays

1. Location on the east side is a big improvement, but, location on the North side would further mitigate impacts to the community.

5. Hours of operation

1. The facility would only be accessible for deliveries and patrons, between 8AM and 4:30 PM, Monday through Friday. The facility would only be accessible between 9AM and 4:30 PM on Saturday and Sunday. No access would be allowed on Holidays observed by the City of Phoenix.

6. Traffic study

2. Current study was based off 105k sf and 810 units.
3. Warehouse A now ranges from 117k sf to 120k sf
4. Update traffic study based on new number of units (Developer estimates there are 100 sf / unit on average, so, I would anticipate the number of units would increase to approximately 1,200).
5. Developer owns and operates several of these facilities. Rather than work with theoretical data, Developer needs to work with an independent 3rd party to obtain ACTUAL trips in and out of similar facilities. These values will be derived over two calendar weeks and averaged. These trips will be correlated by the size and SF of the existing facilities and projected based on the size and SF of the proposed building. Once community and Developer agree on a reasonable number of trips into the facility, traffic will be monitored and averaged each month with trips exceeding the agreed to numbers by more than 5% triggering a reimbursement to the adjacent community and neighbors.

The yellow car is parked on ELEV 40 feet on a parking lot built on a fill for Primrose



Referencing the next page, does Natural Grade look like ELEV 40 or 41 or closer to a range between 30 and 34 as shown above?



On the north side of the parcel, looking East along Dynamite

Taking elevation measurements around the boundary is not correct or accurate

Note the steep drop off in grade from Dynamite down to the natural grade of the site.

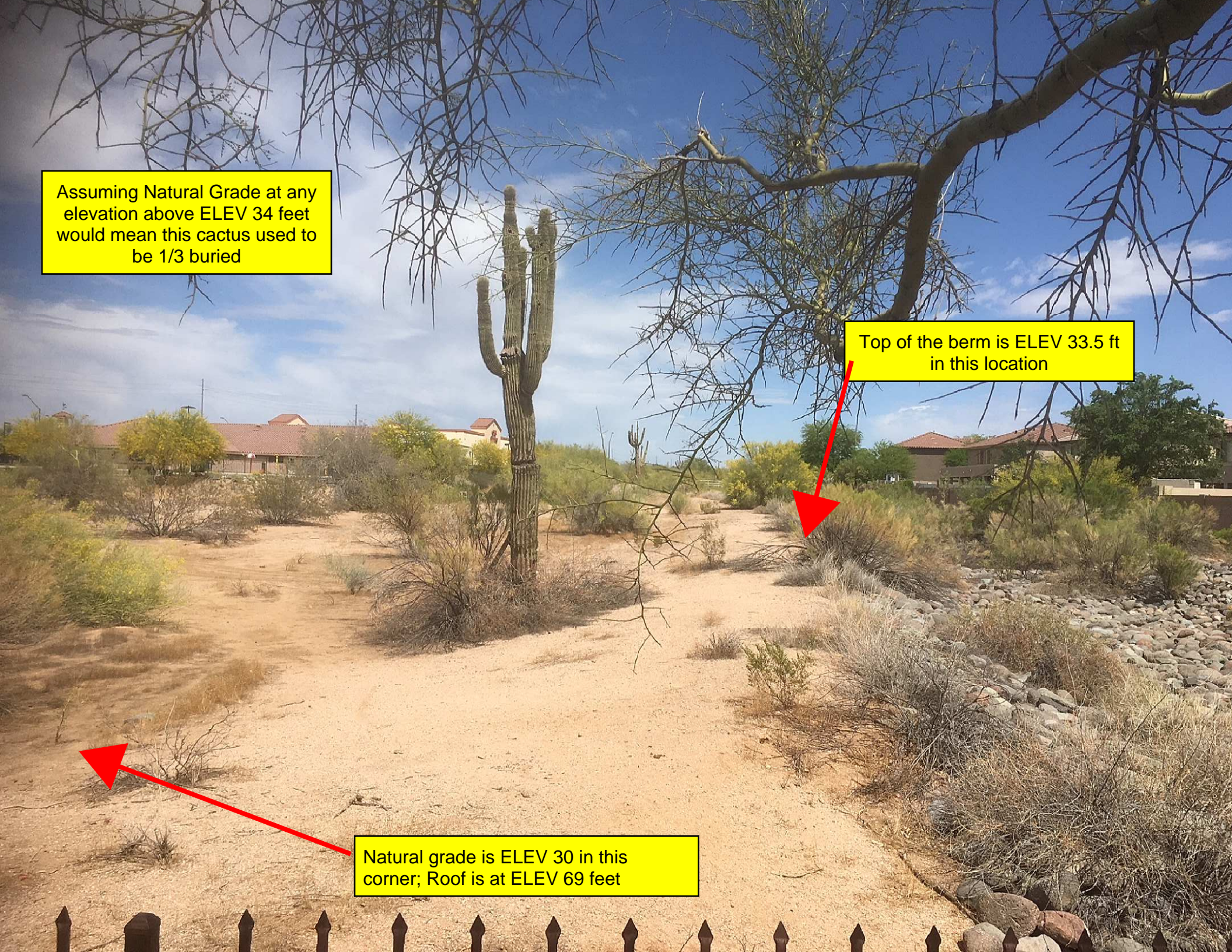
Elevation measurements taken at the boundary would be substantially impacted by fill

Dynamite is around ELEV 40 feet here

Assuming Natural Grade at any elevation above ELEV 34 feet would mean this cactus used to be 1/3 buried

Top of the berm is ELEV 33.5 ft in this location

Natural grade is ELEV 30 in this corner; Roof is at ELEV 69 feet





The back of curb is at ELEV 34 feet in this corner. 46th ST is built on a fill in this location. This does not represent natural grade and is why survey at the boundary would be influenced by fill



WADE TINANT

Project Deputy Director

YEARS OF EXPERIENCE: 20 years

YEARS WITH KIEWIT: 20 years (Hire Date: 05/14/1998)

EDUCATION:

B.S., Civil Engineering, University of Wyoming, Laramie, WY - 1998

OTHER SPECIALIZED EXPERIENCE/TRAINING:

- Contract Administration - Kiewit
- Crane Operations - Kiewit
- Formwork School - Kiewit
- Management Seminar - Kiewit
- Scheduling - Kiewit
- Superintendent School - Kiewit
- 1999 Peter Kiewit Award winner (Project Manager of the Year in the Company)
- Executive Leadership Development Program, 2014

PROFESSIONAL EXPERIENCE

Wade combines strategic thinking with hands-on construction experience to see that Kiewit delivers high-quality projects safely, on time and under budget. His early career as a field engineer and job superintendent gives him insights into real-world construction techniques and best practices that have been invaluable in his roles as Area Manager, Project Sponsor and Project Manager. He has a solid background in heavy civil, water/wastewater, rail and power industry projects and has successfully overseen work on multistate programs.

As a leader, Wade believes that a successful project is founded on safety, teamwork, quality and owner relations. By maintaining an open line of communication with all project participants, Wade consistently exceeds the expectations of his clients. Wade is known for client relations, strong relationships with all stakeholders and is top developer of future leaders in our company.

PROJECT EXPERIENCE

Deputy Construction Manager (09/2017 – Current), Project Neon Design-Build, Nevada Department of Transportation, Las Vegas, NV, \$599,000,000

Wade was responsible for all construction activities including quality, safety, schedule, resource allocation through project turn over to the client. His responsibilities include identifying and ensuring proper resources are allocated to project – financial, equipment and personnel resources. He was responsible for monitoring services for owner and supporting the team in developing innovative solutions to successfully deliver the project with cost certainty. He managed coordination and liaison activities with the local community and authorities. Wade was responsible for leading the daily operations of the project team and coordinating regularly with the owner, the design and construction managers to ensure the project was on-task to meet scheduled milestones and quality deliverables.

Project Neon is one of the most important and most ambitious undertakings in NDOT history. The multi-phase, multi-year project will boost safety, mobility, and accessibility in the most heavily trafficked corridor in the state of Nevada. The primary features of Project Neon's initial improvement will include building a one-mile long occupancy vehicle (HOV) bridge connecting I-15 to US 95, creating a new HOV interchange reconstructing the Charleston/I-15 Interchange and ramp braiding for the southbound movements. The progressive solutions



included in Project Neon will expand capacity and improve area traffic movement. While the Project Neon corridor is located in the downtown area, the project runs through the heart of Las Vegas and will positively affect travelers valley-wide. The area within one mile of the project corridor includes more than 1,500 residential properties and more than 600 commercial properties.

Deputy Project Director (04/2016 – 09/2017), Border West Expressway Design-Build, Texas Department of Transportation, El Paso, TX, \$600,000,000

Wade was responsible for all construction activities including quality, safety, schedule, resource allocation through project turn over to the client. His responsibilities include identifying and ensuring proper resources are allocated to project – financial, equipment and personnel resources. He was responsible for monitoring services for owner and supporting the team in developing innovative solutions to successfully deliver the project with cost certainty. He managed coordination and liaison activities with the local community and authorities. Wade was responsible for leading the daily operations of the project team and coordinating regularly with the owner, the design and construction managers to ensure the project was on-task to meet scheduled milestones and quality deliverables.

Located west of downtown El Paso and south of Interstate 10 (I-10), The Border West Expressway extends 7.4 mi. from Racetrack Dr. near Doniphan Rd. and New Mexico 273E to US 54, 1 mi. east of Park St. This project will provide an alternate route for I-10 and address needed improvements to safety, reliability, and regional growth and development in the Paso Del Norte region. The scope includes construction of a new four-lane controlled access tolled facility extending approx. 5.6 mi. from Racetrack Dr. to the end of the existing Loop 375, near Santa Fe St.; a new multi-ramp interchange connecting Loop 375 with Paisano Dr. and Delta St., providing eastbound and westbound access to the city's center; and multi-ramp interchanges connecting Executive Center Blvd. and Spur 1966. Existing lanes from Santa Fe St. to Park St. will remain non-tolled and provide local traffic access.

Operations Manager (09/2015 – 03/2016), Farrington Highway and Kamehameha Guideway Design-Build, Honolulu Authority for Rapid Transportation, Oahu, HI, (\$677,800,000 & \$406,700,000 respectively), (\$1.085B combined)

As Operations Manager, Wade was responsible for all construction activities including quality, safety, schedule, resource allocation through project turn over to the client. His responsibilities include identifying and ensuring proper resources are allocated to project – financial, equipment and personnel resources. He was responsible for monitoring services for owner and supporting the team in developing innovative solutions to successfully deliver the project with cost certainty. He managed coordination and liaison activities with the local community and authorities. Wade was responsible for leading the daily operations of the project team and coordinating regularly with the owner, the design and construction managers to ensure the project was on-task to meet scheduled milestones and quality deliverables. The Farrington Guideway project consists of the design and construction of the first phase of the new Honolulu High-Capacity Transit Corridor from the initial East Kapolei station approximately 6.8-miles to just east of the Pearl Highlands station. The guideway is comprised of 6.2 miles of two-track aerial structure, a 0.3-mile portion of twin single-track aerial structures and 0.3-miles of ballasted at-grade two-track guideway. The contract includes the foundations for seven stations, installation of nearly 14 miles of track and the tie-ins to the adjacent rail maintenance facility.

Controls Manager (01/2015 – 09/2015), Farrington Highway and Kamehameha Guideway Design-Build, Honolulu Authority for Rapid Transportation, Oahu, HI, (\$677,800,000 & \$406,700,000 respectively), (\$1.085B combined)

Controls Manager (01/2015 - 08/2015) As Controls Manager, Wade was responsible for re-baselining both the Farrington and Kamehameha projects and working on client relations and issue resolution.

Operations Manager (07/2013 – 12/2014), Mildred Lake Mine Replacement Project, Syncrude Canada Limited, Fort McMurray, AB, \$513,000,000

Wade was responsible for all field operations, and for achieving mechanical and substantial completion. His responsibilities include identifying and ensuring proper resources are allocated to project – financial, equipment and personnel resources. He was responsible for monitoring services for owner and supporting the team in developing innovative solutions to successfully deliver the project with cost certainty. He managed coordination



and liaison activities with the local community and authorities. Wade was responsible for leading the daily operations of the project team and coordinating regularly with the owner, the design and construction managers to ensure the project is on-task to meet scheduled milestones and quality deliverables.

Located about 25 miles north of Fort McMurray in northern Alberta, Canada this replacement project is situated at the largest oil sands facility in the world. The scope of work involves providing civil, structural concrete, mechanical, piping, electrical and other services to construct a new screenings plant facility, new trim heater facility, new third stage pump house facility, and new chemical injection facility along with other associated facilities. These new trains will incorporate Syncrude's innovative wet crushing technology for improved bitumen recovery.

Area Manager (06/2011 – 06/2013), Southwest District Office, Kiewit Infrastructure West Co., Phoenix, AZ,

As a Kiewit Area Manager, Wade was responsible for making strategic decisions regarding Southwest District projects in the power, water/wastewater and oil and gas and mining market sectors. These decisions ranged from project selection, bidding, and project execution. He established the budget for his area, developed overall marketing pursuit strategies, developed business plans and coordinated with other market sectors and Kiewit districts to collaborate on pursuits and projects.

Area Manager (06/2011 – 06/2012), Preferred Sands Plant Upgrade, Preferred Sands - Arizona, Sanders, AZ, \$7,300,000

This project included renovating and upgrading an existing sand mine and processing facility. Major operations included concrete foundations, site work, mechanical and electrical underground utilities, and the procurement and installation of processing equipment.

Project Sponsor (09/2009 – 05/2011), Langley Gulch Power Plant, Idaho Power Company, New Plymouth, ID, \$214,000,000

As Project Sponsor, Wade was responsible for overseeing and providing high-level support for a variety of projects. In this role, he worked with the Project Manger to ensure that Kiewit staff, equipment, and other resources were available to projects and estimates when needed. He worked with clients as needed to make sure their project goals were met.

The project involved the design, engineering, equipment procurement, construction, start-up and performance testing services for the Langley Gulch Power Plant. The power plant included a 300 MW natural gas-fired, 1x1 combined cycle using Siemens 5000F combustion turbine generator, Vogt heat recovery steam generators, and Siemens ST-700/900 reheat steam turbine generator. The project improved the reliability of the entire system, increasing the amount of power available inside their service territory and continued economic growth in the area.

Project Sponsor (01/2009 – 01/2010), Palo Verde Nuclear Generating Station Circulating Water Piping Modifications, Arizona Public Service Co. - Nuclear, Tonopah, AZ, \$2,400,000

As Project Sponsor, Wade was responsible for overseeing and providing high-level support for a variety of projects. In this role, he worked with the Project Manger to ensure that Kiewit staff, equipment, and other resources were available to projects and estimates when needed. He worked with clients as needed to make sure their project goals were met.

This project involved demolishing an old pipe and installing 96-inch-diameter to 120-inch-diameter concrete cylinder pipe during a 22-day shutdown window. Work also included deep excavation shoring systems and the installation of precast vault structures and large-diameter valves.

Project Sponsor (10/2008 – 04/2011), Populus to Terminal 345kv, MidAmerican Energy Company, Salt Lake City, UT, \$607,500,000

As Project Sponsor, Wade was responsible for overseeing and providing high-level support for a variety of projects. In this role, he worked with the Project Manger to ensure that Kiewit staff, equipment, and other



resources were available to projects and estimates when needed. He worked with clients as needed to make sure their project goals were met.

Part of MidAmerican Energy's Energy Gateway transmission program, the Populus Transmission Line project consisted of two sub-projects: the Populus to Ben Lomond and the Ben Lomond to Terminal projects. The former constructed a new transmission line stretching 90 miles from the Populus substation to Downey, Idaho, and then to the existing Ben Lomond substation in Box Elder County, Utah. The latter sub-project added a new 345-kilovolt transmission line alongside existing high voltage lines from the Ben Lomond substation to the Terminal substation, near the Salt Lake City Airport - a distance of 46 miles.

Project Sponsor (09/2008 – 05/2009), Relief Sewer No. 34 (Peoria Avenue/35th Ave.) CMAR, City of Phoenix Water Services Department, Phoenix, AZ, \$6,400,000

As Project Sponsor, Wade was responsible for overseeing and providing high-level support for a variety of projects. In this role, he worked with the Project Manger to ensure that Kiewit staff, equipment, and other resources were available to projects and estimates when needed. He worked with clients as needed to make sure their project goals were met.

The project consisted of installing 4,900 LF of 15-inch-diameter and 2,600 LF of 18-inch-diameter sanitary sewer made of vitrified clay pipe. Further work included removing and installing manholes and replacing concrete curb and gutter, concrete sidewalk and asphalt. The project also included microsealing, bypass pumping and traffic control.

Project Manager (01/2007 – 09/2008), Springerville Unit No. 4 Substructures, Salt River Project, Springerville, AZ, \$77,000,000

Wade was responsible for all day-to-day operations with 150 direct craft, 50 subcontract craft, and a staff of 20 on this self-perform project.

Construction of the substructures for Unit 4, a 400-megawatt power generating station, included installation of concrete foundations, structural concrete, underground mechanical piping, underground electrical lines, utility relocation and associated grading. In addition, the Cragin Pipeline Crossing No. 4 was a \$250,000 pipeline replacement project involving excavation, pipe support modification, new pipe support installation, installation of 36-inch-diameter carbon steel pipe, tie-ins, cathodic protection, thrust blocks and backfill. After construction, the site was restored to its original appearance.

Project Manager (06/2005 – 01/2007), Nebraska City Unit 2 Coal-Fired Power Plant, Omaha Public Power District, Nebraska City, NE, \$600,000,000

Wade was responsible for day-to-day operations and managed over 100 craft employees for a total of more than 100,000 man-hours. The work on this power plant expansion project was consistently completed ahead of schedule.

A Kiewit-led joint venture was awarded the contract to engineer, procure, construct, start up and test a 660 MW coal-fired power plant with features that include: a subcritical pulverized-coal boiler; five coal mills; a steam turbine; a condenser and feedwater heaters; Flowserve condensate, circulating water, closed cooling water and boiler feedwater pumps; and an 18-cell cooling tower. The plant incorporates state-of-the-art emission controls, including an Alstom spray dryer absorber and pulse jet fabric filter baghouse, a selective catalytic reduction system and fly-ash and bottom-ash handling systems. In 2009, this plant was listed as *POWER* magazine's top plants.

Superintendent (01/2005 – 06/2005), South Platte Reservoir Grading, Centennial Water and Sanitation District, Littleton, CO, \$21,200,000

Wade was responsible for construction of the spillway and channel liner. In January 2005, these critical path structures were projected to finish three months late. By May 2005 operations finished over one month early, allowing the project and owner to beat established milestones.



This project converted a former Kiewit mining and gravel pit into a reservoir that can store up to 6,400 acre-feet of surface water. This reservoir provides water to the Highlands Ranch community.

Superintendent (07/2001 – 12/2004), I-25 Transportation Expansion (T-REX) Design-Build, Colorado Department of Transportation/Regional Transportation District Headquarters, Denver, CO, \$1,287,000,000

Wade oversaw all drilled shafts, cast-in-place walls, slabs and caps on the northern half of the project. He provided conceptual design for the retaining walls, performed takeoffs, established a system to track quantities, and tracked and adjusted the budget throughout design. He also managed concrete crews and the drilling subcontractor on over 3 million SF of retaining walls.

T-REX, the nation's first multimodal design-build project, involved the reconstruction and widening of 17 miles of interstates, including a systems interchange that incorporated both highway and rail alignments. Trackwork consisted of 188,000 track feet of concrete tie track and continuously welded rail, 9,600 track feet of direct fixation and specialty track, restraining and guard rail, expansion joints, 55 ballasted turnouts and crossovers, and 350,000 tons of ballast. The project finished ahead of schedule and under budget and received 25 industry awards.

Superintendent (01/1999 – 06/2001), Level 3 Intercity Network, Level 3 Communications, , ,

NM, AZ, CA, NV, \$366,000,000

As Superintendent, Wade managed a 15-person crew that installed fiber-optic cable in Missouri, Kansas, Georgia, South Carolina, North Carolina, Kentucky, Indiana, New York, Connecticut and Massachusetts. He also managed the turnkey subcontracts for shelter fabrication, AC/DC power installation, and shelter at 156 sites in the central United States. As Field Engineer, he was responsible for subcontractors and field crews performing long-haul ductbank installation. He managed the selection, purchase, design and construction of 18 sites between Denver and Chicago.

This 15,000-mile national communications network utilized advanced optical and Internet Protocol (IP) technologies to interconnect with Level 3's local networks in multiple cities across the United States.

Field Engineer (05/1998 – 01/1999), I-84, Utah Department of Transportation, Tremonton, UT, \$23,000,000

Wade was responsible for concrete paving acceptance and turnover. As Field Engineer, his responsibilities also included ordering material and scheduling deliveries, quantity take-offs and tracking, daily cost reports, cost report quantities, hazard analysis creation and updates, and track-related record keeping.

The project entailed resurfacing approximately 10 miles of I-84 in box elder canyon. 472,000 SY of Portland cement concrete 11 inches thick; 570,000 tons of granular borrow; and 472,000 CY of borrow.



THE UNIVERSITY OF WYOMING

The Trustees of the University by virtue of the authority vested in them and on the recommendation of the faculty of the

College of Engineering and Applied Science


have conferred the degree of

Bachelor of Science in Civil Engineering

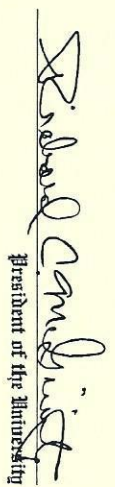
on

Wade William Timant

with all the rights, privileges, and honors pertaining thereto,
given at Laramie, Wyoming, on the 18th day of December, in the year
Nineteen hundred ninety-eight


President of the Trustees


Secretary of the Trustees


President of the University


College Dean





Notary Public

P. Weems

Witness my hand and official seal

The foregoing instrument was acknowledged before me by David Micus, this 12th day of June, 2014.

David Micus
David Micus, Registrar

This is a true reissued diploma

From: [Kaelee Wilson](#)
To: [Neysa Morrissey](#); "[DesertViewVPC@phoenix.gov](#)"; [Council District 2 PCC](#); [wr@berryriddell.com](#)
Cc: [Wade.Tinant <Wade.Tinant@kiewit.com>](#) ([Wade.Tinant@kiewit.com](#))
Subject: RE: Amendment - Frustrated home owner - regarding the neighborhood meeting - Thursday, May 3, 2018 & Thursday, May 31
Date: Tuesday, May 22, 2018 9:18:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Neysa,

As I stated in my previous correspondence, there is no voting at this meeting. This is an informative neighborhood meeting regarding the case.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Neysa Morrissey [<mailto:neysa@morrisseytravel.com>]
Sent: Tuesday, May 22, 2018 9:17 AM
To: '[DesertViewVPC@phoenix.gov](#)'; Kaelee Wilson <kaelee.wilson@phoenix.gov>; [Council District 2 PCC <council.district.2@phoenix.gov>](#); [wr@berryriddell.com](#)
Cc: [Wade.Tinant <Wade.Tinant@kiewit.com>](#) ([Wade.Tinant@kiewit.com](#)) <[Wade.Tinant@kiewit.com](#)>
Subject: Amendment - Frustrated home owner - regarding the neighborhood meeting - Thursday, May 3, 2018 & Thursday, May 31

Good morning,

Please accept this written notification to amend my original correspondence.

To include the below:

- I do not approve and vote NO to this project
- I do not approve and vote NO to the re-zoning
- **I do not Approve and vote NO of a Cell Tower in any form or fashion – either 1 or multiple with the proposed project**

Thank you for your time.

Neysa Morrissey
Resident - Diamond Creek Community



Neysa Morrissey

Morrissey & Associates, LLC

Phone: 480-515-2688 eFax: 480-393-1966

Mobile: 480-682-8133 Email: Neysa@MorrisseyTravel.com

www.MorrisseyTravel.com

From: Neysa Morrissey

Sent: Monday, May 21, 2018 3:28 PM

To: 'DesertViewVPC@phoenix.gov'; 'Kaelee Wilson'; 'Jim Waring'; wr@berryriddell.com

Cc: Wade.Tinant <Wade.Tinant@kiewit.com> (Wade.Tinant@kiewit.com)

Subject: RE: Frustrated home owner - regarding the neighborhood meeting - Thursday, May 3, 2018 & Thursday, May 31

Good afternoon,

I am in receipt of the new letter dated May 14, 2018....

The meeting is set for Thursday, May 31, 2018, between 6:00pm – 7:00 at the JW Marriott Desert Ridge Resort....

Previously, myself and multiple residents requested future meetings with our Community regarding this issue:

- Location to be at the Desert Broom Library or The Creek, a community friendly location. The JW Marriott is not convenient or easy for anyone from the community
- Meetings to not be scheduled until September. Some of our homeowners have already left for the season and this is a family community. Nearly every family has a week or two vacation planned this summer. Our Councilman and planning leads supported relaxing the timeframe requirements to allow this to happen.
- A little more than the absolute minimum notice would be appreciated. The habit of doing the absolute minimum only deepens distrust and concern about what the Developer would do if this zoning amendment ever got approved.

Seems our request for a community friendly location is not of importance to anyone other than us, the people who live in the community. Our request was met with deaf ears.

Seems our comments regarding the location of the meeting at the JW Marriott being very difficult to find as well as the location being changed on us at the last minute without adequate signage is also falling on deaf ears.

Seems us asking for a little more time from the date the letter to the community is written (May 14) to the time of the meeting (May 31) is exactly 12 workings days from the date the letter was written, not the number of days the letters have been in our hands. The time frame also includes a heavily celebrated family holiday – Memorial Day.

Why? Because it is a heavily celebrated family holiday and the developer doesn't want us to vote against the project so hold the vote when the community is gone?

Seems us asking for a hold on meetings until our community is back to full occupancy was also met with

deaf ears. Our family community has vacations, some live here seasonally to get away from the heat and/or like to celebrate Memorial Day, July 4th and Labor Day holidays away.

My perception is that every step is being taken to make this a very challenging situation for our community.

I for one will not be able to make the Thursday, May 31, 2018 meeting to sign in and vote due to the Memorial Day Holiday. So, I am taking the time to write this letter and the opportunity to put on record that:

- I do not approve and vote NO to this project
- I do not approve and vote NO to the re-zoning

Please utilize the correspondence as my vote and be binding. If there is another method that I personally need to make to ensure my vote counts, please inform me at your earliest convenience.

Thank you for your time.

Neysa Morrissey
Resident - Diamond Creek Community



Neysa Morrissey

Morrissey & Associates, LLC

Phone: 480-515-2688 eFax: 480-393-1966

Mobile: 480-682-8133 Email: Neysa@MorrisseyTravel.com

www.MorrisseyTravel.com

From: Neysa Morrissey
Sent: Friday, May 04, 2018 10:28 AM
To: 'DesertViewVPC@phoenix.gov'; 'Kaelee Wilson'; 'Jim Waring'; wr@berryriddell.com
Cc: Wade.Tinant <Wade.Tinant@kiewit.com> (Wade.Tinant@kiewit.com)
Subject: Frustrated home owner - regarding the neighborhood meeting - Thursday, May 3, 2018

Good morning,

I am extremely disappointed and personally upset with the Developer and the process of this meeting.

Please understand, the notification letter for the Neighborhood Meeting, postmarked on 4/19 PM, was completely last minute for compliance and directed people to attend the meeting at the Desert Conference Suite at the JW Marriott. (there are multiple Desert Conference Suites at the JW Marriott Desert Ridge – as I walked the entire hall/meeting space area looking for the Developer and the meeting at the designated location that was NOT THERE!

Our neighbor and friend Wade Tinan, took time out of his day to go to the Marriott last Thursday and obtain facility maps to help our community members find their way to the meeting.

I arrived a few minutes late to the 5 PM meeting, looking up and down the area of Desert Conference Suites to find no meeting or signs directing me or anyone else. Unfortunately, I was not as lucky as fellow neighbors who found someone to point them in the right direction. I was informed there was no meeting there.

Wade Tinan has pictures from every entrance and the Desert Conference Suite. No signs or mention of the meeting changing locations. Even with the absolute last second notification, this Developer is unable

to accurately communicate a meeting location?

Wade Tinan asked the Developer to help put up signs in the Marriott to direct folks to the NEW meeting location we were dismissed, smirked at and even told "Don't make this into something". No help. No apologies. Just left to fend for ourselves and plead with Marriott events to help us out. Coupled with the absolute minimum notice, we can no longer assume any integrity on the part of the Developer.

The only signage on the main floor or where the meeting was supposed to be was placed by the community. Several folks at the meeting commented on how difficult it was to find the meeting and how many folks they say wandering around looking for the meeting. I was one of the community members who was not fortunate enough to recognize someone from the community to get directed to the meeting. We are a community of hard working, everyday people, everyday families with children. With that, it is difficult for our Community to attend Community meetings when we are working....

For future meetings with our Community we firmly request any/all meetings meet the following requirements:

1. Meetings to start at 6 PM. This is a working community, working until at least 5 PM. The 5 PM start time prevents a majority of our families/communities from attending
2. Location to be at the Desert Broom Library or The Creek. We moved away from commercial areas for a reason. The JW Marriott is not convenient or easy for anyone from the community.
3. No more meetings until September. Some of our homeowners have already left for the season and this is a family community. Nearly every family has a week or two vacation planned this summer. Our Councilman and planning leads supported relaxing the timeframe requirements to allow this to happen.
4. A little more than the absolute minimum notice would be appreciated. The habit of doing the absolute minimum only deepens distrust and concern about what the Developer would do if this zoning amendment ever got approved.

Our community hopes the Developer will make the reasonable choices listed above..... We thank you for your time and consideration.....



Neysa Morrissey

Morrissey & Associates, LLC

Phone: 480-515-2688 eFax: 480-393-1966

Mobile: 480-682-8133 Email: Neysa@MorrisseyTravel.com

www.MorrisseyTravel.com

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From: Wade.Tinant
To: Kaelee.Wilson
Subject: RE: Questions from the community- PUD process and PUD Z-22-18 status
Date: Monday, May 21, 2018 12:09:18 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Z-89-17-H2.pdf](#)
[Z-SP-16-17-H2.pdf](#)

Kaelee,

Please see my notes behind your responses below. If it would be easier to talk and you have time for a quick call, that would be fine as well.

From: Kaelee Wilson [mailto:kaelee.wilson@phoenix.gov]
Sent: Monday, May 21, 2018 10:27 AM
To: Wade.Tinant
Subject: [EXTERNAL] RE: Questions from the community- PUD process and PUD Z-22-18 status

Wade,

1. Yes, a pre-application meeting was held. Minutes are not taken during these meetings. If you would like a copy of those items, a document retrieval request will need to be filed.
 - a. I have attached the pre-application meeting minutes from the original proposal for reference. The notes say the pre-application notes (and signature page) are to be included with the rezoning application. I will do a public records request.
2. Yes, they submitted a fact-finding form.
 - a. Can I get a copy of this form or do I need to do a public records request for this document as well? It looks like this is a document that Planning would produce and provide to the Developer (?).
3. Please further explain what you mean by this? A summary of the meeting is given at the post-application meeting which hasn't been held or scheduled yet.
 - a. The PUD Procedure says that the Neighborhood meeting summary will be provided within 5 days of the meeting **AND** 5 days prior to the post application meeting. It is "and", not "or".
4. The applicant is holding their second neighborhood meeting on May 31st.
 - a. I'm ok with this. I am confused though – the PUD Procedure has a very prescriptive letter template that the Developer is not using for this meeting (hence the confusion).
5. We cannot hold up the process of the meetings. It is up to the applicant on how they choose to proceed.
 - a. Doesn't the Village Planner set the dates for the Developer to attend the Village Planning meetings? All the community is asking for is to schedule the presentations at these Village Meetings starting in September when school resumes and our community is back in town. I guess we can play this by ear and seen when the proposal is resubmitted.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant [mailto:Wade.Tinant@kiewit.com]
Sent: Saturday, May 19, 2018 3:34 PM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>; PDD Desert View VPC <desertviewvpc@phoenix.gov>
Cc: Wade.Tinant <Wade.Tinant@kiewit.com>
Subject: Questions from the community- PUD process and PUD Z-22-18 status

Kaelee,

I appreciate your continued support in answering questions.

I am receiving questions from the community that I am not able to answer in regards to the PUD process. Can you help me by answering the questions below? I have referenced page numbers from the PUD Procedures Outline where I thought applicable.

Readers Digest version (with details below):

1. Was the Pre-Application meeting held? If so, can the minutes and signature list of attendees be provided? (page 3 of 54)
2. Was the Fact Finding requested? Was it performed? Was it waived? (page 3 of 54)
3. Is the required information from the May 3rd Neighborhood Meeting posted and available for the Community to review?(page 4 of 54)
4. Does the Director of Planning and Development intend to waive the Second Neighborhood Meeting? (page 4 of 54)

5. Do the Village Planners intend to support the Community in their request this PUD Z-22-18 not be discussed at any Village Planning Committee meetings until school resumes in the fall? We have multiple neighbors that leave for the summer (snow birds, extended summer vacations with the kids, etc.). Councilman Waring seemed to think this was reasonable when we all spoke. (page 4 of 54).

Supporting information for the questions posed above:

1. Can you confirm the Pre-Application Meeting was not held? I know we exchanged emails on April 9th to the effect that this meeting had been waived, but I'd like to confirm the meeting was not held. If it was held, would it be possible to obtain the meeting minutes and signatures of attendees?

PRE-APPLICATION MEETING

The Pre-Application meeting *must* be held before staff will accept a rezoning application. Please note that there may be up to three (3) weeks between the date that the Pre-Application Meeting form is filed with the Planning and Development Department and the date of the Pre-Application Meeting. To schedule a required pre-application meeting with the Planning and Development Department, please fill out the Pre-Application Meeting form (page 6) and bring it to the Planning and Development Department, 2nd Floor, Phoenix City Hall, 200 West Washington Street, where you will be provided with your meeting date and time with the Planning and Development Department.

- You are also required to contact the Planning and Development Department to conduct a PUD Fact Finding (page 8) to determine if your site will have any development issues that should be addressed during the PUD process. Please call 602-262-7811 to request a PUD Fact Finding. This requirement may be waived at the discretion of the Planning and Development Director or their designee.
- Your site may be within a Public Airport Disclosure Area, Impact Fee Area, or adjacent to an SRP Canal and other requirements may apply. Please refer to Required Supplemental Forms and Information section of this packet for applicable forms (pages 29-46).

2. Can you confirm that the Fact Finding (PUD Process pages 8-9 of 54) was requested? Can you confirm whether the Fact Finding was completed or waived by the Planning and Development Director or their designee? (See first bullet point in the excerpt above). Can this document be obtained, or, if the requirement was waived, can the approval of the waiver be obtained? Here is why I ask:

- a. This application was submitted on 3/27/18.
 - i. As of May 18th, for the first time (outside of community concerns), the recognition of the parcel being in an AO floodplain has been recognized (by the Village Planners, not the Developer). This would have been addressed by Fact Finding questions 13 and 15.
 - ii. This discussion with Floodplain Management, before the Application was submitted, would have allowed the Developer to offer specific details about permitting a basement in an AO floodplain and would have potentially prevented me from calling Floodplain Management and would have prevented the Developer from inaccurately requesting **"I would ask that you please refrain from continuously circulating false and misleading information."**
 - iii. The requirements in the Fact Finding document could potentially have spared these verbal assaults, from the Developer to the Community. The PUD process is intended to encourage collaboration, not drive wedges.

Grading and Drainage Requirements

13. This project is in a Designated Floodplain. Contact Floodplain Management on the Fifth Floor.
14. Infill Incentive Area: _____
15. Other: _____ Year _____ Hour Retention _____

Additional Discussion: _____

Contact _____ for questions regarding the Civil Information

This publication can be made available in alternate formats (Braille, large print, computer diskette, or audiotape) upon request. Contact the Development Services Department at (602) 262-7811 voice or (602) 534-5500 TTY.

- iv. The community has inquired about the security gates. These inquiries would have been addressed by Fact Finding question 21.
- v. The community has raised questions about compliance with the Driveway Ordinance. This would have been addressed by Fact Finding question 22.

may not extend into queuing lanes.

21. Consult Gate-Controlled Access Requirements handout for additional requirements and design details.
22. The Driveway Ordinance prohibits commercial access to alleys that abut residential property. Access may be considered upon appeal to the Driveway Hearing Officer.
23. Provide an 18' set back from the back of sidewalk to the garage door (20' if swing opening door provided).
24. File and pursue abandonment of _____

Additional Discussion

Contact _____ for questions regarding the Traffic information

Note: These notes are valid for one year and are subject to change by ordinance, legislation, or plan modification.

TRT/DOC/00383

- b. As of May 18th, nearly two months and one Neighborhood Meeting later, questions that would normally have been addressed in the Fact Finding and/or Pre Application meeting linger on.

3. The PUD Process, per page 4 of 54, requires the following meeting summary information:

Meeting Summary

The results of the neighborhood meetings shall be summarized and submitted to staff within five (5) business days following the neighborhood meeting and five (5) business days prior to post-application meeting. No hearings shall be scheduled without submittal of the following information:

1. Date, time, and location of the meeting,
2. Number of participants (sign-in sheet)
3. Issues that arose during the meeting, and
4. Plan to resolve the issues, if possible.

- a. There was a Neighborhood Meeting on May 3rd. The information listed above has been requested, from the Developer, on multiple occasions. Has this information been submitted to the staff?
 - b. The community wants to review this required information, in a timely manner, to ensure their attendance and comment cards were officially received and recorded.
 - c. I mainly ask because the community was just notified of another Neighborhood meeting on May 31. It would be beneficial for attendees, of either meeting, to be able to reference the information spelled out above. Can or will this information be provided?
4. 2nd Neighborhood meeting
 - a. After comparing the letter dated May 14th announcing the meeting to be held on May 31st, and, the template for the Second Neighborhood Meeting, on page 22 of 54 of the PUD Procedures, it is readily apparent, in my opinion, that is letter is NOT calling the meeting on May 31st the "Second" Neighborhood meeting.
 - i. Per the template letter, the initial paragraph specifically calls out "...invite you to a second neighborhood meeting..."
 - ii. The letter dated May 14th, states "...invite you to an additional neighborhood meeting..."
 - b. Will the Planning and Development Director waive the Second Neighborhood Meeting (as he is allowed to do per page 4 of 54)?
 - c. I ask so that the community can be accurately informed as to where we are at in the PUD process, and, so that the community can properly prepare for upcoming meetings.

Standard Second Neighborhood Meeting Letter

For additional information, please call the Planning and Development Department at 602-262-7131, option #6.

Note: Letter must be mailed in time to provide a minimum of 10 working days notice of the meeting. The meeting shall be held prior to the Post Application meeting.

Dear **Property Owner** or **Neighborhood Association President**:

The purpose of this follow-up letter is to inform you that _____ has recently filed a rezoning request for a **XX** acre site located _____, rezoning case number Z-__-__-__, to change the zoning from **XXX** to Planned Unit Development (PUD). I/We would like to invite you to a second neighborhood meeting to discuss this rezoning request and proposed development. The meeting will be held on **DAY, DATE, at TIME at LOCATION**.

5. First Village Planning Committee meeting
 - a. Do the Village Planners intend to support the Community's request, a request that Councilman Waring said seemed reasonable, and ensure that this PUD is not discussed at any Village Planning meeting until after school resumes (i.e. before the September Village Planning meeting)?

Thank you for your continued support.

Wade Tinant
4614 E Running Deer Trail

From: Wade.Tinant
To: [Kaelee Wilson](mailto:Kaelee.Wilson@phoenix.gov)
Subject: Re: [EXTERNAL] RE: Questions from the community- PUD process and PUD Z-22-18 status
Date: Monday, May 21, 2018 11:35:35 AM
Attachments: [image003.png](#)
[image007.png](#)
[image009.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)

I can respond via email - do you have time to talk?

Wade

On May 21, 2018, at 10:27 AM, Kaelee Wilson <kaelee.wilson@phoenix.gov> wrote:

Wade,

- <!--[if !supportLists]-->1. <!--[endif]-->Yes, a pre-application meeting was held. Minutes are not taken during these meetings. If you would like a copy of those items, a document retrieval request will need to be filed.
- <!--[if !supportLists]-->2. <!--[endif]-->Yes, they submitted a fact-finding form.
- <!--[if !supportLists]-->3. <!--[endif]-->Please further explain what you mean by this? A summary of the meeting is given at the post-application meeting which hasn't been held or scheduled yet.
- <!--[if !supportLists]-->4. <!--[endif]-->The applicant is holding their second neighborhood meeting on May 31st.
- <!--[if !supportLists]-->5. <!--[endif]-->We cannot hold up the process of the meetings. It is up to the applicant on how they choose to proceed.

Thanks,

Kaelee Wilson

Village Planner – Deer Valley, North Gateway, Desert View and Rio Vista

City of Phoenix
Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Office: (602) 534-7696

From: Wade.Tinant [<mailto:Wade.Tinant@kiewit.com>]
Sent: Saturday, May 19, 2018 3:34 PM
To: Kaelee Wilson <kaelee.wilson@phoenix.gov>; PDD Desert View VPC <desertviewvpc@phoenix.gov>
Cc: Wade.Tinant <Wade.Tinant@kiewit.com>

Subject: Questions from the community- PUD process and PUD Z-22-18 status

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I am receiving questions from the community that I am not able to answer in regards to the PUD process. Can you help me by answering the questions below? I have referenced page numbers from the PUD Procedures Outline where I thought applicable.

Readers Digest version (with details below):

- <!--[if !supportLists]-->1. <!--[endif]-->Was the Pre-Application meeting held? If so, can the minutes and signature list of attendees be provided? (page 3 of 54)
- <!--[if !supportLists]-->2. <!--[endif]-->Was the Fact Finding requested? Was it performed? Was it waived? (page 3 of 54)
- <!--[if !supportLists]-->3. <!--[endif]-->Is the required information from the May 3rd Neighborhood Meeting posted and available for the Community to review? (page 4 of 54)
- <!--[if !supportLists]-->4. <!--[endif]-->Does the Director of Planning and Development intend to waive the Second Neighborhood Meeting? (page 4 of 54)
- <!--[if !supportLists]-->5. <!--[endif]-->Do the Village Planners intend to support the Community in their request this PUD Z-22-18 not be discussed at any Village Planning Committee meetings until school resumes in the fall? We have multiple neighbors that leave for the summer (snow birds, extended summer vacations with the kids, etc.). Councilman Waring seemed to think this was reasonable when we all spoke. (page 4 of 54).

Supporting information for the questions posed above:

- <!--[if !supportLists]-->1. <!--[endif]-->Can you confirm the Pre-Application Meeting was not held? I know we exchanged emails on April 9th to the effect that this meeting had been waived, but I'd like to confirm the meeting was not held. If it was held, would it be possible to obtain the meeting minutes and signatures of attendees?
<!--[if !vml]--><!--[endif]--><image007.png>
- <!--[if !supportLists]-->2. <!--[endif]-->Can you confirm that the Fact Finding (PUD Process pages 8-9 of 54) was requested? Can you confirm whether the Fact Finding was completed or waived by the Planning and Development Director or their designee? (See first bullet point in the excerpt above). Can this document be obtained, or, if the requirement was waived, can the approval of the waiver

be obtained? Here is why I ask:

<!--[if !supportLists]-->a. <!--[endif]-->This application was submitted on 3/27/18.
<image003.png>

<!--[if !supportLists]--> i. <!--[endif]-->As of May 18th, for the first time (outside of community concerns), the recognition of the parcel being in an AO floodplain has been recognized (by the Village Planners, not the Developer). This would have been addressed by Fact Finding questions 13 and 15.

<!--[if !supportLists]--> ii. <!--[endif]-->This discussion with Floodplain Management, before the Application was submitted, would have allowed the Developer to offer specific details about permitting a basement in an AO floodplain and would have potentially prevented me from calling Floodplain Management and would have prevented the Developer from inaccurately requesting **“I would ask that you please refrain from continuously circulating false and misleading information.”**

<!--[if !supportLists]--> iii. <!--[endif]-->The requirements in the Fact Finding document could potentially have spared these verbal assaults, from the Developer to the Community. The PUD process is intended to encourage collaboration, not drive wedges.

<image009.png>

<!--[if !supportLists]--> iv. <!--[endif]-->The community has inquired about the security gates. These inquiries would have been addressed by Fact Finding question 21.

<!--[if !supportLists]--> v. <!--[endif]-->The community has raised questions about compliance with the Driveway Ordinance. This would have been addressed by Fact Finding question 22.

<image011.png>

<!--[if !supportLists]-->b. <!--[endif]-->As of May 18th, nearly two months and one Neighborhood Meeting later, questions that would normally

have been addressed in the Fact Finding and/or Pre Application meeting linger on.

<!--[if !supportLists]-->3. <!--[endif]--> The PUD Process, per page 4 of 54, requires the following meeting summary information:
<image012.png>

<!--[if !supportLists]-->a. <!--[endif]-->There was a Neighborhood Meeting on May 3rd. The information listed above has been requested, from the Developer, on multiple occasions. Has this information been submitted to the staff?

<!--[if !supportLists]-->b. <!--[endif]-->The community wants to review this required information, in a timely manner, to ensure their attendance and comment cards were officially received and recorded.

<!--[if !supportLists]-->c. <!--[endif]-->I mainly ask because the community was just notified of another Neighborhood meeting on May 31. It would be beneficial for attendees, of either meeting, to be able to reference the information spelled out above. Can or will this information be provided?

<!--[if !supportLists]-->4. <!--[endif]-->2nd Neighborhood meeting

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<!--[if !supportLists]--> ii. <!--[endif]-->The letter dated May 14th, states "...invite you to an additional neighborhood meeting...".

<!--[if !supportLists]-->b. <!--[endif]-->Will the Planning and Development Director waive the Second Neighborhood Meeting (as he is allowed to do per page 4 of 54)?

<!--[if !supportLists]-->c. <!--[endif]-->I ask so that the community can be accurately informed as to where we are at in the PUD process, and, so that the community can properly prepare for upcoming meetings.

<!--[if !vml]-->

<image013.png>

<!--[endif]-->

<image014.png>

<!--[if !supportLists]-->5. <!--[endif]-->First Village Planning Committee meeting
<!--[if !supportLists]-->a. <!--[endif]-->Do the Village Planners intend to support the Community's request, a request that Councilman Waring said seemed reasonable, and ensure that this PUD is not discussed at any Village Planning meeting until after school resumes (i.e. before the September Village Planning meeting)?

Thank you for your continued support.

Wade Tinant
4614 E Running Deer Trail

From: Wade.Tinant
To: [Kaelee Wilson: PDD Desert View VPC](#)
Cc: [Wade.Tinant](#)
Subject: Questions from the community- PUD process and PUD Z-22-18 status
Date: Saturday, May 19, 2018 3:34:01 PM
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image010.png](#)
[image004.png](#)
[image008.png](#)

Kaelee,

I appreciate your continued support in answering questions.

I am receiving questions from the community that I am not able to answer in regards to the PUD process. Can you help me by answering the questions below? I have referenced page numbers from the PUD Procedures Outline where I thought applicable.

Readers Digest version (with details below):

1. Was the Pre-Application meeting held? If so, can the minutes and signature list of attendees be provided? (page 3 of 54)
2. Was the Fact Finding requested? Was it performed? Was it waived? (page 3 of 54)
3. Is the required information from the May 3rd Neighborhood Meeting posted and available for the Community to review?(page 4 of 54)
4. Does the Director of Planning and Development intend to waive the Second Neighborhood Meeting? (page 4 of 54)
5. Do the Village Planners intend to support the Community in their request this PUD Z-22-18 not be discussed at any Village Planning Committee meetings until school resumes in the fall? We have multiple neighbors that leave for the summer (snow birds, extended summer vacations with the kids, etc.). Councilman Waring seemed to think this was reasonable when we all spoke. (page 4 of 54).

Supporting information for the questions posed above:

1. Can you confirm the Pre-Application Meeting was not held? I know we exchanged emails on April 9th to the effect that this meeting had been waived, but I'd like to confirm the meeting was not held. If it was held, would it be possible to obtain the meeting minutes and signatures of attendees?

PRE-APPLICATION MEETING

The Pre-Application meeting *must* be held before staff will accept a rezoning application. Please note that there may be up to three (3) weeks between the date that the Pre-Application Meeting form is filed with the Planning and Development Department and the date of the Pre-Application Meeting. To schedule a required pre-application meeting with the Planning and Development Department, please fill out the Pre-Application Meeting form (page 6) and bring it to the Planning and Development Department, 2nd Floor, Phoenix City Hall, 200 West Washington Street, where you will be provided with your meeting date and time with the Planning and Development Department.

- You are also required to contact the Planning and Development Department to conduct a PUD Fact Finding (page 8) to determine if your site will have any development issues that should be addressed during the PUD process. Please call 602-262-7811 to request a PUD Fact Finding. This requirement may be waived at the discretion of the Planning and Development Director or their designee.
- Your site may be within a Public Airport Disclosure Area, Impact Fee Area, or adjacent to an SRP Canal and other requirements may apply. Please refer to Required Supplemental Forms and Information section of this packet for applicable forms (pages 29-46).

2. Can you confirm that the Fact Finding (PUD Process pages 8-9 of 54) was requested? Can you confirm whether the Fact Finding was completed or waived by the Planning and Development Director or their designee? (See first bullet point in the excerpt above). Can this document be obtained, or, if the requirement was waived, can the approval of the waiver be obtained? Here is why I ask:
 - a. This application was submitted on 3/27/18.
 - i. As of May 18th, for the first time (outside of community concerns), the recognition of the parcel being in an AO floodplain has been recognized (by the Village Planners, not the Developer). This would have been addressed by Fact Finding questions 13 and 15.
 - ii. This discussion with Floodplain Management, before the Application was submitted, would have allowed the Developer to offer specific details about permitting a basement in an AO floodplain and would have potentially prevented me from calling Floodplain Management and would have prevented the Developer from inaccurately requesting **"I would ask that you please refrain from continuously circulating false and misleading information."**
 - iii. The requirements in the Fact Finding document could potentially have spared these verbal assaults, from the Developer to the Community. The PUD process is intended to encourage collaboration, not drive wedges.

Grading and Drainage Requirements

- 13. This project is in a Designated Floodplain. Contact Floodplain Management on the Fifth Floor.
- 14. Infill Incentive Area: _____
- 15. Other: _____ Year _____ Hour Retention _____

Additional Discussion: _____

Contact _____ for questions regarding the Civil Information

This publication can be made available in alternate formats (Braille, large print, computer diskette, or audiotape) upon request. Contact the Development Services Department at (602) 262-7811 voice or (602) 534-5500 TTY.

- iv. The community has inquired about the security gates. These inquiries would have been addressed by Fact Finding question 21.
- v. The community has raised questions about compliance with the Driveway Ordinance. This would have been addressed by Fact Finding question 22.

- _____ may not extend into queuing lane.
- 21. Consult Gate-Controlled Access Requirements handout for additional requirements and design details.
 - 22. The Driveway Ordinance prohibits commercial access to alleys that abut residential property. Access may be considered upon appeal to the Driveway Hearing Officer.
 - 23. Provide an 18' set back from the back of sidewalk to the garage door (20' if swing opening door provided).
 - 24. File and pursue abandonment of _____

Additional Discussion

Contact _____ for questions regarding the Traffic information

Note: These notes are valid for one year and are subject to change by ordinance, legislation, or plan modification.

TRT/DOC/00383

- b. As of May 18th, nearly two months and one Neighborhood Meeting later, questions that would normally have been addressed in the Fact Finding and/or Pre Application meeting linger on.
3. The PUD Process, per page 4 of 54, requires the following meeting summary information:

Meeting Summary

The results of the neighborhood meetings shall be summarized and submitted to staff within five (5) business days following the neighborhood meeting and five (5) business days prior to post-application meeting. No hearings shall be scheduled without submittal of the following information:

- 1. Date, time, and location of the meeting,
- 2. Number of participants (sign-in sheet)
- 3. Issues that arose during the meeting, and
- 4. Plan to resolve the issues, if possible.

- a. There was a Neighborhood Meeting on May 3rd. The information listed above has been requested, from the Developer, on multiple occasions. Has this information been submitted to the staff?
 - b. The community wants to review this required information, in a timely manner, to ensure their attendance and comment cards were officially received and recorded.
 - c. I mainly ask because the community was just notified of another Neighborhood meeting on May 31. It would be beneficial for attendees, of either meeting, to be able to reference the information spelled out above. Can or will this information be provided?
4. 2nd Neighborhood meeting
- a. After comparing the letter dated May 14th announcing the meeting to be held on May 31st, and, the template for the Second Neighborhood Meeting, on page 22 of 54 of the PUD Procedures, it is readily apparent, in my opinion, that is letter is NOT calling the meeting on May 31st the "Second" Neighborhood meeting.
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 - b. Will the Planning and Development Director waive the Second Neighborhood Meeting (as he is allowed to do per page 4 of 54)?
 - c. I ask so that the community can be accurately informed as to where we are at in the PUD process, and, so that the community can properly prepare for upcoming meetings.

Standard Second Neighborhood Meeting Letter

For additional information, please call the Planning and Development Department at 602-262-7131, option #6.

Note: Letter must be mailed in time to provide a minimum of 10 working days notice of the meeting. The meeting shall be held prior to the Post Application meeting.

Dear Property Owner or Neighborhood Association President:

The purpose of this follow-up letter is to inform you that _____ has recently filed a rezoning request for a **XX** acre site located _____, rezoning case number Z-____-____, to change the zoning from **XXX** to Planned Unit Development (PUD). I/We would like to invite you to a second neighborhood meeting to discuss this rezoning request and proposed development. The meeting will be held on **DAY, DATE, at TIME at LOCATION.**

5. First Village Planning Committee meeting
- a. Do the Village Planners intend to support the Community's request, a request that Councilman Waring said seemed reasonable, and ensure that this PUD is not discussed at any Village Planning meeting until after school resumes (i.e. before the September Village Planning meeting)?

Thank you for your continued support.

Wade Tinant
4614 E Running Deer Trail