



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-66-20-1
September 20, 2021

Deer Valley [Village Planning Committee](#) Meeting Date: October 14, 2021

[Planning Commission](#) Hearing Date: November 4, 2021

Request From: C-O (Commercial Office)

Request To: C-1 (Neighborhood Commercial) (3.12 acres)

Proposed Use: Community Residence Center

Location: Southeast corner of 43rd Avenue and Juniper Avenue

Owner: Medical Property, LLC

Applicant: Asura Healthcare, LLC

Representative: Grover Peters

Staff Recommendation: Approval, subject to stipulations

| General Plan Conformity | | | |
|---|----------------|-----------------|---------------------------------|
| General Plan Land Use Map Designation | | Commercial | |
| Street Map Classification | Juniper Avenue | Private Street | 45-foot south half street |
| | 43rd Avenue | Arterial Street | 58 and 55-foot east half street |
| <p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.</i></p> <p>The proposal is compatible with surrounding land uses in the area which are residential quasi-public (church) and commercial in nature. This use allows a new housing type that will serve individuals with disabilities in the community. As stipulated, the</p> | | | |

development will incorporate elements to maintain an appropriate scale with the existing neighborhood.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The development provides a reasonable level of intensity that is respectful of local conditions and the immediate neighborhoods, which are predominantly zoned commercial and multifamily residential. The subject site is adjacent to an arterial street as well as non-residential uses, including a church, vacant lot zoned C-O and an auto parts store.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, will be required to provide shade along internal pedestrian paths and along the adjacent public and private streets. This will help to encourage walking and to mitigate the urban heat island effect by shading hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#): See Background Item No. 8.

[Complete Streets Guidelines](#): See Background Item No. 9.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 10.

[Zero Waste PHX](#): See Background Item No. 11.

[Housing Phoenix](#): See Background Item No. 12.

| Surrounding Land Uses and Zoning | | |
|---|--|----------------------|
| | <u>Land Use</u> | <u>Zoning</u> |
| On Site | Existing Medical Building | C-O |
| East | Vacant lot (currently being used for parking) | C-O |
| North (across Juniper Avenue) | Commercial Retail Building and Multifamily Residential | C-1 and R-3A |
| West (across 43rd Avenue) | Multifamily Residential | R-3A |
| South | Church | S-1 |

| C-1 (Neighborhood Retail) Development Standards | | |
|--|--|---|
| <u>Standards</u> | <u>Requirements</u> | <u>Provisions in the Site Plan Provided</u> |
| <i>Building Setbacks</i> | | |
| Streets (43rd Avenue and Juniper Avenue) | Average 25 feet; minimum 20 feet for up to 50 percent of structure. | Juniper Avenue: 45 feet (met) 43rd Avenue: 50 feet (met) |
| Adjacent to C-O (East) | 10 foot minimum | Approximately 240 feet (met) |
| Adjacent to S-1 (South) | 25 foot minimum | 50 feet (met) |
| <i>Landscaped Setbacks</i> | | |
| Streets (43rd Avenue and Juniper Avenue) | Average 25 feet; minimum 20 feet for up to 50 percent of the frontage. | 43rd Avenue: Approximately 25 feet (met) Juniper Avenue: 12 feet (not met) * |
| <i>Landscaped Setbacks</i> | | |
| Adjacent to C-O (East) | 10-foot minimum | East: Approximately 45 feet (met) |
| Adjacent to S-1 (South) | 10-foot minimum | South: Approximately 10 feet (met) |
| Maximum Lot Coverage | 50 percent | Approximately 14 percent (met) |
| Maximum Building Height | 30 feet | Approximately 15 feet (met) |
| MINIMUM PARKING REQUIREMENTS | | |
| Parking | 1 space per two resident/patient beds (Community Residence) | 115 standard spaces provided; 6 accessible spaces provided (met) |

| | | |
|---|--|--|
| | Center/Nursing Home) = 20 required spaces. | |
| <i>*Variance or Site Plan Revision Required</i> | | |

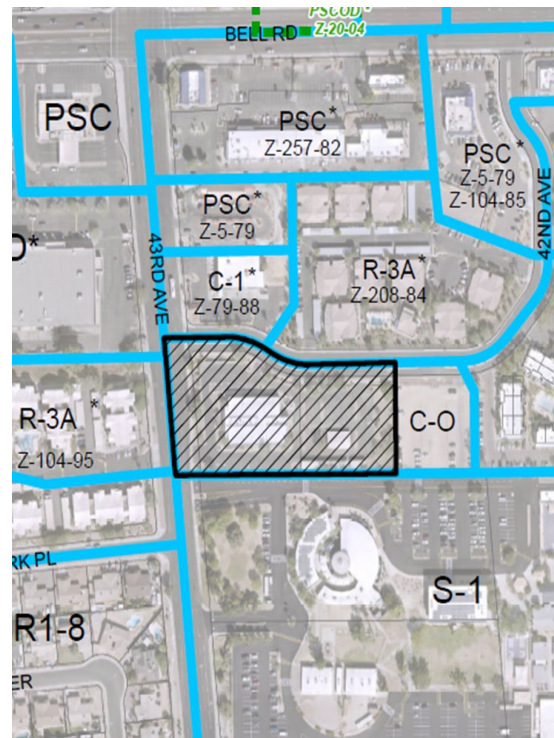
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone approximately 3.12 acres located at the southeast corner of 43rd Avenue and Juniper Avenue from C-O (Commercial Office) to C-1 (Neighborhood Retail) for a Community Residence Center.

The primary access point to the subject site is along 43rd Avenue, an arterial street. A secondary access point is located off of Juniper Avenue, which is a private street. The site is also located approximately 600 feet south of Bell Road, a major arterial.

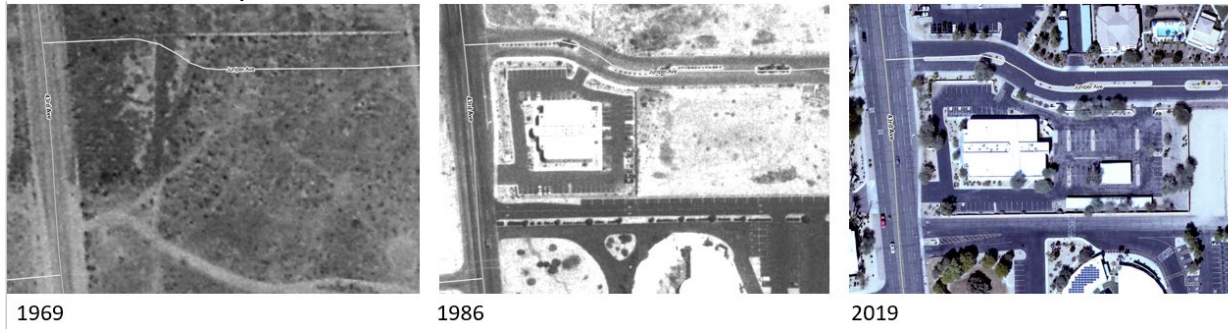
The site consists of one existing structure which was formerly a medical facility. There is currently covered parking canopies to the east of the main structure. The building has been vacant for several years.



Zoning Aerial Map,
 Source: Planning and Development Department

2. The proposal is for a 40-bed community residence home that will be licensed by the Arizona Department of Health Services. Per the Phoenix Zoning Ordinance, a community residence center is, [a] residential care institution on a property, including a multifamily property or development that provides resident rooms or residential units to 11 or more individuals with disabilities (adults or minors). The facility provides on-site care, training or support, or habilitative or rehabilitative services, related to the residents' disabilities. The proposed zoning is consistent with existing uses in the area and will allow a Community Residence Center, subject to approval of a use permit, on the subject site without impacting nearby residential properties due to its geographic location.
3. At the time of annexation in 1965, the site was vacant land. The site and surrounding

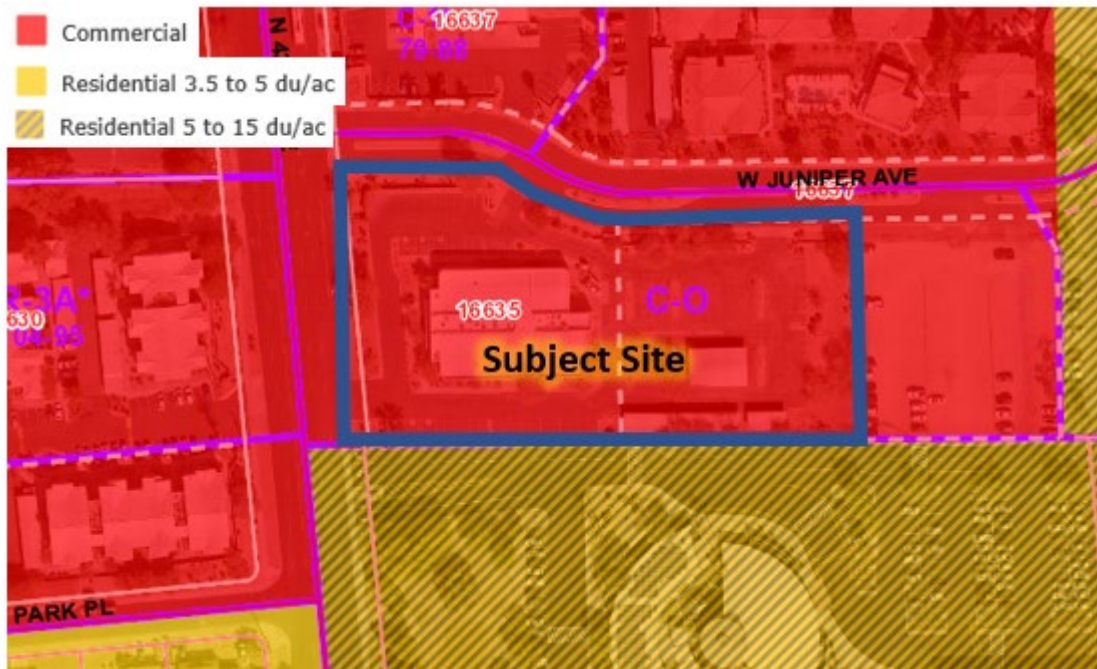
area was developed between 1982 and 1986.



Maricopa County Historic Aerials, Source: Maricopa County Assessors Office

GENERAL PLAN LAND USE MAP

4.



The site is designated Commercial on the General Plan Land Use Map which is consistent with the requested zoning of C-1 (Neighborhood Commercial).

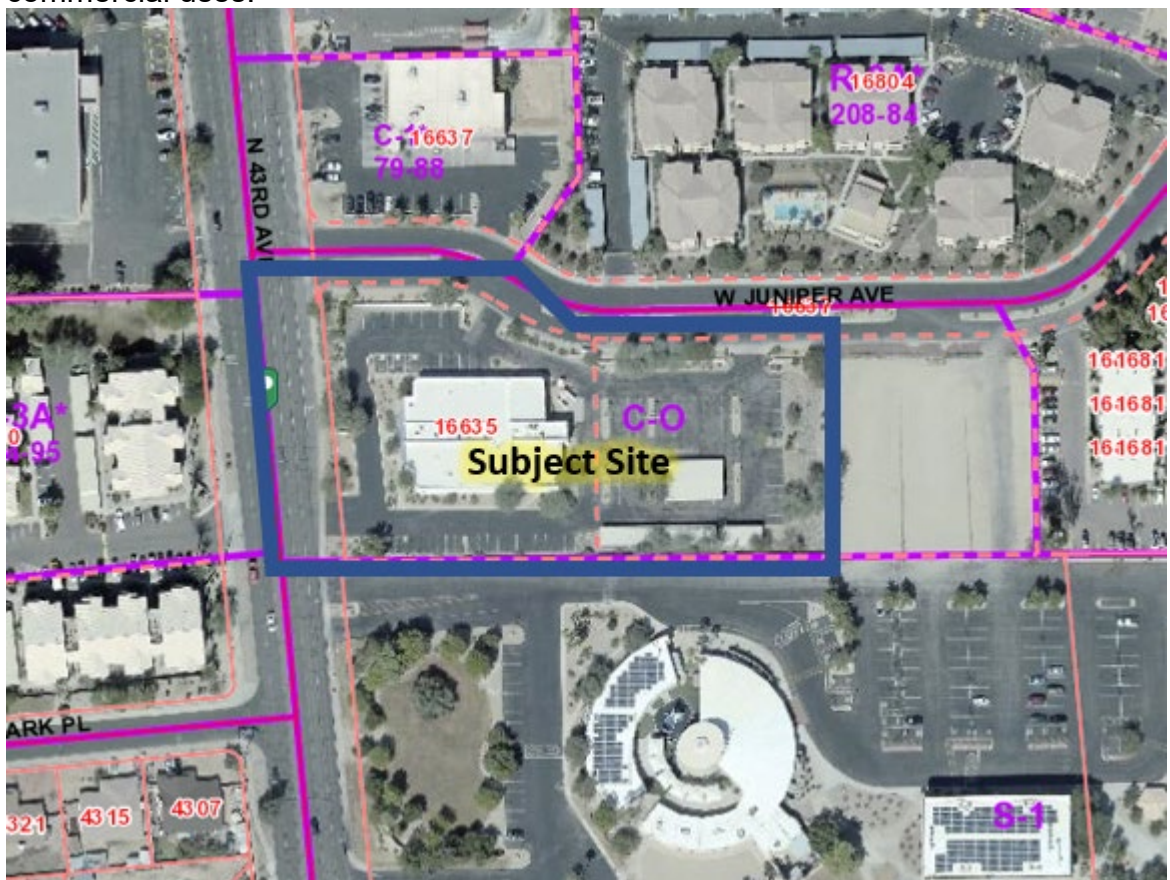
General Plan Land Use Map, Source: Planning and Development Department

SURROUNDING LAND USES, ZONING, AND ZONING HISTORY

5. At present, an auto parts store zoned C-1 (Neighborhood Retail) through Rezoning Case No. Z-79-88 is located to the north and west of the subject site. Additionally, an apartment community by the name of Citra Apartments is located to the north of the site, across Juniper Avenue, zoned R-3A (Multifamily Residence District) through Rezoning Case No. Z-208-84. To the east of the site is a vacant lot zoned C-O (Commercial Office) through Annexation No. 68 (G-644), which is currently being

used for parking. The site to the south of the subject site is zoned S-1 (Ranch or Farm Residence) though Annexation No. 68 (G-644), which developed with the Northwest Community Church campus. To the west of the subject site, across 43rd Avenue, is a multifamily development currently named the Cantamar Apartments, zoned R-3A (Multifamily Residence District) through Rezoning Case No. Z-104-95.

Commercial uses further to the north and northwest include an auto parts store, a carwash and a Fry's grocery store. The proposed use is consistent with nearby commercial uses.

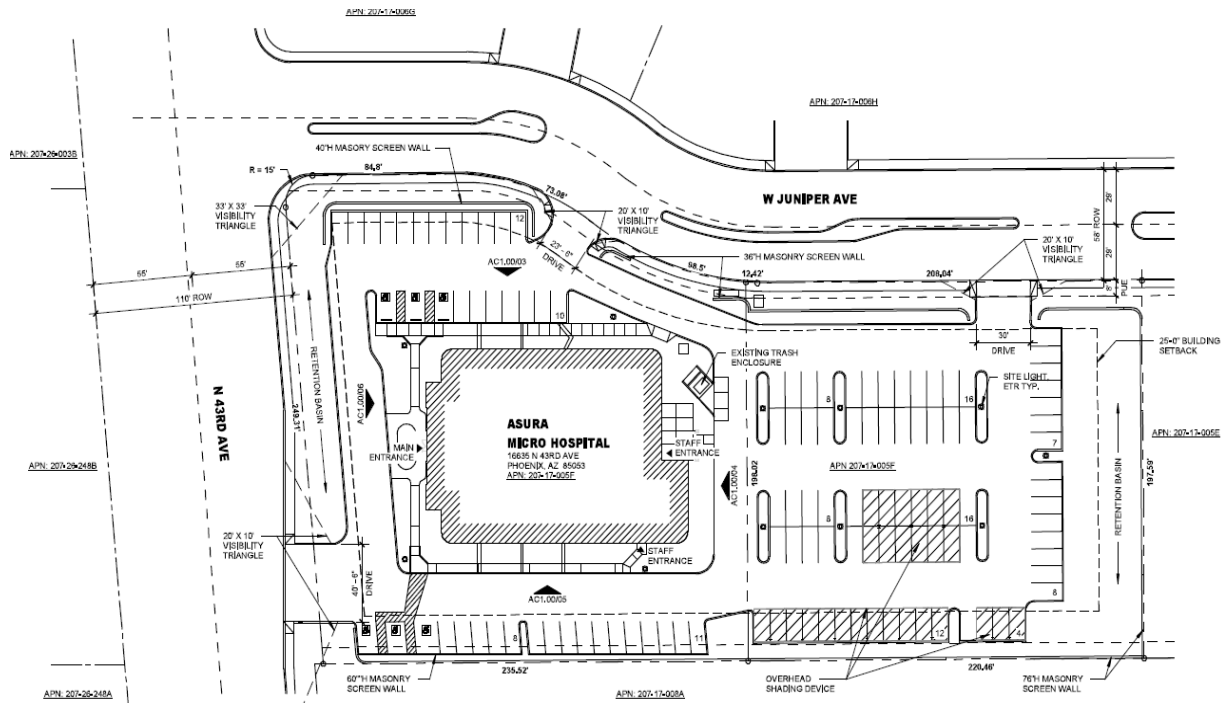


Aerial Map, Source: Planning and Development Department

PROPOSAL

6. Site Plan

The applicant provided a site plan depicting existing site conditions. No new structures are proposed on the site. Therefore, staff is recommending general conformance to the site plan date stamped July 16, 2021 as outlined in Stipulation No. 1, so the site continues to function as currently developed. The site plan shows a single story building located on the west-half of the site, with vehicular surface parking spaces located on the eastern-half of the site.



Site Plan, Source: HKS Architects, Inc.

7. Elevations

The building elevations depict various architectural features such as solid block walls, windows, a covered patio and four-sided architecture. The building elevations for the site depict a maximum height of one story and 15 feet. Stipulation No. 2 recommends building elevations incorporate a variety of colors, materials and textural changes. Stipulation No. 2 will ensure that the site provides aesthetically pleasing building materials and architecture should building façade changes occur in the future.

STUDIES AND POLICIES

8. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Staff is recommending several stipulations designed to provide trees and enhance shade within the development. Staff is recommending Stipulation No. 4 requiring the developer to replenish landscape areas with minimum 2-inch caliper trees and Stipulation No. 7 requiring 25 percent shade be provided in the parking areas.

9. [Complete Streets Guidelines](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding

Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. This development will help to pedestrianize the immediate street frontages by shading sidewalks adjacent to the development, addressed in Stipulation No. 4. A minimum of four inverted u-bicycle racks located near the main building entrance are recommended in Stipulation No. 3. Lastly, Stipulation Nos. 5 and 6 address pedestrian pathway materials and direct connections to public sidewalks to promote safety and encourage walking.

10. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. Stipulation No. 3 recommends a minimum of four inverted u-bicycle racks located near the main building entrance to promote the use of bicycling as a means of transportations for employees of this facility.

11. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The applicant materials indicate that recycling services will be part of the development.

12. **Housing Phoenix**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

Although the proposed residential facility is not a traditional residential use, it will allow for individuals with disabilities to be housed and cared for at this location, which proposes up to 40 beds. If the proposed use does not come to fruition, the proposed zoning would permit a variety of residential uses.

COMMUNITY CORRESPONDENCE

13. As of the writing of this report, staff has received 12 letters of concern. Concerns include having a drug and alcohol treatment facility directly adjacent to a school, people seeking treated at the facility being vetted for sexual misconduct and crimes against children. Concerns were also noted that the proposed use is not compatible with surrounding land uses.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department requires the construction of all streets within and adjacent to the development with the required elements, which shall comply with ADA accessibility standards. This is addressed in Stipulation No. 8.
15. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development; however, water capacity is a dynamic condition that can change over time due to a variety of factors.
16. The Fire Department commented that the buildings shall comply with the Phoenix Fire Code. The Fire Department also stated that depending on building plans, final site plan, an appeal to the fire marshal may be required for site access.

OTHER

17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 9.
18. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The request is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposed development is appropriately located adjacent to an arterial street and will provide an opportunity for a use that provides housing options to those with disabilities.
3. This proposed development provides a new non-traditional housing option that is consistent with surrounding developments and serves a need in the community for individuals in need of inpatient psychiatric treatment and recovery.
4. The development, as stipulated, will maintain an appropriate scale to ensure that it remains compatible with the area.

Stipulations

1. The development shall be in general conformance with the site plan date stamped July 16, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
2. All elevations of the building shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
3. The development shall provide a minimum of four bicycle parking spaces. The racks shall be an inverted U-type design to allow parking of two bicycles per rack and/or artistic racks and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
4. The developer shall replenish the existing landscape islands with minimum 2-inch caliper large canopy shade trees placed a minimum of 20 feet on center or in equivalent groupings to provide thermal comfort for pedestrians, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
5. Clearly defined, accessible pedestrian pathways constructed of decorative pavers, stamped or colored concrete or another material, other than those used to pave the parking surfaces and drive aisles shall be provided, as approved by the

Planning and Development Department.

6. Pedestrian pathways connecting the main building entrance to the public sidewalks via the most direct route shall be provided, as approved by the Planning and Development Department.
7. All uncovered surface parking areas must be landscaped with minimum 2-inch caliper shade trees. Landscaping must be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

David Simmons
September 20, 2021

Team Leader

Samantha Keating

Exhibits

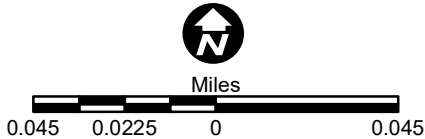
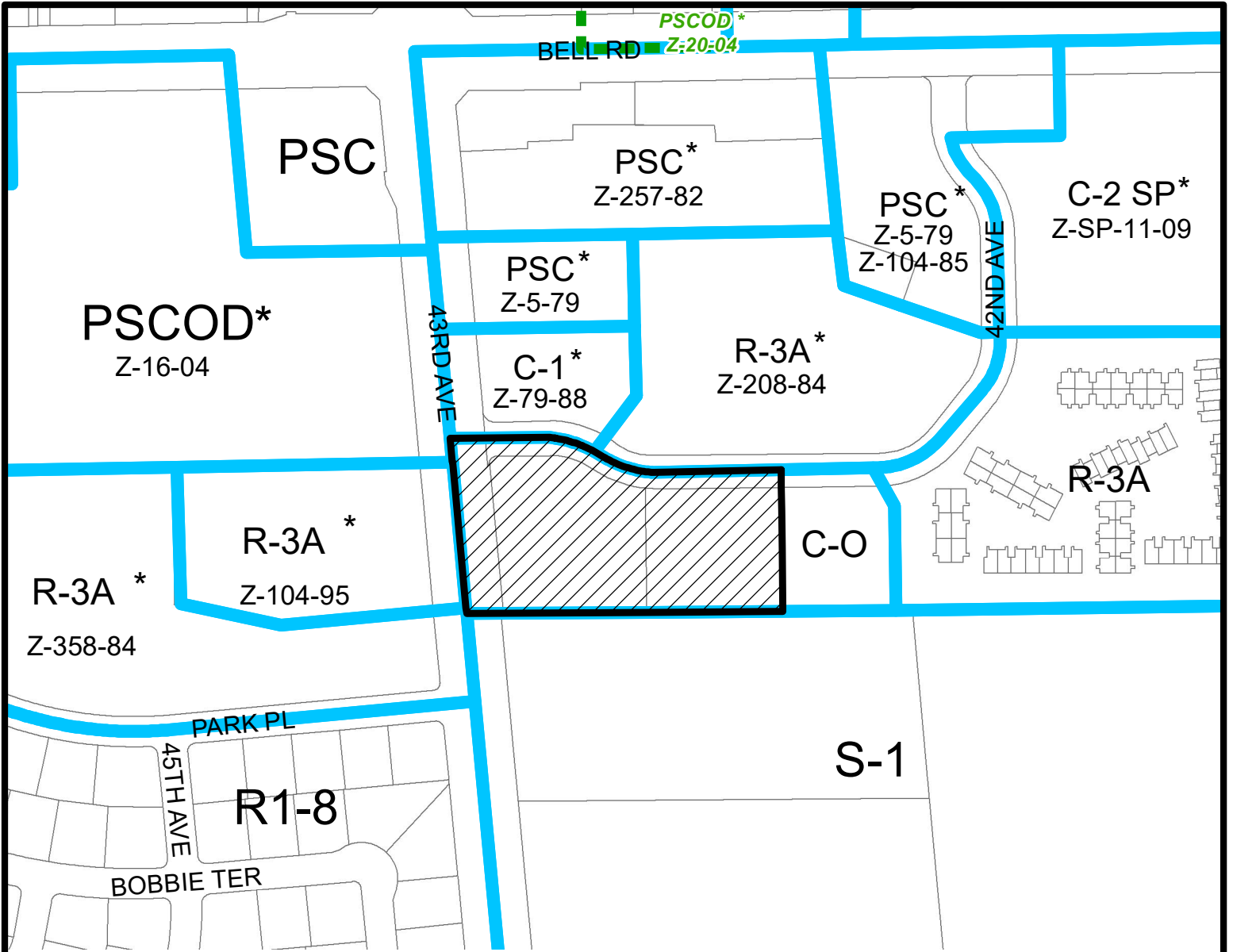
Zoning sketch map

Aerial sketch map

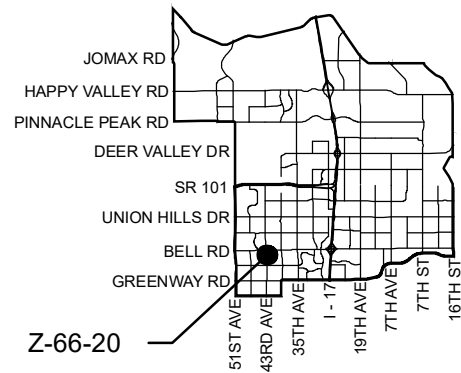
Conceptual Site Plan date stamped July 16, 2021 (2 pages)

Conceptual Elevations date stamped December 7, 2020

Community Correspondence (15 pages)

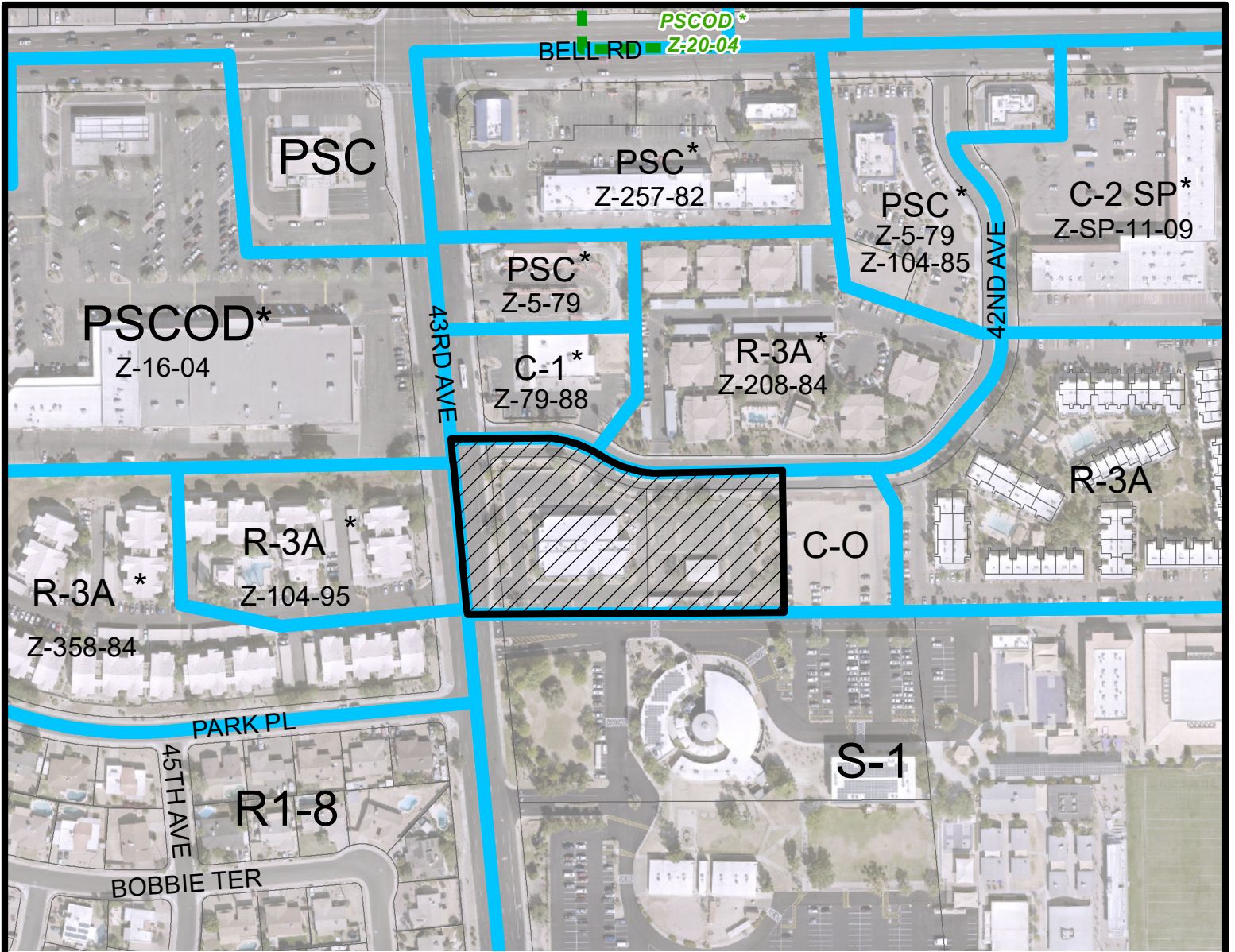


DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1



| | | | |
|---|--|-------------------------------|--|
| APPLICANT'S NAME: Asura Healthcare LLC | | REQUESTED CHANGE: | |
| APPLICATION NO. Z-66-20 | | FROM: C-O (3.12 a.c.) | |
| <small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.12 Acres | | TO: C-1 (3.12 a.c.) | |
| MULTIPLES PERMITTED | | * UNITS P.R.D. OPTION | |
| C-O | | N/A | |
| C-1 | | 54 | |
| CONVENTIONAL OPTION | | * UNITS P.R.D. OPTION | |
| N/A | | N/A | |
| 45 | | 54 | |

* Maximum Units Allowed with P.R.D. Bonus



Miles

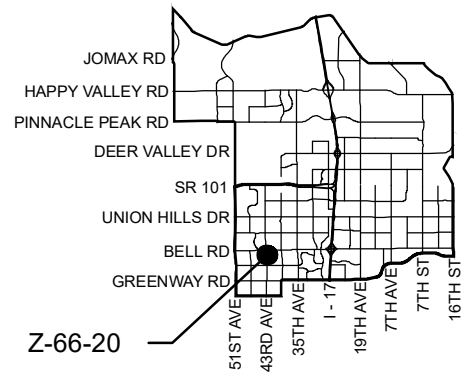
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DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 1



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Asura Healthcare LLC**

APPLICATION NO. **Z-66-20**

DATE: **6/23/2021**
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

3.12 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 36-19

ZONING MAP
M-6

REQUESTED CHANGE:

FROM: **C-O (3.12 a.c.)**

TO: **C-1 (3.12 a.c.)**

MULTIPLES PERMITTED

C-O
C-1

CONVENTIONAL OPTION

N/A
45

*** UNITS P.R.D. OPTION**

N/A
54

* Maximum Units Allowed with P.R.D. Bonus

David O Simmons

From: Dawna Underwood <dunderwood@ncsaz.org>
Sent: Tuesday, September 14, 2021 3:41 PM
To: David O Simmons
Cc: Dawna Underwood
Subject: Cigna Building and NCS

Hi Mr. Simmons

My name is Dawna Underwood and I serve as the Elementary Principal and Preschool Director at Northwest Christian School. For 31 years I have served on the campus at NCS as a teacher and administrator. During my time on campus I have seen the school contribute to the community, to the local businesses and I have seen families enjoy a strong Christian education as they entrust their children, all 1500 of them, to us daily. I greatly value the ability to provide a Christian education to families who desire to see their faith supported in an educational venue.

It has come to my attention that the Cigna building that sits adjacent to our campus is being considered for rezoning to become a short term rehab center for those struggling with substance abuse. Having worked in ministry in a number of locations across the valley, those that work with the disenfranchised, I cannot see that this type of service would succeed in tandem with a school with vulnerable children just a hop, skip and a jump away. I have a heart for the hurting, but the location identified for this service is sorely misplaced. I cannot believe that this is logical nor well-conceived. While this letter is friendly, it would become a campaign of major proportions if you continue to pursue this zoning.

NCS and NCC have been pillars of strength and value to the west valley for a number of years. We are asking as a school that you do not allow this rezoning to happen. Within my purview of the 1500 children on campus are 550 Elementary children and 180 Preschool children. These most vulnerable must be protected as they work to grow up to become strong and productive citizens. Please do not harm these innocent by lacking foresight in exchange for the monetary opportunity in the moment.

I ask that you and your colleagues not allow this project of a rehab center or halfway house. If you want to invest, give it to NCS where we will gladly provide opportunities for the community and citizens in the west valley to grow, strengthen and make a positive difference in our world. We will invest wisely and the profit margins will be sustainable and significant.

Serving Together to Educate our Children,

Dawna Underwood

Dawna Underwood

Elementary Principal: Northwest Christian School

Director of Early Education Program: Northwest Christian School

Northwest Christian School

16401 N. 43rd Ave. | Phoenix, AZ 85053

Phone: 602-978-5134

Email: Dunderwood@Ncsaz.org

Web: www.NorthwestChristianSchool.org [northwestchristianschool.org]

Follow Northwest Christian School!

[Facebook \[facebook.com\]](#) | [Instagram \[instagram.com\]](#) | [Vimeo \[vimeo.com\]](#)



Web: www.NorthwestChristianSchool.org [northwestchristianschool.org]



David O Simmons

From: patrick <moondog4960@gmail.com>
Sent: Thursday, September 16, 2021 8:07 AM
To: David O Simmons
Subject: RE: Psychiatric facility to a prek-12 school, Rezoning Case No. Z-66-20-1

Thank you for the information. The information that I had received about this property being used for a methadone clinic was not correct. However the correct information of a residential psychiatric facility is absolutely unacceptable. It shouldn't take rezoning or a meeting of any kind to determine that this is not the correct location for this type of Care. Not only for the kids at the school but the patients themselves. The school can be very loud during lunch, games and activity's this should be a consideration for the safety of the children and the welfare of the patients. Find a better location!

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows

From: [David O Simmons](#)
Sent: Wednesday, September 15, 2021 8:28 AM
To: [Dennis Higgins](#)
Cc: [Cindy Brown](#); jsgilliam@msn.com; groverconsulting@live.com
Subject: RE: Methadone clinic next to a k-12 school, Rezoning Case No. Z-66-20-1

Mr. Higgins,

Thank you for reaching out in regard to Rezoning Case No. Z-66-20-1. I have saved the comments below to the case file to be included as part of the public record. I have also cc'd the applicants so they are aware of your concerns.

The case is being rescheduled for the October 14, 2021 Deer Valley Village Planning Committee meeting. This will allow the applicant additional time to address community concerns. The signage on the site will also be updated and new neighborhood notification letters will be sent out by the applicant outlining all future hearing dates.

If you wish to speak at the Deer Valley Village Planning Committee virtual meeting, please submit a request to David Simmons, Deer Valley Village Planner, via email at david.simmons@phoenix.gov at least 48 hours prior to the start of the meeting. Staff will make every effort to accommodate requests to speak submitted beyond the 48 hour period. Due to the added demands of facilitating the virtual environment for the public, applicants and other staff members, we cannot consider any request less than six business hours before the start of the meeting.

I encourage you to virtually attend all public hearings moving forward. Community input is a critical component of the public hearing process.

I have also included your letter as an attachment to the staff report. The staff report will be available for review on the City's website shortly:

<https://www.phoenix.gov/pdd/planning-zoning/pzservices/pzstaff-reports>

The cases are filed by case number (Z-66-20-1).

Please let me know if you have additional comments or concerns.

Respectfully,

David Simmons, MA

Paradise Valley & Deer Valley
Village Planner *II
200 West Washington Street
3rd Floor
Phoenix, AZ 85003
602-262-4072
david.simmons@phoenix.gov

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

From: Dennis Higgins <moondog4960@gmail.com>
Sent: Wednesday, September 15, 2021 5:36 AM
To: David O Simmons <david.simmons@phoenix.gov>
Subject: Methadone clinic next to a k-12 school

4300 w Bell just south next to Nwc school there has to be a better place!

Sent from my iPhone

David O Simmons

From: Dennis Higgins <moondog4960@gmail.com>
Sent: Wednesday, September 15, 2021 5:36 AM
To: David O Simmons
Subject: Methadone clinic next to a k-12 school

4300 w Bell just south next to Nwc school there has to be a better place!

Sent from my iPhone

David O Simmons

From: Geoffrey Brown <gbrown@ncsaz.org>
Sent: Monday, September 13, 2021 11:47 AM
To: David O Simmons
Cc: cindy@myasura.com; groverconsulting@live.com; Christina Vasko
Subject: Concerns from Northwest Christian School administration re: 16635 N 43rd Ave, Z-66-20-1

Northwest Christian School is the largest private school in the state of Arizona, serving 1,522 students from K-12. Ranked by both the Phoenix Business Journal and Ranking Arizona magazine as the "top private school" in Arizona for the last eight consecutive years, we are also one of just seventeen schools in the world to enjoy "Exemplary Accreditation" through the Association of Christian Schools International and Cognia (AdvancED).

More to the point, we are good neighbors. For the past two years, I have personally led students in efforts to clean up the property at 16635 N. 43rd Ave. With little attention given to either litter or landscaping, the property has become an eyesore within the neighborhood. As a point of service to the other neighbors within proximity to the building, one of our campus clubs, "Cleaning Crew", has seen students from 5th through 12th rid the property of litter and debris which has been allowed to accumulate as a result of homelessness. (As further evidence of good neighborliness, our students have organized a free car wash in early October for our apartment neighbors to the north as part of a service project.)

More of a concern has been the vagrancy and vandalism that an unmonitored, unsecured building has produced over that same period of time. We have employed an off-duty Phoenix police officer from 7:30am to 3:30pm each day to be certain that the homeless population that has been attracted to the site does not spill over onto a campus of school children. These officers have frequently needed to engage Phoenix police resources to resolve issues arising from the carelessness with which this facility has been managed.

Over the course of time since the building was abandoned, the school has attempted numerous contacts with the various ownership groups and representatives, having engaged several conversations regarding purchase options. Close to three-quarters of the communication attempts produced no response unless the prospect of purchase is mentioned. But, price point has been, understandably, tantamount in the view of the ownership. That price has only risen as various representatives have infrequently come in and done "renovations" to the building's interior which have produced neither relief of the poor presentation of the building within the neighborhood nor clearly any viable interest to potential purchasers.

To imagine that the same mismanagement will produce a safe environment for a drug and alcohol residential treatment program is laughable. Personally, I would see all involved in such conversations to be demonstrably negligent within the inevitable risks that will be produced.

I am aware that there are already homes in the area which serve as residential treatment facilities. But, given the lack of proximity to the school and their small scope, these have produced little concern. In fact, we recognize the value that these sorts of facilities serve within a world that is broken and hurting. My concern here is that both proximity and scope are huge issues...and I am worried if the current plan draws upon the same meaning and understanding of the word "value" for the school and property owners.

As you are aware, our school board is actively working to communicate its concerns to you and we have done nothing to communicate our concerns outside this relatively small group. I am hopeful that we can keep communication of concerns at that level. But, as a school with close to 1,000 families, many, many of our families live in the area. At present, we have done nothing to incite the obvious concern that families in the area would have.

I am hopeful that we can resolve these concerns quickly and well. But, the process of obligatory public engagement is not off to a good start. The zoning signage posted in front of the facility is inaccurate...my hope is that it was not purposely misleading....but the current situation, demonstrably poor management, lack of oversight, and lack of responsiveness has given little reason for hope.

--

Geoffrey Brown

Superintendent

Northwest Christian School

(623)225-5573 (cell)

gbrown@ncsaz.org

www.NorthwestChristianSchool.org [northwestchristianschool.org]

<https://www.facebook.com/NorthwestChristianSchool> [[facebook.com](https://www.facebook.com)]

David O Simmons

From: Katy Hubbard <kateskottage@hotmail.com>
Sent: Monday, September 20, 2021 10:17 AM
To: David O Simmons
Subject: Rezoning Case No. Z-66-20-1

Hello David and whomever this may concern,

Please reconsider the use of this building.

As a local and concerned Phoenix resident, I fully object the current plan and purpose.
This would be a careless mistake.

Thank you for your time,

Katy Hubbard

David O Simmons

From: Demos, Nick <NickDemos@ccv.church>
Sent: Friday, September 17, 2021 10:24 AM
To: David O Simmons
Subject: Old Cigna Building Rezoning Case No. Z-66-20-1

Dear Mr. Simmons,

My family has been a part of Northwest Christian School since 2013. We have 4 children ages 2-11, 3 of whom currently attend NCS. I am also the Lead Sports Pastor at Christ's Church of the Valley (CCV).

The owner of the old Cigna building just north of the Church and School has been attempting to sell this building for a couple of years now and it is my understanding that the owner wants to re-zone this building so it can be converted to a in-patient drug and alcohol rehabilitation center and sold as such. Even if we assume that the owner is not an absentee owner willing to do anything to sell this building without regard to the surrounding community and only out of compassion for drug and alcohol abusers wants to have a drug and alcohol rehabilitation center for these individuals at this location, this is at best an extremely bad idea to have drug and alcohol abusers (some of whom will have criminal histories including sex crimes) within a mere couple of hundred feet of children. There are also families in the Cantamar Apartments and the Citra Apartments directly to the east and west of the old Cigna building and just a block south on 43rd Ave are the residential neighborhoods to the east and west on Sandra Terrace, Paradise Lane and Monte Cristo Ave.

The safety of the students, parents, teachers and Administration of Northwest Christian School as well as the children attending Northwest Community Church and those living in the surrounding community must be of the utmost importance regarding any decision to rezone the old Cigna building. It is plain even to the most casual observer that the School, Church, and surrounding communities would be best served to have this building continue as medical and/or dental offices, an Urgent Care facility, a retail business, or fast food business.

I strongly urge you to help oppose any rezoning efforts that would allow the old Cigna building to be converted to a in-patient drug and alcohol rehabilitation center.

Respectfully Submitted,

Nick Demos

Nick Demos
STARS Programming Pastor
P: (623) 376-2444 W: ccv.church [ccv.church]



David O Simmons

From: kaiserp@cox.net
Sent: Tuesday, September 14, 2021 1:07 PM
To: David O Simmons
Subject: Old Cigna Building Rezoning Case No. Z-66-20-1

Dear Mr. Simmons,

My wife and I have been members of the Northwest Christian School community for over 25 years and until a couple of years ago we were members of Northwest Community Church for over 30 years where we were involved in lay ministry and leadership.

The owner of the old Cigna building just north of the Church and School has been attempting to sell this building for a couple of years now and it is my understanding that the owner wants to re-zone this building so it can be converted to a in-patient drug and alcohol rehabilitation center and sold as such. Even if we assume that the owner is not an absentee owner willing to do anything to sell this building without regard to the surrounding community and only out of compassion for drug and alcohol abusers wants to have a drug and alcohol rehabilitation center for these individuals at this location, this is at best an extremely bad idea to have drug and alcohol abusers (some of whom will have criminal histories including sex crimes) within a mere couple of hundred feet of children. There are also families in the Cantamar Apartments and the Citra Apartments directly to the east and west of the old Cigna building and just a block south on 43rd Ave are the residential neighborhoods to the east and west on Sandra Terrace, Paradise Lane and Monte Cristo Ave.

The safety of the students, parents, teachers and Administration of Northwest Christian School as well as the children attending Northwest Community Church and those living in the surrounding community must be of the utmost importance regarding any decision to rezone the old Cigna building. It is plain even to the most casual observer that the School, Church, and surrounding communities would be best served to have this building continue as medical and/or dental offices, an Urgent Care facility, a retail business, or fast food business.

I strongly urge you to help oppose any rezoning efforts that would allow the old Cigna building to be converted to a in-patient drug and alcohol rehabilitation center.

Respectfully Submitted,

Philip Kaiser

David O Simmons

From: Chris Wisely <chriswisely@gmail.com>
Sent: Wednesday, September 8, 2021 4:49 PM
To: David O Simmons
Cc: Geoffrey Brown; Samantha Maszton; Dawna Underwood; Nate Bradley; Nick Demos; Jamin Carnahan; Mike Trueblood; CHARLES ANDERSON
Subject: Cigna building reasoning efforts

Hello David,

My name is Chris Wisely and I serve on the school board at Northwest Christian School. I have a 36 year history at Northwest Christian and to say that the school's long term preservation is important to me would be an understatement.

Th possibility of the Cigna building that sits adjacent to our campus, being re-zoned to become a short term rehab center for alcohol abusers and drug users, seems like a horrible idea to me. Will these patients be properly vetted? Will any of them have a history of criminal sexual misconduct? Crimes against children?

NCS has been a pillar of strength in this part of the valley since 1980. Literally thousands of people have been associated with this institution. The preservation of NCS and the safety of its students, teachers, parents and all school personnel is paramount. Not to mention the families and students that constantly visit our campus for sporting and extra curricular events from around Arizona. We have a very historic and personal interest in this school. The integrity of our reputation and of campus safety must be maintained at the highest level.

Thank you sir for not allowing this project to continue in the direction of a rehab center or halfway house. We will be closely monitoring this situation daily. Thank you for your concern and consideration.

Chris Wisely
NCS school board member

Sent from my iPad

David O Simmons

From: Dave Maguire <dmaguire@landsolutionsinc.com>
Sent: Tuesday, September 7, 2021 9:25 PM
To: David O Simmons
Subject: Rezoning Case Z-66-20-1

David,

I have questions regarding the above mentioned rezoning case. Even though the sign says it will be heard at the 9/9 Village Planning committee meeting it is not on the agenda.

Also, the sign says they are requesting C-2 however the Community Map says they are requesting C-1.

I have been told that the owner is going to use this building for a drug and alcohol residential treatment facility. This is totally unacceptable next door to a K-12 school.

Please contact me via email or phone.

Thank you,
David Maguire
602-841-1945

David O Simmons

From: Wes Harper <harpersemdw@yahoo.com>
Sent: Wednesday, September 8, 2021 12:49 PM
To: David O Simmons
Cc: Geoff Brown; Samantha Maszton; Nate Bradley
Subject: Old Cigna Building Rezoning Case No. Z-66-20-1

David...My grandchildren attend Northwest Christian School. It's not in the community's best interest to allow an in-patient drug rehab center immediately next door to a school. I hope you would agree this is not a good idea. The school has been there since 1980. The children range in age from preschool to grade 12. Several Phoenix police officers have their children enrolled in the school and they say that having this proposed drug rehab center on the property line of the school/church will, without doubt, put children at risk. The owners of the Cigna building, all they want to do is repurpose the Cigna building so they can sell it. It's just a money thing to them and as absentee owners, they don't care about the community. David, we need your help to not allow this to happen. We need your help to keep our children safe.

Dr. Wesley A. Harper
(602)432-1583

David O Simmons

From: David Cruse <davidw.c777@gmail.com>
Sent: Thursday, September 9, 2021 8:26 PM
To: David O Simmons
Subject: Fwd: Zoning Case Z-66-201

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

From: **Candy Cruse** <cortez918.cc@gmail.com>
Date: Thu, Sep 9, 2021 at 8:18 PM
Subject: Fwd: Zoning Case Z-66-201
To: <davidw.c777@gmail.com>

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

From: **Candy Cruse** <cortez918.cc@gmail.com>
Date: Thu, Sep 9, 2021 at 8:16 PM
Subject: Zoning Case Z-66-201
To: <davidw.c777@gmail.com>

Since 1986, my wife and I have been associated with Northwest Christian School when our daughter entered preschool. She graduated in 2001 and our son graduated from Northwest School (NCS) in 2005. Five of our 8 grandchildren now attend NCS, grades Preschool to Freshman.

We have been ever mindful of safety and security for all the staff and students at NCS. We became aware of the long empty yet remodeled building at a property adjacent to NCS. A posting of a Zoom Public Forum that would have allowed property owners, families and others that may be adversely impacted by the proposed purpose for this property was withdrawn and we understand the owner of this property is bypassing any avenue that would allow neighbors to speak in opposition of the use of this property through zoning changes not compatible with the surrounding properties.

The property owner wants to appeal to the City of Phoenix City Council. This lack of transparency is suspect, at best, yet it is important that interested neighbors (a school, Preschool thru 12; a church, both abutting the property in question; and a multi-family apartment complex.) be able to air their concerns.

This is our appeal for careful consideration of this zoning change request and the safety of children impacted most from this proposed use.

David W. Cruse, Glendale Fire Captain (retired)
C. Cruse, Phoenix Police Reserve Lieutenant (Retired)

cc

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James 4: 15

David O Simmons

From: miktrue@aol.com
Sent: Saturday, September 11, 2021 11:27 AM
To: David O Simmons
Cc: gbrown@ncsaz.org; groverconsulting@live.com; jsgilliam@msn.com
Subject: Cigna building Rezoning Case No. Z-66-20-1

Dear Mr. Simmons,

I am writing in regard to the Cigna building rezoning efforts on 43rd Avenue, immediately next door to Northwest Christian School. I am the Northwest Christian School board president, representing the 1,500 students from pre-school through 12th grade, which come from approximately 1,000 families. Our students are on campus every day Monday through Friday and many participate in after school sports and activities that keep them on campus until 9pm or 10pm, and also many participate in activities on Saturdays as well. We also host any number of students and families from other schools for a variety of extracurricular and sporting events. All to say that there are children on our campus throughout the waking hours during the week. It is paramount that we maintain a campus that ensures a safe environment for these children.

We strongly oppose this rezoning. We are very concerned about the prospect of having a drug rehabilitation center immediately next to our campus. We believe this presents a very clear risk to our students and to our school's safety and reputation. Please desist in pursuing permission to rezone the property for any use that would be contrary to the interests of the safety of these children. We have not engaged the full might of our parents and surrounding neighborhood in challenging this rezoning, believing that common sense will prevail, but we are certainly prepared to do so. We will strongly pursue all avenues available to protect the integrity of the school's reputation and the safety of our students and their families.

Thank you,

Michael Trueblood
Northwest Christian School Board President