

ATTACHMENT H

From: CESAR TRUJILLO <ctrujillo15@ymail.com>
Sent: Friday, October 4, 2024 12:30 AM
To: PDD Planning Commission
Subject: Opposition letter

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My name is Cesar Trujillo and I live at 7819 S 20th Dr, Phoenix AZ 85041. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

We support compatible development with existing lower density communities in the South Mountain area south of Baseline as indicated in the Rio Montana plan guidelines. We support the majority of the current stipulations with the following changes: a site plan retaining the current open space but a maximum density of 16 houses, which is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods. We also request a comprehensive flood assessment and traffic study before any rezoning/development is approved.

Respectfully, Cesar Trujillo
Sent from my iPhone

From: D. Fong <dpfong@hotmail.com>
Sent: Sunday, October 6, 2024 1:11 PM
To: PDD Planning Commission
Subject: Rezoning Case Z-58-24-8

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To the Phoenix Planning Commission,

My name is David Fong and I live at 2004 W. Harwell Rd. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

We support compatible development with existing lower density communities in the South Mountain area south of Baseline as indicated in the Rio Montana plan guidelines. We support the majority of the current stipulations with the following changes: a site plan retaining the current open space but a maximum density of 16 houses, which is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods. We also request a comprehensive flood assessment and traffic study before any rezoning/development is approved.

Respectfully,
David Fong

From: Dawn Smith <dawn.smith2@hotmail.com>
Sent: Monday, October 7, 2024 9:01 AM
To: PDD Planning Commission
Cc: Michelle Teodoro; Jaigoudeau@gmail.com
Subject: Opposition rezoning Letter case Z-58-24-8

Importance: High

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To the Phoenix Planning Commission,

My name is Dawn Smith and I live at 7816 S 20th Ln Phoenix Az 85041. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic were entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

We support compatible development with existing lower density communities in the South Mountain area south of Baseline as indicated in the Rio Montana plan guidelines. We support the majority of the current stipulations with the following changes: a site plan retaining the current open space but a maximum density of 16 houses, which is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods. We also request a comprehensive flood assessment and traffic study before any rezoning/development is approved.

Respectfully, Dawn Smith

From: Fy M <fym2429@gmail.com>
Sent: Monday, October 7, 2024 6:38 PM
To: PDD Planning Commission
Subject: Oppose rezoning case Z-58-24-8.

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To the Phoenix Planning Commission,

My name is Funyung Mon and I live at 8115 S 21st Drive, Phoenix, AZ 85041. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

We support compatible development with existing lower density communities in the South Mountain area south of Baseline as indicated in the Rio Montana plan guidelines. We support the majority of the current stipulations with the following changes: a site plan retaining the current open space but a maximum density of 16 houses, which is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods. We also request a comprehensive flood assessment and traffic study before any rezoning/development is approved.

Respectfully,

Funyung Mon

From: Mike Josic <mikejosic@gmail.com>
Sent: Tuesday, October 8, 2024 2:07 PM
To: PDD Planning Commission
Subject: Rezoning case Z-58-24-8.
Attachments: Opposition letter Z-58-24-8 October 2024.docx

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To the Phoenix Planning Commission,

My name is Mike Josic and I live at 2020 W. South Mountain Ave. Phoenix, AZ 85041. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

We support compatible development with existing lower density communities in the South Mountain area south of Baseline as indicated in the Rio Montana plan guidelines. We support the majority of the current stipulations with the following changes: a site plan retaining the current open space but a maximum density of 16 houses, which is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods. We also request a comprehensive flood assessment and traffic study before any rezoning/development is approved.

Respectfully,
Mike Josic

From: Niki Key <nkey30@gmail.com>
Sent: Wednesday, October 9, 2024 8:07 PM
To: PDD Planning Commission
Subject: Opposition to Z-58-24-8

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Dear Phoenix Planning Commission,

Our names are David and Niki Key and we live at 2006 W Branham Lane Phoenix, AZ 85041. We purchased our home in the Wyndham Square Community to become part of a small community with one way in and one way out. We purchased a home within our means that was safe to raise our children in. We checked the area and specifically the neighborhood that existed just to the south of us and saw that at some point it may cut through our neighborhood. The way it is zoned now we would not have the number of people coming and going through our community as Mr. Fox is proposing. We never even considered that someone could go in and rezone that property for multiple homes. We have lived in Phoenix our entire lives and feel someone like Mr. Fox who has no vested interest in Phoenix as his community doesn't really care about us and how much money each of us has invested in our properties. He's a developer coming from Scottsdale changing our community and moving on to the next investment property without considering the problems he's leaving behind. At several of these public meetings we have attended, Mr. Fox has referred the people that live in our community as "those people". He has been very rude and not kind to us. We work hard for what we have and we don't think Mr. Fox has respect for any of us. Please consider the 50 plus families that are being inconvenienced when the person selling the property could easily just grant Mr. Fox an easement to South Mountain Ave. Then the plan would not have to cut through our development. One person could be inconvenienced rather than 50+ households. Unfortunately, due to previous commitments we are unable to attend tomorrow's meeting, but wanted to ensure you have our opinion on the matter.

We are opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic where entering and exiting the

neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

We support compatible development with existing lower density communities in the South Mountain area south of Baseline as indicated in the Rio Montana plan guidelines. We support the majority of the current stipulations with the following changes: a site plan retaining the current open space but a maximum density of 16 houses, which is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods. We also request a comprehensive flood assessment and traffic study before any rezoning/development is approved.

Respectfully,
David and Niki Key

From: Jai Goudeau <jaigoudeau@gmail.com>
Sent: Wednesday, October 9, 2024 7:40 PM
To: PDD Planning Commission
Subject: Opposition to Z-58-24-8

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My name is Jai Goudeau, and I live at 2013 W. Harwell Road, Phoenix, AZ 85041. My home is located directly against the northern edge of the proposed development, just east of 20th Lane. I am writing to express my opposition to the rezoning case for the following reasons:

1. Impact on Neighborhood Traffic and Access: The development is being planned without adequate consideration for the current 20-year-old neighborhood that will be significantly impacted. Specifically, the developer has not explored using an access easement through the property owner's remaining 5 acres, which could serve as access to the development. Instead, the proposal uses the Wyndham Square Neighborhood as the sole access point. This will impose a heavy burden on our community, as there is currently only one ingress/egress road into and out of the neighborhood.

This road is adjacent to a major commercial shopping center driveway, which already experiences high levels of consumer traffic. The businesses in this area include Starbucks, Lowe's, Goodwill, Wells Fargo Bank, UPS, Burger King, CVS, and others. Adding additional traffic from construction and the eventual new homes is not only unfair but also unsafe. The community would bear the brunt of this increased traffic, while the property owner stands to profit without addressing the long-term consequences.

2. Lack of Comprehensive Traffic Study: There has not been a thorough traffic study conducted that accurately reflects the traffic conditions and issues. The developer submitted a traffic statement that does not capture the reality of the impact on our streets. A full traffic study is essential before any decisions are made, as the current analysis fails to represent the true extent of the problem.

3. Incompatible Density with Surrounding Areas: The proposed development is not "sensitive to the scale and character of the surrounding neighborhoods." It is bordered by S-1 zoned homes to the east and south (with the southern property currently functioning as a horse farm) and R1-10 neighborhoods to the north and west, which have a maximum density of 3.27 dwelling units per acre (DU/AC). In contrast, the proposed development would have a density of 4.1 DU/AC, which is incompatible with the established low-density neighborhoods surrounding it. This increase in density is not appropriate and disrupts the character of our community.

4. Flooding Concerns: There is a history of flooding in the area, including the property in question and the surrounding homes. The elevation differences cause water to permeate the soil and flood the yards

of houses on the northern end of the proposed development. While it was initially suggested that a retention barrier be buried between the development and the existing homes to address this issue, the current stipulations incorrectly describe this as a retaining wall. This error needs to be clarified, and the appropriate flood prevention measures should be included in the plan.

5. Developer's Misrepresentation of Previous Developments: The developer has claimed that they are being treated unfairly by having to incorporate the Rio Montana plan and argued that other developments did not follow the same guidelines. However, the developments used as examples were zoned at higher densities (R-6) and did not face the same access limitations as Wyndham Square. The comparison is misleading, and the developer should not be exempt from meeting the appropriate standards for this specific area.

6. Preservation of Neighborhood Character: This development, as currently proposed, fails to "protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance." The proposed density and access plans do not meet these basic requirements and will degrade the quality of life in our community. The plan should not proceed in its current form.

Conclusion: For the reasons outlined above, I urge the Phoenix Planning Commission to reject the proposed rezoning or, at the very least, require the developer to address these significant concerns before moving forward. A more thoughtful, balanced approach that prioritizes the well-being of the current residents is essential.

Thank you for your time and consideration.

Sincerely,
Jai Goudeau
2013 W. Harwell Road
Phoenix, AZ 85041

From: H. Jewel Clark <hjewelclark@fastmail.com>
Sent: Wednesday, October 9, 2024 8:25 PM
To: PDD Planning Commission
Subject: Opposition to case Z-58-24-8

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To the Planning Commission,

My name is Jewel Clark and our house is at 2020 W. South Mountain Ave., Phx, AZ 85041. We are just half a lot south of the proposed development on the east side. I am opposed to the rezoning case Z-58-24-8 that you will hear on Oct. 10, 2024.

While I am very, very grateful for the hard work of the SMVPC, esp. the members who volunteered their time trying to help facilitate, as neutral parties, negotiations with Mr. Fox, and for the additional stipulations the SMVPC put into the application which are beneficial improvements, I remain opposed to Mr. Fox's plan for multiple reasons.

Compatibility

The density of the proposed plan is simply incompatible with the surrounding communities, half of which are S-1 with established homes on acre+ lots, which are not getting redeveloped into anything denser, and low density R1-10 (3.23 and 2.98) to the north and west that have been there over 20 years. The Phoenix General Plan and the Rio Montana Area Plan, which this area governs, both state that new development should be sensitive to the existing neighborhoods and preserve "certainty & character." The city codes for design review speak to contextualism to the surrounding environment. This development is more dense than any surrounding R1-10 single family communities in the area, even those that have been recently approved within the last few years and there is still active agriculture and S-1 established homes throughout, indicating that a lower density development is still appropriate.

Flooding

There are unknown flood mitigation issues for residents on all sides. The area is prone to flooding due to runoff from South Mountain Park. The residents of Wyndham Square experience street flooding from the runoff that doesn't get absorbed by the land currently being proposed for development. Every lot in Wyndham Square was designed with on-lot retention. Each lot is approximately 10,000 sq ft or more and the homes take up approx. 40% of the lot as designed which allows for additional open land to absorb rain. The S-1 properties have enough open space to absorb most of the runoff which comes down 19th Ave and banks to the northwest across our properties and the proposed development parcel behind us but if there were block walls with houses there, we don't know what would happen to our properties or those new homes Mr. Fox's proposal would have 50 to 60% of each lot filled with the house footprint and no on-lot retention. He has proposed 3 retention basins calculated, he says, to whatever the city says he should do, but this area has historically been affected by under spec'd flood plans and despite numerous requests to see his data or talk to his engineer, the neighborhood has received no assurance that a development won't make issues worse. A comprehensive flood study should be performed to ensure the current mitigation plans for this development are sufficient.

Traffic

Traffic is an issue that most impacts the Wyndham Square neighborhood to the north. Their 52-home community, built in 2003, is the only in/out onto Baseline Rd. for this proposed development. Their entrance is just west of the busy intersection of 19th Ave. and Baseline and directly across from one of the entrances to a large shopping center, including a Starbucks which uses that access point in particular. The residents already report extreme difficulty entering and exiting their neighborhood and the addition of 18 houses, generating an ITE (Institute of Traffic Engineers) estimate of approx. 10 trips per day per home will dramatically exacerbate the problem. The traffic statement Mr. Fox submitted only accounted for 1 hour of peak time for morning and night using publicly "Google-able" ITE data for attached family housing. This far under-represents the actual traffic impact. A comprehensive traffic study should be conducted.

While the planning department has reserved an easement on the south end for a punch through to W. South Mountain Ave. when the southern property of approx. 5 acres sells this punch through is only enforceable if the property sells to be developed. There is no guarantee that anyone who buys that property will actually develop it. It is currently a working horse farm and the current owner, who is our neighbor and a good friend, has no current plans to leave and the property is well-positioned to sell to someone who would continue to use it for raising horses. This leaves the residents of Wyndham Square indefinitely burdened with an already untenable traffic problem.

It seems premature to develop this parcel but if development has to happen now, lowering the density to no more than 16 houses to reduce the traffic impact and create more open space, along with the stipulations approved by the SMVPC, would be more bearable. Would I be thrilled? No. Would anyone in the neighborhood be thrilled? Probably not. A maximum of 10 houses (R1-18) would be more in keeping with a transitional density between S-1 and R1-10, but at least 16 houses is in keeping with other recently approved R1-10 and so maintains a standard for the area. It would also allow for more Rio Montana design elements to be implemented.

I would personally also like to see additional heat mitigation like pavers instead of concrete and deep overhangs and porches on all east/west facades along with more robust construction like under-roof insulation, blown-in insulation and a higher R factor requirement all around. Climate change is here and it's too late to stop it. We might as well build to make our homes as tolerable as possible.

This community cares about what gets built here. My husband and I have owned our property since 2009, and since 2018, we have been involved in numerous negotiations with developers who wanted to build in our area. Mr. Fox's application is the thinnest, least developed of any application I have seen so far. This community wants to be involved and see a holistic plan we can support. We are uniquely positioned to advise on what *should* go into the neighborhood based on our experience and genuine desire to create positive impact for the area rather than what *can* go into the neighborhood as long as the broker checks all the right boxes. This plan still needs work and it needs community support. It is not ready to move forward. Thank you for your time and consideration.

Sincerely,
Jewel Clark
2020 W. South Mountain Ave.
Phoenix, AZ 85041
480.664.9436

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H. Jewel Clark
hjewelclark@fastmail.com

CITY OF PHOENIX

OCT 09 2024

To the Phoenix Planning Commission,

Planning & Development
Department

My name is ___Joseph Hernandez_____ and I live at ___7706 S 20th DR, PHX AZ 85041_____. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

We support compatible development with existing lower density communities in the South Mountain area south of Baseline as indicated in the Rio Montana plan guidelines. We support the majority of the current stipulations with the following changes: a site plan retaining the current open space but a maximum density of 16 houses, which is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods. We also request a comprehensive flood assessment and traffic study before any rezoning/development is approved.

Finally, Mr. Fox nor anyone concerning this development plan has indicated any responsibility for damages occurring the development if the property should go forward. Heavy equipment will have a difficult time maneuvering daily. Also he has not indicated how our streets will be kept clean during the rainy season, when trucks are trekking through the neighborhood. Opening the south end off of South Mountain Road is ideal if and when the property owners are prepared to sell... But Keep Wyndham Square Alone!

The committee should spend a morning here, and see the amount of traffic on baseline, and also rush hour.

School Busses will make our children late everyday when residents, construction and other vehicles clog up 20th Dr. We haven't even talked about the new construction on 19th Ave and Baseline!

Respectfully,

Joseph Hernandez

From: LM <directbridge@yahoo.com>
Sent: Wednesday, October 9, 2024 5:26 PM
To: PDD Planning Commission
Cc: Jai Goudeau; Michelle Teodoro
Subject: Opposition to Z-58-24-8 - October 2024
Attachments: Opposition letter Z58248_LM_Oct 9, 2024.pdf; Opposition letter Z58248_LM_Sept 9, 2024.pdf; Opposition letter Z58248_LM July 2024.pdf

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Please see the attached letters

I AM STILL 100% OPPED TO THIS DEVELOPMENT

NO REAL CONSIDERATION HAS BEEN PROPERLY GIVEN TO US THE HOME OWNERS &
OUT ENTIRE COMMUNITY HAS ONLY BEEN TREATED AS AN AFTER THOUGHT

L Myers

7828 S 20th Lane, Phoenix, AZ 85041

Date Oct 9, 2024

To the SMVPC,

My name is Lynnette Myers and I live at 7828 S 20th Lane, Phoenix, AZ 85041.

I am ABSOLUTY 100% opposed to the rezoning case Z-58-24-8.

The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan.

The traffic statement alone submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, which will in facet bear the sole burden of increased traffic. My home that sits at the end of our neighborhood in cul-de-sac on 20th Lane, I am drastically affected by all of this.

Entering and exiting the neighborhood onto Baseline is already extremely hazardous. There are accidents at the entrance area to our neighborhood regularly.

Additionally after repeated requests, Mr. Fox has never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

We could possibly support:

A maximum density of 16 single story houses, to allow for more elements of the Rio Montana criteria to be implemented.

Even at 16 house it is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods.

We also request a comprehensive flood assessment and traffic study before any rezoning/development is approved.

Plus there is still no tangible information regarding my wall on the south side of my front yard. What is the plan – I need to understand this specify as my home is most affected to the design of this possible neighborhood.

This development as is would dramatically change the safety of our neighborhood and my home! Regardless of random drivers not realizing that the neighborhood has no outlet we have come together to make things as safe as possible with signs, cameras and communication to help one another in our neighborhood. I have suffered both a home burglary and a stolen car – I know these kind of crimes will only increase dramatically for all of us with the proposed access through our community into another community behind us.

This MUST NOT HAPPEN!!

Respectfully,

Thank you,
Lynnette Myers
HOME OWNER SINCE 2005
7828 S 20th Lane, Phoenix AZ 85041

Date Sept 9, 2024

To the SMVPC,

My name is Lynnette Myers and I live at 7828 S 20th Lane, Phoenix, AZ 85041.

I am ABSOLUTY 100% opposed to Z-58-24-8.

The current plan does not comply with Rio Montana criteria and we were not in favor of the cul-de-sac design for practical reasons.

We welcome development in our area, but we want development to be compatible with the existing character and quality of the existing neighborhoods, uphold the requirements for zoning, the Phoenix General Plan, and the Rio Montana Plan.

We could possibly support:

A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.

Density- problems

- This property is bordered on 2 sides (east and south) by established homes on S-1 properties. The north and west sides are bordered by homes on R-10 property at no more than standard 3.5 density. This development proposes a bonus density of 4.5 (20 homes) in addition to ADUs.
 - **This density is inconsistent with the surrounding developed land** (at traditional ≤ 3.5) and an inappropriate transition density for all east and southern neighbors with homes on S-1 property.
 - **It is not aligned with the Rio Montana Plan** which recommends lower densities towards South Mount Park and gradual density steps between lower and higher density areas. (Rio Montana Plan, pg. 17)

Traffic- problems

- In relation to inappropriate density, **the only entrance/exit is through a 52-home neighborhood to the north onto Baseline Rd.** The neighborhood already suffers severely from difficult entrance/exit due to the heavy traffic on Baseline while also directly across from a commercial shopping center entrance/exit, which sees greater traffic than a neighborhood.
 - According to the ITE Trip Generation Report 10th Edition ([Maricopa's Traffic Impact Study Manual](#) references the ITE report as its guideline), a single-family house generates 10 trips per day on average. **That will increase traffic to an already bottlenecked neighborhood by 200 trips per day on average, not including traffic potentially generated by ADU residents.**
- **No southbound exit/entrance can be counted on b/c the land is currently being lived on for the foreseeable future and waiting to see if that will eventually become an option to alleviate traffic issues is not good planning.**

- **Fire and emergency vehicles will be subject to the same traffic congestion potentially impacting safety, property, and health.**

Housing design- problems

- **The development proposes an unknown number of 2-story homes, which are not compatible with the recommendations of the Rio Montana Plan to preserve views to South Mountain** (Rio Montana Plan, pgs. 22-23) and are inconsistent with the vast majority of the surrounding homes, which are single-story.
- **The designers have not incorporated porches, non-street-facing garage entrances or other signature elements recommended by the Rio Montana Plan in their conceptual designs.**

Housing design- solutions

- **Limit construction to single-story (most important).**
- Require deep front porches.
- Require some designs to incorporate garages that do not face the street.
- Require more architectural variety and placement/orientation on lots.

Eliminate 2-story homes, I like others on the south side of our community picked our lots for the wonderful views to South Mountain – putting 2-story homes anywhere destroys that completely!!

There is also no information regarding my wall on the south side of my front yard. What is the plan – I need to understand this specify as my home is most affected to the design of this possible neighborhood.

If the owner of this undeveloped land has sold to a developer to rezone and build they are entitled within the appropriate guidelines of the Rio Mountain Plan; but they need to have their own access to that development – NOT THROUGH OUR NEIGHBORHOOD!! They should have arranged with the seller access off of S 19th Ave or off W South Mountain Ave. This option of our neighborhood should NOT even be a possibility!!

This development as is would dramatically change the safety of our neighborhood and my home! Regardless of random drivers not realizing that the neighborhood has no outlet we have come together to make things as safe as possible with signs, cameras and communication to help one another in our neighborhood. I have suffered both a home burglary and a stolen car – I know these kind of crimes will only increase dramatically for all of us with the proposed access through our community into another community behind us.

This MUST NOT HAPPEN!!

Thank you,
Lynnette Myers
HOME OWNER SINCE 2005
7828 S 20th Lane, Phoenix AZ 85041

July 2024

My name is Lynnette Myers and I live at 7828 S. 20th Lane, Phoenix, AZ 85041-7716 I am writing in stern opposition to the application for development and rezoning case number Z-58-24-8 submitted by John Fox, which proposes to rezone 4.5 acres of currently S-1 property to the maximum density allowed for R-10, which is 4.5 (bonus).

I am absolutely opposed to multiple issues with this proposed development.

Density- problems

- This property is bordered on 2 sides (east and south) by established homes on S-1 properties. The north and west sides are bordered by homes on R-10 property at no more than standard 3.5 density. This development proposes a bonus density of 4.5 (20 homes) in addition to ADUs.
 - **This density is inconsistent with the surrounding developed land** (at traditional ≤ 3.5) and an inappropriate transition density for all east and southern neighbors with homes on S-1 property.
 - **It is not aligned with the Rio Montana Plan** which recommends lower densities towards South Mount Park and gradual density steps between lower and higher density areas. (Rio Montana Plan, pg. 17)

Density- solutions

- Appropriate density transition between S-1 and R-10 is R-18 or approx. 2 houses per acre or 2.34 with bonus. Allowing construction but with appropriate accommodations for the environment and surrounding neighborhoods will still further the city's housing goals and provide additional benefits to the surrounding communities as outlined below.

Traffic- problems

- In relation to inappropriate density, **the only entrance/exit is through a 52-home neighborhood to the north onto Baseline Rd.** The neighborhood already suffers severely from difficult entrance/exit due to the heavy traffic on Baseline while also directly across from a commercial shopping center entrance/exit, which sees greater traffic than a neighborhood.
 - According to the ITE Trip Generation Report 10th Edition (Maricopa's Traffic Impact Study Manual references the ITE report as its guideline), a single-family house generates 10 trips per day on average. **That will increase traffic to an already bottlenecked neighborhood by 200 trips per day on average, not including traffic potentially generated by ADU residents.**
- **No southbound exit/entrance can be counted on b/c the land is currently being lived on for the foreseeable future and waiting to see if that will eventually become an option to alleviate traffic issues is not good planning.**
- **Fire and emergency vehicles will be subject to the same traffic congestion potentially impacting safety, property, and health.**

Traffic- solutions

- R-18 density (10 homes) to reduce the overall impact on traffic for the existing neighborhood.
- **Traffic impact study and recommendations stipulated before any approvals for rezoning/development.**

Housing design- problems

- **The development proposes an unknown number of 2-story homes, which are not compatible with the recommendations of the Rio Montana Plan to preserve views to South Mountain** (Rio Montana Plan, pgs. 22-23) and are inconsistent with the vast majority of the surrounding homes, which are single-story.
- **The designers have not incorporated porches, non-street-facing garage entrances or other signature elements recommended by the Rio Montana Plan in their conceptual designs.**

Housing design- solutions

- **Limit construction to single-story (most important).**
- Require deep front porches.
- Require some designs to incorporate garages that do not face the street.
- Require more architectural variety and placement/orientation on lots.

Heat island/climate, trees/shade- problems

- **The current stipulations list trees on either side of concrete sidewalks to comply with the current tree and shade master plan, however, allowing up to a 60% housing footprint on each lot does nothing to mitigate the heat island effect that will be exacerbated from that much roof area absorbing and radiating heat.**

Heat island/climate, trees/shade - solutions

- **Require lower density zoning and more open space.**
- **Require use of available SRP flood irrigation to provide added cooling.**
- **Require high emissivity and high SRI roofing materials.**
- **Stipulate the most conservation-forward building practices for housing insulation and heat island mitigation currently within the city codes and aligned with the city's 2021 Climate Action Plan. We don't have time for "business as usual" to curb climate change.**
- **Require shade trees on the east, south and west sides of all properties to help keep the sun off the building walls and shade the ground.**
- **Require deep set front and back porches (which appear predominantly east/west facing based on the lot orientation) to also keep the sun off building walls.**

Lastly, as of this writing, Mr. Fox has made absolutely no effort to work with any of the neighbors and address the concerns listed above, which he has heard in person at the only 2 meetings he called to present this plan to the surrounding property owners before having it appear before the SMVPC.

At the second meeting, a month later, the plan had not changed and there were several neighbors who confirmed they did not receive a second meeting notice letter in time to attend. He told the neighbors who were able to attend that he would go back and see

what he could do to incorporate these concerns before the July 9 SMVPC meeting, but no such meeting has been called.

He has not listened to, much less acted on, any of the neighbor's concerns. His development plan is completely incompatible and insensitive to the surrounding neighbors. This application should not in anyway move forward.

ADDITIONAL PERSONAL PERSPECTIVES & CONCERNS

I absolutely have major concern about this matter since my home will be impacted the most!!!

The existing pasture that is undeveloped land to the south of our subdivision has been this way since prior to our subdivision was build back in 2003. This pasture was absolutely influential in my dissension and others to purchase in Wydham Sq in the first place. We were all looking for a small quite neighborhood where we could live and actually know our neighbors. My choice in which lot I purchased was 100% influenced by the undeveloped land and all the good that comes from that and the views that I enjoy daily to the south mountains.

If the owner of this undeveloped land has sold to a developer to rezone and build they are entitled within the appropriate guidelines of the Rio Mountain Plan; but they need to have their own access to that development – NOT THROUGH OUR NEIGHBORHOOD!! They should have arranged with the seller access off of S 19th Ave or off W South Mountain Ave. This option of our neighborhood should NOT even be a possibility!!

This development as is would dramatically change the safety of our neighborhood and my home! Regardless of random drivers not realizing that the neighborhood has no outlet we have come together to make things as safe as possible with signs, cameras and communication to help one another in our neighborhood. I have suffered both a home burglary and a stolen car – I know these kind of crimes will only increase dramatically for all of us with the proposed access through our community into another community behind us.

This MUST NOT HAPPEN!!

I have always pushed for our community to become a gated community and I thing that matter needs to be on the table again regardless of the rezoning and proposed development to the south of us. IF somehow this matter moves forward despite our entire neighborhood that are 100% opposed then I believe it should become mandatory that our community have entrance gates installed to help keep us all safe!!

Respectfully,
Lynnette Myers
7828 S. 20th Lane, Phoenix, AZ 85041-7716

From: PDD Planning Commission
Subject: FW: Regarding Agenda item #6, Z-58-24-8

From: Mark Beehler <mmbeehler@gmail.com>
Sent: Wednesday, October 9, 2024 2:54 PM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Regarding Agenda item #6, Z-58-24-8

Dear Members of the City of Phoenix Planning Commission,

I'd like to comment on Zoning Case Z-58-24-8 which appears as Agenda Item #6 in your upcoming meeting.

I am a member of the South Mountain Village Planning Committee and wanted to present the dissenting opinion of the SMVPC's narrow 7-5 approval of this case.

My first point concerns how the process seems to be interpreted in the SMVPC. This case faced considerable public opposition and we asked that the public meet with the developer to see if they could resolve their issues. They were unable to do so and the local homeowners reported that they felt the developer was not cooperative in their meetings. At our hearing we received 100% opposition to the approval of the case. Unfortunately it seems that my committee feels that when the public enters into negotiation with a developer they have informally agreed to binding arbitration and a negotiated compromise must be reached. Thus the SMVPC tends to approve the zoning because both parties participated in discussion even if no satisfaction was found. The public remained 100% in opposition and the end of our vote. This should not be the case and the public should not be penalized for participating in the prescribed process.

My second point is that this case represents bad development of a landlocked parcel with all of the benefit accruing to the landowner and all of the burden falling on the neighborhood and the city. Because this landowner is electing to only develop the back half of the approximately 10 acre parcel, they are unable to provide for the completion of S. 20th Lane connecting it to South Mountain Blvd. This connection is crucial to the traffic relief that the development of this land requires. In addition to the daily traffic caused by 18 new homes being added to the one entrance/egress onto Baseline Road once the development is complete, there will be a complete nightmare of traffic jams within the existing community caused by construction equipment unable to safely access the site and navigate the narrow entrance. It is unfair for the city to require the existing homeowners to accept this harm when there is no future benefit for them to be derived.

This 10 acre parcel should be developed as one whole when the traffic issue can be addressed, the development cost spread out over a larger number of home improving affordability, and a more cohesive design can be achieved. This site could be a great connector that brings this neighborhood together.

Please consider denying this zoning case so that a better fit can be found for the community in the future.

Respectfully,
Mark Beehler
South Mountain Village Planning Committee
842 E Buist Ave
Phoenix, AZ 85042

OCT 09 2024

To the Phoenix Planning Commission,

Planning & Development
Department

My name is Steven Hernandez and I live at @009 W. Harwell Rd. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

We support compatible development with existing lower density communities in the South Mountain area south of Baseline as indicated in the Rio Montana plan guidelines. We support the majority of the current stipulations with the following changes: a site plan retaining the current open space but a maximum density of 16 houses, which is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods. We also request a comprehensive flood assessment and traffic study before any rezoning/development is approved.

Respectfully,

From: PDD Planning Commission
Subject: Opposition to Z-58-24-8

From: Butch Box <butchbox@gmail.com>
Sent: Thursday, October 10, 2024 6:22 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: Opposition to Z-58-24-8

To the Phoenix Planning Commission,

My name is _____ and I live at _____. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

We support compatible development with existing lower density communities in the South Mountain area south of Baseline as indicated in the Rio Montana plan guidelines. We support the majority of the current stipulations with the following changes: a site plan retaining the current open space but a maximum density of 16 houses, which is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods. We also request a comprehensive flood assessment and traffic study before any rezoning/development is approved.

Respectfully,

From: Candace McDonald-Ramsey <candacedramsey@gmail.com>
Sent: Thursday, October 10, 2024 4:24 PM
To: PDD Planning Commission
Subject: (Opposition to Z-58-24-8)

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To the Phoenix Planning Commission,

My name is Candace McDonald-Ramsey and I live at 2012 w. Harwell rd Phoenix, AZ. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

We support compatible development with existing lower density communities in the South Mountain area south of Baseline as indicated in the Rio Montana plan guidelines. We support the majority of the current stipulations with the following changes: a site plan retaining the current open space but a maximum density of 16 houses, which is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods. We also request a comprehensive flood assessment and traffic study before any rezoning/development is approved.

Respectfully,
Candace

CITY OF PHOENIX

OCT 10 2024

To the Phoenix Planning Commission,

Planning & Development Department

My name is Ernest Coscarelli and I live at 2008 W Harwell Road, Phoenix, AZ 85041. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montan plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sold burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

We support compatible development with existing lower density communities in the South Mountain area south of Baseline as indicated in the Rio Montana plan guidelines. We support the majority of the current stipulations with the following changes: a site plan retaining the current open space but a maximum density of 16 houses, which is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods, We also request a comprehensive flood assessment and traffic study before any rezoning/development is approved.

Respectfully,

Ernest Coscarelli

From: ISH326 <imoreu326@gmail.com>
Sent: Thursday, October 10, 2024 3:10 PM
To: PDD Planning Commission
Subject: Opposition to Z-58-24-8

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To the Phoenix Planning Commission,

My name is Ismael Moreu and I live at 7824 S 20th Lane, Phoenix Az 85041. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

Having lived in our home for 18 years I can attest to the fact that the impact on the traffic and safety of the current and potential future residents is not being taken into consideration by the current zoning plan. The plan by not providing another viable means of entry/exit into the subdivision puts undue risk and burden on the current community (including those outside our subdivision). To overlook this would be a detriment to the future viability of the entire subdivision. The addition traffic and congestion that would be added to Baseline Road needs additional consideration before any plans are approved.

We support compatible development with existing lower density communities in the South Mountain area south of Baseline as indicated in the Rio Montana plan guidelines. We support the majority of the current stipulations with the following changes: a site plan retaining the current open space but a maximum density of 16 houses, which is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods. We

also request a comprehensive flood assessment and traffic study before any rezoning/development is approved.

Respectfully,
Ismael Moreu

From: als3363@gmail.com
Sent: Thursday, October 10, 2024 3:59 PM
To: PDD Planning Commission
Subject: Opposition to Zoning Z-58-24-8

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We are not opposed to the development of South Phoenix as we have lived here for most of our lives. At Wyndham Square we have found a great neighborhood and hoped to continue living in this peaceful and friendly community. We now feel this is threatened with the Z-58-24-8 project. The sole burden of increased traffic will be on Wyndham Square increasing the already hazardous traffic trying to enter and exit on Baseline. We could be on board with the development if it had its own access on 19th Ave or South Mountain Ave. We also request a comprehensive flood and traffic assessment before any rezoning development plans are approved.

Respectfully
Joe and Ana Serna
Sent from my iPhone

From: Melissa Sunia <joeysparents@msn.com>
Sent: Thursday, October 10, 2024 1:43 PM
To: PDD Planning Commission
Cc: Michelle Teodoro
Subject: Opposed - case Z-58-24-8

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To the Phoenix Planning Commission,

My name is Melissa Sunia and I live at 2022 West Branham Lane. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

We support compatible development with existing lower density communities in the South Mountain area south of Baseline as indicated in the Rio Montana plan guidelines. We support the majority of the current stipulations with the following changes: a site plan retaining the current open space but a maximum density of 16 houses, which is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods. We also request a comprehensive flood assessment and traffic study before any rezoning/development is approved.

Respectfully,
John & Melissa Sunia
Sent from my iPhone

From: julian galindo <julian.galindo64@gmail.com>
Sent: Thursday, October 10, 2024 3:15 PM
To: PDD Planning Commission
Subject: Opposition Z-58-24-8

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To the Phoenix Planning Commission, My name is Julian Galindo and I live at 7808 S. 20th Lane. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes. We support compatible development with existing lower density communities in the South Mountain area south of Baseline as indicated in the Rio Montana plan guidelines. We support the majority of the current stipulations with the following changes: a site plan retaining the current open space but a maximum density of 16 houses, which is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods. We also request a comprehensive flood assessment and traffic study before any rezoning/development is approved. Respectfully,

Julian Galindo
Principal Civil Engineer
602-413-7791

From: Kara Moreu <kagiovan@hotmail.com>
Sent: Thursday, October 10, 2024 2:55 PM
To: PDD Planning Commission
Subject: Opposition to Z-58-24-8

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To the Phoenix Planning Commission,

My name is Kara Moreu and I live at 7824 S 20th Lane, Phoenix Az 85041. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

The impact of the traffic congestion on Baseline as designed is a burden that is too grave to overlook. Most family in the subdivision including ours have been involved in accidents along Baseline as it is one of the most dangerous roads in Phoenix. The current plan will add hundreds more opportunities for incidents daily. This will have a trickle down effect as civil departments have to deal with these situations. It is in the best interest of the community and the potential homeowners to look out for their best interest and ensure their safety by opposing rezoning case Z-58-24-8.

We support compatible development with existing lower density communities in the South Mountain area south of Baseline as indicated in the Rio Montana plan guidelines. We support the majority of the current stipulations with the following changes: a site plan retaining the current open space but a maximum density of 16 houses, which is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods. We also request a comprehensive flood assessment and traffic study before any rezoning/development is approved.

Respectfully,
Kara Moreu

CITY OF PHOENIX

OCT 10 2024

To the Phoenix Planning Commission,

**Planning & Development
Department**

My name is Lori Coscarelli and I live at 2008 W Harwell Road, Phoenix, AZ 85041. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montan plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sold burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

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Respectfully,

Lori Coscarelli

From: M. Garcia <azattymo@aol.com>
Sent: Thursday, October 10, 2024 12:19 PM
To: PDD Planning Commission
Subject: Opposition to new project behind Wyndam Square

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Good afternoon,

I would like to have the committee note my opposition to the project being built behind the Wyndham Square community. This project will cause a traffic issue as well as overload the existing narrow roads in the community.

I have attended meetings and all governmental entities are not being mindful of a traffic study. The baseline is extremely congested, and the roads can not handle the current housing being built in the same area. The city should be concerned about how the constituents will get to work and community events if it permits more homes than roads to support the growth.

The developer is not acting in good faith in communication, but that is being ignored. Additionally, the homes are not affordable so an alternative roadway should be considered. Density is another issue that is being ignored. The planning communities are not being consistent with their prior density rulings.

With all of this strongly oppose the project

Monica Garcia
Lot 9 Wyndham

From: Selena Leon <selenanomas@gmail.com>
Sent: Thursday, October 10, 2024 9:02 AM
To: PDD Planning Commission
Subject: OPPOSITION to Z-25-24-8

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To the Phoenix Planning Commission,

My name is Selena Leon and I live at 2009 W Harwell Rd, Phoenix AZ 85041. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

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Respectfully,

Selena M Leon



FW: Opposition to Z-58-24-8

From Council District 8 PCC <council.district.8@phoenix.gov>

Date Wed 10/30/2024 12:27 PM

To Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Sam,

Below is an email we received from a resident for the opposition to zoning project Z-58-24-8.

Sincerely,

Kalea Moore
Constituent Services Manager
Office of Councilwoman Kesha Hodge Washington
Phoenix City Council District 8
Main Office: 602-262-7493

--

From: D. Fong <dpfong@hotmail.com>

Date: Wednesday, October 30, 2024 at 12:00 PM

To: Council District 8 PCC <council.district.8@phoenix.gov>,
support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

Subject: Opposition to Z-58-24-8

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Dear Council Member Hodge Washington and the Phoenix City Council,

My name is David Fong and I live at 2004 W. Harwell Rd. I oppose the rezoning application Z-58-24-8, scheduled for discussion on November 13, 2024. This proposal raises serious concerns about flooding, traffic, and density in our area. Mr. Fox has not addressed community concerns and seems focused only on maximizing profit without regard for our neighborhood's well-being.

Mr. Fox is a broker, not a developer, and doesn't own the land. His application lacks thorough planning, especially in terms of compatibility or controlling flooding and traffic, and he has made no effort to engage with the community except when forced to by city requirements or the village committee. Despite community feedback, he has failed to propose appropriate changes.

We are open to development, but it must fit our neighborhood and not create problems. I support the stipulations added by the South Mountain Village Planning Committee with these changes/additions also stipulated:

A maximum of 16 homes/lots.

A traffic study to assess the impact on Wyndham Square.

Installation of a streetlight at 20th Lane and Baseline Road.

Professional flood evaluation and runoff mitigation for surrounding neighborhoods.

Adoption of heat mitigation measures in landscaping and construction.

Lot sizes and designs should align with those in Wyndham Square and the Rio Montana Area Plan.

If the applicant will not make these changes, I respectfully ask you to vote no on this proposal.

Sincerely,
David Fong

 [Image removed by sender.](#)

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[\[avg.com\]](#)



FW: Opposition to Z-58-24-8

From Council District 8 PCC <council.district.8@phoenix.gov>

Date Wed 10/30/2024 9:27 AM

To Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Sam,

Below is an email we received from a resident for the opposition to zoning project Z-58-24-8.

Sincerely,

Kalea Moore
Constituent Services Manager
Office of Councilwoman Kesha Hodge Washington
Phoenix City Council District 8
Main Office: 602-262-7493

--

From: julian galindo <julian.galindo64@gmail.com>

Date: Monday, October 28, 2024 at 8:59 PM

To: Council District 8 PCC <council.district.8@phoenix.gov>,
support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

Subject: Opposition to Z-58-24-8

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[Report Suspicious](#)

Dear Council Member Hodge Washington and the Phoenix City Council,

My name is Julian Galindo, and I live at 7808 S 20th Lane . I oppose the rezoning application Z-58-24-8, scheduled for discussion on November 13, 2024. This proposal raises serious concerns about flooding, traffic, and density in our area. Mr. Fox has not addressed community concerns and seems focused only on maximizing profit without regard for our neighborhood's well-being.

Mr. Fox is a broker, not a developer, and doesn't own the land. His application lacks thorough planning, especially in terms of compatibility or controlling flooding and traffic, and he has made no effort to engage with the community except when forced to by city requirements or the village committee. Despite community feedback, he has failed to propose appropriate changes.

We are open to development, but it must fit our neighborhood and not create problems. I support the stipulations added by the South Mountain Village Planning Committee with these changes/additions also stipulated:

A maximum of 16 homes/lots. A traffic study to assess the impact on Wyndham Square. Installation of a streetlight at 20th Lane and Baseline Road. Professional flood evaluation and runoff mitigation for surrounding neighborhoods. Adoption of heat mitigation measures in landscaping and construction. Lot sizes and designs should align with those in Wyndham Square and the Rio Montana Area Plan.

If the applicant will not make these changes, I respectfully ask you to vote no on this proposal.

Sincerely,

Julian Galindo
602-413-7791



FW: Z-58-24-8

From Council District 8 PCC <council.district.8@phoenix.gov>**Date** Thu 10/31/2024 11:48 AM**To** Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Sam,

Below is an email we received from a resident for the opposition to zoning project Z-58-24-8.

Sincerely,

Kalea Moore
Constituent Services Manager
Office of Councilwoman Kesha Hodge Washington
Phoenix City Council District 8
Main Office: 602-262-7493

--

From: leticia gonzalez <leticiaglez07@gmail.com>**Date:** Thursday, October 31, 2024 at 7:53 AM**To:** Council District 8 PCC <council.district.8@phoenix.gov>,
support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>**Subject:** Z-58-24-8

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

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

[Report Suspicious](#)

Dear Council Member Hodge Washington and the Phoenix City Council,

My name is Humberto González, and I live at 7723 S 20th Dr. I oppose the rezoning application Z-58-24-8, scheduled for discussion on November 13, 2024. This proposal raises serious concerns about flooding, traffic, and density in our area. Mr. Fox has not addressed community concerns and seems focused only on maximizing profit without regard for our neighborhood's well-being.

Mr. Fox is a broker, not a developer, and doesn't own the land. His application lacks thorough planning, especially in terms of compatibility or controlling flooding and traffic, and he has made no effort to engage with the community except when forced to by city requirements or the village committee. Despite community feedback, he has failed to propose appropriate changes.

We are open to development, but it must fit our neighborhood and not create problems. I support the stipulations added by the South Mountain Village Planning Committee with these changes/additions also stipulated:

A maximum of 16 homes/lots.

A traffic study to assess the impact on Wyndham Square.

Installation of a streetlight at 20th Lane and Baseline Road.

Professional flood evaluation and runoff mitigation for surrounding neighborhoods.

Adoption of heat mitigation measures in landscaping and construction.

Lot sizes and designs should align with those in Wyndham Square and the Rio Montana Area Plan.

If the applicant will not make these changes, I respectfully ask you to vote no on this proposal.

Sincerely,

Humberto González

Regards,

Michelle Teodoro

Assistant Community Manager



FW: Opposition to Z-58-24-8

From Council District 8 PCC <council.district.8@phoenix.gov>

Date Mon 11/4/2024 10:11 AM

To Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Sam,

Below is an email we received from a resident for the opposition to zoning project Z-58-24-8.

Sincerely,

Kalea Moore
Constituent Services Manager
Office of Councilwoman Kesha Hodge Washington
Phoenix City Council District 8
Main Office: 602-262-7493
--

From: Cesar Trujillo <ctrujillo1515@icloud.com>

Date: Saturday, November 2, 2024 at 11:47 PM

To: Council District 8 PCC <council.district.8@phoenix.gov>, support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

Subject: Opposition to Z-58-24-8

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

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[Report Suspicious](#)

Dear Council Member Hodge Washington and the Phoenix City Council,

My name is **Cesar Trujillo**, and I live at **7819 S 20th Dr, Phoenix AZ 85041**. I oppose the rezoning application Z-58-24-8, scheduled for discussion on [November 13, 2024](#). This proposal raises serious concerns about flooding, traffic, and density in our area. Mr. Fox has not addressed community concerns and seems focused only on maximizing profit without regard for our neighborhood's well-being

Mr. Fox is a broker, not a developer, and doesn't own the land. His application lacks thorough planning, especially in terms of compatibility or controlling flooding and traffic, and he has made no effort to engage with the community except when forced to by city requirements or the village committee. Despite community feedback, he has failed to propose appropriate changes.

We are open to development, but it must fit our neighborhood and not create problems. I support the stipulations added by the South Mountain Village Planning Committee with these changes/additions also stipulated:

- A maximum of 16 homes/lots.
- A traffic study to assess the impact on Wyndham Square.
- Installation of a streetlight at 20th Lane and Baseline Road.
- Professional flood evaluation and runoff mitigation for surrounding neighborhoods.
- Adoption of heat mitigation measures in landscaping and construction.
- Lot sizes and designs should align with those in Wyndham Square and the Rio Montana Area Plan.

If the applicant will not make these changes, I respectfully ask you to vote no on this proposal.

Sincerely,

Cesar Trujillo

Sent from my iPhone



[Draft] Opposition to Z-58-24-8

From Butch Box <butchbox@gmail.com>

Draft saved Wed 11/6/2024 10:52 AM

To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>

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

Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

My name is **Forrest Box**, and I live at **7719 S. 20th Dr.** I oppose the rezoning application Z-58-24-8, scheduled for discussion on November 13, 2024. This proposal raises serious concerns about flooding, traffic, and density in our area. Mr. Fox has not addressed community concerns and seems focused only on maximizing profit without regard for our neighborhood's well-being.

Mr. Fox is a broker, not a developer, and doesn't own the land. His application lacks thorough planning, especially in terms of compatibility or controlling flooding and traffic, and he has made no effort to engage with the community except when forced to by city requirements or the village committee. Despite community feedback, he has failed to propose appropriate changes.

We are open to development, but it must fit our neighborhood and not create problems. I support the stipulations added by the South Mountain Village Planning Committee with these changes/additions also stipulated:

- A maximum of 16 homes/lots.
- A traffic study to assess the impact on Wyndham Square.
- Installation of a streetlight at 20th Lane and Baseline Road.
- Professional flood evaluation and runoff mitigation for surrounding neighborhoods.
- Adoption of heat mitigation measures in landscaping and construction.
- Lot sizes and designs should align with those in Wyndham Square and the Rio Montana Area Plan.

If the applicant will not make these changes, I respectfully ask you to vote no on this proposal.

Sincerely,

Forrest Box



FW: Opposition to Z-58-24-8

From Council District 8 PCC <council.district.8@phoenix.gov>

Date Wed 11/6/2024 11:27 AM

To Samuel S Rogers <samuel.rogers@phoenix.gov>

 1 attachment (26 KB)

Opposition to Z-58-24-8.eml;

Hi Sam,

Below is an email we received from a resident for the opposition to zoning project Z-58-24-8 and an attachment from the same email address but it from another name who seems to live in the same residence.

Sincerely,

Kalea Moore
Constituent Services Manager
Office of Councilwoman Kesha Hodge Washington
Phoenix City Council District 8
Main Office: 602-262-7493

--

From: Butch Box <butchbox@gmail.com>

Date: Wednesday, November 6, 2024 at 10:54 AM

To: Council District 8 PCC <council.district.8@phoenix.gov>,
support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

Subject: Opposition to Z-58-24-8

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

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

[Report Suspicious](#)

Dear Council Member Hodge Washington and the Phoenix City Council,

My name is **Constance Box**, and I live at **7719 S 20th Dr**. I oppose the rezoning application Z-58-24-8, scheduled for discussion on November 13, 2024. This proposal raises serious concerns about flooding, traffic, and density in our area. Mr. Fox has not addressed community concerns and seems focused only on maximizing profit without regard for our neighborhood's well-being.

Mr. Fox is a broker, not a developer, and doesn't own the land. His application lacks thorough planning, especially in terms of compatibility or controlling flooding and traffic, and he has made no effort to engage with the community except when forced to by city requirements or the village committee. Despite community feedback, he has failed to propose appropriate changes.

We are open to development, but it must fit our neighborhood and not create problems. I support the stipulations added by the South Mountain Village Planning Committee with these changes/additions also stipulated:

- A maximum of 16 homes/lots.
- A traffic study to assess the impact on Wyndham Square.
- Installation of a streetlight at 20th Lane and Baseline Road.
- Professional flood evaluation and runoff mitigation for surrounding neighborhoods.
- Adoption of heat mitigation measures in landscaping and construction.
- Lot sizes and designs should align with those in Wyndham Square and the Rio Montana Area Plan.

If the applicant will not make these changes, I respectfully ask you to vote no on this proposal.

Sincerely,

Constance Box



[Draft] Z-58-24-8

From Andrew Maifield <andrewmaifield@yahoo.com>

Draft saved Mon 11/11/2024 11:51 AM

To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>

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Report Suspicious

I am directly and adversely affected by this application Z-58-24-8, agenda item 74. I am strongly opposed. Please vote no.

[Sent from Yahoo Mail on Android \[go.onelink.me\]](#)



[Draft] Rezoning Case #Z-58-24-8

From Christian Griepenstroh <cgriepenstroh94@gmail.com>

Draft saved Mon 11/11/2024 5:02 PM

To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>

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Report Suspicious

Hello,

I am directly and adversely affected by this application Z-58-24-8, agenda item 74. I am strongly opposed. Please vote no.

Please take our neighborhoods concerns in regards for this Rezoning case.

Thank you

Sent from my iPhone



[Draft] Opposition to Z-58-24-8

From Eduardo Camacho <lalocamacho@cox.net>

Draft saved Mon 11/11/2024 3:18 PM

To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>

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Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

My name is Eduardo Camacho and live at 2015 W Branham Lane Phoenix AZ 85041. I oppose the rezoning application Z-58-24-8, scheduled for discussion on November 13, 2024. This proposal raises serious concerns about flooding, traffic and density in our area. Mr. Fox has not addressed community concerns and seems focused only on maximizing profit without regard for our neighborhood's well-being.

Mr. Fox is a broker, not a developer, and doesn't own the land. His application lacks thorough planning, especially in terms of compatibility or controlling flooding and traffic. Mr. Fox has not made any effort to engage with the community, on the contrary the times he was forced to by the city requirements or the village committee he pleaded his case by blaming the homeowners of the flooding issues due to lack of proper yard maintenance.

Mr. Fox has demonstrated that he does not care about the repercussions that his new development will bring to our community. Mr. Fox does not reside and will not reside in our community, so he has made it clear by his actions that he does not care about the after math that we will have to deal with.

I respectfully ask you to vote NO on Mr. Fox's proposal.



[Draft] (No subject)

From ISH326 <imoreu326@gmail.com>

Draft saved Mon 11/11/2024 12:45 PM

To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>

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Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

My name is Ismael Moreu and I live at 7824 S 20th Lane, Phoenix Az 85041. I oppose the rezoning application Z-58-24-8, scheduled for discussion on November 13, 2024. This proposal raises serious concerns about flooding, traffic, and density in our area. Mr. Fox has not addressed community concerns and seems focused only on maximizing profit without regard for our neighborhood's well-being.

Mr. Fox is a broker, not a developer, and doesn't own the land. His application lacks thorough planning, especially in terms of compatibility or controlling flooding and traffic, and he has made no effort to engage with the community except when forced to by city requirements or the village committee. Despite community feedback, he has failed to propose appropriate changes.

We are open to development, but it must fit our neighborhood and not create problems. I support the stipulations added by the South Mountain Village Planning Committee with these changes/additions also stipulated:

- A maximum of 16 homes/lots.
- A traffic study to assess the impact on Wyndham Square.
- Installation of a streetlight at 20th Lane and Baseline Road.
- Professional flood evaluation and runoff mitigation for surrounding neighborhoods.
- Adoption of heat mitigation measures in landscaping and construction.
- Lot sizes and designs should align with those in Wyndham Square and the Rio Montana Area Plan.

If the applicant will not make these changes, I respectfully ask you to vote no on this proposal.

Sincerely,

Ismael Moreu

Imoreu326@gmail.com

Ismael326



[Draft] Opposition to rezoning case# Z-58-24-8

From als3363@gmail.com <als3363@gmail.com>

Draft saved Mon 11/11/2024 3:00 PM

To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>

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Report Suspicious

Dear Councilwoman Washington,

We are not opposed to the development of South Phoenix as we have lived here for most of our lives. At Wyndham Square we have found a great neighborhood and hoped to continue living in this peaceful and friendly community. We now feel this is threatened with the Z-58-24-8 project. The sole burden of increased traffic will be on Wyndham Square increasing the already hazardous traffic trying to enter and exit on Baseline. We could be on board with the development if it had its own access on 19th Ave or South Mountain Ave. We also request a comprehensive flood and traffic assessment before any rezoning development plans are approved.

Respectfully

Joe and Ana Serna

Sent from my iPhone

Sent from my iPhone



[Draft] opposing rezoning case Z-58-24-8

From Kara Moreu <kagiovan@hotmail.com>

Draft saved Mon 11/11/2024 12:37 PM

To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>

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Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

My name is Kara Moreu and I live at **7824 S 20th Lane, Phoenix Az 85041**. I oppose the rezoning application Z-58-24-8, scheduled for discussion on November 13, 2024. This proposal raises serious concerns about flooding, traffic, and density in our area. Mr. Fox has not addressed community concerns and seems focused only on maximizing profit without regard for our neighborhood's well-being.

Mr. Fox is a broker, not a developer, and doesn't own the land. His application lacks thorough planning, especially in terms of compatibility or controlling flooding and traffic, and he has made no effort to engage with the community except when forced to by city requirements or the village committee. Despite community feedback, he has failed to propose appropriate changes.

We are open to development, but it must fit our neighborhood and not create problems. I support the stipulations added by the South Mountain Village Planning Committee with these changes/additions also stipulated:

- A maximum of 16 homes/lots.
- A traffic study to assess the impact on Wyndham Square.
- Installation of a streetlight at 20th Lane and Baseline Road.
- Professional flood evaluation and runoff mitigation for surrounding neighborhoods.
- Adoption of heat mitigation measures in landscaping and construction.
- Lot sizes and designs should align with those in Wyndham Square and the Rio Montana Area Plan.

If the applicant will not make these changes, I respectfully ask you to vote no on this proposal.

My family first purchased land off of Ceton Drive back in 1985 while I was still in high school. After I graduated in 1992 my parents built and moved into their first home in Laveen where they continued to live until my mother passed away in 2013. When my husband and I got married and purchased our first home we chose the South Mountain area because it was close to my parents but also because of the beauty of the area. While I realize other communities have not been held accountable to the Rio Montana standards we chose our home because of the builders commitment to enhance the beauty of the area and we would like to continue to see these standards upheld as our community expands and grows.

While I realize housing is an important topic and a growing concern it is also important to ensure the safety and quality of life for the individual in our community and adding more houses without understanding and mitigating the impact on traffic and commute nuances is ineffective. Much of the traffic congestion along Baseline today is specifically due to the communities that were constructed with a single entry/exit point onto Baseline. Without another valid option commuters are forced to endure traffic jams and long commute times.

The impact of the traffic congestion on Baseline as designed is a burden that is too grave to overlook. Most family in the subdivision including ours have been involved in accidents along Baseline. Since 1993 I have been driving Baseline almost daily hundreds of thousands of miles without incident. However, in the last five years both my husband and I have been involved in accidents along Baseline. We do not even allow our son to turn left coming out of our neighborhood because of the number of incidents and near incidents we see daily. The current plan will add hundreds more opportunities for incidents daily. This will have a trickle down effect as civil departments have to deal with these situations. Simply adding a traffic light is not the answer, the community planning needs to look long term and included the needed adjustments so the community reaches streets beyond Baseline Rd. It is in the best interest of the community and the potential homeowners and ensure community safety by opposing rezoning case Z-58-24-8.

Sincerely,
Kara Moreu
kagiovan@hotmail.com



[Draft] Opposition to rezoning #Z-58-24-8

From Natividad Tapia <natytapia54@gmail.com>

Draft saved Mon 11/11/2024 3:15 PM

To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>

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Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

My name is Natividad Tapia and live at 2015 W Branham Lane Phoenix AZ 85041. I oppose the rezoning application Z-58-24-8, scheduled for discussion on November 13, 2024. This proposal raises serious concerns about flooding, traffic and density in our area. Mr. Fox has not addressed community concerns and seems focused only on maximizing profit without regard for our neighborhood's well-being.

Mr. Fox is a broker, not a developer, and doesn't own the land. His application lacks thorough planning, especially in terms of compatibility or controlling flooding and traffic. Mr. Fox has not made any effort to engage with the community, on the contrary the times he was forced to by the city requirements or the village committee he pleaded his case by blaming the homeowners of the flooding issues due to lack of proper yard maintenance.

Mr. Fox has demonstrated that he does not care about the repercussions that his new development will bring to our community. Mr. Fox does not reside and will not reside in our community, so he has made it clear by his actions that he does not care about the after math that we will have to deal with.

We were told that there was a shortage of homes, honestly, I do not believe the shortage of homes is the issues, more like the costs of homes at this time. If you look to our near surroundings in the South Phoenix and Laveen areas, there is a lot of vacant land available where Mr. Fox can develop. But he specifically chose this lot because it is the one that will generate him money.

We are not opposed to the development itself, we support the stipulations added by the South Mountain Village Planning Committee. Mr. Fox needs to meet us halfway or preferably find another location to develop.

I respectfully ask you to vote NO on Mr. Fox's proposal.

Sincerely,
Natividad Tapia



[Draft] Opposed to Z-58-24-8

From Dawn Smith <dawn.smith2@hotmail.com>
Draft saved Tue 11/12/2024 7:49 AM
To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>
Cc Jaigoudeau@gmail.com <Jaigoudeau@gmail.com>; Michelle Teodoro
<Michelle.Teodoro@associaarizona.com>

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

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

Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

My name is Dawn Smith, and I live at **7816 S 20th Ln Phoenix Az 85041**. I oppose the rezoning application Z-58-24-8, scheduled for discussion on November 13, 2024. This proposal raises serious concerns about flooding, traffic, and density in our area. Mr. Fox has not addressed community concerns and seems focused only on maximizing profit without regard for our neighborhood's well-being.

Mr. Fox is a broker, not a developer, and doesn't own the land. His application lacks thorough planning, especially in terms of compatibility or controlling flooding and traffic, and he has made no effort to engage with the community except when forced to by city requirements or the village committee. Despite community feedback, he has failed to propose appropriate changes.

We are open to development, but it must fit our neighborhood and not create problems. I support the stipulations added by the South Mountain Village Planning Committee with these changes/additions also stipulated:

- A maximum of 16 homes/lots.
- A traffic study to assess the impact on Wyndham Square.
- Installation of a streetlight at 20th Lane and Baseline Road.
- Professional flood evaluation and runoff mitigation for surrounding neighborhoods.
- Adoption of heat mitigation measures in landscaping and construction.
- Lot sizes and designs should align with those in Wyndham Square and the Rio Montana Area Plan.

If the applicant will not make these changes, I respectfully ask you to vote no on this proposal.

11/12/24, 11:31 AM

Mail - Samuel S Rogers - Outlook

Sincerely,

Dawn Smith



[Draft] Opposition to Z-58-24-8

From Fy M <fym2429@gmail.com>

Draft saved Tue 11/12/2024 8:45 AM

To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>

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Report Suspicious

Dear Council Member Kesha Hodge Washington,

My name is Funyung Mon and I live at 8115 S 21st Drive, Phoenix, AZ 85041. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

We support compatible development with existing lower density communities in the South Mountain area south of Baseline as indicated in the Rio Montana plan guidelines. We support the majority of the current stipulations with the following changes: a site plan retaining the current open space but a maximum density of 16 houses, which is still more dense than the surrounding homes, but more compatible with our area and which will help to alleviate some of the traffic burden for Wyndham Square, incorporation of more Rio Montana design guidelines such as a set percentage of side-load/angled entry garages, and additional heat mitigation such as porches and deep overhangs on all homes, pavers instead of concrete and other beneficial design elements that will complement and enhance new development and the surrounding neighborhoods. We also request a comprehensive flood assessment and traffic study before any rezoning/development is approved.

Respectfully,

Funyung Mon



FW: Opposition to Z-58-24-8

From Council District 8 PCC <council.district.8@phoenix.gov>

Date Tue 11/12/2024 11:58 AM

To Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Sam,

Below is an email we received from a resident for the opposition to zoning project Z-58-24-8.

Sincerely,

Kalea Moore
Constituent Services Manager
Office of Councilwoman Kesha Hodge Washington
Phoenix City Council District 8
Main Office: 602-262-7493

From: Council District 8 PCC <council.district.8@phoenix.gov>

Date: Tuesday, November 12, 2024 at 11:55 AM

To: Lori Coscarelli <ernlor639@cox.net>

Subject: Re: Opposition to Z-58-24-8

Hi Lori,

Thank you for voicing your opposition for the zoning project with the Office of Councilwoman Kesha Hodge Washington. I received both emails, and I will make sure to share your position with the Councilwoman.

Sincerely,

Kalea Moore
Constituent Services Manager
Office of Councilwoman Kesha Hodge Washington
Phoenix City Council District 8
Main Office: 602-262-7493

From: Lori Coscarelli <ernlor639@cox.net>

Date: Tuesday, November 12, 2024 at 11:30 AM

To: Council District 8 PCC <council.district.8@phoenix.gov>,
support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

Cc: ernlor639@cox.net <ernlor639@cox.net>

Subject: Opposition to Z-58-24-8

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My name is Ernest Coscarelli, and I live at 2008 W Harwell Road, Phoenix, AZ 85041. I oppose the rezoning application Z-58-24-8, scheduled for discussion on November 13, 2024. This proposal raises serious concerns about flooding, traffic, and density in our area. Mr. Fox has not addressed community concerns and seems focused only on maximizing profit without regard for our neighborhood's well-being.

Mr. Fox is a broker, not a developer, and doesn't own the land. His application lacks thorough planning, especially in terms of compatibility or controlling flooding and traffic, and he has made no effort to engage with the community except when forced to by city requirements or the village committee. Despite community feedback, he has failed to propose appropriate changes.

We are open to development, but it must fit our neighborhood and not create problems. I support the stipulations added by the South Mountain Village Planning Committee with these changes/additions also stipulated:

- A maximum of 16 homes/lots.
- A traffic study to assess the impact on Wyndham Square.
- Installation of a streetlight at 20th Lane and Baseline Road.
- Professional flood evaluation and runoff mitigation for surrounding neighborhoods.
- Adoption of heat mitigation measures in landscaping and construction.
- Lot sizes and designs should align with those in Wyndham Square and the Rio Montana Area Plan.

If the applicant will not make these changes, I respectfully ask you to vote no on this proposal.

Sincerely,

Ernest Coscarelli



[Draft] Opposition to rezoning case Z-58-24-8

From chevera trillo <cheveratrillo@gmail.com>
Draft saved Tue 11/12/2024 9:37 PM
To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>
Cc Ntonyt <NtonyT@aol.com>

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Report Suspicious

To Council Member Kesha Hodge Washington and City Council,

Our names are Nick and Chevera Torrez.
We live at 2311 West Dobbins Road.

We are writing to state our opposition to the rezoning application Z-58-24-8. We support our neighbors who are directly and adversely affected by this proposal. This application does not demonstrate any understanding of the unique nature of our area and what appropriate development should look like, which should contain:

1. compatible density,
2. alignment with the Rio Montana Plan,
3. appropriate flood mitigation taking into account the special circumstances of our area & the runoff produced here by South Mountain; and
4. especially support from the affected neighbors.

This application has none of these elements.

We do welcome responsible & quality development in our area that adheres to the spirit and intent of the Rio Montana Plan.

This application does not and should not be approved in its current form.

We respectfully ask you to please listen to the community and those whose neighborhood will be adversely affected - please vote no.

Thank you for your time and attention,

Sincerely,

Chevera & Nick Torrez
2311 W Dobbins Rd, Phoenix, AZ 85041



[Draft] opposition to Z-58-24-8

From Jai Goudeau <jaigoudeau@gmail.com>

Draft saved Tue 11/12/2024 6:28 PM

To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>

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Opposition to Zoning Case Z-58-24-8

To the Mayor and City Council Members,

My name is Jai Goudeau, and I reside at 2013 W. Harwell Road, on the northeast corner of the proposed development site. I am writing to express my opposition to zoning case Z-58-24-8 for the following reasons:

The main concerns raised by our community include increased traffic and the safety of children in our neighborhood. Our area has a single point of ingress and egress that is located directly adjacent to a busy commercial development on Baseline Road. When the Wyndham Square neighborhood was built, the adjacent property was used for agriculture; since then, it has gradually transformed into a bustling shopping center. Key establishments like Starbucks, Wells Fargo, Burger King, Goodwill, UPS, CVS, and Lowe's all contribute to the heavy traffic in this area.

Additionally, the design and layout of the proposed development do not align with Phoenix City Code 32-28 or the City of Phoenix Planning and Design Guidelines, specifically regarding the length of the cul-de-sac. The developer attempted to circumvent this requirement by labeling it a "temporary turnaround." I submitted a presentation to Councilwoman Hodge Washington in which I challenged the legality of this layout. I also discussed alternative designs with Joshua Rogers from the Streets Department, who initially had conflicting opinions about the proposed design. When I presented a loop-style layout, similar to Wyndham Square, he mentioned that "Streets would support that design." If the current layout is maintained and eventually connects to a future development on South Mountain Avenue, it will extend just short of half a mile. I provided this information to Councilwoman Hodge Washington's office on October 22nd.

Since the rezoning application was first announced in May, our community has had numerous meetings to discuss the development. From the initial meeting at a pizza parlor to the most recent one, Mr. Fox, the developer, has shown a lack of true commitment to engaging with us. Rather than collaborating with the entire community, he preferred to work with only a few representatives, which placed a significant burden on me to hold additional meetings and personally reach out to neighbors to keep them informed. Mr. Fox has repeatedly reverted to his original plans after suggesting compromises, creating an impression of willingness to negotiate without making meaningful adjustments to align with community preferences. In the Phoenix Planning Commission meeting I observed how other developers have worked with their communities and I was astonished, it is clear that mutual cooperation can be beneficial. Unfortunately, I do not believe further attempts to collaborate with Mr. Fox will lead to productive outcomes.

Thank you for your time and consideration.

Sincerely,
Jai Goudeau
602-460-5535
2013 W. Harwell Road
Phoenix, Arizona 85041



[Draft] Opposition to Z-58-24-8, agenda item 74 for Nov. 13 council meeting

From H. Jewel Clark <hjewelclark@fastmail.com>

Draft saved Tue 11/12/2024 6:04 PM

To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>

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Dear Council Member Hodge Washington, Mayor and City Council,

I am writing in opposition to the rezoning application Z-58-24-8 to be heard at the Nov. 13 meeting, agenda item 74.

My husband and I have our home just off the property line to the parcel being proposed for rezoning on the east side at 2020 W. South Mountain Ave. The parcel is owned by our neighbor Dorothy Hallock. She owns 10 acres, the northern 4.5 acres, which she is trying to sell is the parcel in this proposal. She still lives and has horses on the southern half. The northern parcel has a stub access point on the north into an existing 52-home development called Wyndham Square, built approx. 2003, with a single in/out onto Baseline Rd. just west of the busy intersection of 19th Ave. and Baseline and directly across from a large commercial center.

This parcel is landlocked except for that stub. There are no other streets that connect to it. It is bordered by backyards on all sides. To the east are established acre+ lot homes with S-1 zoning. To the south is Dorothy's S-1 property. To the west are residents in the Silva Mountain Unit II neighborhood, built approx. 2007-2013. To the north is Wyndham Square. All the zoning surrounding the property is either S-1 or low density R-10. Wyndham Square has a density of 2.98 du/ac and Silva Mountain has a density of 3.23 du/ac. There is no development more dense than R1-10 3.5 du/ac in the immediate area or even recently approved for the area. In fact, 3.5 du/ac is the exception. Everything else around is lower.

This area in general is a robust mix of agriculture, equestrian and acre+ homes mixed with low-density developments. We are guided by the Rio Montana Area Plan.

The applicant is a broker. He does not own the land (he told the SMVPC it was in escrow), and his intention is to flip it to a developer pending rezoning approval. His sole goal, based on my experience in this process, has been to maximize his profit at the expense of the declared wishes and legitimate concerns of the community.

I have provided Council member Hodge Washington's office with a comprehensive package on the timeline, the events that have transpired since the first community notice in May 2024, and the reasons behind my and the community opposition so I won't belabor them here. The main points I want to make are that I have not seen genuine effort from the applicant in actually working with the community or adhering to our area plan and creating compatible development. He said many times that the city said he could have what he applied for and his attitude was consistent throughout that he didn't need any other approval.

As a community, we are not in favor of a continuance. This process was started in May 2024. We have met with the developer numerous times (twice at community meetings and 5 times during 2 continuances at the SMVPC) and it was not productive in addressing the community's consistently stated issues.

The community has serious concerns about:

- The quality and lack of details of the application.
 - For example, the applicant didn't even know what his elevation heights were based on his reaction to stipulations proposing a height limit- which were based on his submitted elevations.
 - He was repeatedly unable to address how his application meaningfully aligned with our area plan.
 - There were no details submitted that we have seen that could give us any indication what would actually be built, what the quality or design would be, etc.
- Incompatible density in our low-density area.
 - The applicant is trying to shoehorn a high-density development into a low and ultra-low density community with no transition.
- Flood mitigation affecting everyone.
 - This area is prone to flooding due to runoff from South Mountain and there is no indication the site layout adequately addresses this. He was repeatedly asked for his calculations and despite agreeing to, never produced them.
- Traffic affecting Wyndham Square.
 - Neighbors there report significant difficulty and hazard trying to enter/exit the neighborhood onto Baseline where their street is directly opposite the main driveway for a major shopping center with high traffic. Additional traffic from a new development would be overwhelming. Since 1997 to 2023, Baseline saw a 505% increase in E/W traffic. Wyndham Square was built in 2003 with only one in/out onto Baseline when agricultural fields were where the shopping center is today.
- Not being listened to
 - Specific to this case is the fact the message from the neighbors in person and in writing has been consistent: lack of details, incompatible density, no flood mitigation confidence, serious traffic burden, Rio Montana Plan has not been followed. These issues remain unaddressed.
 - The applicant twice tried to reverse even the modest improvements implemented by the SMVPC. He has not tried to engage us directly, he has only contacted the SMVPC chair to relay messages and coordinate any meetings that happened. He didn't even show up to the SMVPC meeting when he requested a continuance after the first

continuation the SMVPC imposed on him (he initially refused a continuation) where he met with us once but did nothing else. We showed up but he didn't. This lack of common courtesy and professionalism in being present in the process is telling. We have no confidence his application will result in anything positive for the community.

Brokers and developers should work with the community to produce something mutually beneficial. This has not happened in this instance and based on my experience in the meetings, I am very sad to report I have no optimism that there is any desire on the applicant's side to incorporate meaningful change we can support.

Phoenix has a housing crisis but a couple of houses on this little parcel is not going to fix it. The neighborhood wants compatibility and due diligence if anything is going to be built there. The city's general plan and the Rio Montana plan stress compatibility and context for new development. Both are missing in this application, among many other things.

With all the issues with this property and application: known flooding, no in/out access except through the Wyndham Square neighborhood, inappropriate density, no support from the surrounding community, and no substantive materials in the application that addresses any of those concerns, it should be rejected. It is premature at best.

If any development is to happen on this property, these criteria should be met before any application is approved:

- The density must be limited to the standard for R1-10, which is 3.5 du/ac. Considering what borders it and the precedent in the area, that is incredibly reasonable.
- Actual flood engineering should be done for the site plan.
- A real traffic study needs to be conducted that takes into account the traffic in Wyndham and not just a new development. They all have to share the same in/out so it's not logical to omit the existing development from the overall impact study, including serious consideration for a traffic signal at Baseline and S 20th Dr.
- A study needs to be conducted to confirm Wyndham's 20+ year water and sewer infrastructure can be tied into.
- A more fleshed out application showing actual elevations, landscaping, etc. so the community can know what to expect.
- And most importantly the community should be in support of any new development.

There is no support for this plan that I know of. Please do not support a continuance. Please vote no.

Thank you for your time.

Sincerely,
Jewel Clark

2020 W. South Mountain Ave.
Phoenix, AZ 85041
480.664.9436

Local home owners and residents who have written letters and/or signed a petition in opposition to this proposal since Sept 10.



Jai Goudeau
Carlos Parra
Michelle and Julian Galindo
Gabriel Betancourt
Carlos Carbajal and Andrea Sproul
Kara and Ismael Moreu
Lisa Cullen and Andrew Maifield

Lynnette Myers and Ronald Thompson
Melissa Sunia
Selena Leon
Steven Hernandez
Michael Jordan
David and Niki Key
Joe and Ana Serna
James Betterment and Niki Sordello
Leticia Gonzalez
Tyler Hintze
Jose Angel Perea
Constance and Forrest Box
Marylou and Bobby Scadden
David Fong
Ernie and Lorraine Gloria
Lori and Ernie Coscarelli
Eduardo Camacho and Natividad Tapia
Christian Griepenstroh
Delilah Delgai and Shangel Castillo
Dawn Smith
Nadine and Joe Hernandez
Marcia and Oscar Fuentes
Cesar Trujillo
Elvira and Lorenzo Gonzalez
Alma and Oscar Tonche
Candance McDonald-Ramsey
Jacques and Gabriel Phelps
Carla and Kenneth Soberanes
Steven Hernandez and Rene Carillo
JoAnne and Anthony Castillo
Virginia Waititu and Njeri Mugure
Edna Wangui
Titus Njuguna
Carlos Parra
Carlos Landa
Luz Nunez
Funyung Mon
Lucille Heine
Katherine Johnson
Jose Angel Perea
James Betterment and Nicole Sordello
Ravi and Snigdha Sharma
Miguel and Stephanie Rubio
Jewel Clark and Mike Josic
Arlene Rubio and Ceasar Acedo
Alicia Sainz and Carlos Ruiz

Isabel Naranjo and Karla Garay
Amanda Kempert and Dustin Ray
Andres Andesde

Not pictured on the map:
Cheverra and Nick Torres
Julie Wilcox
Zach Brooks (Arizona Worm Farm)



[Draft] Opposition to rezoning case Z-58-24-8

From Julie Willcox <jwillcox1227@gmail.com>

Draft saved Wed 11/13/2024 7:35 AM

To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>

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To Council Member Kesha Hodge Washington and City Council,

I am writing in opposition to the rezoning case Z-58-24-8 in support of my neighbors who are directly and adversely affected by this proposal. This application does not demonstrate any understanding of the unique nature of our area and what appropriate development should look like, which should contain compatible density, alignment with the Rio Montana Plan, appropriate flood mitigation taking into account the special circumstances of our area and the runoff produced here by South Mountain, and especially support from the affected neighbors. It has none of these elements.

Compatible, quality development is welcome but this application should not be approved in its current form. Please vote no.

Sincerely,

Julie Willcox

9050 S 23rd Ave, Phoenix, AZ 85041



[Draft] Opposition to Z-58-24-8, Agenda item 74, city council meeting 11-13-2024

From Mike Josic <mikejosic@gmail.com>
Draft saved Tue 11/12/2024 11:17 PM
To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>
Cc Helen Jewel Clark <hjewelclark@fastmail.com>

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To the Mayor and City Council,

I and my wife own a home at 2020 West South Mountain Ave. which is on the east side and just south of the proposed development. Our immediate neighbor to the north abuts the subject parcel. All along the east and south of this parcel are S-1 acre+ homes. The west and north neighborhoods are low density R1-10. There is still agricultural activity (farming) and horse properties directly adjoining and close by.

I am opposed to the rezoning application Z-58-24-8, agenda item 74, and I am strongly opposed to any continuance request.

We have been trying to work with Mr. Fox since May and he has shown over and over that he's not interested in making changes that the neighbors can support. He was asked again and again to answer the concerns from the neighbors about traffic and flooding and he never did. My wife, Jewel Clark, and the Wyndham Square HOA president Jai Goudeau, were involved in five meetings facilitated by SMVPC members to try to reach a compromise with Mr. Fox through the 2 continuances of the SMVPC vote. Mr. Fox cancelled attending the fifth meeting at the last minute. Mr. Fox only made substantive changes that the SMVPC required during the last SMVPC meeting to vote on his project. He refused to lower the density to 16 lots, which is a more compatible level. That number is 3.5 du/ac and the density on only one nearby development. Everything else in the area is lower density, even at R1-10. He's trying to force-fit a high-density bonus development onto this property with no transition. This affects the flood mitigation, traffic for Wyndham Square and is completely opposite of what the area is like.

His application has no details. He hasn't produced any details even though he was asked to many times. He keeps trying to go back to his original 20 lot plan first with the SMPVC and then at the Planning Commission, showing he's not really interested in trying to work with anyone. His interest is only his bottom line, not community approval or collaboration. Everyone on our street and everyone in Wyndham Square unanimously opposes this application.

I have been a contractor and construction manager in both the private and public sectors for 40 years and support development. I know what a good application should look like. This isn't it.

Please do not approve a continuance. Please vote no Z-58-24-8.

Respectfully,
Mike Josic
2020 W. South Mountain Ave.
Phoenix, AZ 85041
480-967-6644



[Draft] (No subject)

From Tyler Hintze <tylerbill97@gmail.com>

Draft saved Wed 11/13/2024 9:26 AM

To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com
<support@phxazdistrict8.zendesk.com>

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I am directly and adversely affected by this application Z-58-24-8, agenda item 74. I am strongly opposed. Please vote no.



Re: South Mountain Modern - Subdivision Z-58-24-8,

From Kara Moreu <kagiovan@hotmail.com>

Date Mon 11/25/2024 6:04 PM

To Jai Goudeau <jaigoudeau@gmail.com>

Cc wscing@cox.net <wscing@cox.net>; Cesar Trujillo <ctrujillo1515@icloud.com>; leticia gonzalez <leticiaglez07@gmail.com>; julian.galindo64@gmail.com <julian.galindo64@gmail.com>; hjewelclark@gmail.com <hjewelclark@gmail.com>; gregg.holscher@gmail.com <gregg.holscher@gmail.com>; andrewmaifield@yahoo.com <andrewmaifield@yahoo.com>; arlene_rubio@uhc.com <arlene_rubio@uhc.com>; ceasar_acedo88@yahoo.com <ceasar_acedo88@yahoo.com>; jpe.landscaping@gmail.com <jpe.landscaping@gmail.com>; cullen_a_lisa@yahoo.com <cullen_a_lisa@yahoo.com>; joeysparents@msn.com <joeysparents@msn.com>; selenanomas@gmail.com <selenanomas@gmail.com>; Kesha Hodge Washington <kesha.hodge.washington@phoenix.gov>; Council District 8 PCC <council.district.8@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Samuel S Rogers <samuel.rogers@phoenix.gov>; Sina Matthes <sina.matthes@phoenix.gov>; Marcia.Busching@phoenix.gov <Marcia.Busching@phoenix.gov>; trentchristopher@gmail.com <trentchristopher@gmail.com>

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Hi,

Unfortunately we are not going to be able to make this meeting. Due to the short notice we were unable to move appointments and other obligations around. Is there a dial in option to attend by phone? If not I wanted to be sure to advise that our absence does not mean we are complicit or that we have changed our stance. It is just that we were not able to rearrange our schedule without adversely impacting our children's school activities. We feel confident that Jai and Jewel can represent us at the meeting.

Our main concern has to do with the added traffic congestion and single entry point that will not be resolved (in our opinion) by any of the proposed solutions. However, we also have concerns about the flooding and maintenance of the Rio Montana guidelines. While I understand other subdivisions were not held to these standards we did not purchase a home in those subdivisions we choice a subdivision that reflected and enhanced the beauty of the area and do not feel that just because everyone else is doing it is a valid excuse. We hold ourselves to the standards set forth by the community when it was created and wish for those standards to continued as we expand our community.

We are not against expanding the community we are against openly ignoring the safety and security of the residents, the beauty of our community values, and poor planning/execution. The majority of the congestion, flooding problems, etc. along Baseline and within South Mountain are a direct result of looking myopically at expansion. Always making changes and adjustments after flooding, crime, traffic issues occur instead of properly planning to avoid problems altogether. This just isn't acceptable and we will continue to fight to ensure things are done properly when it comes to expanding the community that has been a part of our family for over twenty years.

Please keep us informed any future meetings and we will do our best to attend.

Kara and Ismael Moreu

On Nov 24, 2024, at 12:26 PM, Jai Goudeau <jaigoudeau@gmail.com> wrote:

Dear Mr. Fox,

I apologize for not responding to your email sooner. With holiday preparations, I've been unavailable. However, I want to clarify that I did not receive any contact from you until November 20th, a week after the city council meeting, when you indicated that the meeting was planned for November 25th—just five days later. Unfortunately, it seems the community was not contacted or included in the planning of this meeting.

I just wanted to bring to your attention that your email referenced only 14 residents. If you aim to get a more accurate count for facility size, I suggest reaching out to the broader community directly. While I have forwarded the emails to the contacts I have and forwarded to the H.O.A. management, I am unable to go door-to-door to reach others, and I don't believe it would be fair to cancel the meeting for those who have already made plans to attend. For your convenience, the contact information for all individuals who wrote to the city is typically included in the staff reports.

Thank you for considering this feedback. I hope it helps facilitate better communication and community engagement moving forward.

Best regards,

Jai Goudeau

On Sat, Nov 23, 2024 at 3:48 PM <wscing@cox.net> wrote:

Jai

I wish you would have voiced your concerns earlier in the week.

I am not trying to exclude anyone

The email address's I had available were those that came through the City,

We have a City Council Meeting on December the 4th

I could move this meeting to a date after Thanksgiving but before the council meeting.

I will need to know by Monday before noon in order to move the venue

I will also need an accurate RSVP for the facility size.

I would like a vote on this from all that are copied on this correspondence.

Thank you

John Fox

From: Jai Goudeau <jaigoudeau@gmail.com>

Sent: Saturday, November 23, 2024 2:47 PM

To: wscing@cox.net

Cc: Cesar Trujillo <ctrujillo1515@icloud.com>; leticia gonzalez <leticiaglez07@gmail.com>; julian.galindo64@gmail.com; hjewelclark@gmail.com; gregg.holscher@gmail.com; andrewmaifield@yahoo.com; arlene_rubio@uhc.com; ceasar_acedo88@yahoo.com; jpe.landscaping@gmail.com; kagiovan@hotmail.com; cullen_a_lisa@yahoo.com; joeysparents@msn.com; selenanomas@gmail.com; Kesha Hodge Washington <kesha.hodge.washington@phoenix.gov>; council.district.8@phoenix.gov; Racelle Escolar <racelle.escolar@phoenix.gov>; Samuel S Rogers <samuel.rogers@phoenix.gov>; Sina Matthes <sina.matthes@phoenix.gov>; Marcia.Busching@phoenix.gov; Trent Marchuk <trentchristopher@gmail.com>; AJ Greathouse <ajgreathouse@megaloscapital.com>; Rullo, Art <Art.Rullo@marcusmillichap.com>; Aaron Wallace <aaron@wallacegrp.org>; mhare ashland-companies.com [ashland-companies.com] <mhare@ashland-companies.com>; Nicholas Blincoe <nicholasb@wallacegrp.org>; Jim Frazey <jfrazey@citytocitycre.com>; Dorothy Hallock <dorothymhallock@gmail.com>

Subject: Re: South Mountain Modern - Subdivision Z-58-24-8,

Dear Mr. Fox,

I am confirming my reservation for the meeting scheduled on November 25th at 5:30 p.m.

However, I would like to bring to your attention a concern regarding your outreach efforts. In your email, you mentioned inviting individuals who had contacted the city about the proposed subdivision. However, it appears that only 14 people were notified.

Could you clarify the criteria or the list used for this outreach? From my perspective, this does not seem to represent a thorough or valid effort at engaging the broader community.

Thank you for your attention to this matter. I look forward to your response and to the meeting.

Best regards,

Jai Goudeau

On Wed, Nov 20, 2024 at 4:28 PM <wscing@cox.net> wrote:

I am inviting those that have emailed the City of Phoenix regarding the proposed residential subdivision located at 2050 W South Mountain (North 4.5 acre parcel)

You are invited to an informational meeting on November 25th 5:30pm at the Cesar Chavez Community Center, Room 114, located at 7858 S 35th Ave, Laveen Village, AZ 85339

We will be available to answer questions regarding the subdivision project.

Please RSVP

Thank you

John Fox

602-573-2895

wscing@cox.net