

## ATTACHMENT G

**From:** CESAR TRUJILLO <ctrujillo15@gmail.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 21<sup>st</sup> 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.

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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](mailto: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 20<sup>th</sup> 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 fact bear the sole burden of increased traffic. My home that sits at the end of our neighborhood in cul-de-sac on 20<sup>th</sup> 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 20<sup>th</sup> Lane, Phoenix AZ 85041

Date Sept 9, 2024

To the SMVPC,

My name is Lynnette Myers and I live at 7828 S 20<sup>th</sup> 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  $\leq 3.5$ ) 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 10<sup>th</sup> 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 19<sup>th</sup> 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 20<sup>th</sup> Lane, Phoenix AZ 85041

July 2024

My name is Lynnette Myers and I live at 7828 S. 20<sup>th</sup> 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  $\leq 3.5$ ) 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 10<sup>th</sup> 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 19<sup>th</sup> 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. 20<sup>th</sup> Lane, Phoenix, AZ 85041-7716



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

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**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

# CITY OF PHOENIX

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

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**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.

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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