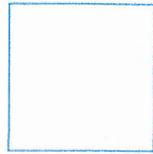


## ATTACHMENT F



*Mir`Ra* I.M.A.G.E.™

“Look intelligent means age, gender and ethnicity.”

February 12, 2020

Re: (ZA- 34- 20-8), (ZA- 31-20), (ZA-22-20), (ZA-20-20-8), (ZA- 578-19-4), (ZA-46-20), (Z-2-20-7), (ZA-9-20), (ZA-10-20), (ZA-11-20), (PHO-1-19-Z-4-10), (PHO-2-19-Z-41-94-6), (ZA-600-19), (PHO-2-20-Z-122-03), (PHO-2-19-Z-180-04)

Dear City of Phoenix Planning and Development Department

Neighborhood Association leader Mir`Ra IMAGE's goal is to actively respond to all applications in a timely manner, help educate, enhance and support a sustainable environment as representatives for the youth and undeserved households in our communities.

Beginning January 13, 2020, (we) at the Mir`Ra IMAGE™, Foundation are in a (6) to (36) month opposing of the below advertisements to develop in our citywide neighborhood association districts. Our districts are overcrowded with unwitting residents and young adults.

1. New multi-family / single family homes
2. Develop and operation of a medical marijuana cultivation and infusion facility
3. Develop and operation of a State licensed medical marijuana cultivation and infusion facility within one mile of another medical marijuana cultivation and/or infusion facility.
4. Request use permits to serve alcohol and liquor use permits
5. Time extensions
6. Developments to rezone
7. Rebuild and Build

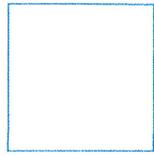
Should our oppose decision change before or during these upcoming hearings we will electronically submit a letter updating this decision.

**Request:** Do not approve the above applications and put a child's-well being, single or multifamily resident – well being, or young adolescent - well being at the center of your decision making.

(We) ask that you begin to help relieve a potential mental health, social, and academic stressor in our communities allowing Mir`Ra IMAGE the next 6 to 36 months to continue collecting its data on results from 2019, current approved developments and stipulations.

We're discovering previous entities that have agreed to support our community nonprofit and honor community resident's request during the planning process have fallen back on their verbal agreement once the approval has been issued.

Furthermore, representing Attorneys or legal counsel were discovered misleading the community with false and/or misleading information at community meeting, and providing confusing conceptual elevations while in planning and developing.



*Mir`Ra* I.M.A.G.E.™

“Look intelligent means age, gender and ethnicity.”

What happens immediately after applications are approved is very important to us and our communities. Toxic or mold ingredients in items made available for our community residents and their families have no place in any community.

It's a concern to witness and hear applicants and property owners are not keeping their word as to what is being approved after advertising to developed, or how they will support the surrounding youth once approved with tax funding.

Mir`Ra IMAGE will continue to speak out and educate our community and our community elected officials against efforts that may harm communities, the citizens they're representing and their families.

We understand our opposing or non-opposing an application may never affect your decisions, but once again if you could place our comments and concerns at the center of your decision on these type of proposals we'd appreciate it.

Thank you again for your time. - If you, applicant or property owner have any questions please feel free to email [mirra.imagetm@aol.com](mailto:mirra.imagetm@aol.com)

Sincerely,

Jadestorm Shamsid-Deen, CEO, President  
Mir`Ra IMAGE™, INC

## Julianna Pierre

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**From:** Danielle M Jordan  
**Sent:** Tuesday, March 10, 2020 10:22 AM  
**To:** Julianna Pierre  
**Subject:** FW: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI

Thank you,



**Danielle Jordan,**

Planner I  
City of Phoenix  
Planning and Development Department  
Planning Division, Zoning Section  
200 West Washington Street, 2nd Floor  
Phoenix, AZ 85003  
Office: 602-495-0383  
Phoenix.gov/PDD

---

**From:** Robby Ashton <tobey-jack@hotmail.com>  
**Sent:** Tuesday, March 10, 2020 10:04 AM  
**To:** Danielle M Jordan <danielle.jordan@phoenix.gov>  
**Cc:** printink@msn.com; Robby Ashton <tobey-jack@hotmail.com>; mario fontana <mariofontan@yahoo.com>; joshamosricher@gmail.com; asbrocca4@aol.com; johnpkalil@cox.net; johnfagnani@msn.com  
**Subject:** RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

Hello Danielle,

First let us state that we and our neighbors are excited for the Hillstone restaurant that is proposed on the old Donavans site with all its improvement and changes, with one exception. We am writing to inform you that we oppose the secondary driveway behind the Hillstone development at 31<sup>st</sup> street and Camelback to be used as an entrance and exit for it's customers. We are strongly in favor of option "B" in that "the driveway shall be restricted to emergency access only, as approved by the planning and development department". This driveway has been used for years as a service/emergency only access when Donavan's was open. .

3. 6:	<p>That only right turn delivery/service egress be allowed from the site to 31<sup>st</sup> Street, as approved by the Development Services Department, and that the rear one-way service driveway shall be appropriately signed with directional arrows and closed off at 5:00p.m. (or whatever other measures are necessary shall be taken) to preclude any use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property.</p> <p>IF A DRIVEWAY IS PROPOSED ALONG 31ST STREET, THE DRIVEWAY SHALL BE RESTRICTED IN ONE OF THE FOLLOWING WAYS, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS:</p>
A.	<p>THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED PER CITY OF PHOENIX STANDARD DETAIL P-1243-1 AS MODIFIED TO RESTRICT LEFT TURN EGRESS AND AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.</p>
B.	<p>THE DRIVEWAY SHALL BE RESTRICTED TO EMERGENCY ACCESS ONLY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>
4.	<p>IF A DRIVEWAY IS APPROVED AND CONSTRUCTED ALONG 31ST STREET, THE DEVELOPER SHALL INSTALL AND MAINTAIN PRIVATE SIGNAGE ON THE PROPERTY INTENDED TO PROHIBIT LEFT-TURN EGRESS AND PROHIBIT USE OF THE DRIVEWAY BY THE ADJACENT COMMERCIAL PROPERTY, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>

As you might or might not be aware but Donovan’s restaurant was over 4,000 square feet and the Hillstone restaurant is going to be no more than 2,000 square feet. Donovan’s could seat 200 guests plus a bar area, whereas the new restaurant is stating that it will only seat 73/75 guests. So **Donovan’s** was **twice the size** and over **60% more seating capacity** than the new Hillstone restaurant and was able to function for years with only **one** entrance to their restaurant on Camelback Road and a rear driveway that was only used for deliveries and closed to customer traffic. They did not have traffic entering into our quiet neighborhood. **Hillstone’s** new restaurant is going to be one **half the size as Donavans and 60% less seating** as Donavans and they are asking for **two driveways**. This just does not make sense to us and our neighbors. The people who live in our neighborhood oppose the egress onto 31<sup>st</sup> street and the traffic that will use this secondary exit to avoid exiting onto Camelback Road. Day and night our neighborhood is active with people walking and children playing. Any extra traffic into our quiet neighborhood especially after Hillside’s customers have a few drinks could cause undue problems for all of us. As neighbors who has lived here for over 28 years and have seen many changes to the surrounding area, this request to be able to exit onto 31<sup>st</sup> Street is not necessary. All the other offices that have taken over the out lying properties along Camelback and 32<sup>nd</sup> Street, not one has ever proposed to have their employees/customers exit into our neighborhood. They have always respected our area and only exit onto Camelback Road or 32<sup>nd</sup> Street and not into our neighborhood. Hillstone people could also negotiate with the property at 3131 E Camelback to use their driveway as a secondary exit. The Hillstone restaurant on 26<sup>th</sup> and Camelback uses the driveway of Chase bank on the west and the driveway of the commercial offices on the east to enter or exit their restaurant from Camelback Road. Hillstone does not have a designated driveway just for their restaurant at this location. Why is it necessary for them now to have this secondary exit into our neighborhood on 31<sup>st</sup> street? Please consider the recommendation from the Planning and Development department and approve the “**B**” option as stated above. Please help our neighborhood from being over run by developers.

Thank you for your time and consideration.

Don Borck  
 Robert Ashton  
 4823 No 30<sup>th</sup> Place  
 Phoenix, AZ 85016

**Danielle M Jordan**

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**From:** Robby Ashton <tobey-jack@hotmail.com>  
**Sent:** Tuesday, March 24, 2020 11:08 AM  
**To:** Danielle M Jordan  
**Cc:** Julianna Pierre  
**Subject:** PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

Hello Danielle,

I am a neighbor in the Brentwood estates and I am sending you this e-mail to let you know that I and my husband say [No to Modify Z-41-94-6, Stipulation 6 | 3101 E. Camelback Road](#), We feel that the rewording will allow Hillside customers access to our neighborhood no matter how many signs they post to not turn into our area. When Donavans was operational they only had the one entrance to their restaurant on Camelback Road and the back driveway was only used for service deliveries and not customer traffic. They were twice the size and held 60% more people than the proposed restaurant that Hillside wants to build and yet they were able to operate for years with only one entrance and exit into their establishment. Please consider to **not** have the modified wording to stipulation 6, but to keep it only as a service drive and closed when not used. This will ensure that no traffic will be turning into our neighborhood that we all love so much. Especially now with the Corona virus our neighborhood is even more vibrant with everyone walking and playing in their front yards and street than it has in the past. And I am sure once this pandemic is over our neighbors will be more closely knit and more active then ever before. More traffic will only cause more accidents, trash and noise than we want to see in our quiet and friendly neighborhood.

Thank for your time and consideration. Please vote against the change to stipulation 6.

.  
Don Borck  
Robert Ashton  
4823 No 30<sup>th</sup> Pl  
Phoenix, AZ 85016

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows 10

**Danielle M Jordan**

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**From:** Asja D <asjadimuria@gmail.com>  
**Sent:** Tuesday, March 24, 2020 7:27 PM  
**To:** Danielle M Jordan  
**Cc:** Julianna Pierre; Colleen Geretti; Johnny Fagnani; Jason D'Ambrosio  
**Subject:** Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

Good Evening Danielle,

As Brentwood Estate homeowners, we are excited to have Hillstone as our neighborhood partner developing a concept restaurant which we expect will be extremely successful. We are also grateful for their thoughtful planning to scale back the footprint, improve on various esthetic elements (i.e. burying electrical lines) and careful considerations to provide design consistency with our neighborhood.

We have only one objection, we are against expanding access to 31st St. to restaurant patrons, staff or general traffic (**we oppose option A below**). Our home is directly across from the driveway being discussed in the zoning details. At present, without the additional traffic that will accompany a successful restaurant, there is a frequent bottleneck that occurs as neighbors attempt to exit from 31st St. onto an extremely busy Camelback Rd. This bottleneck will be exacerbated if restaurant patrons and employees are given access to 31st St. Without a physical barrier, signage will not deter the flow of traffic into our neighborhood; drivers will turn left out of the restaurant driveway into our neighborhood when they are faced with this backup onto Camelback. Approval of option A will increase traffic in our neighborhood and have a negative impact on the safety of our community members, children and pets who enjoy walking and playing together.

**We do support Option B, 31st St. access restricted to emergency access only.** We understand the importance of ease of emergency access as it relates to the safety of the restaurant staff, patrons and our neighborhood.

Thank you for your thoughtful consideration of this matter and we look forward to a decision that supports the continued safety of our neighborhood.

Respectfully,

Jason D'Ambrosio  
Asja DiMuria  
3024 E Mariposa St.  
Phoenix, AZ 85016

3. 6.	<p>That only right turn delivery/service egress be allowed from the site to 31<sup>st</sup> Street, as approved by the Development Services Department, and that the rear one-way service driveway shall be appropriately signed with directional arrows and closed off at 5:00p.m. (or whatever other measures are necessary shall be taken) to preclude any use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property.</p> <p>IF A DRIVEWAY IS PROPOSED ALONG 31ST STREET, THE DRIVEWAY SHALL BE RESTRICTED IN ONE OF THE FOLLOWING WAYS, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS:</p>
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**From:** Colleen Geretti <printink@msn.com>  
**Sent:** Tuesday, March 24, 2020 10:21 PM  
**To:** Danielle M Jordan  
**Cc:** Julianna Pierre  
**Subject:** Planning Commission | PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6 | No to Modify Z-41-94-6, Stipulation 6 | 3101 E. Camelback Road  
**Attachments:** PC\_PHO-1-19-Z-4-10\_PHO-2-19-Z-41-94-6\_3101E Camelback Rd\_3-24-20.pdf; Z-41-94-6\_Stipulation 6.pdf

Attention: Planning Commission members,

As a resident of Brentwood Estates neighborhood for 20-years, and the President of the Homeowners Association for 17-years, I am writing on behalf of our neighborhood regarding the above case and am requesting the attachments and information below be included in the above case file. Please do not modify Z-41-94-6, Stipulation 6.

For the record, the neighbors of Brentwood Estates are excited at the prospect of having the caliber of restaurant such as Hillstone as a neighbor, and it appears there are a lot of positive aspects regarding their plans to re-develop the site.

**However, there is one major concern with the proposed development - access to N. 31st Street via a "secondary access" or "General Driveway" must be prohibited. The zoning modification is inappropriate.**

\*\* Please read the attached PDF as it outlines in significant detail items 1 through 4 and provides supporting facts as to why stipulation 6 should not be modified:

**Table of Contents - Case to not modify Z-41-94-6, stipulation 6:**

1. Rebuttal to PHO Narrative request to modify Z-41-94-6, stipulation 6
2. Additional supporting facts why not to modify Z-41-94-6, stipulation 6 (modifying is inappropriate)
3. Alternate "secondary access point" recommendations thereby, not modifying Z-41-94-6, stipulation 6 (modifying is inappropriate)
4. Involvement regarding the proposed development beginning in May 2019

**In addition to the attached PDF, please consider the following to not modify stipulation 6:**

On 2/19/2020, many neighbors of Brentwood Estates appeared before the PHO to plead our case as to why the City must deny the request to modify Stipulation 6. Signatures from more than 80% of our neighbors in opposition of this modification were provided to the PHO and the PC as well. At the PHO Hearing, numerous examples of historic data were cited outlining the negative impacts adjacent commercial traffic has had upon Brentwood Estates by the prior establishments. This data provides strong supporting facts to not modify stipulation 6. To date, the applicant has not given one reason why a secondary access point is needed, nor is there any historic data to prove there is a valid need. Note, Harris' Steakhouse and later Donovan's restaurant (for 15-years), successfully functioned with only one access point, E. Camelback Road only. Modifying this stipulation would only further put the neighborhood at risk for adjacent commercial encroachment based on the historic data. We are also confident the applicant will build a restaurant regardless if they are granted a secondary access point.

As neighbors living in Brentwood Estates, we have witnessed first-hand the negative impact resulting from even the existing Service Driveway over many years. The problems would only be exasperated if a General Driveway is allowed. Therefore, an even more intense use must be prohibited.

We fully support Hillstone and wish them much success. Unfortunately, as history has proven, businesses will come and go, but our neighborhood has been here for 50+ years and will be for many more to come. We are confident this restaurant will be built whether this stipulation is modified or not.

At the PHO hearing, a supporter of the applicant made it clear they embrace this project for economic development (as this provides tax revenue). It was said, the applicant is proposing a restaurant that is "conscious of the surrounding community".

- The applicant has not presented a plan as to how they will mitigate, monitor, or enforce traffic from accessing the neighborhood.
- A change in restaurant patron traffic flow onto N. 31st Street, regardless of posted signs, directional arrows painted on the drive, providing brochures to guests, (etc.); attempting to limit flow to a right hand turn only, will be ineffective. History proves, people will do as they choose to do, regardless of posted signs.
- There is no way to enforce, prevent, or discourage guests from turning south into the neighborhood for an alternate route to avoid E. Camelback Road. Thus, increasing traffic throughout our neighborhood.
- Unfortunately, too often decisions are made due to economic profit. As a result, we are hoping that the higher hearing bodies of this committee, consider the residents of Brentwood Estates who will be directly impacted by the pending decision and that our voices be favored over a decision based on tax revenue.

- Why should the neighborhood be forced to live with a decision and consequences thrust upon us due to economic gains?
- As for "protecting neighborhoods and being conscious of the surrounding community", Brentwood Estates has repeatedly asked the applicant to not proceed with modifying Stipulation 6. Knowing the past history, honoring our request would be protecting our neighborhood and conscious of the surrounding community.
- Allowing a change in use, continues to erode the preservation of our residential neighborhood and other vulnerable neighborhoods abutting commercial properties. This statement of concern has been repeated by other hearing committees over the years when Donovan's occupied this site. Those committees understood the "slippery slope" and threat our neighborhood faced if boundaries were not established. The requested access adds to the perpetual threat of commercial encroachment continuing to blur the boundaries of separation between residential and commercial properties. At what point does the City say no, and not allow this continued encroachment?

So often I am asked, why does it feel like the public process does not work fairly for the citizens, but instead for commercial interests? We hope this time that will not be the case. Our collective voices are no less important than a commercial developer or an economic gain for the City. We live in the adjacent neighborhood and we deserve to be heard, our request to not modify stipulation 6 should prevail.

As residents of Brentwood Estates and as City of Phoenix taxpayers, we are asking you to make a decision based on the long term best interests of our neighborhood. Prove the public process does work for the citizens and that people can make a difference.

We are making only one request regarding this development, please do not approve the request to modify stipulation 6. Please seriously consider your decision as it will forever impact our neighborhood.

Thank you for your time and consideration,

**Colleen Geretti**

President, Brentwood Estates Homeowners Association  
4822 N. 31st Place  
T. 602.505.9777  
E. [Printlnk@msn.com](mailto:Printlnk@msn.com)

Attention: Planning Commission:

As a resident of Brentwood Estates neighborhood for 20-years, and the President of the Homeowners Association for 17-years, I am writing regarding the above case and am requesting this letter be included in the above case file.

For the record, the neighbors of Brentwood Estates are excited at the prospect of having the caliber of restaurant such as Hillstone as a neighbor, and it appears there are a lot of positive aspects regarding their plans to re-develop the site.

**However, there is one major concern with the proposed development - restaurant guests should not be allowed access to 31st Street via a "secondary access" or "General Driveway". The zoning modification is inappropriate.**

- **Z-41-94-6, stipulation 6, should NOT be modified! The historic use of the existing one-way Service Driveway has posed ongoing issues to the adjacent neighborhood for many years and should not be modified to allow an even more intense use such as a General Driveway, it is inappropriate. The stipulation must remain as written per Zoning Case No. Z-41-94-6.**
- As residents of the neighborhood, we are very concerned the City is considering modifying stipulation item 6 as it would continue to erode the preservation of our residential neighborhood, Brentwood Estates. If allowed, it adds to the perpetual threat of commercial encroachment continuing to blur the boundaries of separation between residential and commercial properties. At what point does the City say no, and not allow this continued encroachment?

#### **Table of Contents - Case to not modify Z-41-94-6, stipulation 6:**

1. Rebuttal to PHO Narrative request to modify Z-41-94-6, stipulation 6
2. Additional reasons supporting why not to modify Z-41-94-6, stipulation 6 (modifying is inappropriate)
3. Alternate "secondary access point" recommendations thereby, not modifying Z-41-94-6, stipulation 6 (modifying is inappropriate)
4. Involvement regarding the proposed development beginning in May 2019

#### **1. Rebuttal to PHO Narrative request to modify Z-41-94-6, stipulation 6:**

- Regarding the stated "rationale" and "historic data" to modify this stipulation:
  - The "stipulation was previously used to ensure patrons did not park in the residential neighborhood." History has shown the stipulation was ineffective, and would be even more inappropriate if modified to allow egress onto N. 31st Street via a General Driveway.
  - "Having significantly better parking ratios on the Parcels" as stated in the Rationale by the applicant, does not guarantee it will be sufficient as history has shown.
  - There IS historic data that parking ratios were met for prior establishments at this site, but were insufficient. Donovan's leased spaces from 3131 E. Camelback Road for overflow guest parking. Donovan's sought to acquire four homes in Brentwood for P-1 parking. They acquired one home, demolished it, and is now zoned P-1 parking. As a result, the remaining three homes have Deed Restrictions for R1-6 zoning only.
  - We have experienced inappropriate commercial encroachment for years just as the neighbors near La Grande Orange at 4410 N 40th St, Phoenix, AZ 85018 and Original ChopShop at 4503 N 32nd St, Phoenix, AZ 85016.
  - There IS historic data that has proven an issue exists with adjacent commercial traffic upon Brentwood Estates. Employees, customers, vendors, and even buses transporting guests from local resorts accessed the site via Brentwood Estates. In addition, the neighborhood has been was burdened with these same entities parking throughout the neighborhood.
  - Therefore, access to N. 31st Street via a General Driveway, is not appropriate and should be denied as it is an invitation to park in the neighborhood should the Hillstone parking lot be full. We expect and are encouraged that Hillstone has developed a very successful concept and will have a significant increase in guest activity.
  - By allowing a change in restaurant patron traffic flow onto N. 31st Street, regardless of posted signs, directional arrows painted on the drive, (etc.) attempting to limit flow to a right hand turn only, will be ineffective. History proves, people will do as they choose to do, regardless of posted signs.
  - The existing one-way Service Driveway has long been an issue for the neighborhood and should not be modified to allow an even more intense use such as a General Driveway.
  - The drive needs to remain as a one-way Service Driveway for deliveries and as an emergency/fire exit/fire "loop" (gated with key in Knox box) only.
  - The one-way Service Driveway was intended to preclude any use by restaurant guests, employees, etc. from the site to N. 31st Street. A modification is inappropriate.
  - Because guests will self-park (valet will not be available), there is no way to manage, direct traffic, or enforce how guests, employees, etc., will utilize N. 31st Street.
  - If the stipulation were modified, guests, employees, etc., will turn south from the General Driveway onto N. 31st Street into the neighborhood to avoid E. Camelback Road.
  - Once familiar with the restaurant, guests, employees, etc., will utilize the neighborhood to access the site from N. 31st Street using the General Driveway, thus avoiding E. Camelback Road entirely.
  - In time, guests, employees, etc., will travel south from E. Camelback Road onto N. 31st Street to access the site from the General Driveway.

- Harris' Steakhouse and later Donovan's restaurant (for 15-years), successfully functioned with only one access point, E. Camelback Road only. Modifying this stipulation would only further put the neighborhood at risk for adjacent commercial encroachment based on the historic data cited.
- If a "secondary access" point is truly needed, that access should be directed away from the neighborhood, not directly abutting the property lines of those living in Brentwood Estates and allowing access onto N. 31st Street. This is a local street purely intended to serve the residents of Brentwood Estates and provide access to their homes. It was never intended to be used or shared with commercial traffic. The modification is inappropriate.

**2. Additional reasons supporting why not to modify Z-41-94-6, stipulation 6:**

Mr. Johnson with the Hillstone Restaurant Group, suggested working with the proposed access and then reviewing and modifying to address the conditions from actual operations. A "wait and see" strategy is not agreeable to the residents of Brentwood Estates and does not make sense as we do not want to wait to address problems as they arise after Hillstone is operational. Again, resolution now and a proactive approach from the start is much more favorable for both sides and for long-term success. History proves the existing one-way Service Driveway has been an issue for the neighborhood. In addition to the driveway, we have dealt with numerous issues over the years as commercial and residential try to coexist.

Please consider the comparison of N. 29th Street, two blocks West of N. 31st Street to support not modifying this stipulation. It is a mirror example of N. 31st Street and further supports the reason stipulation 6 should not be modified to a General Driveway. The (2) commercial properties fronting E. Camelback Road and on each side of N. 29th Street, have NO access (Service or General Driveways), to N. 29th Street, a local street which serves the residential neighborhood only. All traffic from the commercial properties is directed to and from E. Camelback Road only.

- N. 29th Street like N. 31st Street, is specifically intended to support the ingress / egress of homeowners only to access E. Camelback Road. There is no other purpose or intended use for that local street.
- Its utility was never meant to support commercial use. It is for the exclusive benefit of the homeowners to access their neighborhood south of E. Camelback Road.



**South of E. Camelback Road | N. 29th Street (SE) View - Residential | Commercial (No Commercial Access)**



**South of E. Camelback Road | N. 29th Street (SW) View - Residential | Commercial (No Commercial Access)**



**South of E. Camelback Road | N. 31st Street (SE) View - Residential | Commercial (Existing Service Driveway Access Only)**



**South of E. Camelback Road | N. 31st Street (West) View - No commercial thru-put access**

**3. Alternate "secondary access point" recommendations thereby, not modifying Z-41-94-6, stipulation 6:**

- Mr. Johnson sent a FedEx letter dated 2/10/20 to the residents of Brentwood Estates, it did not include a site plan illustrating the desire to change the use of the existing one-way Service Driveway to a General Driveway.
- In the letter regarding access to N. 31st Street, Mr. Johnson stated in part, " The design and location of this access drive makes it a secondary access point." Unfortunately, when addressing this change in use with neighbors, the verbiage did not resonate for "lay" people to understand this change meant a more intense use.
  - The current "design and its location" should remain as a one-way Service Driveway only and its intended use should remain as is, it should not be changed to a more intense use as a General Driveway.
  - The existing Service Driveway has long been an issue for the neighborhood and should not be modified. To modify is inappropriate.
- If a secondary access point is truly needed for proper site flow, the (2) existing large monument signs located on E. Camelback Road clearly draw traffic to and from the site while providing a defined egress / ingress. Therefore, it makes perfect sense to continue to direct guests to and from the site using E. Camelback Road only, not N. 31st Street.
- Again, secondary access should be directed away from the neighborhood. 31st Street is local street purely serving to support Brentwood Estates residents only.
- Two secondary access options are illustrated on the following site plan indicated as A and B.
  - Option A: Utilize the existing drive on the East side of the property. Widen the shared entry and landscaping around the driveway to the parking lot. This drive was utilized by Donovan's and allows access to E. Camelback Road. The median on E. Camelback Road is open for cross traffic. Option A does not impact Brentwood Estates neighborhood.
  - Option B: Create a secondary access point from the site onto E. Camelback Road, also not impacting Brentwood Estates neighborhood..



**Recommended Secondary Access Point using Exiting Drive on East side of property including (1) of (2) existing large monument signs located on E. Camelback Road:**



**Option A:  
Supporting images:**





**(SE) View of property site from E. Camelback Road and Existing Driveway.**  
**Note - Median on E. Camelback Road is Open to Allow Cross Traffic**

#### **4. Involvement regarding the proposed restaurant:**

My involvement with this case began in May of 2019 with an initial outreach from Heidi Short with Lewis Roca. After the first meeting with Ms. Short and Mr. Bryce Johnson, my communication was then solely with Mr. Johnson, a member of the Hillstone Restaurant Group.

Since May, I have continued to devote significant amounts of my personal time to meetings, reviewing drawings, providing thoughtful comment and discussing the project with Mr. Johnson. As the President of Brentwood Estates Homeowners Association, I have also been communicating with the neighborhood as the project has unfolded.

It was not until January 2, 2020, when I received an email from Mr. Johnson containing the PHO submission documents which included a site plan. I then became aware that the Service Driveway located at the south west side of this site had been modified to a General Driveway. I expressed my concerns to Mr. Johnson and those of the neighborhood regarding this change in use. It was recommended to Mr. Johnson, that Ms. Short, organize a Neighborhood Outreach to meet with the neighborhood regarding this issue. My experience is that most people by no fault of their own, do not fully understand what is being proposed and any negative impacts a development might pose. On 2/11/20, I learned from neighbors, Mr. Johnson opted to send FedEx letters to each home (excluding my residence), to pursue individual conversations only, rather than an inclusive neighborhood meeting.

To support the request for prohibiting customer access to 31st Street (as it is inappropriate), the following was provided via email to Mr. Johnson:

- 31st Street is specifically intended to support the ingress / egress of homeowners only into our residential neighborhood, it is not intended to support the use of commercial businesses.
- Donovan's had valet parking only which helped to direct guests back onto Camelback Road. Because Hillstone's guests will self-park, there is no way to manage or enforce how guests will utilize 31st Street.
- Access to Harris' and Donovan's was only to and from Camelback Road and it worked, we feel confident Hillstone can make this work as well.
- Our neighborhood consists of families, young children and pets that walk, play, and visit with one another seven days a week, day and night. It is a relatively small development and has very little traffic which helps to keep it safe for numerous reasons.
- We are surrounded by commercial development, therefore we must take whatever steps necessary to ensure our neighborhood remains private for those who reside here.
- It is our collective sense that any homeowner, in any residential neighborhood, facing the threat of commercial traffic, would strongly oppose this stipulation modification.

Living near a commercial area and as a past member that served on the CEVPC, I am not aware of a commercial business operating (7) days per week, generating numerous traffic trips day and night, having been allowed direct access to a local street intended to support the exclusive use of homeowners that reside in the neighborhood.

Please do not modify Z-41-94-6, stipulation 6, as it is not appropriate. We appreciate your time and consideration regarding this request.

Thank you,

**Colleen Geretti**

President, Brentwood Estates Homeowners Association

4822 N. 31st Place

T. 602.505.9777

E. [PrintInk@msn.com](mailto:PrintInk@msn.com)

Current Wording:

6. That only right turn delivery/service egress be allowed from the site to 31<sup>st</sup> Street, as approved by the Development Services Department, and that the rear one-way services driveway shall be appropriately signed with directional arrows and closed off at 5:00 pm. (or whatever other measures are necessary shall be taken to preclude any use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property.

Proposed Wording:

6. That only right turn ~~delivery/service~~ egress be allowed from the site to 31<sup>st</sup> Street, as approved by the Planning and Development Services Department, and that the ~~rear one-way services~~ driveway shall be appropriately signed with directional arrows and closed off at 5:00 pm. ~~(or whatever other measures are necessary shall be taken to preclude any left turns or use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property.~~

Rationale:

Proper site flow requires that the drive on 31<sup>st</sup> Street be used for right turns only. This stipulation was previously used to ensure patrons did not park in the residential neighborhood. This issue should be addressed by having significantly better parking ratios on the Parcels. There should be no benefit to making a left turn onto 31<sup>st</sup> street from the Parcels. Additionally, historic data has shown there has not been an issue with adjacent commercial traffic and no issues are anticipated.

**Z-4-10-6**

Current Wording:

1. That the development shall be in general conformance with the site plan date stamped March 11, 2010, and the landscape plan date stamped April 6, 2010, with specific regard to the south and west.

Proposed Wording:

1. That the development shall be in general conformance with the site plan date stamped ~~March 11, 2010~~[\_\_\_\_\_, 2019,] and the landscape plan date stamped ~~April 6, 2010~~[\_\_\_\_\_, 2019,] with specific regard to the south and west.

Rationale:

The site plans have been updated to reflect the new restaurant design and new landscape design pursuant to extensive meetings and input from the adjacent neighbors.

**Danielle M Jordan**

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**From:** Colleen Geretti <printink@msn.com>  
**Sent:** Tuesday, March 24, 2020 10:21 PM  
**To:** Danielle M Jordan  
**Cc:** Julianna Pierre  
**Subject:** Planning Commission | PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6 | No to Modify Z-41-94-6, Stipulation 6 | 3101 E. Camelback Road  
**Attachments:** Z-41-94-6\_Stipulation 6.pdf

Attention: Planning Commission members,

As a resident of Brentwood Estates neighborhood for 20-years, and the President of the Homeowners Association for 17-years, I am writing on behalf of our neighborhood regarding the above case and am requesting this information be included in the above case file. Please do not modify Z-41-94-6, Stipulation 6.

The existing one-way Service Driveway stipulation was previously written to ensure whatever necessary measures be taken to preclude any use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property. History HAS shown the intention of this stipulation was ineffective, and would have an even greater negative impact if modified to allow an even more intense as a General Driveway.

According to street "designations or hierarchy", N. 31st Street is defined as a "local street". Therefore, it makes no sense to allow commercial through traffic access to this local street. N. 31st Street exclusively serves the residents of Brentwood Estates, a single-family residential neighborhood and for no other purpose. It does not lead to any other location or points of destination as a "collector street" would. N. 31st Street is used to access residential homes only, it is NOT a direct through street. Local streets are to provide access to and from RESIDENCES, not for commercial patrons to travel through a residential neighborhood.

The applicant's zoning attorney refers to N. 31st Street as a Collector Street, it is not. It is a Local Street as defined and confirmed by the City of Phoenix.

- Local Streets: The primary function of local streets is to provide direct access to property with very limited traffic service and should be designed to discourage through trips. These roads have the lowest speed limit, and carry low volumes of traffic.
- Collector Streets: Provide an equal balance of both access and traffic movement. Direct access to nonresidential facilities frequently occurs, but direct access to single-family residential properties should be avoided.
  - Examples of Collector Streets as defined and confirmed by the City of Phoenix are, E. Campbell Rd, E. Osborn Rd, E. Highland, E. Missouri.
  - Again, N. 31st Street is not a collector street, it is a local street intended to access residential neighborhood(s) only.

To further emphasize these points, please see the satellite map below illustrating the local streets throughout Brentwood Estates neighborhood, surrounding residential neighborhoods, and surrounding commercial properties. Again, the neighborhood streets shown below are for the sole purpose to access residential homes only. There are NO direct through streets for commercial patrons to access and travel through the residential neighborhoods.



Note, Harris' Steakhouse and later Donovan's restaurant (for 15-years), successfully functioned with only one access point, E. Camelback Road only. N. 31st Street was never used as an access point. As stated above, N. 31st Street serves to support the homeowners that reside in Brentwood Estates and surrounding neighborhoods only, not for commercial through traffic.

**Brentwood Estates residents have expressed numerous reasons, serious concerns, and facts for prohibiting access to N. 31st Street. Some are as follows:**

- Our neighborhood consists of numerous families, young children and pets that walk, play, and visit with one another seven days a week, day and night. It is a relatively small development and has very little traffic which helps to keep it safe for numerous reasons.
- We are surrounded by commercial development; therefore, we must take whatever steps necessary to ensure our neighborhood remains private and safe for those who reside here.
- For years, we have experienced inappropriate commercial encroachment just as the neighbors near La Grande Orange at 4410 N 40th St, Phoenix, AZ 85018 and Original ChopShop at 4503 N 32nd St, Phoenix, AZ 85016.
- Because Hillstone's guests will self-park (there will be no valet), there is no way to manage or enforce how access to N. 31st Street will be utilized.
- A change in restaurant patron traffic flow onto N. 31st Street, regardless of posted signs, directional arrows painted on the drive, brochures given to guests, (etc.); attempting to limit flow to a right hand turn only, will be ineffective. History proves, people will do as they choose to do, regardless of posted signs.
- There is no way to enforce, prevent, or discourage guests from turning south into the neighborhood for an alternate route to avoid E. Camelback Road. Thus, increasing traffic throughout our neighborhood.
- Having access to N. 31st Street, is an invitation to park in the neighborhood should the Hillstone parking lot be full. We expect and are encouraged that Hillstone has developed a very successful concept and will have a significant increase in guest activity.

- To date, there has not been one reason given by the applicant as to why a secondary access point is needed for a successful operation. Nor has there been an action plan provided by the applicant as to how they intend to handle all of the concerns cited by the neighborhood based on years of historic data should this stipulation be modified.
- If access to N. 31st Street is given, it is only a matter of time before the neighborhood is left to single handedly address the negative impacts once again.
- The drive needs to remain as a one-way Service Driveway for deliveries and as an emergency/fire exit/fire "loop" (gated with key in Knox box) only.

As residents of the neighborhood, we are very concerned the City would consider modifying stipulation item 6 as it goes against the very definition of a local street and its intended use. Allowing a change in use, continues to erode the preservation of our residential neighborhood and other vulnerable neighborhoods abutting commercial properties. This statement of concern has been repeated by other hearing committees over the years when Donovan's occupied this site. Those committees understood the "slippery slope" and threat our neighborhood faced if boundaries were not established. The requested access adds to the perpetual threat of commercial encroachment continuing to blur the boundaries of separation between residential and commercial properties. At what point does the City say no, and not allow this continued encroachment?

We are making only one request regarding this development, please do not approve the request to modify stipulation 6. Your decision will forever impact our neighborhood.

Thank you for your time and consideration,

**Colleen Geretti**

President, Brentwood Estates Homeowners Association

4822 N. 31st Place

T. 602.505.9777

E. [Printlnk@msn.com](mailto:Printlnk@msn.com)

Current Wording:

6. That only right turn delivery/service egress be allowed from the site to 31<sup>st</sup> Street, as approved by the Development Services Department, and that the rear one-way services driveway shall be appropriately signed with directional arrows and closed off at 5:00 pm. (or whatever other measures are necessary shall be taken to preclude any use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property.

Proposed Wording:

6. That only right turn ~~delivery/service~~ egress be allowed from the site to 31<sup>st</sup> Street, as approved by the Planning and Development Services Department, and that the ~~rear one-way services~~ driveway shall be appropriately signed with directional arrows and closed off at 5:00 pm. ~~(or whatever other measures are necessary shall be taken to preclude any left turns or use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property.~~

Rationale:

Proper site flow requires that the drive on 31<sup>st</sup> Street be used for right turns only. This stipulation was previously used to ensure patrons did not park in the residential neighborhood. This issue should be addressed by having significantly better parking ratios on the Parcels. There should be no benefit to making a left turn onto 31<sup>st</sup> street from the Parcels. Additionally, historic data has shown there has not been an issue with adjacent commercial traffic and no issues are anticipated.

**Z-4-10-6**

Current Wording:

1. That the development shall be in general conformance with the site plan date stamped March 11, 2010, and the landscape plan date stamped April 6, 2010, with specific regard to the south and west.

Proposed Wording:

1. That the development shall be in general conformance with the site plan date stamped ~~March 11, 2010~~[\_\_\_\_\_, 2019,] and the landscape plan date stamped ~~April 6, 2010~~[\_\_\_\_\_, 2019,] with specific regard to the south and west.

Rationale:

The site plans have been updated to reflect the new restaurant design and new landscape design pursuant to extensive meetings and input from the adjacent neighbors.

**Danielle M Jordan**

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**From:** Colleen Geretti <printink@msn.com>  
**Sent:** Tuesday, March 24, 2020 10:24 PM  
**To:** Danielle M Jordan  
**Cc:** Julianna Pierre  
**Subject:** Planning Commission | PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6 | No to Modify Z-41-94-6, Stipulation 6 | 3101 E. Camelback Road  
**Attachments:** Neighborhood Signatures in Opposition\_Z-41-94-6\_Stip 6\_2-25-20.pdf; Z-41-94-6\_Stipulation 6.pdf

Attention: Planning Commission members,

Please include the attached PDF which represents more than 80% of Brentwood Estates homeowners signatures **in opposition to modify Z-41-94-6, Stipulation 6** in the above case file.

For the record:

- Allowing an even more intense use (other than the existing service driveway), continues to erode the preservation of our residential neighborhood and other vulnerable neighborhoods abutting commercial properties. This statement of concern has been repeated by other hearing committees over the years when Donovan's occupied this site. Those committees understood the "slippery slope" and threat our neighborhood faced if boundaries were not established.
- The applicant has not presented a plan as to how they will mitigate, monitor, or enforce traffic from accessing the neighborhood.
- A change in restaurant patron traffic flow onto N. 31st Street, regardless of posted signs, directional arrows painted on the drive, providing brochures to guests, (etc.); attempting to limit flow to a right hand turn only, will be ineffective. History proves, people will do as they choose to do, regardless of posted signs.
- The requested change in access adds to the perpetual threat of commercial encroachment continuing to blur the boundaries of separation between residential and commercial properties. At what point does the City say no, and not allow this continued encroachment? Boundaries must be set.

Thank you for your time and consideration,

**Colleen Geretti**  
President, Brentwood Estates Homeowners Association  
4822 N. 31st Place  
T. 602.505.9777  
E. [PrintInk@msn.com](mailto:PrintInk@msn.com)

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Proper site flow requires that the drive on 31<sup>st</sup> Street be used for right turns only. This stipulation was previously used to ensure patrons did not park in the residential neighborhood. This issue should be addressed by having significantly better parking ratios on the Parcels. There should be no benefit to making a left turn onto 31<sup>st</sup> street from the Parcels. Additionally, historic data has shown there has not been an issue with adjacent commercial traffic and no issues are anticipated.

**Z-4-10-6**

Current Wording:

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Rationale:

The site plans have been updated to reflect the new restaurant design and new landscape design pursuant to extensive meetings and input from the adjacent neighbors.

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
Planning Hearing Officer  
251 West Washington Street  
Phoenix, AZ 85003  
10th Floor, East Conference Room  
February 19, 2020 at 10:00 a.m.
  
- ❖ Express your opinions by sending an email **prior to 2/19/20** to the following address:  
[zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov)  
NOTE: Please reference the following case information in your subject line:  
RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6
  
- ❖ If you share our concerns and do not want to allow access to 31st Street, your position and support are VERY important and very much needed.  
 Please complete the information below PRIOR to Wednesday, 2/19/20 and drop off your completed form to 4822 N. 31st Place (see attached neighborhood map for address location).

RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Thia and JC Lutich

Brentwood Estates Address: 4802 N. 31st Place Phx, AZ 85014

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

100% opposed!

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
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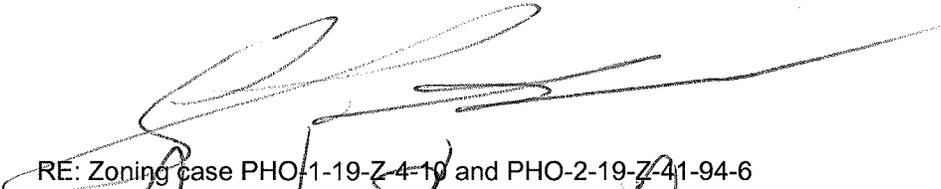
First and Last Name: Tara + Todd Bookspan  
Brentwood Estates Address: 3113 E. Mariposa St.

\* For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only. |



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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Angel Stacion

Brentwood Estates Address: 3118 E. Mariposa St.

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: \_\_\_\_\_

*Kevin Rosinski / LESA Rosinski*

Brentwood Estates Address: \_\_\_\_\_

*4828 N. 31st Place*

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Robert Lanford

Brentwood Estates Address: 4802 N. 31st Street

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: \_\_\_\_\_

*Beverly and Ed Dolf*

Brentwood Estates Address: \_\_\_\_\_

*4822 N 31<sup>st</sup> St.*

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: JASON WHITELEY

Brentwood Estates Address: 4834 N<sup>th</sup> 31<sup>st</sup> STREET

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Branden Wheeler

Brentwood Estates Address: 4536 N 30th Pl Phoenix, AZ 85016

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Boris and Maya Goltsman

Brentwood Estates Address: 4810 n 30 place

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: John + Cara Gisell

Brentwood Estates Address: 4835 N. 30th Pl.

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
Planning Hearing Officer  
251 West Washington Street  
Phoenix, AZ 85003  
10th Floor, East Conference Room  
February 19, 2020 at 10:00 a.m.
- ❖ Express your opinions by sending an email **prior to 2/19/20** to the following address:  
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Sharon Bitsoi

Brentwood Estates Address: 4827 N. 31st St.

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: \_\_\_\_\_

*John Kalli Gorkal*

Brentwood Estates Address: \_\_\_\_\_

*3101 E Mariposa Street*

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name:

Mark Williams

Brentwood Estates Address:

4822 N. 31ST STREET

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: SAMUEL PEDES + MARSELLA

Brentwood Estates Address: 4810 N. 31<sup>st</sup> St., PHOENIX AZ 85016

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: JAMES & LISA RAMIREZ

Brentwood Estates Address: 3016 E. MANIPOSA ST. PHX 85016

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Asja DiMuria and Jason D'Ambrosio

Brentwood Estates Address: 3024 E. Mariposa St.

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Josh Richer

Brentwood Estates Address: 4846 N 31st Pl

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Josh Wagner / Meghan Wagner

Brentwood Estates Address: 4834 N. 31st Pl

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Nicole Nordin + Dane Nordin

Brentwood Estates Address: 4816 N. 31<sup>ST</sup> St.

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: CHAD & GINNA RONIS

Brentwood Estates Address: 4842 N. 30th PL. Phoenix 85016

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
Planning Hearing Officer  
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Chris Stevens  
Brentwood Estates Address: 4833 N. 31st Street

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: MARIUS LUPASCU

Brentwood Estates Address: 4830 N. 30<sup>TH</sup> PLACE

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: DON BIRCK & ROBBY ASHTON

Brentwood Estates Address: 4823 N. 30TH PL PHX, AZ 85016

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

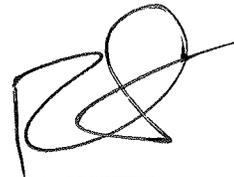
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name:

RENEE & BRY SMITH



Brentwood Estates Address:

4822 N. 30TH PLACE 85016

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Margie + John Fagnan

Brentwood Estates Address: 4815 N. 30th Place Phoenix AZ 85016

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Mario Fontana

Brentwood Estates Address: 4809 N. 30th Pl, Phoenix, AZ 85016

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: JOY CERICOLA + CHERYL CERICOLA

Brentwood Estates Address: 4802 N 30th PL

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Kyle + Stesha Ross

Brentwood Estates Address: 3020 E Elm St

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Action(s) you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Cullen & Mark Gesetti

Brentwood Estates Address: 4822 N. 31<sup>st</sup> Place

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Action(s) you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
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RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Mike Kirkpatrick

Brentwood Estates Address: 4624 N. 30th Place

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
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  - Please complete the information below PRIOR to Wednesday, 2/19/20 and drop off your completed form to 4822 N. 31st Place (see attached neighborhood map for address location).

RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: Jessica Wilson

Brentwood Estates Address: 3015 E. Mariposa St.

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Actions you can take:**

- ❖ Attend the following hearing / meeting at the City of Phoenix regarding this case:  
Planning Hearing Officer  
251 West Washington Street  
Phoenix, AZ 85003  
10th Floor, East Conference Room  
February 19, 2020 at 10:00 a.m.
  
- ❖ Express your opinions by sending an email **prior to 2/19/20** to the following address:  
[zoning.adjustment@phoenix.gov](mailto:zoning.adjustment@phoenix.gov)  
NOTE: Please reference the following case information in your subject line:  
RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6
  
- ❖ If you share our concerns and do not want to allow access to 31st Street, your position and support are VERY important and very much needed.
  - Please complete the information below PRIOR to Wednesday, 2/19/20 and drop off your completed form to 4822 N. 31st Place (see attached neighborhood map for address location).

RE: Zoning case PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6

First and Last Name: CATHERINE PETERSON

Brentwood Estates Address: 4848 N. 30TH PLACE

For the record, I am opposed to allowing Hillstone Restaurant Group located at 3101 East Camelback Road, access to 31st Street. All restaurant traffic must enter and exit the property using East Camelback Road only.

**Danielle M Jordan**

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**From:** Johnny Fagnani <johnfagnani@msn.com>  
**Sent:** Wednesday, March 25, 2020 7:24 AM  
**To:** Danielle M Jordan  
**Cc:** Julianna Pierre  
**Subject:** PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6 | No to Modify Z-41-94-6, Stipulation 6 | 3101 E. Camelback Road

Hello Danielle,

As you have heard from my neighbors, we are extremely supportive of Hillstone, look forward to their success and another great restaurant in our neighborhood.

I am writing in opposition to only one of the elements of their proposal. I do not support expanding access to 31st St to general restaurant patrons and staff- **I oppose Option B below.** I have lived just around the corner from the restaurant site for over 25 years and am very familiar with the traffic patterns. Signage directing traffic to turn right will not adequately restrict drivers from turning left into our neighborhood because of the saturation of traffic on Camelback. This will increase traffic through our neighborhood and take away from the freedom our children have to play in their yards and safe walks many of us frequently enjoy taking our pets on.

**I do support Option B below-** 31st St access restricted to emergency access only. We understand that compromises are often required and I believe this is something that will not be frequently accessed and is necessary for operational safety of the new establishment.

Thank you for your consideration.

John Fagnani  
Margie Fagnani  
4815 N 30th Place  
Phoenix AZ 85016

3. 6.	<p>That only right turn delivery/service egress be allowed from the site to 31<sup>st</sup> Street, as approved by the Development Services Department, and that the rear one-way service driveway shall be appropriately signed with directional arrows and closed off at 5:00p.m. (or whatever other measures are necessary shall be taken) to preclude any use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property.</p> <p>IF A DRIVEWAY IS PROPOSED ALONG 31ST STREET, THE DRIVEWAY SHALL BE RESTRICTED IN ONE OF THE FOLLOWING WAYS, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS:</p>
A.	<p>THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED PER CITY OF PHOENIX STANDARD DETAIL P-1243-1 AS MODIFIED TO RESTRICT LEFT TURN EGRESS AND AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.</p>
B.	<p>THE DRIVEWAY SHALL BE RESTRICTED TO EMERGENCY ACCESS ONLY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>
4.	<p>IF A DRIVEWAY IS APPROVED AND CONSTRUCTED ALONG 31ST STREET, THE DEVELOPER SHALL INSTALL AND MAINTAIN PRIVATE SIGNAGE ON THE PROPERTY INTENDED TO PROHIBIT LEFT-TURN EGRESS AND PROHIBIT USE OF THE DRIVEWAY BY THE ADJACENT COMMERCIAL PROPERTY, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>

**Danielle M Jordan**

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**From:** JASON RICHARDS <jrichards44@msn.com>  
**Sent:** Friday, March 27, 2020 1:18 PM  
**To:** Danielle M Jordan  
**Cc:** Julianna Pierre  
**Subject:** PHO-1-19-Z-4-10 and PHO-2-19-Z-41-94-6 | No to Modify Z-41-94-6, Stipulation 6 | 3101 E. Camelback Road

Dear Danielle and City of Phoenix Planning & Development Department,

As residents of the Subdivision of Sharondale which is within the neighborhood that backs up to the discussed property at 3101 E. Camelback Road (Hillstone formerly Donovan's Steakhouse), we ask that you move to vote "No" to modify Z-41-94-6, Stipulation 6. Our neighborhood has been under attack from all directions over the past 20 years. This move would allow kids and families like ours that reside within this peaceful neighborhood to move freely without the threat of speeding cars and delivery trucks. There is no reason that the occupant needs access to 31st Street. The neighborhood was already encroached upon when Donovan's tore down a neighborhood house. Please act in working to preserve this beautiful neighborhood. We will be proud to frequent the establishment of Hillstone as we did Donovan's but there is no reason they need access to 31st Street. Please once again vote No to modify Z-41-94-6, Stipulation 6.

Thank you for your consideration and time in this matter.

Regards,

Jason and Eve Richards  
3126 E. Highland  
Phoenix, AZ

## Racelle Escolar

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**From:** Colleen Geretti <printink@msn.com>  
**Sent:** Friday, May 1, 2020 12:58 PM  
**To:** PDD Planning Commission  
**Cc:** Racelle Escolar  
**Subject:** 5/7/2020 - Planning Commission Hearing | Re: Application #: PHO-2-19--Z-41-94-6 | Stipulation 6

Dear Planning Commission,

I wish to speak at the virtual PC Hearing scheduled for 5/7/2020 at 6:00 p.m. I understand staff will provide further instructions on the process for public comment during the virtual meeting. I have indicated in red below the specific item number and stipulation I would like to speak about.

8. **Application #: PHO-2-19--Z-41-94-6** (Companion case PHO-1-19--Z-4-10-6) Existing Zoning: C-2 Acreage: 1.92 Location: Southeast corner of 31st Street and Camelback Road Proposal:

- Modification of Stipulation No.1 regarding general conformance to the site plan dated April 12, 1994
- Deletion of Stipulation No.2 regarding conditional approval
- Deletion of Stipulation No. 3 regarding zoning being vested with final site plan approval
- Deletion of Stipulation No. 5 regarding the existing oleander hedge along the south boundary of the site
- **Modification of Stipulation No. 6 regarding egress to 31st Street and signage and hours of access for service driveway**
- Technical corrections to Stipulation Nos. 7 and 9

Applicant: Rakesh Patel, Hillstone Restaurant Group Owner: Hillstone Restaurant Group, Inc. Representative: Heidi Short, Lewis Roca Rothgerber Christie 9.

9. Application #: PHO-1-19--Z-4-10-6 (Companion case PHO-2-19--Z41-94-6) Existing Zoning: P-1 Acreage: 0.36 Location: Approximately 300 feet east and 160 feet south of the southeast corner of 31st Street and Camelback Road Proposal:

- Modification of Stipulation No. 1 regarding general conformance with the site plan date stamped March 11, 2010 and the landscape plan date stamped April 8, 2010
- Deletion of Stipulation No. 2.e regarding landscape palette
- Deletion of Stipulation No. 4 regarding a minimum 10-foot landscape setback along the west property line
- Technical corrections to Stipulation Nos. 2, 3, 5, 6, and 7

Applicant: Rakesh Patel, Hillstone Restaurant Group Owner: Hillstone Restaurant Group, Inc. Representative: Heidi Short, Lewis Roca Rothgerber Christie

Thank you for your assistance regarding this matter.

Sincerely,

**Colleen Geretti**  
President, Brentwood Estates Homeowners Association  
4822 N. 31st Place  
T. 602.505.9777  
E. [PrintInk@msn.com](mailto:PrintInk@msn.com)

May 4, 2020

Planning & Zoning Department  
ATTN: Racelle Escobar  
200 W. Washington St., 6<sup>th</sup> Floor  
Phoenix, AZ 85003

**Re: #PHO-2-19-Z-41-94-6**

Planning & Zoning Department:

We are homeowners in Brentwood Estates, the neighborhood immediately south of the proposed Hillstone restaurant at the southeast corner of 31<sup>st</sup> Street and Camelback Road. We understand the Phoenix Planning Commission will consider the rezoning case #PHO-2-19-Z-41-94-6 on May 7<sup>th</sup>. While the neighbors welcome a successful restaurant at the site, we are writing to express our opposition to the modification of Stipulation 6, which would allow patrons and employees to use a driveway to access 31<sup>st</sup> Street. We believe the proposed signage would not be sufficient to deter drivers from turning south on 31<sup>st</sup> Street and entering our neighborhood. Our neighborhood would be adversely impacted by this modification.

Stipulation 6 currently allows this driveway to be used for service and emergency use only. Any modification to this stipulation is unnecessary. Donovan's Steakhouse, the previous restaurant at this location, successfully operated with this stipulation in effect. It is not plausible that the new Hillstone restaurant would now require patron and employee access to 31<sup>st</sup> Street, especially considering the smaller footprint and seating capacity of the proposed restaurant.

The modification of Stipulation 6 would undoubtedly result in increased traffic. We are concerned that the increase in drivers cutting through our streets will bring noise, nuisance and even potential dangers. It is likely many of the patrons at this restaurant will have been drinking alcohol, which increases a risk to all neighbors and perhaps especially to the children who often play in our front yards.

We are a neighborhood of families. Many of us moved here for the relative quiet of our small neighborhood. We interact with each other frequently in front of our houses and are active walking and biking throughout our streets. We want to protect our neighborhood from the nuisance that will result from this unnecessary modification to Stipulation 6.

Thank you for your careful consideration of this matter. We appreciate your support of our neighborhood to not allow modification of Stipulation 6.

Sincerely,



Michael Dietz  
4822 N. 31st Street  
Phoenix, AZ 85016



Kelly Doll Dietz  
4822 N. 31st Street  
Phoenix, AZ 85016