

# ATTACHMENT D



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**To:** City of Phoenix Planning Commission **Date:** October 7, 2024

**From:** Racelle Escolar, AICP  
Principal Planner

**Subject:** ITEM NO. 6 (Z-58-24-8) - APPROXIMATELY 710 FEET NORTH AND 305 FEET WEST OF THE NORTHWEST CORNER OF 20TH AVENUE AND SOUTH MOUNTAIN AVENUE

The purpose of this memo is to recommend the removal a stipulation in response to the South Mountain Village Planning Committee (VPC) recommendation and to convey additional opposition correspondence that has been received regarding this rezoning request.

Rezoning Case No. Z-58-24-8 is a request to rezone 4.54 acres located approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue from S-1 (Ranch or Farm Residence) to R1-10 (Single-Family Residence District) to allow a single-family residential subdivision.

The South Mountain VPC heard this request on September 10, 2024, and recommended approval, per the staff recommendation, with additional stipulations by a vote of 7-5.

Staff recommends that Stipulation No. 20 be deleted, as it seeks to limit the height of the development to 32 feet. The maximum height permitted with the R1-10 Zoning District is two stories and 30 feet and cannot be exceeded via a rezoning stipulation. Since the maximum height requirement of 30 feet will apply, a stipulation limiting the height to 30 feet is not appropriate.

Staff recommends approval, per the modified stipulations in **bold** font below:

1. The conceptual site plan and landscape plan for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee, for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
2. The conceptual elevations for future development of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee, for stipulation modification prior to final site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and

requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.

3. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.
4. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
5. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized in the common areas and within the front yards of individual residential lots, as approved or modified by the Planning and Development Department.
6. Natural turf shall only be utilized on individual single-family lots (behind the front yard); required retention areas (bottom of basin); and functional turf areas within common areas, as approved by the Planning and Development Department.
7. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
8. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
9. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into to Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
10. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
11. A minimum 50 feet of right-of-way shall be dedicated and constructed for the full width of 20th Lane for the full length of the subject site, connecting to the southern adjacent parcel.
12. A minimum 50-foot radius easement shall be dedicated and a minimum 45-foot radius temporary turnaround shall be constructed at the southern terminus of 20th Lane. Alternatively, a permanent turn around design may be considered

and shall include a center landscaped island, designed to City of Phoenix standards, as approved by the Street Transportation Department.

13. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
14. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
15. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.
16. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
17. THE DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM OF 18 UNITS.
18. A MINIMUM OF 30% OF BUILDING ELEVATIONS SHALL INCLUDE COVERED PORCHES IN THE FRONT YARD AND REAR YARD AT A MINIMUM OF 60 FEET EACH AND AT A DEPTH OF AT LEAST 6 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
19. THE MAXIMUM BUILDING HEIGHT FOR 80% OF THE LOTS SHALL BE LIMITED TO ONE STORY AND 26 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~20. THE MAXIMUM BUILDING HEIGHT SHALL BE TWO STORIES AND 32 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.~~
- ~~21.~~ 20. A MINIMUM OF 8% OF THE GROSS PROJECT AREA SHALL BE RETAINED AS COMMON AREA, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~22.~~ 21. BUILDING ELEVATIONS SHALL CONTAIN MULTIPLE COLORS, EXTERIOR ACCENT MATERIALS AND TEXTURAL CHANGES THAT EXHIBIT QUALITY AND DURABILITY SUCH AS BRICK, STONE, COLORED TEXTURED

CONCRETE OR STUCCO, OR OTHER MATERIALS TO PROVIDE A DECORATIVE AND AESTHETIC TREATMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

- ~~23.~~ ALL STREET-FACING GARAGE DOORS LENGTHS SHALL BE LESS THAN
- ~~22.~~ 50% OF THE TOTAL WIDTH OF THE FAÇADE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
  
- ~~24.~~ FRONT SETBACKS FOR COVERED BUILDING ELEMENTS SHALL BE
- ~~23.~~ STAGGERED BY A MINIMUM OF 5 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT
  
- ~~25.~~ LOT WIDTHS SHALL VARY, AS APPROVED BY THE PLANNING AND
- ~~24.~~ DEVELOPMENT DEPARTMENT.
  
- ~~26.~~ THE SOUTHERN END OF THE STREET SHALL HAVE LANDSCAPING AND
- ~~25.~~ WROUGHT IRON VIEW FENCING TO ENHANCE THE VIEW OF SOUTH MOUNTAIN, UNTIL 20TH LANE IS CONSTRUCTED TO THE SOUTH OF THE PROPERTY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
  
- ~~27.~~ A RETAINING WALL SHALL BE PROVIDED ALONG THE NORTHERN
- ~~26.~~ BOUNDARY OF TRACT A, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
  
- ~~28.~~ THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE
- ~~27.~~ SITE PLAN DATE STAMPED SEPTEMBER 5, 2024, AS MODIFIED BY THE ABOVE STIPULATIONS AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

Enclosure

Opposition correspondence (236 pages)



July 1, 2024

My name is Constance Box and I live at 7719 S. 20th Dr. I am writing in 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 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 move forward.

Respectfully,  
Constance Box

7719 S 20th Drive  
Phoenix, AZ 85041

July 1st, 2024

My name is David Key and I live at 2006 West Branham Lane, Phoenix Az 85041. I am writing in 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).

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Respectfully,


David Key and Niki Key  
2006 West Branham Lane  
Phoenix Az 85041

## Opposition to Rezoning Case Z-58-24-8

James Betterment <jamesbetterment@gmail.com>

Mon 7/8/2024 4:50 PM

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

 1 attachments (22 KB)

Opposition-letter\_Z-58-24-8\_8008-S-20th-Ave\_James-Betterment.docx;

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

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

Report Suspicious

Please see attached for my opposition to rezoning case Z-58-24-8.

July 4<sup>th</sup> 2024

My name is James Betterment and I live at 8008 S 20<sup>th</sup> Ave, Phoenix AZ 85041. I am writing in 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 opposed to multiple issues with this proposed development.

**Loss of Privacy:**

- The proposed development would result in four properties directly abutting the back of my property, significantly reducing the privacy that my family and I currently enjoy. The inclusion of two-story houses is particularly concerning, as these structures would have direct sightlines into my backyard and potentially into my home, severely compromising our privacy.

**Inadequate Notice and Community Input:**

- I have not received any notices of this development request and had to be informed by neighbors the day before the meetings.

**Density- problems**

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**Traffic- problems**

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#### **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**

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Respectfully,  
James Betterment

8008 S 20<sup>th</sup> Ave, Phoenix AZ 85041

July 8th, 2024

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Respectfully,  
Jose Angel Perea

8004 S 20th Ave.  
Phoenix, AZ 85041

07-09-2024

My name is **Miguel Rubio** and I live at **8020 s. 20<sup>th</sup> Ave Phoenix, AZ 85041**. I am writing in 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).

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- 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 and does nothing to alleviate immediate problems.
- 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.

This proposal has apparently been planned since last year since the elevations are dated September 2023 and the first plan review was scheduled for November 2023. Yet Mr. Fox sent out the first meeting notice to the neighbors for May 18, 2024. 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, on June 15, 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. His colleague 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 move forward.

Respectfully,  
Miguel Rubio

8020 s. 20<sup>th</sup> Ave Phoenix, AZ 85041




## Opposition to Rezoning Case Z-58-24-8

Nicki Sordello <nickisordello@yahoo.com>

Mon 7/8/2024 7:02 PM

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

 1 attachments (22 KB)

Opposition-letter\_Z-58-24-8\_8008-S-20th-Ave\_Nicole.Sordello.docx;

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

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

Report Suspicious

Good evening,

Please see the attached letter in opposition to the rezoning proposal Z-58-24-8. If you have any questions or request further information, please let me know.

Thank you for your time and consideration.

Best regards,

Nicole Sordello

July 8<sup>th</sup> 2024

To whom it may concern,

My name is Nicole Sordello, and I live at 8008 S 20<sup>th</sup> Ave, Phoenix AZ 85041. I am writing this letter in strong 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.

I am opposed to this rezoning proposal for multiple reasons:

**Loss of Privacy:**

- The proposed development would result in four properties directly abutting the back of my property, significantly reducing the privacy that my family and I currently enjoy. The inclusion of two-story houses is particularly concerning, as these structures would have direct sightlines into my backyard and potentially into my home, severely compromising our privacy.

**Inadequate Notice and Community Input:**

- I have not received any notices of this development request and had to be informed by neighbors the day before the meetings.

**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 properties 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 including mitigating heat and preserving local character to the surrounding communities.

**Traffic- problems**

- In relation to inappropriate density, the only entrance/exit is through Wyndham Square, 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.
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#### **Traffic- solutions**

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- Traffic impact study and recommendations stipulated before any approvals for rezoning/development.

#### **Housing design- problems**

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- 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.

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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 move forward.

Respectfully,

Nicole Sordello

8008 S. 20<sup>th</sup> Ave, Phoenix AZ 85041

**Z-58-24-8**

Andrew Maifield &lt;andrewmaifield@yahoo.com&gt;

Tue 7/2/2024 12:38 PM

To: Samuel S Rogers &lt;samuel.rogers@phoenix.gov&gt;

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[Report Suspicious](#)

Samuel Rogers

I Andrew Maifield am a resident of the Windham square housing community. Homeowner. I am sending this email to the city of Phoenix to dispute The rezoning allowing housing developers using windham square as the main entrance and exit of the new housing community. The rezoning will negatively affect my family my home value and the quiet good-hearted small community we live in. Rezoning for 20 homes on 4.5 acres is unrealistic. Small cramped homes like that would reduce the values of neighboring homes and especially my home value. The large amount of traffic will be a burden on my small children and our family. I would like to request the city block Windham squares access to that lot for good. Permanently block and wall that access point. The veterans retired city workers current city workers hardworking tax paying citizens that live in this community do not want to change it please respect our request. Thank you Samuel for helping with this matter.


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

## Opposition letter- Case Number Z-58-24-8

D. Fong <dpfong@hotmail.com>

Tue 7/2/2024 3:20 PM

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

 1 attachments (19 KB)

Opposition letter- Z-58-24-8.docx;

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Report Suspicious

Mr. Samuel Rogers,

Please see my opposition letter attachment relating to Case Number: Z-58-24-8 to be included in the file for the Village Planning Committee meeting on Tuesday, July 9, 2024.

Regards,

David Fong

2004 W. Harwell Rd - Wyndham Square neighborhood

July 2, 2024

My name is David Fong and I live at 2004 W. Harwell Rd. I am writing in 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 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.
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### **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.
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#### **Housing design- solutions**

- Limit construction to single-story (most important).
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- 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.
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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 move forward.

Respectfully,  
David Fong


2004 W. Harwell Rd.

Z-58-24-8

Eduardo Camacho <lalocamacho@cox.net>

Tue 7/2/2024 8:16 PM

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

 1 attachments (21 KB)

Opposition letter- Z-58-24-8 (2).docx;

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

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Report Suspicious

Hello Samuel,

please see attached letter of opposition

thank you,  
Eduardo Camacho

July 2, 2024

My name is Eduardo Camacho and I live at 2015 W Branham Lane Phoenix AZ 85041. I am writing in 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 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.
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- 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**

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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 move forward.

Respectfully,  
Eduardo Camacho

2015 W Branham Lane  
Phoenix AZ 85041

July 2, 2024

My name is Forrest Box and I live at 7719 S. 20th Drive. I am writing in 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 opposed to multiple issues with this proposed development.

### **Density- problems**

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

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Respectfully,  
Forrest Box

7719 S. 20th Dr.  
Phoenix, AZ 85041



Z-58-24-8

Jai Goudeau <jaigoudeau@gmail.com>

Tue 7/2/2024 1:51 PM

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

 1 attachments (2 MB)

My letter of opposition.docx;

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My name is Jai Goudeau and I live at 2013 W. Harwell Road Phoenix, 85041. I am writing in opposition to the Rezoning request filed for approximately 4.5 acres site located at 700' feet north and 305' feet west of the northwest corner of South Mountain Ave and 20th Ave, rezoning case number **Z-58-24** to change zoning from **S1** to **R1-10**.

Attached is my letter of opposition.

To whom it may concern,

My name is Jai Goudeau and I live at 2013 W. Harwell Road Phoenix, 85041. I am writing in opposition to the Rezoning request filed for approximately 4.5 acres site located at 700' feet north and 305' feet west of the northwest corner of South Mountain Ave and 20th Ave, rezoning case number **Z-58-24** to change zoning from **S1** to **R1-10**.

I am President of the Board for the Wyndham Square Neighborhood Homeowners Association and resident. I am opposed to rezoning due to the increased traffic impact it would have in our community. Our neighborhood only has one road into it on 20<sup>th</sup> drive from Baseline Rd with Branham Ln and Harwell Rd connecting to 20<sup>th</sup> Ln which dead ends south of Harwell Rd. (see Fig 1 attached). 20th Dr is a standard road with a traffic circle mid-block. Our community already struggles to pull out onto Baseline Rd during peak hours, often having to wait long times, especially if making a left-hand turn in the mornings due to people entering the businesses on the north side.

I am concerned about the layout of the proposed development only having one road in and if it has sufficient space for construction vehicles, emergency vehicles and deliveries to turn around. I believe it is most likely that those vehicles would end up backing all the way up to Harwell Rd to exit the development.

When we purchased our home in 2003, we paid a premium to have a view of the mountains and if the proposed development were to continue with two story homes built, it would obstruct our view of the mountains ruining our investment.

The developer proposes adding retention areas against the properties on the north side of the development. A major concern that we have is that when our homes were built, they had to have their own water retention area in the yard. This puts our homes way below the property's elevation to the south where the proposed development will be. The property sits approximately 4 feet higher than our property. Attached are images showing the elevation below the fence line (see fig2 attached) (ladder is 6feet for reference) and an overview of the elevation of the two properties (see fig3 attached). In the past we have had problems with our yards flooding due to heavy rainfall and the water entering our yard through tunnels left by wildlife. We see this currently with the residence at 2009 W Harwell Rd when the resident to the south put up a block wall around their property causing their yard to flood every time it rains. This problem will be prevalent for my property as well as the property of 2017 W Harwell and 7828 S. 20<sup>th</sup> Ln.

Mr Fox has not made an effort to work with the neighborhood regarding these concerns and I believe he has not acted in good faith to address the community and involve us in the process based on the following:

In the first meeting he arranged at a Barro's Pizza parlor on a Saturday afternoon in which I received notice 4 days prior and some did not receive notice at all. There was loud music playing and very few people could hear his presentation or respond. I requested that we have another meeting in a more suitable location so I reserved a

meeting room at Caesar Chavez Library on May 28<sup>th</sup> for June 15<sup>th</sup> and he said he would send out notices.

At the second meeting on June 15<sup>th</sup>, John Fox was in attendance with Mike Haer. In the meeting several attendees addressed their concerns as well as I and Mike Haer said he wanted to take this information and address his team and he and John Fox agreed to have another meeting to discuss their findings prior to the hearing.

I contacted John Fox as I saw a survey crew doing measurements on 06/18/24. I asked John if he was still having another community meeting as he requested or if he was moving forward with the Village Planning Committee meeting to which he replied that he was not going to have another neighborhood meeting because he wanted to have a constructive meeting and was tired of getting beaten up. I reminded him that he and Mike requested that we have another meeting and he told me that he had not spoken to Mike and that Mike would be out of town during the Village Planning Committee Meeting. I then requested that John send me a copy of his mailing list that he has been using to notify the neighborhoods because there have been so many residents saying that they are not receiving them. He told me that he sent the notices out to the residents within 600 feet of the property boundary and that he would send me the mailing list that he used.

Upon evaluation of the mailing list, I discovered that the 600 feet covered only approximately half of the neighborhood.

I believe that a developer acting in good faith would have sent out notices to the entire neighborhood being affected in this situation. It was determined that approximately 23 of 52 homes were not notified of the meetings by John Fox.

Fig 1

Baseline Rd →

S 21st Dr

S 20th Dr

W Baseline Rd →

Super Star Car Wash

encia Dr

Fawn Dr

W Branham Ln

S 20th Ln

S 20th Dr

W Beautiful Ln

S 27th Dr

W Gary Way

PERFUMES CANASTUJ

S 19th Ave

rdable Dumpster  
al of Phoenix



Accelerated Construction  
Technologies Inc

W Latona Ln

20th Ave

S 19th Ave

Ave

Fig2







Fig3






## Zoning case number Z-58-24-8

Lori <ernlor639@cox.net>

Tue 7/2/2024 3:14 PM

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

 2 attachments (910 KB)

Lori\_0001.jpg; Lori\_0002.jpg;

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

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

Report Suspicious



July 2, 2024

My name is Lori Coscarelli and I live at 2008 W Harwell Road, Phoenix, AZ 85041. I am writing in 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 opposed to multiple issues with this proposed development based on the following information provided by our neighbors.

#### **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.

#### **Density - solutions**

- Appropriate density transition between S-1 and R-10 is R-18 or approximately 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 Road. 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 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 because 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, pages 22-23) and are inconsistent with the vast majority of the surrounding homes, which are single-story.

#### **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 islands/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 spaces.
- Require use of available SRP flood irrigation to provide added cooling.
- Require high emissivity and 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.

I did not attend the first meeting and was out of town for the second meeting, however, I hope to be able to attend the upcoming meetings.

This application should not move forward.

Respectfully,




Lori Coscarelli  
2008 W Harwell Road, Phoenix, AZ 85041

Z-58-24-8

Joe Hernandez <cmdymnrotc@gmail.com>

Tue 7/2/2024 10:34 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>; Jaigoudeau@gmail.com <Jaigoudeau@gmail.com>

 1 attachments (3 MB)

Z-58-24-8 SIGNED HERNANDEZ N PG 1.zip;

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Report Suspicious

Greetings

As Requested

Nadine Hernandez

02 JUL 2024

My name is NADINE HERNANDEZ and I live at 7706 S 20TH DR. I am writing in 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 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.
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- Fire and emergency vehicles will be subject to the same traffic congestion potential 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 move forward.

Respectfully,




NADINE HERNANDEZ  
7706 S 20TH DR  
PHOENIX, AZ 85041

Case # Z-58-24-8

Natividad Tapia <natytapia54@gmail.com>

Tue 7/2/2024 8:05 PM

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

 1 attachments (21 KB)

Opposition letter- Z-58-24-8.docx;

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Report Suspicious

Hello Samuel,

Please see the attached letter of opposition.

Thank you,  
Natividad

07/02/2024

My name is Natividad Tapia and I live at 2015 W Branham Lane Phoenix AZ 85041. I am writing in 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 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**

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- 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.
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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 move forward.

Respectfully,

Natividad Tapia

*Natividad Tapia*


2015 W Branham Lane Phoenix AZ 85041

Z-58-24-8

D D <del2034848@gmail.com>

Wed 7/3/2024 5:06 PM

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

 1 attachments (83 KB)

DD Opposition letter- Z-58-24-8.pdf;

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Hi Samuel,

Here is my opposition letter. Also, I wanted to include that a lot of people are continuously doing turn arounds on our driveway and it is getting very annoying.

Thank you.

Delilah Delgai

07/03/2024,

My name is Delilah Delgai and I live at 7711 S. 20th Drive Phoenix AZ 85041. I am writing in 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 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**

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### **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.
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- 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.
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#### **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.
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#### **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.
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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 move forward.

Respectfully,  
Delilah Delgai

7711 S. 20th Drive  
Phoenix AZ, 85041

JUL 03 2024

Planning & Development  
Department

02 JUL 2024

My name is JOSEPH A HERNANDEZ and I live at 7706 S 20TH DR. I am writing in 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 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.
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**Traffic- solutions**



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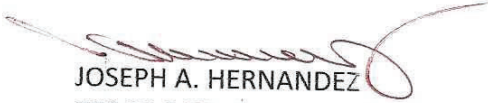
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He has not listened to, much less acted on, any of the neighbor's concerns. His development plan is completely incompatible and insensitive to the surrounding neighbors. This application should not move forward.

Respectfully,




JOSEPH A. HERNANDEZ  
7706 S 20TH DR  
PHOENIX, AZ 85041

Z-58-24-8

Lorenzo Gonzales <guad6604@outlook.com>

Wed 7/3/2024 1:37 PM

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

 1 attachments (6 KB)

Opposition letter- Z-58-24-8[8370].docx;

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

7/3/24

My name is Lorenzo Gonzales] and I live at 7815 S 20th Dr. I am writing in 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 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.
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#### **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**

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#### **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**

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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 move forward.

Respectfully,  
Lorenzo Gonzales

7815 S 20th Dr. Phx AZ 85041

JUL 03 2024

Planning & Development  
Department

02 JUL 2024

My name is MARCIA D. FUENTES and I live at 7706 S 20TH DR. I am writing in 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 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.

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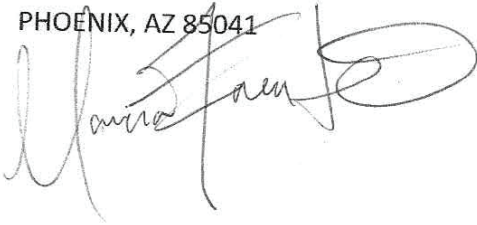
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Respectfully,

MARCIA D. FUENTES  
7706 S 20TH DR  
PHOENIX, AZ 85041

A handwritten signature in black ink, appearing to read "Marcia Fuentes", written over the printed name and address.




## Wyndham SQ: Rezoning Hearing

Melissa Sunia <joeysparents@msn.com>

Wed 7/3/2024 3:28 PM

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

Cc: Michelle Teodoro <michelle.teodoro@associaarizona.com>

 1 attachments (21 KB)

Opposition letter- Z-58-24-8\_MS.docx;

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

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

Report Suspicious

Please see the attached letter.

R,  
Melissa Sunia

2022 West Branham Lane  
Phoenix, AZ 85041

7/3/24

My name is Melissa Sunia and I live at 2022 West Branham Lane. I am writing in 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 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.
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### **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.
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#### **Housing design- solutions**

- Limit construction to single-story (most important).
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#### **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.

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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 move forward.

Respectfully,  
Melissa Sunia

2022 West Branham Lane

JUL 03 2024

Planning & Development  
Department

02 JUL 2024

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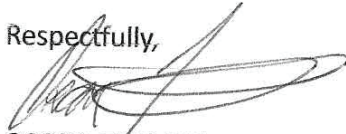
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Respectfully,



OSCAR FUENTES  
7706 S 20TH DR  
PHOENIX, AZ 85041

07/03/2024,

My name is Shangel Castillo and I live at 7711 S. 20th Drive Phoenix AZ 85041. I am writing in 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).

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Respectfully,  
Shangel Castillo

7711 S. 20th Drive  
Phoenix AZ, 85041

07/05/2024

My name is Dawn Smith and I live at 7816 South 20<sup>th</sup> Lane, Phoenix Az 85041. I am writing in 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).

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#### Density- problems

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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 move forward.

Respectfully,  
Dawn Smith


7816 S 20<sup>th</sup> Ln  
Phoenix, Az 85041

## Oppose the Zoning Change Filed by John Fox - Case # Z-58-24-8

Fy M <fym2429@gmail.com>

Thu 7/4/2024 4:57 PM

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

 1 attachments (19 KB)

Oppose Zoning Change,-case # Z-58-24-8.docx;

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

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

Report Suspicious

Good morning Samuel Rogers,

Please see attached for the opposition letter.

I, Fungyung Mon, the resident and homeowner at 8115 S 21st Drive, Phoenix, AZ 85041. I missed the past two meetings because the meeting notice was mailed out very late. When I received the notice, the meeting date was already past.

Respectfully,

Fungyung Mon,

8115 S 21st Dr, Phoenix, AZ 85041



07-04-24

My name is Fungyung Mon and I live at 8115 S 21<sup>st</sup> Dr, Phoenix, AZ 85041 for more than 15 years. I am writing in 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 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 move forward.

Respectfully,

Funyung Mon

The homeowner/resident at 8115 S 21<sup>st</sup> Drive, Phoenix, AZ 85041

Gabriel Betancourt

7823 S. 20<sup>th</sup> drive

Phoenix. AZ 85041

For: City of Phoenix Planning and Development Department, Samuel Rogers, John Fox

In regard to zoning change application #Z-58-24-8

My name is Gabriel Betancourt, I am the property owner at 7823 S. 20<sup>th</sup> drive and have been here since June of 2009. Please accept this letter as testimony of concern against the rezoning proposal near the Wyndham Square community. The is a small, semiprivate neighborhood that is only accessible through a private cul-de-sac street. This is one of the main reasons that attracted me to purchase my home. I know many families in the neighborhood and keep an eye out for each other. I understand local traffic patterns, events and community attitude towards our small neighborhood. Approval of the rezoning application will allow entrance to a new residential development via **OUR** neighborhood and disrupt our peace of mind tremendously. We can anticipate two years of construction, an increase in traffic during and after. Deliveries, school buses, city services, and emergency response time will increase, and the peace/love of our little neighborhood will decrease. The Wyndham Square community should not carry the burden and aftermath for a landlocked development project. We should not give up the reason why we chose to live here and why we stay.



Please feel free to reach me anytime at [betancourtfamily@yahoo.com](mailto:betancourtfamily@yahoo.com)

**CITY OF PHOENIX**

JUL 08 2024

**Planning & Development  
Department**

## Opposition letter for case Z-58-24-8 to be heard at SMVPC meeting July 9

H. Jewel Clark <hjewelclark@fastmail.com>

Sat 7/6/2024 1:42 PM

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

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Report Suspicious

July 5, 2024

To the SMVPC,

My name is Jewel Clark and my husband and I live at 2020 W. South Mountain Ave. I am writing in 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 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 R1-10 properties at no more than standard 3.5 or less 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 eastern 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)
  - Allowing such inappropriate density is unprecedented for all approved single-family development in the immediate area.

### Density- solutions

- Appropriate density transition between S-1 and R1-10 is R1-18 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 including mitigating heat and preserving local character for the surrounding communities.

### Traffic- problems

- In relation to inappropriate density, the only entrance/exit is through Wyndham Square, 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 \[maricopa.gov\]](#) 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 and does nothing to alleviate immediate problems.
- 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 majority of the surrounding homes, which are single-story. All single-family homes approved in the surrounding area since 2018 have stipulated single-story with the exception of Larkey Estates, which was originally approved in 2004. That said, all homes along 20<sup>th</sup> Ave. adjacent to the proposed project are single story, as are other established developments such as the nearby Silva Estates and Magdelana Estates.
- 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 and back 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 \[en.wikipedia.org\]](https://en.wikipedia.org/wiki/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.

This proposal has apparently been planned since last year since the elevations are dated September 2023 and the first plan review was scheduled for November 2023. Yet Mr. Fox sent out the first meeting notice, with less than the 10 days required lead time, to the neighbors for May 18, 2024. 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 neighborhood meeting on June 15, the plan had not changed and there were several neighbors who later confirmed they did not receive a second meeting notice letter in time to attend. His colleague 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 move forward.

Respectfully,  
Jewel Clark

2020 W. South Mountain Ave.  
Phoenix, AZ 85041

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H. Jewel Clark  
[hjewelclark@fastmail.com](mailto:hjewelclark@fastmail.com)

07-04-24

My name is Lucille Heine and I live at 2115 W. Harwell Rd Phoenix, AZ 85041. I am writing in 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 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 move forward.

Respectfully,  
Lucille Heine

2115 W. Harwell Rd


Phoenix, AZ 85041

Z-58-24

Jai Goudeau <jaigoudeau@gmail.com>

Sat 7/6/2024 12:20 PM

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

 1 attachments (739 KB)

Petition of opposition.pdf;

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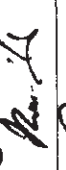















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PETITION IN OPPOSITION TO CASE Z-58-24-8

The undersigned are opposed to the development and rezoning proposal, case Z-58-24-8, a single-family residential development approximately 710 feet north and 305 feet west of the northwest corner of 20<sup>th</sup> Ave and South Mountain Ave. for primary but not exclusive reasons of excessive density incompatible with adjacent neighborhoods, exacerbation of existing traffic congestion, and/or architectural proposals for 2-story homes. This application is incompatible with and will adversely impact current surrounding established homes and neighborhoods.

Signature	Printed name	Address	Date
	Celeste R. Royal	2009 W Harwell Rd	7-2-2024
	Jaidin Groudeau	2009 W Harwell Rd	7-2-2024
	Alma Tonche	2013 W Harwell Rd	7-2-2024
	Oscar Tonche	2005 W. Harwell Rd	7-3-2024
	Austin Ray	2005 W Harwell	7/3/2024
	Amanda Krampf	8311 S 21 <sup>st</sup> Dr	7/3/24
	Isabel Naranjo	8311 S 21 <sup>st</sup> Dr	7/3/2024
	Karla Garcia	8225 S. 28 <sup>th</sup> Dr	7/3/2024
	Catherine Johnson	8225 S. 28 <sup>th</sup> Dr.	7/3/2024
	Teri Walker	2119 W. Harwell Rd	7/3/24
	Titus Nyungu	7815 S 20 <sup>th</sup> Dr	7/3/24
	Butch Box	2010 W BRANHAM LN	7/3/24
	Connie Box	7719 S. 20 <sup>th</sup> Dr	7/3/24
	Niki Key	7719 S. 20 <sup>th</sup> Dr	7/3/24
	DAVID KEY	2006 W Branham Ln	7/3/24
	Pylam Key	2006 W Branham Ln	7/3/2024
	MARISSA KEY	2006 W. BRANHAM LN	7/3/24



PETITION IN OPPOSITION TO CASE Z-58-24-8

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Signature	Printed name	Address	Date
	Andrew Maifield	7805 S 20th Lane	07-01-2024
	Lisa Allen	7805 S. 20th Lane	01 JUL 2024
	Henry Maifield	7805 S. 20th Lane	01 JUL 2024
	Liam Maifield	7805 S. 20th Lane	01 JUL 2024
	Andres Andrade	7707 S. 20th	07-01-24
	Josefa Herrera	7706 S 20th Dr	01 JUL 2024
	Roberto Brown	2012 W Harwell Rd	7/1/24
	Lidia Hernandez	2012 W. Harwell Rd	7/1/24
	Carlos Cambaj	2017 W. Harwell Rd	1 JULY 2024
	Andrea L. Sprout	2017 W. Harwell Rd	7/01/2024
	Jorge Carbajal	2017 W. Harwell Rd	7-1-2024
	Ruby Sead	7807 S 20th Dr.	7/2/24
	Jacques Phelps	7818 S 20th Dr	7/2/24
	Carla Soberanes	7818 S 20th Dr.	7/2/24
	Gabriel Phelps	7818 S 20th Dr.	7/2/24
	Kenneth Soberanes	7818 S 20th Dr.	7/2/24
	STEVE HERNANDEZ	2009 W HARWELL RD.	7.2.24
	Rene Carrillo	2009 W. Harwell Rd	7.2.24

**PETITION IN OPPOSITION TO CASE Z-58-24-8**

The undersigned are opposed to the development and rezoning proposal, case Z-58-24-8, a single-family residential development approximately 710 feet north and 305 feet west of the northwest corner of 20<sup>th</sup> Ave and South Mountain Ave. for primary but not exclusive reasons of excessive density incompatible with adjacent neighborhoods, exacerbation of existing traffic congestion, and/or architectural proposals for 2-story homes. This application is incompatible with and will adversely impact current surrounding established homes and neighborhoods.

Signature	Printed name	Address	Date
	Drew K Garvin	2016 West HARWELL RD Phoenix AZ	7/1/2024
	Gavin Hardy	2016 W Harwell Rd Phoenix AZ	7/1/2024
	Anthony Castillo	7817 S 20th Lane Phx AZ	7-1-24
	Patricia Quezarin	7817 S 20th Lane Phx AZ	7-1-24
	Regina Lucania	7817 S 20th Ln Phx, AZ	7-1-24
	Ricardo X Romero	7817 S 20th Ln Phx, AZ	7-1-24
	JoAnne Castillo	7817 S 20th Ln Phx, AZ	7-1-24
	Virginia Weaitita	7812 S 20th LN Phx, AZ	7-1-24
	Elna Wangui	7812 S 20th LN PHX, AZ	7-1-24
	Tracy Njoroge	7812 S 20th LN PHX, AZ	7-1-24
	Enjithoni Gloria	7813 S 20 Ln	7-1-24
	Carlos Parra	7808 S 20th Lane, Phx AZ	7-1-24
	Amelia Grandjean	2013 W Harwell Rd Phx AZ	7-1-24
	Gabriel Betancourt	2013 W HARWELL RD PHOENIX AZ	7/1/24
	Lorenzo M Gonzalez	7815 S. 20th Ln Phx AZ	7-2-24
	Elvira M Gonzalez	7815 S 20th Ln Phx AZ	7-2-24
	JAI GRANDJEAN	2013 W HARWELL RD PHX AZ	7-2-24






## Letter of opposition to zoning case Z-58-24-8

ameliagoudeau@gmail.com <ameliagoudeau@gmail.com>

Mon 7/8/2024 10:45 AM

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

 1 attachments (149 KB)

Opposition letter- Z-58-24-8.pdf;

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Mr. Samuel Rogers,  
Please find the attached letter of opposition for zoning case number Z-58-24-8.

*~Amelia Goudeau~*

# 602-460-5545

*The mind is everything, what you think you become!*

July 8, 2024

My name is Amelia Goudeau and I live at 2013 W. Harwell Rd Phoenix, Az 85041. I am writing in 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 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.
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- 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 move forward.

Respectfully,  
Amelia Goudeau

2013 W. Harwell Rd Phoenix, Az 85041




## Opposition to Z-58-24-8

Mike Josic <mikejosic@gmail.com>

Mon 7/8/2024 1:12 PM

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

 1 attachments (62 KB)

Mike Josic Opposition letter- Z-58-24-8.pdf;

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Dear Mr. Rodgers,

Please add my letter and voice to oppose the proposed development and zoning change for case number Z-58-24-8.

Please contact me if you have any questions or wish to discuss this matter.

Thank you,

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

To Whom it May Concern,

My name is Michael Josic and I own the property and live at 2020 W. South Mountain Ave, Phoenix, AZ 85041. I am writing in 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 opposed for multiple reasons to 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 properties 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 including mitigating heat and preserving local character to the surrounding communities.

#### Traffic- problems

- In relation to inappropriate density, the only entrance/exit is through Wyndham Square, 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 and does nothing to alleviate immediate problems.
- 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.

This proposal has apparently been planned since last year since the elevations are dated September 2023 and the first plan review was scheduled for November 2023. Yet Mr. Fox sent out the first meeting notice to the neighbors for May 18, 2024. 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, on June 15, 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. His colleague 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 move forward.

Respectfully,

Mike Josic

2020 W. South Mountain Ave, Phoenix, AZ 85041


Z-58-24-8

Ravi Sharma <ravi6161sharma@gmail.com>

Mon 7/8/2024 2:57 PM

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

Cc: Ravi Sharma <ravi6161sharma@gmail.com>; H. Jewel Clark <hjewelclark@fastmail.com>

 1 attachments (20 KB)

Opposition letter- Z-58-24-8 (1).docx;

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Report Suspicious

Dear Mr. Rogers,

We are attaching a letter to register opposition to the proposed development being discussed tomorrow in case number Z-58-24-8.

Regards,

Ravi & Snigdha Sharma

July 8, 2024

Our names are Ravi & Snigdha Sharma and we live at 8012 S 20<sup>th</sup> Ave. Phoenix, AZ 85041. We are writing in 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).

We are 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 properties 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 including mitigating heat and preserving local character to the surrounding communities.

### **Traffic- problems**

- In relation to inappropriate density, the only entrance/exit is through Wyndham Square, 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 and does nothing to alleviate immediate problems.
- 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.

This proposal has apparently been planned since last year since the elevations are dated September 2023 and the first plan review was scheduled for November 2023. Yet Mr. Fox sent out the first meeting notice to the neighbors for May 18, 2024. 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, on June 15, 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. His colleague 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 move forward.

Respectfully,

Ravi & Snigdha Sharma

8012 S 20<sup>th</sup> Ave.  
Phoenix, AZ, 85041



07-09-2024

My name is **Stephanie Bell** and I live at **8020 s. 20<sup>th</sup> Ave Phoenix, AZ 85041**. I am writing in 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 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 properties 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 including mitigating heat and preserving local character to the surrounding communities.

### **Traffic- problems**

- In relation to inappropriate density, the only entrance/exit is through Wyndham Square, 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.
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- 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.

This proposal has apparently been planned since last year since the elevations are dated September 2023 and the first plan review was scheduled for November 2023. Yet Mr. Fox sent out the first meeting notice to the neighbors for May 18, 2024. 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, on June 15, 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. His colleague 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 move forward.

Respectfully,  
Stephanie Bell


8020 s 20<sup>th</sup> Ave Phoenix, AZ 85041

## Zoning Case Z-58-24-8

LM <directbridge@yahoo.com>

Tue 7/23/2024 8:55 AM

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

 1 attachments (3 MB)

Opposition letter Z58248\_LM.pdf;

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Report Suspicious

Hello,

Please see my attached full letter regarding Zoning Case z-58-24-8

**Lynnette Myers**

7828 S 20th 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



(No subject)

Butch Box <butchbox@gmail.com>

Wed 8/7/2024 4:44 PM

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

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Report Suspicious

My name is Constance Box and I live at 7719 S. 20th Dr .

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

Constance Box

## Opposition to Z-58-24-8

Butch Box <butchbox@gmail.com>

Wed 8/7/2024 4:43 PM

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

---

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Report Suspicious

My name is Forrest Box and I live at 7719 S 20th Dr.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

Forrest Box

## Opposition to Z-58-24-8

Marylou Scadden <mscadden2006@gmail.com>

Wed 8/7/2024 3:03 PM

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

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Report Suspicious

## Opposition to Z-58-24-8

My name is MaryLou Scadden and I live at 7807 S 20th Dr, Phoenix AZ 85041.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

Best regards,

Marylou Scadden

Z-58-24-8

Andrew Maifield <andrewmaifield@yahoo.com>

Thu 8/8/2024 6:24 PM

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

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Report Suspicious

Opposition to rezoning Z-58-24-8. The new house will disproportionately effect the families lvin the neighboring communities. I would like the city to leave some S1 property in south Phoenix. That's part of the rich and diverse history of our community. Thank you.

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

## Opposition to Z-58-24-8

Carlo <charles.carbaj@gmail.com>

Thu 8/8/2024 1:58 PM

To:PDD Long Range Planning <pdd.longrange@phoenix.gov>;Samuel S Rogers <samuel.rogers@phoenix.gov>

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Report Suspicious

My name is Carlos Carbajal and I live at 2017 W. Harwell Rd, Phoenix AZ, 85041.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development.

I remain opposed to this development in its current form.

Thanks,  
Carlos

## Opposition to Z-58-24-8

CESAR TRUJILLO <ctrujillo15@ymail.com>

Thu 8/8/2024 9:37 PM

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

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

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Report Suspicious

My name is Cesar Trujillo and I live at 7819 S 20th Dr, Phoenix AZ 85041.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

Sincerely

Cesar Trujillo

## Opposition to Z-58-24-8

D. Fong <dpfong@hotmail.com>

Thu 8/8/2024 3:13 PM

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

---

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Report Suspicious

Mr. Samuel Rogers,

My name is David Fong and I live at 2004 W. Harwell Rd. in the Wyndham Square neighborhood.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development.

I remain opposed to this development in its current form.

Regards,

David Fong



## Opposition to Z-58-24-8

Lori <ernlor639@cox.net>

Thu 8/8/2024 6:32 AM

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

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Report Suspicious

My name is Ernest Coscarelli and I live at 2008 W Harwell Road, Phoenix, AZ 85041.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

Thank you.

## Opposition to Z-58-24-8

Lorraine Gloria <lorigloria@cox.net>

Thu 8/8/2024 2:10 PM

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

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Report Suspicious

Our names are Ernie and Lorraine Gloria and we live at 7813 S. 20th Ln., Phoenix, AZ 85041. The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of this development. We remain opposed to this development in its current form.  
Sent from my iPhone

## Opposition to Z-58-24-8

Lori <ernlor639@cox.net>

Thu 8/8/2024 6:33 AM

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

---

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Report Suspicious

My name is Lori Coscarelli and I live at 2008 W Harwell Road, Phoenix, AZ 85041.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

Thank you.

## Opposition to Z-58-24-8

Melissa Sunia <joeysparents@msn.com>

Thu 8/8/2024 1:45 PM

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

Cc: Michelle Teodoro <michelle.teodoro@associaarizona.com>

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Report Suspicious

My name is Melissa Sunia and I live at 2022 West Branham Lane Phoenix, AZ 85041.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

R,

Melissa Sunia

Sent from my iPhone

## Opposition to Z-58-24-8

Natividad Tapia <natytapia54@gmail.com>

Thu 8/8/2024 5:33 PM

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

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Report Suspicious

Hello,

My name is Natividad Tapia and I live at 2015 W Branham Lane Phoenix AZ 85041.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

Thank you,

Natividad Tapia

## Opposition to Z-58-24-8

Alicia Sainz <aliciaemily2003@yahoo.com>

Fri 8/9/2024 8:24 PM

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

Cc: hjewelclark@fastmail.com <hjewelclark@fastmail.com>

---

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To the SMVPC,

My name is Alicia Sainz and I live at 8250 S 20th Ave, Phoenix, AZ 85041. I am writing in opposition to the proposed development Z-58-24-8.

This broker has not made changes to his plans that the neighbors can support. I remain opposed to this development in its current form. Development that is compatible with the density allowed in the Rio Montana Plan and the design elements and goals that govern our area is welcome. This plan is not it.

The broker has provided no reasons beyond his financial gain to lower the density to a compatible level or include other meaningful criteria in the Rio Montana Plan.

I respectfully urge you to vote no.

Thank you very much,

Alicia Sainz  
[623-329-3606](tel:623-329-3606)

## Apposition Z-58-24-8.

Carlos Ruiz <carlosviviana2003@gmail.com>

Fri 8/9/2024 8:39 PM

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

Cc: hjewelclark@fastmail.com <hjewelclark@fastmail.com>

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Hello Samuel,

My name is Carlos Ruiz and I live at 8250 S 20th Ave, Phoenix AZ 85041 . I am writing in opposition to the proposed development Z-58-24-8. This broker has not made changes to his plans that the neighbors can support. I remain opposed to this development in its current form. Development that is compatible with the density allowed in the Rio Montana Plan and the design elements and goals that govern our area is welcome. This plan is not it.

The broker has provided no reasons beyond his financial gain to lower the density to a compatible level or include other meaningful criteria in the Rio Montana Plan. I respectfully urge you to vote no.

Sincerely,  
Carlos Ruiz  
623-329-3606



## Opposition to Z-58-24-8

Christian Griepenstroh <cgriepenstroh94@gmail.com>

Fri 8/9/2024 11:50 AM

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

Cc: Jaigoudeau@gmail.com <Jaigoudeau@gmail.com>; Michelle Teodoro <Michelle.Teodoro@associaarizona.com>

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Hello Samuel,

My name is Christian Griepenstroh and I live at 7710 S 20th Drive, Phoenix AZ, 85041.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

I am unable to attend next Tuesday's meeting due to a work event so I would like to donate my time to Michelle and Jai to speak on our behalf on this item.

Have a great weekend,

Christian G.

## Opposition to Z-58-24-8

D D <del2034848@gmail.com>

Fri 8/9/2024 6:25 AM

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

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8/9/2024,

Good morning,

My name is Delilah Delgai and I live at 7711 S. 20th Drive Phoenix AZ 85041 .

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

Sincerely,

Delilah Delgai

## Opposition to Z-58-24-8

Eduardo Camacho <lalocamacho@cox.net>

Fri 8/9/2024 3:22 PM

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

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Report Suspicious

Hello Samuel,

My name is Eduardo Camacho and I live at 2015 W Branham Lane Phoenix AZ 85041.

The neighbors have not seen that the developer had made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

Thank you,  
Eduardo Camacho

## OPPOSITION TO Z-58-24-8

LM <directbridge@yahoo.com>

Fri 8/9/2024 7:08 PM

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

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

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

L Myers

"Everything you've wanted is on the other side of fear" –George Addair

Sent from my iPhone

## Opposition to Z-58-24-8

S.C <scastillox79@gmail.com>

Fri 8/9/2024 6:48 AM

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

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8/9/2024,

Good morning,

My name is Shangel Castillo and I live at 7711 S. 20th Drive Phoenix AZ 85041 .

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

Sincerely,

Shangel Castillo

## Opposition to Z-58-24-8

Dawn Smith <dawn.smith2@hotmail.com>

Sat 8/10/2024 4:18 PM

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

Cc: Jaigoudeau@gmail.com <Jaigoudeau@gmail.com>; Michelle Teodoro <Michelle.Teodoro@associaarizona.com>

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My name is Dawn Smith, and I live at 7816 S 20th Ln Phoenix AZ 85041.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone

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## Opposition to Rezoning Case Z-58-24-8

Michael Jordan <Michael.d.jordan2@hotmail.com>

Sat 8/10/2024 6:51 AM

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

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Report Suspicious

Dear Members of the Planning and Zoning Department,

I am writing to oppose rezoning case Z-58-24-8 due to the serious impact it will have on traffic and access to Baseline Road. Baseline Road is already heavily congested, and during the day, it's nearly impossible to make a left turn, just waiting for 1 car to gain access to baseline during the busy times could add up to 10 minutes to a commute, even if they are taking a right turn. The proposed rezoning will only worsen this issue, making it even harder for residents to safely and efficiently use this vital road.

In addition, this rezoning will increase residential traffic in front of my house by 200 percent, further disrupting our community. There have been no significant changes to the rezoning plans to address these concerns. The added traffic and accessibility challenges are too severe to ignore, and they threaten the quality of life in our neighborhood.

Please reject this rezoning proposal to protect our neighborhood's safety, accessibility, and quality of life.

Thank you for your consideration.

Sincerely,

Michael Jordan  
7804 s. 20th ln,  
Phoenix, AZ , 85041  
Michael.d.jordan2@hotmail.com  
480-248-5261  
10 August 2024



## Opposition to Z-58-24-8

Ronald Thompson <rthom82144@aol.com>

Sat 8/10/2024 8:37 AM

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

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My name is Ronald Thompson and I live at 7728 S 20th Lane, Phoenix, AZ 85041 ( Lot 26 of the Wyndham Square Association) .

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

## Opposition to Z-58-24-8

Amelia Goudeau <ameliagoudeau@gmail.com>

Sun 8/11/2024 4:21 PM

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

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Report Suspicious

Hello Samuel,

My name is Amelia Goudeau and I live at 203 W. Harwell Rd Phoenix, Az 85041 .

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

Thank you,  
~Amelia Goudeau~  
#602-460-5545

The mind is everything, what you think you will become.

## Opposition to Z-58-24-8

David Key <anykeysys@gmail.com>

Sun 8/11/2024 6:15 AM

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

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My name is David Key and I live at [2006 W. Branham Lane Phoenix, AZ 85041 \[google.com\]](#) in Wyndham Square. The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of this development. I remain opposed to this development in its current form.

Thank you for your consideration in this matter.

## Rezoning Case No. Z-58-24

Jai Goudeau <jaigoudeau@gmail.com>

Sun 8/11/2024 4:16 PM

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

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08/11/2024

Re: **Rezoning Case No. Z-58-24**

To: Samuel Rogers, City of Phoenix Village Planner  
Joshua Bednarek, City of Phoenix Planning and Development Director  
South Mountain Village Planning Committee  
City of Phoenix Planning and Zoning Department

Dear Mr. Bednarek, Committee and Department Members,

I am writing to express my concerns related to the S-1 to R1-10 rezoning for the proposed development of land owned by Dorothy M. Hallock for the benefit of John Fox and William Seymour Co, Inc., referenced in the case number cited above. My family and neighbors are concerned the necessary thresholds for rezoning approval, and ongoing neighborhood concerns about the proposed development, have not been satisfactorily addressed by the developer and existing landowner. This proposal is not compatible with the scale and character of the neighborhood and adjacent residential uses. It is also not in keeping with the Rio Montana Area Plan in several respects. There are unique challenges presented in this area related to existing properties including livestock, infrastructure, and a history of flooding on this site and adjacent properties.

In addition, the proposal does not meet the requirements of R1-10 for lot coverage, rear and side set-back distances, and minimum common space areas. In fact, they are not even defined for review by the City, the Village Planning Commission, or the neighborhood stakeholders. **We do not agree that this rezoning should be completed as a Planned Residential Development case, which allows the petitioner to overcome the standard zoning requirements without variances.** PRDs are typically reserved for larger subdivisions. The standard zoning requirements, including the lot coverage, rear and side setbacks, and common space area requirements, are there to protect the community from significant changes in the character of the community. It appears it will be necessary to not only rezone the Subject site, but to obtain variances from the City for a number of the required zoning elements in order to develop it as proposed.

The developer has entered into an agreement to purchase the land from Ms. Hallock, contingent upon the success of this change in zoning from S-1 to R1-10. The sale will not take place unless the rezoning is completed, which is a self-imposed condition created by the property owner. Please note:

- There are no provisions of the S-1 zoning which create a hardship for the current property owner.
- There are no special circumstances or conditions applying to this land or its current use, which do not also apply to other properties in the community.
- The rezoning and what appear to be the need for extensive variances is not necessary for the preservation or enjoyment of the owner's property rights.

Our neighbors and family have determined that the approval of this rezoning application will be detrimental to people living and working in the vicinity, to the adjacent property owners, and to the welfare of the public in general.

**Traffic Concerns:** The development of the subject site, as proposed, will cause a significant increase in vehicular traffic in adjacent residential areas, including on extremely tight and narrow streets which were not originally designed to accommodate another development. Studies should be undertaken to determine if it is appropriate to bring the traffic into this proposed development from the north, or from the property owner's adjoining lot to the south, where there is a higher capacity and wider city street close to a main arterial (19<sup>th</sup> Avenue). This is an option available to the property owner and developer, and it is possible to design an entry to the Subject site in this way. We do not know why Ms. Hallock has previously objected to providing an easement for this purpose, which makes it another self-imposed condition.

**Flooding Concerns:** There are unknown impacts this development may cause to the surrounding properties including drainage from flooding. The Subject site already has a history of flooding, and the prior flooding has detrimentally impacted properties to the north. Further decreasing the ability of the land to accommodate flooding, or raising it out of the current 500-year floodplain level, will negatively impact the surrounding properties. Because civil engineering drawings and finished floor or street elevations are not available for review, it is impossible to know how much the development will further impact the surrounding properties. Many of the neighbors abutting the Subject site have septic systems designed to flow toward this property which could be impacted by diversion of any drainage onto their properties. As designed, the proposed development has virtually no open space or common areas, the lot coverage appears to be greater than what is allowed by R1-10 zoning, and given the history of flooding this is a significant concern to the community. A hydrology, floodplain and drainage study, as well as civil engineering drawings detailing how the drainage will be addressed, should be reviewed and evaluated prior to approval of this rezoning proposal, to determine if rezoning of this site is suitable for the surrounding community.

**Infrastructure:** There are also infrastructure concerns for this type of higher density infill development related to water connection capacity, sewer connections and wastewater capacity. It is unknown whether a water and sewer connection to the north in a 20+ year old development, designed to meet the needs of the number of houses there, would accommodate the additional homes proposed due to its age and previous design. A further study and report should be required to determine if additional sewer capacity, modification of the current wastewater system, a lift station and possibly changes to easement distances will be necessary in the existing surrounding neighborhoods in order to meet the latest 2021 wastewater design standards for a new development. The Planning and Development Department at the City of Phoenix should provide a technical review to the Village Planning Commission and affected neighborhood stakeholders.

**Rio Montana Area Plan:** The Subject rezoning proposal conflicts with numerous elements cited in the Rio Montana Area Plan. It is not in conformance with the vision of the area or what we have seen from other area developments which encourage pedestrian and equestrian activity. It does not achieve a density transition from north to south in a decreasing manner, and is in opposition to the General Plan and Land Use Map for the area which indicates a maximum density of 3.5. There is no explanation of how the developer intends to reach the 90 "bonus points" needed for density greater than 3.5 du/acre or why the proposed density meets the requirements of R1-10 zoning. Bonus points are also typically applied in much larger subdivision PRD cases, not in sites as small as this one, in these types of infill locations.

The zoning application indicates that the proposal is consistent with the General Plan and Land Use Map, but it exceeds it. The ability to achieve bonus points and a breakdown of how they are applied to this proposal should be available for review and consideration by the Village Planning Committee and the neighborhood stakeholders. Many developments in this area have setbacks for horse trails or pedestrian trails. They also contain perimeter walls with landscape features to prevent one long slab of concrete block facing into neighboring areas. The Rio Montana Area Plan also encourages variety in lot width, staggered setbacks, rear loaded garages, roof line and building façade variety and limited privacy fencing – none of which appears to be included in the proposed development design. In many respects, the designs shown as elements to be avoided in the Rio Montana plan (Figures 82, 83, 84, 87), are actually included in the plan for the project as designed.

**Based on the issues raised above, this rezoning application should come in with a full preliminary plat, in conformance with standard R1-10 zoning and without the many variances which appear to be required to develop the site.**

Our family and neighbors are not opposed to residential development as long as it does not negatively impact the community in favor of one property owner. We recognize that a range of housing options is necessary to continue the economic viability of the community. However, in this case, it appears to present a significant detrimental impact as designed, and no benefit to the community surrounding the Subject site. It appears this rezoning will only benefit Ms. Hallock and the broker seeking to rezone the property, which is not in keeping with the Core Values stated in the City's General Plan. We urge the South Mountain Village Planning Commission, the Phoenix Planning and Zoning Department and the City of Phoenix Planning and Development Director to consider the above concerns, address them if possible, and work with the community stakeholders to create a development which will meet the needs of the community.

Sincerely,

Jai Goudeau

2013 W. Harwell Road

Phoenix AZ 85041

## Opposition to Z-58-24-8

chevera trillo <cheveratrillo@gmail.com>

Sun 8/11/2024 6:32 PM

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

Cc: Ntonyt <Ntonyt@aol.com>

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To the SMVPC,

This communication is to go on record for voicing our strong opposition to the proposed development Z-58-24-8.

We live at 23rd Ave/Dobbins and continue to be very concerned with over development in the area that creates unsafe traffic and increased congestion in areas that are not designed for the volume of additional traffic this proposed development would create.

The proposed plans, in the current form, are not only bad for the surrounding neighbors, but the broker has not made changes that can be supported by the neighborhood or listened to the concerns of the neighborhood.

We stand in opposition with our neighbors in this development's current form.

As has been the position of ourselves and the neighbors in this area we request SMVPC support development that is compatible with the density allowed in the Rio Montana Plan.

We respectfully encourage you to vote no and support responsible development - this proposed plan is not responsible.

***Nick & Chevera Torrez***

*602.315.9774*

*2311 W. Dobbins Road*

*Phx 85041*

\*\*\*



## Opposition to Z-58-24-8

Niki Key <nkey30@gmail.com>

Sun 8/11/2024 6:02 AM

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

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My name is Niki Key and I live at 2006 W. Branham Lane Phoenix, AZ 85041 in Wyndham Square.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of this development. I remain opposed to this development in its current form.

Thank you for your consideration in this matter.

Niki Key


## Proposed Development Z-58-24-8.

Ravi Sharma <ravi6161sharma@gmail.com>

Sun 8/11/2024 6:30 PM

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

Cc: H. Jewel Clark <hjewelclark@fastmail.com>; Ravi Sharma <ravi6161sharma@gmail.com>

 1 attachments (28 KB)

To the SMVPC -1.doc;

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Dear Mr. Roger,

Attached please find my letter of opposition to Proposed Development Z-58-24-8. Let me know if you have any questions.

Thank you,

Dr. Ravi Sharma

To the SMVPC,

My name is Dr. Ravi Sharma and I live at 8012 S 20<sup>th</sup> Ave., Phoenix, AZ 85041.

I am writing in opposition to the proposed development Z-58-24-8.

This broker has not made changes to his plans that the neighbors can support. I remain opposed to this development in its current form. Development that is compatible with the density allowed in the Rio Montana Plan and the design elements and goals that govern our area is welcome. This plan is not it.

The broker has provided no reasons beyond his financial gain to lower the density to a compatible level or include other meaningful criteria in the Rio Montana Plan.

I respectfully urge you to vote no.

Thank you,

Dr. Ravi Sharma


## Proposed Development Z-58-24-8.

Snigdha Sharma <ushma58@gmail.com>

Sun 8/11/2024 6:37 PM

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

Cc: H. Jewel Clark <hjewelclark@fastmail.com>; Snigdha Sharma <ushma58@gmail.com>

 1 attachments (27 KB)

To the SMVPC -2.doc;

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Dear Mr. Roger,

Attached please find my letter of opposition to Proposed Development Z-58-24-8. Let me know if you have any questions.

Thank you,

Mrs. Snigdha Sharma

To the SMVPC,

My name is Mrs. Snigdha Sharma and I live at 8012 S 20<sup>th</sup> Ave., Phoenix, AZ 85041. I am writing in opposition to the proposed development Z-58-24-8.

This broker has not made changes to his plans that the neighbors can support. I remain opposed to this development in its current form. Development that is compatible with the density allowed in the Rio Montana Plan and the design elements and goals that govern our area is welcome. This plan is not it.

The broker has provided no reasons beyond his financial gain to lower the density to a compatible level or include other meaningful criteria in the Rio Montana Plan.

I respectfully urge you to vote no.

Thank you,

Mrs Snigdha Sharma

## Opposition to Z-58-24-8

Alexis Mesquita <alexismesquita2005@gmail.com>

Mon 8/12/2024 4:31 PM

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

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To the SMVPC,

My name is Alexis Mesquita and I live at 8020 s 20th ave Phoenix Az, 85041. I am writing in opposition to the proposed development Z-58-24-8.

This broker has not made changes to his plans that the neighbors can support. I remain opposed to this development in its current form. Development that is compatible with the density allowed in the Rio Montana Plan and the design elements and goals that govern our area is welcome. This plan is not it.

The broker has provided no reasons beyond his financial gain to lower the density to a compatible level or include other meaningful criteria in the Rio Montana Plan.

I respectfully urge you to vote no.

## Opposition letter for Z-58-24-8

H. Jewel Clark <hjewelclark@fastmail.com>

Mon 8/12/2024 3:00 PM

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

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To the SMVPC,

My name is Jewel Clark, and my home is at 2020 W. South Mountain Ave., Phoenix, AZ, 85041. I am writing in continued opposition to zoning case Z-58-24-8. The broker, Mr. John Fox, has still not worked with us to create a compatible proposal that the community could support.

The first meeting notice from Mr. Fox was sent to neighbors less than the 10 days required by the city. Our letter was postmarked June 10 for a June 15 meeting. We received it June 14. The location for the meeting was a pizza parlor where no one could hear the presentation or see the plans. Mr. Fox did not have adequate answers for neighbor concerns and was uninterested in any changes to his proposal. Mr. Fox agreed to another meeting but never made any attempt to have one. Mr. Jai Goudeau, president of the Wyndham Square neighborhood to the north, made a room reservation at Cesar Chavez Library and called Mr. Fox to see if he would meet after having not heard from him for over a week after the first meeting. At that meeting, he still did not have answers to address neighbor concerns, and he had made no changes to his plans. At the first SMVPC meeting, he again had no interest in trying to work with the neighbors or alter his plans. After the SMVPC voted for a continuance with the instructions that he should try to work with the neighbors, he made no effort to contact any of us to arrange to talk. It was only when concerned members of the SMVPC took time out of their busy schedules to try and help and arranged a meeting the week before August 13, that he came to the table with no change in his plan except to modify the widths of the lots slightly, so they weren't all the same size and to move the storm basin/retention to a slightly different area. At that meeting, he said he would prepare a new plan with 2 less houses, which we said was still too high, and to stagger the lots so the property lines wouldn't line up with each other across the street. This is not working with the neighbors. This is not meaningful change. No one in the community has seen what he plans to present at the August 13 meeting. There is no neighbor we know of that supports even what little we know of this new plan and no one supported the original one.

The density is not compatible with the surrounding developments, plain and simple. The core goals and vision for the Rio Montana Plan is to preserve rural character, open space, and promote balanced, high-quality development with higher densities in the northern portion.

The Rio Montana Site Plan Design emphasizes that a new development should consider the larger context in which a proposed site is located. The parcel in question is sandwiched between low density R1-10 homes and acre+ lot homes. Mr. Fox has completely disregarded the context of the area he wants to rezone for a bonus density of at least 18 homes on 4.54 acres when there is no density around it greater than 3.23 du/ac and the majority is lower.



**Just because Mr. Fox can request more density doesn't mean it's appropriate for the area and it doesn't mean he should be rewarded with any bonus for not doing the right thing in the first place: proposing a reasonable plan and working with the neighbors to refine it for everyone's benefit.** There is no precedent for it in the area for good reason: it is simply incompatible with the communities already established.

Wording about compatibility and context for surrounding areas in the Rio Montana Plan and the Phoenix General Plan are there to provide governing bodies like the SMVPC the power and oversight to curb one-size-fits-all zoning. This situation calls for the use of that power.

Mr. Fox's plan is so bare bones (at least what was submitted for the staff report and what the neighbors have seen) that it is nearly impossible to know if he even understands and is incorporating key design elements from the Site Plan Design and the Single-Family design criteria such as including:

- Deep overhangs and deep porches.
- Planting trees on the east and west of buildings.
- Planting windbreak perimeter trees.
- Using deep green, wide-leafed trees for shade such as the Chinese Pistache.
- Limiting the use of 2-story buildings.
- Creating terminal vistas.
- Allowing for adequate non-straight driveways and side-load/rear-load garages.  
No more than 40% of driveways should be straight.
- Varieties in roofing materials and facades.
- Changing façade designs, roofing materials and roof ridge orientation at least every third house.
- Staggered housing setbacks.
- Angled housing orientation on lots.
- Truly varied lot widths of at least 10' or more.
- Meaningful open space.

Mr. Fox has not addressed neighbor concerns about flood mitigation for both communities to the east and west nor has he addressed traffic concerns for the Wyndham Square neighborhood to the north which is the only access to Baseline Rd. and any entrance/exit to the proposed development.

All 52 homes in Wyndham Square have on-lot retention in addition to the storm basins at the entrance. Mr. Fox has only proposed storm basins, which do not appear to be appreciably bigger than Wyndham Square's and no on-lot retention. This property is subject to the same runoff patterns as Wyndham Square. There is no hydrology report that confirms his planned runoff mitigation is sufficient and does not pose a danger to either the acre+ lots on the east or Wyndham Square to the north.

Since Wyndham Square was built in approx. 2003, traffic on Baseline has increased by nearly 500%. There is only one in/out and that is onto Baseline. Neighbors report that it is extremely difficult to get in and out of the neighborhood. An additional 18 or more homes will add 180-200 more car trips per house per day into this neighborhood, dramatically exacerbating an already difficult situation.

Do we think a density of 3.5 du/ac or approx. 15-16 houses is truly appropriate? No. R1-18 or at least no more of a density than is present in Wyndham Square, which is 3 du/ac would be appropriate. Lowering the density to no more than 3.5 du/ac is a compromise. Does any lowering of density help ameliorate traffic for Wyndham Square? Yes, some. Does lower density help with flood mitigation? Yes, because there can be more open space allotted for additional retention. Does lower density help provide room to incorporate the design and site plan elements of the Rio Montana Plan? Yes.

Rio Montana calls out a step density of 2-3.5 on pg. 17. There's no allowance for more than that. If we are going to hold developers accountable to design criteria, we should hold them to the other elements in the Plan as well. Make context a criterion and hold developers accountable when they don't do it themselves. I respectfully urge you to help us create a plan that keeps density to no more than 3.5 du/ac as our compromise and as consistent with the Rio Montana Plan. Help us create a plan that incorporates the well-considered design and site plan elements the Rio Montana Plan calls for. If this broker doesn't want to follow the rules and work with the community, please vote no.

Sincerely,  
Jewel Clark

--

H. Jewel Clark  
[hjewelclark@fastmail.com](mailto:hjewelclark@fastmail.com)

## In regards to the rezoning hearing Z-58-24-8

Joe and Ana Laura Serna <jals426@gmail.com>

Mon 8/12/2024 1:58 PM

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

---

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

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

Report Suspicious

I am Joe Serna.

My Wife Ana and I live in Wyndham Square,  
at  
2018 West Branham Lane  
Phoenix, AZ 85041.

Neither my Neighbors of Wyndham Square,  
nor I,  
have seen that the developer has made any significant changes to the plans, that would warrant our support of his development.  
I remain opposed to this development in its current form!  
Respectfully,  
CDR Joe Serna MD  
(Ret) US Public Health Service

## Opposition to Z-58-24-8

julian galindo <julian.galindo64@gmail.com>

Mon 8/12/2024 11:02 PM

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

---

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Report Suspicious

Hello,

My name is Julian Galindo and I live at 7808 S. 20th Lane with my wife and (3) kids who are under the age of 11.

We have not had any progression towards a resolution for the newly planned development directly south of Wyndham Square. The developer has not made any concessions per the request of the board and the community from the July meeting. I remain opposed to the development in its current form.

Sincerely,  
Julian Galindo  
602-413-7791

## Opposition to Z-58-24-8

Mike Josic <mikejosic@gmail.com>

Mon 8/12/2024 3:07 PM

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

---

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Report Suspicious

To the SMVPC,

My name is Mike Josic and I live at 2020 W. South Mountain Ave. Phoenix, AZ 85041.

I am writing in opposition to the proposed development Z-58-24-8.

There is no reason why this development should not conform to the Rio Montana plan other than greater financial gain for this broker. This broker has not made changes to his plans that the neighbors can support. I remain opposed to this development in its current form. Development that is compatible with the density allowed in the Rio Montana Plan and the design elements and goals that govern our area I would support. This plan is not it.

The broker has provided no reasons beyond his financial gain to lower the density to a compatible level or include other meaningful criteria in the Rio Montana Plan.

I respectfully urge you to support the existing neighbors and vote no.

Sincerely,

Mike Josic

## OPPOSITION to Z-58-24-8

Selena Leon <selenanomas@gmail.com>

Mon 8/12/2024 5:18 PM

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

---

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Report Suspicious

My name is Selena Leon and I live at 2009 W. Harwell Rd Phoenix, AZ 85041. The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

## Opposition to Z-58-24-8

stephanie rubio <stephrubio23@hotmail.com>

Mon 8/12/2024 3:15 PM

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

---

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Report Suspicious

To the SMVPC,

My name is Stephanie Bell, and I live at 8020 S 20th Ave Phoenix Az, 85041. I am writing in opposition to the proposed development Z-58-24-8.

This broker has not made changes to his plans that the neighbors can support. I remain opposed to this development in its current form. Development that is compatible with the density allowed in the Rio Montana Plan and the design elements and goals that govern our area is welcome. This plan is not it.

The broker has provided no reasons beyond his financial gain to lower the density to a compatible level or include other meaningful criteria in the Rio Montana Plan.

I respectfully urge you to vote no.

Sent from my T-Mobile 5G Device

**\*\*Subject: Opposition to Z-58-24-8\*\***

Candace McDonald-Ramsey <candacedramsey@gmail.com>

Tue 8/13/2024 4:00 PM

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

---

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Report Suspicious

Dear Mr. Rogers and Committee Members,

My name is Candace McDonald Ramsey, and I reside at 2012 W. Harwell Rd; Phoenix AZ 85041. I am writing to express my strong opposition to the proposed development under case number Z-58-24-8.

Despite ongoing discussions, it is clear that the developer has not made any significant changes to the plans that would address the concerns of the community or justify our support for this project. The current proposal does not adequately consider the impact on our neighborhood, including potential issues related to traffic, infrastructure, and overall quality of life.

As a resident invested in the well-being and future of our community, I urge you to reject this development in its current form. We need a plan that truly reflects the needs and interests of the residents, rather than one that prioritizes external interests at our expense.

Thank you for your attention to this matter.

Sincerely,  
Candace McDonald Ramsey



## Opposition to Z-58-24-8

Elizabeth Franco <nfranco246@gmail.com>

Tue 8/13/2024 5:58 PM

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

---

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Report Suspicious

Good afternoon,

I hope this email finds you well. My name is Elizabeth Hintze Franco and I live at 7820 S 20th Ln, Phoenix, AZ 85041. The neighbors along with my family have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I am unfortunately not able to make it to the hearing today, but I am still opposed to this development in its current form and would like for it to be taken into consideration.

Kindest regards,  
Elizabeth Hintze Franco  
602-515-8842

## Opposition to Z-58-24-8

James Betterment <jamesbetterment@gmail.com>

Tue 8/13/2024 7:49 AM

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

---

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Report Suspicious

My name is James Betterment and I live at 8008 S 20th Ave. Phoenix AZ 85041.

I am writing in opposition to the proposed development Z-58-24-8. The broker has not made changes to his plans that the neighbors can support. I remain opposed to this development in its current form. Development that is compatible with the density allowed in the Rio Montana Plan and the design elements and goals that govern our area is welcome. This plan is not it.

The broker has provided no reasons beyond his financial gain to lower the density to a compatible level or include other meaningful criteria in the Rio Montana Plan.

I respectfully urge you to vote no.

## Opposition to Z-58-24-8

Joe Hernandez <condymnrotc@gmail.com>

Tue 8/13/2024 10:17 AM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>; Jai Goudeau <Jaigoudeau@gmail.com>

---

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## Opposition to Z-58-24-8

My name is Joseph Hernandez and I live at \_\_7706 S 20th DR, PHX, AZ 85041\_\_\_\_\_ .

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

## Opposition to Z-58-24-8

leticia gonzalez <leticiaglez07@gmail.com>

Tue 8/13/2024 8:41 AM

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

---

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Report Suspicious

My name is leticia gonzalez and I live at 7723 S 20th Dr.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

## Fwd: Opposition to Z-58-24-8

Joe Hernandez <condymnrotc@gmail.com>

Tue 8/13/2024 10:24 AM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>; Jai Goudeau <Jaigoudeau@gmail.com>

---

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Report Suspicious

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

From: **Joe Hernandez** <[condymnrotc@gmail.com](mailto:condymnrotc@gmail.com)>

Date: Tue, Aug 13, 2024 at 10:17 AM

Subject: Opposition to Z-58-24-8

To: Samuel S Rogers <[samuel.rogers@phoenix.gov](mailto:samuel.rogers@phoenix.gov)>, Jai Goudeau <[Jaigoudeau@gmail.com](mailto:Jaigoudeau@gmail.com)>

### Opposition to Z-58-24-8

My name is Nadine Hernandez Wife of Joseph and I live at \_\_7706 S 20th DR, PHX, AZ 85041\_\_\_\_\_.


The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

## Opposition to Z-58-24-8

Nicki Sordello <nickisordello@yahoo.com>

Tue 8/13/2024 8:14 AM

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

 1 attachments (14 KB)

Opposition-letter2\_Z-58-24-8\_8008-S-20th-Ave\_Nicole.Sordello.docx;

---

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Report Suspicious

Good morning,

My name is Nicole Sordello, and I live at 8008 S 20th Ave. Phoenix AZ 85041.

I am writing in opposition to the proposed development Z-58-24-8. The broker has not made changes to his plans that the neighbors can support. I remain opposed to this development in its current form. Development that is compatible with the density allowed in the Rio Montana Plan and the design elements and goals that govern our area is welcome. This plan is not it.

The broker has provided no reasons beyond his financial gain to lower the density to a compatible level or include other meaningful criteria in the Rio Montana Plan.

I respectfully urge you to vote no.

Thank you for your time and consideration,

Nicole Sordello

## Opposition to Z-58-24-8

Tyler Hintze <tylerbill97@gmail.com>

Tue 8/13/2024 7:54 AM

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

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Report Suspicious

My name is Tyler Hintze and I live at 7820 S 20th Ln, Phoenix, AZ 85041.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in it's current form.

## Opposition to Z-58-24-8

leticia gonzalez <leticiaglez07@gmail.com>

Fri 9/6/2024 2:13 PM

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

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Report Suspicious

My name is Humberto González and I live at 7723 S 20th Dr.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.



## Opposition to Z-58-24-8

leticia gonzalez <leticiaglez07@gmail.com>

Fri 9/6/2024 2:10 PM

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

---

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My name is Mauricio González and I live at 7723 S 20th Dr .

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

## Opposition to zoning case Z-58-24-8

CESAR TRUJILLO <ctrujillo15@ymail.com>

Sat 9/7/2024 9:47 PM

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

Cc: Jai Goudeau <jaigoudeau@gmail.com>

---

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Report Suspicious

To the SMVPC,

My name is Cesar Trujillo and I live at 7819 S 20th Dr, Phoenix AZ 85041.

I'm 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 existing character and quality of the existing neighborhoods, uphold the requirements for zoning, the Phoenix general plan, and the real Montana plan.

We support a maximum density of 16 houses to allow for more elements of the real Montana criteria to be implemented.

Limiting two-story homes to no more than 20% of the total.

Inclusion of the stipulations submitted to the SMVPC chair by Jewel Clark and Jai Goudeau.

Thank you.

If you have questions or one more information, email Jewel Clark at [hjewelclark@fastmail.com](mailto:hjewelclark@fastmail.com) or Jai Goudeau at [jaigoudeau@gmail.com](mailto:jaigoudeau@gmail.com)

Sent from my iPhone

## Opposition to zoning case Z-58-24-8

Carla Soberanes <carlasoberanes@gmail.com>

Sun 9/8/2024 9:49 PM

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

---

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Report Suspicious

To the SMVPC,

My name is **Carla Soberanes** and I live at **7818 S 20th Drive, Phoenix AZ 85041**. I am 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you.

Carla Soberanes

Sent from my iPhone


**FW: Development update and opposition letter to use**

cndymnrotc &lt;cndymnrotc@gmail.com&gt;

Sun 9/8/2024 5:42 AM

To: Samuel S Rogers &lt;samuel.rogers@phoenix.gov&gt;

Cc: H. Jewel Clark &lt;hjewelclark@fastmail.com&gt;; Jai Goudeau &lt;jaigoudeau@gmail.com&gt;

 1 attachments (4 MB)

Final-site-plan-from-Fox---20th-and-South-Mountain.jpg;

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[Report Suspicious](#)

My contributions to the disapproval of the new proposed development. We all agree in our household that Wyndham Square shouldn't be used as a launch pad for construction traffic and potential flooding if and when it goes through. The South Mountain road is ideal!!!

Sent from my T-Mobile 5G Device

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

From: "H. Jewel Clark" &lt;hjewelclark@fastmail.com&gt;

Date: 9/7/24 21:58 (GMT-06:00)

To: Jewel Clark &lt;hjewelclark@fastmail.com&gt;, Jai Goudeau &lt;jaigoudeau@gmail.com&gt;

Cc: Adolfo Mauritsia Coronado &lt;jacoronado@msn.com&gt;, Alicia and Carlos

&lt;aliciaemily2003@yahoo.com&gt;, Alma Tonche &lt;ad.tonche@gmail.com&gt;, Alyssa Kerns

&lt;Alyssam.kerns@gmail.com&gt;, Andrew Maifield &lt;andrewmaifield@yahoo.com&gt;,

bobbyscadden@yahoo.com, Butch Box &lt;butchbox@gmail.com&gt;, Candace McDonald-Ramsey

&lt;Candacedramsey@gmail.com&gt;, Carlos Carbajal &lt;Carbajal17@hotmail.com&gt;, Cesar Trujillo

&lt;ctrujillo15@ymail.com&gt;, Christian Griepenstroh &lt;Cgriepenstroh94@gmail.com&gt;, David Key

&lt;anykeysys@gmail.com&gt;, Dawn Smith &lt;Dawn.Smith2@gmail.com&gt;, Dorothy Hernandez

&lt;1dhernan@tempeschools.org&gt;, Drewkgarvin@gmail.com, Eduardo Camacho

&lt;Lalocamacho@cox.net&gt;, Erika Bowman &lt;Bowman.Erika@gmail.com&gt;, Frank Hernandez

&lt;fhernandez6310@gmail.com&gt;, Franko Hernandez &lt;franko1885@gmail.com&gt;, Fungyung Mon

&lt;Fym2429@gmail.com&gt;, Gabriel Betancourt &lt;Betancourtfamily@yahoo.com&gt;, Gheine@cox.net,

"H. Jewel Clark" &lt;hjewelclark@fastmail.com&gt;, Irene Navarro &lt;Sunshinesonirene@yahoo.com&gt;,

ISH326 &lt;imoreu326@gmail.com&gt;, James Betterment &lt;Jamesbetterment@gmail.com&gt;, Jock

&lt;jocksteady01@icloud.com&gt;, Joe Hernandez &lt;Cndymnrotc@gmail.com&gt;, Joe Serna

&lt;jals426@gmail.com&gt;, Jose Perea &lt;jpe.landsaping@gmail.com&gt;, josphatwatitu@yahoo.com,

Julian Galindo &lt;Julian.galindo64@gmail.com&gt;, Justin Intolubbe

&lt;Justin.Intolubbe@associaarizona.com&gt;, Kagiovan@hotmail.com, Linda Laneback

<llanebac@tempeschools.org>, Lisa Cullen <Cullen\_A\_Lisa@yahoo.com>, LM <Directbridge@yahoo.com>, Lorenzo Gonzales <guad6604@outlook.com>, Lori <ernlor639@cox.net>, Mark <msouders1@cox.net>, MaryLou Scadden <Mscadden2006@gmail.com>, Michael Jordan <Michael.d.jordan@gmail.com>, Michael Josic <mikejosic@gmail.com>, Michelleandjuliangalindo@gmail.com, Miguel Rubio <rb\_contracting1lc@outlook.com>, Moe Lathgani <Lathganimoe@yahoo.com>, Monica Garcia <azattymo@aol.com>, Mustafa Mostofo <sammostofo@gmail.com>, Natividad Tapia <Natytapia@cox.net>, Niki Key <nkey30@gmail.com>, Ravi Sharma <ravi6161sharma@gmail.com>, Roberto Branch <rcb1enterprise@gmail.com>, Snigdha Sharma <ushma58@gmail.com>, Steven Hernandez <Sj-hernandez@hotmail.com>, Susan Knight <roosie2roosie@gmail.com>, Virginia Waititu <Virginiawaititu@gmail.com>, Alexis Mesquita <alexismesquita2005@gmail.com>, stephrubio23@hotmail.com  
Subject: Development update and opposition letter to use

## The vote on the development adjoining our neighborhood is coming up!

Rezoning case Z-58-24-8 will be voted on Tuesday September 10th at 6 p.m. at the [South Mountain Community Library, 7050 S. 24th St.](#)

[[phoenixpubliclibrary.org](http://phoenixpubliclibrary.org)]

### We need you to do 2 things:

- Write an opposition email to register your opposition.
- Come to the meeting Tuesday, September 10 at 6 p.m. at the South Mountain Library to show the SMVPC we stand united.

Write your own or send the letter below via email to [samuel.rogers@phoenix.gov](mailto:samuel.rogers@phoenix.gov)

-----  
**Subject line:** Opposition to zoning case Z-58-24-8

To the SMVPC,

My name is **Joe and Nadine Hernandez** and I live at 7706 S 20th DR. I am 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.
- Lastly, a plan that shows the developers contributions to the environmental and traffic concerns.

Thank you.

-----

If you still have questions or want more information, email Jewel Clark at [hjewelclark@fastmail.com](mailto:hjewelclark@fastmail.com) or Jai Goudeau at [jaigoudeau@gmail.com](mailto:jaigoudeau@gmail.com).

**We have power in numbers! Thank you for your continued efforts and support!**

Sincerely,  
Jewel Clark and Jai Goudeau

Dear South Mountain Village Planning Committee,

David Key <anykeysys@gmail.com>

Sun 9/8/2024 9:29 AM

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

---

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Report Suspicious

My name is David Key and I live at [2006 W Branham Ln, Phoenix, AZ 85041 \[google.com\]](#).

I am opposed to Z-58-24-8. The current plan does not comply with Rio Montana criteria and I am not in favor of the cul-de-sac design for practical reasons.

Our community welcomes 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 support:

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

Limiting 2-story homes to no more than 20% of the total.

Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you.

David M Key Jr

## Opposition to zoning case Z-58-24-8

Eduardo Camacho <lalocamacho@cox.net>

Sun 9/8/2024 9:16 PM

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

---

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To the SMVPC,

My name is Eduardo Camacho and I live at 2015 W Branham Lane Phoenix AZ 85041. I am 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 support a maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC chair by Jewel Clark and Jai Goudeau.

Thank you,  
Eduardo Camacho



## Opposition to zoning case Z-58-24-8

Lori Coscarelli <ernlor639@cox.net>

Sun 9/8/2024 9:53 AM

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

---

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Report Suspicious

To the SMVPC,

My name is Ernest **Coscarelli** and I live at **2008 W Harwell Road, Phoenix, AZ**.

I am 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank You,  
Ernie

## Opposition to zoning case Z-58-24-8

Fy M <fym2429@gmail.com>

Sun 9/8/2024 3:46 PM

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

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To the SMVPC,

My name is Funyung Mon and I live at 8115 S 21st Drive, Phoenix, AZ 85041.

I oppose Z-58-24-8. It 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you.

Sincerely,

Funyung Mon, Homeowner at 8115 S 21st Dr, Phoenix, AZ 85041

## Opposition to zoning case Z-58-24-8

Jacques Phelps <jocksteady01@icloud.com>

Sun 9/8/2024 9:52 PM

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

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Report Suspicious

To the SMVPC,

My name is **Jacques Phelps Jr** and I live at **7818 S 20th Dr, Phoenix AZ 85041**.

I am 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you.

Jacques Phelps Jr

Sent from my iPhone

## Opposition to zoning case Z58- 24:8

Joe and Ana Laura Serna <jals426@gmail.com>

Sun 9/8/2024 11:04 PM

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

---

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Report Suspicious

To the SMVPC,

I am Joe Serna and live in Wyndham Square, at 2018 West Branham Lane (Phx.AZ).

I am 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, and to uphold the requirements for zoning as per the Phoenix General Plan, and the Rio Montana Plan.

We support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you.

## Opposition to zoning case Z-58-24-8

Marylou Scadden <mscadden2006@gmail.com>

Sun 9/8/2024 8:13 AM

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

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Report Suspicious

To the SMVPC,

My name is MaryLou Scadden and I live at 7807 S 20th Dr, Phoenix AZ 85041 .

I am 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you.

## Opposition to zoning case Z-58-24-8

Natividad Tapia <natytopia54@gmail.com>

Sun 9/8/2024 7:48 PM

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

---

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Report Suspicious

To the SMVPC,

My name is Natividad Tapia and I live at 2015 W Branham Lane Phoenix AZ 85041.

I am 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 support a maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC chair by Jewel Clark and Jai Goudeau.

Thank you,  
Natividad Tapia

## Opposition to zoning case Z-58-24-8

Niki Key <nkey30@gmail.com>

Sun 9/8/2024 9:26 AM

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

Cc: David Key <anykeys@gmail.com>

---

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Report Suspicious

Dear South Mountain Village Planning Committee,

My name is Niki Key and I live at 2006 W Branham Ln, Phoenix, AZ 85041.

I am opposed to Z-58-24-8. The current plan does not comply with Rio Montana criteria and I am not in favor of the cul-de-sac design for practical reasons.

Our community welcomes 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you.

Niki Key

## opposition to zoning to zoning case Z-58-24-8

Alexis Mesquita <alexismesquita2005@gmail.com>

Mon 9/9/2024 5:28 PM

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

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Report Suspicious

To the SMVPC,

My name is **Alexis Mesquita** and I live at **8020 S 20th Ave.**

I am 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you.



## Opposition to zoning case Z-58-24-8

Alicia Sainz <aliciaemily2003@yahoo.com>

Mon 9/9/2024 4:59 PM

To: hjewelclark@fastmail.com <hjewelclark@fastmail.com>; Samuel S Rogers <samuel.rogers@phoenix.gov>

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Report Suspicious

To the SMVPC,

My name is Alicia Sainz and I live at 8250 S 20th Ave, Phoenix AZ 85041.

I am 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you.

Alicia Sainz

[623 329 3606](tel:6233293606)

## Opposition to zoning case Z-58-24-8

Amelia Goudeau <ameliagoudeau@gmail.com>

Mon 9/9/2024 2:16 PM

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

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Report Suspicious

To the SMVPC,

My name is Amelia Goudeau and I live at 2013 W. Harwell Rd Phoenix Az 85041. I am opposed to Z-58-24-8. The current plan does not comply with Rio Montana criteria and there has been no consideration for the existing community and the direct impact on the neighborhood. I am NOT in favor of, any of the proposed plans by the builder or John Fox.

~Amelia Goudeau~

#602-460-5545

## Opposition to zoning case Z-58-24-8

Ana Laura Serna <als3363@gmail.com>

Mon 9/9/2024 8:19 AM

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

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Report Suspicious

To the SMVPC,

My name is Ana Laura Serna I live at 2018 W Branham Lane at Wyndham Square. I am opposed to the current plan of Z-58-24-8. The plan does not comply with Rio Montana criteria, also not in favor of the cul-de-sac design for practical reasons.

We welcome development in our area, but 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. I believe the tranquility and safety of my neighborhood will be compromised with the additional traffic going through it.

We support:

- . A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- . Limiting 2-story homes to no more than 20% of the total.
- . Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the Zoning application.

Regards

Ana Laura Serna

Sent from my iPad

## Opposition to zoning case Z-58-24-

Candace McDonald-Ramsey <candacedramsey@gmail.com>

Mon 9/9/2024 8:20 PM

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

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My name is Candace McDonald-Ramsey and I live at 2012 W Harwell Rd, Phoenix, AZ 85041. I am 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 support:

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

Limiting 2-story homes to no more than 20% of the total.

Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you,

Candace McDonald-Ramsey

## Opposition to zoning case Z-58-24-8

Carlo <charles.carbaj@gmail.com>

Mon 9/9/2024 1:04 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>; PDD Long Range Planning <pdd.longrange@phoenix.gov>

---

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To the SMVPC,

My name is Carlos Carbajal and I live at 2017 W Harwell Rd, Phoenix AZ, 85041.

I am 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you.

Carlos

On Thu, Sep 5, 2024 at 11:58 AM Carlo <[charles.carbaj@gmail.com](mailto:charles.carbaj@gmail.com)> wrote:

Hello once again,

Just re-affirming my opposition.

My name is Carlos Carbajal and I live at 2017 W. Harwell Rd, Phoenix AZ, 85041.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development.

I remain opposed to this development in its current form.

Thanks,  
Carlos C.

On Fri, Aug 9, 2024 at 10:19 AM Samuel S Rogers <[samuel.rogers@phoenix.gov](mailto:samuel.rogers@phoenix.gov)> wrote:

Good morning,

Thank you for your letter. I will add it to the official file and forward it to the applicant and the members of the South Mountain Village Planning Committee.

Thank you,

Samuel Rogers, AICP  
Village Planner II\*  
City of Phoenix Planning and Development Department  
200 West Washington Street, 3rd Floor  
Phoenix, Arizona 85003  
[Samuel.Rogers@phoenix.gov](mailto:Samuel.Rogers@phoenix.gov)  
602-534-4010



---

**From:** Carlo <[charles.carbaj@gmail.com](mailto:charles.carbaj@gmail.com)>  
**Sent:** Thursday, August 8, 2024 1:58 PM  
**To:** PDD Long Range Planning <[pdd.longrange@phoenix.gov](mailto:pdd.longrange@phoenix.gov)>; Samuel S Rogers <[samuel.rogers@phoenix.gov](mailto:samuel.rogers@phoenix.gov)>  
**Subject:** Opposition to Z-58-24-8

My name is Carlos Carbajal and I live at 2017 W. Harwell Rd, Phoenix AZ, 85041.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development.  
I remain opposed to this development in its current form.

Thanks,  
Carlos

## Opposition to zoning case Z-58-24-8

Butch Box <butchbox@gmail.com>

Mon 9/9/2024 4:33 PM

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

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Report Suspicious

To the SMVPC,

My name is Constance Box and I live at 7719 S 20th Drive.

I am 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 support:

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

Limiting 2-story homes to no more than 20% of the total.

Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you

Constance Box

## Opposition to Z-58-24-8

D. Fong <dpfong@hotmail.com>

Mon 9/9/2024 2:44 PM

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

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Mr. Samuel Rogers,

My name is David Fong and I reside at 2004 W. Harwell Rd. in the Wyndham Square neighborhood.

My neighbors and the Community Management representatives still have major concerns that the Broker, Mr. John Fox, has not made any serious or significant changes to the proposed design plans that would warrant our decision to support this development.

I remain opposed to this development and urge that this application not be approved to move forward.

Regards,  
David Fong



Virus-free. [www.avg.com](http://www.avg.com) [avg.com]

[avg.com]



## Opposition to zoning case Z-58-24-8

Butch Box <butchbox@gmail.com>

Mon 9/9/2024 4:29 PM

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

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Report Suspicious

To the SMVPC,

My name is To the SMVPC,

My name is Forrest Box and I live at 7719 S 20th Drive.

I am 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 support:

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

Limiting 2-story homes to no more than 20% of the total.

Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you. and I live at 7719 S 20th Drive.

My name is [your name] and I live at [your address].

I am 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 support:

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

Limiting 2-story homes to no more than 20% of the total.

Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the

zoning application.

Thank you.

Forrest Box

**Re: Oppose the Zoning Change Filed by John Fox - Case # Z-58-24-8**Fy M <[fym2429@gmail.com](mailto:fym2429@gmail.com)>

Mon 9/9/2024 12:31 PM

To: Samuel S Rogers <[samuel.rogers@phoenix.gov](mailto:samuel.rogers@phoenix.gov)>

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[Report Suspicious](#)

Good afternoon Samuel Rogers,

Regarding the opposition to the Case # Z-58-24-8, there is a voting process in tomorrow (9/10) meeting at South Mountain Community Library.

May I cast the vote through this email to oppose the case because I am still out of town by then? Or, could I pass the voting right to others?

Your response is appreciated. Thanks.

Sincerely,

Fungyung Mon,

Home owner at 8115 S 21st Dr, Phoenix, AZ 85041

On Thu, Jul 4, 2024, 4:54 PM Fy M <[fym2429@gmail.com](mailto:fym2429@gmail.com)> wrote:

Good morning Samuel Rogers,

Please see attached for the opposition letter.

I, Fungyung Mon, the resident and homeowner at 8115 S 21st Drive, Phoenix, AZ 85041. I missed the past two meetings because the meeting notice was mailed out very late. When I received the notice, the meeting date was already past.

Respectfully,

Fungyung Mon,

8115 S 21st Dr, Phoenix, AZ 85041

## Opposition to Z-58-24-8

Jai Goudeau <jaigoudeau@gmail.com>

Mon 9/9/2024 10:34 PM

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

Cc: Jai Goudeau <jaigoudeau@gmail.com>; H. Jewel Clark <hjewelclark@fastmail.com>

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My name is Jai Goudeau and I live at 2013 W. Harwell Road Phoenix, 85041. I am writing in opposition to the Rezoning request as it has been currently filed for approximately 4.5 acres site located at 700' feet north and 305' feet west of the northwest corner of South Mountain Ave and 20th Ave, rezoning case number **Z-58-24** to change zoning from **S1** to **R1-10**.

Mr. Fox has not made a genuine effort to work with the community regarding our concerns and I believe he has not acted in good faith to address the community and involve us in the process.

In the first meeting he arranged at a Barro's Pizza parlor on a Saturday afternoon in which I received notice 4 days prior and some did not receive notice at all. There was loud music playing and very few people could hear his presentation or respond. I requested that we have another meeting in a more suitable location so I reserved a meeting room at Caesar Chavez Library on May 28<sup>th</sup> for June 15<sup>th</sup> and he said he would send out notices.

At the second meeting on June 15<sup>th</sup>, John Fox was in attendance with Mike Haer. In the meeting several attendees addressed their concerns as well as I and Mike Haer said he wanted to take this information and address his team and he and John Fox agreed to have another meeting to discuss their findings prior to the hearing.

I contacted John Fox as I saw a survey crew doing measurements on 06/18/24. I asked John if he was still having another community meeting as he requested or if he was moving forward with the Village Planning Committee meeting to which he replied that he was not going to have another neighborhood meeting because he wanted to have a constructive meeting and was tired of getting beaten up. I reminded him that he and Mike requested that we have another meeting and he told me that he had not spoken to Mike and that Mike would be out of town during the Village Planning Committee Meeting.

Mr. Fox repeatedly stated during the meeting that he would not work with us five times before finally agreeing after continual requests from the Village Planning Committee members. Mr. Fox would not initially set up the meetings, so he requested that the committee chairman set up the meetings and mediate the meetings.

We met with Mr. Fox and we tried to have him incorporate elements of the Rio Montana guidelines to the plans to which he made very few changes. Mr. Fox did not show up to the Village planning meeting but told the chairman that he wanted a continuance to the next Village Planning Meeting over the phone.

We set up meetings every week for the next month with Mr. Fox and members of the Village Planning Committee to work together to come up with a plan to which Mr. Fox would make some changes, then come up with excuses to change them back at the last minute. At the last meeting Mr. Fox did not show up and refused to continue working with us.

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. The neighborhood, and not the Planning Office exclusively, should be involved in crafting beneficial development since we understand the complexities and needs of our area best.

We feel that because the development can only be entered through our community that it would be seen as an extension of our development and it should have the same rural feel.

As the plan currently is applied **It is not** “sensitive to the scale and character of the surrounding neighborhoods.” The proposed development is bordered by S-1 established homes on the east and south (which is currently a horse farm) and R1-10 neighborhoods with densities no higher than 3.27 DU/AC on the north and east. This development would have a density of 4.4 DU/AC in the middle of established low-density neighborhoods.

**It does not** “protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.” This plan, in its current form, fails the most basic tenets of the above requirements and should not move forward.

Thank you

## Opposition to zoning application Z-58-24-8

H. Jewel Clark <hjewelclark@fastmail.com>

Mon 9/9/2024 10:39 PM

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

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Report Suspicious

To the Committee Members of the SMVPC,

My name is Jewel Clark, and my address is 2020 W. South Mountain Ave., Phoenix, AZ and I remain opposed to Z-58-24-8.

Jai Goudeau, HOA president of Wyndham Square to the immediate north of the proposed development, and I have been involved in multiple meetings with the broker, Mr. Fox, and members of the SMVPC to try and find some common ground on his proposal. After 2 continuances and multiple meetings, it appeared on Monday that Mr. Fox intends to move forward with his original 20 house plan and has rejected any changes that would incorporate the Rio Montana Area plan, get community support, and result in a better development.

I have consistently stressed to Mr. Fox how inappropriate the density proposed is based on my knowledge of our area and what I've been told by neighbors, not only for compatibility to the surrounding communities on multiple levels, but also in how that density prevents meaningful inclusion of Rio Montana Area Plan criteria.

The community is united in opposition, albeit on different levels. Some neighbors don't want any development until a street can punch through to W. South Mountain Ave. but everyone I have talked to agrees that significantly fewer houses would be better for our community overall to create a transition density between the established S-1 homes on the east and the low density R1-10 homes to the north and west and would allow for better traffic relief for Wyndham Square and again, inclusion of Rio Montana criteria.

In an attempt at reasonable compromise, the conversations I have had with neighbors and have conveyed at our meetings is that a max of 16 houses is something we could live with in addition to including other Rio Montana criteria.

While I would prefer a lower number of houses, I can support:

- Max 16 houses.
- Limiting 2 story houses to 20% of the total and to the western side of the development.
- Inclusion of the stipulations proposed by the community submitted to the SMVPC.

We have tried to work with Mr. Fox and our requests have been aligned with our village plan, what our community feels is appropriate, and a sincere desire to see a quality development built. Mr. Fox's plan has been exclusively focused on getting as many lots on the property as possible. He stated more than once that the city said he "could have" 20 lots and it seems he thinks that's all the approval he needs. Mr. Fox appears to have only financial justifications for his rejection of Rio Montana criteria and has not listened to the communities impacted by his application. We are not opposed to development, but we want development to follow our area plan and provide reasonable compatibility with our existing neighborhoods.

Please add the stipulations proposed by the community to the application or vote no.  
Thank you for your time and consideration.

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

--

H. Jewel Clark  
[hjewelclark@fastmail.com](mailto:hjewelclark@fastmail.com)

## Opposition to zoning case Z-58-24-8

Julie Willcox <jwillcox1227@gmail.com>

Mon 9/9/2024 7:37 AM

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

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To the SMVPC,

My name is Julie Willcox and I live at 9050 S 23rd Ave, Phoenix, AZ 85041.

I am opposed to the rezoning application Z-58-24-8. The current plan does not comply with Rio Montana criteria and is opposed by the majority of the surrounding community.

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

We would support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you,  
Julie



## Opposition to zoning case Z-58-24-8

stephanie rubio <stephrubio23@hotmail.com>

Mon 9/9/2024 5:23 PM

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

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To the SMVPC,

My name is **Miguel Rubio** and I live at **8020 S. 20th Ave Phoenix AZ, 85041**.

I am 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you.

Sent from my T-Mobile 5G Device

## Opposition to zoning case Z-58-24-8

Mike Josic <mikejosic@gmail.com>

Mon 9/9/2024 10:58 PM

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

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To the SMVPC,

My name is Mike Josic and I live at 2020 W. South Mountain Ave, Phoenix, AZ 85041. I am opposed to Z-58-24-8. The current plan does not comply with Rio Montana criteria and this criteria must take precedence over one person's pursuit of profit at the expense of the many current residents. The applicant does not and will not live there and would flip the property to another developer, extract his profit and leave the current residents with a completely incompatible development in their backyards.

I welcome development in our area, but I 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.

I support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total exclusively on the west side to preserve the privacy of the existing acre lots on the east side.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you.  
Mike Josic

## Opposition to zoning case Z-58-24-8

chevera trillo <cheveratrillo@gmail.com>

Mon 9/9/2024 11:19 AM

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

Cc: Ntonyt <NtonyT@aol.com>

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Report Suspicious

TO: SMVPC

VIA: Samuel Rogers:

Our names are Nick and Chevera Torrez.

We live at 2311 West Dobbins Road.

We are writing to state our opposition to the rezoning application Z-58-24-8.

No different than the last submission, which we also opposed, that was subsequently withdrawn from the August 13th SMVP meeting, this current plan does not comply with Rio Montana criteria and is opposed by the majority of the surrounding community.

As has been the recurring voice within the community, we do welcome responsible development in our area that adheres to the spirit and intent of the Phoenix General Plan and the Rio Montana Plan. We continue to ask that SMVPC be respectful of the community's voices and input and vote no to Z-58-24-8.

We join the neighbors of this proposed development and support the following:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you for your time and attention,

Regards,

***Nick & Chevera Torrez***

*2311 West Dobbins Road*

*Phx, AZ 85041*

\*\*\*



## Opposition to zoning case Z-58-24-8

Robert Branch <branch25rob@yahoo.com>

Mon 9/9/2024 8:21 PM

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

---

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Report Suspicious

To the SMVPC,

My name is Robert and I live at 2012 w harwell rd, Phoenix 85041.

I am 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you,  
RCB

## Opposition to zoning case Z-58-24-8

stephanie rubio <stephrubio23@hotmail.com>

Mon 9/9/2024 5:21 PM

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

---

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Report Suspicious

o the SMVPC,

My name is **Stephanie Bell** live at **8020 S. 20th Ave Phoenix AZ, 85041**.

I am 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you.

Sent from my T-Mobile 5G Device

## Opposition to zoning case Z-58-24-8

Andrew Maifield <andrewmaifield@yahoo.com>

Tue 9/10/2024 2:10 PM

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

---

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Report Suspicious

I Andrew Maifield opposed the zoning. Density to high for the area. The property should be left as s1 property. S1 property is the sole of South Phoenix and should remain that way.

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

## Opposition to zoning case Z-58-24-8

Rubio, Arlene <arlene\_rubio@uhc.com>

Tue 9/10/2024 4:32 PM

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

Cc: mikejosic@gmail.com <mikejosic@gmail.com>; Arlene Rubio <josejr\_arlene@yahoo.com>

---

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Report Suspicious

To the SMVPC,

My name is Arlene Rubio and I live at 8230 S. 20<sup>th</sup> Ave Phoenix, AZ 85042.

I am 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you,

Arlene Rubio

This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient or intended recipient's authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message and delete this e-mail immediately.



## Opposition to zoning case Z-58-24-8

Cesar Acedo <cesar\_acedo88@yahoo.com>

Tue 9/10/2024 4:48 PM

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

Cc: Mike Josic <mikejosic@gmail.com>

---

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Report Suspicious

To the SMVPC,

My name is Cesar Acedo and I live at 8230 S. 20<sup>th</sup> Ave Phoenix, AZ 85042.

I am 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you,

Cesar Acedo

To the SMVPC,

My name is Ravinder Sharma and I live at 8012 S 20<sup>th</sup> Avenue, Phoenix, AZ 85041. I am 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you,

Ravinder Sharma

---

**CITY OF PHOENIX**

**SEP 10 2024**

**Planning & Development  
Department**

## Opposition to zoning case Z-58-24-8

Lorraine Gloria <lorigloria@cox.net>

Tue 9/10/2024 12:09 PM

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

---

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Report Suspicious

To the SMVPC,

Our name is Ernie and Lori Gloria and we live at 7813 S. 20th Ln., Phoenix, AZ 85041.

We are both opposed to Z-58-24-8. The current plan does not comply with Rio, Montana criteria, and we are 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 and quality of the existing neighborhoods, uphold the requirements for zoning, the Phoenix general plan, and the real Montana plan.

We support the maximum density of 16 houses to allow for more elements of the real Montana criteria to be implemented.

Limiting two-story homes to no more than 20% of the total.

Inclusion of the stipulations submitted to the SMVPC chair by Jewel Clark and Jai Goodeaux.

Thank you

Ernie and Lori Gloria  
Sent from my iPhone

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

James Betterment &lt;jamesbetterment@gmail.com&gt;

Tue 9/10/2024 1:04 PM

To: Samuel S Rogers &lt;samuel.rogers@phoenix.gov&gt;

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[Report Suspicious](#)

My name is James Betterment and I live at 8008 S 20th Ave. Phoenix AZ 85041.

I am writing in opposition to the proposed development Z-58-24-8. The broker has not made changes to his plans that the neighbors can support. I remain opposed to this development in its current form. Development that is compatible with the density allowed in the Rio Montana Plan and the design elements and goals that govern our area is welcome. This plan is not it.

The broker has provided no reasons beyond his financial gain to lower the density to a compatible level or include other meaningful criteria in the Rio Montana Plan.

I respectfully urge you to vote no.

On Tue, Aug 13, 2024 at 8:48 AM Samuel S Rogers <[samuel.rogers@phoenix.gov](mailto:samuel.rogers@phoenix.gov)> wrote:

Good morning,

Thank you for your letter. I will add it to the official file and forward it to the applicant and the members of the South Mountain Village Planning Committee.

Thank you,

Samuel Rogers, AICP  
Village Planner II\*  
City of Phoenix Planning and Development Department  
200 West Washington Street, 3rd Floor  
Phoenix, Arizona 85003  
[Samuel.Rogers@phoenix.gov](mailto:Samuel.Rogers@phoenix.gov)  
602-534-4010



**From:** James Betterment <[jamesbetterment@gmail.com](mailto:jamesbetterment@gmail.com)>

**Sent:** Tuesday, August 13, 2024 7:48 AM

**To:** Samuel S Rogers <[samuel.rogers@phoenix.gov](mailto:samuel.rogers@phoenix.gov)>

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

My name is James Betterment and I live at 8008 S 20th Ave. Phoenix AZ 85041.

I am writing in opposition to the proposed development Z-58-24-8. The broker has not made changes to his plans that the neighbors can support. I remain opposed to this development in its current form. Development that is compatible with the density allowed in the Rio Montana Plan and the design elements and goals that govern our area is welcome. This plan is not it.

The broker has provided no reasons beyond his financial gain to lower the density to a compatible level or include other meaningful criteria in the Rio Montana Plan.

I respectfully urge you to vote no.



---


**Re: Presentation for SMVPC meeting, case Z-58-24-8 - Jewel Clark**

---

**From** H. Jewel Clark <hjewelclark@gmail.com>

**Date** Tue 9/10/2024 10:59 AM

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

 1 attachments (7 MB)

Z-58-24-8 opposition presentation Sept 10 2024.pptx;

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Okay, updated presentation, as best I could do with things changing so much! Ack!

Thanks!

Sincerely,

Jewel

On Tue, Sep 10, 2024 at 10:19 AM H. Jewel Clark <[hjewelclark@gmail.com](mailto:hjewelclark@gmail.com)> wrote:

Oh my, that's not the information we had yesterday. I will need to update everyone and my slides. I'll resend ASAP.

On Tue, Sep 10, 2024, 9:58 AM Samuel S Rogers <[samuel.rogers@phoenix.gov](mailto:samuel.rogers@phoenix.gov)> wrote:

Good morning,

Received, thanks for sending this over. The latest site plan I have looks like it was included as slide No. 11 in your presentation.

Thank you,

Samuel Rogers, AICP  
Village Planner II\*  
City of Phoenix Planning and Development Department  
[200 West Washington Street, 3rd Floor \[google.com\]](#)  
[Phoenix, Arizona 85003 \[google.com\]](#)  
[Samuel.Rogers@phoenix.gov](mailto:Samuel.Rogers@phoenix.gov)  
602-534-4010



---

**From:** H. Jewel Clark <[hjewelclark@gmail.com](mailto:hjewelclark@gmail.com)>  
**Sent:** Tuesday, September 10, 2024 9:52 AM  
**To:** Samuel S Rogers <[samuel.rogers@phoenix.gov](mailto:samuel.rogers@phoenix.gov)>  
**Subject:** Presentation for SMVPC meeting, case Z-58-24-8 - Jewel Clark

Hi Samuel,

This may be a duplicate. I tried replying with my presentation to our thread and I'm not seeing my reply in my sent box. Trying again.

This presentation has been prepared based on the information provided yesterday that Mr. Fox has not submitted any new site plan or made any changes to his original application. If that information is incorrect, would you please let me know so I can quickly amend my presentation to reflect those changes? If it is more convenient to call me, my number is 480.664.9436 or if there is a good time to call you today to check in I am happy to do that. If you have time, I would also really appreciate any heads up if he submits a presentation. I'll make a records request regardless, just to check, but I can make it earlier if I know when it's submitted.

I've got supplemental slides on the end that with some blanks in between that I don't plan to show but are there in case it would help to project an image not readily available in another presentation should a committee member have specific questions where a slide would be helpful.

Thank you!  
Jewel Clark

**Z-58-24-8**

Neighborhood Opposition

SMVPC

Sept. 10, 2024





**Latest conceptual site plan/proposal:**

- 18 homes on 4.54 acres (reduced from 20 to accommodate central open space).
- Density not compatible per Rio Montana Community Vision, Land Use Plan, PHX General Plan (Certainty & Character).
- Rio Montana criteria still not met- no justification other than financial and no sincere efforts to incorporate them.
- Community remains opposed for the above and other reasons.

Any development that happens should follow the Rio Montana area plan and have community support. Neither should be ignored or be an afterthought.





**If development is going to happen with this application, let's make it something the community can live with that is better quality and aligned with our area plan:**

- Limit the density to a more appropriate 16 homes (3.5 du/ac).
- Limit 2-story homes to 20%, aligning with the Rio Montana plan and surrounding communities.
- Adopt the stipulations (inc. density and housing height) submitted by the community to address Rio Montana criteria, which will result in a better-quality development and more community support.
- Otherwise, please vote no.

We want compatible and quality development with Rio Montana criteria and community support. The applicant's plan still fails on both counts.

Additional slides for reference.

**WYNDHAM SQUARE**

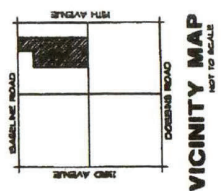
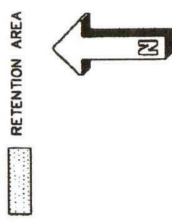
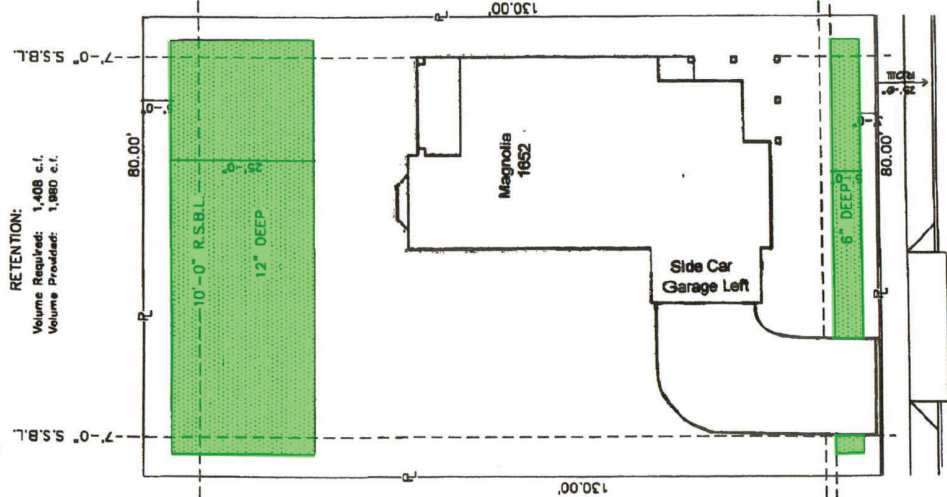
P.O. BOX 988 • GILBERT ARIZONA 85228  
 Scale: 1" = 20'-0"

LOT: 45  
 GARAGE: LEFT  
 ADDRESS: 2012 W. HARMWELL RD  
 PLAN NO.:

STANDARD LOT LENGTH:  
 % LOT COVERAGE:  
 LOT SQ. FT.: 10,400 SQ. FT.  
 CURB TYPE: VERTICAL  
 FLOOD PLAIN: NO  
 ELEV.:  
 F.F.: 17.87  
 ZONE: R1-5  
 TOTAL ALLOWABLE SQ. FT.: 4,160 SQ. FT.

RETENTION:  
 Volume Required: 1,408 c.f.  
 Volume Provided: 1,880 c.f.

SQ. FT. BUILDING UNDER ROOF:  
 SQ. FT. OF COVERED PATIO:



On-lot retention in Wyndham Square.

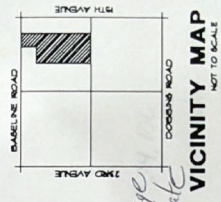
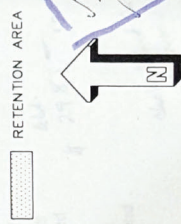
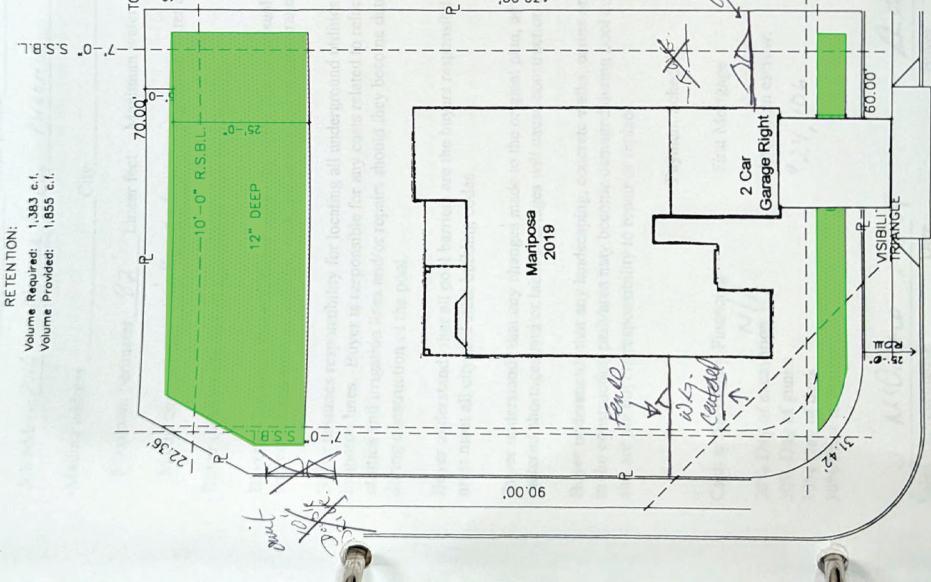
**WYNDHAM SQUARE**

LOT: 44  
 GARAGE: RIGHT  
 ADDRESS: 2016 W. HARMWELL RD  
 PLAN NO.:

STANDARD LOT LENGTH:  
 % LOT COVERAGE:  
 LOT SQ. FT.: 10,214 SQ. FT.  
 CURB TYPE: VERTICAL  
 FLOOD PLAIN: NO  
 ELEV.:  
 F.F.: 17.67  
 ZONE: R1-5  
 TOTAL ALLOWABLE SQ. FT.: 4,072 SQ. FT.

RETENTION:  
 Volume Required: 1,383 c.f.  
 Volume Provided: 1,855 c.f.

SQ. FT. BUILDING UNDER ROOF:  
 SQ. FT. OF COVERED PATIO:



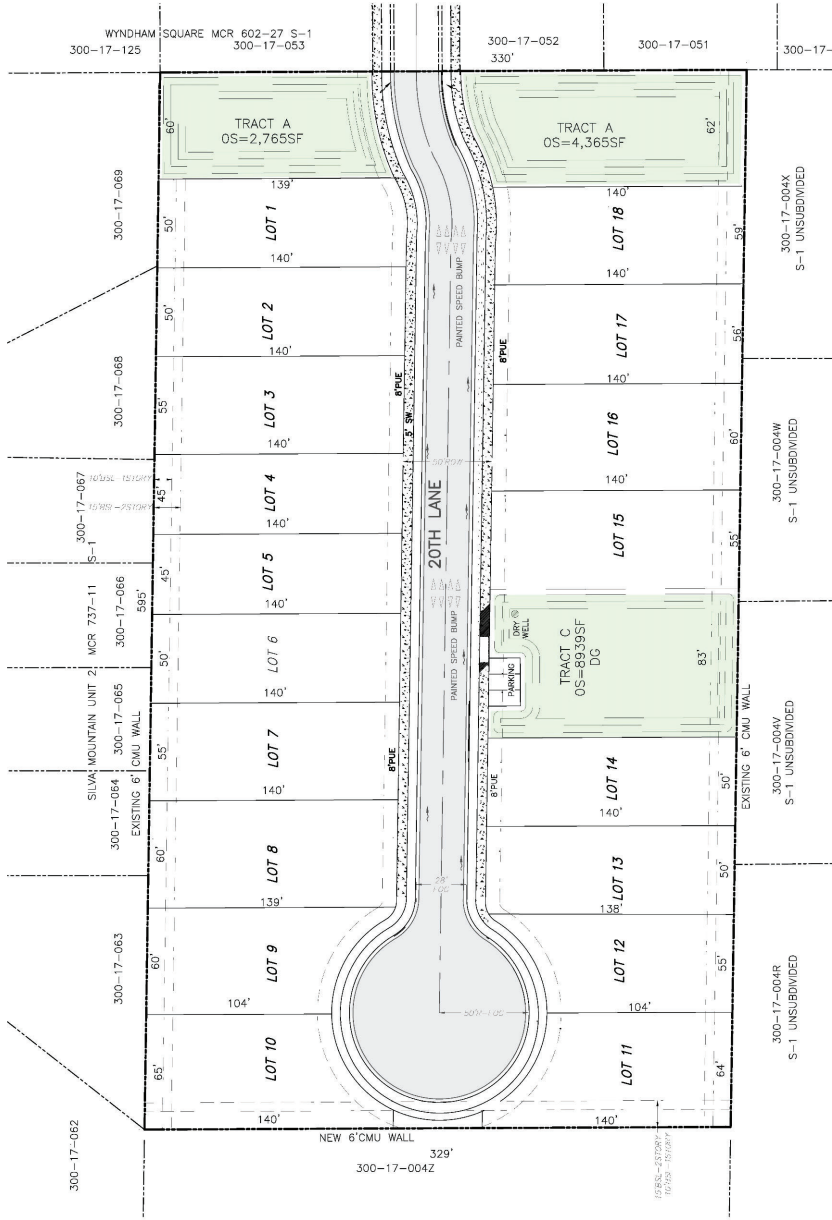




## Satellite view of the area

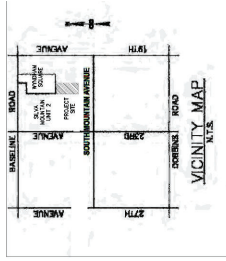
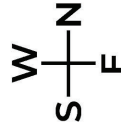
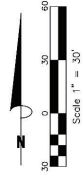
Proposed development in red border.

**SITE PLAN**  
**SOUTH MOUNTAIN MODERN**  
**18 LOT SINGLE FAMILY HOME DEVELOPMENT**  
**RI-10 PRD TABLE-A PLANNED RESIDENTIAL DEVELOPMENT**



**Retention/open space**

SITE PLAN



**PROJECT DESCRIPTION**

THE DEVELOPER IS SUBMITTING TO THE PHOENIX CITY PLANNING DEPARTMENT FOR REVIEW AND APPROVAL A TABLE-A PLANNED RESIDENTIAL DEVELOPMENT (PRD) CONSISTING OF 18 SINGLE-FAMILY HOMES TO BE CONSTRUCTED ON 18 LOTS, WITH A TOTAL AREA OF APPROXIMATELY 43,000 SQUARE FEET. THE DEVELOPER IS REQUESTING A ZONING VARIATION TO ALLOW FOR THE CONSTRUCTION OF 18 SINGLE-FAMILY HOMES ON 18 LOTS, WITH A TOTAL AREA OF APPROXIMATELY 43,000 SQUARE FEET. THE DEVELOPER IS REQUESTING A ZONING VARIATION TO ALLOW FOR THE CONSTRUCTION OF 18 SINGLE-FAMILY HOMES ON 18 LOTS, WITH A TOTAL AREA OF APPROXIMATELY 43,000 SQUARE FEET. THE DEVELOPER IS REQUESTING A ZONING VARIATION TO ALLOW FOR THE CONSTRUCTION OF 18 SINGLE-FAMILY HOMES ON 18 LOTS, WITH A TOTAL AREA OF APPROXIMATELY 43,000 SQUARE FEET.

**OWNER**  
 WILLIAM SEYMOUR CO., INC.  
 428 N. THUNDERBOLTS RD #254  
 PHOENIX, ARIZONA 85024  
 PHONE: (602) 573-2895  
 E-MAIL: WSCINC@COX.NET

**CONSULTANT**  
 WSC CONSULTANTS, INC.  
 4300 N. CENTRAL AVENUE, SUITE 400  
 PHOENIX, ARIZONA 85018  
 PHONE: (602) 955-2885  
 WSC-NEWARK, NJ

**PROJECT NUMBERS**  
 RVA# 24-140  
 ZPA 4-24  
 OS# 01-21  
 PAPP# 2400620

NO.	DATE	DESCRIPTION

**REGIONS**

**OWNER**  
 WILLIAM SEYMOUR CO., INC.  
 428 N. THUNDERBOLTS RD #254  
 PHOENIX, ARIZONA 85024  
 PHONE: (602) 573-2895  
 E-MAIL: WSCINC@COX.NET

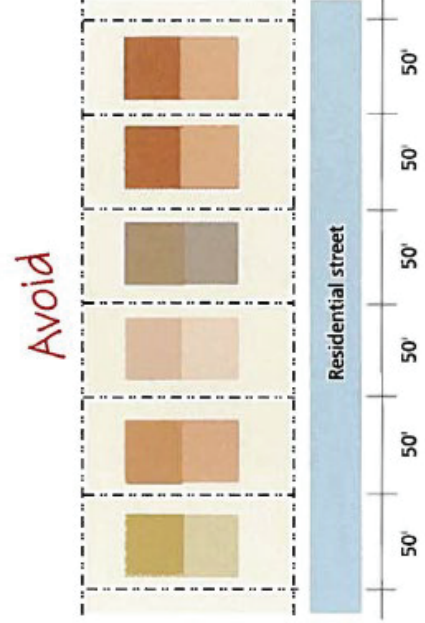
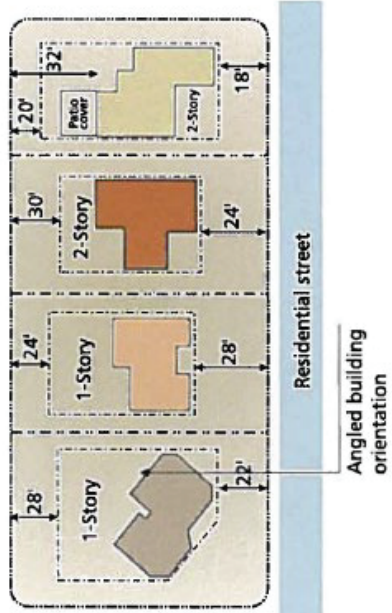
**CONSULTANT**  
 WSC CONSULTANTS, INC.  
 4300 N. CENTRAL AVENUE, SUITE 400  
 PHOENIX, ARIZONA 85018  
 PHONE: (602) 955-2885  
 WSC-NEWARK, NJ

**PROJECT NUMBERS**  
 RVA# 24-140  
 ZPA 4-24  
 OS# 01-21  
 PAPP# 2400620

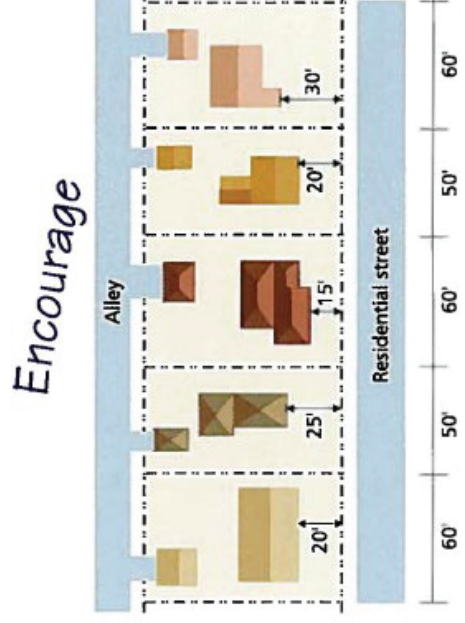
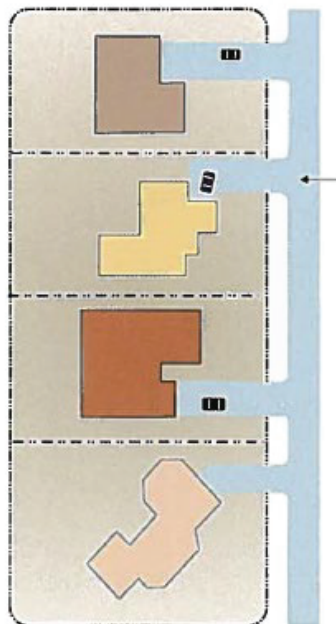
**SOUTH MOUNTAIN MODERN**  
 PHOENIX, MARICOPA COUNTY, AZ

DATE: AUG 2024  
 CHECKED: [Signature]  
 PROJECT: SOUTH MOUNTAIN MODERN  
 SHEET: SPZ





Promote streetscape diversity by providing a mix of driveway orientations, e. g. elbow, circular, or angled and side entry on common lots. No more than 40% of all driveways should be straight.





DATE	1/11/2023
PROJECT NO.	24212
DRAWN BY	MM/AC
CHECKED BY	ED
APPROVED BY	ED
SCALE	1/4"=1'-0"



**EXPERIENCED AND LICENSED ARCHITECTURAL DESIGNER**

**PROJECT NOTES**

1. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.

2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATIONS.

5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL BUILDING CODES.

7. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESISTIVE BARBERS ASSOCIATION (IRBA) STANDARDS.

8. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL WOOD PRESERVATION ASSOCIATION (IWP) STANDARDS.

9. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL WOOD PRESERVATION ASSOCIATION (IWP) STANDARDS.

10. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL WOOD PRESERVATION ASSOCIATION (IWP) STANDARDS.

11. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL WOOD PRESERVATION ASSOCIATION (IWP) STANDARDS.

12. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL WOOD PRESERVATION ASSOCIATION (IWP) STANDARDS.

13. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL WOOD PRESERVATION ASSOCIATION (IWP) STANDARDS.

14. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL WOOD PRESERVATION ASSOCIATION (IWP) STANDARDS.

15. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL WOOD PRESERVATION ASSOCIATION (IWP) STANDARDS.

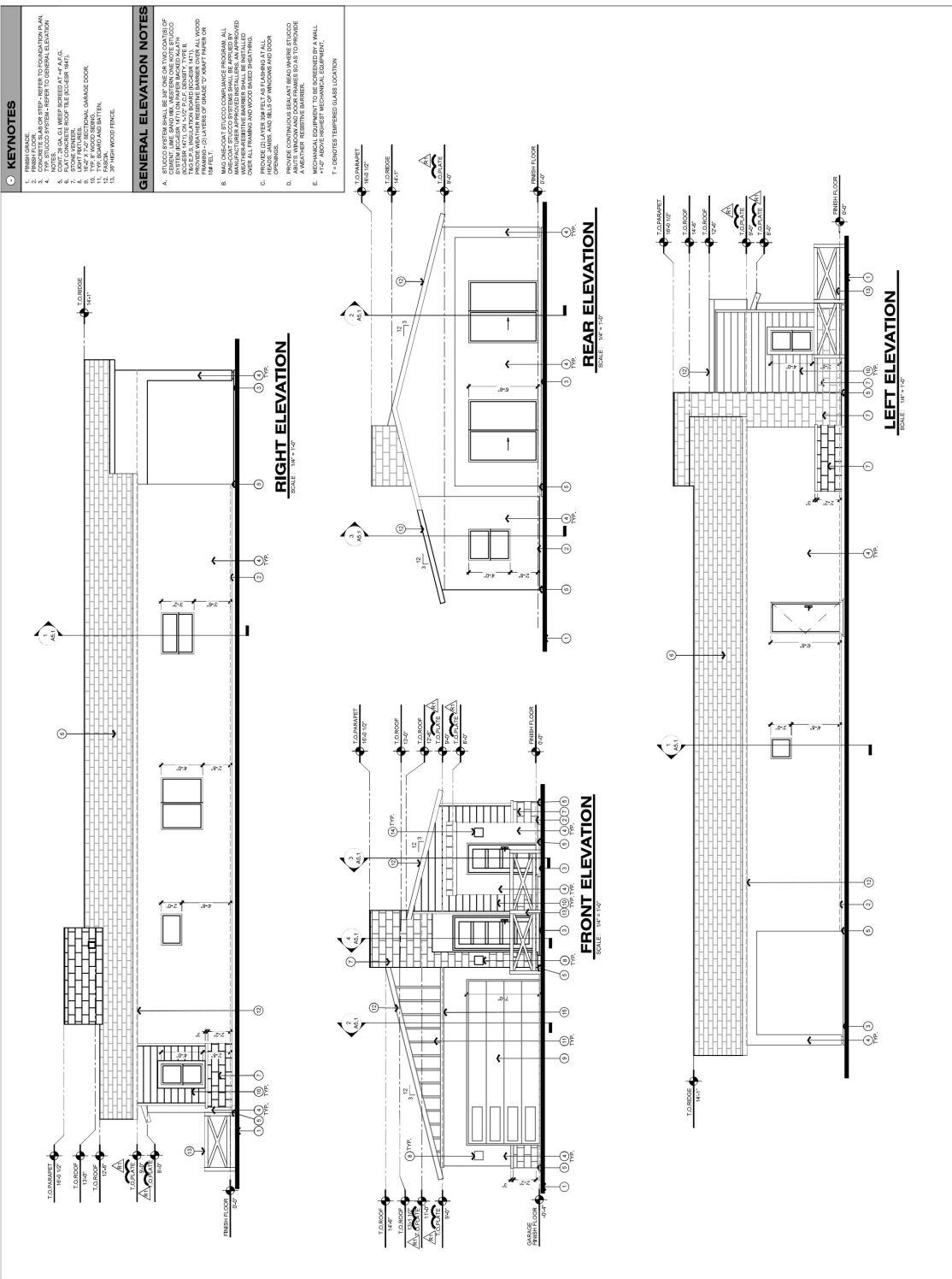
**Plan 1500**

**Elevations**

**Modern Craftsman**

DATE	1/11/2023
PROJECT NO.	24212
DRAWN BY	MM/AC
CHECKED BY	ED
APPROVED BY	ED
SCALE	1/4"=1'-0"

**A4.1**



Project No.	04212
Drawn By	MM/DC
Checked By	ED
Approved By	ED
Scale	1/8" = 1'-0"



**EXTERIOR FINISHES**  
 EXTERIOR FINISHES TO BE AS SHOWN UNLESS NOTED OTHERWISE.  
 ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
 ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S MAINTENANCE AND CARE INSTRUCTIONS.  
 ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WARRANTY REQUIREMENTS.

# Elevations Modern Craftsman

Plan 1700

Date	11-17-2023
Project No.	04212
Drawn By	MM/DC
Checked By	ED
Approved By	ED
Scale	1/8" = 1'-0"

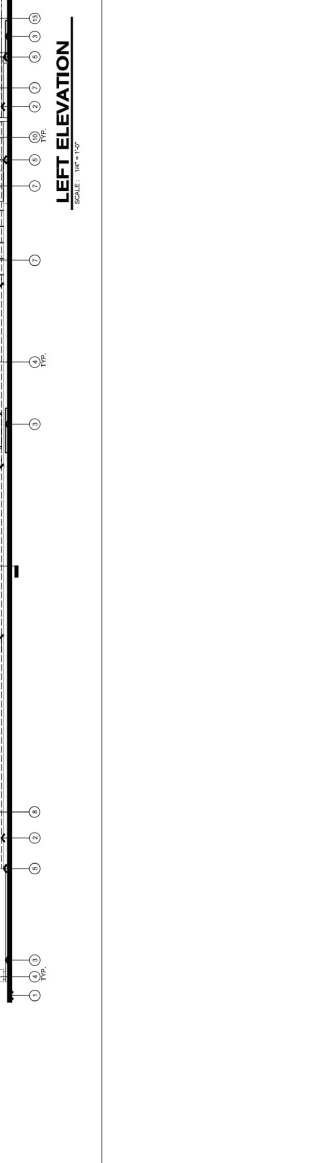
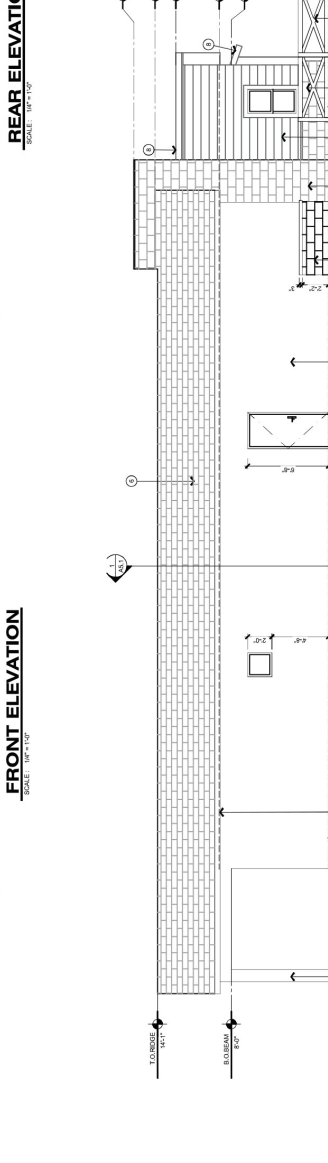
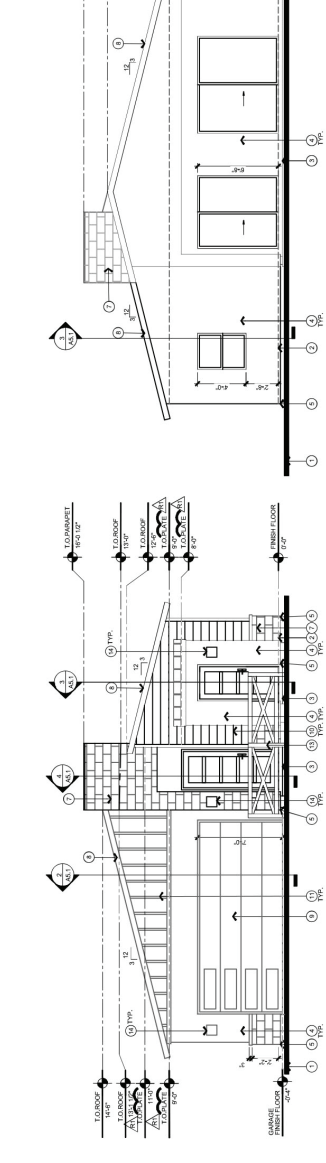
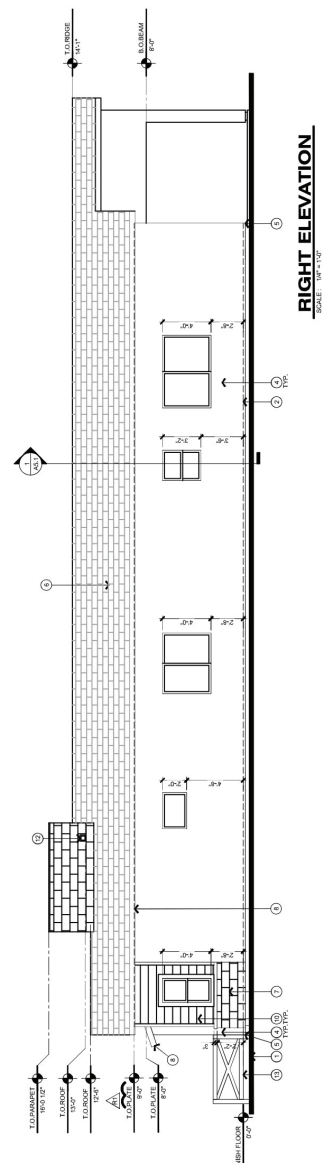
**A4.1**

- KEYNOTES**
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**GENERAL ELEVATION NOTES**

1. EXTERIOR WALLS SHALL BE 16" CMU OR PER OTHER APPROVED MATERIAL. ALL WALLS SHALL BE FINISHED WITH A FINISH SYSTEM REFER TO GENERAL ELEVATION NOTES FOR FINISH SYSTEMS.
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## PlanPHX 2025 Certainty & Character (pg. 90)

<b>Land use</b>	New development and expansion or redevelopment of existing development in or near residential areas should be <b>compatible with existing uses and consistent with adopted plans</b> .
<b>Design</b>	Create new development or redevelopment that is <b>sensitive to the scale and character of the surrounding neighborhoods</b> and incorporates adequate development standards to prevent negative impact(s) on the residential properties.
<b>Design</b>	Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is <b>compatible in scale, design, and appearance</b> .
<b>Design</b>	Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.
<b>Design</b>	Require appropriate transitions/buffers between neighborhoods and adjacent uses.
<b>Land use</b>	<b>Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.</b>

# Contextualism matters. Our area plan matters.

City zoning is a one-size fits all across the valley.

Language in the General Plan and the Rio Montana Plan like, “*compatible in scale, design and appearance*”, exist to protect communities from inappropriate development.

Just because someone can apply for something like bonus density doesn't mean it's right for that area.

**Developers should not be rewarded when they ignore the community or our area plan.**



## Opposition to zoning case Z-58-24-8

Jose Perea <jpe.landscaping@gmail.com>

Tue 9/10/2024 7:07 PM

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

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

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

Report Suspicious

To the SMVPC,

My name is Jose Angel Perea and I live at 8004 S 20th Ave, Phoenix, AZ 85041.

I am 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 support:

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

Limiting 2-story homes to no more than 20% of the total.

Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you.

Jose Angel Perea

## Opposition to Zoning case Z-58-24-8

julian galindo <julian.galindo64@gmail.com>

Tue 9/10/2024 5:26 PM

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

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Report Suspicious

To the SMVPC,

My name is Julian Galindo and I live at 7808 S 20th Lane.

I am 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Sincerely,

Julian Galindo

602-413-7791



## Opposition to zoning case Z-58-24-8

Kara Moreu <kagiovan@hotmail.com>

Tue 9/10/2024 3:19 PM

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

Cc: ISH326 <imoreu326@gmail.com>

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Report Suspicious

To the SMVPC,

My name is Kara Moreu and I live at 7824 S. 20th Lane Phoenix, AZ 85041.

My husband, Ismael Moreu and I are 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 support:

- A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.
- Limiting 2-story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC by Jewel Clark and Jai Goudeau to the zoning application.

Thank you.

Kara Moreu

## Rezoning case Z-58-24-8

Lisa Cullen <cullen\_a\_lisa@yahoo.com>

Tue 9/10/2024 4:07 PM

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

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Report Suspicious

To whom it may concern,

I am writing to express my concerns with the possibility of the construction in our neighborhood. We have lived in this neighborhood since 2011 and have loved the quiet, welcoming and safe area. We have built a community that not only knows each other but is aware of our surroundings and if anything is out of place. There are many children in this neighborhood that are able to comfortably play 'anywhere'.

Knowing that the possibility of construction for up to two years or more and the additional homes and traffic that will bring is going to be a huge safety issue. We have one entry point into our subdivision and that entry point has a "calming circle" which means cars will be flying down 20th Lane. The congestion entering and exiting baseline is also a safety hazard that will only get worse.

I don't see why it's such a hurry to develop in this location with it being such a small space. What's the benefit to you besides money. I know I can speak on the whole community that we ask that you see it from our point of view that this is not a good idea. Having an additional 20 homes with lots half the size of what's existing doesn't create a positive environment. I urge you to reconsider until the current property owner sells the other half of the property or allows for another option for entry into what you're trying to build.

A concerned neighbor, mother, advocate

/R

Lisa Cullen

[Yahoo Mail: Search, Organize, Conquer \[mail.onelink.me\]](https://mail.onelink.me)

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

## Opposition to Z-58-24-8

Melissa Sunia <joeysparents@msn.com>

Tue 9/10/2024 6:02 PM

To:Melissa Sunia <joeysparents@msn.com>

Cc:Samuel S Rogers <samuel.rogers@phoenix.gov>;Michelle Teodoro <Michelle.Teodoro@associaarizona.com>

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Report Suspicious

My name is Melissa Sunia and I live at 2022 West Branham Lane Phoenix, AZ 85041.

The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

R,

Melissa Sunia


Sent from my iPhone

## Opposition to Z-58-24-8

Nicki Sordello <nickisordello@yahoo.com>

Tue 9/10/2024 7:48 AM

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

 1 attachments (14 KB)

Opposition-letter2\_Z-58-24-8\_8008-S-20th-Ave\_Nicole.Sordello 9.10.24.docx;

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Report Suspicious

Good morning,

My name is Nicole Sordello, and I live at 8008 S 20th Ave. Phoenix AZ 85041.

I am writing again in strong opposition to the proposed development Z-58-24-8. The broker has not made changes to his plans that the neighbors can support. I remain opposed to this development in its current form. Development that is compatible with the density allowed in the Rio Montana Plan and the design elements and goals that govern our area is welcome. This plan is not it.

The broker has provided no reasons beyond his financial gain to lower the density to a compatible level or include other meaningful criteria in the Rio Montana Plan.

I respectfully urge you to vote no.

Thank you for your time and consideration,

Nicole Sordello

## OPPOSITION to Z-58-24-8

Selena Leon <selenanomas@gmail.com>

Tue 9/10/2024 2:17 PM

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

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Report Suspicious

My name is Selena Leon and I live at 2009 W. Harwell Rd Phoenix, AZ 85041. The neighbors have not seen that the developer has made any significant changes to the plans that would warrant our support of his development. I remain opposed to this development in its current form.

## Opposition to Z-58-24-8 From 2009 W. Harwell Road

Jai Goudeau <jaigoudeau@gmail.com>

Tue 9/10/2024 2:58 PM

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

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Report Suspicious

To the SMVPC,

My name is Steven Hernandez, I live at 2009 W Harwell Rd. I am 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. I would support:

- A maximum density of 16 houses to allow for more elements of Rio Montana criteria to be implemented.
- Limiting 2 story homes to no more than 20% of the total.
- Inclusion of the stipulations submitted to the SMVPC chair by Jewel Clark and Jai Goudeau.

Thank you.



To SMVP,

My name is Susan Knight and I live at 7729 S 20<sup>th</sup> Ln.

I am opposed to Z-58-24-8. The current plan does not comply with Rio Montana criteria and we are 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 support A maximum density of 16 houses to allow for more elements of the Rio Montana criteria to be implemented.

Limiting 2-Story homes to no more than 20% of the total.

inclusion of the stipulations submitted to the SMVPC chair by Jewel Clark and Jai Goudeau .

Thank you.

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**CITY OF PHOENIX**

**SEP 10 2024**

**Planning & Development  
Department**



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**Application Z-58-24-8**

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**From** Gregg Holscher <gregg.holscher@gmail.com>  
**Date** Wed 10/2/2024 8:56 PM  
**To** Samuel S Rogers <samuel.rogers@phoenix.gov>

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

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Report Suspicious

Hi Samuel:

I'm writing to you today to express my feelings about the zoning change from 4 to 20 per acre density, for a new subdivision 710 feet west of the northwest corner of 20th Ave & South Mountain.

I strongly oppose this zoning change!

The developer has not provided any plans for what will be on the site with the new zoning. Previously, they provided illustrations of homes and the layout of the lots on the property. The developer should be required to submit the same type of information.

Secondly, this is not compatible with the Wyndham Square subdivision. This will create substantial traffic through the subdivision. It will worsen egress at 20 Dr and Baseline, the only way in or out.

This is not an appropriate zoning change for this area. Please reject it.

Gregg Holscher

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*Gregg Holscher*  
*2021 W Maldonado Rd*  
*Phoenix, AZ 85041*  
*Mobile: 602 903 9600*