

# Attachment E

## Bradley A Wylam

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**From:** Gina Baker <bakergmb@gmail.com>  
**Sent:** Thursday, August 4, 2022 7:25 AM  
**To:** Elias Valencia; PDD PHO; Bradley A Wylam; PDD Long Range Planning  
**Subject:** Cases Z-47-17-8/2-22--Z-47-17-8

Hello,

Jewel Clark authored the below on our behalf. We whole-heartedly request alignment to the Rio Montana Plan and agree with all requests below. Please consider the adverse impact to our community in your decision making.

My name is Gina Johnson and my husband and I own the property at 1816 W Magdalena Lane, which is near the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8. Based on the original plans and the currently proposed ones, I respectfully request consideration and amendment of several elements of this plan to better align with the neighborhood.

### **The items of concern the current Bella Rosa plan calls for are:**

- 3.51 acres per home (18 houses on 5 acres)
- 2 story+30' height homes
- 9% open space

### **The original stipulated Bella Rosa site plan called for:**

- 3.03 houses per acre
- 2 story+30' height homes
- ~14% open space

The proposed site is not in keeping with the current design and density precedents that have been established in the area nor is it in keeping with the originally approved plan for density. It is also not in keeping with the Rio Montana Plan in key elements based on the currently submitted documents.

The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa) have these requirements:

#### **Kimura**

- 3 houses per acre
- All single story
- 16.5% open space
- minimum lot width of 55'
- Varied lot widths
- Landscape setback from 19th Ave. is 154'
- Energy Star building

#### **Andora**

- 2.5 houses per acre
- All single story
- 17% open space
- minimum lot widths of 75'

- Landscape setback from 19th Ave is 25'
- Energy Star building

Bella Rosa should be held to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also heat mitigation efforts.

**Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:**

- **Housing density no higher than the originally approved plan: 3.03**
- **Single story homes (the only facade designs offered were single story in the application but the site details appear to indicate all 2 story + 30' homes)**
- **Landscaped setback from 19th Ave. no less than 25' (which is achievable with the originally approved density)**
- **Increased setback from 20th Ave and esp. if 2-story houses are approved.**
- **Additional heat mitigation requirements: front yard trees to shade driveways and sidewalks plus any additional requirements the city's heat mitigation department has designated. Minimum 50% 3" caliper trees as well.**
- **Energy Star and other energy efficient/sustainable building methods**
- **Electric vehicle charging**

The set back from 20th Ave. is appreciated and should not be diminished but it does not ameliorate the fact that 2-story +30' foot high houses would be towering over and looking into the western neighbor's properties, all of whom have S-1 homes with single stories. In fact, all the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties. The Rio Montana Plan calls for maintaining a feeling of open space to maintain rural character. One way to do this has been to have deep setbacks from major streets and requiring this feature for Bella Rosa is completely appropriate and in keeping with what all other developers along 19th Ave. have agreed to.

As a reminder, the Rio Montana Plan calls for (among other criteria):

- Any development to be sensitive to the surrounding area, inc. existing development, and consider the larger context in which it is located.
- Limiting the use of two story buildings
- Provide deep overhangs/covered porches
- Shade for pedestrian comfort
- Trees on east and west sides of buildings
- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- *The common objective for single family development is more variety than standard subdivisions being built throughout the Valley*

The community simply wants the city to keep the promise it made to residents by holding developers to the guidelines outlined in the general and village development plans. Thank you.

Sincerely,

Adam and Gina Johnson  
1816 W Magdalena Ln.  
Phx, AZ 85041  
602-332-5297

Sent from my iPhone

## Bradley A Wylam

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**From:** DJC <eatright4u@yahoo.com>  
**Sent:** Wednesday, August 3, 2022 11:43 AM  
**To:** Elias Valencia; ppd.pho@phoenix.gov; Bradley A Wylam; ppd.longrange@phoenix.gov  
**Subject:** Proposed Bella Rosa development, Z-47-17-8/ 2-22--Z-47-17-8  
**Attachments:** Chiarelli\_Bella\_Rosa\_August 3-2022.pdf

Re: Proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8.

My name is Dean Chiarelli; a homeowner & resident in South Mountain for the last 11 years. I am in 100% agreement with the letter submitted by Jewel Clark [2020 W. South Mountain Ave. Phoenix, AZ 85041]. I respectfully request consideration and amendment of this plan to better align with the neighborhood. Attached is my signed letter.

### **The items of concern the current Bella Rosa plan calls for are:**

- 3.51 acres per home (18 houses on 5 acres)
- 2 story+30' height homes
- 9% open space

### **The original stipulated Bella Rosa site plan called for:**

- 3.03 houses per acre
- 2 story+30' height homes
- ~14% open space

The proposed site is not in keeping with the current design and density precedents established in the area, nor is it in keeping with the initially approved plan for density. Based on the currently submitted documents, it is also not in keeping with the Rio Montana Plan design elements. The last two approved R1-10 developments, Kimura and Andora, situated at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa), have these requirements:

#### **Kimura**

- 3 houses per acre
- All single story
- 16.5% open space
- minimum lot width of 55'
- Varied lot widths
- Landscape setback from 19th Ave. is 154'
- Energy Star building

#### **Andora**

- 2.5 houses per acre
- All single story
- 17% open space
- minimum lot widths of 75'
- Landscape setback from 19th Ave is 25'
- Energy Star building

Bella Rosa should adhere to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved. The proposed development should be updated in alignment with currently approved applications regarding density, open space, house height, and heat mitigation efforts.

**Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:**

- **Housing density no higher than the originally approved plan: 3.03**
- **Single story homes (the only facade designs offered were single story in the application, but the site details appear to indicate all 2 story + 30' homes)**
- **Landscaped setback from 19th Ave. no less than 25' (which is achievable with the originally approved density)**
- **Increased setback from 20th Ave and esp. if 2-story houses are approved.**
- **Additional heat mitigation requirements include front yard trees to shade driveways and sidewalks and any additional requirements the city's heat mitigation department has designated—minimum 50% 3" caliper trees.**
- **Energy Star and other energy-efficient/sustainable building methods**
- **Electric vehicle charging**

The setback from 20th Ave. is appreciated. It should not be diminished but it does not lessen the fact that 2-story +30' foot high houses would be towering over and looking into the western neighbor's properties, all of whom have S-1 homes with single stories. All the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties. The Rio Montana Plan calls for a feeling of open space to maintain rural character. One way to accomplish this is to have deep setbacks from major streets. The requirement of this feature for Bella Rosa is entirely appropriate in keeping with what all other developers along 19<sup>th</sup> Ave. have agreed to.

As a reminder, the Rio Montana Plan calls for (among other criteria):

- Any development to be sensitive to the surrounding area, inc. existing development, and consider the larger context in which it is located.
- Limiting the use of two-story buildings
- Provide deep overhangs/covered porches
- Shade for pedestrian comfort
- Trees on the east and west sides of buildings
- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- *The common objective for single-family development is more variety than standard subdivisions being built throughout the Valley*

The community simply wants the city to keep its promise to residents by holding developers to the guidelines outlined in the general and village development plans. Thank you.

Dean Chiarelli, MA, Registered Dietitian, Registered Environmental Health Specialist  
912 E. La Mirada Drive  
Phoenix, AZ 85042

## Bradley A Wylam

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**From:** PDD Planning Commission  
**Sent:** Wednesday, October 5, 2022 10:51 AM  
**To:** Bradley A Wylam  
**Cc:** Racelle Escolar  
**Subject:** FW: October 6: Opposition to PHO-2-22-Z-47-17-8

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

Brad, Please put in correspondence. Thx Vikki

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**From:** DJC <eatright4u@yahoo.com>  
**Sent:** Sunday, October 2, 2022 6:18 PM  
**To:** PDD Planning Commission <pdd.planningcomm@phoenix.gov>  
**Subject:** October 6: Opposition to PHO-2-22-Z-47-17-8

To Phoenix Planning & Development Commission,

I oppose density above 3 houses per acre in our area and do not support the application PHO-2-22--Z-47-17-8 at its current density of 3.5 houses per acre. Our community has worked very hard to maintain our rural character as outlined by the Rio Montana plan and as consistent with current land use. I support developers who want to create developments compatible with existing neighbors and other land use in our area. This application does not meet that standard and if approved as-is, I do not want it to be considered as a precedent for future applications.

Dean Chiarelli, MA, Registered Dietitian, Registered Environmental Health Specialist  
912 East La Mirada Drive  
Phoenix AZ 85042

## Bradley A Wylam

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**From:** H. Jewel Clark <hjewelclark@fastmail.com>  
**Sent:** Wednesday, August 3, 2022 8:46 AM  
**To:** Elias Valencia; PDD PHO; Bradley A Wylam; PDD Long Range Planning  
**Subject:** Comments for case Z-47-17-8/2-22--Z-47-17-8. SMVPC agenda items 7, 8. PHO agenda item 5

Hello,

My name is Jewel Clark and my husband and I own the property at 2020 W. South Mountain Ave, which is across 20th Ave. from the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8. Based on the original plans and the currently proposed ones, I respectfully request consideration and amendment of several elements of this plan to better align with the neighborhood.

**The items of concern the current Bella Rosa plan calls for are:**

- 3.51 acres per home (18 houses on 5 acres)
- 2 story+30' height homes
- 9% open space

**The original stipulated Bella Rosa site plan called for:**

- 3.03 houses per acre
- 2 story+30' height homes
- ~14% open space

The proposed site is not in keeping with the current design and density precedents that have been established in the area nor is it in keeping with the originally approved plan for density. It is also not in keeping with the Rio Montana Plan in key elements based on the currently submitted documents.

The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa) have these requirements:

**Kimura**

- 3 houses per acre
- All single story
- 16.5% open space
- minimum lot width of 55'
- Varied lot widths
- Landscape setback from 19th Ave. is 154'
- Energy Star building

**Andora**

- 2.5 houses per acre
- All single story
- 17% open space
- minimum lot widths of 75'
- Landscape setback from 19th Ave is 25'

- Energy Star building

Bella Rosa should be held to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also heat mitigation efforts.

**Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:**

- **Housing density no higher than the originally approved plan: 3.03**
- **Single story homes (the only facade designs offered were single story in the application but the site details appear to indicate all 2 story + 30' homes)**
- **Landscaped setback from 19th Ave. no less than 25' (which is achievable with the originally approved density)**
- **Increased setback from 20th Ave and esp. if 2-story houses are approved.**
- **Additional heat mitigation requirements: front yard trees to shade driveways and sidewalks plus any additional requirements the city's heat mitigation department has designated. Minimum 50% 3" caliper trees as well.**
- **Energy Star and other energy efficient/sustainable building methods**
- **Electric vehicle charging**

The set back from 20th Ave. is appreciated and should not be diminished but it does not ameliorate the fact that 2-story +30' foot high houses would be towering over and looking into the western neighbor's properties, all of whom have S-1 homes with single stories. In fact, all the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties. The Rio Montana Plan calls for maintaining a feeling of open space to maintain rural character. One way to do this has been to have deep setbacks from major streets and requiring this feature for Bella Rosa is completely appropriate and in keeping with what all other developers along 19th Ave. have agreed to.

As a reminder, the Rio Montana Plan calls for (among other criteria):

- Any development to be sensitive to the surrounding area, inc. existing development, and consider the larger context in which it is located.
- Limiting the use of two story buildings
- Provide deep overhangs/covered porches
- Shade for pedestrian comfort
- Trees on east and west sides of buildings
- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- *The common objective for single family development is more variety than standard subdivisions being built throughout the Valley*

The community simply wants the city to keep the promise it made to residents by holding developers to the guidelines outlined in the general and village development plans. Thank you.

Sincerely,

Jewel Clark

2020 W. South Mountain Ave.

Phoenix, AZ 85041

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H. Jewel Clark

[hjewelclark@fastmail.com](mailto:hjewelclark@fastmail.com)

## Bradley A Wylam

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**From:** Elias Valencia  
**Sent:** Friday, August 5, 2022 3:08 PM  
**To:** Bradley A Wylam  
**Cc:** Adam Stranieri  
**Subject:** FW: Objection to Z-47-17-8/2-22 and Z-47-18-8

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

From: Dorothy Hallock <dh@hallockgross.com>  
Sent: Friday, August 5, 2022 1:15 PM  
To: Elias Valencia <elias.valencia@phoenix.gov>  
Subject: Objection to Z-47-17-8/2-22 and Z-47-18-8

The proposed change in density is unacceptable. Two story houses are totally out of character with adjacent houses on acre plus lots.

Deny this request please!

Dorothy Hallock  
2050 W South Mountain Ave Phoenix 85041

Sent from my iPhone



**From:** [PDD Long Range Planning](#)  
**To:** [Elias Valencia](#)  
**Cc:** [Sarah Stockham](#)  
**Subject:** FW: Z-47-17-8/2-22--Z-47-17-8  
**Date:** Wednesday, August 3, 2022 6:56:17 AM

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For you Elias

Thank you,

**Geno Koman**

Secretary II

City of Phoenix Planning and Development Department

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

Phone: 602-495-2076

[geno.koman@phoenix.gov](mailto:geno.koman@phoenix.gov)

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**From:** Erin Hegedus <erinTKhegedus@hotmail.com>  
**Sent:** Tuesday, August 2, 2022 6:38 PM  
**To:** PDD Long Range Planning <pdd.longrange@phoenix.gov>  
**Subject:** Z-47-17-8/2-22--Z-47-17-8

Hello,

My name is Erin Hegedus and I reside at 8630 South 19<sup>th</sup> Avenue, Several hundred yards south of the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8. Based on the original plans and the currently proposed ones, I would like to request consideration and amendment of several elements of this plan to better align with the neighborhood.

The items of concern the current Bella Rosa plan calls for are:

- 3.51 acres per home (18 houses on 5 acres)
- 9% open space
- 2 story+30' height homes

The original stipulated Bella Rosa site plan called for:

- 3.03 houses per acre
- 13.9% open space
- 2 story+30' height homes

The new plan is not in keeping with the current design and density precedents that have been established in the area nor is it in keeping even with the originally approved plan in two key areas.

The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (just over 600ft from Bella Rosa) have these requirements:  
Kimura

- 3 houses per acre
- All single story
- 16.5% open space
- minimum lot width of 55'
- Varied lot widths
- Landscape setback from 19th Ave. is 154'
- Energy Star building

#### Andora

- 2.5 houses per acre
- All single story
- 17% open space
- minimum lot widths of 75'
- Landscape setback from 19th Ave is 25'
- Energy Star building

As you can see, the differences are striking and I would like Bella Rosa to be held to the same design standards that Kimura and Andora have. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also in terms of heat mitigation.

**Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community:**

- Housing density no higher than the originally approved plan: 3.03
- Open space no less than the originally approved plan: ~14%
- Single story homes (the only facade designs offered were single story in the application but the site details appear to indicate all 2 story homes)
- Landscaped setback from 19th Ave. no less than 25'
- Additional heat mitigation requirements: front yard trees to shade driveways and sidewalks plus any additional requirements the city's heat mitigation department has designated. Minimum 50% 3" caliper trees as well.
- Energy Star and other energy efficient/sustainable building methods
- Electric vehicle charging

## Bradley A Wylam

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**From:** PDD Planning Commission  
**Sent:** Wednesday, October 5, 2022 10:52 AM  
**To:** Bradley A Wylam  
**Cc:** Racelle Escobar  
**Subject:** FW: PHO-2-22-Z-4-17-8

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

Brad, Please put in Correspondence file, Vikki

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**From:** Erin Hegedus <erinTKhegedus@hotmail.com>  
**Sent:** Monday, October 3, 2022 2:29 PM  
**To:** PDD Planning Commission <pdd.planningcomm@phoenix.gov>  
**Subject:** PHO-2-22-Z-4-17-8

I oppose density above 3 houses per acre in our area and do not support the application PHO-2-22--Z-47-17-8 at its current density of 3.5 houses per acre.

Our community has worked very hard to maintain our rural character as outlined by the Rio Montana plan and as consistent with current land use. I support developers who want to create developments compatible with existing neighbors and other land use in our area. This application does not meet that standard and if approved as-is, I do not want it to be considered as precedent for future applications.

Further, I am extremely concerned with increased traffic along this corridor. There are currently safety concerns with the open SRP irrigation to the east of this property along with speed of traffic that flows from the intersection of 19<sup>th</sup> Avenue & Baseline and flows to Dobbins Road. Speed is excessive and the multi lane merging into single lanes is a continual problem

I would like to see the developers responsible for road improvements that benefit the area, not just their development.

Thank you.

Erin Hegedus, CMRP  
8630 South 19<sup>th</sup> Avenue  
Phoenix, AZ 85041

## Bradley A Wylam

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**From:** PDD Planning Commission  
**Sent:** Wednesday, October 5, 2022 10:46 AM  
**To:** Bradley A Wylam  
**Cc:** Racelle Escolar  
**Subject:** FW: Proposed Bella Rosa Development / PHO-2-22-7-47-17-8

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

Brad, Please add to the correspondence for this case if you have not already. Vikki

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**From:** JoAnne Jensen <outlook\_345694E04E27CB90@outlook.com>  
**Sent:** Sunday, October 2, 2022 2:31 PM  
**To:** PDD Planning Commission <pdd.planningcomm@phoenix.gov>  
**Cc:** hjewelclark@fastmail.com  
**Subject:** Proposed Bella Rosa Development / PHO-2-22-7-47-17-8

My name is JoAnne Jensen, 8303 South 17<sup>th</sup> Drive; Phoenix AZ 85041.

I oppose the proposed density for this development at 3.5 units per acre. South Mountain has worked very hard to maintain our rural character, as outlined in the Rio Montana Plan. The proposed density is inconsistent with that plan and is inconsistent with optimal land use for South Mountain. Beyond that, all of the current homes in this area are single-story – the proposed 60% of two story homes does not match the neighborhood.

We truly support development that is consistent with and compatible with the currently in place surrounding neighbors and accords with the Rio Montana development plan.

This application does not meet that standard, and if approved as presented, it will provide a density precedent which is inappropriate for this community.

Thank you very much.

JoAnne Jensen  
480-213-6499

Sent from [Mail \[go.microsoft.com\]](mailto:outlook_345694E04E27CB90@outlook.com) for Windows

## Bradley A Wylam

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**From:** Mike Josic <mikejosic@gmail.com>  
**Sent:** Sunday, August 7, 2022 9:24 PM  
**To:** Elias Valencia; PDD PHO; Bradley A Wylam; PDD Long Range Planning  
**Subject:** Z-47-17-8/2-22--Z-47-17-

To Whom it may concern,

My name is Mike Josic. My wife and I own the property at 2020 W. South Mountain Ave, which is directly across 20th Ave. from the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8.

Here are my comments on the proposed changes.

I do not oppose the increased density. I do oppose two story houses along 20th Ave and the south side of the property bordering the existing homes. People who have lived here for decades deserve a reasonable level of privacy.

Recently approved developments nearby have all maintained a single story limitation.

The proposed site is not in keeping with the current design precedents that have been recently established in the area. The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa) have these requirements:

### **Kimur**

- **All single story**
- **Energy Star building**

### **Andora**

- **All single story**
- **Energy Star building**

Bella Rosa should be held to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also heat mitigation efforts.

**Please require the following items from this development, to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:**

- **Single story homes (the only facade designs offered were single story in the application but the site details appear to indicate all 2 story + 30' homes)**
- **Increased setback from 20th Ave.**
- **Additional heat mitigation requirements: Cool roofs, front yard trees to shade driveways and sidewalks plus any additional requirements the city's heat mitigation department has designated. Minimum 50% 3" caliper trees as well.**
- **Energy Star and other energy efficient/sustainable building methods.**

The setback from 20th Ave. is appreciated and should not be reduced but it does not ameliorate the fact that 2-story +30' foot high houses would be towering over and looking into my and my neighbor's properties. We all have homes zoned S-1 homes with single stories. In fact, all the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties and have single story homes. The Rio Montana Plan calls for maintaining a feeling of

open space to maintain rural character. One way to do this has been to require single stories and have deep setbacks from major streets. Requiring this feature for Bella Rosa is completely appropriate and in keeping with what all other developers along 19th Ave. have agreed to.

As a reminder, the Rio Montana Plan calls for (among other criteria):

- **Any development to be sensitive to the surrounding area, inc. existing development, and consider the larger context in which it is located.**
- **Limiting the use of two story buildings**
- Provide deep overhangs/covered porches
- Shade for pedestrian comfort
- Trees on east and west sides of buildings
- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- *The common objective for single family development is more variety than standard subdivisions being built throughout the Valley*

The community simply wants the city to keep the promise it made to residents by holding developers to the guidelines outlined in the general and village development plans.

Thank you.

Mike Josic  
2020 W. South Mountain Ave.  
Phoenix, AZ 85041

## Bradley A Wylam

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**From:** mijosic@fastmail.fm  
**Sent:** Tuesday, August 9, 2022 11:50 AM  
**To:** Bradley A Wylam; PDD PHO  
**Subject:** Clarification on opposition for application Z-47-17-8/2-22--Z-47-17-8 agenda item 5 - PHO hearing

Hello,

My name is Mike Josic. My wife and I own the property at 2020 W. South Mountain Ave, which is directly across 20th Ave. from the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8.

I originally wrote I did not oppose increased density but I want to clarify that I accept the original density approved for 3 houses per acre. I am OPPOSED to any increase in that density. Please update accordingly. Thank you.

Mike Josic

## Bradley A Wylam

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**From:** RMonti Main Office <rmontipainting@hotmail.com>  
**Sent:** Wednesday, August 3, 2022 8:56 AM  
**To:** Elias Valencia; PDD PHO; Bradley A Wylam; PDD Long Range Planning  
**Cc:** H. Jewel Clark  
**Subject:** Z-47-17-8/2-22--Z-47-17-8

Hello,

We are "The Montemayor Family" and we own the property at 2035 W Olney Ave, which is on 19<sup>th</sup> Avenue and Olney. Based on the original plans and the currently proposed ones, I respectfully request consideration and amendment of several elements of this plan to better align with the neighborhood.

**The items of concern the current Bella Rosa plan calls for are:**

- 3.51 acres per home (18 houses on 5 acres)
- 2 story+30' height homes
- 9% open space

**The original stipulated Bella Rosa site plan called for:**

- 3.03 houses per acre
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The proposed site is not in keeping with the current design and density precedents that have been established in the area nor is it in keeping with the originally approved plan for density. It is also not in keeping with the Rio Montana Plan in key elements based on the currently submitted documents.

The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa) have these requirements:

**Kimura**

- 3 houses per acre
- All single story
- 16.5% open space
- minimum lot width of 55'
- Varied lot widths
- Landscape setback from 19th Ave. is 154'
- Energy Star building

**Andora**

- 2.5 houses per acre
- All single story
- 17% open space
- minimum lot widths of 75'
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Bella Rosa should be held to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also heat mitigation efforts.

**Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:**

- **Housing density no higher than the originally approved plan: 3.03**
- **Single story homes (the only facade designs offered were single story in the application but the site details appear to indicate all 2 story + 30' homes)**
- **Landscaped setback from 19th Ave. no less than 25' (which is achievable with the originally approved density)**
- **Increased setback from 20th Ave and esp. if 2-story houses are approved.**
- **Additional heat mitigation requirements: front yard trees to shade driveways and sidewalks plus any additional requirements the city's heat mitigation department has designated. Minimum 50% 3" caliper trees as well.**
- **Energy Star and other energy efficient/sustainable building methods**
- **Electric vehicle charging**

The set back from 20th Ave. is appreciated and should not be diminished but it does not ameliorate the fact that 2-story +30' foot high houses would be towering over and looking into the western neighbor's properties, all of whom have S-1 homes with single stories. In fact, all the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties. The Rio Montana Plan calls for maintaining a feeling of open space to maintain rural character. One way to do this has been to have deep setbacks from major streets and requiring this feature for Bella Rosa is completely appropriate and in keeping with what all other developers along 19th Ave. have agreed to.

As a reminder, the Rio Montana Plan calls for (among other criteria):

- Any development to be sensitive to the surrounding area, inc. existing development, and consider the larger context in which it is located.
- Limiting the use of two story buildings
- Provide deep overhangs/covered porches
- Shade for pedestrian comfort
- Trees on east and west sides of buildings
- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- *The common objective for single family development is more variety than standard subdivisions being built throughout the Valley*

The community simply wants the city to keep the promise it made to residents by holding developers to the guidelines outlined in the general and village development plans. Thank you.

Sincerely,

The Montemayor Family

2035 W Olney Ave.

Phoenix, AZ 85041

## Bradley A Wylam

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**From:** Miguel Rubio <Rb\_contracting1lc@outlook.com>  
**Sent:** Tuesday, August 9, 2022 12:16 PM  
**To:** PDD PHO  
**Subject:** opposition letter

Hello,

My name is Stephanie bell and my husband Miguel rubio and I own the property at 8020 south 20<sup>th</sup> Ave, which is across 20th Ave. from the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8. Based on the original plans and the currently proposed ones, I respectfully request consideration and amendment of several elements of this plan to better align with the neighborhood.

The items of concern the current Bella Rosa plan calls for are:

- 3.51 acres per home (18 houses on 5 acres)
- 2 story+30' height homes
- 9% open space

The original stipulated Bella Rosa site plan called for:

- 3.03 houses per acre
- 2 story+30' height homes
- ~14% open space

The proposed site is not in keeping with the current design and density precedents that have been established in the area nor is it in keeping with the originally approved plan for density. It is also not in keeping with the Rio Montana Plan in key elements based on the currently submitted documents.

The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa) have these requirements:

Kimura

- 3 houses per acre
- All single story
- 16.5% open space
- minimum lot width of 55'
- Varied lot widths
- Landscape setback from 19th Ave. is 154'
- Energy Star building

Andora

- 2.5 houses per acre
- All single story
- 17% open space
- minimum lot widths of 75'
- Landscape setback from 19th Ave is 25'
- Energy Star building

Bella Rosa should be held to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also heat mitigation efforts.

Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:

- Housing density no higher than the originally approved plan: 3.03
- Single story homes (the only facade designs offered were single story in the application but the site details appear to indicate all 2 story + 30' homes)
- Landscaped setback from 19th Ave. no less than 25' (which is achievable with the originally approved density)
- Increased setback from 20th Ave and esp. if 2-story houses are approved.
- Additional heat mitigation requirements: front yard trees to shade driveways and sidewalks plus any additional requirements the city's heat mitigation department has designated. Minimum 50% 3" caliper trees as well.
- Energy Star and other energy efficient/sustainable building methods
- Electric vehicle charging

The set back from 20th Ave. is appreciated and should not be diminished but it does not ameliorate the fact that 2-story +30' foot high houses would be towering over and looking into the western neighbor's properties, all of whom have S-1 homes with single stories. In fact, all the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties. The Rio Montana Plan calls for maintaining a feeling of open space to maintain rural character. One way to do this has been to have deep setbacks from major streets and requiring this feature for Bella Rosa is completely appropriate and in keeping with what all other developers along 19th Ave. have agreed to.

As a reminder, the Rio Montana Plan calls for (among other criteria):

- Any development to be sensitive to the surrounding area, inc. existing development, and consider the larger context in which it is located.
- Limiting the use of two story buildings
- Provide deep overhangs/covered porches
- Shade for pedestrian comfort
- Trees on east and west sides of buildings
- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- The common objective for single family development is more variety than standard subdivisions being built throughout the Valley

The community simply wants the city to keep the promise it made to residents by holding developers to the guidelines outlined in the general and village development plans. Thank you.

Sincerely,

STEPHANIE BELL  
MIGUEL RUBIO

RB\_CONTRACTING1LC@OUTLOOK.COM

RB CONTRACTING LLC  
8020 S 20TH AVE  
PHX,AZ 85041  
(602) 366 9334

## Bradley A Wylam

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**From:** PDD Planning Commission  
**Sent:** Thursday, October 6, 2022 11:02 AM  
**To:** Bradley A Wylam  
**Cc:** Racelle Escolar  
**Subject:** FW: Opposed to density- PHO-2-22--Z-47-17-8

Brad, Please put in file – hard and digital

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**From:** Miguel Rubio <Rb\_contracting1lc@outlook.com>  
**Sent:** Thursday, October 6, 2022 9:33 AM  
**To:** PDD Planning Commission <pdd.planningcomm@phoenix.gov>  
**Subject:** Opposed to density

My name is Miguel rubio I reside at  
8020 s 20th Ave south 20th Ave phoenix, Az 85041.

> I oppose density above 3 houses per acre in our area and do not support the application PHO-2-22--Z-47-17-8 at its current density of 3.5 houses per acre. Our community has worked very hard to maintain our rural character as outlined by the Rio Montana plan and as consistent with current land use. I support developers who want to create developments compatible with existing neighbors and other land use in our area. This application does not meet that standard and if approved as-is, I do not want it to be considered as precedent for future applications.

I am donating my time to speak to jewel Clark. Thanks

RB CONTRACTING LLC  
8020 S 20TH AVE  
PHOENIX, AZ 85041  
602 366 9334

## Bradley A Wylam

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**From:** Ravi Sharma <ravi6161sharma@gmail.com>  
**Sent:** Wednesday, August 3, 2022 7:02 PM  
**To:** Elias Valencia; PDD PHO; Bradley A Wylam; PDD Long Range Planning  
**Cc:** Ravi Sharma  
**Subject:** Case Number : Z-47-17-8/2-22--Z-47-17-8

Hello,

My name is Ravinder Sharma. My wife (Snigdha Sharma) and I own the property at 8012 S 20th Avenue which is across 20th Ave. from the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8. Based on the original plans and the currently proposed ones, I respectfully request consideration and amendment of several elements of this plan to better align with the neighborhood.

**The items of concern the current Bella Rosa plan calls for are:**

- 3.51 homes per acre (18 houses on 5 acres)
- 2 story+30' height homes
- 9% open space

**The original stipulated Bella Rosa site plan called for:**

- 3.03 houses per acre
- 2 story+30' height homes
- ~14% open space

The proposed site is not in keeping with the current design and density precedents that have been established in the area nor is it in keeping with the originally approved plan for density. It is also not in keeping with the Rio Montana Plan in key elements based on the currently submitted documents.

The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa) have these requirements:

**Kimura**

- 3 houses per acre
- All single story
- 16.5% open space
- minimum lot width of 55'
- Varied lot widths
- Landscape setback from 19th Ave. is 154'
- Energy Star building

**Andora**

- 2.5 houses per acre
- All single story
- 17% open space
- minimum lot widths of 75'
- Landscape setback from 19th Ave is 25'

- Energy Star building

Bella Rosa should be held to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also heat mitigation efforts.

**Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:**

- **Housing density no higher than the originally approved plan: 3.03**
- **Single story homes (the only facade designs offered were single story in the application but the site details appear to indicate all 2 story + 30' homes)**
- **Landscaped setback from 19th Ave. no less than 25' (which is achievable with the originally approved density)**
- **Increased setback from 20th Ave and esp. if 2-story houses are approved.**
- **Additional heat mitigation requirements: front yard trees to shade driveways and sidewalks plus any additional requirements the city's heat mitigation department has designated. Minimum 50% 3" caliper trees as well.**
- **Energy Star and other energy efficient/sustainable building methods**
- **Electric vehicle charging**

The set back from 20th Ave. is appreciated and should not be diminished but it does not ameliorate the fact that 2-story +30' foot high houses would be towering over and looking into the western neighbor's properties, all of whom have S-1 homes with single stories. In fact, all the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties. The Rio Montana Plan calls for maintaining a feeling of open space to maintain rural character. One way to do this has been to have deep setbacks from major streets and requiring this feature for Bella Rosa is completely appropriate and in keeping with what all other developers along 19th Ave. have agreed to.

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- Any development to be sensitive to the surrounding area, inc. existing development, and consider the larger context in which it is located.
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- Provide deep overhangs/covered porches
- Shade for pedestrian comfort
- Trees on east and west sides of buildings
- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- *The common objective for single family development is more variety than standard subdivisions being built throughout the Valley*

The community simply wants the city to keep the promise it made to residents by holding developers to the guidelines outlined in the general and village development plans. Thank you.

Sincerely,

Ravinder and Snigdha Sharma

8012 S 20th Avenue.

Phoenix, AZ 85041

## Bradley A Wylam

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**From:** NICHOLAS TORREZ <ntonyt@aol.com>  
**Sent:** Monday, August 8, 2022 3:12 PM  
**To:** Elias Valencia; PDD PHO; Bradley A Wylam; PDD Long Range Planning  
**Cc:** NICHOLAS TORREZ; cheveratrillo@gmail.com; hjewelclark@fastmail.com  
**Subject:** Opposition to modification of stipulations on case Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8

Hello,

My name is Nicholas Torrez and I live at 2311 W Dobbins Road, which is appx 1 mile from the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8. I am in opposition to the changing of previously approved stipulations. Based on the original plans and the currently proposed ones, I respectfully request consideration and amendment of several elements of this plan to better align with the neighborhood.

**The items of concern the current Bella Rosa plan calls for are:**

- 3.51 acres per home (18 houses on 5 acres)
- 2 story+30' height homes
- 9% open space

**The original stipulated Bella Rosa site plan called for:**

- 3.03 houses per acre
- 2 story+30' height homes
- ~14% open space

The proposed site is not in keeping with the current design and density precedents that have been established in the area nor is it in keeping with the originally approved plan for density. It is also not in keeping with the Rio Montana Plan in key elements based on the currently submitted documents.

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### **Andora**

- 2.5 houses per acre
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Bella Rosa should be held to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also heat mitigation efforts.

Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:

- **Housing density no higher than the originally approved plan: 3.03**
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- **Energy Star and other energy efficient/sustainable building methods**
- **Electric vehicle charging**

The set back from 20th Ave. is appreciated and should not be diminished but it does not ameliorate the fact that 2-story +30' foot high houses would be towering over and looking into the western neighbor's properties, all of whom have S-1 homes with single stories. In fact, all the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties. The Rio Montana Plan calls for maintaining a feeling of open space to maintain rural character. One way to do this has been to have deep setbacks from major streets and requiring this feature for Bella Rosa is completely appropriate and in keeping with what all other developers along 19th Ave. have agreed to.

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- *The common objective for single family development is more variety than standard subdivisions being built throughout the Valley*

The community simply wants the city to keep the promise it made to residents by holding developers to the guidelines outlined in the general and village development plans.

Thank You,  
Nicholas Torrez



## **Bradley A Wylam**

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**From:** chevera trillo <cheveratrillo@gmail.com>  
**Sent:** Tuesday, August 9, 2022 8:04 AM  
**To:** Elias Valencia; PDD PHO; Bradley A Wylam; PDD Long Range Planning  
**Subject:** Case number: Z-47-17-8/2-22--Z-47-17-8

Hello,

My name is Chevera Trillo, I am a homeowner residing at 2311 West Dobbins Road, Phoenix. I am writing with concern over the proposed Bella Rosa development, Z-47-17-8/2-22--Z-47-17-8.

I respectfully request consideration and amendment of several elements of this plan to better align with the neighborhood.

### **The items of concern the current Bella Rosa plan calls for are:**

- 3.51 acres per home (18 houses on 5 acres)
- 2 story+30' height homes
- 9% open space

### **The original stipulated Bella Rosa site plan called for:**

- 3.03 houses per acre
- 2 story+30' height homes
- ~14% open space

As a homeowner in the area, I have considerable concerns over any modification that affects safety as this is an area already dealing with traffic safety issues.

Additionally, the proposed site:

- is not in keeping with the current design and density precedents that have been established in the area;
- is not in keeping with the originally approved plan for density; and
- it is also not in keeping with the Rio Montana Plan in key elements based on the currently submitted documents.

The last 2 approved R1-10 developments, Kimura and Andora, which are located at the intersection of 19th Ave. and W. South Mountain Ave. (barely 600ft from Bella Rosa) have these requirements:

#### **Kimura**

- 3 houses per acre
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- 2.5 houses per acre
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- Landscape setback from 19th Ave is 25'
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Bella Rosa should be held to the same design standards that Kimura and Andora have agreed to, which are much more compatible with our rural character. Much has changed in the area since the original plans for this development were approved and this development should be brought up to date concerning what is in keeping with currently approved applications in terms of density, open space, house height and also heat mitigation efforts.

**Please consider the following items to require from this development to preserve our "certainty of character" and allow Bella Rosa to better align with the established design precedents for our community and the Rio Montana Plan:**

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- **Additional heat mitigation requirements: front yard trees to shade driveways and sidewalks plus any additional requirements the city's heat mitigation department has designated. Minimum 50% 3" caliper trees as well.**
- **Energy Star and other energy efficient/sustainable building methods**
- **Electric vehicle charging**

The set back from 20th Ave. is appreciated and should not be diminished but it does not ameliorate the fact that 2-story +30' foot high houses would be towering over and looking into the western neighbor's properties, all of whom have S-1 homes with single stories. In fact, all the neighbors surrounding this proposed development on the west and south are on acre+ S-1 properties. The Rio Montana Plan calls for maintaining a feeling of open space to maintain rural character. One way to do this has been to have deep setbacks from major streets and requiring this feature for Bella Rosa is completely appropriate and in keeping with what all other developers along 19th Ave. have agreed to.

As a reminder, the Rio Montana Plan calls for (excerpt from full criteria):

- Any development to be sensitive to the surrounding area, inc. existing development, and consider the larger context in which it is located.
- Limiting the use of two story buildings
- Provide deep overhangs/covered porches
- Shade for pedestrian comfort
- Trees on east and west sides of buildings
- Varying roof lines, facade designs and materials, rear-loaded garages (no "garage-scaping"), staggered setback lines, no privacy fencing
- *The common objective for single family development is more variety than standard subdivisions being built throughout the Valley*

The community simply wants the city to keep the promise it made to residents by holding developers to the guidelines outlined in the general and village development plans.

Thank you for your time,

***Chevera Trillo***

602.315.9774

[cheveratrillo@gmail.com](mailto:cheveratrillo@gmail.com)

**From:** [chevera trillo](#)  
**To:** [PDD Planning Commission](#)  
**Subject:** PHO-2-22--Z-47-17-8  
**Date:** Thursday, October 6, 2022 7:06:18 AM

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My name is Chevera Torrez, 2311 W Dobbins Rd, Phoenix, AZ 85041.

Once again I find myself concerned with the decisions that are being made by those that represent our community.

I am supportive of responsible development that improves an area and provides for the quality of living that all community members should be afforded. I support the decisions and agreements that were made as part of the City and Community initiative with the Rio Montana Plan -- which had a strong vision to develop this area in a responsible manner.

I support development that maintains the character of our rural community and is compatible with the agreements of Rio Montana.

**I do not support PHO-2-22--Z-47-17-8**, which goes against the Rio Montana plan -- This application does not meet the standards that the community in good faith negotiated with the City. Please represent your community and vote against setting a bad precedent.

Thankyou for your time and consideration.

***Chevera Torrez***

## Bradley A Wylam

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**From:** PDD Planning Commission  
**Sent:** Wednesday, October 5, 2022 11:11 AM  
**To:** Bradley A Wylam  
**Cc:** Racelle Escobar  
**Subject:** FW: PHO-2-22--Z-47-17-8

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

Brad, Please add to correspondence

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**From:** Julie Willcox <jwillcox1227@gmail.com>  
**Sent:** Tuesday, October 4, 2022 8:44 AM  
**To:** PDD Planning Commission <pdd.planningcomm@phoenix.gov>  
**Subject:** PHO-2-22--Z-47-17-8

Good morning,

I am writing to oppose the Bella Rosa development on 19th Ave. PHO-2-22--Z-47-17-8  
Increasing the density from 3 to 3.5 houses per acres does not fit in with the community or follow the Rio Montana plan. The property is surrounded by S-1 properties and the density is not appropriate for the area. Our community has worked hard to preserve our rural way of life & preserve the land close to South Mountain. We see the zonings continually eroded by multiple re-zoning/re-submissions. Each time increasing the density over what is appropriate for the area.  
I do support responsible zoning that reflects the area & follows all of the Rio Montana plan.

I would like to register to speak & donate my time to Jewel Clark as a spokesperson for our entire community.

Thank you,  
Julie Willcox  
9050 S 23rd Ave, Phoenix, AZ 85041