City of Phoenix

Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003

City of Phoenix

Agenda

Wednesday, May 7, 2025

2:30 PM

phoenix.gov

City Council Formal Meeting

*****REVISED May 6, 2025*****
Items Revised: 3, 60 and 62;
Item Requested to be Withdrawn: 59

If viewing this packet electronically in PDF, open and use bookmarks to navigate easily from one item to another.

OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

- Register online by visiting the City Council Meetings page on phoenix.gov at least 2 hours prior to the start of this meeting. Then, click on this link at the time of the meeting and join the Webex to speak: https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=eb8e6659debfd234884053c72a8258f42

- Register via telephone at 602-262-6001 at least 2 hours prior to the start of this meeting, noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive 1 hour prior to the start of this meeting. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.

- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

At the time of the meeting:

- Watch the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.

- Call-in to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 2558 008 2914# (for English) or 2552 201 4715# (for Spanish). Press # again when prompted for attendee ID.

- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.

- Members of the public may attend this meeting in person. Physical access to the meeting location will be available starting 1 hour prior to the meeting.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 al menos 2 horas antes del inicio de esta reunión e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2552 201 4715#. El intérprete le indicará cuando sea su turno de hablar.

- Para solamente escuchar la reunión en español, llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2552 201 4715#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

- Para asistir a la reunión en persona, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.

- Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.

CALL TO ORDER AND ROLL CALL

MINUTES OF MEETINGS

1 **For Approval or Correction, the Minutes of the Formal Meeting on January 22, 2025** Page 12

2 **For Approval or Correction, the Minutes of the Formal Meeting on February 5, 2025** Page 13

BOARDS AND COMMISSIONS

*3 *****ITEM REVISED (SEE ATTACHED MEMO)*** Mayor and Council Appointments to Boards and Commissions** Page 14

Attachments

Attachment A - Boards and Commissions Memo-REVISED.pdf

LIQUOR LICENSES, BINGO, AND OFF-TRACK BETTING LICENSE APPLICATIONS

4 **Liquor License - Ra Sushi Towne Square - District 2** Page 18

5 **Liquor License - Urban Fraiche - District 4** Page 20

Attachments

Attachment A - Urban Fraiche - Data.pdf
Attachment B - Urban Fraiche - Map.pdf

6 **Liquor License - Tacos and Wings & Cerveza - District 5** Page 25

Attachments

Attachment A - Tacos and Wings & Cerveza - Data.pdf
Attachment B - Tacos and Wings & Cerveza - Map.pdf

7 **Liquor License - Ra Sushi Bar Restaurant - District 6** Page 30

8 **Liquor License - Marathon Food Mart - District 6** Page 32

Attachments

Attachment A - Marathon Food Mart - Data.pdf
Attachment B - Marathon Food Mart - Map.pdf

9 **Liquor License - Urban Fraiche Lifestyle - District 6** Page 37

Attachments

Attachment A - Urban Fraiche Lifestyle - Data.pdf
Attachment B - Urban Fraiche Lifestyle - Map.pdf

10 **Liquor License - Nini's Sports Bar - District 7** Page 42

Attachments

Attachment A - Nini's Sports Bar - Data.pdf
Attachment B - Nini's Sports Bar - Map.pdf

11 **Liquor License - Pemberton - District 7** Page 47

Attachments

Attachment A - Pemberton - Data.pdf
Attachment B - Pemberton - Map.pdf

12 **Liquor License - Tom's Watch Bar - District 7** Page 52

Attachments

Attachment A - Tom's Watch Bar - Data.pdf
Attachment B - Tom's Watch Bar - Map.pdf

PAYMENT ORDINANCE (Ordinance S-51864) (Items 13-20)

13 **City of Goodyear - Annual Water Utility Payment** Page 57

14 **CopperPoint Mutual Insurance Company** Page 58

15 **Ergon Asphalt & Emulsions, Inc.** Page 59

16 **State of Arizona Department of Environmental Quality** Page 60

17 **Maricopa County Environmental Services Department** Page 61

18 **United Rentals (North America), Inc** Page 62

19 **Pickering Laboratories Inc.** Page 63

20 **Settlement of Claim(s) Henricksen v. City of Phoenix** Page 64

ADMINISTRATION

21 **Call for a Special Meeting and Notice of Legally Required Public Hearings on the Proposed Fiscal Year 2025-26 Budget for the City of Phoenix - Citywide** Page 65

22	**Grant of Easement to Southwest Gas on City-Owned Property Located at 205 S. 15th Street (Ordinance S-51872) - District 8**	Page 67
23	**Grant of a Public Utility Easement on City-Owned Property Located at 5902 W. Indian School Road (Ordinance S-51875) - District 5**	Page 70
24	**Acceptance and Dedication of Easements for Public Utility Purposes (Ordinance S-51877) - Districts 1 & 4**	Page 73
25	**Benefits Consultant for Solicitation Services - RFP HR 22-007 - Amendment (Ordinance S-51873) - Citywide**	Page 75
26	**Uninterruptible Power Supply Equipment, Service and Maintenance - IFB 25-0535 - Request for Award (Ordinance S-51880) - Citywide**	Page 76
27	**Plumbing Services, Including Rooter and Drain Cleaning - IFB-25-0506 - Requirements Contract (Ordinance S-51886) - Citywide**	Page 78
28	**Authorization to Apply for, Accept, and Enter into an Agreement for Victims of Crime Act Grant Funds (Ordinance S-51887) - Citywide**	Page 80

COMMUNITY SERVICES

29	**Authorization to Enter Into Contract with The Arizona Community Action Association dba Wildfire (Ordinance S-51878) - Citywide**	Page 82
30	**Authorization to Enter Into Contract for Property Management Services for the City of Phoenix Family Advocacy Center (Ordinance S-51879) - Citywide**	Page 83
31	**Authorize Additional Funding for the Event Equipment Rental Services Contract (Ordinance S-51874) - Citywide**	Page 85

32 **North Mountain Park Renovation - Engineering Services - PA75200612 (Ordinance S-51884) - District 3** Page 86

33 **Amend Ordinance S-35137 Approving Fee Model for City Golf Course Green Fees (Ordinance S-51891) - Districts 3, 4, 5, 6 & 8** Page 88

Attachments

Attachment A - Golf Ordinance.pdf

34 **Modify the Junior Golf Card Program (Ordinance S-51890) - Districts 3, 4, 5, 6 & 8** Page 92

PUBLIC SAFETY

35 **Electronic Patient Care Reporting System - EXC 20-046 - Amendment (Ordinance S-51888) - Citywide** Page 94

36 **Biometrics Products and Services - COOP 23-069 - Amendment to Ordinance S-51168 (Ordinance S-51866) - Citywide** Page 96

37 **Interview Room Cameras - RFA 25-0613 - Request for Award (Ordinance S-51881) - Citywide** Page 98

38 **Police Crime Lab Heating, Ventilation, and Air Conditioning and Building Automation Systems Controls - Construction Manager at Risk Construction Services - PW26480024 (Ordinance S-51865) - District 7** Page 99

39 **Request to Apply for and Accept 100 Club of Arizona's Safety Enhancement Stipend Program (Ordinance S-51885) - Citywide** Page 101

40 **Request Authorization of Donation of Phoenix Police Tahoe to Phoenix Police Museum (Ordinance S-51892) - Citywide** Page 103

TRANSPORTATION AND INFRASTRUCTURE

41 **RSW Group, LLC New Hangar Lease at Phoenix Deer Valley Airport (Ordinance S-51893) - District 1** Page 104

42 **Worldwide Flight Service, Inc. New Facility Lease Agreement at Phoenix Sky Harbor International Airport (Ordinance S-51894) - District 8** Page 106

43 **Aviation Department Environmental Consulting On-Call Services for Fiscal Years 2025-26 to 2028-29 (Ordinance S-51883) - Districts 1, 8 & Out of City** Page 108

Attachments

Attachment A.pdf

44 **Citywide Environmental Site Assessment On-Call Consulting Services for Fiscal Years 2025-26 - 2027-28 (Ordinance S-51867) - Citywide** Page 111

Attachments

Attachment A.pdf

45 **Local Drainage Mitigation Package 3 - Design-Bid-Build Services - ST83140112, ST83140117, ST83140118, ST83140124, PW26220003 ARPA (Ordinance S-51868) - Districts 3, 4, 6, 7 & 8** Page 114

46 **Water Booster Pump Station Replacement Program Manager - Engineering Services - WS85100032 (Ordinance S-51869) - Citywide** Page 117

47 **Well 6A-W319, Booster Pump Station 8A-B3 and Pressure Reducing Valve Station 6A-R2 - Construction Manager at Risk Services - WS85010045 and WS85010054 (Ordinance S-51870) - District 2** Page 119

48 **Water Production Wells 311, 319, and 320 - Engineering Services - WS85010054 and WS85010045 (Ordinance S-51871) - District 2** Page 122

49 **Sub-Regional Operating Group 91st Avenue Wastewater Treatment Plant 1A Rehabilitation - Engineering Services - WS90100114 (Ordinance S-51876) - District 7** Page 124

50 **Shelving for Warehouses - IFB 2021-WAD-443 - Amendment (Ordinance S-51889) - Citywide** Page 127

PLANNING AND ZONING MATTERS

51 **Abandonment of Easements - ABND 250001 - 2600 W. Sonoran Drive (Resolution 22300) - District 2** Page 128

Attachments

Attachment A - Map 250001.pdf

52 **Abandonment of Right-of-Way - ABND 240001 - 3501 E. Hazelwood Street (Resolution 22299) - District 6** Page 130

53 **Abandonment of Right-of-Way - ABND 250003 - 1246 E. Oregon Avenue (Resolution 22301) - District 6** Page 131

54 **Approval of a Historic Preservation Demonstration Project Grant - 412 W. Roosevelt Street (Ordinance S-51882) - District 7** Page 132

55 **Amend City Code - Official Supplementary Zoning Map 1282 (Ordinance G-7384) - District 6** Page 134

Attachments

Attachment A - Draft Ordinance - Supplementary Zoning Map 1282.pdf

56 **Amend City Code - Official Supplementary Zoning Map 1283 (Ordinance G-7383) - District 6** Page 138

Attachments

Attachment A - Draft Ordinance - Supplementary Zoning Map 1283.pdf

57 **Desert Ridge Specific Plan, Development Parcel 5.A, Parcel G - Northwest Corner of 56th Street and the Loop 101 Freeway - District 2** Page 142

Attachments

Attachment A - Staff Analysis - Desert Ridge Specific Plan Development Parcel 5.A Parcel G.pdf

58 **Amend City Code - Ordinance Adoption - Rezoning Application Z-162-24-8 - Approximately 230 Feet East of the Southeast Corner of 7th Street and Elwood Street (Ordinance G-7382) - District 8** Page 171

Attachments

Attachment A - Draft Ordinance - Z-162-24-8.doc

*59 ***REQUEST TO WITHDRAW (SEE ATTACHED MEMO)*** (CONTINUED FROM APRIL 23, 2025) - Public Hearing and Formal Action - Planning Hearing Officer Application - PHO-2-25--Z-174-87-2(1) - Southwest Corner of 27th Avenue and Deer Valley Road - District 1** Page 180

Attachments

Attachment A - Draft Stipulations - PHO-2-25--Z-174-87-2(1).pdf
Item 81 - Withdrawal Memo.pdf
Item 70 - Continuance Memo.pdf
Item 59 - Withdrawal Memo.pdf

*60 ***ITEM REVISED (SEE ATTACHED MEMO)*** Public Hearing and Ordinance Adoption - Rezoning Application Z-164-24-3 - Southwest Corner of Cave Creek Road and Peoria Avenue (Ordinance G-7387) - District 3** Page 190

Attachments

Attachment A – Draft Ordinance – Z-164-24-3
Attachment B - Staff Report - Z-164-24-3.pdf
Attachment C - VPC Summary - Z-164-24-3.pdf
Attachment D - PC Summary - Z-164-24-3.pdf
Attachment E - Withdrawal Memo CC 4-9-25 - Z-164-24-3.pdf
Item 60 - Revised Memo.pdf

61 *****ITEM REVISED (SEE ATTACHED MEMO)*** Public Hearing and Ordinance Adoption - Rezoning Application Z-157-24-3 - Approximately 1,080 Feet North of the Northeast Corner of the I-17 Freeway and Thunderbird Road (Ordinance G-7385) - District 3** Page 238

Attachments

Attachment A - Draft Ordinance - Z-157-24-3.doc
Attachment B - Staff Report - Z-157-24-3.pdf
Attachment C - VPC Summary - Z-157-24-3.pdf
Attachment D - PC Memo - Z-157-24-3.pdf
Attachment E - PC Summary - Z-157-24-3.pdf
Attachment F - PC Appeal - Z-157-24-3.pdf
Item 61 - Revised Memo.pdf

*62 *****ITEM REVISED (SEE ATTACHED MEMO)*** Public Hearing and Ordinance Adoption - Rezoning Application Z-58-24-8 - Approximately 710 Feet North and 305 Feet West of the Northwest Corner of 20th Avenue and South Mountain Avenue (Ordinance G-7386) - District 8** Page 273

Attachments

Attachment A - Draft Ordinance - Z-58-24-8.pdf
Attachment B - Staff Report - Z-58-24-8.pdf
Attachment C - VPC Summaries - Z-58-24-8.pdf
Attachment D - PC Memo - Z-58-24-8.pdf
Attachment E - PC Summary - Z-58-24-8.pdf
Attachment F - PC Appeal - Z-58-24-8.pdf
Attachment G - Continuance Memo CC 11/13/2024 - Z-58-24-8.pdf
Attachment H - Opposition - Z-58-24-8.pdf
Item 62 - Revised Memo.pdf

REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 1

For Approval or Correction, the Minutes of the Formal Meeting on January 22, 2025

Summary

This item transmits the minutes of the Formal Meeting of January 22, 2025, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 15th Floor.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 2

For Approval or Correction, the Minutes of the Formal Meeting on February 5, 2025

Summary

This item transmits the minutes of the Formal Meeting of February 5, 2025, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 15th Floor.

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** *3

ITEM REVISED (SEE ATTACHED MEMO) Mayor and Council Appointments to Boards and Commissions

Summary

This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

Responsible Department

This item is submitted by the Mayor's Office.

ATTACHMENT A

City of Phoenix

To: City Council **Date:** May 7, 2025

From: Mayor Kate Gallego

Subject: *REVISED BOARDS AND COMMISSIONS – APPOINTEES

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

Ahwatukee Foothills Village Planning Committee

Councilman Robinson recommends the following for appointment:

Nadav Golden
Mr. Golden is a student and a resident of District 6. He fills a vacancy for a term to expire May 7, 2027.

Alhambra Village Planning Committee

Councilwoman Guardado recommends the following for appointment:

Gabriel Gamiño Guerrero
Mr. Gamiño Guerrero is the Director of Community Relations at Alhambra Elementary School District and a resident of District 5. He fills a vacancy for a term to expire May 7, 2027.

Carlos Velasco
Mr. Velasco is the founder and CEO of Novle and a resident of District 5. He fills a vacancy for a term to expire May 7, 2027.

Deer Valley Village Planning Committee

Vice Mayor O'Brien recommends the following for appointment:

Gerrald Adams
Mr. Adams is a director with Perlman Architects of Arizona and a resident of District 1. He fills a vacancy for a term to expire May 7, 2027.

Development Advisory Board

I recommend the following for appointment:

Matthew Miles
Mr. Miles is the Deputy Planning and Development Director at the City of Phoenix. He replaces John-Jozef (JJ) Proczka as the Ex-Officio Building Official.

Human Services Commission

I recommend the following for appointment:

Rhoshawndra Carnes
Ms. Carnes is a Community Development Consultant at Arizona Public Service and a resident of District 7. She fills a vacancy as a Category III representative for a term to expire June 30, 2027.

Alyse Hammonds
Ms. Hammonds is a Legal Administrative Specialist at the U.S. Department of Veteran Affairs and a resident of District 7. She fills a vacancy as a Category II, Area A representative for a term to expire June 30, 2027.

I recommend the following for reappointment:

Laura Bulluck
Ms. Bulluck will serve her second term as a Category III representative for a term to expire June 30, 2027.

Sheriloyn Curry
Reverend Curry will serve her second term as a Category II, Area C representative for a term to expire June 30, 2026.

Itoro Elijah
Ms. Elijah will serve her second term as a Category III representative for a term to expire June 30, 2026.

Audrey Jenkins
Ms. Jenkins will serve her third term as a Category III representative for a term to expire June 30, 2026.

Tamala McBath
Ms. McBath will serve her second term as a Category III representative for a term to expire June 30, 2027.

Maryvale Village Planning Committee

Councilwoman Guardado recommends the following for appointment:

Jeff Ewing
Mr. Ewing is a resident of District 5. He fills a vacancy for a term to expire May 7, 2027.

*Victoria Stahl
Ms. Stahl is a Communications Organizer at Unite Here Local 11 and a resident of District 5. She fills a vacancy for a term to expire May 7, 2027.

Military Veterans Commission

I recommend the following for appointment:

Antonio Rosacci
Mr. Rosacci is an attorney at the Rosacci Law Firm, PC. He fills a vacancy for a term to expire May 7, 2028.

Mario Valencia
Mr. Valencia is the owner of Robek's Juice and a resident of District 7. He fills a vacancy for a term to expire May 7, 2028.

North Gateway Village Planning Committee

Vice Mayor O'Brien recommends the following for appointment:

Will Manion
Mr. Manion is a New Home Consultant with Lennar Homes and a resident of District 2. He fills a vacancy for a term to expire May 7, 2027.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 4

Liquor License - Ra Sushi Towne Square - District 2

Request for a liquor license. Arizona State License Application 314861.

Summary

Applicant
Nathan Keane, Agent

License Type
Series 12 - Restaurant

Location
13802 N. Scottsdale Road, Ste. 176
Zoning Classification: PUD
Council District: 2

This request is for an acquisition of control of an existing liquor license for a restaurant. This location is currently licensed for liquor sales.

The 60-day limit for processing this application was May 5, 2025. However, the applicant submitted a written request for more time.

Pursuant to A.R.S. 4-203, consideration may be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling,

grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because: “I have worked for RA Sushi for 14.5 Years and have been in a role of Senior Leadership for the brand for 8 years. I am currently the Agent for the liquor license."

Staff Recommendation
Staff recommends approval of this application.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 5

Liquor License - Urban Fraiche - District 4

Request for a liquor license. Arizona State License Application 334695.

Summary

Applicant
Diaeldin Waziry, Agent

License Type
Series 12 - Restaurant

Location
111 E. Camelback Road
Zoning Classification: C-2 TOD-1
Council District: 4

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow outdoor alcohol consumption.

The 60-day limit for processing this application is May 18, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"I am extremely aware of the Liquor Laws, regulations & requirements for the state of Arizona. I am very responsible for the safety of the public. I have also operated dozens of hotels as well as managing restaurants and food & beverage facilities."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We are dedicated to providing best services and inspiring people to wellness and safety."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - Urban Fraiche - Data
Attachment B - Urban Fraiche - Map

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: URBAN FRAICHE

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Bar	6	14	2
Beer and Wine Bar	7	14	12
Liquor Store	9	6	1
Beer and Wine Store	10	7	1
Restaurant	12	52	27

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	168.36	173.77
Violent Crimes	12.31	27.99	24.41

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

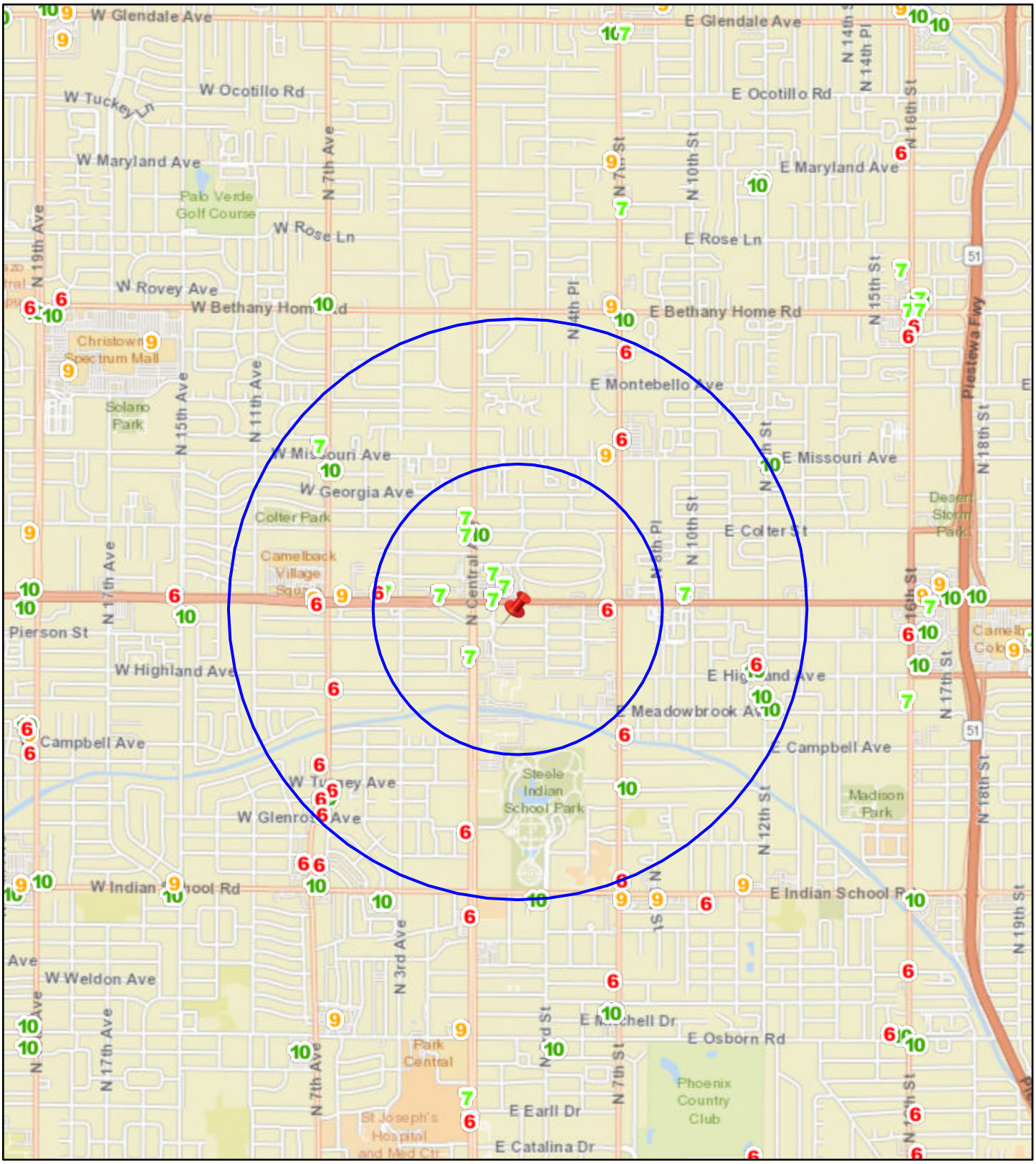
Description	Average	1/2 Mile Average
Parcels w/Violations	41	40
Total Violations	69	88

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1075001	942	355	22	43
1075003	1528	403	81	98
1076013	997	362	76	88
1086023	1442	92	113	335
1088021	949	208	91	139
1088022	361	81	17	7
1088023	893	68	77	10
1171001	1768	158	74	235
Average	1601	393	60	177

Liquor License Map: URBAN FRAICHE

111 E CAMELBACK RD



Date: 4/10/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 6

Liquor License - Tacos and Wings & Cerveza - District 5

Request for a liquor license. Arizona State License Application 334757.

Summary

Applicant
Julia Rubio, Agent

License Type
Series 12 - Restaurant

Location
3544 W. Glendale Avenue, Ste. 1
Zoning Classification: C-2
Council District: 5

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is May 9, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Filibertos Mexican Food (Series 12)
15602 N. 35th Avenue
Calls for police service: 5
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"I operate DD Restaurant at 15602 N. 35th Ave Phx AZ 85053, never had any issues, and I understand the rules and regulations."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We are purchasing a restaurant with an existing license the customers are used to purchasing beers with their food and we want to maintaing that."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Tacos and Wings & Cerveza - Data
Attachment B - Tacos and Wings & Cerveza - Map

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: TACOS AND WINGS & CERVEZA

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	0
Beer and Wine Bar	7	1	1
Liquor Store	9	3	2
Beer and Wine Store	10	6	5
Restaurant	12	4	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	185.93	221.12
Violent Crimes	12.31	29.32	51.69

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

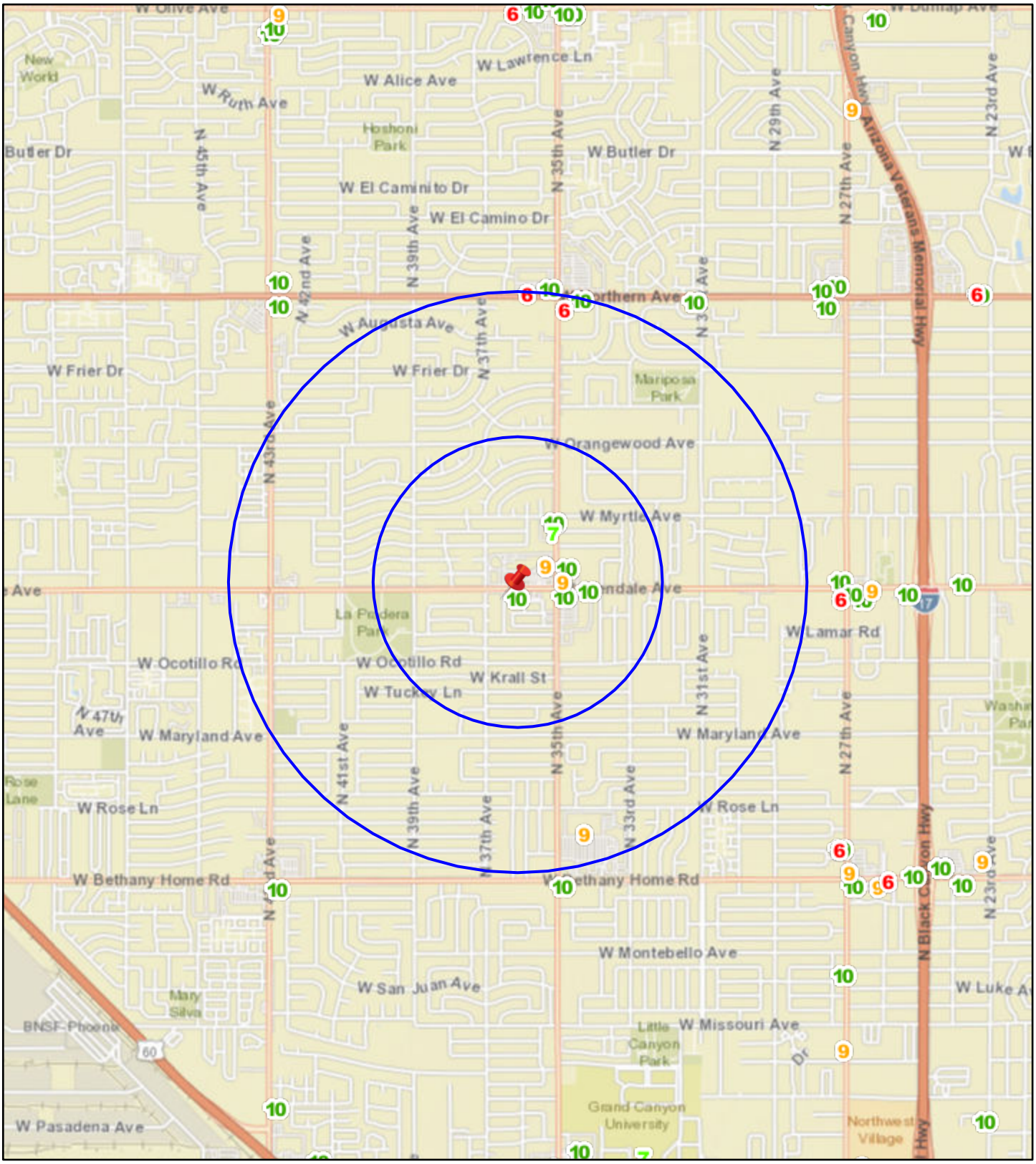
Description	Average	1/2 Mile Average
Parcels w/Violations	40	205
Total Violations	68	348

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1058001	1812	275	20	441
1058002	1842	560	17	34
1058003	1394	359	7	31
1059002	1589	333	37	430
1069004	2284	363	21	575
1070012	2617	276	48	812
1070021	2203	496	22	1114
Average	1601	393	60	177

Liquor License Map: TACOS AND WINGS & CERVEZA

3544 W GLENDALE AVE



Date: 4/21/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 7

Liquor License - Ra Sushi Bar Restaurant - District 6

Request for a liquor license. Arizona State License Application 314693.

Summary

Applicant
Nathan Keane, Agent

License Type
Series 12 - Restaurant

Location
4921 E. Ray Road, Ste. B-1
Zoning Classification: C-2
Council District: 6

This request is for an acquisition of control of an existing liquor license for a restaurant. This location is currently licensed for liquor sales.

The 60-day limit for processing this application was May 3, 2025. However, the applicant submitted a written request for more time.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling,

grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because: “I ahve worked for Ra Sushi for 14.5 years and have been in a role of senior leadership for the brand for 8 years. I am currently the agent for the liquor license.”

Staff Recommendation
Staff recommends approval of this application.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 8

Liquor License - Marathon Food Mart - District 6

Request for a liquor license. Arizona State License Application 334448.

Summary

Applicant
Jared Repinski, Agent

License Type
Series 10 - Beer and Wine Store

Location
4305 E. Ray Road
Zoning Classification: C-1 PCD
Council District: 6

This request is for a new liquor license for a convenience store that sells gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is May 16, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"I have been assisting Arizona liquor licensed establishments with their licensing needs for almost 20 years."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Tourism plays an important role in our local economy and liquor licensed establishments (the sale of alcohol) is a very important aspect of tourism. Therefore, if the City of Phoenix continues to lead the State of Arizona by approving quality and diverse businesses (restaurants, bars, microbreweries, distilleries, hotels, resorts, golf courses, special events, convenience/liquor/grocery stores & gas stations) similar to this proposed liquor licensed business, all businesses will prosper."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Marathon Food Mart - Data
Attachment B - Marathon Food Mart - Map

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: MARATHON FOOD MART

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	0
Beer and Wine Bar	7	5	0
Liquor Store	9	4	2
Beer and Wine Store	10	3	1
Restaurant	12	19	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	83.35	53.71
Violent Crimes	12.31	9.15	7.21

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

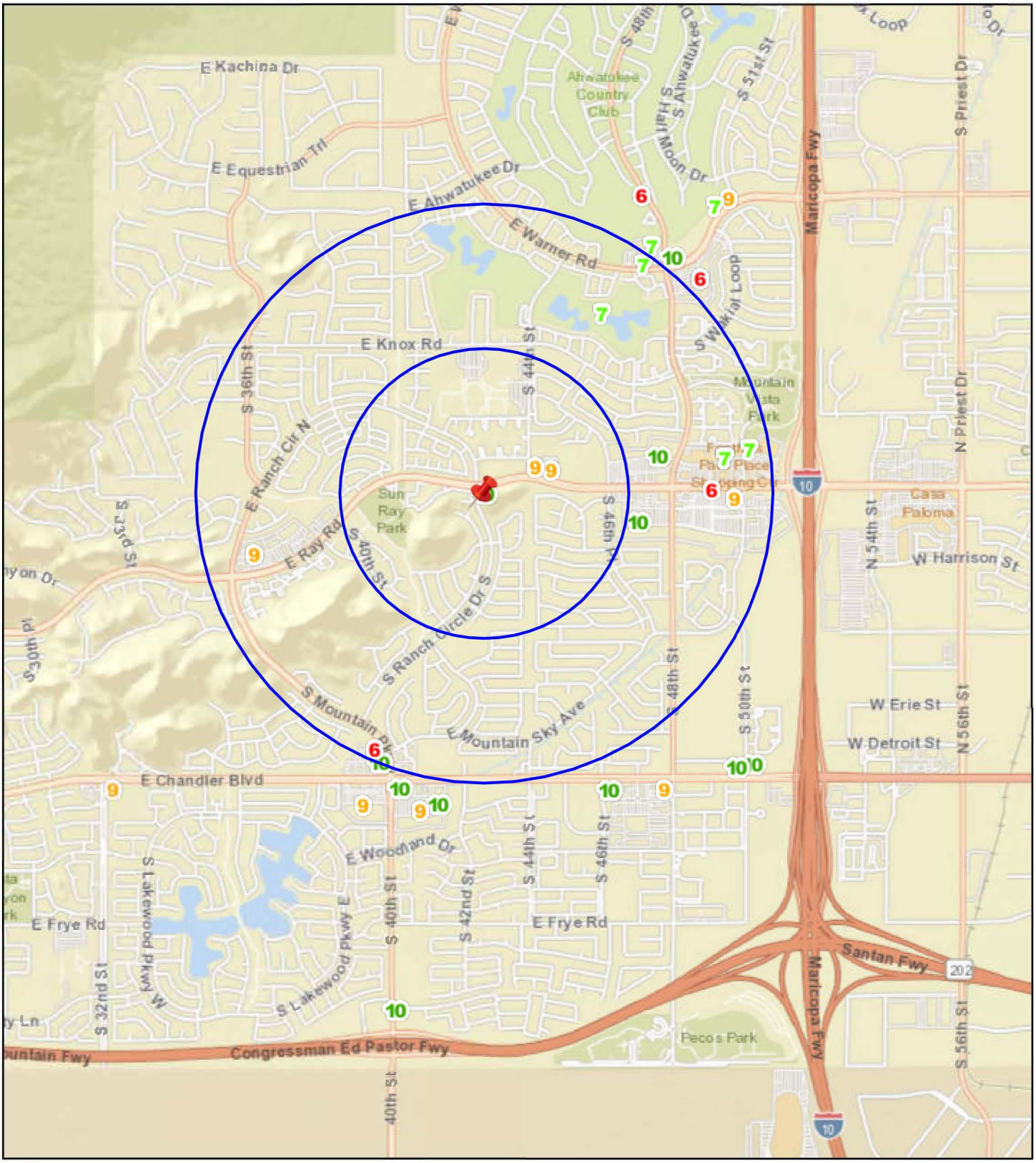
Description	Average	1/2 Mile Average
Parcels w/Violations	40	7
Total Violations	68	8

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1167103	1701	544	23	619
1167112	1286	128	34	206
1167181	1460	206	40	150
1167193	2092	331	14	70
1167194	1373	576	7	92
1167201	1513	469	34	111
1167202	1180	172	41	380
1167203	1429	320	66	89
Average	1601	393	60	177

Liquor License Map: MARATHON FOOD MART

4305 E RAY RD



Date: 4/21/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 9

Liquor License - Urban Fraiche Lifestyle - District 6

Request for a liquor license. Arizona State License Application 334431.

Summary

Applicant
Diaeldin Waziry, Agent

License Type
Series 12 - Restaurant

Location
1016 E. Camelback Road
Zoning Classification: C-2
Council District: 6

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow outdoor dining and outdoor alcohol consumption.

The 60-day limit for processing this application is May 18, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"I am extremely aware of the liquor laws, regulations and requirements for the State of Arizona. I am very responsible for the safety of the public. I also have operated dozens of hotels as well as managing restaurants and food & beverage facilities."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We are dedicated to providing best services and inspiring people to wellness and safety."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - Urban Fraiche Lifestyle - Data
Attachment B - Urban Fraiche Lifestyle - Map

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: URBAN FRAICHE LIFESTYLE

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Wholesaler	4	2	0
Bar	6	6	2
Beer and Wine Bar	7	14	1
Liquor Store	9	7	1
Beer and Wine Store	10	11	3
Restaurant	12	53	9

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	171.6	165.18
Violent Crimes	12.31	23.77	22.08

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

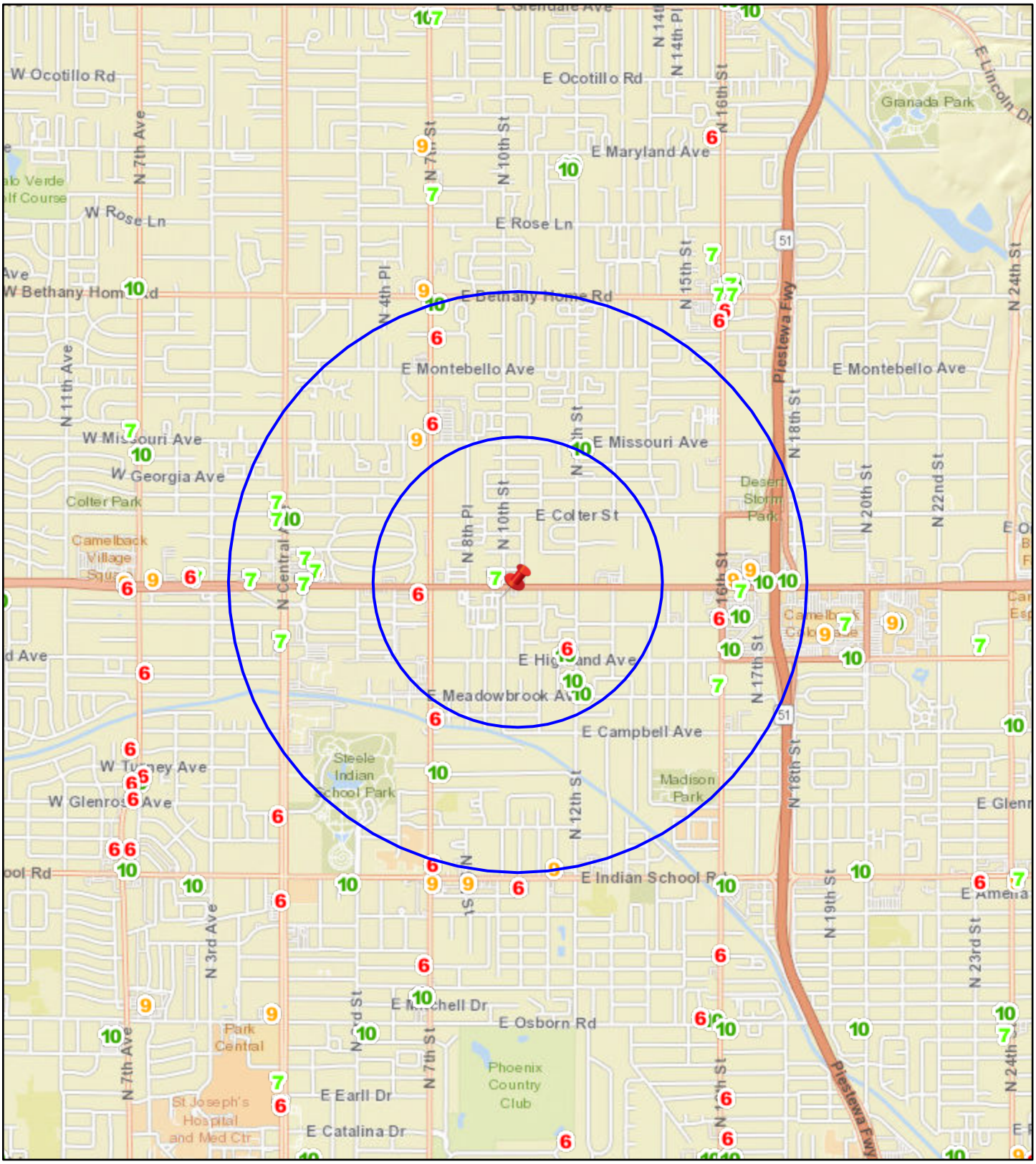
Description	Average	1/2 Mile Average
Parcels w/Violations	41	56
Total Violations	69	107

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1075001	942	355	22	43
1076011	925	208	31	52
1076013	997	362	76	88
1076022	1529	218	57	118
1086021	2044	274	123	80
1086022	1825	155	88	126
1086023	1442	92	113	335
1086024	1033	260	68	191
1088022	361	81	17	7
Average	1601	393	60	177

Liquor License Map: URBAN FRAICHE LIFESTYLE

1016 E CAMELBACK RD



Date: 4/10/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 10

Liquor License - Nini's Sports Bar - District 7

Request for a liquor license. Arizona State License Application 336131.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 12 - Restaurant

Location
1325 Grand Avenue, Ste. 4
Zoning Classification: C-2 M-R DNS/WVR ACOD
Council District: 7

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is May 12, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
The applicant submitted an extensive statement. A copy is available upon request to the City Clerk's Office at 200 West Washington Street, 1st Floor, Phoenix, AZ 85003.

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We would like the ability to serve our 21 and over patrons an adult beverage with their meal if they choose to have one."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Nini's Sports Bar - Data
Attachment B - Nini's Sports Bar - Map

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: NINI'S SPORTS BAR

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	3	1
Wholesaler	4	1	1
Government	5	3	0
Bar	6	16	3
Beer and Wine Bar	7	4	1
Liquor Store	9	2	1
Beer and Wine Store	10	13	4
Restaurant	12	36	7
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	177.52	159.02
Violent Crimes	12.31	58.22	46.28

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

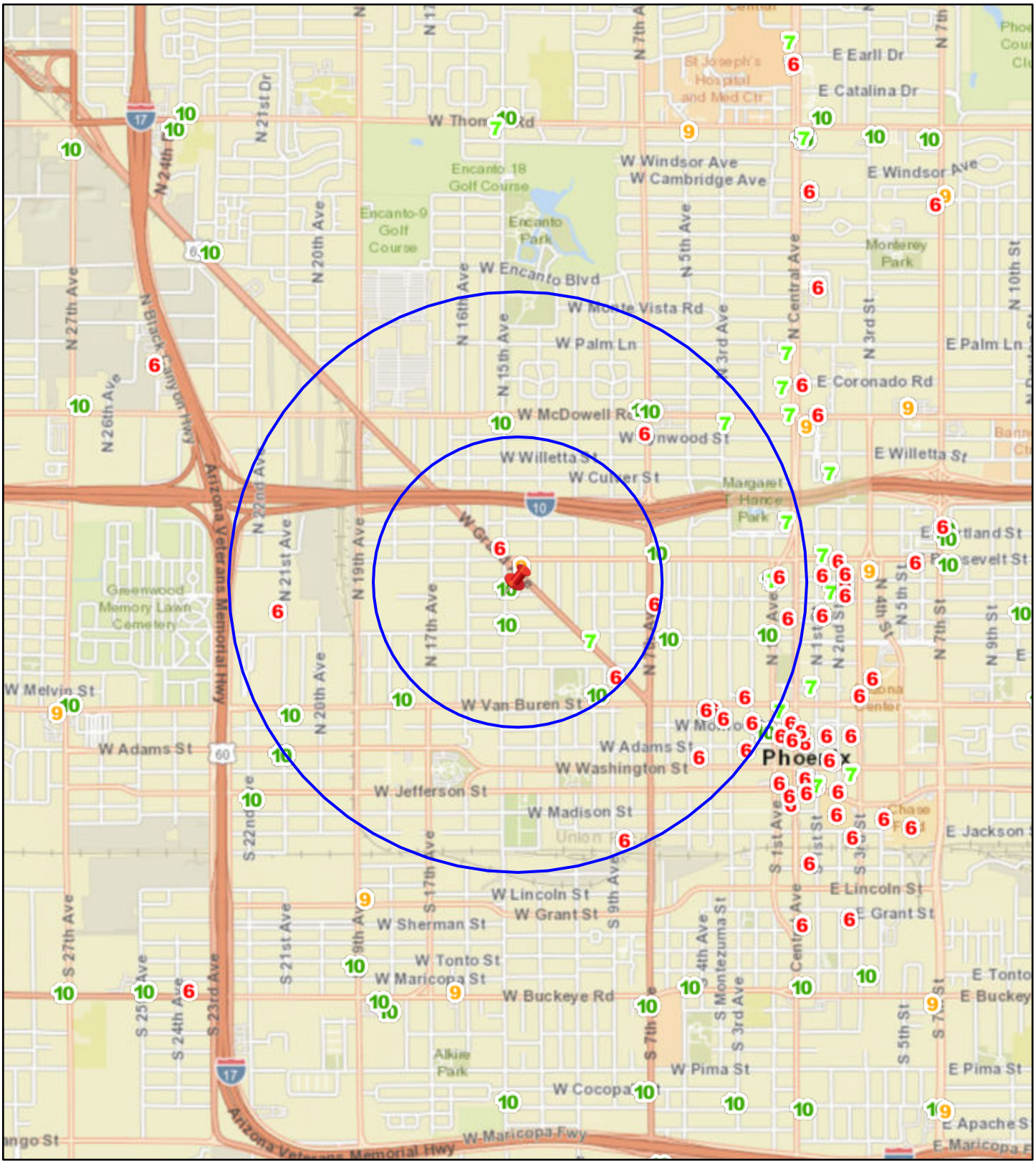
Description	Average	1/2 Mile Average
Parcels w/Violations	41	152
Total Violations	69	221

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1129001	1399	521	53	62
1129002	671	102	83	94
1129003	1168	99	40	80
1129004	1279	82	91	706
1130001	2898	331	199	515
1131001	1929	146	155	743
1143011	911	80	49	374
Average	1601	393	60	177

Liquor License Map: NINI'S SPORTS BAR

1325 GRAND AVE



Date: 4/4/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 11

Liquor License - Pemberton - District 7

Request for a liquor license. Arizona State License Application 337958.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 12 - Restaurant

Location
1121 N. 2nd Street
Zoning Classification: DTC - Evans Churchill West
Council District: 7

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is May 13, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"We are committed to serving our patrons responsibly. We will ensure all of our employees handling alcohol will be Title 4 trained."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Pemberton is an outdoor creative & cultural hub for locals, tourists & everyone in between. A one-of-kind space, blending immersive art, food, drinks, and events. It's a place where visitors can experience dynamic art installations, unique performances, and interact with the local art scene. A vibrant, immersive environment with artistic and cultural experiences. At it's core, Pemberton is an indoor/outdoor community gathering space for people of all walks of life to come together and enjoy local art, local food and local vibes."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Pemberton - Data
Attachment B - Pemberton - Map

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: PEMBERTON

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	5	3
Government	5	7	3
Bar	6	43	14
Beer and Wine Bar	7	15	7
Liquor Store	9	6	4
Beer and Wine Store	10	13	5
Hotel	11	5	0
Restaurant	12	114	48
Club	14	2	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	257.85	413.9
Violent Crimes	12.31	55.62	78.55

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

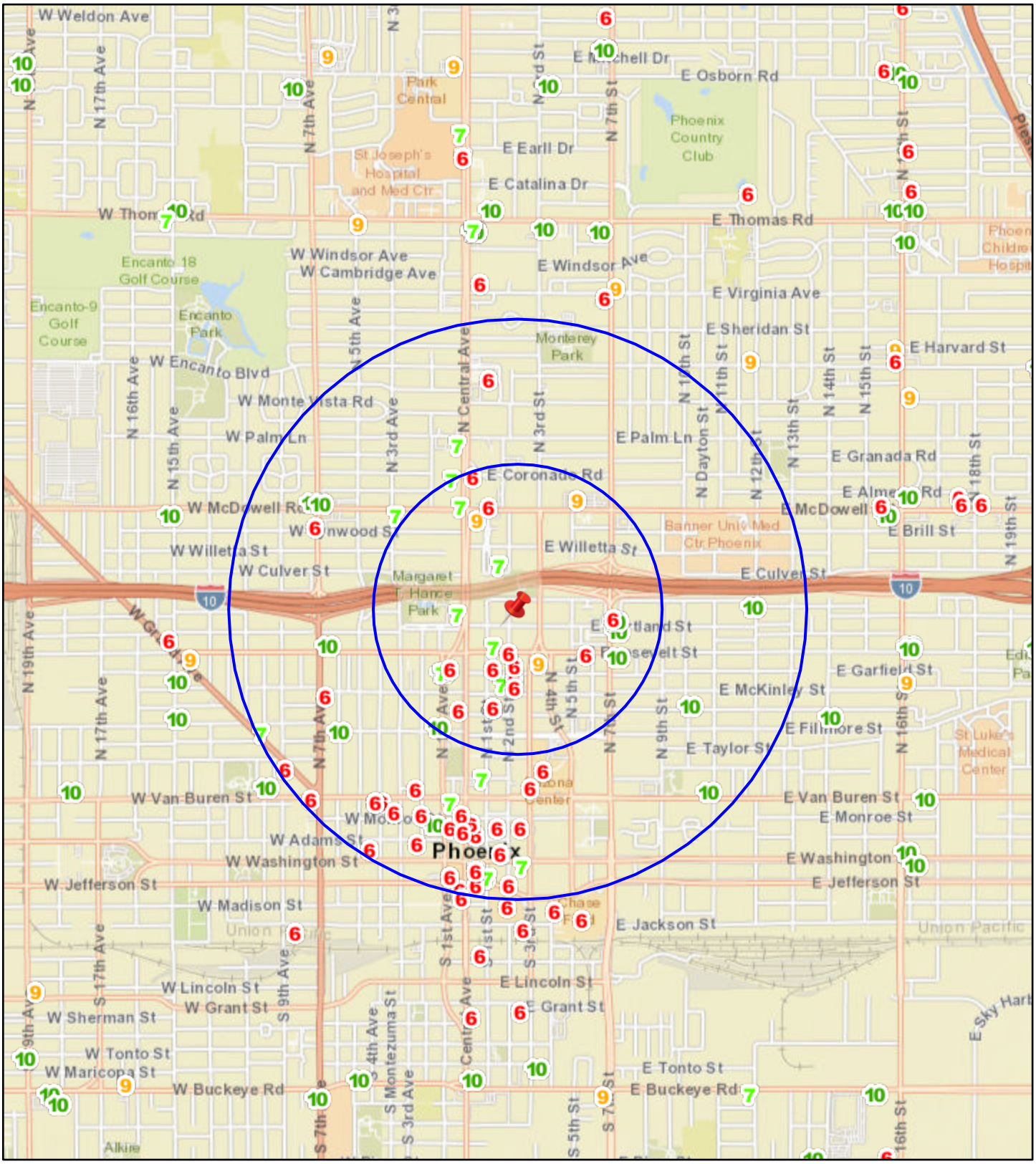
Description	Average	1/2 Mile Average
Parcels w/Violations	40	63
Total Violations	68	100

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1117003	951	300	94	62
1118002	846	361	100	89
1118004	1423	507	117	200
1130001	2898	331	199	515
1130002	1364	179	221	139
1131001	1929	146	155	743
1131002	2026	50	492	845
1131003	2654	2	355	297
1132021	740	87	52	190
1132022	1347	118	99	594
1132041	1507	221	53	310
1132042	506	63	11	131
Average	1601	393	60	177

Liquor License Map: PEMBERTON

1121 N 2ND ST



Date: 4/15/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 12

Liquor License - Tom's Watch Bar - District 7

Request for a liquor license. Arizona State License Application 332452.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 12 - Restaurant

Location
3 S. 2nd Street, Ste. 117
Zoning Classification: DTC - Business Core
Council District: 7

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application was April 26, 2025. However, the applicant submitted a written request for more time.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications, and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar, and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
"I understand the health and safety rules for serving food and drinks, and I will make sure my business follows all the required regulations. I know how important it is to keep the place clean and safe for both customers and staff. Above all, I will ensure that regulations are followed and the operation is run safely."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Will run a safe and responsible place, making sure it is positive space for everyone while following all the rules. and the Business will provide services that will help local people and visitors, building a strong sense of community. and make sure the business follows all health, and legal rules, keeping the space for customers and the neighborhood."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - Tom's Watch Bar - Data
Attachment B - Tom's Watch Bar - Map

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

Liquor License Data: TOM'S WATCH BAR

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	1
Microbrewery	3	4	0
Wholesaler	4	1	1
Government	5	7	4
Bar	6	48	27
Beer and Wine Bar	7	9	5
Liquor Store	9	5	2
Beer and Wine Store	10	13	1
Hotel	11	7	7
Restaurant	12	105	48
Club	14	3	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	234.76	287.15
Violent Crimes	12.31	60.5	60.61

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

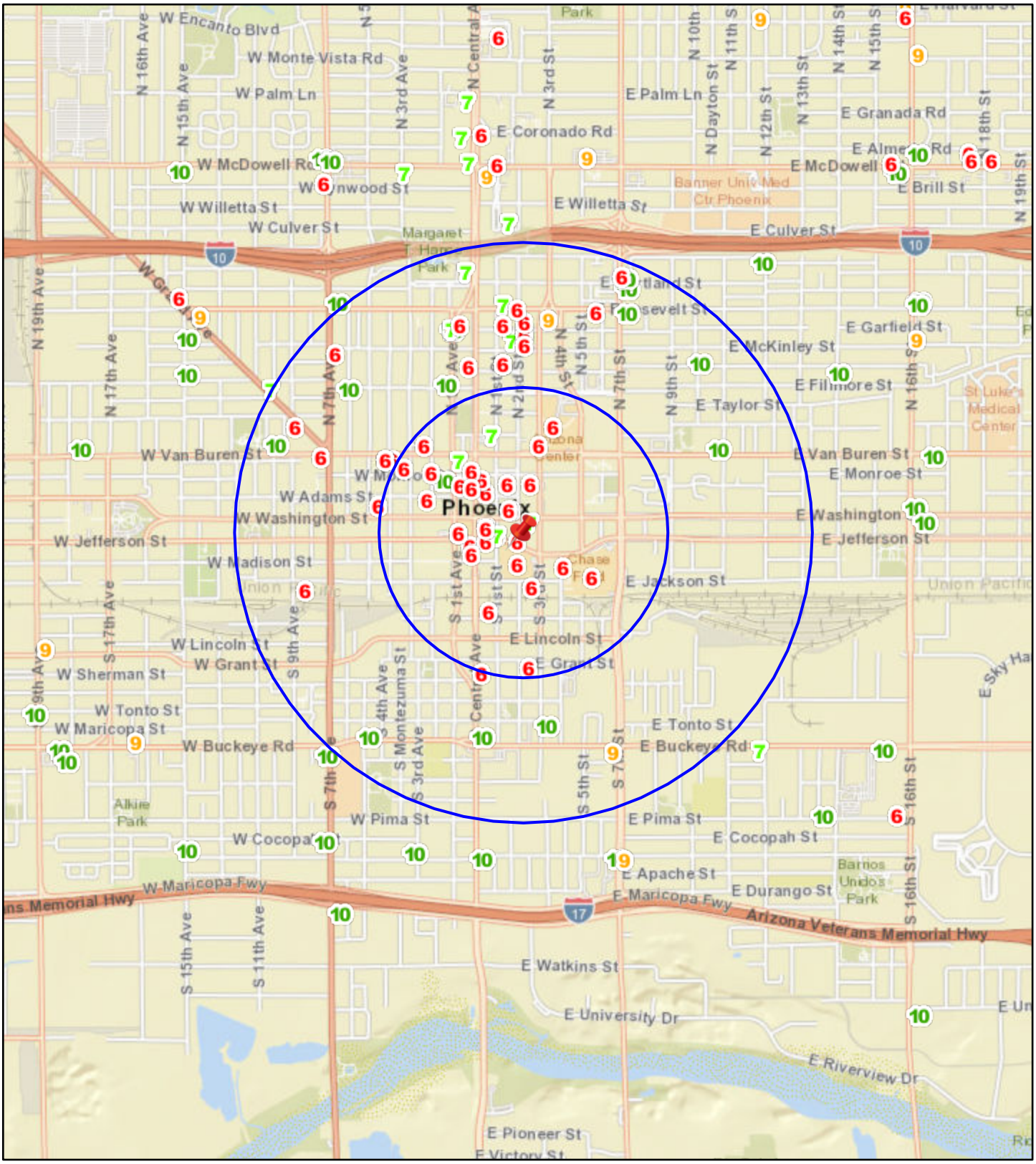
Description	Average	1/2 Mile Average
Parcels w/Violations	40	10
Total Violations	68	17

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1131001	1929	146	155	743
1131002	2026	50	492	845
1131003	2654	2	355	297
1132022	1347	118	99	594
1140002	0	0	18	0
1140003	1025	304	49	114
1140004	394	12	24	88
1141001	2605	227	111	276
1142001	938	210	81	167
Average	1601	393	60	177

Liquor License Map: TOM'S WATCH BAR

3 S 2ND ST



Date: 4/21/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 13

City of Goodyear - Annual Water Utility Payment

For $355, 225 in payment authority to the City of Goodyear, for Phoenix Goodyear Airport's (GYR) annual water utility charges, as provided in the GYR's annual operating budget for the Aviation Department. GYR is located within Goodyear city limits and is required to pay for the monthly water utilities received from the City of Goodyear. The airport will be billed by the City of Goodyear for all water and sewer charges, including the tenants' portion. GYR will charge its tenants monthly for each tenant's responsible portion of the utility payments.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 14

CopperPoint Mutual Insurance Company

For $185,400 in payment authority for the continuous payment management of Workers’ Compensation claims that remain open for the Human Resources Department. The City of Phoenix has operated as a self-insured entity for Workers' Compensation injuries since 2003. Prior to 2003, the City maintained Workers' Compensation insurance coverage and remains responsible for the claims that were incurred prior to 2003.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 15

Ergon Asphalt & Emulsions, Inc.

For $157,000 in payment authority for a new contract, entered on or about May 7, 2025, for a term of one year for emulsified asphalt for the Street Transportation Department. The Street Maintenance Division utilizes asphalt emulsion products such as CQS and PMRE to maintain and rejuvenate existing pavement to minimize oxidation and cracking. Slurry seal and micro-surfacing treatment applications serve to seal narrow cracks, slightly restore lost flexibility, provide a deep rich black pavement surface color, and help preserve the underlying pavement structure, Citywide.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 16

State of Arizona Department of Environmental Quality

For $350,000 in payment authority for payment of Fiscal Year 2025-26 permit and permit renewal fees for the Water Services Department. This expense covers annual operating permits, hazardous waste permits, and quarterly disposal fees for the Water Services Department's wastewater and water facilities, including the cost for the Arizona Department of Environmental Quality to accept and review required compliance reports, to inspect facilities for compliance with regulations, and for document review fees associated with submitting the paperwork necessary to make any additions or changes to the permits. As of 2011, the Arizona State Legislature authorized the Arizona Department of Environmental Quality to collect fees for the administration of permits associated with the Federal Clean Water Act and the State Aquifer Protection Program.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 17

Maricopa County Environmental Services Department

For $60,000 in payment authority for Fiscal Year 2025-26 permit fees for the Water Services Department. This expense covers the Phoenix Municipal Water System annual operating permit and 17 septage waste hauler permits.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 18

United Rentals (North America), Inc

For $32,000 in payment authority for a new contract, entered on or about May 1, 2025, for a term of seven years for trench safety equipment rental services for the Water Services Department (WSD). WSD technicians perform maintenance and repairs on water and wastewater infrastructure located throughout the City of Phoenix and such repair is typically performed in trenches. Safety regulations require that all trenches have safety equipment installed to prevent worksite hazards.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 19

Pickering Laboratories Inc.

For $95,000 in payment authority to purchase two Onyx PCX 5200 Post-Column Derivatization (PCX) instruments, installation, and training for the Water Services Department. The current PCX instruments are part of the critical infrastructure of the lab used in the Water Services Compliance Laboratory for the analysis of glyphosate and carbamates using the approved Environmental Protection Agency (EPA) Methods. They are the only instruments that are compatible with the Agilent High Performance Liquid Chromatography (HPLC) instruments, which are used to ensure compliance with the Clean Water Act and Safe Drinking Water Act.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 20

Settlement of Claim(s) Henricksen v. City of Phoenix

To make payment of up to $400,000 in settlement of claim(s) in *Henricksen v. City of Phoenix*, CV2024-001134, 23-0102-002, GL, BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Fire Department that occurred on January 30, 2023.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 21

Call for a Special Meeting and Notice of Legally Required Public Hearings on the Proposed Fiscal Year 2025-26 Budget for the City of Phoenix - Citywide

Request for the City Council to call for a special meeting of the City Council, as required by Arizona Revised Statute 42-17105, at 2:30 p.m., June 18, 2025, for the purpose of considering adoption of the final Fiscal Year (FY) 2025-26 budget for the City of Phoenix, including Operating Funds, Capital Funds and Reappropriated Funds.

Request to authorize the City Manager to:

- Set 2:30 p.m., June 4, 2025, as the time and date of the legally required public hearing on the adoption of the tentative budget ordinances for the City of Phoenix for FY 2025-26, including Operating Funds, Capital Funds and Reappropriated Funds.
- Set 2:30 p.m., June 4, 2025, as the time and date of the public hearing for purposes of receiving public comments on the proposed 2025-30 Capital Improvement Program.
- Set 2:30 p.m., June 18, 2025, as the time and date of the legally required public hearing on the adoption of a Property Tax Levy and Truth in Taxation, if applicable, and the final adoption of the budget for the City of Phoenix for FY 2025-26, including Operating Funds, Capital Funds, and Reappropriated Funds.
- Set 10:00 a.m., July 2, 2025, as the time and date of the legally required public hearing on the adoption of the Property Tax Levy for FY 2025-26.

Summary

In addition to these legally required public hearings, from April 1 through April 16, 2025, 12 community budget hearings were advertised in various City newspapers and online, and were held for each Council District in locations throughout the City and in City Council Chambers through a hybrid platform. These hearings also provided residents with several opportunities to comment on the proposed FY 2025-26 budget and were video recorded for viewing on the City's YouTube page and on PHXTV. Residents also had the opportunity to provide feedback via phone and email. All comments were summarized and provided to the City Council.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Budget and Research Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 22

Grant of Easement to Southwest Gas on City-Owned Property Located at 205 S. 15th Street (Ordinance S-51872) - District 8

Request City Council to grant an easement, for the consideration of $1 and/or other valuable consideration, for a natural gas pipeline to a City facility on City-owned property in the Southwest Gas Corporation (SWG) service area, and further ordering the ordinance recorded.

Summary

The easement is needed for the construction of a natural gas pipeline for City of Phoenix pool improvements at Eastlake Park located at 205 S. 15th Street.

This public easement is more fully described in the legal description ("Easement Premises") recorded with the ordinance and will be granted to all public service corporations, and telecommunication corporations providing utility service to the property located at 205 S. 15th Street (collectively "Grantee"), subject to the following terms and conditions:

A. Grantee is hereby granted the right to construct, reconstruct, replace, repair, operate and maintain utility facilities together with appurtenant fixtures for use in connection therewith for the transmission and distribution of utility and communication facilities (collectively "Grantee Facilities") to, through, across and beyond Grantor's property within the Easement Premises. Subject to the notice requirements provided in paragraph "I," Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified. Grantee acknowledges and accepts that Grantee shall share the Easement Premises with other Grantees in accordance with and consistent with industry standards and customs for such shared use; provided that such shared use shall not hinder or endanger Grantee's Facilities, access or right under this Public Utility Easement and that all Grantee specifications for separation from its facilities are maintained. Grantor agrees to coordinate the location of Grantee's Facilities within the Easement Premises and to pay costs for relocation of Grantee's Facilities as provided in paragraph "F."

B. Grantor shall not locate, erect or construct, or permit to be located or erected or constructed, any building or structure within the limits of the Easement Premises.

However, Grantor reserves all other rights, interests, and uses of the Easement Premises that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of Easement Premises without the prior written consent by the Grantee whose facilities will be affected by the change of elevation.

C. Grantee shall not have the right to use the Easement Premises to store gasoline or petroleum products, hazardous or toxic substances, or flammable materials; provided however, that this prohibition shall not apply to any material, equipment or substance contained in, or a part of, the Grantee Facilities, provided that Grantee must comply with all applicable federal, state and local laws and regulations in connection therewith. Additionally, the Easement Premises may not be used for the storage of construction-related materials or to park or store construction-related vehicles or equipment except on a temporary basis to construct, reconstruct, replace, repair, operate, or maintain the Grantee Facilities.

D. Grantor shall maintain an appropriate three-foot clear area around all edges of all equipment pads for Grantee Facilities in addition to a clear operational area that extends 10 feet immediately in front of all transformer or switching cabinet openings, within the Easement Premises. No obstruction, trees, shrubs, fixtures, or permanent structures shall be placed or permitted by Grantor within said areas. Grantee is hereby granted the right to trim, prune, cut, and clear away trees, brush, shrubs, or other obstruction within said areas.

E. Grantee shall exercise reasonable care to avoid damage to the Easement Premises and all improvements thereon and agrees that following any work or use by Grantee within the Easement Premises, the affected area, including without limitation, all pavement, landscaping, concrete and other improvements permitted within the Easement Premises pursuant to this easement will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee.

F. Grantor reserves the right to require the relocation of Grantee Facilities to a new location within Grantor's property; provided however, that: (1) Grantor pays the entire cost of redesigning and relocating existing Grantee Facilities to the new location; and (2) Grantor provides Grantee with a new and substantially similar public utility easement at no cost to Grantee. After relocation of Grantee Facilities to the new easement area, Grantee shall abandon its rights to use the Easement Premises granted in this easement without cost or consequence to Grantor.

G. Each public service corporation and telecommunication services corporation as a Grantee shall coordinate and work with other Grantees in the use of the Easement Premises. In the event that a third party or other Grantee requests the relocation of existing Grantee Facilities to a new location (whether or not) within the Easement Premises, the requesting party shall pay the entire cost of redesigning and relocating the existing Grantee Facilities.

H. Grantee shall not have the right to transfer, convey or assign its interests in this easement to any individual, corporation, or other entity without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Grantee shall notify Grantor of any proposed transfer, conveyance or assignment of any rights granted herein at address listed below.

I. Except in emergencies or exigent circumstances such as service restoration, Grantee agrees to contact Grantor at least one business day prior to Grantee's entrance onto the Easement Premises where the Easement Premises are located: (1) on a site that includes Aviation Department facilities; (2) water and wastewater treatment facilities; (3) Police Department headquarters located at 620 W. Washington Street; (4) Fire Department headquarters located at 150 S. 12th Street; (5) City Hall located at 200 W. Washington Street; (6) City Court Building located at 300 W. Washington Street; (7) Calvin C. Goode Building located at 251 W. Washington Street; (8) Transit Operations Center located at 320 N. 1st Avenue or West Transit Facility located at 405 N. 79th Avenue; or (9) in a secured or fenced area.

Location
205 S. 15th Street, identified by Maricopa County assessor parcel number 116-50-014.
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager John Chan and the Parks and Recreation and Finance departments.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 23

Grant of a Public Utility Easement on City-Owned Property Located at 5902 W. Indian School Road (Ordinance S-51875) - District 5

Request City Council to grant a public utility easement, for the consideration of $1 and/or other valuable consideration, for electrical facilities and the installation of a pad-mounted transformer on City-owned property in the Salt River Project (SRP) service area, and further ordering the ordinance recorded.

Summary

The public utility easement is required for construction of a new golf house at Maryvale Golf Course pursuant to City Contract 139707. The electrical service will connect from the existing transformer to a new transformer near the new building located at 5902 W. Indian School Road.

This public utility easement is more fully described in the legal description ("Easement Premises") recorded with the ordinance and will be granted to all public service corporations, agricultural improvement districts, and telecommunication corporations providing utility service (collectively "Grantee") to the property located at 5902 W. Indian School Road, in perpetuity so long as Grantee uses the Easement Premises for the purposes herein specified for an indefinite period, subject to the following terms and conditions:

A. Grantee is hereby granted the right to construct, reconstruct, replace, repair, operate and maintain utility facilities together with appurtenant fixtures for use in connection therewith (collectively "Grantee Facilities") to, through, across and beyond Grantor's property within the Easement Premises. Subject to the notice requirements provided in paragraph "I," Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified. Grantee acknowledges and accepts that Grantee shall share the Easement Premises with other Grantees and shall use such Easement Premises with other Grantees in accordance with and consistent with industry standards and customs for shared use. Grantor agrees to coordinate the location of Grantee's Facilities within the Easement Premises and to pay costs for relocation of Grantee's Facilities as provided in paragraph "F."

B. Grantor shall not locate, erect or construct, or permit to be located or erected or constructed, any building or structure within the limits of the Easement Premises. However, Grantor reserves all other rights, interests, and uses of the Easement Premises that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of Easement Premises without the prior written consent by the Grantee whose facilities will be affected by the change of elevation.

C. Grantee shall not have the right to use the Easement Premises to store gasoline or petroleum products, hazardous or toxic substances, or flammable materials; provided however, that this prohibition shall not apply to any material, equipment or substance contained in, or a part of, the Grantee Facilities, provided that Grantee must comply with all applicable federal, state and local laws and regulations in connection therewith. Additionally, the Easement Premises may not be used for the storage of construction-related materials or to park or store construction-related vehicles or equipment except on a temporary basis to construct, reconstruct, replace, repair, operate, or maintain the Grantee Facilities.

D. Grantor shall maintain an appropriate three-foot clear area around all edges of all equipment pads for Grantee Facilities in addition to a clear operational area that extends 10 feet immediately in front of all transformer or switching cabinet openings, within the Easement Premises. No obstruction, trees, shrubs, fixtures, or permanent structures shall be placed or permitted by Grantor within said areas. Grantee is hereby granted the right to trim, prune, cut, and clear away trees, brush, shrubs, or other obstruction within said areas.

E. Grantee shall exercise reasonable care to avoid damage to the Easement Premises and all improvements thereon and agrees that following any work or use by Grantee within the Easement Premises, the affected area, including without limitation, all pavement, landscaping, concrete and other improvements permitted within the Easement Premises pursuant to this easement will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee.

F. Grantor reserves the right to require the relocation of Grantee Facilities to a new location within Grantor's property; provided however, that: (1) Grantor pays the entire cost of redesigning and relocating existing Grantee Facilities to the new location; and (2) Grantor provides Grantee with a new and substantially similar public utility easement at no cost to Grantee. After relocation of Grantee Facilities to the new easement area, Grantee shall abandon its rights to use the Easement Premises

granted in this easement without cost or consequence to Grantor.

G. Each public service corporation and telecommunication services corporation as a Grantee shall coordinate and work with other Grantees in the use of the Easement Premises. In the event that a third party or other Grantee requests the relocation of existing Grantee Facilities to a new location (whether or not) within the Easement Premises, the requesting party shall pay the entire cost of redesigning and relocating the existing Grantee Facilities.

H. Grantee shall not have the right to transfer, convey or assign its interests in this easement to any individual, corporation, or other entity without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Grantee shall notify Grantor of any proposed transfer, conveyance or assignment of any rights granted herein at address listed below.

I. Except in emergencies or exigent circumstances such as service restoration, Grantee agrees to contact Grantor at least one business day prior to Grantee's entrance onto the Easement Premises where the Easement Premises are located: (1) on a site that includes Aviation Department facilities; (2) water and wastewater treatment facilities; (3) Police Department headquarters located at 620 W. Washington Street; (4) Fire Department headquarters located at 150 S. 12th Street; (5) City Hall located at 200 W. Washington Street; (6) City Court Building located at 300 W. Washington Street; (7) Calvin C. Goode Building located at 251 W. Washington Street; (8) Transit Operations Center located at 320 N. 1st Avenue or West Transit Facility located at 405 N. 79th Avenue; or (9) in a secured or fenced area.

Location
5902 W. Indian School Road, identified by Maricopa County assessor parcel number 144-43-001F.
Council District: 5

Responsible Department
This item is submitted by Deputy City Manager John Chan and the Parks and Recreation and Finance departments.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 24

Acceptance and Dedication of Easements for Public Utility Purposes (Ordinance S-51877) - Districts 1 & 4

Request for the City Council to accept and dedicate easements for public utility purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

Summary

Accepting the property interests below meets the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)
MCR: 20250161104
Applicant and Grantor: Madison At Deer Valley, LLC; its successor and assigns
Date: March 25, 2025
Purpose: Public Utility
Location: 2842 W. Louise Drive
APN: 206-04-026R
File: 250012
Council District: 1

Easement (b)
MCR: 20250157897
Applicant and Grantor: Manuel Maldonado Calderon; Petra Rubi Maldonado Gaytan; its successor and assigns
Date: March 24, 2025
Purpose: Public Utility
Location: 3502 W. Almeria Road
APN: 108-24-067A
File: 250015
Council District: 4

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 25

Benefits Consultant for Solicitation Services - RFP HR 22-007 - Amendment (Ordinance S-51873) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 157693 with The Segal Company (Western States), Inc. to modify the scope of work and add additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $115,000.

Summary
The Contractor has been providing professional consulting services to the Human Resources Department during the development of Request for Proposals. Deliverables include scope of work development, review and analysis of offers, negotiations and contract development. The scope of work is modified to include additional solicitation services. The Contractor will assist the Human Resources Department with the following additional solicitations: Medicare Billing Agreement, Employee Assistance Program, and the Employee HealthCare Clinic.

Contract Term
The contract term remains unchanged, ending December 14, 2025 with two additional one-year options to extend.

Financial Impact
Upon approval of $115,000 in additional funds, the revised aggregate value of the contract will not exceed $435,000. Funds are available in the Human Resources Department's budget.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
- Benefits Consultant for Solicitation Services - RFP HR 22-007 - Request for Award, Contract 157693 (Ordinance S-49266) on December 14, 2022.

Responsible Department
This item is submitted by Deputy City Manager David Mathews and the Human Resources Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 26

Uninterruptible Power Supply Equipment, Service and Maintenance - IFB 25-0535 - Request for Award (Ordinance S-51880) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Gruber Technical, Inc. dba Gruber Power Services; Titan Power, Inc.; Enterprise Networks Solutions, Inc.; Insight Public Sector, Inc.; and Power Quality Professionals, LLC to purchase Uninterruptible Power Supply (UPS) units, parts, and maintenance and repair services for citywide use. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed $3,500,000.

Summary

These contracts will provide UPS equipment and associated services and maintenance, which are vital for citywide services that require constant, uninterrupted power. The UPS units supply power in the event of an outage, which allow continued operations until power resumes. Some critical operations include 911 call centers, citywide data rooms, and water production and distribution functions.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Five vendors submitted bids deemed to be responsive to the posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendors:

Selected Bidders
Gruber Technical, Inc. dba Gruber Power Services
Titan Power, Inc.
Enterprise Networks Solutions, Inc.
Insight Public Sector, Inc.
Power Quality Professionals, LLC

Contract Term

The contracts will begin on or about July 1, 2025, and will expire on June 30, 2030, for

a five-year term with no options to extend.

Financial Impact
The aggregate value for these contracts will not exceed $3,500,000. Funding is available in the various departments' operating budgets.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Finance Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 27

Plumbing Services, Including Rooter and Drain Cleaning - IFB-25-0506 - Requirements Contract (Ordinance S-51886) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Above All Plumbing Services, Inc. and Signature Mechanical, Inc. to provide plumbing repairs, including rooter and drain cleaning for various city properties and facilities on an as-needed basis for citywide use. Further request to authorize the City Controller to disburse all funds related to this item. The aggregate value of the contracts will not exceed $8,000,000.

Summary
This contract will provide all standard labor, materials, supplies, equipment, permits, tools, vehicles, transportation, and security fees necessary for plumbing repairs and/or services for various City of Phoenix properties or facilities on an as-needed basis. In addition, the contractors shall supply all labor, equipment materials, permits, and supplies necessary to provide rooter and drain cleaning services for fresh water and wastewater drain lines, including waste and vent systems at City of Phoenix facilities on an as-needed basis. The contractor's customer support shall be provided on a 24-hours-a-day, seven-days-a-week basis.

Procurement Information
An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10. The lowest bids were determined by evaluation unit price and per hour basis. Above All Plumbing Services, Inc. and Signature Mechanical, Inc. submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendors: Above All Plumbing Services, Inc. and Signature Mechanical, Inc.

Contract Term
The contracts will begin on or about May 7, 2025, for a five-year term.

Financial Impact
The aggregate value of the contracts will not exceed $8,000,000. Funds are available in the various departments' budgets.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 28

Authorization to Apply for, Accept, and Enter into an Agreement for Victims of Crime Act Grant Funds (Ordinance S-51887) - Citywide

Request to authorize the City Manager, or his designee, to apply for, accept, and enter into an agreement with the Arizona Department of Public Safety for a Victims of Crime Act (VOCA) grant in an amount not to exceed $1,250,000. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

Summary

The VOCA grant is federally funded and administered by the Arizona Department of Public Safety. The application provides an opportunity to request ongoing funding to further enhance victim services in the City of Phoenix Prosecutor's Office. The VOCA application process has opened for the grant period from October 1, 2025 to September 30, 2026.

For more than 20 years, the City of Phoenix Prosecutor's Office has requested and received approval from City Council to apply for VOCA grant funds to partially fund staff in the Victim Services Unit. Advocates provide an array of legally mandated as well as compassionate services to victims of misdemeanor crimes that occur within the City of Phoenix. These services include assisting victims in making safety plans, assisting victims seeking shelter from their abusers, connecting victims to necessary resources inside and outside of the City, attending court hearings, arranging for transportation to and from court, translating complex nuances of the process to victims and providing legally mandated notification of court dates. The grant would provide continued funding for five employees. VOCA funding allowed the City to greatly reduce victim advocate case loads. Reducing the case load significantly increases Victim Services' opportunity to provide more personalized services to all crime victims, meeting the needs of the community.

Contract Term

The initial grant period is October 1, 2025 to September 30, 2026.

Financial Impact

Total grant funding will not exceed $1,250,000. City funding for existing Victim Services

positions provides the required 20 percent in-kind match.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Law Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 29

Authorization to Enter Into Contract with The Arizona Community Action Association dba Wildfire (Ordinance S-51878) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with The Arizona Community Action Association, Inc. dba Wildfire to accept local utility funds in an amount not to exceed $600,000 for the period from about July 1, 2025 through June 30, 2026. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

Funding provided to the City of Phoenix through this agreement will be used to assist low-income individuals and families by removing barriers to self-sufficiency through utility bill assistance. The funding will allow the Human Services Department to provide emergency financial assistance to approximately 1,083 households.

Funding consists of both federal and local funds, including: Home Energy Assistance Funds; Utility, Repair, Replace, Deposit; Arizona Public Service; Southwest Gas Low Income Energy Assistance Program; Southwest Gas Energy SHARE Bill Assistance; and Salt River Project Bill Assistance.

Contract Term

The contract will begin on or about July 1, 2025 and run through June 30, 2026.

Financial Impact

The total amount of the contract will not exceed $600,000. There is no impact to the General Fund.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 30

Authorization to Enter Into Contract for Property Management Services for the City of Phoenix Family Advocacy Center (Ordinance S-51879) - Citywide

Request to authorize the City Manager, or his designee, to enter into contract with Plaza Del Rio Management Corporation dba Plaza Companies (Plaza) for the Human Services Department's (HSD) Family Advocacy Center (FAC) property management services. The term of this contract will be for one-year beginning on or about July 1, 2025 through June 30, 2026, with four, one-year options to extend through June 30, 2030. The annual contract value will not exceed $251,508. Of the annual contract value, up to $123,000 is allocated for property management services fees and up to $128,508 will support operation and maintenance (O&M) expenses the City is responsible for. The total value of the contract will not exceed $1,257,540, over the contract life. Further request to authorize the City Controller to disburse all funds related to this item. Funding is available in HSD's General Funds, contingent upon annual budget approval.

Summary

HSD requires third party property management services in connection with the continued operations of the FAC located at 2120 N. Central Avenue (Property), a City-owned HSD facility. Plaza will be responsible for property management of the Property, collection of O&M expenses, and collection of non-City tenant rent. O&M expenses for the facility include utilities, cleaning, current or future repairs and maintenance costs, fire/safety, security, management fees, and property taxes. O&M expenses will also be used to pay for any potential or unexpected construction projects.

Procurement Information

Request for Proposals, RFP-25-MSD-0497, was conducted in accordance with the City of Phoenix Administrative Regulation 3.10. HSD received three offers on January 31, 2025, which were determined responsive and responsible to the solicitation requirements.

The Evaluation Committee evaluated all proposals based on the evaluation criteria, responsiveness to all the specifications, terms and conditions, and responsibility to provide the required service. The Evaluation Criteria was as follows with a maximum total of 1,000 possible points:

- Experience and Qualifications of Firm and Key Personnel - 400 possible points
- Method of Approach - 300 possible points
- Price Proposal - 150 possible points
- Project Management Capacity - 100 possible points
- Additional Financial Documentation - 50 possible points

The Evaluation Committee scored all proposals as follows:

Plaza Del Rio Management Corporation - 768 points
Capital Asset Management - 756 points
Lincoln Property Company - 738 points

Contract Term
The term of the contract will begin on or about July 1, 2025, and end June 30, 2026. There will be four, one-year options to extend through June 30, 2030, which may be exercised by the City Manager or designee.

Financial Impact
Expenditures will not exceed $1,257,540 over the contract life. Funds are available in HSD's operating budget. Full funding is contingent upon annual budget approval.

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 31

Authorize Additional Funding for the Event Equipment Rental Services Contract (Ordinance S-51874) - Citywide

Request to authorize the City Manager, or his designee, to add additional funding to Event Equipment Rental Services Contract 155100, with Pride Group, LLC for the Parks and Recreation Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional funding will not exceed $80,000.

Summary
This contract provides event equipment and rental services for large-scale City sponsored events such as Fabulous Phoenix 4th. Equipment rentals may include canopies, chairs, tables, lighting, generators, temporary barricades, and Americans with Disabilities Act required platforms and ramps. Services may include the transportation, set-up and tear down of equipment.

Contract Term
The contract term remains unchanged, ending on June 30, 2026.

Financial Impact
The aggregate contract value will not exceed $242,500. Funding is available in the Parks and Recreation Department operating budget.

Concurrence/Previous Council Action
The City Council previously reviewed this request:

• Event Equipment Rental Services Contract 155100 (Ordinance S-48734) on August 25, 2021.
• Authorize Additional Funding to the Event Equipment Rental Services Contract (Ordinance S-51115) on June 26, 2024.

Responsible Department
This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 32

North Mountain Park Renovation - Engineering Services - PA75200612 (Ordinance S-51884) - District 3

Request to authorize the City Manager, or his designee, to enter into an agreement with J2 Engineering and Environmental Design, LLC to provide Engineering Services that include design and possible construction administration and inspection services for the North Mountain Park Renovation project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $1.5 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to provide renovation and improvements to North Mountain Park, including new parking lots, electrical lighting, restrooms, ramadas, play area, pedestrian walkways, and native plant pallet landscapes.

J2 Engineering and Environmental Design, LLC's services include, but are not limited to: design and possible construction administration and inspection for the renovations and improvements at North Mountain Park.

Procurement Information

The selection was made using a qualifications-based selection process set forth in Section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-603(H), the City may not publicly release information on proposals received

or the scoring results until an agreement is awarded. Five firms submitted proposals and are listed below.

Selected Firm
Rank 1: J2 Engineering and Environmental Design, LLC

Additional Proposers
Rank 2: Coe and Van Loo, LLC
Rank 3: Dig Studio, Inc.
Rank 4: Logan Simpson Design, Inc.
Rank 5: GLHN Architects and Engineers, Inc.

Contract Term
The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for J2 Engineering and Environmental Design, LLC will not exceed $1.5 million, including all subconsultant and reimbursable costs.

Funding is available in the Parks and Recreation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location
10608 N. 7th Street
Council District: 3

Responsible Department
This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager John Chan, the City Engineer and the Parks and Recreation Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 33

Amend Ordinance S-35137 Approving Fee Model for City Golf Course Green Fees (Ordinance S-51891) - Districts 3, 4, 5, 6 & 8

Request City Council approval to amend Ordinance S-35137, which governs the current fee structure for Phoenix golf courses to clarify the legislative intent of what was approved by the City Council in 2008.

Summary

The current system-wide fee model for Phoenix golf courses, developed by the National Golf Foundation (NGF), was established in 2008 following a recommendation from the Parks and Recreation Board and approval by City Council to support the long-term financial sustainability of Phoenix golf courses.

The Parks and Recreation Department is requesting an amendment to clarify Ordinance S-35137, to better align with the intent of the City Council-approved NGF fee model, which allows for an optional annual increase to the maximum benchmark fee, tied to the cost of living, not to exceed five percent. The amendment specifies that the annual increase to the maximum benchmark fees will be tied to the annual Cost of Living Adjustment (COLA) published by the United States Social Security Administration. To implement this clarification, the Parks and Recreation Department is requesting City Council approval to amend Ordinance S-35137 as shown in **Attachment A.**

This item is exempt from report and notice requirements by Arizona Revised Statute Section 9-499.15(F)(3).

Concurrence/Prevous Council Action

- The Parks and Recreation Board unanimously approved this recommendation on March 27, 2025.
- This item was recommended for approval by the Transportation, Infrastructure and Planning Subcommittee at the April 16, 2025 meeting by a vote of 4-0.

Location

Cave Creek Golf Course; Encanto Golf Course and 9 hole; Grand Canyon University Golf Course; Palo Verde Golf Course; Papago Golf Course; Aguila Golf Course and 9

hole
Council Districts: 3, 4, 5, 6 and 8

Responsible Department
This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT THE OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE S-

AN ORDINANCE AMENDING ORDINANCE S-35137, GOVERNING FEES IN CITY GOLF COURSES, TO PERMIT GOLF COURSE FEES TO BE ADJUSTED SEASONALLY BASED ON A BENCHMARK MAXIMUM; AND AUTHORIZING THE CITY TREASURER TO ACCEPT RELATED FUNDS.

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. SECTION 1: Ordinance S-35137 is hereby amended by striking Section 2 in its entirely and replacing it with the following:

> The City Manager or his designee shall set a benchmark maximum fee equal to the maximum fee designated in Section 1 plus an annual increase equal to the lesser of the Social Security Administration Cost of Living Adjustment or 5%. The City Manager or his designee may adjust golf course fees seasonally and on a per-course basis to rates that do not exceed the benchmark maximum fee.

All other terms and conditions of Ordinance S-35137 will remain the same.

SECTION 2: The City Treasurer is authorized to accept all related funds in furtherance of the purposes of this Ordinance.

DRAFT

PASSED by the Council of the City of Phoenix this 7th day of May, 2025.

_____
M A Y O R

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:_____ DSC
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

DSC:phs:**(LF25-0827)**:5-7-25:4935-1924-5884

DRAFT

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 34

Modify the Junior Golf Card Program (Ordinance S-51890) - Districts 3, 4, 5, 6 & 8

Request City Council approval to modify the Junior Golf Card (JGC) program to extend the validity period of the card from 30 days to 12 months and add a $5 daily green fee, which includes 35 practice balls.

Summary

The JGC program is designed for golfers ages 17 and under, to make golf more affordable while fostering long-term engagement with City courses. The current JGC is $30 for unlimited play over 30 days. To expand access and increase youth participation, the Parks and Recreation Department is proposing a modification to the program, to extend the card's validity from 30 days to 12 months. The revised program would maintain the one-time $30 JGC cost, but introduce a $5 daily green fee, which includes 35 practice balls.

This item is exempt from report and notice requirements by Arizona Revised Statute Section 9-499.15(F)(3).

Financial Impact

There is no impact to the General Fund.

Concurrence/Previous Council Action

- The Parks and Recreation Board unanimously approved this recommendation on March 27, 2025.
- This item was recommended for approval by the Transportation, Infrastructure and Planning Subcommittee at the April 16, 2025 meeting by a vote of 4-0.

Location

Cave Creek Golf Course; Encanto Golf Course and 9 hole; Grand Canyon University Golf Course; Palo Verde Golf Course; Papago Golf Course; Aguila Golf Course and 9 hole.
Council Districts: 3, 4, 5, 6 and 8

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 35

Electronic Patient Care Reporting System - EXC 20-046 - Amendment (Ordinance S-51888) - Citywide

Request to authorize the City Manager, or his designee, to execute amendment to Contract 152640 with Starwest Associates, L.L.C., to extend the contract term for the Electronic Patient Care Reporting (ePCR) System software, Zoi, for the Fire Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $2,300,312.

Summary

This contract will provide the Fire Department's Emergency Medical Services (EMS) personnel with continued use of a cloud-based system, Zoi, from Starwest Associates, L.L.C. The Zoi system is used to electronically input, store, transmit, and analyze medical incident and transportation data. The Zoi application benefits EMS personnel by introducing efficiency and productivity improvements, eliminating the need for paper records while ensuring the Department remains compliant with state and industry standards. Additionally, the system allows the Department to analyze performance for quality assurance and continuous quality improvement key performance indicators. This extension will allow the Department time to assess technological requirements for ePCR needs going forward.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term

Upon approval the contract will be extended through June 30, 2026, with two additional one-year options to extend.

Financial Impact

Upon approval of $2,300,312 in additional funds, the revised aggregate value of the contract will not exceed $5,350,312. Funds are available in the Fire Department’s budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Electronic Patient Care Reporting System Contract 152640, Ordinance S-46648, on June 3, 2020.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Fire Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 36

Biometrics Products and Services - COOP 23-069 - Amendment to Ordinance S-51168 (Ordinance S-51866) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Ordinance S-51168 regarding a contract with Tech5 USA, Inc. to revise the term of the contract to expire on October 31, 2025, with a one-year option to extend for the purchase of Biometric Products and Services for the Phoenix Police Department. No additional funds are needed, request to continue using Ordinance S-51168.

Summary

The purpose of this amendment is to revise the term of the contract originally awarded on August 26, 2024, from a one-year term with a one-year option to extend, to a term expiring on October 31, 2025 with a one-year option to extend, in order to extend and align dates to match the master agreement adopted by the State of Arizona.

The contract will provide biometric products and services such as booking photos, photo line-ups, and livescan fingerprinting for the Police Department Information Technology Bureau. The biometrics system is vital to the booking operations as all detained people are required to be photographed upon arrest. This system is critical for identification of suspects and investigation of leads in criminal cases conducted by the Phoenix Police Department.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term

The amended term of the contract will expire on October 31, 2025, with a one-year option to extend.

Financial Impact

The aggregate value of the contract will not exceed $85,000 and no additional funds are needed.

Concurrence/Previous Council Action

- City Council approved Biometrics Products and Services Contract 161530,

Ordinance S-51168, on August 26, 2024.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 37

Interview Room Cameras - RFA 25-0613 - Request for Award (Ordinance S-51881) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Axon Enterprise, Inc. to provide Interview Room Cameras for the Phoenix Police Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $975,000.

Summary
This contract will provide a video/audio capturing system used to record critical suspect, victim, and witness interviews during criminal investigations. It will also be used to capture administrative and polygraph interviews. The system includes the linking of the recorded evidence to cloud-based storage on Evidence.com.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information
In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition/Sole Source. All camera footage, digital documents, photographs, and other electronic evidence is stored on Evidence.com, which is an Axon platform. The storage of all evidence on one platform ensures efficiency in both storage and sharing capabilities.

Contract Term
The contract will begin on or about May 15, 2025, and continue through October 31, 2030, with no options to extend.

Financial Impact
The aggregate contract value will not exceed $975,000 for the aggregate term. Funding is available in the Phoenix Police Department's operating budget.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 38

Police Crime Lab Heating, Ventilation, and Air Conditioning and Building Automation Systems Controls - Construction Manager at Risk Construction Services - PW26480024 (Ordinance S-51865) - District 7

Request to authorize the City Manager, or his designee, to enter into an agreement with Kitchell Contractors, Inc. of Arizona (Kitchell) to provide Construction Manager at Risk Construction Services for the Police Crime Lab Heating, Ventilation, and Air Conditioning and Building Automation Systems Controls Project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $8,216,000.

Summary

The purpose of this project is to repair or replace the current building automation system and associated heating, ventilation, and air conditioning system in the Police Department Crime Lab to ensure the building has proper control of airflows within the laboratories, as well as in the fume hoods and biosafety cabinets used during preparation and analysis of crime scene evidence.

Kitchell’s initial services will include preparing a Guaranteed Maximum Price proposal for the Construction Services provided under the agreement and participating with the City in a process to establish a Small Business Enterprise (SBE) goal for the project. Kitchell will be responsible for construction means and methods related to the project and fulfilling the SBE program requirements. Kitchell will be required to solicit bids from prequalified subcontractors and to perform the work using the City’s subcontractor selection process. Kitchell may also compete to self-perform limited amounts of work.

Kitchell's services include, but are not limited to: removal of existing air valves and building automation system controls, to be replaced with new air valves and controls; removal of existing ACT system in two rooms; installation of new ceilings and light fixtures; removal of existing fume hood, cap associated utilities, and patch wall; along with other ancillary services as needed for the project.

Procurement Information

The selection was made using a qualifications-based selection process set forth in

Section 34-603 of the Arizona Revised Statutes. Scoring and selection were made in conjunction with the Construction Manager at Risk Preconstruction Services selection process.

Contract Term
The term of the agreement is 18 months from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for Kitchell Contractors, Inc. of Arizona will not exceed $8,216,000, including all subcontractor and reimbursable costs.

Funding is available in the Public Works Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Concurrence/Previous Council Action
The City Council approved Construction Manager at Risk Preconstruction Services Agreement 161019 (Ordinance S-51022) on June 12, 2024.

Location
621 W. Washington Street
Council District: 7

Responsible Department
This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Mario Paniagua, the City Engineer and the Public Works Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 39

Request to Apply for and Accept 100 Club of Arizona's Safety Enhancement Stipend Program (Ordinance S-51885) - Citywide

Request to authorize the City Manager, or his designee, to apply for, and accept, if awarded, up to $70,000 from 100 Club of Arizona's Safety Enhancement Stipend program to fund Police personal safety equipment. Further request authorization for the City Treasurer to accept and for the City Controller to disburse all funds related to this item.

Summary

The 100 Club of Arizona's Safety Enhancement Stipend (SES) program was created in 2004 to provide assistance to public safety agencies for equipment to enhance the safety of officers. The SES program allows agencies to obtain equipment and training that is otherwise unavailable through other funding. The SES program allows agencies to obtain crucial safety equipment to keep first responders safe.

Ballistic Vests for the Police Department

To ensure safety for the Neighborhood Enforcement Team within the Patrol Division at the Police Department, access to up-to-date ballistic vests is crucial for their protection. Ballistic vests are an integral piece of equipment for every patrol officer, particularly those whose assignments focus on violent offender apprehension. This critical piece of equipment ensures that these officers have the best chance at surviving violent encounters with criminal actors armed with high caliber weapons. The total investment for this initiative is estimated at $70,000.

The grant application is due by June 1, 2025. If approved, the Police Department will move forward with submitting the application.

Contract Term

Term requirements are provided at the time of award; however, all funds will be expended by the Police Department within one year of award acceptance.

Financial Impact

There is no financial impact to the City of Phoenix.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 40

Request Authorization of Donation of Phoenix Police Tahoe to Phoenix Police Museum (Ordinance S-51892) - Citywide

Request to authorize the City Manager, or his designee, to approve the transfer and sale of Phoenix Police Tahoe 811390 to the Phoenix Police Museum, a 501c3 organization, for $1. This vehicle has operated as a Phoenix Police Tahoe since 2008 and it has reached the end of its serviceability. This request is in accordance with Phoenix Police Department Operations Order 3.6.03. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

This vehicle entered service with the Phoenix Police Department in 2008 and has served as a Patrol Tahoe for the past 17 years. The age of the vehicle along with its mileage and service record requires the vehicle to be replaced in the Department's fleet. The vehicle has been well maintained and is professional in appearance.

The Police Museum was established in 1993 with a vision of "preserving our past, to inspire our future." This vision holds true today, as the museum continues to provide historical education to the community, both local and international. Currently, the Museum maintains a small fleet of four antique police vehicles, which are displayed at the museum and special events and used for educational presentations.

This request is for authorization of the donation of Tahoe 811390 to the Phoenix Police Museum. The Museum will affix museum marking to this vehicle so it is not confused with an active vehicle in the Police Department's fleet, and the museum agrees to accept all liability, maintenance, and insurance responsibilities for this vehicle.

Financial Impact

This vehicle will be donated to the Phoenix Police Museum for the cost of $1.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 41

RSW Group, LLC New Hangar Lease at Phoenix Deer Valley Airport (Ordinance S -51893) - District 1

Request to authorize the City Manager, or his designee, to enter into a new executive hangar lease with RSW Group, LLC (RSW) at Phoenix Deer Valley Airport (DVT) for five years with three one-year options to extend.

Summary
RSW currently occupies an executive hangar at DVT, with a premises consisting of a 10,000 square foot hangar building and approximately 2,924 square feet of office and shop space where the company refurbishes and sells retired military jet aircraft. RSW requests to enter into a new hangar lease for five years plus three one-year options to extend.

Contract Term
The new lease term will be five years, which will commence retroactively on November 1, 2024, and expire on October 31, 2029, with three one-year renewal options to extend at the sole discretion of the Aviation Director.

Financial Impact
Rent for the first year of the new lease will be approximately $170,079 at the rate of $13.16 per square foot. Rent will be adjusted annually by the Phoenix-Mesa-Scottsdale Consumer Price Index or three percent, whichever is greater. Total anticipated revenue over the duration of the new lease will be approximately $1,512,407 if all extension options are exercised.

Concurrence/Previous Council Action
The Phoenix Aviation Advisory Board, Business and Development Subcommittee recommended approval of the item on April 3, 2025, by a vote of 4-0.
The Phoenix Aviation Advisory Board recommended approval of the item on April 17, 2025, by a vote of 6-0.

Location
Phoenix Deer Valley Airport: 702 W. Deer Valley Road
Council District: 1

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 42

Worldwide Flight Service, Inc. New Facility Lease Agreement at Phoenix Sky Harbor International Airport (Ordinance S-51894) - District 8

Request to authorize the City Manager, or his designee, to enter into a new facility lease with Worldwide Flight Service, Inc. (WFS) at Phoenix Sky Harbor International Airport (PHX) for three years with four one-year options to extend.

Summary
WFS currently operates at the West Air Cargo facilities at PHX, where they provide cargo handling services for Amazon operations under Commerical Use Permit 406-17 and a Cargo Facility Lease Agreement 152567. WFS requests to enter into a new facility lease for approximately 38,094 square feet of space in West Air Cargo facilities to continue to support its ongoing cargo handling services for Amazon.

Contract Term
The term of the agreement will be three years, which will commence retroactively on February 14, 2025, and will expire on February 13, 2028, with four one-year options to extend at the sole discretion of the Aviation Director.

Financial Impact
Rent for the first year of the lease will be approximately $656,033 at the rate per square foot for space in West Air Cargo and West Air Cargo GSE facilities as set by the PHX Rates and Charges provision of the Phoenix City Code. The cargo facilities rental rate will be adjusted annually in accordance with Rates and Charges provision of Article IX of Chapter 4 of the Phoenix City Code.

Concurrence/Previous Council Action
The Phoenix Aviation Advisory Board, Business and Development Subcommittee recommended approval to the Phoenix Aviation Advisory Board on April 3, 2025, by a vote of 4-0.
The Phoenix Aviation Advisory Board recommended approval to the Phoenix City Council on April 17, 2025, by a vote of 7-0.

Location
Phoenix Sky Harbor International Airport: 2485 E. Buckeye Road

Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 43

Aviation Department Environmental Consulting On-Call Services for Fiscal Years 2025-26 to 2028-29 (Ordinance S-51883) - Districts 1, 8 & Out of City

Request to authorize the City Manager, or his designee, to enter into separate agreements with the ten consultants listed in **Attachment A**, to provide Environmental Consulting On-Call Services for the Aviation Department for Fiscal Years 2025-26 to 2028-29. Further request authorization to execute amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for all services will not exceed $10 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The on-call consultants will be responsible for providing On-Call Environmental Consulting Services for Phoenix Sky Harbor International Airport, Phoenix Deer Valley Airport, Phoenix Goodyear Airport, and Aviation-owned properties on an as-needed basis. Some firms will provide multiple category services.

Environmental services have been grouped into two scope categories that may include, but are not limited to:

- Category 1: soil, vapor, drinking water, and groundwater sampling; remediation projects; modeling of soil vapor and groundwater contamination; water distribution systems; storm water pollution prevention plans; spill prevention control and countermeasure plans; environmental site assessments; environmental studies;

and other related services as required.
- Category 2: environmental data and information support services; technical and scientific calculations, analysis, and reporting; regulatory compliance programs and research; environmental permits; environmental training; and other related services as required.

Procurement Information
The selections were made using a qualifications-based selection process set forth in Section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Eighteen firms submitted proposals for Scope Category 1 and nine firms submitted proposals for Scope Category 2 and are listed in **Attachment A**.

Contract Term
The term of each agreement is up to four years, or up to $1 million, whichever occurs first. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for each of the on-call consultants will not exceed $1 million, including all subconsultant and reimbursable costs. The total fee for all services will not exceed $10 million.

Funding is available in the Aviation Department's Capital Improvement Program and Operating budgets. The Budget and Research Department will review and approve funding availability prior to issuance of any on-call task order of $100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location
Phoenix Sky Harbor International Airport - 2485 E. Buckeye Road
Phoenix Deer Valley Airport - 702 W. Deer Valley Road
Phoenix Goodyear Airport - 1658 S. Litchfield Road, Goodyear, Arizona
Council Districts: 1, 8, and Out of City

Responsible Department
This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Mario Paniagua, the City Engineer and the Aviation Department.

ATTACHMENT A

Selected Firms by Category

Scope Category 1:

Rank 1: Stantec Consulting Services, Inc.
Rank 2: Clear Creek Associates, LLC
Rank 3: WSP USA, Inc.
Rank 4: Adams and Wendt, Inc.
Rank 5: AECOM Technical Services, Inc.

Additional Proposers:

Rank 6: CDM Smith Inc.
Rank 7: AZTEC Engineering Group, Inc.
Rank 8: GHD Services, Inc.
Rank 9: LANGAN Engineering and Environmental Services, Inc.
Rank 10: Civil & Environmental Consultants, Inc.
Rank 11: Stearns, Conrad & Schmidt Consulting Engineers, Inc.
Rank 12: Environmental Technology, LLC
Rank 13: Partner Engineering and Science, Inc.
Rank 14: Atlas Technical Consultants, LLC
Rank 15: Ninyo & Moore Geotechnical and Environmental Sciences Consultants
Rank 16: Broadbent & Associates, Inc.
Rank 17: AMTECH Associates, LLC
Rank 18: ALTA CMTI, LLC dba ALTA Arizona

Selected Firms by Category

Scope Category 2:

Rank 1: CDM Smith Inc.
Rank 2: WSP USA, Inc.
Rank 3: GHD Services, Inc.
Rank 4: AECOM Technical Services, Inc.
Rank 5: LANGAN Engineering and Environmental Services, Inc.

Additional Proposers:

Rank 6: Civil & Environmental Consultants, Inc.
Rank 7: Partner Engineering and Science, Inc.
Rank 8: ALTA CMTI, LLC dba ALTA Arizona
Rank 9: AMTECH Associates, LLC

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 44

Citywide Environmental Site Assessment On-Call Consulting Services for Fiscal Years 2025-26 - 2027-28 (Ordinance S-51867) - Citywide

Request to authorize the City Manager, or his designee, to enter into 12 separate agreements with the consultants listed in **Attachment A**, to provide Environmental Site Assessment On-Call services citywide for Fiscal Years 2025-26 through 2027-28. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for all services will not exceed $18 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The On-Call consultants will be responsible for providing Environmental Site Assessment On-Call consulting services that include, but are not limited to: providing Phase I, Phase II, and Phase III Environmental Site Assessments, biological surveys, brownfields related work, environmental program support services, and other related environmental studies and investigations on real property for the City of Phoenix.

Procurement Information

The selections were made using a qualifications-based selection process set forth in Section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Twenty-two firms submitted

proposals and are listed in **Attachment A**.

Contract Term
The term of each agreement is up to three years, or up to $1,500,000, whichever occurs first. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for each of the On-Call consultants will not exceed $1,500,000, including all subconsultant and reimbursable costs. The total fee for all services will not exceed $18 million.

Funding is available in the Capital Improvement Program and Operating budgets for departments citywide. The Budget and Research Department will review and approve funding availability prior to issuance of any On-Call task order of $100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Responsible Department
This item is submitted by Assistant City Manager Inger Erickson, the Street Transportation Department and the City Engineer.

ATTACHMENT A

Selected Firms

Rank 1: GHD Services, Inc.
Rank 2: Brown and Caldwell, Inc.
Rank 3: Adams & Wendt, Inc.
Rank 4: Alpha Geotechnical & Materials, Inc.
Rank 5: Atlas Technical Consultants, Inc.
Rank 6: Civil & Environmental Consultants, Inc.
Rank 7: Aztec Engineering Group, Inc.
Rank 8: Stantec Consulting Services, Inc.
Rank 9: Terracon Consultants, Inc.
Rank 10: NV5, Inc.
Rank 11: WSP USA, Inc.
Rank 12: Partner Engineering and Science, Inc.

Additional Proposers

Rank 13: Western Technologies, Inc.
Rank 14: Ninyo & Moore Geotechnical and Environmental Sciences Consultants, Inc.
Rank 15: The VERTEX Companies, LLC
Rank 16: Pinyon Environmental, Inc.
Rank 17: Sevee & Maher Engineers, Inc.
Rank 18: Dudek
Rank 19: Broadbent & Associates, Inc.
Rank 20: AMTECH Associates, Inc.
Rank 21: Grouse Mountain Environmental Consultants, LLC
Rank 22: Speedie & Associates, LLC

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 45

Local Drainage Mitigation Package 3 - Design-Bid-Build Services - ST83140112, ST83140117, ST83140118, ST83140124, PW26220003 ARPA (Ordinance S-51868) - Districts 3, 4, 6, 7 & 8

Request to authorize the City Manager, or his designee, to accept TF Contracting Services LLC as the lowest-priced, responsive and responsible bidder and to enter into an agreement with TF Contracting Services LLC for Design-Bid-Build Services for the Local Drainage Mitigation Package 3 Design-Bid-Build American Rescue Plan Act (ARPA) Project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed $4,628,173.

Summary

The purpose of this project is to construct drainage improvements at multiple locations including:

- City of Phoenix Printing Services facility onsite storm water collection system improvements.
- 18th Street storm drain improvements from Earl Drive to Catalina Drive and from Catalina Drive to 16th Street.
- 23rd Avenue storm drain improvements north of Indian School Road to Heatherbrae Drive.
- 48th Place and Flower Street storm drain improvements.
- City Clerk Customer Service Center parking lot improvements.

TF Contracting Services LLC's services include, but are not limited to:

- Construction of two area drain catch basins.
- Construction of 18-inch and 24-inch storm drain pipes, storm drain manholes, three catch basins and lateral pipes.
- Construction of three catch basins, lateral pipes, and reconstruction of restrained joint water service pipes and a fire hydrant.
- Construction of a 30-inch storm drain pipe, storm drain manholes, two catch basins and lateral pipes.
- Re-paving 6,400 square yards of the existing parking lot for the City Clerk Customer Service Center.

The selection was made using an Invitation for Bids procurement process set forth in Section 34-201 of the Arizona Revised Statutes. Three bids were received on November 13, 2024 and were sent to the Equal Opportunity Department for review to determine subcontractor eligibility and contractor responsiveness in demonstrating responsiveness to Disadvantaged Business Enterprise (DBE) program requirements. A DBE goal has not been established for this project.

The Opinion of Probable Cost and the three lowest responsive, responsible bidders are listed below:

- Opinion of Probable Cost: $3,678,402.55
- TF Contracting Services LLC: $4,628,173
- Action Direct LLC: $6,696,090

Bidders who were deemed non-responsive are listed below, in alphabetical order:

- FPS Civil, LLC

Although the bid exceeds the Engineer’s Opinion of Probable Cost by more than 10 percent, it has been determined the bid represents a fair and reasonable price for the required work scope. Additionally, the bid award amount is within the total budget for this project.

Contract Term

The term of the agreement is 300 calendar days from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for TF Contracting Services LLC will not exceed $4,628,173, including all subcontractor and reimbursable costs.

This project will utilize federal funds and is subject to the requirements of 49 Code of Federal Regulations Part 26 and the U.S. Department of Transportation DBE program. Funding is available in the Street Transportation Department's Capital Improvement Program budget using ARPA funds. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location

- 22nd Avenue and Lower Buckeye Road
- 18th Street and Pinchot Avenue
- 23rd Avenue and Devonshire Avenue
- 48th Place and Flower Street
- 22nd Avenue and Lower Buckeye Road

Council Districts: 3, 4, 6, 7 and 8

Responsible Department

This item is submitted by Assistant City Manager Inger Erickson, the Street Transportation Department and the City Engineer.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 46

Water Booster Pump Station Replacement Program Manager - Engineering Services - WS85100032 (Ordinance S-51869) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with Black and Veatch Corporation to provide Engineering Services that include assessment, program management, project management, design, and construction administration and inspection services for the Water Booster Pump Station Replacement Program Manager Project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed $2.5 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to work closely with the Water Services Department Engineering and Operations teams as well as potential Job Order Contractors to assist with identifying, scheduling, and budgeting Capital Improvement Projects for future fiscal years and developing future assessment and rehabilitation cycles of the Booster Pump Stations (BPS) Program.

Black and Veatch Corporation's services include, but are not limited to: identifying the projects needed for the current program duration; completing site visits to each of the four BPSs; and providing photos of equipment, tags, visual condition notes, and other tasks as needed to collect data to calculate risk of failure and consequences of failure for each BPS site. The program manager will develop criteria for prioritizing projects

and perform assessments for the booster pump stations; track and keep information regarding repairs and rehabilitation made to each BPS; and provide detailed cost estimates for each station. Minor design and construction administration and inspection services will be provided as needed for small BPS improvements.

Procurement Information
The selection was made using a qualifications-based selection process set forth in Section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Three firms submitted proposals and are listed below.

Selected Firm
Rank 1: Black and Veatch Corporation

Additional Proposers
Rank 2: Wilson Engineers, LLC
Rank 3: Carollo Engineers, Inc.

Contract Term
The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for Black and Veatch Corporation will not exceed $2.5 million, including all subconsultant and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Responsible Department
This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Ginger Spencer, the City Engineer and the Water Services Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 47

Well 6A-W319, Booster Pump Station 8A-B3 and Pressure Reducing Valve Station 6A-R2 - Construction Manager at Risk Services - WS85010045 and WS85010054 (Ordinance S-51870) - District 2

Request to authorize the City Manager, or his designee, to enter into an agreement with MGC Contractors, Inc. to provide Construction Manager at Risk Preconstruction and Construction Services for the Well 6A-W319, Booster Pump Station 8A-B3 and Pressure Reducing Valve Station 6A-R2 project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $20.2 million.

Summary

The purpose of this project is to redevelop an existing potable groundwater production well site to bring the inactive well back into service.

MGC Contractors, Inc. will begin in an agency support role for Construction Manager at Risk Preconstruction Services. MGC Contractors, Inc. will assume the risk of delivering the project through a Guaranteed Maximum Price agreement.

MGC Contractors, Inc.’s Preconstruction Services include, but are not limited to: providing detailed cost estimating and knowledge of marketplace conditions; project planning and scheduling; construction phasing and scheduling that will minimize interruption to City operations; alternate systems evaluation and constructability studies; advise City on ways to gain efficiencies in project delivery; long-lead procurement studies and initiate procurement of long-lead items; assist in the permitting processes; protect the City's sensitivity to quality, safety, and environmental factors; and participating with the City in a process to establish a Small Business Enterprise (SBE) goal for the project.

MGC Contractors, Inc.’s initial Construction Services will include preparation of a Guaranteed Maximum Price proposal provided under the agreement. MGC Contractors, Inc. will be responsible for construction means and methods related to the project and fulfilling the SBE program requirements. MGC Contractors, Inc. will be required to solicit bids from pre-qualified subcontractors and to perform the work using

the City’s subcontractor selection process. MGC Contractors, Inc. may also compete to self-perform limited amounts of work.

MGC Contractors, Inc.'s additional Construction Services include: equip the existing well with all new well equipment; construct the boost pump station, pressure reducing valve station, and all associated infrastructure; select subcontractors and suppliers for this project; prepare a Guaranteed Maximum Price proposal that meets the approval of the City; coordinate with various City of Phoenix departments, other agencies, and utility companies; arrange for procurement of materials and equipment; schedule and manage site operations; bid, award, and manage all construction related contracts while meeting City bid requirements including the local and SBE participation goal, provide quality controls, and bond and insure the construction.

Procurement Information
The selection was made using a qualifications-based selection process set forth in Section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Six firms submitted proposals and are listed below:

Selected Firm
Rank 1: MGC Contractors, Inc.

Additional Proposers
Rank 2: Felix Construction Company
Rank 3: Hunter Contracting Co.
Rank 4: Filanc
Rank 5: KEAR Civil Corporation
Rank 6: Hensel Phelps Construction Co.

Contract Term
The term of the agreement is five years from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for MGC Contractors, Inc. will not exceed $20.2 million, including all subcontractor and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program

budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location
General Location: N. 56th Street and E. Pinnacle Peak Road
Council District: 2

Responsible Department
This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Ginger Spencer, the City Engineer and the Water Services Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 48

Water Production Wells 311, 319, and 320 - Engineering Services - WS85010054 and WS85010045 (Ordinance S-51871) - District 2

Request to authorize the City Manager, or his designee, to enter into an agreement with Carollo Engineers, Inc. to provide Engineering Services that include design and possible construction administration and inspection services for the Water Production Wells 311, 319, and 320 project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $5.7 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to finish development on three well site projects that were previously under the Water Production Wells and ASR Wells Phase 2 project.

Carollo Engineers, Inc.’s services include, but are not limited to: new groundwater production wells, including all new well equipment; arsenic treatment facility, equalization basin, with pump-to-waste and sewer discharge pumps; installation of mechanical equipment for the well, such as exposed and buried piping, valves, and actuators; new electrical equipment and all new instrumentation, and site egress, grading, and drainage improvements.

Procurement Information

The selection was made using a qualifications-based selection process set forth in

Section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Two firms submitted proposals and are listed below:

Selected Firm
Rank 1: Carollo Engineers, Inc.

Additional Proposer
Rank 2: Narasimhan Consulting Services, Inc. dba NCS Engineers

Contract Term
The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for Carollo Engineers, Inc. will not exceed $5.7 million, including all subconsultant and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location
General Locations: N. 40th Street and E. Jomax Road; N. 48th Street and N. Tatum Boulevard; and N. 56th Street and E. Deer Valley Drive
Council District: 2

Responsible Department
This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Ginger Spencer, the City Engineer and the Water Services Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 49

Sub-Regional Operating Group 91st Avenue Wastewater Treatment Plant 1A Rehabilitation - Engineering Services - WS90100114 (Ordinance S-51876) - District 7

Request to authorize the City Manager, or his designee, to enter into an agreement with Hazen and Sawyer, P.C. to provide Engineering Services that include design and construction administration and inspection services for the Sub-Regional Operating Group 91st Avenue Wastewater Treatment Plant 1A Rehabilitation Project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $5 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to rehabilitate or replace assets throughout Plant 1A at the 91st Avenue Wastewater Treatment Plant and incorporate current technologies and equipment. Rehabilitation or replacement of assets throughout the Plant 1A treatment train, may include, but is not limited to: primary sedimentation, aeration, secondary sedimentation, reuse water system, disinfection, ancillary equipment and systems, process air supply and distribution systems, and electrical and control systems.

Hazen and Sawyer, P.C.'s services include, but are not limited to: conducting pre-construction meetings; preparing a basis of design, including life-cycle cost analyses to

determine whether replacement or rehabilitation should be implemented to address deficiencies; performing assessment site visits to the Wastewater Treatment Plant; compiling existing record drawings for Plant 1A; conducting field surveys as required; and obtaining all required permits for the construction and operation of the modifications. Hazen will prepare complete sets of construction documents and any necessary special documents for the construction of the project. In conjunction with City engineering, operations, and maintenance staff, the engineering firm will provide necessary programming services to update and modify the facility's computer control and information systems. The firm will provide quality control services during the course of construction to assure that the overall correctness of the construction phase services is being followed and the schedule is being met.

The 91st Avenue Wastewater Treatment Plant is owned by the Sub-Regional Operating Group (SROG) and operated by the City of Phoenix.

Procurement Information
The selection was made using a qualifications-based selection process set forth in Section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Six firms submitted proposals and are listed below.

Selected Firm
Rank 1: Hazen and Sawyer, P.C.

Additional Proposers
Rank 2: Wilson Engineers, LLC
Rank 3: Carollo Engineers, Inc.
Rank 4: Water Works Engineers, LLC
Rank 5: Black & Veatch Corporation
Rank 6: Consor North America, Inc.

Contract Term
The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for Hazen and Sawyer, P.C. will not exceed $5 million, including all subconsultant and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program budget utilizing SROG funds.

Location
91st Avenue and W. Roeser Road
Council District: 7

Responsible Department
This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Ginger Spencer, the City Engineer and the Water Services Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 50

Shelving for Warehouses - IFB 2021-WAD-443 - Amendment (Ordinance S-51889) - Citywide

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 154786 with AADS Office Solutions Int'l, LLC, for the purchase of shelving for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $240,000.

Summary
This contract will provide additional reconfiguring of existing shelving and add new shelving to improve the Water Services Department's warehouse storage for the purposes of safety and efficiency. This contract provides space planning, design, evaluation of current shelving, new shelving, and repairs of existing shelving and racking systems.

Contract Term
The contract term remains unchanged, ending on July 31, 2026.

Financial Impact
Upon approval of $240,000 in additional funds, the revised aggregate value of the contract will not exceed $750,000. Funds are available in the Water Services Department’s budget.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
- Shelving Agreement 154786 (Ordinance S-47743) on June 23, 2021.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Water Services Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 51

Abandonment of Easements - ABND 250001 - 2600 W. Sonoran Drive (Resolution 22300) - District 2

Abandonment: 250001
Project: 01-1415
Applicant: Chuck Chisholm
Request: To abandon a rectangular drainage easement, totaling 63,066 square feet, located immediately north of W. Sonoran Desert Drive; an irregular shaped drainage easement, totaling 98,099 square feet, immediately south of N. Foothills Drive; a trapezoid drainage easement, totaling 1,022 square feet, located near the southeast corner north of W. Sonoran Desert Drive and N. Valley Parkway; a rectangular sidewalk easement, totaling to 5,783 square feet, located west of N. Valley Parkway; and a temporary drainage easement at the northwest corner of W. Sonoran Desert Drive and N. Valley Parkway.
Date of Hearing: March 13, 2025

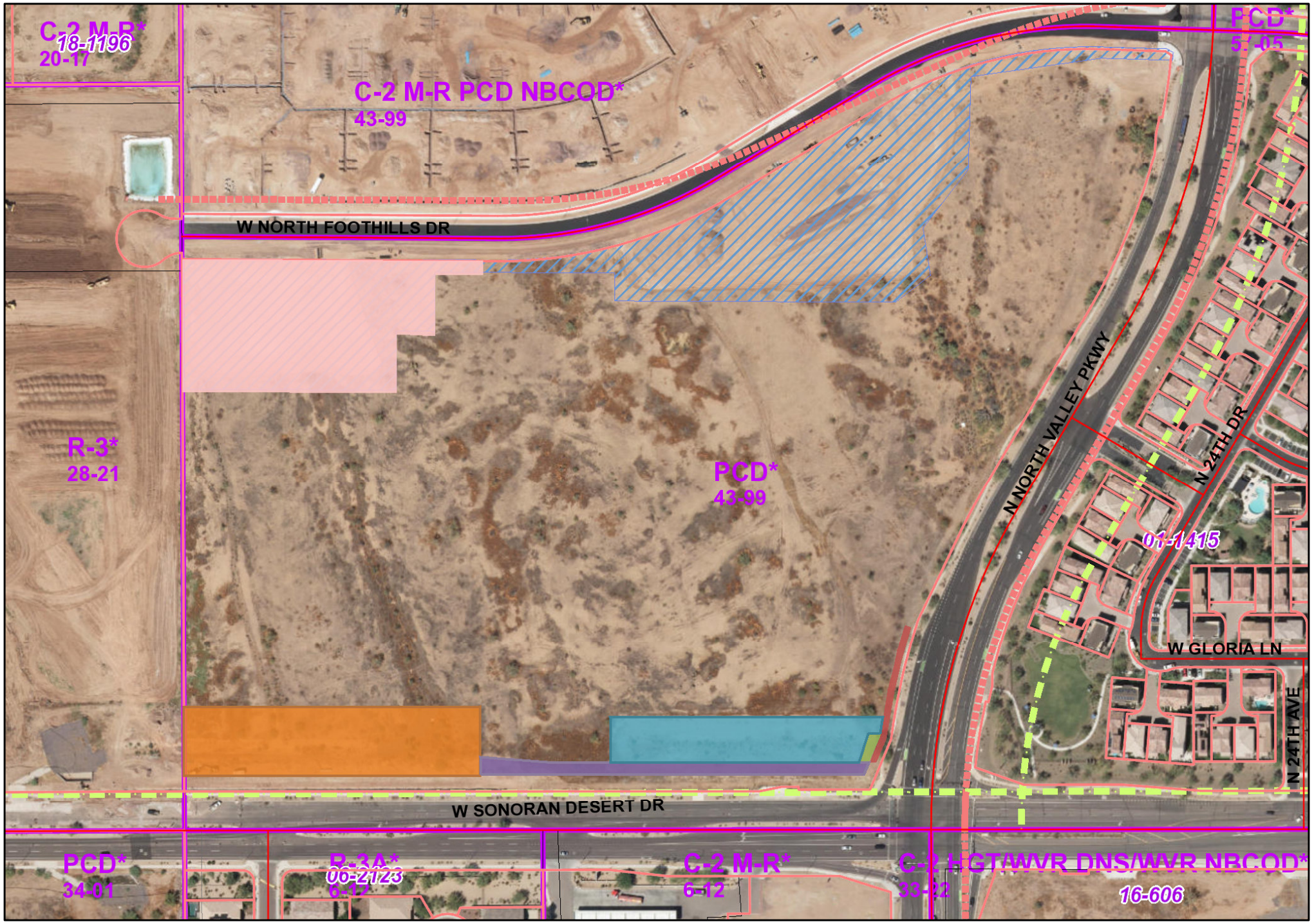
Location
Generally located at 2600 W. Sonoran Drive
Council District: 2

Financial Impact
None. No consideration fee was required as a part of this submittal, although filing fees were paid.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

Attachment A

ABND 250001



Disclaimer : The information provided on this map is based on record drawings submitted by others.
Users of this information are cautioned that independent verification of actual conditions may be necessary. Printing Water Data is for Internal Staff Only

1 inch = 219 feet
0 95 190 380 Feet

N

Date: 1/24/2025

City of Phoenix

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 52

Abandonment of Right-of-Way - ABND 240001 - 3501 E. Hazelwood Street (Resolution 22299) - District 6

Abandonment: 240001
Project: 02-2314
Applicant: Liridon Ulaj
Request: To abandon a portion of the East Hazelwood Street right-of-way that fronts 3501 E. Hazelwood Street.
Date of Hearing: February 8, 2024

Location
Generally located at 3501 E. Hazelwood Street
Council District: 6

Financial Impact
A fee was also collected as part of this abandonment in the amount of $517.10.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 53

Abandonment of Right-of-Way - ABND 250003 - 1246 E. Oregon Avenue (Resolution 22301) - District 6

Abandonment: 250003
Project: 93-0001274
Applicant: Jarrin Solomon, House of Oak, LLC
Request: To abandon a 15 foot by 127.07 foot (1,906 square foot) portion of right-of-way dedication that abuts 1246 E. Oregon Avenue.
Date of Hearing: March 13, 2025

Location
Generally located by 1246 E. Oregon Avenue
Council District: 6

Financial Impact
A fee was also collected as part of this abandonment in the amount of $570.70.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 54

Approval of a Historic Preservation Demonstration Project Grant - 412 W. Roosevelt Street (Ordinance S-51882) - District 7

This report requests the City Manager, or his designee, to enter into the necessary agreements and conveyances with Prairie School Apartments, LLC and its representative Chip Halquist related to a Historic Preservation Demonstration Project Grant of up to $133,176 to assist with the rehabilitation of the historic apartment building located at 412 W. Roosevelt Street. Further request for the City Controller to disburse all funds related to this item.

Summary

The historic apartment building located at 412 W. Roosevelt Street was constructed around the year 1918 and listed in the National Register of Historic Places in 1983 and the Phoenix Historic Property Register in 1986 as part of the Roosevelt Historic District. The property is considered an outstanding example of "Prairie School" architecture and is one of the few extant apartment buildings constructed in Phoenix immediately following World War I. The building is still being used as apartments today.

The current owner of 412 W. Roosevelt Street, Prairie School Apartments, LLC, acquired the property in 2017, although the owner's representative Chip Halquist has owned it since the early 1990s. Mr. Halquist submitted a Demonstration Project Grant application to the Historic Preservation Office on January 30, 2025, requesting assistance to rehabilitate the building for its continued use as apartments.

The project scope of work includes historic window rehabilitation, stucco repairs, wood fascia and soffit repair, roof repair, door repair, interior and exterior stairway repair, attic and crawlspace venting, and repainting. A total of $2,500 in eligible engineering costs is also included. The grand total of eligible work items is $133,176.

Although the application shows that the City's share would be 50 percent of the cost of the eligible work, the Historic Preservation Commission, at its February 10, 2025 meeting, revised the Demonstration Project Grant Program so the City will now pay 100 percent of eligible work items, provided that the owner provides a match using non-eligible work items. The application indicates that there will be $747,000 worth of

additional work, so the match requirement has been met.

Staff recommends allocating the use of $133,176 in available Demonstration Project Grant funds for the project.

If approved, the grant funds will be disbursed to the applicant on a reimbursement basis. The applicant will be required to provide evidence of a dollar-for-dollar match.

Financial Impact
The requested amount, $133,176, is available from the 2023 General Obligation Bond Program - Historic Preservation. In exchange for the grant funds, the City will receive a 30-year conservation easement on the property. The easement will require that the property be preserved and that it be insured and maintained in good repair once rehabilitation is completed.

Concurrence/Previous Council Action
The Historic Preservation Commission recommended approval of the grant funding on March 17, 2025, by a vote of 5-0.

The Transportation, Infrastructure and Planning Subcommittee recommend approval of this item on April 16, 2025, by a 4-0 vote.

Location
412 W. Roosevelt Street
Council District: 7

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 55

Amend City Code - Official Supplementary Zoning Map 1282 (Ordinance G-7384) - District 6

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1282. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with a portion of Z-28-83-6 and the entitlements are fully vested.

Summary

To rezone a parcel located approximately 697 feet north of the northwest corner of the intersection of 50th Street and Ray Road.
Application No.: Z-28-83-6
Zoning: R-4 PCD
Owner: MG Sonoran Apartments LLC; MG Sonoran Apartments BSR LLC; MG Sonoran Apartments ACF LLC; MG Sonoran Apartments RIA LLC
Acreage: 7.07

Location

Located approximately 697 feet north of the northwest corner of the intersection of 50th Street and Ray Road.
Address: 13625 S. 48th Street
Council District: 6

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY ADOPTING OFFICIAL SUPPLEMENTARY ZONING MAP 1282.

_____

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is hereby amended by adopting Official Supplementary Zoning Map 1282, which accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 7th day of May, 2025.

_____
MAYOR

ATTEST:

_____City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

DRAFT

By:_____

_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

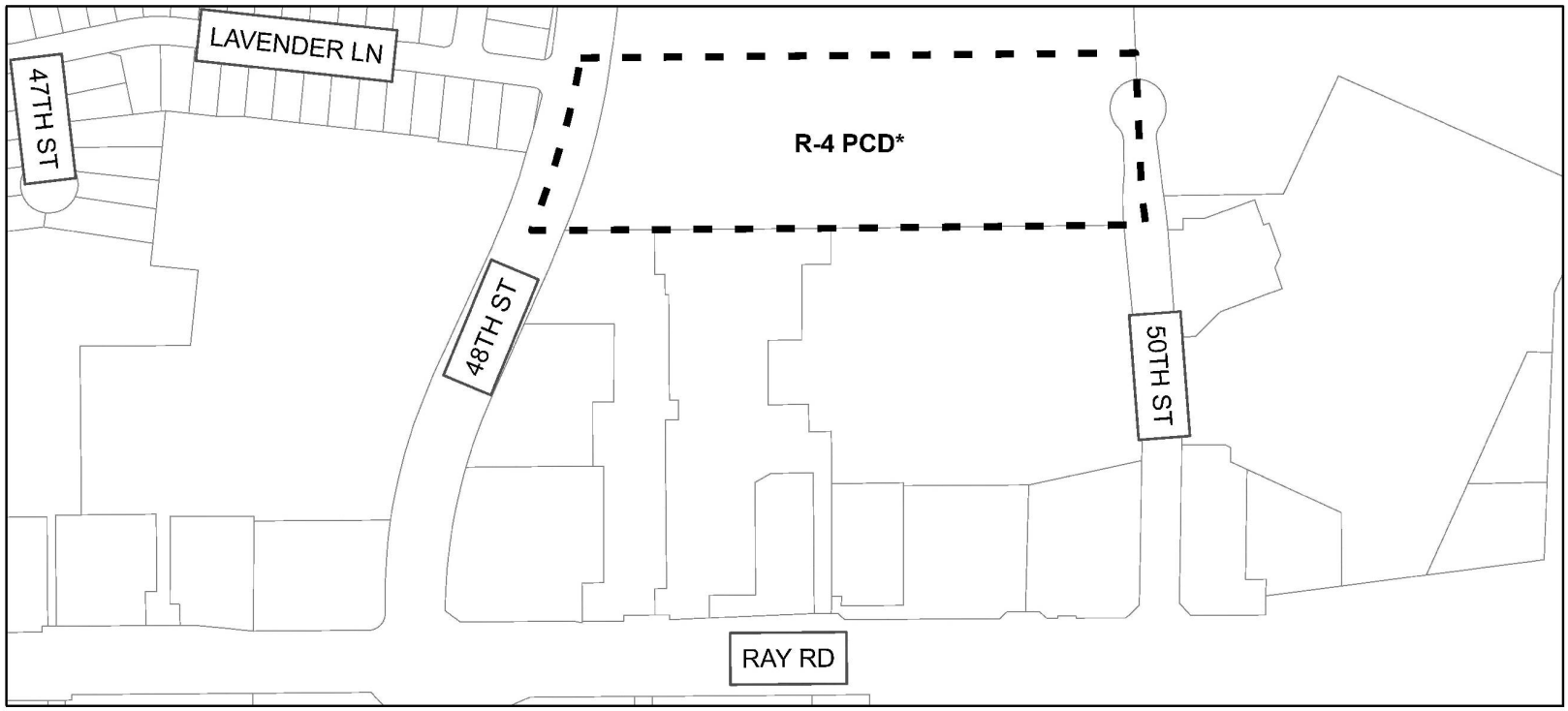
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OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1282

Sheet 1 of 1

ORDINANCE NO. _____ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 7th day of May 2025.



A Portion of Z-28-83

Drawn by: KS

N

ZONING SUBJECT TO STIPULATIONS: *

AREA INVOLVED BOUNDED THUS: - - - -

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 56

Amend City Code - Official Supplementary Zoning Map 1283 (Ordinance G-7383) - District 6

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1283. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-28-G-83-6 and the entitlements are fully vested.

Summary

To rezone a parcel located approximately 250 feet north and 650 feet east of the northeast corner of the intersection of 48th Street and Ray Road.
Application No.: Z-28-G-83-6
Zoning: C-2 SP PCD
Owner: Foothills Shopping Center, L.L.C.
Acreage: 0.06

Location

Located approximately 250 feet north and 650 feet east of the northeast corner of the intersection of 48th Street and Ray Road
Address: 4940 E. Ray Road
Council District: 6

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY ADOPTING OFFICIAL SUPPLEMENTARY ZONING MAP 1283.

_____

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is hereby amended by adopting Official Supplementary Zoning Map 1283, which accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 7th day of May, 2025.

_____
MAYOR

ATTEST:

_____City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

DRAFT

By:_____

_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

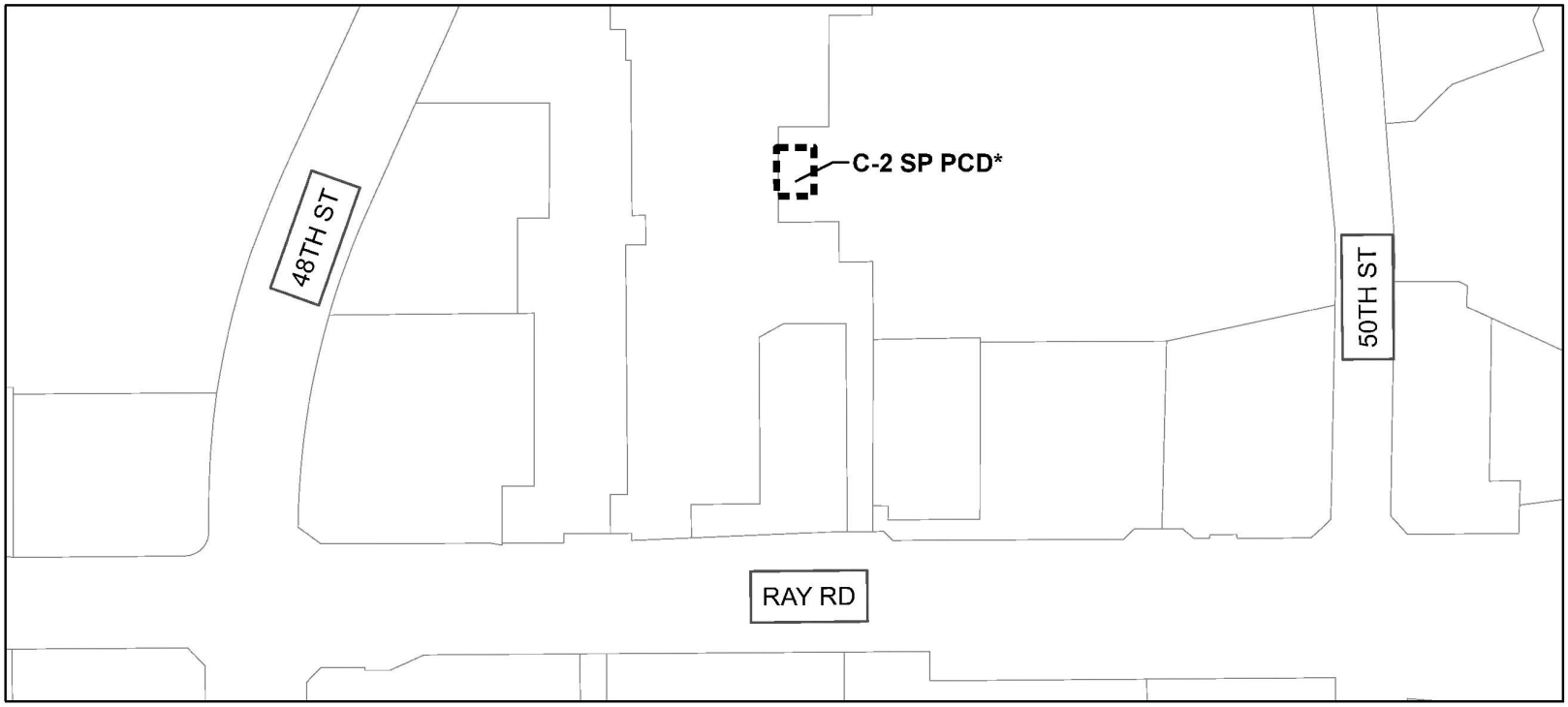
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OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1283

Sheet 1 of 1

ORDINANCE NO. _____ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 7th day of May 2025.



Z-28-G-83

Drawn by: KS

N

ZONING SUBJECT TO STIPULATIONS: *

AREA INVOLVED BOUNDED THUS: ▬ ▬ ▬ ▬

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 57

Desert Ridge Specific Plan, Development Parcel 5.A, Parcel G - Northwest Corner of 56th Street and the Loop 101 Freeway - District 2

Review of proposed plans for buildings in excess of four stories in Development Parcel 5.A of the Desert Ridge Specific Plan per requirements in the Desert Ridge Specific Plan and the Peripheral Areas C and D General Plan. This request requires Formal Action only.

Summary

Current Zoning: C-2 DRSP
Acreage: Approximately 20 acres
Proposed Use: Mixed use

Owner: ZT 56TH STREET AT 101 NW FS OWNER, LLC
Applicant/Representative: Benjamin Tate, Withey Morris Baugh, P.L.C.

Staff Recommendation: Staff finds the submittal to meet the requirements of the Desert Ridge Specific Plan and the Areas C and D General Plan.
VPC Action: The Desert View Village Planning Committee heard this item on April 1, 2025 and affirmed the plans without formal comment by a vote of 12-0.
PC Action: The Planning Commission heard this item on April 3, 2025 and confirmed that the proposed plans are consistent with and meet the intentions of the Desert Ridge Specific Plan and the Areas C and D General Plan by a vote of 8-0.

Location

Northwest corner of 56th Street and the Loop 101 freeway
Council District: 2
Parcel Address: 20400 N. 56th Street

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

DESERT RIDGE SPECIFIC PLAN – SUPERBLOCK 5, DEVELOPMENT PARCEL 5.A, PARCEL G
STAFF ANALYSIS

Desert View Village Planning Committee Meeting Date:	April 1, 2025
Planning Commission Hearing Date:	April 3, 2025
Acreage:	Approximately 20 acres
Request:	Review of proposed plans for buildings in excess of four stories per Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan
Location:	Northwest corner of 56th Street and the Loop 101 freeway
Owner:	ZT 56TH STREET AT 101 NW FS OWNER LLC
Applicant/Representative:	Benjamin Tate, Withey Morris Baugh, PLC
Staff Recommendation:	Staff finds the submittal to meet the requirements of Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan

Background

ZT 56TH STREET AT 101 NW OWNER LLC ("ZOM"), is the owner of approximately 20 acres of vacant land, referred to as Parcel G, located at the northwest corner of 56th Street and the Loop 101 freeway, within Superblock 5, Development Parcel 5.A of the Desert Ridge Specific Plan, which is the Desert View Village Primary Core. The allowable uses are outlined in the Desert Ridge Specific Plan and generally follow the permitted uses in the C-2 (Intermediate Commercial) zoning district. ZOM has requested confirmation that their proposal meets the requirements found in Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan, which states that individual projects with buildings that exceed four stories in height are subject to review by the Village Planning Committee, Planning Commission and City Council.

Desert Ridge Specific Plan

The Desert Ridge Specific Plan was adopted in 1990 and encompasses approximately 5,700 acres in North Phoenix. The Arizona State Land Department owned all the land in Desert Ridge and has auctioned off the land over time for residential, commercial and commerce park development. Throughout the years, there have been amendments to

the Desert Ridge Specific Plan, which range from basic clean-ups to larger density shifts, and changes in uses. Chapter 4 of the Desert Ridge Specific Plan, which is the subject of this request, was amended in 1998 to add additional requirements for the floor area ratio (F.A.R.) for the mixture of uses in the Core. In addition, the amendment added a requirement for public hearing review of buildings exceeding four stories in height.

Superblock 5

Since the inception of the Desert Ridge Specific Plan in 1990, Superblock 5 has been envisioned as the Primary Core of the Desert View Village. Superblock 5 includes three separate development parcels – Development Parcel 5.A, Development Parcel 5.B, and Development Parcel 5.C.

Development Parcel 5.A, the subject development parcel of this request, is bounded by Deer Valley Drive to the north, 56th Street to the east, the Loop 101 freeway to the south, and Tatum Boulevard to the west. Portions of Development Parcel 5.A have developed over the years, including the Desert Ridge Marketplace and the High Street development, which demonstrates appropriate massing and pedestrian-scale development envisioned for the Core. ZOM is planning for development for one of the remaining vacant parcels within Development Parcel 5.A. The main difference between Development Parcel 5.A, Development Parcel 5.B, Development Parcel 5.C is that Development Parcel 5.A is permitted to have a maximum building height of 140 feet, given other conditions are met. The Desert Ridge Specific Plan addresses specific development standards, such as floor area ratio, parking and pedestrian circulation.

Request

Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan states that individual parcels within Development Parcel 5.A shall be subject to review by the Village Planning Committee, Planning Commission and City Council if the proposed building height exceeds four stories. The review is limited to confirming that the proposed plans are consistent with and meet the intentions of the Desert Ridge Specific Plan and the Areas C and D General Plan. ZOM has requested confirmation that the submitted plans for Parcel G meets the requirements of the above-mentioned section.

Findings

ZOM’s plans date stamped March 13, 2025 meet the provision in the Desert Ridge Specific Plan found in Chapter 4, Section E.2.a.2.

1. The Desert Ridge Specific Plan will still regulate F.A.R., setbacks, pedestrian circulation and vehicular circulation within the area, which will regulate the intensity of proposed development.

2. The intent behind the provision listed in Chapter 4, Section E.2.a.2 is that appropriate massing and step backs are provided. The applicant is providing a building height exhibit that illustrates step backs from public rights-of-way.

3. Development Parcel 5.A is the Desert View Village Primary Core where high-density and high-intensity development is envisioned and encouraged. The proposed height is appropriate given the location.

4. The proposal is consistent with Goal 1 and Goal 3 of the Peripheral Areas C and D General Plan by concentrating higher-intensity development within the designated Village Core and therefore focusing infrastructure investments to achieve maximum benefit.

Recommendation

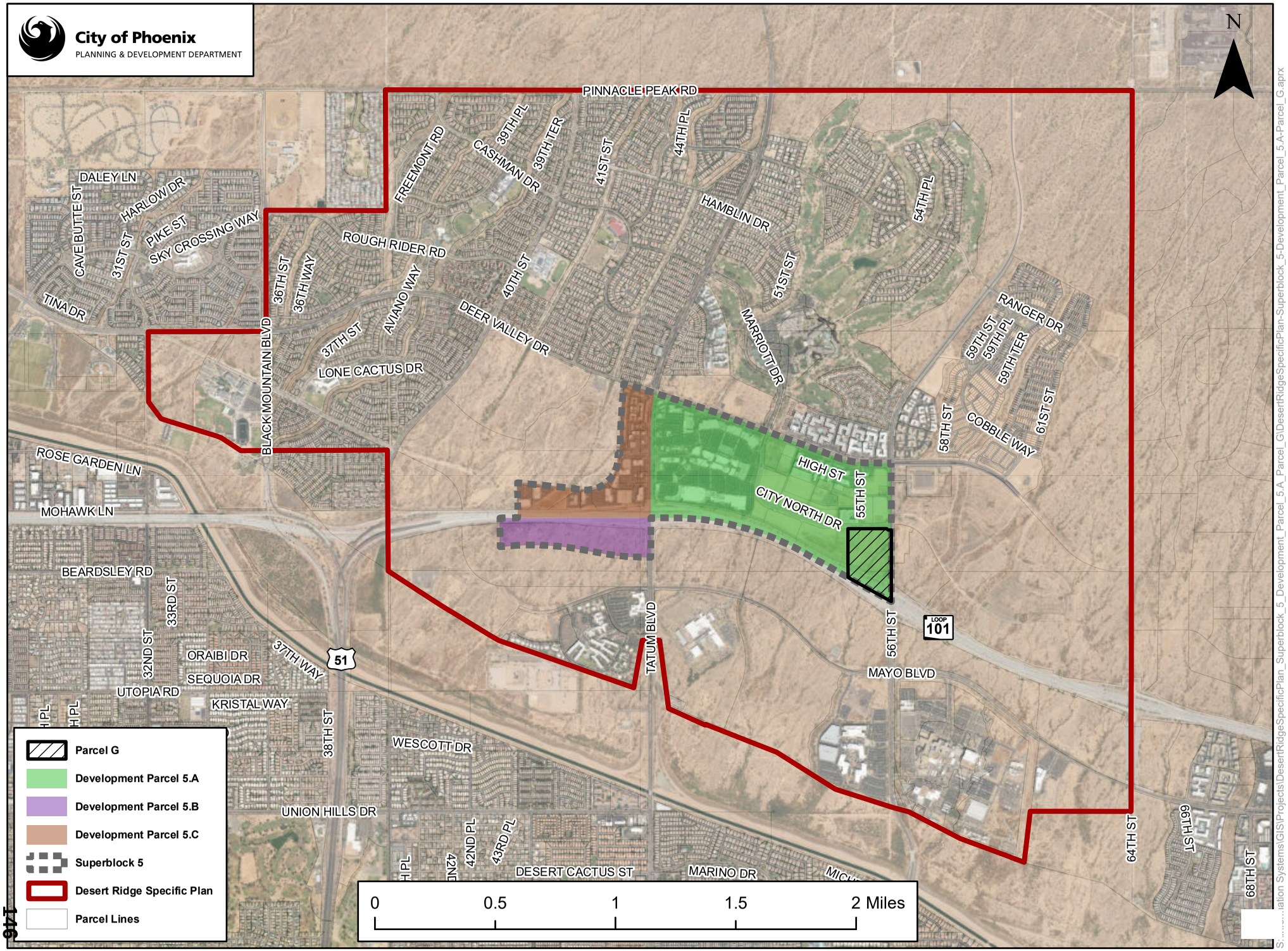
Staff is supportive of the applicant's submittal date stamped March 13, 2025 and find that they meet the requirements of Chapter 4, Section E.2.a.2. All development shall adhere to the building heights and step backs shown on the building height exhibit.

Writer
Adrian Zambrano
March 21, 2025

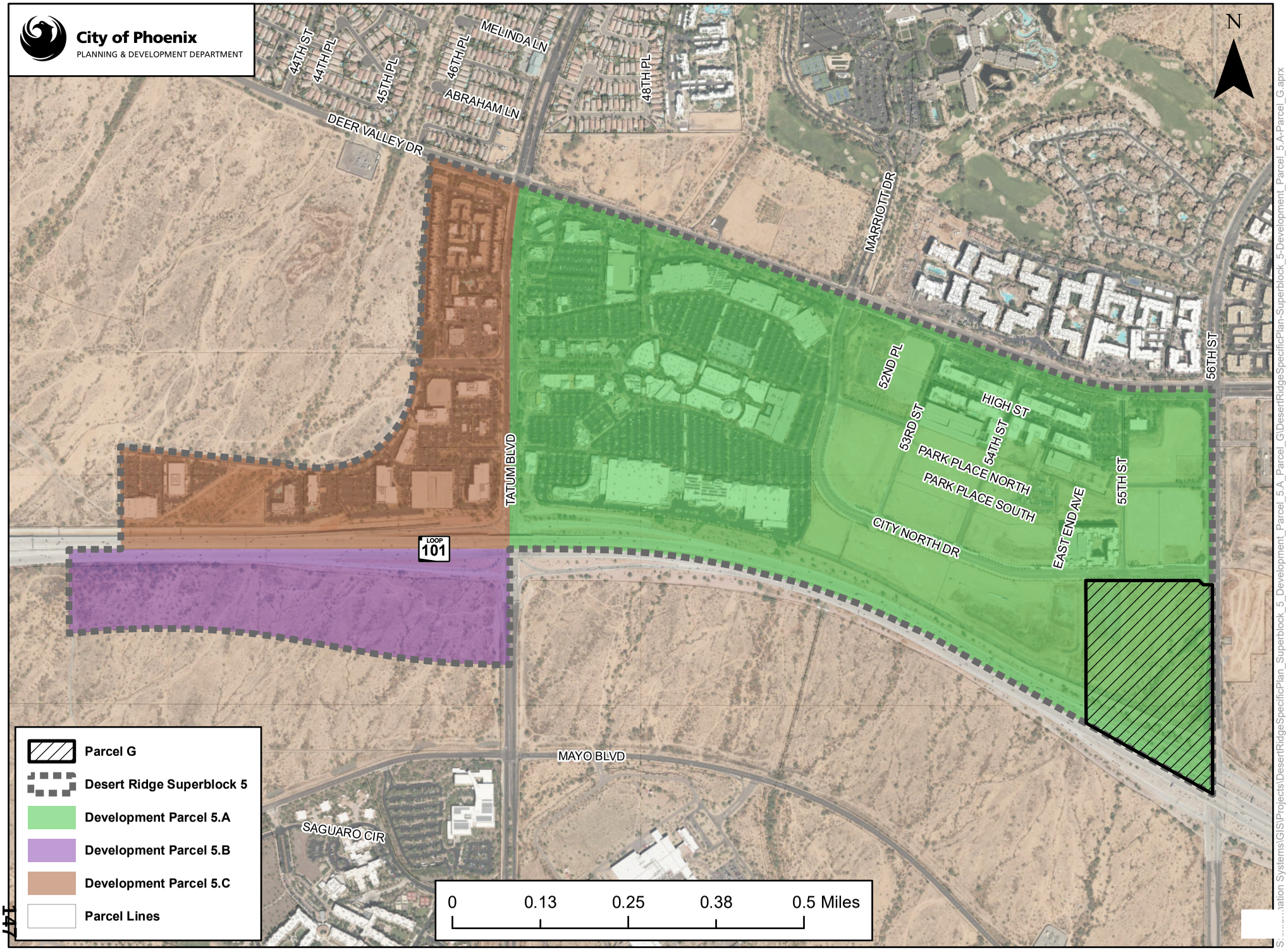
Team Leader
Racelle Escolar

Exhibits
Superblock 5 Map (2 pages)
Applicant's submittal materials date stamped March 13, 2025 (23 pages)

Desert Ridge Specific Plan - Superblock 5 - Development Parcel 5.A - Parcel G



Desert Ridge Specific Plan - Superblock 5 - Development Parcel 5.A - Parcel G



CITY OF PHOENIX
MAR 13 2025
Planning & Development
Department

WITHEY MORRIS BAUGH

March 13, 2025

Sarah Stockham
Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, Arizona 85003

Re: Parcel G Height Approval Request – Desert Ridge Development Parcel 5.A

Dear Sarah:

This request is being submitted on behalf of ZT 56TH STREET AT 101 NW FS OWNER LLC, and its successors and assigns ("ZOM"), owner of approximately 20 acres of vacant land located at the northwest corner of 56th Street and Loop 101 in Phoenix, AZ (the "Property") as shown on the Aerial Map attached at **Tab 1**. The Property is located within Development Parcel 5.A of the Desert Ridge Specific Plan Area and is identified as Parcel G on the approved Conceptual Parcel Site Plan for Development Parcel 5.A as illustrated in the Desert Ridge Specific Plan Area Map and Approved CPSP at **Tabs 2 and 3**, respectively.

Pursuant to Development Parcel Regulations in Section D.5.A.3 of the Specific Plan, buildings in Development Parcel 5.A shall not exceed 140 feet. Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan (the "Specific Plan"), buildings within Development Parcel 5.A taller than four stories are subject to review by the Village Planning Committee, Planning Commission and City Council. Per the Specific Plan, the scope of review is limited to confirming that the proposed plans are consistent with and meet the intentions of the Desert Ridge Specific Plan and Areas C and D General Plan. In the fall of 2020, Crown Realty and Development ("Crown"), Declarant in the Commercial Core and owner of approximately 102 of the 155 total acres within Development Parcel 5.A, applied for and obtained approval for buildings up to 140 feet on its properties within Development Parcel 5.A.

Consistent with the approvals obtained by Crown and the development standards and guidelines outlined in the Specific Plan, ZOM is requesting approval to allow buildings up to 140 feet on the Property. As illustrated by the enclosed plans, the height request observes the stepbacks and setbacks required by the Specific Plan. Moreover, the height request is not a blanket approval – F.A.R., setbacks, pedestrian circulation, and vehicular circulation are all regulated the Specific Plan and will ultimately dictate the intensity of the overall development of the Property. Crown, as Commercial Core Declarant, has approved ZOM's proposed building height request as indicated by the proposed amendment to the CPSP attached here at **Tab 4**.

The exhibits illustrate two conceptual scenarios: 1) all buildings within the Property at 140 feet height limit (Proposed Height Request - Page 6), and 2) the approved Azola at Desert Ridge multi-family project ("Azola") on approximately 12 acres of the Property and buildings on the remaining 8 acres utilizing the 140-foot height limit (Current Proposed Plan – Page 8). Although ZOM is currently moving forward with the Azola project, we are nonetheless seeking the 140-foot maximum approval for the entire 20 acres of the Property to ensure flexibility for future development.

In light of the foregoing, ZOM respectfully requests approval to allow buildings up to 140 feet on the Property, subject to the development standards in the Specific Plan and Conceptual Parcel Site Plan for Development Parcel 5.A. As

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MAR 13 2025
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Department

outlined above, this request meets the requirements specified in Chapter 4, Section E.2.a.2 of the Specific Plan and is consistent with approved height requests for other parcels within Development Parcel 5.A.

Very truly yours,

WITHEY MORRIS BAUGH P.L.C.

By
Benjamin L. Tate

Attachments

TAB 1

Aerial Map



WITHEY MORRIS BAUGH

151

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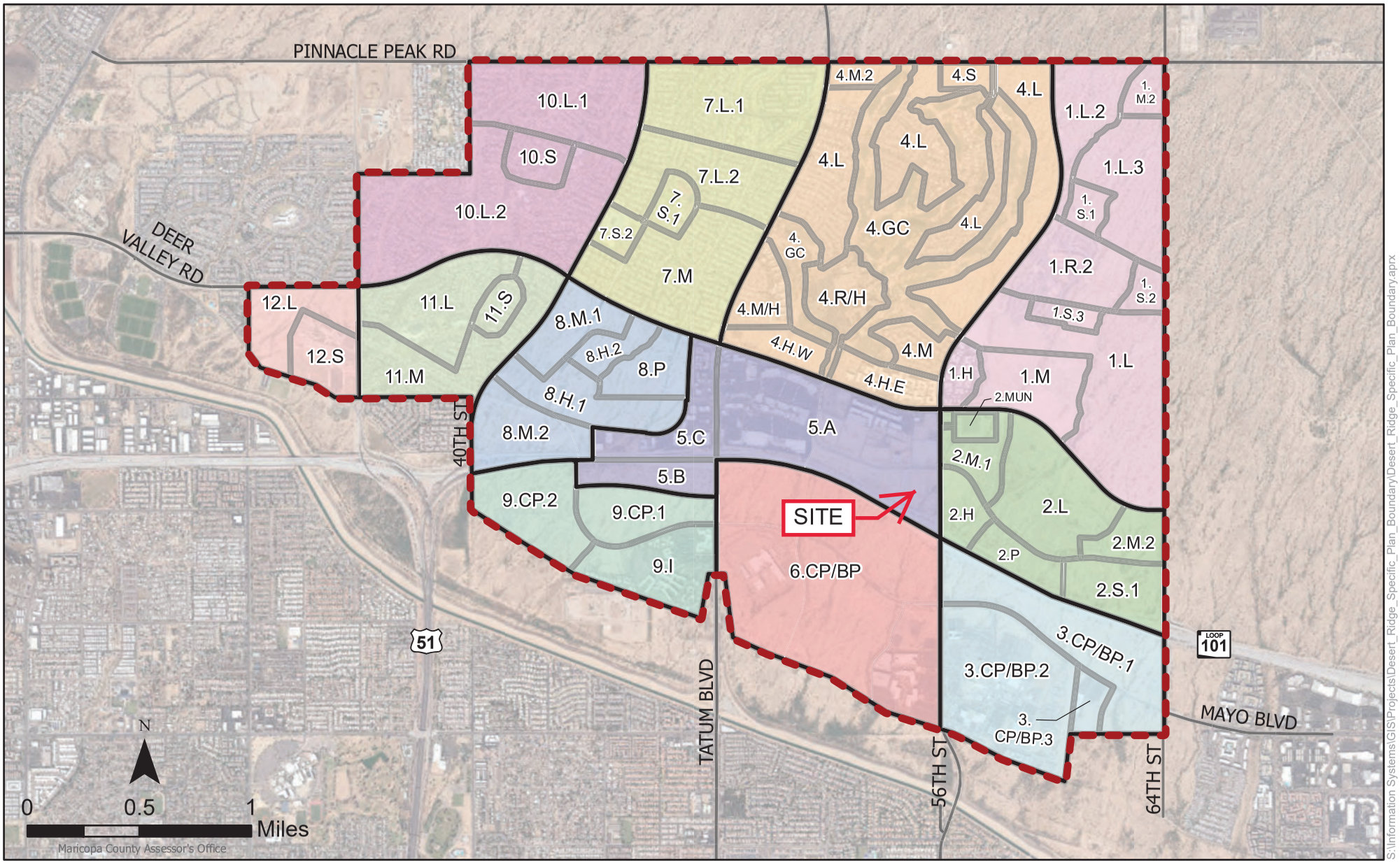
Planning & Development Department

NWC 56th Street & Loop 101 – Phoenix, AZ

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TAB 2

Desert Ridge Specific Plan



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Desert Ridge Specific Plan

Development Parcel

Superblock

Superblock Number:

1	5	9
2	6	10
3	7	11
4	8	12

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MAR 13 2025

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City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Created:	12/12/2023
Revised:	

153

TAB 3

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CONCEPTUAL PARCEL SITE PLAN- 2024 CPSP - PARCEL G

DESERT RIDGE

SUPERBLOCK 5A

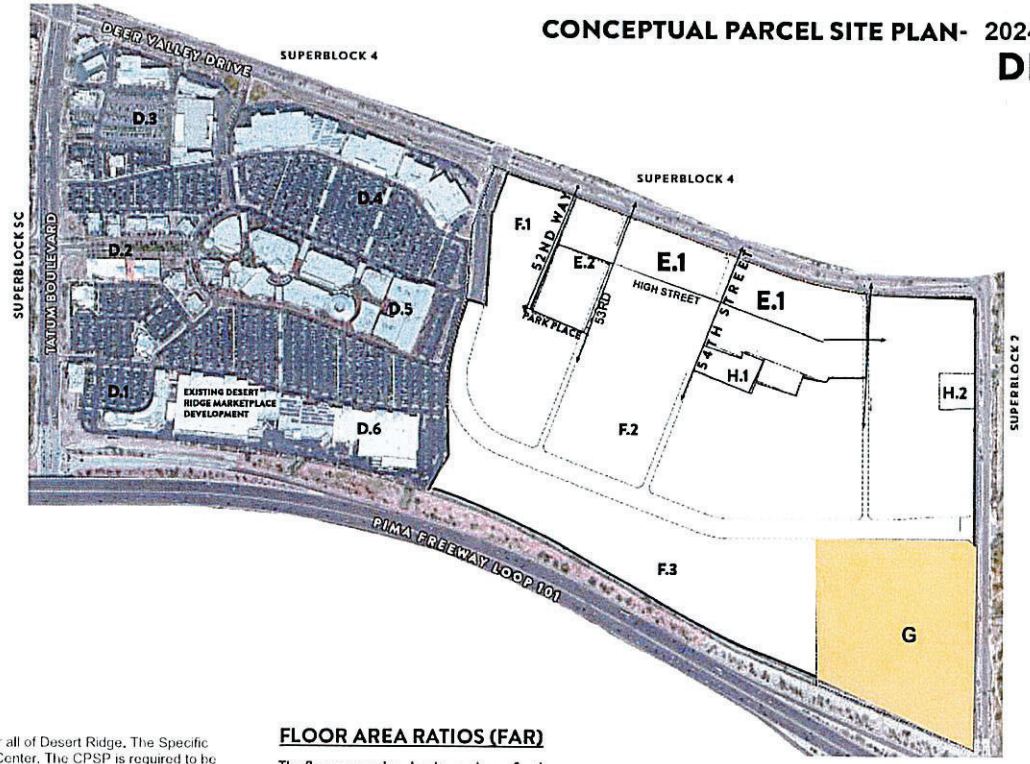
Narrative & Vicinity Map

INTRODUCTION

The Desert Ridge Village Center is the primary activity center for the 5,700-acre Desert Ridge planned community in Northeast Phoenix. At build out, Desert Ridge is expected to include over 20,000 residences, parks, schools, a destination resort, Mayo Hospital, ASU Medical Campus, a mix of commercial uses, and at its heart, a retail, office and residential Village Center. Except for very limited convenience commercial uses currently allowed by the Desert Ridge Specific Plan, the Village Center will include all of the community and retail uses and significant employment uses for Desert Ridge. The intent of the Village Center is to be the true community marketplace, entertainment, retail, hospitality, residential, and employment core for residents and visitors of Desert Ridge. The Village Center is and will continue to be the shopping district, entertainment center, higher density residential, office employment, and gathering place for Desert Ridge and Northeast Phoenix. The Village Center is also known as the "Core" and its zoning entitlements are governed by this CPSP and the Desert Ridge Specific Plan. The Core is currently partially improved with the Desert Ridge Marketplace, High Street, commercial elements within Superblock 5C, and other commercial elements and also contains vacant land.

PLAN CONTEXT

The Village Center is located near the center of Desert Ridge. Most residents and employees in Desert Ridge are located within one to two miles of the Village Center. Roadways surrounding the Village Center include the eight-lane Pima Freeway (a regional transportation route) to the south, Tatum Boulevard to the west, 56th Street to the east and Deer Valley Drive to the north. Tatum Boulevard, 56th Street and Deer Valley Drive are all improved, with landscaped parkway and center median areas. The Declarant, CN Associates A, LLC, has reviewed and approved this 2024 CPSP pursuant to the provisions of Section 4.2 (a) of the Core Declaration.



Note: All concepts in this Conceptual Parcel Site Plan are subject to change in adoption and/or approval in connection with any specific site plan or new Conceptual Parcel Site Plan consistent with the Desert Ridge Specific Plan.

DEVELOPER
ZT 56th Street at 101 NW Owner, LLC
3131 East Camelback Road, Suite 450
Phoenix, AZ 85018
Contact: Nick Rahman
O: (602) 715-0800
nar@zomliving.com

PLAN PURPOSE/INTENT

The Desert Ridge Specific Plan is the City of Phoenix land use regulatory document for all of Desert Ridge. The Specific Plan requires the preparation of a Conceptual Parcel Site Plan (CPSP) for the Village Center. The CPSP is required to be prepared by the applicant and approved by the City of Phoenix prior to the review and approval of any individual project site plans for individual portions of the Village Center. The intent of the CPSP is to provide a conceptual plan for the Village Center, which is more detailed than the plan included in the Desert Ridge Specific Plan. In light of this, however, the CPSP is not intended to be an individual project site plan which specifically identifies the occupants or uses of improvements, or parking and open space areas to be constructed in Parcel 5A of the Village Center. This CPSP does not change the entitlements allocated to Parcels D.1-D.6 as shown in the Conceptual Parcel Site Plan approved by the City of Phoenix on September 9, 2016 or the entitlements allocated to Parcels G, H1, and H2 as shown in the Conceptual Parcel Site Plans approved by the City of Phoenix on February 28, 2019, and on May 16, 2019. The February 28, 2019 CPSP allocated the entitlements approved by the 2016 CPSP between (1) Parcels F1, F2, and F3, (2) Parcel G, and (3) Parcels H1 and H2 based on the gross acreage of the F Parcels, the G Parcel, and the H Parcels. The May 16, 2019 CPSP revised the entitlements allocated to Parcels F1, F2, and F3, based on a traffic memorandum prepared by Wilson & Company dated March 11, 2019 submitted to the City of Phoenix and approved by Matthew Wilson of the traffic division on March 11, 2019. The November 5, 2020 CPSP (the "2020 CPSP") allocated a pro rata share of 663 additional residential units and 524 additional hotel keys to Parcels F1, F2, and F3 based on the gross acreage of (1) Parcels F1, F2, and F3, (2) Parcel G, and (3) Parcels H1 and H2. These additional residential units and hotel keys were supported by a traffic statement prepared by United Civil Group dated December 20, 2019 submitted to the City of Phoenix and approved by Matthew Wilson of the traffic division on January 15, 2020. As to Parcel G and Parcels H1 and H2, the 2020 CPSP stated that the pro rata additional allocation of residential units and hotel keys were available to Parcel G or Parcels H1 and H2 through the CPSP approval process. Pursuant to this 2024 CPSP, of the 132 remaining residential units unallocated in the 2020 CPSP, 118 of those residential units are allocated to Parcel G leaving the remaining 14 residential units available to be allocated to Parcels H.1 and H.2 through the CPSP approval process. (See, Table 1, Footnote No. (1), below). The 2023 CPSP allocated 140 additional hotel keys to Parcels E.1 and E.2. The additional hotel keys allocated to Parcels E.1 and E.2 were supported by the Traffic Statement prepared by Kittelson & Associates dated July 2021 submitted to the City of Phoenix and approved by Matthew Wilson of the City's traffic division on September 16, 2021. Except for the allocation of the 118 residential units to Parcel G, this 2024 CPSP does not make any further changes to the Master Plan Totals as shown in Table 1.

FLOOR AREA RATIOS (FAR)

The floor area ratios, density, and uses for the various parcels in the Village Center are presented on Table 1, Sheet 3, Development Program/FAR. The overall floor area ratio ("FAR") for Parcel 5A of the Village Center is a maximum of 0.65 pursuant to the Desert Ridge Specific Plan. Floor Area Ratios for Parcels D.1 through D.6 and E.1 have been established by individual project site plans approved by the City of Phoenix. This CPSP does not affect the previously approved FAR for the individual project site plans for these parcels.

- Gross acres and FAR calculations are based on land area measured to the centerline of adjacent roadways and a 25' wide strip of the Pima Freeway (where applicable).
- "FAR" or Floor Area Ratio means gross floor area divided by the gross acres; "gross floor area" excludes residential, public uses, and hotel building areas, and all areas ancillary to a residential and hotel uses (such as leasing office, lobby, meeting rooms, fitness center, clubhouse, pool, or other ancillary or accessory structures), public uses (including any public library or community center), and excludes structured parking, common use areas such as trash areas, utility installations, common facilities (such as meeting areas), and any area consisting of, appurtenant to, or related to residential, public use, or hotel use.

KIVA 04-4082
MPLN 180017
MDPR 240140

Approved for Submission
6/6/24
ZT 56th Street at 101 NW Owner, LLC — Date
Developer Authorized Signatory

This 2024 CPSP - Site Plan is approved by Core Declarant pursuant to Section 4.2 (a) of the Core Declaration.

This 2024 CPSP - Site Plan is approved by Core Declarant for Submission to the City of Phoenix pursuant to Section 4.2 (d) of the Core Declaration.

DocuSigned by:
Rick Carpinelli 5/31/2024
CN A... 0D44AB28C591442... Date
Core Declarant Authorized Signatory

City of Phoenix Approval
Joshua Bednarek 8/19/24
Planning and Development Director — Date

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Planning & Development Department

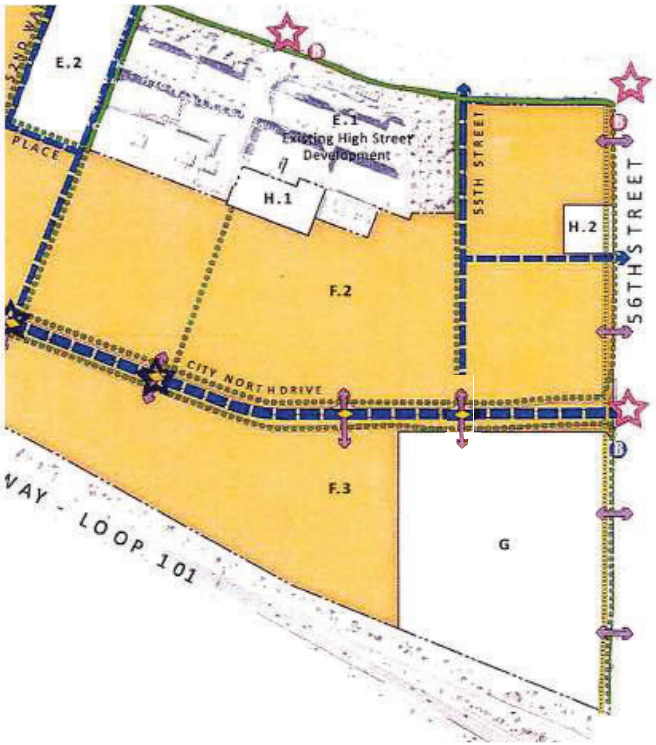
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CONCEPTUAL PARCEL SITE PLAN- 2024 CPSP - PARCEL G

DESERT RIDGE

SUPERBLOCK 5A

Vehicular/Pedestrian Circulation Plan



LEGEND

- Existing Pedestrian Circulation Routes
- Proposed Pedestrian Circulation Routes
- Vehicular Circulation Routes
- Vehicular Access Points
- Existing Traffic Signal
- Existing Bus Stop

VEHICULAR, PEDESTRIAN AND OTHER CIRCULATION

While each district will have a unique character, vehicular and pedestrian connections establish the common identity of the Village Center through the use of dedicated bike and pedestrian paths, landscaping, streetlights, signage, and pavement treatments. The streetscape character of Parcel 5A of the Village Center is illustrated on Sheet 3 of the November 5, 2020 CPSP. Parcel 5A will include private access ways that connect and distribute interior and exterior vehicular and pedestrian traffic to adjacent arterial streets. The private access ways for Parcels E1, E2, and F1, F2, F3, G, H1 and H2 may include 52nd Way, City North Drive, 53rd Street, 54th Street, 55th Street, Crown Place, and Park Place. These private access ways may connect with Deer Valley Drive or 56th Street with existing and proposed signals as shown on Sheet 2 of the November 5, 2020 CPSP. The private access ways will be designed to collect and distribute traffic based on uses, traffic control and pedestrian needs. 54th Street may terminate just south of Parcel E.1 to encourage pedestrian, bike and alternative transportation means and gathering areas. The private access ways may make it possible for all districts within the Village Center to interact thereby reducing traffic on adjacent arterial streets. A mixed-use environment with multiple services and complementary uses and facilities will also facilitate traffic reduction and shared parking. Alternative transportation modes such as ride sharing, scooters, bikes and electric/autonomous vehicles will be allowed to transport residents, patrons, and users of the Village Center within all contiguous parcels. City North Drive has been established as a "private access way." While the Desert Ridge Specific Plan previously contemplated the planning of a four -lane collector to cross beneath the Pima Freeway, this collector street is no longer necessary. A shared parking analysis performed by a traffic engineer and reviewed by the city, will ultimately determine parking requirements for each individual project site plan. The private access ways are set forth in the Map of Dedication recorded with the Maricopa County Recorder at Document No. 2007-1180844, as amended and/or the Final Plat for City North recorded with the Maricopa County Recorder at Document No. 2021-0787583. Each parcel within Parcel 5A must establish direct legal access and physical access to the private access ways in connection with the review and approval of any new CPSP or individual project site plan.

PEDESTRIAN CIRCULATION

Pedestrian and bicycle facilities will be located along the surrounding arterial streets and City North Drive. Pedestrian sidewalks within each district will eventually connect separate districts as well as ultimately connecting with City North Drive. Shading of pedestrians will be accommodated through the use of landscaping, shade structures, building shadows or other techniques. Pedestrian and bike connections with the greater Desert Ridge community are also incorporated within the plan. Directional signage and/or alternative paving treatments will be provided at crossing of the perimeter arterial streets.

CENTRAL GATHERING SPACES

The central gathering space contemplated by the Specific Plan has been provided in the location shown on the November 5, 2020 CPSP (Parcel D5). In connection with the development of Parcels F1, F2 and F3, final site plans may incorporate additional open spaces and/or plazas.

PUBLIC USES

Subject to mutual agreement of the City of Phoenix and the Declarant under the Core Declaration as to location and economics, a public library or community center may be integrated into the Core. Any area allocated to these spaces shall be excluded from FAR calculations.

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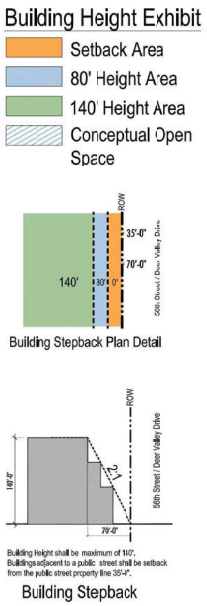
CONCEPTUAL PARCEL SITE PLAN- 2024 CPSP - PARCEL G

DESERT RIDGE

SUPERBLOCK 5A

Village Center Standards and Development Program/FAR





2021 DESERT RIDGE CONCEPTUAL PARCEL SITE PLAN SUBMITTAL			
DECLARANT: CN ASSOCIATES A, LLC APPLICANT: ZT 56th Street at 101 NW Owner, LLC ENGINEER: Kimley-Horn and Associates, Inc.			
TABLE 1 – DEVELOPMENT PROGRAM / F.A.R.			
SEE NOTES (1) (2) (3) (4) (5) (6) (7) (8) (9) (10)			
PARCEL "A"	SEE NOTES (4) BELOW		
PARCEL "B"	SEE NOTES (4) BELOW		
PARCEL "C"	SEE NOTES (4) BELOW		
PARCEL D – MARKETPLACE (5)	GROSS ACRES	EST BLDG SF (2)	F.A.R. (3)
SITE AREA	118.0		
TOTAL BUILDING AREA FOR F.A.R. CALCS (2)		1,385,000	
F.A.R.			0.27
D1 – RETAIL / DESIGN RETAIL		81,000	
D1 – OFFICE (PHASE 3)		46,000	
D2 – RETAIL / RESTAURANT		107,500	
D3 – RETAIL / NEIGHBORHOOD DISTRICT		132,000	
D4 – RETAIL / SOFT GOODS, FASHION		228,800	
D5 – RETAIL / LIFESTYLE / ENTERTAINMENT		296,400	
D6 – RETAIL		345,300	
D6 – OFFICE (PHASE 3)		148,000	
PARCELS E.1 AND E.2 (6)	GROSS ACRES	EST BLDG SF (2)	F.A.R. (3)
SITE AREA	27.65		
TOTAL BUILDING AREA FOR F.A.R. CALCS (2)		803,564	
F.A.R.			0.67
RETAIL/RESTAURANT		309,652	SF
OFFICE		493,912	SF
HOTEL (2)		140	KEYS
RESIDENTIAL UNITS (2)		149	UNITS
PARCELS F.1, F.2, AND F.3	GROSS ACRES	EST BLDG SF (2)	F.A.R. (3)
SITE AREA	101.71		
TOTAL BUILDING AREA FOR F.A.R. CALCS (2)		1,900,000	
F.A.R.			0.43
RETAIL		100,000	SF
OFFICE		1,800,000	SF
HOTEL		1,040	KEYS
RESIDENTIAL		3,416	UNITS
PARCELS G (8)	GROSS ACRES	EST BLDG SF (2)	F.A.R. (3)
SITE AREA	22.48		
TOTAL BUILDING AREA FOR F.A.R. CALCS (2)		632,670	
F.A.R.			0.65
RETAIL		142,415	SF
OFFICE		490,255	SF
HOTEL		136	KEYS
RESIDENTIAL		534	UNITS
PARCELS H.1 AND H.2 (8)	GROSS ACRES	EST BLDG SF (2)	F.A.R. (3)
SITE AREA	2.71		
TOTAL BUILDING AREA FOR F.A.R. CALCS (2)		76,269	
F.A.R.			0.65
RETAIL		17,168	SF
OFFICE		59,101	SF
HOTEL		16	KEYS
RESIDENTIAL		50	UNITS
DR SUPERBLOCK 5.A MASTER PLAN TOTALS (9) (10)	GROSS ACRES	EST BLDG SF (2)	F.A.R. (3)
SITE AREA (3)	272.55		
TOTAL BUILDING AREA FOR F.A.R. CALCS (2)		4,922,503	
F.A.R. (3)			0.41
RETAIL		1,760,235	SF
OFFICE		3,037,268	SF
HOTEL (2)		1,332	KEYS
RESIDENTIAL		4,031	UNITS
MISCELLANEOUS (7)		125,000	SF

MASTER PLAN REQUIREMENTS	GROSS ACRES	EST BLDG SF (2)	F.A.R. (3)
TOTAL SITE AREA	272.55		0.50
TOTAL SITE F.A.R. PERMITTED (0.50 F.A.R.)		5,936,139	
FIRST 0.35 F.A.R.		4,155,297	
ADDITIONAL 0.15 F.A.R.		1,780,842	
REQUIRED RETAIL FOR FIRST 0.35 F.A.R.		400,000	
REQUIRED RETAIL FOR ADDITIONAL 0.15 F.A.R.		623,295	
TOTAL RETAIL REQUIRED IF 0.50 F.A.R.		1,023,295	
REQUIRED RETAIL SATISFIED WITH EXISTING RETAIL		1,384,565	
D.1, D.2, D.3, D.4, D.5, D.6		1,191,000	
E.1		193,565	

Table 1 Footnotes

(1) The Desert Ridge Specific Plan allows for up to 4,163 dwelling units within Parcel 5A (see letter dated 08/01/17 from the City of Phoenix to Snell &Wilmer). The CPSP approved on 05/16/19 allocated 3,500 dwelling units to Parcels E1, E2, F1, F2, F3, G, H1, and H2 as reflected on Table 1 therein. A total of 663 dwelling units have not been previously allocated. The 2020 CPSP allocated 531 of these previously unallocated dwelling units to Parcels F1, F2, and F3, and of the remaining 132 unallocated residential units this 2024 CPSP allocates 118 residential units to Parcel G leaving the remaining 14 residential units available to be allocated to Parcels H.1 and H.2 through the CPSP approval process. Up to a total of 4,031 dwelling units may be constructed on Parcels E1, E2, F1, F2, F3, G, H1 and H2 without an amendment to this CPSP; but an amendment to this CPSP is necessary to construct more than 4,031 dwelling units on Parcels E1, E2, F1, F2, F3, G, H1 and H2.

(2) "FAR " or Floor Area Ratio means gross floor area divided by the gross acres; "gross floor area" excludes residential, public uses, and hotel building areas, and all areas ancillary to a residential and hotel uses (such as leasing office, lobby, meeting rooms, fitness center, clubhouse, pool, or other ancillary or accessory structures), public uses (including any public library or community center), and excludes structured parking, common use areas such as trash areas, utility installations, common facilities (such as meeting areas), and any area consisting of, appurtenant to, or related to residential, public use, or hotel use.

(3) Gross acres and FAR calculations are based on land area measured to the centerline of adjacent roadways and a 25' wide strip of the Pima Freeway (where applicable).

(4) See Parcel 5C Conceptual Parcel Site Plan (Amended 2002) for acreage, building SF, and F.A.R. NOT A PART OF DEVELOPMENT PARCEL 5A.

(5) Refer to previously approved Conceptual Parcel Site Plan dated 03/02/07 and approved on 03/06/08.

(6) The 2023 CPSP will amend and supersede the provisions in the Conceptual Parcel Site Plan dated 08/19/16 and approved on 09/09/16 as to Parcels E.1 and E.2 only.

(7) Miscellaneous to be distributed between Parcels F.1, F.2, F.3, G, H.1 and H.2 as allocated by the Declarant under the Core Declaration subject to agreement with the City and any affected property owner.

(8) Refer to previously approved Conceptual Parcel Site Plan dated 05/07/19 and approved on 05/16/19.

(9) The Master Plan requirements illustrate that there is sufficient retail to support 0.50 F.A.R., or more, if additional F.A.R. is added by a subsequently approved Conceptual Parcel Site Plan.

(10) Upon agreement by any two or more parcel owners, and with the approval of the City of Phoenix, retail, restaurant, office, hotel, or residential uses may be interchanged or exchanged between such parcels, provided that the Master Plan Totals as shown in Table 1 do not increase.

VILLAGE CENTER STANDARDS

I. Master Plans

1. Development of the Village Center shall be consistent with the Desert Ridge Specific Plan.

II. Arterial Street Improvements

1. Tatum Boulevard, Deer Valley Drive and 56th Street improvements and rights-of-way currently include sidewalks, crosswalks, street furniture, streetlights, traffic signals and landscaping. A new traffic signal will be provided in connection with the completion of City North Drive at 56th Street. Additional improvements on 56th Street in connection with new curb cuts will be determined by future traffic analysis.

III. Perimeter (Arterial Street) Setbacks

Buildings, parking facilities and walls shall be setback from public rights-of-way boundaries as specified below:

1. Tatum Boulevard (East Side)
   - Building setback - 35 feet from ROW
   - Parking setback - 40 feet from ROW
   - Wall setback – 20 feet from ROW

2. Tatum Boulevard (West Side)
   - Building setback -20 feet from ROW
   - Parking setback - 20 feet from ROW
   - Wall setback - 20 feet from ROW

3. Deer Valley Drive (East of Tatum Boulevard)
   - Building setback - 35 feet from ROW (Includes structured parking)
   - Parking setback - 40 feet from ROW (Applicable to surface parking)
   - Wall setback - 20 feet from ROW

4. Deer Valley Drive (West of Tatum Boulevard)
   - Building setback - 20 feet from ROW
   - Parking setback - 20 feet from ROW
   - Wall setback - 20 feet from ROW

5. 56th Street (West Side)
   - Building setback -35 feet from ROW (Includes structured parking)
   - Parking setback -40 feet from ROW (Applicable to surface parking)
   - Wall setback - 20 feet from ROW

IV. Maximum Building Height

(Per City Council Report, Item 68, dated 11/6/2019)
80 feet - between 35 feet and 70 feet from ROW; 140 feet - 70 feet or more from ROW; subject to a stepback plane that inclines at a ratio of 2:1, beginning 0 feet in height at the ROW line up to 140 feet in height 70 feet from the ROW.

These Maximum Building Height provisions do not apply to the parcels marked "Not a Part" in the Building Height Exhibit above. Those parcels remain subject to the provisions of Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan which state that parcels within Superblock 5.A. shall be subject to individual site plan review through the Village Planning Committee, Planning Commission, and City Council if the proposed building height exceeds four stories.

V. Other Perimeter Treatments

1. Loading docks/bays and service and storage areas will be oriented or screened to reduce visibility from surrounding arterial streets or the Pima Freeway.

VI. Pedestrian Circulation Standards

1. Sidewalks shall be a minimum of five feet in width.
2. Amenities, such as small courtyards, benches, shade structures, denser landscape or other refuge areas, shall be provided along sidewalks at various locations.
3. Pedestrian walkways shall be intermittently shaded along their entire distance through a variety of means including structures, arcades, landscaping, building canopies and shadows, pergolas or other shadowing.
4. Pedestrian walkways shall be identified with signs, materials or colors.

TAB 4

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CITY OF PHOENIX
MAR 13 2025
Planning & Development Department

INTRODUCTION

The Desert Ridge Village Center is the primary activity center for the 5,700-acre Desert Ridge planned community in Northeast Phoenix. At build out, Desert Ridge is expected to include over 20,000 residences, parks, schools, a destination resort, Mayo Hospital, ASU Medical Campus, a mix of commercial uses, and at its heart, a retail, office and residential Village Center. Except for very limited convenience commercial uses currently allowed by the Desert Ridge Specific Plan, the Village Center will include all of the community and retail uses and significant employment uses for Desert Ridge. The intent of the Village Center is to be the true community marketplace, entertainment, retail, hospitality, residential, and employment core for residents and visitors of Desert Ridge. The Village Center is and will continue to be the shopping district, entertainment center, higher density residential, office employment, and gathering place for Desert Ridge and Northeast Phoenix. The Village Center is also known as the "Core" and its zoning entitlements are governed by this CPSP and the Desert Ridge Specific Plan. The Core is currently partially improved with the Desert Ridge Marketplace, High Street, commercial elements within Superblock 5C, and other commercial elements and alsc contains vacant land.

PLAN CONTEXT

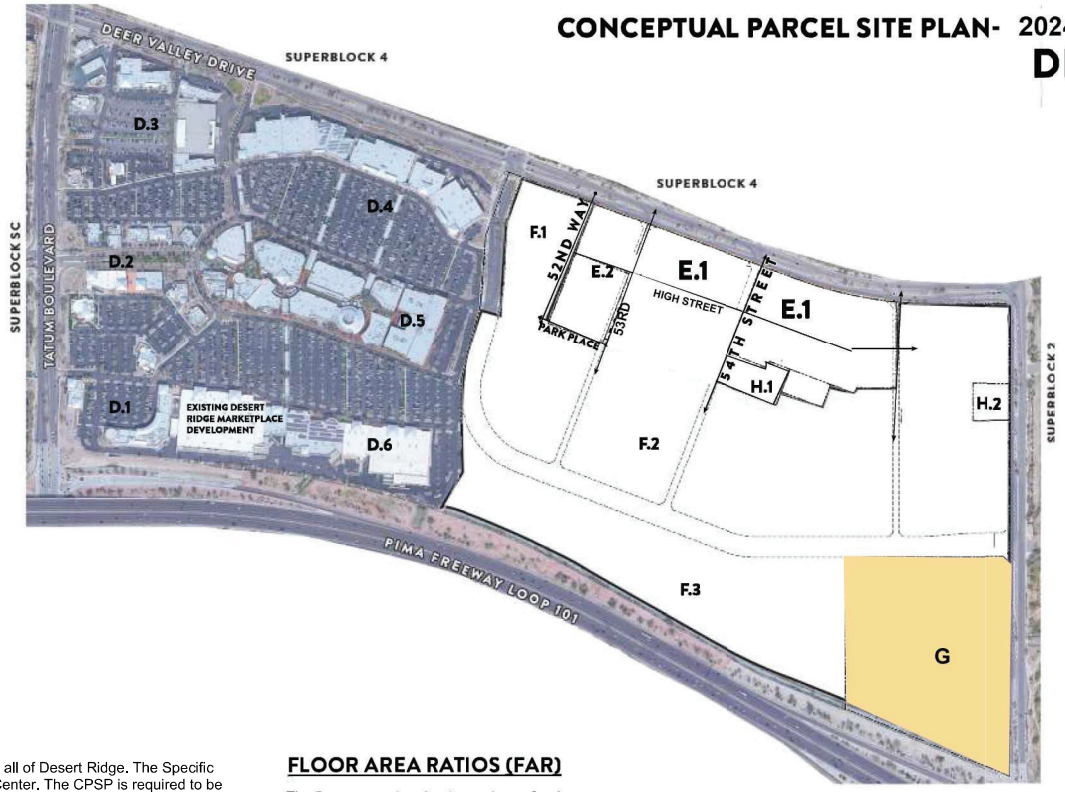
The Village Center is located near the center of Desert Ridge. Most residents and employees in Desert Ridge are located within one to two miles of the Village Center. Roadways surrounding the Village Center include the eight-lane Pima Freeway (a regional transportation route) to the south, Tatum Boulevard to the west, 56th Street to the east and Deer Valley Drive to the north. Tatum Boulevard, 56th Street and Deer Valley Drive are all improved, with landscaped parkway and center median areas. The Declarant, CN Associates A, LLC, has reviewed and approved this 2024 CPSP #2 pursuant to the provisions of Section 4.2 (a) of the Core Declaration.

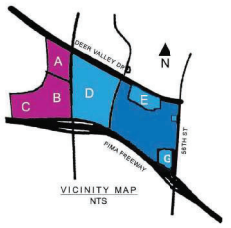
CONCEPTUAL PARCEL SITE PLAN- 2024 CPSP #2 - PARCEL G

DESERT RIDGE

SUPERBLOCK 5A

Narrative & Vicinity Map





Note: All concepts in this Conceptual Parcel Site Plan are subject to change in adoption and/or approval in connection with any specific site plan or new Conceptual Parcel Site Plan consistent with the Desert Ridge Specific Plan.

DEVELOPER
ZT 56th Street at 101 NW Owner, LLC
3131 East Camelback Road, Suite 450
Phoenix, AZ 85016
Contact: Nick Rahman
O: (602) 715-0800
nar@zomliving.com

PLAN PURPOSE/INTENT

The Desert Ridge Specific Plan is the City of Phoenix land use regulatory document for all of Desert Ridge. The Specific Plan requires the preparation of a Conceptual Parcel Site Plan (CPSP) for the Village Center. The CPSP is required to be prepared by the applicant and approved by the City of Phoenix prior to the review and approval of any individual project site plans for individual portions of the Village Center. The intent of the CPSP is to provide a conceptual plan for the Village Center, which is more detailed than the plan included in the Desert Ridge Specific Plan. In light of this, however, the CPSP is not intended to be an individual project site plan which specifically identifies the occupants or uses of improvements, or parking and open space areas to be constructed in Parcel 5A of the Village Center. This CPSP does not change the entitlements allocated to Parcels D.1-D.6 as shown in the Conceptual Parcel Site Plan approved by the City of Phoenix on September 9, 2016 or the entitlements allocated to Parcels G, H1, and H2 as shown in the Conceptual Parcel Site Plans approved by the City of Phoenix on February 28, 2019, and on May 16, 2019. The February 28, 2019 CPSP allocated the entitlements approved by the 2016 CPSP between (1) Parcels F1, F2, and F3, (2) Parcel G, and (3) Parcels H1 and H2 based on the gross acreage of the F Parcels, the G Parcel, and the H Parcels. The May 16, 2019 CPSP revised the entitlements allocated to Parcels F1, F2, and F3, based on a traffic memorandum prepared by Wilson & Company dated March 11, 2019 submitted to the City of Phoenix and approved by Matthew Wilson of the traffic division on March 11, 2019. The November 5, 2020 CPSP (the "2020 CPSP") allocated a pro rata share of 663 additional residential units and 524 additional hotel keys to Parcels F1, F2, and F3 based on the gross acreage of (1) Parcels F1, F2, and F3, (2) Parcel G, and (3) Parcels H1 and H2. These additional residential units and hotel keys were supported by a traffic statement prepared by United Civil Group dated December 20, 2019 submitted to the City of Phoenix and approved by Matthew Wilson of the traffic division on January 15, 2020. As to Parcel G and Parcels H1 and H2, the 2020 CPSP stated that the pro rata additional allocation of residential units and hotel keys were available to Parcel G or Parcels H1 and H2 through the CPSP approval process. Pursuant to the 2024 CPSP #1, of the 132 remaining residential units unallocated in the 2020 CPSP, 118 of those residential units were allocated to Parcel G leaving the remaining 14 residential units available to be allocated to Parcels H.1 and H.2 through the CPSP approval process. (See, Table 1, Footnote No. (1), below). The 2023 CPSP allocated 140 additional hotel keys to Parcels E.1 and E.2. The additional hotel keys allocated to Parcels E.1 and E.2 were supported by the Traffic Statement prepared by Kittelson & Associates dated July 2021 submitted to the City of Phoenix and approved by Matthew Wilson of the City's traffic division on September 16, 2021. The purpose of this 2024 CPSP #2 is to document the approval of the Maximum Building Height provisions for Parcel G set forth in the Village Center Standards, Section IV and the accompanying Building Height Exhibit on page 3 hereof. This 2024 CPSP #2 does not make any changes to the Master Plan Totals as shown in Table 1.

FLOOR AREA RATIOS (FAR)

The floor area ratios, density, and uses for the various parcels in the Village Center are presented on Table1, Sheet 3, Development Program/FAR. The overall floor area ratio ("FAR") for Parcel 5A of the Village Center is a maximum of 0.65 pursuant to the Desert Ridge Specific Plan. Floor Area Ratios for Parcels D.1 through D.6 and E.I have been established by individual project site plans approved by the City of Phoenix. This CPSP does not affect the previously approved FAR for the individual project site plans for these parcels.

- Gross acres and FAR calculations are based on land area measured to the centerline of adjacent roadways and a 25' wide strip of the Pima Freeway (where applicable).
- "FAR" or Floor Area Ratio means gross floor area divided by the gross acres; "gross floor area" excludes residential, public uses, and hotel building areas, and all areas ancillary to a residential and hotel uses (such as leasing office, lobby, meeting rooms, fitness center, clubhouse, pool, or other ancillary or accessory structures), public uses (including any public library or community center), and excludes structured parking, common use areas such as trash areas, utility installations, common facilities (such as meeting areas), and any area consisting of, appurtenant to, or related to residential, public use, or hotel use.

Approved for Submission

6/6/24

ZT 56th Street at 101 NW Owner, LLC — Date
Developer Authorized Signatory

This 2024 CPSP #2 Site Plan is approved by Core Declarant pursuant to Section 4.2 (a) of the Core Declaration.

This 2024 CPSP #2 Site Plan is approved by Core Declarant for Submission to the City of Phoenix pursuant to Section 4.2 (d) of the Core Declaration.

DocuSigned by: Rick Carpinelli 5/31/2024
CN Associates A, LLC — Date
Core Declarant Authorized Signatory

City of Phoenix Approval

Planning and Development Director — Date

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CITY OF PHOENIX
MAR 13 2025
Planning & Development Department

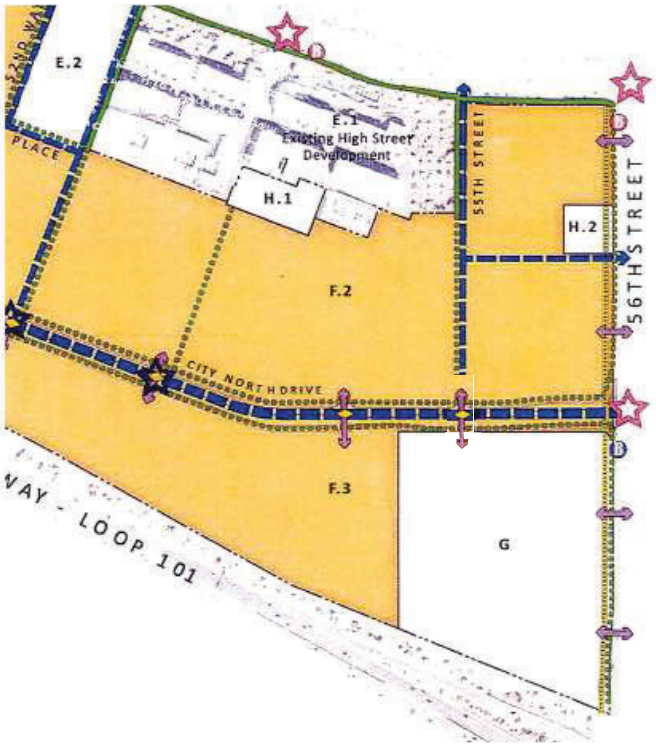
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CONCEPTUAL PARCEL SITE PLAN- 2024 CPSP #2 - PARCEL G

DESERT RIDGE

SUPERBLOCK 5A

Vehicular/Pedestrian Circulation Plan



LEGEND

- Existing Pedestrian Circulation Routes
- Proposed Pedestrian Circulation Routes
- Vehicular Circulation Routes
- Vehicular Access Points
- Existing Traffic Signal
- Existing Bus Stop

VEHICULAR, PEDESTRIAN AND OTHER CIRCULATION

While each district will have a unique character, vehicular and pedestrian connections establish the common identity of the Village Center through the use of dedicated bike and pedestrian paths, landscaping, streetlights, signage, and pavement treatments. The streetscape character of Parcel 5A of the Village Center is illustrated on Sheet 3 of the November 5, 2020 CPSP. Parcel 5A will include private access ways that connect and distribute interior and exterior vehicular and pedestrian traffic to adjacent arterial streets. The private access ways for Parcels E1, E2, and F1, F2, F3, G, H1 and H2 may include 52nd Way, City North Drive, 53rd Street, 54th Street, 55th Street, Crown Place, and Park Place. These private access ways may connect with Deer Valley Drive or 56th Street with existing and proposed signals as shown on Sheet 2 of the November 5, 2020 CPSP. The private access ways will be designed to collect and distribute traffic based on uses, traffic control and pedestrian needs. 54th Street may terminate just south of Parcel E.1 to encourage pedestrian, bike and alternative transportation means and gathering areas. The private access ways may make it possible for all districts within the Village Center to interact thereby reducing traffic on adjacent arterial streets. A mixed-use environment with multiple services and complementary uses and facilities will also facilitate traffic reduction and shared parking. Alternative transportation modes such as ride sharing, scooters, bikes and electric/autonomous vehicles will be allowed to transport residents, patrons, and users of the Village Center within all contiguous parcels. City North Drive has been established as a "private access way." While the Desert Ridge Specific Plan previously contemplated the planning of a four -lane collector to cross beneath the Pima Freeway, this collector street is no longer necessary. A shared parking analysis performed by a traffic engineer and reviewed by the city, will ultimately determine parking requirements for each individual project site plan. The private access ways are set forth in the Map of Dedication recorded with the Maricopa County Recorder at Document No. 2007-1180844, as amended and/or the Final Plat for City North recorded with the Maricopa County Recorder at Document No. 2021-0787583. Each parcel within Parcel 5A must establish direct legal access and physical access to the private access ways in connection with the review and approval of any new CPSP or individual project site plan.

PEDESTRIAN CIRCULATION

Pedestrian and bicycle facilities will be located along the surrounding arterial streets and City North Drive. Pedestrian sidewalks within each district will eventually connect separate districts as well as ultimately connecting with City North Drive. Shading of pedestrians will be accommodated through the use of landscaping, shade structures, building shadows or other techniques. Pedestrian and bike connections with the greater Desert Ridge community are also incorporated within the plan. Directional signage and/or alternative paving treatments will be provided at crossing of the perimeter arterial streets.

CENTRAL GATHERING SPACES

The central gathering space contemplated by the Specific Plan has been provided in the location shown on the November 5, 2020 CPSP (Parcel D5). In connection with the development of Parcels F1, F2 and F3, final site plans may incorporate additional open spaces and/or plazas.

PUBLIC USES

Subject to mutual agreement of the City of Phoenix and the Declarant under the Core Declaration as to location and economics, a public library or community center may be integrated into the Core. Any area allocated to these spaces shall be excluded from FAR calculations.

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CITY OF PHOENIX
MAR 13 2025
Planning & Development Department

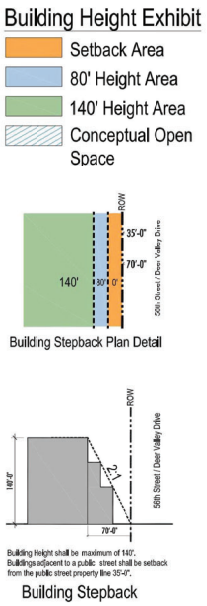
CONCEPTUAL PARCEL SITE PLAN- 2024 CPSP #2 - PARCEL G

DESERT RIDGE

SUPERBLOCK 5A

Village Center Standards and Development Program/FAR





2021 DESERT RIDGE CONCEPTUAL PARCEL SITE PLAN SUBMITTAL			
DECLARANT: CN ASSOCIATES A, LLC APPLICANT: ZT 56th Street at 101 NW Owner, LLC ENGINEER: Kimley-Horn and Associates, Inc.			
TABLE 1 – DEVELOPMENT PROGRAM / F.A.R.			
SEE NOTES (1) (2) (3) (4) (5) (6) (7) (8) (9) (10)			
PARCEL "A"	SEE NOTES (4) BELOW		
PARCEL "B"	SEE NOTES (4) BELOW		
PARCEL "C"	SEE NOTES (4) BELOW		
PARCEL D – MARKETPLACE (5)	GROSS ACRES	EST BLDG SF (2)	F.A.R. (3)
SITE AREA	118.0		
TOTAL BUILDING AREA FOR F.A.R. CALCS (2)		1,385,000	
F.A.R.			0.27
D1 – RETAIL / DESIGN RETAIL		81,000	
D1 – OFFICE (PHASE 3)		46,000	
D2 – RETAIL / RESTAURANT		107,500	
D3 – RETAIL / NEIGHBORHOOD DISTRICT		132,000	
D4 – RETAIL / SOFT GOODS, FASHION		228,800	
D5 – RETAIL / LIFESTYLE / ENTERTAINMENT		296,400	
D6 – RETAIL		345,300	
D6 – OFFICE (PHASE 3)		148,000	
PARCELS E.1 AND E.2 (6)	GROSS ACRES	EST BLDG SF (2)	F.A.R. (3)
SITE AREA	27.65		
TOTAL BUILDING AREA FOR F.A.R. CALCS (2)		803,564	
F.A.R.			0.67
RETAIL/RESTAURANT		309,652	SF
OFFICE		493,912	SF
HOTEL (2)		140	KEYS
RESIDENTIAL UNITS (2)		149	UNITS
PARCELS F.1, F.2, AND F.3	GROSS ACRES	EST BLDG SF (2)	F.A.R. (3)
SITE AREA	101.71		
TOTAL BUILDING AREA FOR F.A.R. CALCS (2)		1,900,000	
F.A.R.			0.43
RETAIL		100,000	SF
OFFICE		1,800,000	SF
HOTEL		1,040	KEYS
RESIDENTIAL		3,416	UNITS
PARCELS G (8)	GROSS ACRES	EST BLDG SF (2)	F.A.R. (3)
SITE AREA	22.48		
TOTAL BUILDING AREA FOR F.A.R. CALCS (2)		632,670	
F.A.R.			0.65
RETAIL		142,415	SF
OFFICE		490,255	SF
HOTEL		136	KEYS
RESIDENTIAL		534	UNITS
PARCELS H.1 AND H.2 (8)	GROSS ACRES	EST BLDG SF (2)	F.A.R. (3)
SITE AREA	2.71		
TOTAL BUILDING AREA FOR F.A.R. CALCS (2)		76,269	
F.A.R.			0.65
RETAIL		17,168	SF
OFFICE		59,101	SF
HOTEL		16	KEYS
RESIDENTIAL		50	UNITS
DR SUPERBLOCK 5.A MASTER PLAN TOTALS (9) (10)	GROSS ACRES	EST BLDG SF (2)	F.A.R. (3)
SITE AREA (3)	272.55		
TOTAL BUILDING AREA FOR F.A.R. CALCS (2)		4,922,503	
F.A.R. (3)			0.41
RETAIL		1,760,235	SF
OFFICE		3,037,268	SF
HOTEL (2)		1,332	KEYS
RESIDENTIAL		4,149	UNITS
MISCELLANEOUS (7)		125,000	SF

MASTER PLAN REQUIREMENTS	GROSS ACRES	EST BLDG SF (2)	F.A.R. (3)
TOTAL SITE AREA	272.55		0.50
TOTAL SITE F.A.R. PERMITTED (0.50 F.A.R.)		5,936,139	
FIRST 0.35 F.A.R.		4,155,297	
ADDITIONAL 0.15 F.A.R.		1,780,842	
REQUIRED RETAIL FOR FIRST 0.35 F.A.R.		400,000	
REQUIRED RETAIL FOR ADDITIONAL 0.15 F.A.R.		623,295	
TOTAL RETAIL REQUIRED IF 0.50 F.A.R.		1,023,295	
REQUIRED RETAIL SATISFIED WITH EXISTING RETAIL		1,384,565	
D.1, D.2, D.3, D.4, D.5, D.6		1,191,000	
E.1		193,565	

Table 1 Footnotes

(1) The Desert Ridge Specific Plan allows for up to 4,163 dwelling units within Parcel 5A (see letter dated 08/01/17 from the City of Phoenix to Snell &Wilmer). The CPSP approved on 05/16/19 allocated 3,500 dwelling units to Parcels E1, E2, F1, F2, F3, G, H1, and H2 as reflected on Table 1 therein. A total of 663 dwelling units have not been previously allocated. The 2020 CPSP allocated 531 of these previously unallocated dwelling units to Parcels F1, F2, and F3, and of the remaining 132 unallocated residential units the 2024 CPSP #1 allocated 118 residential units to Parcel G leaving the remaining 14 residential units available to be allocated to Parcels H.1 and H.2 through the CPSP approval process. Up to a total of 4,149 dwelling units may be constructed on Parcels E1, E2, F1, F2, F3, G, H1 and H2 without an amendment to this CPSP, but an amendment to this CPSP is necessary to construct more than 4,149 dwelling units on Parcels E1, E2, F1, F2, F3, G, H1 and H2.

(2) "FAR " or Floor Area Ratio means gross floor area divided by the gross acres; "gross floor area" excludes residential, public uses, and hotel building areas, and all areas ancillary to a residential and hotel uses (such as leasing office, lobby, meeting rooms, fitness center, clubhouse, pool, or other ancillary or accessory structures), public uses (including any public library or community center), and excludes structured parking, common use areas such as trash areas, utility installations, common facilities (such as meeting areas), and any area consisting of, appurtenant to, or related to residential, public use, or hotel use.

(3) Gross acres and FAR calculations are based on land area measured to the centerline of adjacent roadways and a 25' wide strip of the Pima Freeway (where applicable).

(4) See Parcel 5C Conceptual Parcel Site Plan (Amended 2002) for acreage, building SF, and F.A.R. NOT A PART OF DEVELOPMENT PARCEL 5A.

(5) Refer to previously approved Conceptual Parcel Site Plan dated 03/02/07 and approved on 03/06/08.

(6) The 2023 CPSP will amend and supersede the provisions in the Conceptual Parcel Site Plan dated 08/19/16 and approved on 09/09/16 as to Parcels E.1 and E.2 only.

(7) Miscellaneous to be distributed between Parcels F.1, F.2, F.3, G, H.1 and H.2 as allocated by the Declarant under the Core Declaration subject to agreement with the City and any affected property owner.

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(9) The Master Plan requirements illustrate that there is sufficient retail to support 0.50 F.A.R., or more, if additional F.A.R. is added by a subsequently approved Conceptual Parcel Site Plan.

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VILLAGE CENTER STANDARDS

I. Master Plans

1. Development of the Village Center shall be consistent with the Desert Ridge Specific Plan.

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1. Tatum Boulevard, Deer Valley Drive and 56th Street improvements and rights-of-way currently include sidewalks, crosswalks, street furniture, streetlights, traffic signals and landscaping. A new traffic signal will be provided in connection with the completion of City North Drive at 56th Street. Additional improvements on 56th Street in connection with new curb cuts will be determined by future traffic analysis.

III. Perimeter (Arterial Street) Setbacks

Buildings, parking facilities and walls shall be setback from public rights-of-way boundaries as specified below:

1. Tatum Boulevard (East Side)
   - Building setback - 35 feet from ROW
   - Parking setback - 40 feet from ROW
   - Wall setback – 20 feet from ROW

2. Tatum Boulevard (West Side)
   - Building setback -20 feet from ROW
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   - Building setback -35 feet from ROW (Includes structured parking)
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IV. Maximum Building Height

(Per City Council Report, item 68, dated 11/6/2019, and item __, dated __/__/____)

80 feet - between 35 feet and 70 feet from ROW; 140 feet - 70 feet or more from ROW; subject to a stepback plane that inclines at a ratio of 2:1, beginning 0 feet in height at the ROW line up to 140 feet in height 70 feet from the ROW.

These Maximum Building Height provisions do not apply to the parcels marked "Not a Part" in the Building Height Exhibit above. Those parcels remain subject to the provisions of Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan which state that parcels within Superblock 5.A. shall be subject to individual site plan review through the Village Planning Committee, Planning Commission, and City Council if the proposed building height exceeds four stories.

V. Other Perimeter Treatments

1. Loading docks/bays and service and storage areas will be oriented or screened to reduce visibility from surrounding arterial streets or the Pima Freeway.

VI. Pedestrian Circulation Standards

1. Sidewalks shall be a minimum of five feet in width.
2. Amenities, such as small courtyards, benches, shade structures, denser landscape or other refuge areas, shall be provided along sidewalks at various locations.
3. Pedestrian walkways shall be intermittently shaded along their entire distance through a variety of means including structures, arcades, landscaping, building canopies and shadows, pergolas or other shadowing.
4. Pedestrian walkways shall be identified with signs, materials or colors.

CITY OF PHOENIX
MAR 13 2025
Planning & Development
Department

DESERT RIDGE

BUILDING HEIGHT EXHIBITS

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CITY OF PHOENIX
MAR 13 2025
Planning & Development
Department

Table of Contents

Design Narrative
Building Height Exhibit
Appendix A- Exhibits

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CITY OF PHOENIX
MAR 13 2025
Planning & Development
Department

Request
To establish setbacks/stepbacks for buildings with heights greater than four-stories and up to 140' in height (exclusive of rooftop mechanical and appurtenance screening) located in the areas depicted in the Building Height in this document. Buildings which conform to the criteria herein do not need further review as contemplated by Chapter 4 Section E.2.a.2 of the Desert Ridge Specific Plan.

Introduction
For purposes of this request, Parcel G refers to approximately 20 acres located in the southeast corner portion of Parcel G of Desert Ridge as shown on the Building Height Exhibit in this document. The Parcel G is bordered by Parcel F.3 to the west, CITY NORTH DRIVE to the north, North 56th Street to the east, and the Arizona State Route 101 to the south. Parcel G is zoned "Intermediate Commercial" ("C-2") in accordance with the Desert Ridge Specific Plan and the Phoenix Zoning Ordinance; it is identified as a Primary Core area and Major Employment Center within the 2015 City of Phoenix General Plan. The Desert Ridge Specific Plan comments on the Village Core:

"This is the Desert Ridge Village Core and the focus of th entire development. Along with major retail uses will be significant office/employment uses as well as residential uses at urban densities."

Desert Ridge Approval Process and Implementation
This request does not change the existing, approved entitlements. Rather, it simply identifies specific areas where buildings greater than four-stories and up to 140' in height (exclusive of rooftop mechanical and appurtenance screening) may be located. The height is already approved – the sole focus of this request is the location of the height. There is no limitation on the number of stories greater than four stories so long as the height does not exceed 140'. This request does not result in any increase in the Floor Area Ration (FAR) of 0.65 already approved by the Specific Plan. Likewise, the existing Specific Plan requirement for 20% open space is not diminished by this request. Chapter 4 of the Desert Plan Specific Plan outlines the process governing development within Desert Ridge. Chapter 4, Section E.2.a.2 (page 4-9) sets forth the criteria for approving the location of buildings within parcel G which are higher than four stories. The Village Planning Committee, Planning Commission and City Council review is "limited to confirming that the proposed plans are consistent with and meet the intentions of the Desert Ridge Specific Plan and the Areas C and D General Plan."

Areas C and D General Plan and Desert View Village Character Plan
The Areas C and D General Plan contemplates that Village Cores will be the location of the tallest buildings. Likewise, the Desert View Village Character Plan, which is included in the 2015 City of Phoenix General Plan, contemplates locating "land uses with greatest height and most intense uses within village cores..." The Character Plan does not mention specific heights in the Village Core but does refer to the Desert Ridge Specific Plan.

Desert Ridge Specific Plan Building Height Criteria
Chapter 6, Section D.5.A.3 (Page 6-49) and Chapter 4, Section E.2.a.1 (page 4-9) of the Desert Ridge Specific Plan both state:

"Maximum building height shall not exceed 140 feet. The Village Core buildings are to be the only buildings in the Desert Ridge Specific Plan which may be in excess of 100 feet with the exception of Mayo Hospital located in Superblock 3".

Prior to 2007, the Specific Plan included other criteria for buildings above four stories in the Village Core (e.g., no more than 38 floors above the fourth floor, no more than 5 eight-floor buildings, no more than 9 six-floor buildings, and spacing requirements). Those criteria were removed from the Specific Plan in 2007. The review by the Village Planning Committee, Planning Commission, and City Council had more items to consider when these criteria were still a part of the Specific Plan. Post 2007, the review is much simpler: are the heights consistent with the Specific Plan and the Areas C and D General Plan.

Proposed Heights are Consistent with the Specific Plan and the Desert View Village Character Plan
This request seeks to approve building heights of 140' throughout the Parcel G project in a single application. This proposal would eliminate the need for multiple reviews to allow buildings over four stories in the future. The proposed heights:

- Are in conformance with the Desert Ridge Specific Plan
- Align with the vision for the Desert Ridge Village Core
- Align with the 2015 General Plan
- Align with principals established by the Areas C and D General Plan
- Will not increase density beyond what has already been approved previously.

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MAR 13 2025
Planning & Development
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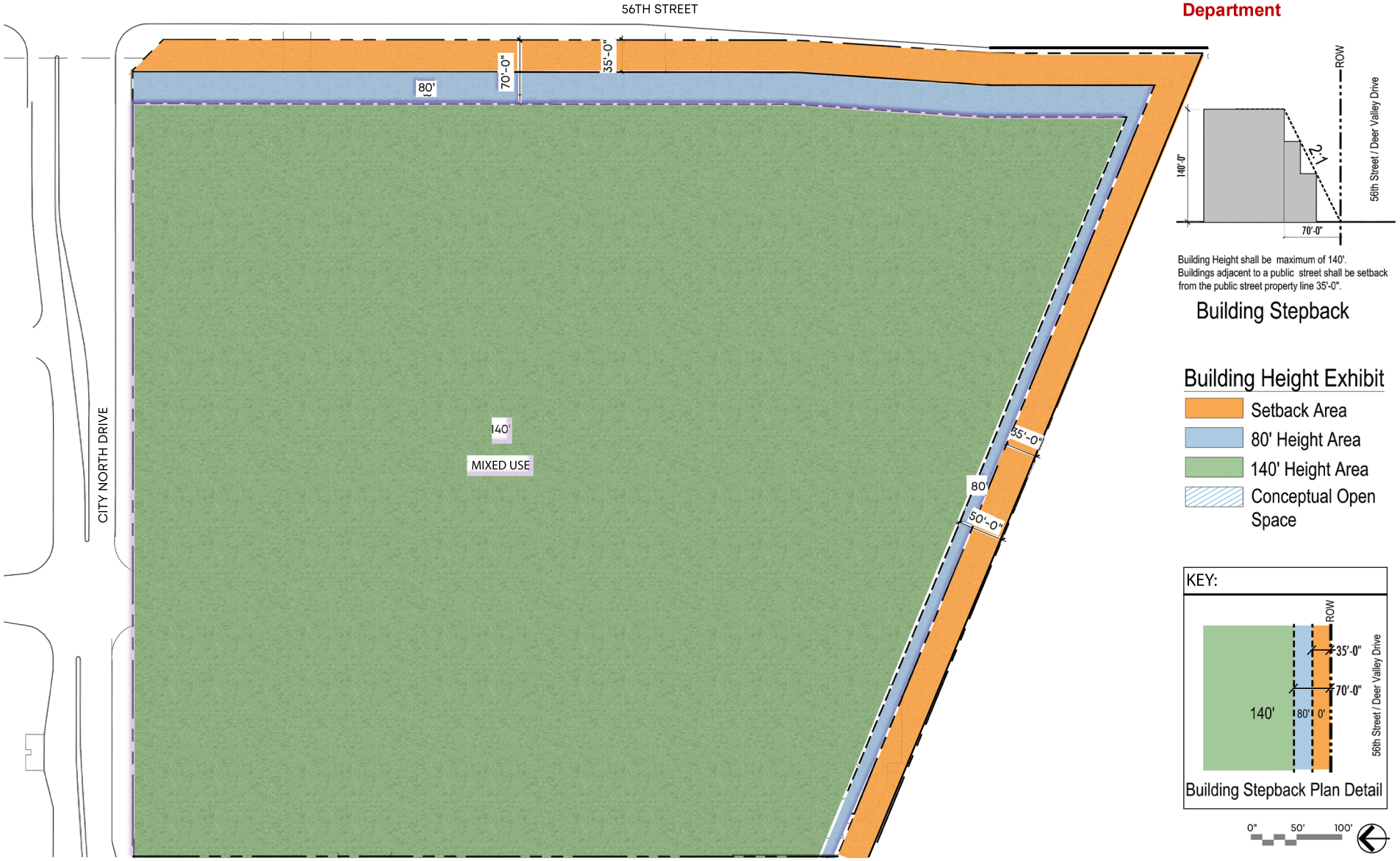


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Project Site

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Building Setback and Height Exhibit

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Aerial View - Proposed Height Request



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Rendering - Proposed Height Request

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Aerial View - Current Proposed Plan



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Rendering - Current Proposed Plan

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 58

Amend City Code - Ordinance Adoption - Rezoning Application Z-162-24-8 - Approximately 230 Feet East of the Southeast Corner of 7th Street and Elwood Street (Ordinance G-7382) - District 8

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-162-24-8 and rezone the site from R-4 RSIOD (Multifamily Residence District, Rio Salado Interim Overlay District) and C-3 RSIOD (General Commercial, Rio Salado Interim Overlay District) to C-3 RSIOD (General Commercial, Rio Salado Interim Overlay District) for fabrication, office and warehouse.

Summary

Current Zoning: R-4 RSIOD (2.89 acres) and C-3 RSIOD (0.49 acres)
Proposed Zoning: C-3 RSIOD
Acreage: 3.38
Proposal: Fabrication, office and warehouse

Owner: 749E LLC and MKRK Investments, LLC c/o Mike Kern
Applicant/Representative: Mario Mangiamele, Iplan Consulting Corporation

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The South Mountain Village Planning Committee heard this item on March 11, 2025, and recommended denial, by a vote of 15-0.
PC Action: The Planning Commission heard this item on April 3, 2025, and recommended approval, per the staff recommendation, by a vote of 6-1-1.

Location

Approximately 230 feet east of the southeast corner of 7th Street and Elwood Street
Council District: 8
Parcel Address: 749 E. Elwood Street

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-162-24-8) FROM R-4 RSIOD (MULTIFAMILY RESIDENCE DISTRICT, RIO SALADO INTERIM OVERLAY DISTRICT) AND C-3 RSIOD (GENERAL COMMERCIAL, RIO SALADO INTERIM OVERLAY DISTRICT) TO C-3 RSIOD (GENERAL COMMERCIAL, RIO SALADO INTERIM OVERLAY DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 3.38-acre site located approximately 230 feet east of the southeast corner of 7th Street and Elwood Street in a portion of Section 21, Township 1 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from 2.89 acres of “R-4 RSIOD” (Multifamily Residence District, Rio Salado Interim Overlay District) and 0.49 acres of “C-3 RSIOD” (General Commercial, Rio Salado Interim Overlay District) to “C-3 RSIOD” (General Commercial, Rio Salado Interim Overlay District).

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SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance with the site plan and elevations date stamped February 14, 2025, as approved by the Planning and Development Department.

2. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

3. Four bicycle spaces shall be provided on the site through Inverted U and/or artistic racks located near the building entrances or in a secure location inside the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

4. Bicycle parking spaces and pedestrian walkways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

5. A minimum 6-foot landscape setback shall be provided along the west perimeter of the site, as approved by the Planning and Development Department.

6. A minimum 10-foot landscape setback shall be provided along the south perimeter of the site, as approved by the Planning and Development Department.

7. The landscape setbacks along the east, south, and west portions of the site shall be planted with minimum 2-inch caliper trees, planted 20 feet on center, or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department. Where utility conflicts exist, the

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developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

8. A minimum of 2% of the required vehicle parking spaces shall include EV Capable infrastructure.

9. The landscape setback along Elwood Street shall be planted to include native cacti or similar spiny desert accent plants, as approved by the Planning and Development Department.

10. Site lighting shall be provided at building entrances/exits and in public assembly and parking areas, as approved by the Planning and Development Department.

11. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, shade trees, or a combination thereof.

12. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.

13. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

14. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.

15. The sidewalk along Elwood Street shall be a minimum of 6 feet in width and detached with a minimum 8-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

    b. Shrubs, accents and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

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Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

16. A minimum 40 feet of right-of-way shall be dedicated and constructed for the south side of Elwood Street.

17. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated January 15, 2025, including the proportional contribution of $80,000 to the Street Transportation Department prior to Final Site Plan approval for the future signalized intersection at 7th Street and Elwood Street.

18. 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.

19. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

20. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

21. In the event archaeological 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 Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

22. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the

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decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 7th day of May, 2025.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-162-24-8

A portion of Lot 53, Lot 60 and Lot 61 of MONTE VISTA ACRES PLAT A, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 22 of Maps, Page 36, being located in a portion of the Southwest quarter of Section 21, Township 1 North, Range 3 East of the Gila and Salt Rive Base and Meridian, Maricopa County, Arizona and also being APN 113-18-027H according to the Maricopa County Assessor, Arizona and being more particularly described as follows:

COMMENCING at the intersection of 7th Street and Elwood Street, monumented with a brass cap flush, which bears North 00 degrees 11 minutes 00 seconds West 1094.27 feet from the intersection of 7th Street and Jones Street, monumented with a brass cap flush, as shown on the RECORD OF SURVEY recorded in Book 1184 of Maps, Page 10, records of Maricopa County, Arizona;

Thence along the monument line of Elwood Street as shown on said RECORD OF SURVEY, South 89 degrees 42 minutes 54 seconds East 260.06 feet to the point of curvature of a curve to the left, having a radius of 730.00 feet and monumented with a brass cap flush;

Thence along said curve to the left through a central angle of 00 degrees 39 minutes 20 seconds an arc distance of 8.35 feet to the POINT OF BEGINNING;

Thence continuing along said curve to the left, through a central angle of 19 degrees 19 minutes 41 seconds an arc distance of 246.26 feet to a point for tangency and monumented with a brass cap flush;

Thence North 70 degrees 18 minutes 08 seconds East a distance of 168.26 feet to a point in the east line of Lot 61 as shown on the Monte Vista Acres Plat ‘A’ subdivision, recorded in Book 22 of Maps, Page 35, Records of Maricopa County, Arizona;

Thence departing the monument line of Elwood Street along said east line of Lot 61, South 00 degrees 08 minutes 56 seconds East a distance of 44.57 feet and monumented with an iron rod with cap labeled “GOETZ” in the South right of way line of Elwood Street;

Thence continuing along said east line of Lot 61 and also Lot 60 and Lot 53, South 00degrees 08 minutes 56 seconds East a distance 386.72 feet to the southeast corner of lot 53;

Thence North 89 degrees 45 minutes 42 seconds West along the south line of said Lot 53 a distance of 400.01 feet to the southwest corner of Lot 53 and monumented with an iron rod;

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Thence along the west line of said Lot 53 and Lot 60, North 00 degrees 08 minutes 56 seconds West a distance of 288.20 feet and monumented with an iron rod with cap labeled “Goetz” in the South right of way line of Elwood Street;

Thence North 00 degrees 08 minutes 56 seconds a distance of 42.00 feet to the POINT OF BEGINNING.

Containing an area of 147,106 square feet or 3.377 acres, more or less.

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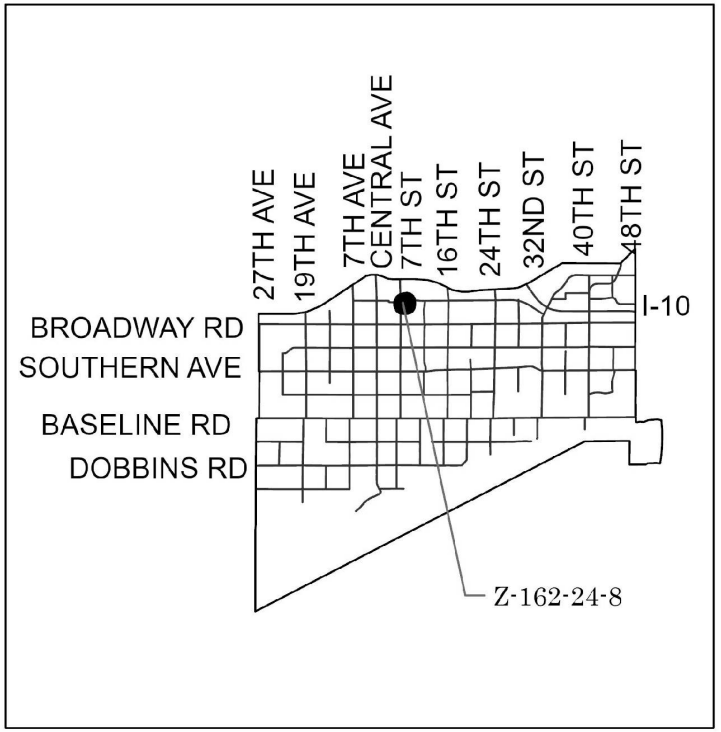
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-162-24-8
Zoning Overlay: Rio Salado Interim Overlay District
Planning Village: South Mountain





NOT TO SCALE

N

Drawn Date: 4/7/2025

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City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** *59

REQUEST TO WITHDRAW (SEE ATTACHED MEMO) (CONTINUED FROM APRIL 23, 2025) - Public Hearing and Formal Action - Planning Hearing Officer Application - PHO-2-25--Z-174-87-2(1) - Southwest Corner of 27th Avenue and Deer Valley Road - District 1

Request to hold a public hearing and consider the Planning Hearing Officer's recommendation by the City Council on matters heard by the Planning Hearing Officer on February 19, 2025.

Summary

Application: PHO-2-25--Z-174-87-2(1)
Existing Zoning: C-1 DVAO
Acreage: 9.98

Owner: QuikTrip Corporation
Applicant/Representative: Lauren Proper Potter, Huellmantel & Affiliates

Proposal:
1. Request to modify Stipulation 1 regarding general conformance to the site plan presented.
2. Request to delete Stipulation 9 regarding design standards of the C-1 parcel.

VPC Action: The Deer Valley Village Planning Committee opted not to hear this case.
PHO Action: The Planning Hearing Officer recommended approval with a modification and an additional stipulation.

Location

Southwest corner of 27th Avenue and Deer Valley Road
Council District: 1
Parcel Address: 2725 W. Deer Valley Road

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A - Stipulations – PHO-2-25—Z-174-87-2(1)

Location: Southwest corner of 27th Avenue and Deer Valley Road

STIPULATIONS:

1.	~~That~~ THE development SHALL be in general conformance to the site plan DATE STAMPED NOVEMBER 15, 2024, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT ~~presented with appropriate modifications as may be necessary due to drainage and circulation needs~~.	
2.	~~That~~ Residential densities SHALL not exceed the following limits:	
	a.	R1-6 – maximum 4.0 dwelling units per acre.
	b.	R-2 – maximum 8.0 dwelling units per acre.
	c.	R-3 – maximum 12.0 dwelling units per acre.
	d.	R-3A – maximum 22.0 dwelling units per acre.
3.	~~That~~ Each development be subject to Development Coordination office review and approval in accord with Section 511 of the Zoning Ordinance.	
4.	~~That~~ A master grading and drainage plan for Parcels 1, 2, and 3 SHALL be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. A master grading and drainage plan for Parcels 4 and 5 shall be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase II development. Each phase shall be in accord with the approved plan.	
5.	~~That~~ The Scatter Wash Floodway SHALL be preserved and enhanced in a natural desert state concurrent with Phase I development.	
6.	~~That~~ The rechannelization of the East Scatter Wash SHALL reflect a natural desert design.	
7.	~~That~~ ALL hiking and riding trails SHALL be dedicated within the Scatter Wash and be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. Additional trails shall be provided throughout the site for the use of the residents and shall tie residential open space areas to the wash, apartments, and commercial areas.	

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8.	~~That~~ The residential development adjacent to the Scatter Wash SHALL be designed with front or side on treatment.		
~~9.~~	~~That the C-1 parcel be subject to the following design standards:~~		
	~~a.~~	~~Maximum of one detached pad architecturally integrated with the entire center design.~~	
	~~b.~~	~~Maximum Floor Area Ratio not to exceed .2.~~	
	~~c.~~	~~Maximum one-story, 25 feet building height.~~	
	~~d.~~	~~Minimum 20-foot landscape setbacks together with screening walls/berms or a combination thereof be provided adjacent to perimeter streets.~~	
	~~e.~~	~~Minimum 24-inch box size shade trees be provided a maximum of 20 feet on center or placed in equivalent groupings adjacent to perimeter streets with minimum 15 gallon size shade trees spaced a maximum of 20 feet on center around the remainder of the site.~~	
9. ~~10.~~	~~That~~ 31st Avenue SHALL be fully improved between Rose Garden Land and the northern boundary of Parcels 1 and 2 as to the 60-foot full street and between the northern boundary of Parcels 1 and 2 and Deer Valley Drive as to the 30-foot half street on the east side concurrent with or prior to Phase II development.		
10. ~~11.~~	~~That~~ The following rights-of-way SHALL be dedicated within one year of the auction of the adjoining parcel(s) by the State:		
	a.	40-foot half street right-of-way for the west side of 27th Avenue.	
	b.	55-foot half street right-of-way for the south side of Deer Valley Drive.	
	c.	30-foot half street right-of-way for the north side of Rose Garden Lane.	
	d.	25-foot half street right-of-way for the east side of 33rd Avenue.	
	e.	60-foot full street right-of-way for 31st Avenue with a 30-foot half street right-of-way on the north half of the site.	
	f.	14’x14’ triangle at the intersection of 31st Avenue and Rose Garden	

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		Lane.
	g.	18’x18’ triangle at the intersection of 31st Avenue and Deer Valley Drive.
	h.	21’x21’ triangle at the intersection of Deer Valley Drive and 27th Avenue.
	i.	Additional right-of-way including bus bays and right turn lanes as determined at the time of Development Coordination Office review.
11.	THE RIGHT-OF-WAY SHALL BE DEDICATED AND A BUS BAY (DETAIL #P-1256) CONSTRUCTED ON 27TH AVENUE AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.	

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City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: March 21, 2025

From: Joshua Bednarek
Planning and Development Director

Subject: WITHDRAWAL OF ITEM 81 ON THE MARCH 26, 2025, FORMAL AGENDA – PLANNING HEARING OFFICER ACTION - PHO-2-25--Z-174-87-2(1) - SOUTHWEST CORNER OF 27TH AVENUE AND DEER VALLEY ROAD

Item 81, Planning Hearing Officer Application No. PHO-2-25--Z-174-87-2(1). This is a request to modify Stipulation 1 regarding general conformance to the site plan presented and to delete Stipulation 9 regarding design standards of the C-1 parcel for a 9.98-acre site located at southwest corner of 27th Avenue and Deer Valley Road for a proposed new service station and store.

The applicant has requested to withdraw the item from the March 26, 2025, agenda to allow the City Council an opportunity to consider modifications to the proposal, staff recommends withdrawing the case so that it can be advertised for a public hearing at the April 23, 2025, City Council Formal meeting.

Approved: _____
Alan Stephenson, Deputy City Manager

Attachment:
Exhibit A – Email from applicant dated March 20, 2025

Stephanie Vasquez

From: Lauren Proper Potter <lauren.proper@huellmantel.com>
Sent: Thursday, March 20, 2025 11:48 AM
To: Tricia Gomes
Subject: PHO-2-25-Z-174-87-2 - Continuance Request

Importance: High

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

Hello Deputy Director Gomes,

Please consider this our formal request to continue PHO-2-25-Z-174-87-2, which is scheduled to be heard by the City Council on March 26th. We would like additional time to meet with the Vice Mayor's office and respectfully request that this item be scheduled for the April 23rd City Council hearing.

Please let me know if you have any questions. Thank you.

Best regards,

Lauren Proper Potter

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: April 18, 2025

From: Joshua Bednarek JB
Planning and Development Director

Subject: CONTINUANCE OF ITEM 70 ON THE APRIL 23, 2025, FORMAL AGENDA – PLANNING HEARING OFFICER ACTION - PHO-2-25--Z-174-87-2(1) - SOUTHWEST CORNER OF 27TH AVENUE AND DEER VALLEY ROAD

Item 70, Planning Hearing Officer Application No. PHO-2-25--Z-174-87-2(1). This is a request to modify Stipulation 1 regarding general conformance to the site plan presented and to delete Stipulation 9 regarding design standards of the C-1 parcel for a 9.98-acre site located at southwest corner of 27th Avenue and Deer Valley Road for a proposed new service station and store.

Staff has received correspondence from the applicant requesting a continuance to address concerns.

Staff recommends continuing this item to the May 7, 2025, City Council Formal meeting.

Approved: _____
Alan Stephenson, Deputy City Manager

Attachment:
Exhibit A – Email from applicant dated April 18, 2025

Tricia Gomes

From: Lauren Proper Potter <lauren.proper@huellmantel.com>
Sent: Friday, April 18, 2025 3:32 PM
To: Tricia Gomes
Subject: PHO-2-25-Z-174-87-2 - Continuance Request

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Report Suspicious

Hello Deputy Director Gomes,

Please consider this formal request to continue our case from the April 23rd Council meeting to May 7th, 2025. Please feel free to reach out with any questions. Thank you.

Best regards,

Lauren Proper Potter

Huellmantel Affiliates
LAUREN PROPER POTTER
Senior Attorney
(480) 921-2800
(480) 221-6637
lauren.proper@huellmantel.com

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: May 2, 2025

From: Joshua Bednarek JB
Planning and Development Director

Subject: WITHDRAWAL OF ITEM 59 ON THE MAY 7, 2025, FORMAL AGENDA – PLANNING HEARING OFFICER ACTION - PHO-2-25--Z-174-87-2(1) - SOUTHWEST CORNER OF 27TH AVENUE AND DEER VALLEY ROAD

Item 59, Planning Hearing Officer Application - PHO-2-25--Z-174-87-2(1). This is a request to modify Stipulation 1 regarding general conformance to the site plan presented and to delete Stipulation 9 regarding design standards of the C-1 parcel for a 9.98-acre site located at southwest corner of 27th Avenue and Deer Valley Road for a proposed new service station and store.

The applicant has requested to withdraw the request and will no longer pursue a modification of the site. Attached is a copy of the applicant's withdrawal request.

Approved: _____
Alan Stephenson, Deputy City Manager

*Attachment – email from applicant dated May 2, 2025

From: Lauren Proper Potter
To: Tricia Gomes
Subject: PHO-2-25-Z-174-87-2 - Withdrawal Request
Date: Friday, May 2, 2025 2:37:31 PM
Attachments: image001.png

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

Hello Deputy Director Gomes,

Please consider this formal request to withdraw our case current set for the May 7th, 2025, agenda. We are withdrawing for the purpose of making some site plan modifications in conjunction with the Vice Mayor's office and plan to refile a modified request in the future.

Please feel free to reach out with any questions. Thank you.

Best regards,

Lauren Proper Potter

Huellmantel & Affiliates

LAUREN PROPER POTTER
Senior Attorney

(480) 921-2800
(480) 221-6637
lauren.proper@huellmantel.com

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** *60

ITEM REVISED (SEE ATTACHED MEMO) Public Hearing and Ordinance Adoption - Rezoning Application Z-164-24-3 - Southwest Corner of Cave Creek Road and Peoria Avenue (Ordinance G-7387) - District 3

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-164-24-3 and rezone the site from C-2 (Intermediate Commercial District) to R-5 (Multifamily Residence District - Restricted Commercial) to allow multifamily residential.

Summary

Current Zoning: C-2
Proposed Zoning: R-5
Acreage: 2.18 acres
Proposal: Multifamily residential

Owner: Valle Point, LLC
Applicant: Allante Properties, LLC
Representative: Alan Beaudoin, Norris Design, Inc.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The North Mountain Village Planning Committee heard this item on February 19, 2025 and recommended approval, per the staff recommendation with direction, by a vote of 13-0-1.
PC Action: The Planning Commission heard this item on March 6, 2025 and recommended approval, per the North Mountain Village Planning Committee recommendation, by a vote of 7-0.
CC Action: For City Council action, the item was scheduled for the April 9, 2025 Formal Meeting and was withdrawn to consider modifications and re-advertised for a public hearing on May 7, 2025.

Location

Southwest corner of Cave Creek Road and Peoria Avenue
Council District: 3

Parcel Address: 1313, 1355, 1363 E. Peoria Avenue; and 10440 and 10444 N. Cave Creek Road

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-164-24-3) FROM C-2 (INTERMEDIATE COMMERCIAL) TO R-5 (MULTIFAMILY RESIDENCE DISTRICT – RESTRICTED COMMERCIAL).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 2.18-acre site located at the southwest corner of Cave Creek Road and Peoria Avenue in a portion of Section 28, Township 3 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “C-2” (Intermediate Commercial) to “R-5” (Multifamily Residence District – Restricted Commercial).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

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violation of which shall be treated in the same manner as a violation of the City of

Phoenix Zoning Ordinance:

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.

2. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or equivalent groupings, as approved by the Planning and Development Department.

3. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

4. A minimum 30 feet of right-of-way shall be dedicated and constructed for the south half of Peoria Avenue, as approved by the Planning and Development Department.

5. A minimum 6-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area shall be constructed on the south side of Peoria Avenue and planted to the following standards, as approved or modified by the Planning and Development Department:

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

    b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

6. A minimum of 50 feet of right-of-way shall be dedicated and constructed for the west half of Cave Creek Road, as approved by the Planning and Development Department.

7. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area shall be constructed on the west side of Cave Creek Road and planted to the following standards, as approved or modified by the Planning and Development Department:

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted

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20 feet on center, or in equivalent groupings.

b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

8. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated January 29, 2025.

9. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

10. 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.

11. A bus bay and pad along Cave Creek Road shall be constructed per the requirements of City of Phoenix Standard Details P1256, P1258, and P1262, as approved by the Planning and Development Department. The entirety of the facility shall be placed within the public right-of-way or an easement. Additional right-of-way dedication may be necessary as required by the Planning and Development Department.

12. A minimum of 2% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure. A minimum of 8% of the required parking spaces shall include EV Capable infrastructure.

13. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.

    a. The developer shall provide secure bicycle parking per Section 1307 of the Zoning Ordinance.

    b. Guest bicycle parking shall be provided at a minimum rate of 0.05 space per dwelling unit, up to a maximum of 50 spaces.

    c. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.

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d. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:

   i. Standard repair tools affixed to the station;

   ii. A tire gauge and pump affixed to the base of the station or the ground;

   iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

14. All bicycle infrastructure, pedestrian pathways (including sidewalks), and transit stops shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

15. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.

16. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.

17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Program for a minimum of ten years, or as approved by the Planning and Development Department.

18. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

19. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

20. In the event archaeological 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 Archaeologist, and allow time for the

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Archaeology Office to properly assess the materials.

21. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 7th day of May, 2025.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

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Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-164-24-3

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION BEARS SOUTH 89°52'09" EAST, A DISTANCE OF 1202.10 FEET;

THENCE ALONG THE NORTH LINE OF SECTION 28, SOUTH 89°52'09" EAST, A DISTANCE OF 118.70 FEET, TO A BRASS CAP IN HANDHOLE MARKING THE INTERSECTION OF PEORIA AVENUE AND CAVE CREEK ROAD;

THENCE LEAVING SECTION LINE, ALONG THE MONUMENT LINE OF CAVE CREEK ROAD, SOUTH 32°30'54" WEST, A DISTANCE OF 348.62 FEET;

THENCE CONTINUING ALONG SAID MONUMENT LINE, BEING A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1300.00 FEET, A CENTRAL ANGLE OF 02°12'30", A TANGENT LENGTH OF 25.06 FEET, THE CHORD OF WHICH BEARS SOUTH 31°40'20" WEST, A CHORD DISTANCE OF 50.10 FEET, FOR AN ARC LENGTH OF 50.10 FEET;

THENCE LEAVING SAID MONUMENT LINE, NORTH 89°45'30" WEST, A DISTANCE OF 281.18 FEET;

THENCE NORTH 30°42'38" EAST, A DISTANCE OF 203.15 FEET;

THENCE NORTH 32°42'53" EAST, A DISTANCE OF 191.86 FEET, TO A POINT THE NORTH LINE OF SECTION 28;

THENCE SOUTH 89°52'09" EAST, A DISTANCE OF 168.73 FEET, TO THE POINT OF BEGINNING;
CONTAINING 96,366 SQ.FT., 2.212 ACRES (MORE OR LESS)

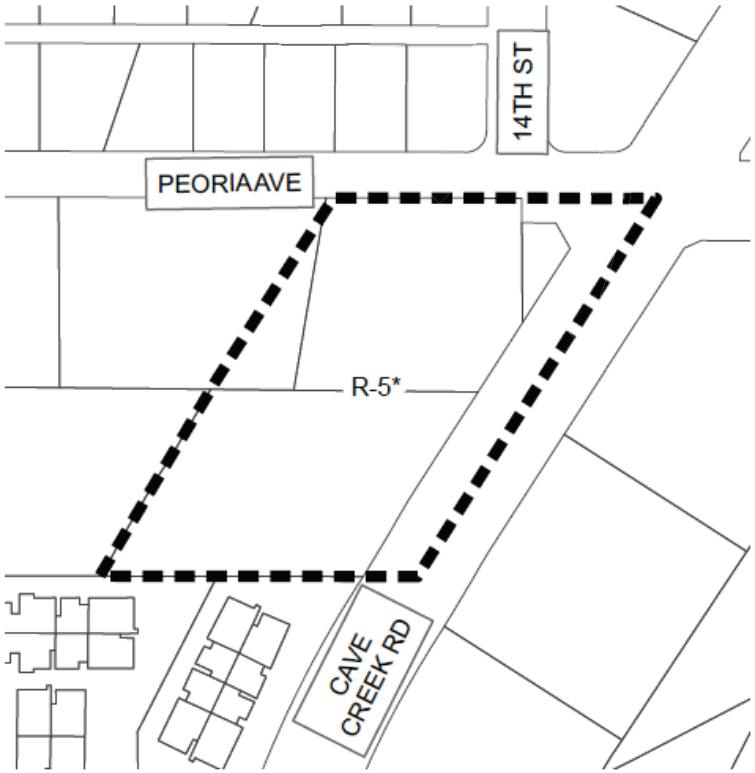
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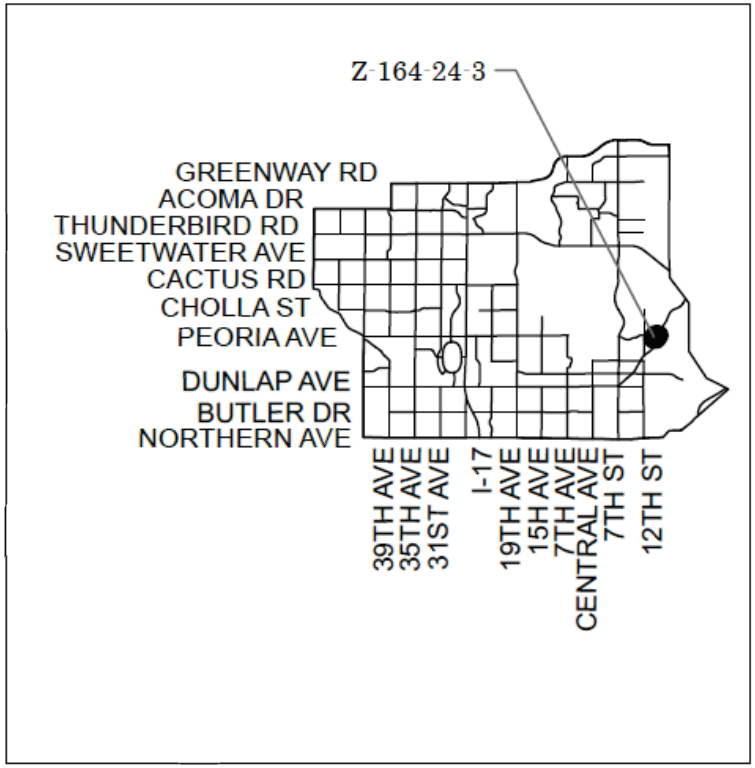
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-164-24-3
Zoning Overlay: N/A
Planning Village: North Mountain





NOT TO SCALE

N

Drawn Date: 3/7/2025

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ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-164-24-3
February 12, 2025

North Mountain Village Planning Committee Meeting Date:	February 19, 2025
Planning Commission Hearing Date:	March 6, 2025
Request From:	C-2 (Intermediate Commercial) (2.18 acres)
Request To:	R-5 (Multifamily Residence District – Restricted Commercial) (2.18 acres)
Proposal:	Multifamily residential
Location:	Southwest corner of Cave Creek Road and Peoria Avenue
Owner:	Valle Point, LLC
Applicant:	Allante Properties
Representative:	Alan Beaudoin, Norris Design
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Cave Creek Road	Major Arterial	42-foot west half street
	Peoria Avenue	Minor Collector	0 to 22-foot south half street
CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOOD; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles. The proposal is compatible with surrounding land uses and zoning designations, and will add to the mix of housing types within the area.			
BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREE AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.			

The proposal, as stipulated, provides enhanced shading and planting standards for pedestrian pathways, bicycle parking areas and bus stops.
CONNECT PEOPLE AND PLACES CORE VALUE; PUBLIC TRANSIT; LAND USE PRINCIPLE: Continue to require installation of bus bays at appropriate locations, continue to reserve and require easements or right of ways for bus shelters. As stipulated, the proposal will include the installation of a new bus bay and bus pad adjacent to the site.

Applicable Plan, Overlays, and Initiatives
Target Area F Redevelopment Plan: Background Item No. 7.
Housing Phoenix Plan: Background Item No. 8.
Complete Streets Guiding Principles: Background Item No. 9.
Comprehensive Bicycle Master Plan: Background Item No. 10.
Tree and Shade Master Plan: Background Item No. 11.
Transportation Electrification Action Plan: Background Item No. 12.
Conservation Measures for New Development: Background Item No. 13.
Phoenix Climate Action Plan: Background Item No. 14.

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Vacant	C-2
North (across Peoria Avenue)	Single-family residential and restaurant	R-5, C-2
South	Multifamily residential	R-3A PCD
East (across Cave Creek Road)	Commercial uses	C-2
West	Vacant (proposed multifamily residential)	R-5

R-5 Multifamily Residence District (Planned Residential Development Option)		
Standards	**Requirements**	**Site Plan Provisions**
Gross Acres	-	2.18 acres - Rezone Area 5.20 acres - Project Area
Maximum Dwelling Units	Rezone area - 99, 114 with bonus Project area - 237, 271 with bonus	Rezone area - Unspecified Project Area - 240 (Met)
Maximum Density (dwelling units/acre)	45.68, 52.20 with bonus	Rezone Area - Unspecified Project Area - 46.15 (Met)
Maximum Building Height	4 stories or 48 feet; 15 feet within 10 feet of a single-family zoning district,1-foot increase in height for every additional 1-foot of building setback to the maximum permitted height	4 stories and 48 feet (Met)
Minimum Perimeter Building Setbacks		
Adjacent to a Street	20 feet	Peoria Avenue: 20 feet (Met) Cave Creek Road: 20 feet (Met)
Adjacent to a Property Line	15 feet	South: Not depicted, approximately 45 feet (Met) West: Not depicted, approximately 30 feet (Met)
Minimum Landscape Setbacks		
Adjacent to a Street	20 feet	Peoria Avenue: 20 feet (Met) (*Parking spaces not permitted in landscape setback) Cave Creek Road: 20 feet (Met)
Adjacent to a Property Line	5 feet	South: 7 feet (Met) West: Not depicted, approximately 5 feet (Met)
Lot Standards		
Minimum Common Area / Open Space	5 percent	10 percent (Met)
Maximum Lot Coverage	50 percent	49 percent (Met)

Minimum Parking	360 spaces, 1.5 spaces per dwelling unit	373 spaces (Met)

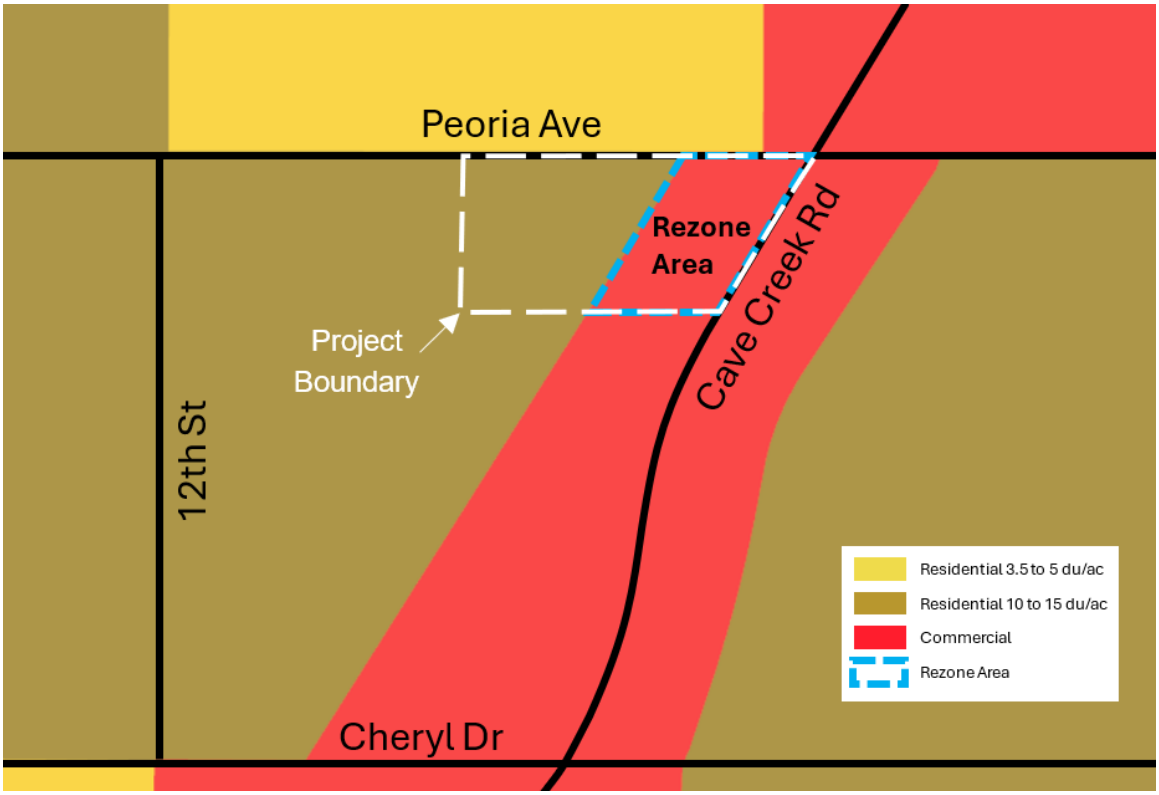
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 2.18 acres located at the southwest corner of Cave Creek Road and Peoria Avenue from C-2 (Intermediate Commercial) to R-5 (Multifamily Residence District - Restricted Commercial) for multifamily residential. The subject site is proposed to be developed in combination with the area to the west for one multifamily residential building and associated parking structure.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The subject site, as well as areas to the north, east and south are designated as Commercial on the General Plan Land Use Map. To west is designated as Residential 10 to 15 dwelling units per acre. To the north is designated Residential 3.5 to 5 dwelling units per acre and Commercial. The proposal for R-5 zoning is not consistent with the General Plan Land Use; however, a General Plan Amendment is not required as the site is less than 10 acres.



General Plan Land Use Map; Source: City of Phoenix GIS with annotations by staff

SURROUNDING LAND USES AND ZONING

3. To the east, across Cave Creek Road, are commercial uses zoned C-2. To the north, across Peoria Avenue, is a restaurant zoned C-2 and single-family residences zoned R-5. To the south is multifamily residential zoned R-3 PCD (Multifamily Residential District, Planned Community District). To the west is vacant land that is part of the project area, and zoned R-5.

4. The following image illustrates the subject site and its proximity to the adjacent properties and zoning.



Source: City of Phoenix GIS

PROPOSAL

5. Site Plan

The site plan, attached as an exhibit, depicts a 240-unit apartment building. The building and its appurtenances will span the larger approximately five-acre site as outlined in white below; however, the area included in the subject rezone request is outlined in red and is only approximately two acres of the larger 5-acre site.



Source: Norris Design with annotations by staff

Parking will consist of 360 vehicular spaces, mostly located within the internalized parking structure, with 22 spaces and one loading zone located on the surface lot.

Primary access to the larger site will be from Peoria Avenue, which will lead to a small parking area and ultimately an access gate that leads to additional surface parking, loading zone, and second gate with ultimate access to Cave Creek Road. Access to the parking garage will occur at a dedicated entrance from Peoria Avenue and along the south side of the building via the aforementioned private drive.

Amenities will include an internalized courtyard with pool, cabanas, BBQ area and landscape areas. Located in the southwest corner of the larger site within the gated area will be a dog park.

6. <u>Elevations</u>

The elevations, attached as an exhibit, depict a four-story building with a maximum height of 48 feet. The exterior materials are shown as stucco, masonry tile, and block but are otherwise undefined, while the parking spaces within the integrated parking garage are shown to be screened but are also otherwise undefined.

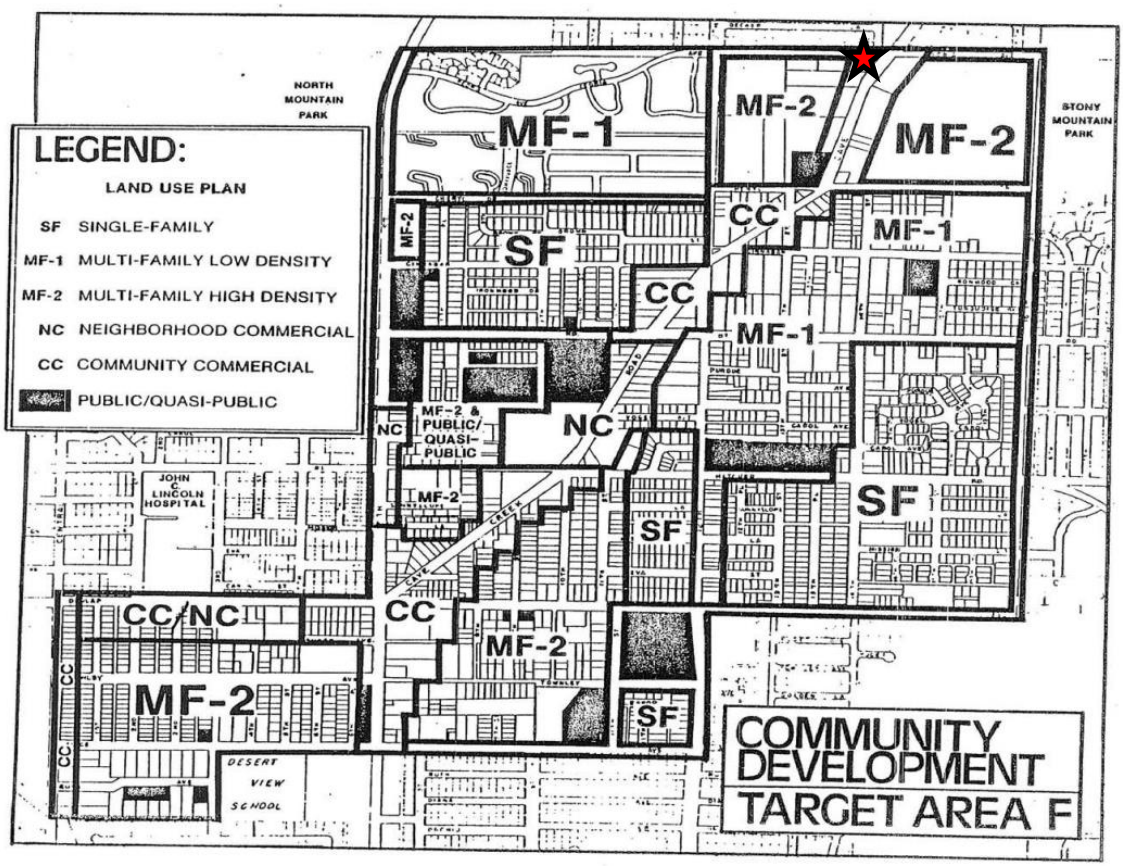


Source: Kephart

ADOPTED AREA PLANS, STUDIES, AND POLICIES

7. **Target Area F Redevelopment Plan:**

Adopted January 1980 and amended February 1981 (Resolution No. 15576), the Target Area F Redevelopment Plan encompasses approximately 800 acres of the Sunnyslope area. The following map, taken from the Plan, includes what was then a forward-looking Land Use Plan, which shows the subject site as being designated as Community Commercial and adjacent to an area designated as High-Density Multi-Family.



Source: Target Area F Redevelopment Plan with annotations by staff

While the Target Area F's Land Use Plan designates the site as Community Commercial, which would suggest the proposed rezone does not advance the goals and policies of the Plan, Section III of the Target Area F Redevelopment Plan also includes several Objectives, which include but are not limited to the following:

1. *Ensure the stability of existing viable residential areas and stabilize declining residential neighborhoods by removing structurally substandard buildings and blighting influences which act as a disincentive for private reinvestment.*

3. *Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities.*

5. *Ensure the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods and preservation of the environment.*

9. Create a sense of community and neighborhood throughout the Target Area in order to enhance its attractiveness as a place to live, work, and play.

The larger five-acre multifamily development that is associated with the proposed rezone acts to redevelop the site in a manner that advances these objectives.

8. **Housing Phoenix Plan:**
In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety of housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

9. **Complete Streets Guiding Principles:**
The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposed development, as stipulated, will support walking, bicycling, and transit use by including the following:

- Contrasting pavement for pedestrian crossings;
- Shaded, detached sidewalks along Peoria Avenue and Cave Creek Road;
- Bus bay and bus pad adjacent to the site;
- Bicycle infrastructure including guest bicycle parking, electrical charging stations, and fix-it station;
- Shaded bicycle, pedestrian, and transit infrastructure.

These are addressed in Stipulation Nos. 3, 5, 7, 11, 13, and 14.

10. **Comprehensive Bicycle Master Plan**
The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. Stipulation No.13 requires bicycle parking with supporting

equipment, all to be installed per the requirements in the city's Walkable Urban (WU) Code.

11. **Tree and Shade Master Plan**
The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff recommends robust tree planting standards including:

- Landscape setbacks to be planted with 2-inch caliper shade trees at 20-feet on center;
- The use of 2-inch caliper trees to achieve 75% shade for all detached sidewalks;
- The use of shade structure, trees, or landscaping to achieve 75% shade at bicycle, pedestrian, and transit infrastructure;
- Vegetating the surface parking lot with minimum 2-inch caliper trees to achieve a minimum of 25 percent shade.

These are addressed in Stipulation Nos. 2, 5, 7, 14, and 19.

12. **Transportation Electrification Action Plan**
In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan, to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure, is to recommend a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 12. Additionally, electric receptacles are required for electric bicycle charging per Stipulation No. 13.c.

13. **Conservation Measures for New Development:**
In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 15 through 19.

14. **Phoenix Climate Action Plan:**
In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emission reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 18, which requires a minimum of two GI techniques for stormwater management to be implemented.

COMMUNITY INPUT SUMMARY

15. As of the writing of this report, no community correspondence has been received.

INTERDEPARTMENTAL COMMENTS

16. The Street Transportation Department requires sufficient right-of-way dedication to bring the half-width for Peoria Avenue to 30 feet adjacent to the site, and a right-of-way dedication along Cave Creek Road to bring the half-width to 50 feet adjacent to the site. Improvements will include curb, gutter, detached sidewalk, and landscaping as outlined in Stipulations No. 4 through No. 10.

17. The Public Transit Department requested a bus bay, bus stop pad and if necessary, additional dedication of right-of-way along Cave Creek Road. This is addressed in Stipulation No. 11.

OTHER

18. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the

City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 20.

19. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 21.

20. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

2. As stipulated, the proposal advances the goals and policies of adopted plans and policies.

3. The proposal is appropriate at this location and is compatible with surrounding land uses.

Stipulations

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.

2. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or equivalent groupings, as approved by the Planning and Development Department.

3. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

4. A minimum 30 feet of right-of-way shall be dedicated and constructed for the south half of Peoria Avenue, as approved by the Planning and Development Department.

5. A minimum 6-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area shall be constructed on the south side of Peoria Avenue and planted to the following standards, as approved or modified by the Planning and Development Department:

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

    b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

6. A minimum of 50 feet of right-of-way shall be dedicated and constructed for the west half of Cave Creek Road, as approved by the Planning and Development Department.

7. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area shall be constructed on the west side of Cave Creek Road and planted to the following standards, as approved or modified by the Planning and Development Department:

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

    b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

8. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated January 29, 2025.

9. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

10. 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.

11. A bus bay and pad along Cave Creek Road shall be constructed per the requirements of City of Phoenix Standard Details P1256, P1258, and P1262, as approved by the Planning and Development Department. The entirety of the facility shall be placed within the public right-of-way or an easement. Additional right-of-way dedication may be necessary as required by the Planning and Development Department.

12. A minimum of 2% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure. A minimum of 8% of the required parking spaces shall include EV Capable infrastructure.

13. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.

    a. The developer shall provide secure bicycle parking per Section 1307 of the Zoning Ordinance.

    b. Guest bicycle parking shall be provided at a minimum rate of 0.05 space per dwelling unit, up to a maximum of 50 spaces.

    c. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.

    d. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:

        i. Standard repair tools affixed to the station;

        ii. A tire gauge and pump affixed to the base of the station or the ground;

        iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

14. All bicycle infrastructure, pedestrian pathways (including sidewalks), and transit stops shall be shaded by a structure, landscaping, or a combination of the two

to provide a minimum of 75% shade, as approved by the Planning and Development Department.

15. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.

16. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.

17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Program for a minimum of ten years, or as approved by the Planning and Development Department.

18. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

19. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

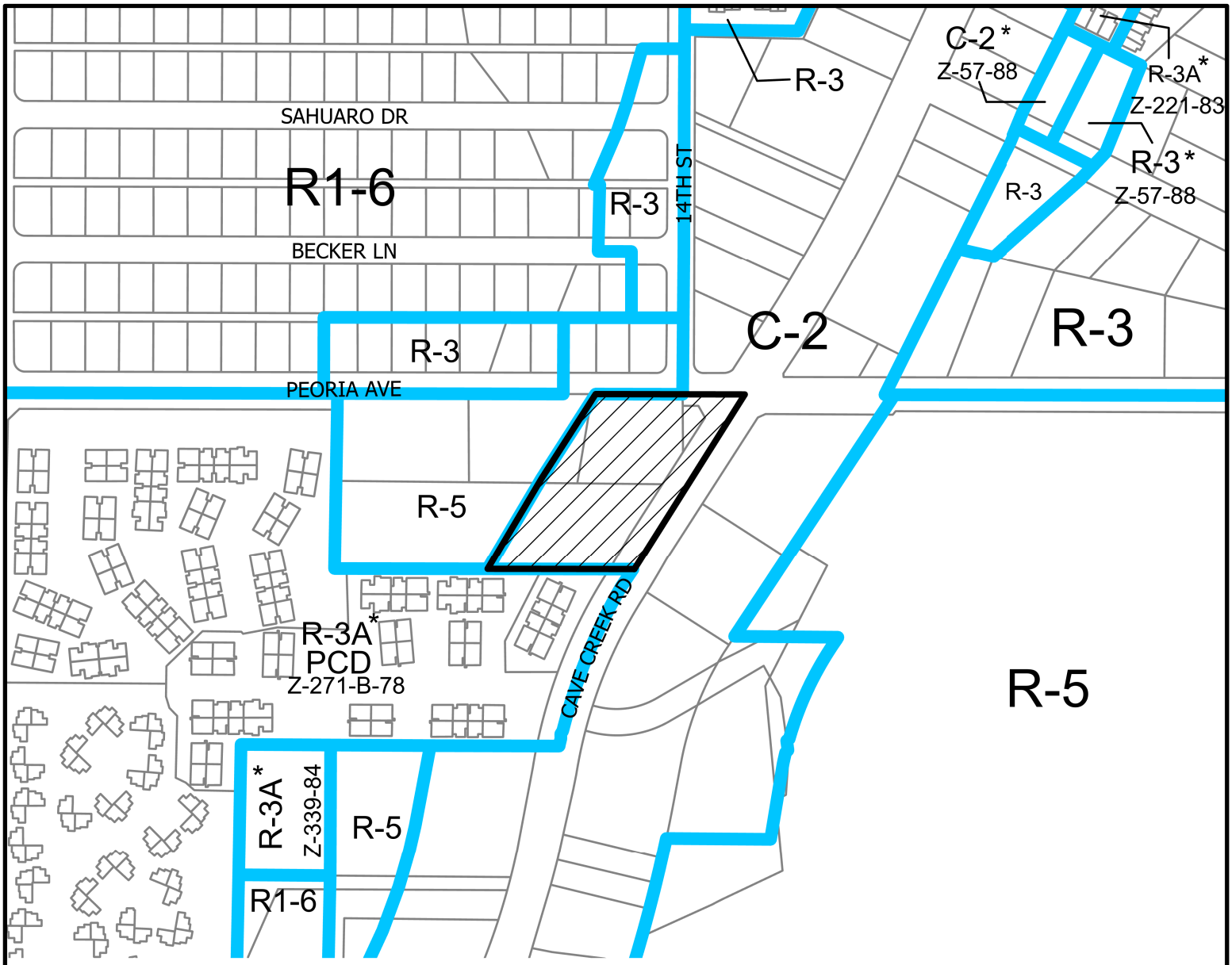
20. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

21. 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.

Writer
Robert Kuhfuss
February 12, 2025

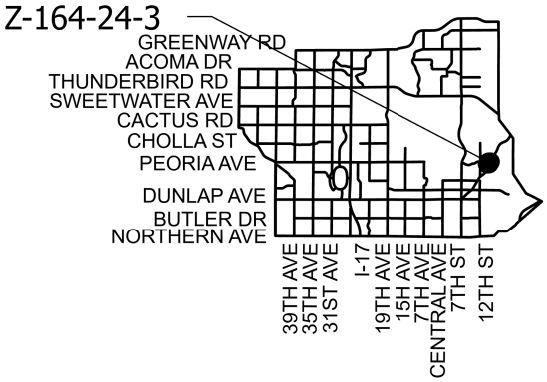
Team Leader
Racelle Escolar

Exhibits
Sketch Map
Aerial Sketch Map
Conceptual Site Plan date stamped January 17, 2025
Conceptual Elevations date stamped January 17, 2025



NORTH MOUNTAIN VILLAGE

COUNCIL DISTRICT: 3



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Norris Design
APPLICATION NO:	Z-164-24-3
DATE:	11/27/2024
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	2.18 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 28-30
ZONING MAP	K-9

REQUESTED CHANGE:

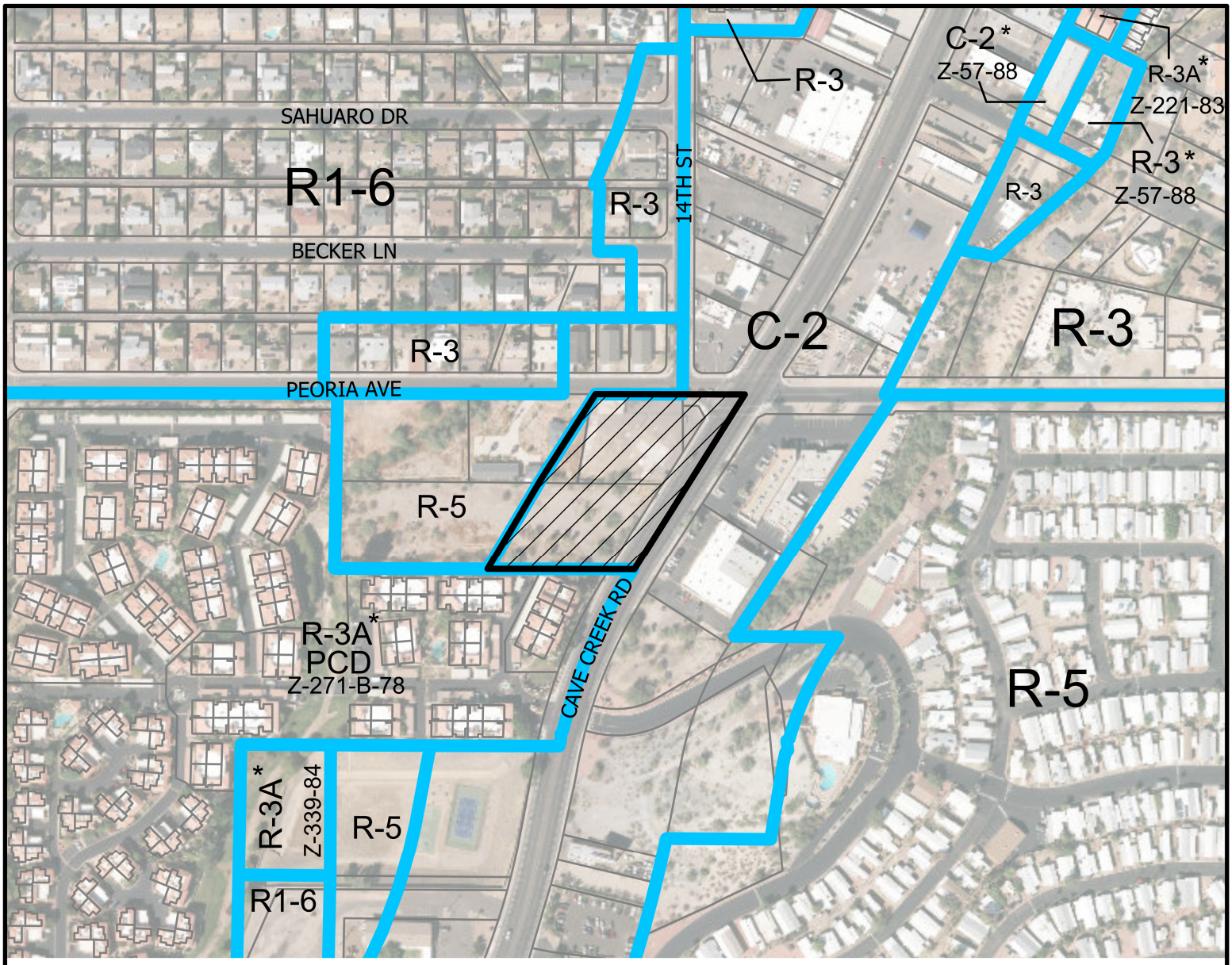
FROM: C-2 (2.18 ac.)

TO: R-5 (2.18 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
C-2	31	38
R-5	95	114

* Maximum Units Allowed with P.R.D. Bonus

Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2024\Z-164-24-3.aprx



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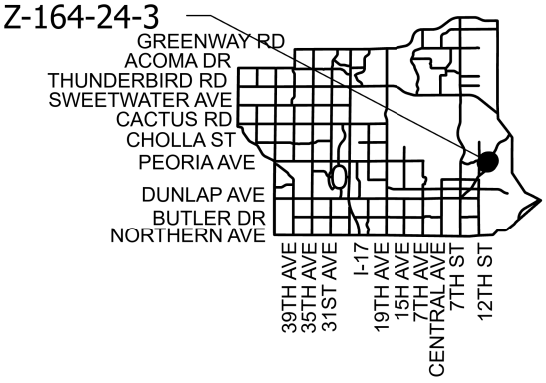
0 0.03 0.05 0.1 Miles

NORTH MOUNTAIN VILLAGE

COUNCIL DISTRICT: 3

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-164-24-3



APPLICANT'S NAME:	Norris Design
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Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2024\Z-164-24-3.aprx



CITY OF PHOENIX
JAN 17 2025
Planning & Development Department

PROJECT DATA:

ZONING	
EXISTING:	R-5 & C-2
PROPOSED:	R-5 (PRD OPTION)
ACREAGE	
GROSS:	5.2 AC (227,339 SF)
NET:	4.3 AC (185,460 SF)
UNIT COUNT:	**240 UNITS**
DENSITY	
ALLOWED:	52.20 DU / AC
PROPOSED:	46.15 DU / AC
BUILDING HEIGHT	
ALLOWED:	4 STORIES / 48 FEET
PROPOSED:	4 STORIES / 48 FEET
LOT COVERAGE	
ALLOWED:	50% (92,730 SF)
PROPOSED:	49% (91,117 SF)
COMMON AREA	
REQUIRED:	5% (11,367 SF)
PROPOSED:	10% (22,734 SF)
PARKING	
REQUIRED	360 (1.5 SPACE / UNIT)
PROVIDED	373 SPACES

PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

VALLE VIEW | CONCEPTUAL SITE PLAN

01/17/2025

NORTH 0' 15' 30' 60' SCALE 1" = 30'

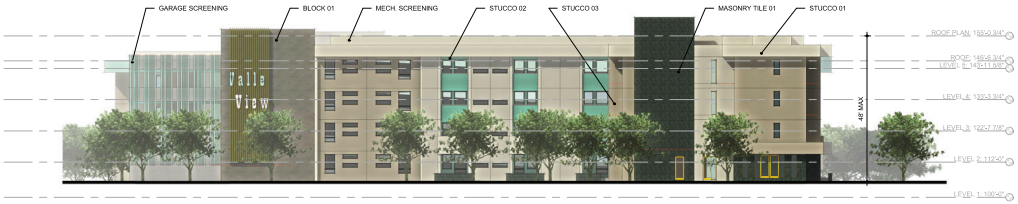
ALLANTE PROPERTIES · KEPHART · HKS HARRIS KOCHER SMITH · NORRIS DESIGN PEOPLE + PLACEMAKING



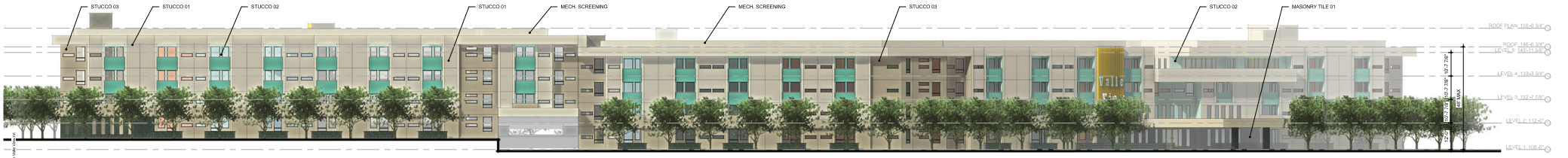
1 WEST ELEVATION
1" = 20'-0"



2 SOUTH ELEVATION
1" = 20'-0"



3 EAST ELEVATION
1" = 20'-0"



4 NORTH ELEVATION
1" = 20'-0"

CITY OF PHOENIX
JAN 17 2025
Planning & Development Department

KEPHART

VALLE VIEW APARTMENTS

Cave Creek Rd & E Peoria Ave

BLDG 1 - ELEVATIONS | 2025.01.16 | KA# 224006

A12

1/16/2025 5:45:14 PM
Autodesk Docs://224006_Alamo Vale View/224006_Alamo Vale View.rvt

ATTACHMENT C

North Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-164-24-3

Date of VPC Meeting	February 19, 2025
Request From	C-2
Request To	R-5
Proposal	Multifamily residential
Location	Southwest corner of Cave Creek Road and Peoria Avenue
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	13-0-1

VPC DISCUSSION:

Seven members of the public registered in opposition of this item, four wishing to speak.
Four members of the public registered in support of this item, two wishing to speak.

STAFF PRESENTATION
Robert Kuhfuss, staff, displayed the aerial sketch map and identified the subject site. Mr. Kuhfuss noted the requested zoning designation and summarized the surrounding land uses to the north, west, east, and south. Mr. Kuhfuss stated that the proposed multifamily development would occur within the larger five-acre site and that the area being considered for rezoning was the two-acres located adjacent to Cave Creek Road. Mr. Kuhfuss discussed the site plan and elevations. Mr. Kuhfuss provided the staff findings, recommendations, and proposed stipulations.

APPLICATION PRESENTATION
Alan Beaudoin, representing the applicant with Norris Design, stated they conducted an expensive outreach process and that they agree with all the proposed stipulations. Mr. Beaudoin introduced his team and summarized the existing conditions of the site noting the blighted conditions. Mr. Beaudoin displayed images of the site after the buildings were razed and the existing wash was cleared. Mr. Beaudoin discussed the historic pattern of strip commercial development along Cave Creek Road, the adjacent multifamily zoning, and their desire to rezone the front portion of the larger five-acre site to the same as the current zoning of the rear portion. Mr. Beaudoin displayed the proposed site plan and noted the different accessways of the site. Mr. Beaudoin concluded the presentation by displaying elevation renderings and

perspective drawings, and how the building would interact with the surrounding properties.

QUESTIONS FROM THE COMMITTEE

Committee Member Steve Pamperin stated that he lived down the street from the property and noted that the proposed four-story building was taller than anything in the surrounding area, including a multifamily development north of the site. **Committee Member Pamperin** asked why the proposal consisted of a four-story building. **Mr. Beaudoin** stated that the majority of the site was zoned R-5, which allowed for a maximum of four stories, and that the number of units is critically important to the success of the plan. Mr. Beaudoin added that their proposal eliminated possible high commuter commercial development while providing housing that met R-5 development standards. Mr. Beaudoin stated that they had contemplated rezoning the site to PUD but ultimately decided on a request for R-5 zoning. Mr. Beaudoin noted that the Peoria Avenue frontage adjacent to the site has never been improved and that this development will include right-of-way dedication and street improvements on Peoria Avenue which will include a left turn lane and dedicated right turn lane. Mr. Beaudoin added that street lights will also be installed, which will address community concerns over lighting.

Committee Member Elizabeth Pérez-Pawloski stated that the proposed height will drastically change the character of the area. Committee Member Pérez-Pawloski reiterated the existing height established by other surrounding developments and asked if there was a possibility to reconsider the height. **Mr. Beaudoin** noted that staff had expressed the same concerns. Mr. Beaudoin noted that the proposed parking structure was an important part of the proposal and that parking structures were very expensive to construct. Mr. Beaudoin stated that the number of units and height proposed would ensure revenue when compared to the cost of the parking structure. Committee Member Pérez-Pawloski reiterated her concern for the character of the community and added her concerns regarding safety on Cave Creek Road, Peoria Avenue, and 7th Street. Committee Member Pérez-Pawloski stated that there is a lot of congestion due to North Mountain, especially during the weekend, and voiced her concern regarding additional congestion in the area. Mr. Beaudoin stated that their main driveway would be located on Cave Creek Road and that a bus bay would also be installed which would contribute to traffic safety. Committee Member Pérez-Pawloski stated that she appreciated the streetlighting but noted that traffic congestion is a concern. Mr. Beaudoin added that staff had drafted Stipulation No. 1 to ensure consistent architectural features that were compatible with the surrounding buildings, and that Stipulation No. 1 was in direct response to maintaining community character.

Committee Member Joshua Carmona asked how many units are proposed for the development. **Mr. Beaudoin** noted that there were approximately 240 units. Committee Member Carmona asked how many two- and three-bedroom units will be available, and if there will be single units proposed. Mr. Beaudoin stated that further evaluation was required to ultimately decide on the number of two- and three-bedroom units. Mr. Beaudoin added that a market analysis would be needed to make

the determination. Mr. Beaudoin asked if the community had a request for the type of units to share that with his team.

Committee Member Massimo Sommacampagna asked if the proposal will require right-of-way dedication and improvements including a sidewalk for the southern portion of Peoria Avenue and along the west side of the subject site. **Mr. Beaudoin** confirmed that the Street Transportation Department requires a dedication of 30 feet to build a collector street. Mr. Beaudoin added that an average collector street consists of 40 feet of pavement measured from curb to curb, but the project will provide more pavement width to allow for a right-turn only lane onto Cave Creek Road. Mr. Beaudoin noted that the Street Transportation Department has added a stipulation to require a six-foot-wide detached sidewalk with large caliper shade trees.

PUBLIC COMMENT

Germain Barnes stated that she was a resident of Pointe Tapatio and that she owned a townhome south of Peoria Avenue and a residence north of Peoria Avenue. Ms. Barnes added that she was a retired law enforcement lieutenant. Ms. Barnes stated that the applicant presentation did not represent the neighborhood to the west, and that this proposal will greatly affect the community. Ms. Barnes stated that most of the streets in the area were not designed for through traffic and noted that when there is a traffic accident on Cave Creek Road, law enforcement is required to guide traffic onto Peoria Avenue causing congestion. Ms. Barnes added that her community pays over 75,000 dollars annually for private law enforcement services due to the high crime rates and that the proposal will increase the population by 20 percent in the area, which will cause serious issues regarding crime and traffic.

Jimmy Marose noted that he lived in the Pointe Tapatio development for over 20 years and is currently on the homeowner's association board. Mr. Marose stated that he wrote an article on this proposal and added that the applicant had stated that they were planning on applying for a height waiver. Mr. Marose noted that the applicant did not have a total number of units because they were applying for the height waiver. Mr. Marose stated that the proposed four-story building will block scenic views of the surrounding townhome developments. Mr. Marose added that Peoria Avenue is only two lanes and an increase in population will increase traffic on a two-way road. Mr. Marose noted that the majority surrounding streets are privately owned or maintained and could not support high traffic congestion. Mr. Marose requested the applicant to reconsider the height and concluded his comment by stating that the applicant had not reached out to the surrounding communities.

Megan Juracek stated that she was a resident on Peoria Avenue and that she was not necessarily opposed to development and is thankful that someone is wanting to develop the property. Ms. Juracek stated that she appreciated that the proposal was a departure from all the commercial uses along Cave Creek Road but had some major concerns. Ms. Juracek stated that she had the same concerns regarding traffic. Ms. Juracek noted that she was part of the group of individuals that advocated for the installation of speed bumps on Peoria Avenue to address the excessive speeding on

the road. Ms. Juracek reiterated that if Cave Creek Road is shut down, then traffic floods into the neighboring communities to the point that residents cannot leave their own driveways. Ms. Juracek added that 14th Street intersects Peoria Avenue close to Cave Creek Road and that traffic backs up on 14th Street when trying to turn left onto Peoria Avenue. Ms. Juracek stated that she was opposed to the density associated with four stories as well as the major entrance being located on Peoria Avenue. **Mr. Kuhfuss** asked for clarification as to whether Ms. Juracek was opposed or in favor. **Chair Fogelson** indicated that the speaker card was in favor. Ms. Juracek stated that she was in favor of development but with changes to the proposal.

Natalie Davenport stated that she was a resident of Palo Verde, located north of the subject property. Ms. Davenport noted that she was in favor of the development and that the proposal was a great change from all the commercial development along Cave Creek Road. Ms. Davenport added that she was a supporter of additional housing but had some concerns specific to this proposal. Ms. Davenport stated there are severe traffic safety concerns at the intersection of Peoria Avenue and Cave Creek Road and agreed that traffic has been filtering into the adjacent neighborhoods. Ms. Davenport advised adding more major entrances and exits directly onto Cave Creek Road. Ms. Davenport added that she had concerns about the number of units because it would contribute to the traffic congestion in the area. Ms. Davenport noted that the applicant and developer have been very communicative with their neighborhood group. Ms. Davenport stated that there have been fatalities on these roads where drivers drive at 90 miles per hour and requests support for additional traffic controls.

Alison Moran stated that she had no relation to the developer's representative by the same name. Ms. Moran noted that she was the board president of a neighborhood community north of Peoria Avenue. Ms. Moran added that she agreed with the concerns of 14th Street and added that there were concerns with the intersection at Desert Cove Avenue and Cave Creek Road. Ms. Moran noted that the intersection of 14th Avenue and Peoria Avenue was very congested and dangerous during peak hours and added that she was an avid bike rider and voiced safety concerns when turning left off Cave Creek Road onto Peoria Avenue due to the proposed additional driveways. Ms. Moran voiced her support for development but noted there were concerns regarding traffic and proposed height. **Chair Fogelson** asked for clarification if Ms. Moran was in support or opposition. Ms. Moran stated that she was opposed as proposed.

Pat Ford stated that she was in favor of rezoning the site and appreciated the cleanup of the site but reiterated community concerns regarding traffic. Ms. Ford noted that she was particularly concerned regarding 14th Street and Peoria Avenue and stated that residents who live north of Peoria Avenue are forced to use 14th Street to get to Peoria Avenue or Desert Cove Avenue to access Cave Creek Road. Ms. Ford noted the limited accessways onto the arterial and stated that the distance between Cave Creek Road and 14th Street is only 80 feet. Ms. Ford noted that drivers turning left off 14th Avenue are in danger of drivers on Peoria Avenue and Cave Creek Road. Ms. Ford added that the community has been advocating for a

traffic signal on Desert Cove Avenue and Cave Creek Road. Ms. Ford stated that she was opposed to the proposed height because it would allow individuals to peer over residents. Ms. Ford concluded her comments by stating that she supported apartments or condos but was opposed to the height.

APPLICANT RESPONSE TO PUBLIC COMMENT

Mr. Beaudoin stated that they did not avoid conversations with the community. Mr. Beaudoin noted that his team followed the notification requirements and hosted a neighborhood meeting that was open to the public. Mr. Beaudoin added that no one who was present at the neighborhood meeting voiced any concerns and that that was reflected in their Citizen Participation Report. Mr. Beaudoin stated that they attended a meeting with the Palo Verde Neighborhood and used their comments to modify the proposal. Mr. Beaudoin encouraged members to reach out to him and his team. Mr. Beaudoin noted that the misaligned streets, such as the short distance between 14th Street and Cave Creek Road, occurred before the area was annexed into the City. Mr. Beaudoin added that they were willing to work with the community to address these concerns and work with the Street Transportation Department and Planning and Development Department to explore solutions. Mr. Beaudoin stated that they were not requesting a height and density waiver. Mr. Beaudoin noted that the R-5 zoning has been established for over 30 years and that the multifamily zoning designation originated from the County. Mr. Beaudoin stated that the more eyes on the street and within the community will help alleviate crime. Mr. Beaudoin noted that more households create more buying power for businesses, restaurants, coffee shops, etc. Mr. Beaudoin added that this development would be a step forward for the community. Mr. Beaudoin reiterated that the proposed intensity is in response to the existing R-5 zoning. Mr. Beaudoin stated that Peoria Avenue is designed as a collector street, which is designed to feed traffic to arterial streets.

COMMITTEE DISCUSSION:

Committee Member Carmona stated that the site was already zoned R-5 which would allow the applicant to develop two, three, or four stories by right. Committee Member Carmona asked if the community would like to keep the site C-2 to limit the height to two-stories in order to preserve views. Committee Member Carmona added that any commercial development would also generate traffic and stated that while he was in favor, he would like to see a solution to the traffic situation in the area.

Committee Member Pérez-Pawloski asked if the existing R-5 zoning allowed any height the applicant wanted. **Mr. Beaudoin** noted that it would allow four stories or 48 feet. Committee Member Pérez-Pawloski asked if there was anything they could do, as a recommending body, to cap density. Committee Member Pérez-Pawloski noted that based on community input, they were not opposed to development, but rather the density and height. Committee Member Pérez-Pawloski appreciated the extensive outreach and asked if the applicant was willing to consider less units. Mr. Beaudoin stated that the proposed parking garage will cost about 35,000 dollars per parking space as it requires a lot of material and steel, and that the cost was still to be

determined. Mr. Beaudoin noted that he did not support arbitrarily reducing the number of units without first having an in-depth analysis. Mr. Beaudoin asked if reducing the height along Cave Creek Road would alleviate any concern and stated that if the committee thought that reducing the height was appropriate, then that was their prerogative. Mr. Beaudoin added that reducing the number of units arbitrarily would be meaningless. Committee Member Pérez-Pawloski asked if the applicant would then not be supportive of further discussions. Mr. Beaudoin stated that he could not answer that because he did not know the number of units that would be removed. Committee Member Pérez-Pawloski added that they have heard serious concerns and noted that it seems that the applicant is not willing to have further discussions with the community. Mr. Beaudoin stated that they might consider it but cannot decide during this hearing because of the lack of analysis. Mr. Beaudoin added that if the committee thought it was appropriate, then the committee could add the stipulation.

Committee Member Arick O'Hara asked if because the applicant is seeking a zone change on the eastern two acres of the site, are they opening up the debate over the entire five-acre site as opposed to if they left the site how it is, then the developer could build whatever R-5 allowed and build commercial on the C-2 portion of the site. **Mr. Kuhfuss** stated that the stipulations attached to the zoning case would only apply to the area that is the subject of the zoning case and do not apply to the western three acres of the site.

Committee Member Patrick Edwards stated that while the argument regarding traffic was well intended, it was minimal because of the relative size of the property that is the subject of the rezone. Committee Member Edwards noted that the site is already zoned R-5 and a difference between 200 or 240 units is minimal when it comes to traffic congestion. Committee Member Edwards stated that he was empathetic to the property owners and the economics associated with the project and added that he appreciated the parking garage. Committee Member Edwards added that the alternative would be an undeveloped parcel that is an eyesore to the community.

Committee Member Nadine Alauria noted that she traveled along Cave Creek Road daily and agreed that more traffic signals are needed along the street. Committee Member Alauria asked how the community could advocate and work with the city to get more traffic lights in the area. **Mr. Kuhfuss** noted that that discussion would have to involve the Street Transportation Department and added that the rezoning application required a Traffic Impact Analysis and that the report would indicate whether traffic signals are warranted. Committee Member Alauria reiterated the concern over traffic on Peoria Avenue. Committee Member Alauria asked if the multifamily development would have any private security. **Mr. Beaudoin** stated that the project will be managed by a property management company and would provide security for the residents. Mr. Beaudoin reiterated that the new development will put eyes on the street.

Committee Member Pamperin stated that he lived in the area and agreed that there was a lot of commercial development along Cave Creek Road and stated that he

would like to see the site redevelop. Committee Member Pamperin asked if they could add a stipulation which would require a traffic signal on Desert Cove Avenue. **Mr. Kuhfuss** indicated that the applicant submitted a Traffic Impact Analysis for their proposal. Mr. Kuhfuss noted that he was unaware of all the requirements listed in the acceptance letter but if a traffic signal was warranted, then it would be found in the Traffic Impact Analysis. **Chair Fogelson** stated that she understood that discussions regarding the regional traffic issues are beyond the Committee's purview but noted that it was important because of community concerns. Mr. Kuhfuss stated that he would follow up with the Street Transportation Department.

Committee Member Pérez-Pawloski asked if there was a set timeline of when the project needed to be built and wondered if the applicant could have further conversations with the community. **Mr. Beaudoin** stated that there was no hard deadline but noted that there were set dates for the Planning Commission and City Council. Mr. Beaudoin added that they would have to send out hundreds of letters to surrounding residents. Mr. Beaudoin agreed that there were traffic concerns in the area and noted that Desert Cove Avenue is not adjacent to the site. Committee Member Pérez-Pawloski asked if the applicant was willing to come back and further discuss the height and traffic issues. Mr. Beaudoin stated that they had R-5 zoning by right. Mr. Beaudoin added that the main question is whether the Committee wanted to see the eastern portion of the site develop as commercial or residential. Committee Member Pérez-Pawloski stated that her goal was to see if the applicant would be willing to have those conversations. Mr. Beaudoin stated that they welcomed members of the community to reach out to them and discuss the proposed project. Mr. Beaudoin noted that they would not be removing units arbitrarily. Committee Member Pérez-Pawloski added that these conversations would be a sign of good faith. Mr. Beaudoin agreed and noted that they were willing to educate and talk with the community.

Committee Member Mike Krentz stated that they could build up to four-stories by right but by bringing this via a rezoning case, it would allow for some form-based design and conditions. Committee Member Krentz asked if the applicant was willing to consider step backs. Committee Member Krentz stated there were single-family houses across the street zoned R-5 that could be redeveloped with a maximum height of 48 feet and four-stories. Committee Member Krentz added that by making a rezoning request, the street will be improved, and that the committee could consider a step back in height. Committee Member Krentz reiterated that the west end of the site is already zoned R-5.

Committee Member O'Hara noted a similar project on Indian School Road and Central Avenue that involved a parking garage. Committee Member O'Hara agreed that the street was narrow but added that C-2 would allow for numerous commercial opportunities, bringing more people to the area. Committee Member O'Hara further added that the parking garage would help alleviate crime and there would be no added benefit to the community to discuss surrounding traffic issues if they still have to go to Planning Commission by March 6th. Committee Member O'Hara stated that the main concerns are height and density but on three-fourths of the site the height

and density are already permitted. Committee Member O'Hara reiterated that the parking garage would add to the security of the area.

Committee Member Matthew Knapp noted that if the proposed development does not include the eastern portion of the site, there would not be any way for traffic to exit the site other than through Peoria Avenue. Committee Member Knapp stated that a holistic plan was required to meet the community traffic needs.

Committee Member Heather Garbarino stated that without the "parallelogram" being rezoned it could lead to the elimination of the parking garage. Committee Member Garbarino stated that they could still put in as many units as they want and parking will be on the ground level, thus not helping traffic. Committee Member Garbarino added that she liked the design but would like for it to blend more harmoniously with the community aesthetic and stated that were this development to occur, the goal would be to make it happen gracefully. **Committee Member Krentz** stated that they didn't have a voice in design until the ordinance is changed.

Chair Fogelson encouraged the community to voice their support or opposition by submitting letters to staff or attending the Planning Commission hearing or the City Council meeting.

MOTION:
Committee Member Arick O'Hara motioned to recommend approval of Z-164-24-3 per the staff recommendation, with direction for the applicant to hold another neighborhood meeting prior to the Planning Commission hearing on March 6, 2025. **Committee Member Patrick Edwards** seconded the motion.

DISCUSSION:
Committee Member O'Hara stated he valued the input from the public and that the concerns expressed only pertained to a small portion of the site but wanted them to have the opportunity to engage with the applicant.

Committee Member Pamperin stated that he had concerns regarding traffic and would like for the City to look at Desert Cove Avenue.

Committee Member Pérez-Pawloski stated that the project was going to happen but were tied by existing zoning and asked the developer to have more engagement with the community.

VOTE:
13-0-1, motion to recommend approval of Z-164-24-3 per the staff recommendation with direction passes with Committee Members Barraza, Carmona, Edwards, Garbarino, Harris, Jaramillo, Knapp, Krentz, O'Hara, Pamperin, Pérez-Pawloski, Sommacampagna, and Fogelson in favor, none opposed, and Alauria in abstention.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
March 6, 2025

ITEM NO: 9	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-164-24-3
Location:	Southwest corner of Cave Creek Road and Peoria Avenue
From:	C-2
To:	R-5
Acreage:	2.18
Proposal:	Multifamily residential
Applicant:	Allante Properties
Owner:	Valle Point, LLC
Representative:	Alan Beaudoin, Norris Design

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:
North Mountain 2/19/2025 Approval, per the staff recommendation, with direction. Vote: 13-0-1.

Planning Commission Recommendation: Approval, per the North Mountain Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve Z-164-24-3, per the North Mountain Village Planning Committee recommendation.

Maker: Matthews
Second: James
Vote: 7-0
Absent: Gorraiz, Read
Opposition Present: Yes

Findings:

1. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

2. As stipulated, the proposal advances the goals and policies of adopted plans and policies.

3. The proposal is appropriate at this location and is compatible with surrounding land uses.

Stipulations:

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.

2. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or equivalent groupings, as approved by the Planning and Development Department.

3. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

4. A minimum 30 feet of right-of-way shall be dedicated and constructed for the south half of Peoria Avenue, as approved by the Planning and Development Department.

5. A minimum 6-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area shall be constructed on the south side of Peoria Avenue and planted to the following standards, as approved or modified by the Planning and Development Department:

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

    b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

6. A minimum of 50 feet of right-of-way shall be dedicated and constructed for the west half of Cave Creek Road, as approved by the Planning and Development Department.

7. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area shall be constructed on the west side of Cave Creek Road and planted to the following standards, as approved or modified by the Planning and Development Department:

    a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

    b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

8. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated January 29, 2025.

9. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

10. 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.

11. A bus bay and pad along Cave Creek Road shall be constructed per the requirements of City of Phoenix Standard Details P1256, P1258, and P1262, as approved by the Planning and Development Department. The entirety of the facility shall be placed within the public right-of-way or an easement. Additional right-of-way dedication may be necessary as required by the Planning and Development Department.

12. A minimum of 2% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure. A minimum of 8% of the required parking spaces shall include EV Capable infrastructure.

13. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.

    a. The developer shall provide secure bicycle parking per Section 1307 of the Zoning Ordinance.

    b. Guest bicycle parking shall be provided at a minimum rate of 0.05 space per dwelling unit, up to a maximum of 50 spaces.

    c. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.

    d. A bicycle repair station (“fix it station”) shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:

        i. Standard repair tools affixed to the station;

        ii. A tire gauge and pump affixed to the base of the station or the ground;

        iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

14. All bicycle infrastructure, pedestrian pathways (including sidewalks), and transit stops shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.

15. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.

16. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.

17. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Program for a minimum of ten years, or as approved by the Planning and Development Department.

18. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

19. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

20. In the event archaeological 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 Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

21. 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.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT E

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: April 4, 2025

From: Joshua Bednarek
Planning and Development Director

Subject: WITHDRAWAL OF ITEM 90 ON THE APRIL 9, 2025, FORMAL AGENDA – Z-164-24-3 – SOUTHWEST CORNER OF CAVE CREEK ROAD AND PEORIA AVENUE (ORDINANCE G-7371)

Item 90, Rezoning Application Z-164-24-3 is a request to rezone 2.18-acres located on the southwest corner of Cave Creek Road and Peoria Avenue from C-2 to R-5 to allow multifamily residential.

To address community concerns, the applicant has agreed to withdraw the item from the April 9, 2025 agenda to allow the City Council an opportunity to consider modifications to the proposal, staff recommends withdrawing the case so that it can be advertised for a public hearing at the May 7, 2025, City Council Formal meeting.

Approved: _____
Alan Stephenson, Deputy City Manager

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: April 18, 2025

From: Joshua Bednarek
Planning and Development Director

Subject: ITEM 60 ON THE MAY 7, 2025, FORMAL AGENDA – PUBLIC HEARING/ FORMAL ACTION – REZONING APPLICATION Z-164-24-3 – SOUTHWEST CORNER OF CAVE CREEK ROAD AND PEORIA AVENUE (ORDINANCE G-7387)

Item No. 60, Rezoning Application No. Z-164-24-3 is a request to rezone 2.18 acres located at the southwest corner of Cave Creek Road and Peoria Avenue from C-2 (Intermediate Commercial District) to R-5 (Multifamily Residence District) to allow a multifamily residential.

The North Mountain Village Planning Committee (VPC) heard this request on February 19, 2025, and recommended approval, per the staff recommendation, with direction, by a vote of 13-0-1.

The Planning Commission heard this request on March 6, 2025, and recommended approval, per the North Mountain VPC recommendation, by a vote of 7-0.

This item was scheduled for the April 9, 2025, Formal Agenda, however in order to address community concerns, the item was withdrawn from the agenda to allow the City Council an opportunity to consider modifications.

The applicant has agreed to add a stipulation limiting access onto Peoria Avenue to right turn only from the primary tenant driveway. This is addressed in new stipulation No. 9 below in **BOLD AND CAPITAL** letters.

Staff recommends approval, subject to the following stipulations:

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.

2. All landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or equivalent groupings, as approved by the Planning and Development Department.

3. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other

pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

4. A minimum 30 feet of right-of-way shall be dedicated and constructed for the south half of Peoria Avenue, as approved by the Planning and Development Department.

5. A minimum 6-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area shall be constructed on the south side of Peoria Avenue and planted to the following standards, as approved or modified by the Planning and Development Department:

   a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

   b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

   Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

6. A minimum of 50 feet of right-of-way shall be dedicated and constructed for the west half of Cave Creek Road, as approved by the Planning and Development Department.

7. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area shall be constructed on the west side of Cave Creek Road and planted to the following standards, as approved or modified by the Planning and Development Department:

   a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

   b. Drought tolerant vegetation to achieve a minimum of 75% live coverage.

   Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

8. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated January 29, 2025.

9. A TRAFFIC CONTROL DEVICE AND SIGNAGE SHALL BE PROVIDED TO DISCOURAGE LEFT-OUT TURNING MOVEMENTS / WESTBOUND MOVEMENTS FROM THE PRIMARY TENANT DRIVEWAY ON TO PEORIA AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~9.~~ 10. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and

upgrade all off-site improvements to be in compliance with current ADA guidelines.

~~10.~~ 11. 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.

~~11.~~ 12. A bus bay and pad along Cave Creek Road shall be constructed per the requirements of City of Phoenix Standard Details P1256, P1258, and P1262, as approved by the Planning and Development Department. The entirety of the facility shall be placed within the public right-of-way or an easement. Additional right-of-way dedication may be necessary as required by the Planning and Development Department.

~~12.~~ 13. A minimum of 2% of the required parking spaces shall include Electric Vehicle (EV) Installed infrastructure. A minimum of 8% of the required parking spaces shall include EV Capable infrastructure.

~~13.~~ 14. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.

a. The developer shall provide secure bicycle parking per Section 1307 of the Zoning Ordinance.

b. Guest bicycle parking shall be provided at a minimum rate of 0.05 space per dwelling unit, up to a maximum of 50 spaces.

c. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities.

d. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:

i. Standard repair tools affixed to the station;

ii. A tire gauge and pump affixed to the base of the station or the ground;

iii. A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

~~14.~~ 15. All bicycle infrastructure, pedestrian pathways (including sidewalks), and transit stops shall be shaded by a structure, landscaping, or a combination of the two

to provide a minimum of 75% shade, as approved by the Planning and Development Department.

~~15.~~ 16. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.

~~16.~~ 17. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.

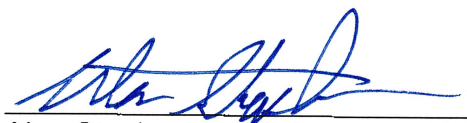
~~17.~~ 18. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Program for a minimum of ten years, or as approved by the Planning and Development Department.

~~18.~~ 19. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

~~19.~~ 20. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

~~20.~~ 21. In the event archaeological 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 Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

~~21.~~ 22. 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.

Approved: 

Alan Stephenson, Deputy City Manager

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** 61

ITEM REVISED (SEE ATTACHED MEMO) Public Hearing and Ordinance Adoption - Rezoning Application Z-157-24-3 - Approximately 1,080 Feet North of the Northeast Corner of the I-17 Freeway and Thunderbird Road (Ordinance G-7385) - District 3

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-157-24-3 and rezone the site from C-2 SP (Intermediate Commercial, Special Permit) to C-3 (General Commercial) to allow commercial uses.

Summary

Current Zoning: C-2 SP
Proposed Zoning: C-3
Acreage: 2.38 acres
Proposal: Commercial uses

Owner: Home Depot U.S.A., Inc. c/o Fred Simpson
Applicant: Benjamin Johnson, Kimley-Horn and Associates, Inc.
Representative: Justin Kinkade, Kimley-Horn and Associates, Inc.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The North Mountain Village Planning Committee heard this item on March 19, 2025, and recommended approval, per the staff recommendation, with direction, by a vote of 10-0.
PC Action: The Planning Commission heard this item on April 3, 2025, and recommended approval, per the staff memo dated April 3, 2025, by a vote of 8-0.

Location

Approximately 1,080 feet north of the northeast corner of the I-17 Freeway and Thunderbird Road
Council District: 3
Parcel Address: 2650 and 2678 W. Thunderbird Road

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-157-24-3) FROM C-2 SP (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT) TO C-3 (GENERAL COMMERCIAL).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 2.38-acre site located approximately 1,080 feet north of the northeast corner of the I-17 Freeway and Thunderbird Road in a portion of Section 12, Township 3 North, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from “C-2 SP” (Intermediate Commercial, Special Permit) to “C-3” (General Commercial).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

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violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. Parking lot landscaping within the subject site shall be restored in accordance with the Standards outlined in Section 624.E.4.e of the Phoenix Zoning Ordinance.

2. In the event archaeological 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 Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

3. 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.

4. Site lighting shall be provided in the parking lot and/or along the drainage easement to illuminate the drainage easement along the north property line, as approved by the Planning and Development Department.

5. Equipment rental located in parking areas adjacent to the drainage easement shall be screened with minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, as approved by the Planning and Development Department. When possible, existing trees and landscaping shall be used to meet the landscaping requirement.

6. A minimum of one sign shall be erected in the parking area directing equipment rental traffic to exit the site via the frontage road, as approved by the Planning and Development Department.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 7th day of May, 2025.

DRAFT

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (2 Pages)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-157-24-3

A PORTION OF PARCEL 6 OF "THUNDERBIRD PAVILIONS" RECORDED IN BOOK 386 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 6;

THENCE ALONG THE WEST LINE OF SAID PARCEL 6, SOUTH 00°20'45" WEST, A DISTANCE OF 59.75 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY WHOSE RADIUS BEARS SOUTH 00°55'11" WEST, A DISTANCE OF 477.00 FEET AND THE POINT OF BEGINNING;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT THROUGH A CENTRAL ANGLE OF 42°34'13", AN ARC LENGTH OF 354.40 FEET TO THE BEGINNING OF A REVERSE CURVE WHOSE RADIUS BEARS NORTH 33°28'47" EAST, A DISTANCE OF 570.76 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 50°07'53", AN ARC LENGTH OF 499.39 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 60°29'08" EAST, A DISTANCE OF 570.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°42'09", AN ARC LENGTH OF 126.37 FEET;

THENCE SOUTH 48°46'05" WEST, A DISTANCE OF 63.87 FEET;

THENCE NORTH 38°49'44" WEST, A DISTANCE OF 55.12 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY WHOSE RADIUS BEARS SOUTH 46°14'35" WEST, A DISTANCE OF 12.78 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 52°27'16", AN ARC LENGTH OF 11.70 FEET;

THENCE SOUTH 77°23'47" WEST, A DISTANCE OF 104.80 FEET;

THENCE SOUTH 53°41'30" WEST, A DISTANCE OF 149.71 FEET;

THENCE NORTH 35°45'26" WEST, A DISTANCE OF 146.82 FEET;

THENCE SOUTH 54°08'28" WEST, A DISTANCE OF 197.12 FEET;

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THENCE NORTH 35°45'26" WEST, A DISTANCE OF 146.08 FEET;

THENCE NORTH 54°06'15" EAST, A DISTANCE OF 141.21 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 28°41'18" EAST, A DISTANCE OF 611.67 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°45'14", AN ARC LENGTH OF 200.21 FEET TO THE BEGINNING OF A REVERSE CURVE WHOSE RADIUS BEARS SOUTH 27°29'22" WEST, A DISTANCE OF 403.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°49'51", AN ARC LENGTH OF 181.68 FEET TO THE WEST LINE OF SAID PARCEL 6;

THENCE ALONG SAID WEST LINE, NORTH 18°26'47" WEST, A DISTANCE OF 28.63 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°20'45" EAST, A DISTANCE OF 10.25 FEET TO THE POINT OF BEGINNING.

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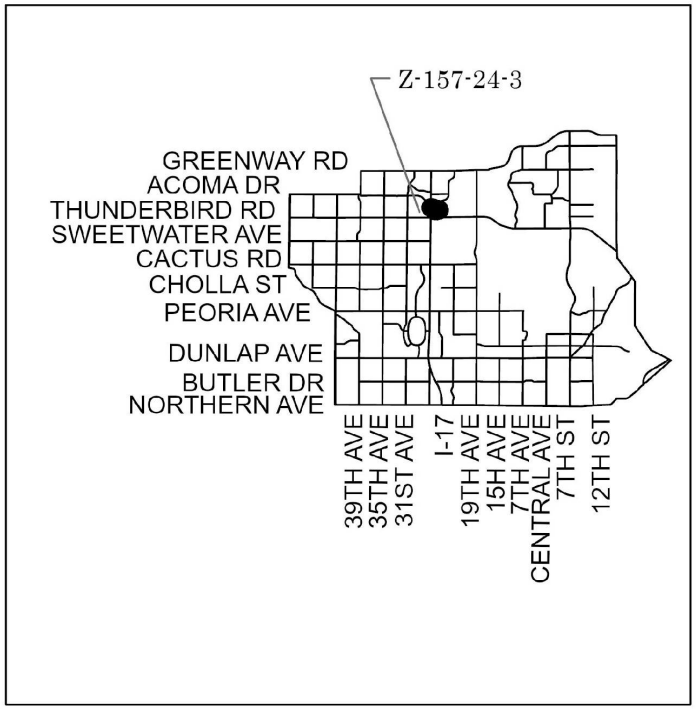
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-157-24-3
Zoning Overlay: N/A
Planning Village: North Mountain





NOT TO SCALE

N

Drawn Date: 4/7/2025

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2025 Ord\5-7-25\5-7-25.aprx

ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-157-24-3
March 5, 2025

North Mountain Village Planning Committee Meeting Date:	March 19, 2025
Planning Commission Hearing Date:	April 3, 2025
Request From:	C-2 SP (Intermediate Commercial, Special Permit) (2.38 acres)
Request To:	C-3 (General Commercial) (2.38 acres)
Proposal:	Commercial uses
Location:	Approximately 1,080 feet north of the northeast corner of the I-17 Freeway and Thunderbird Road
Owner:	Fred Simpson, Home Depot USA, Inc.
Applicant:	Benjamin Johnson, Kimley-Horn and Associates
Representative:	Justin Kinkade, Kimley-Horn and Associates
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	I-17	Freeway	Approximately 150-feet east half street
	26th Avenue	Local	30-foot west half street

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful to local conditions and surrounding neighborhoods.

The proposed C-3 zoning designation would allow a limited area for additional services offered by an established home improvement business and serve the surrounding residential neighborhoods.

CELEBRATE OUR DIVERSE NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Require appropriate transitions/buffers between neighborhoods and adjacent uses.

The proposal will only rezone a portion of the site, adjacent to a residential tract, which will protect the surrounding neighborhood to the north. Additionally, site landscaping and 26th Avenue is located to the east of the site, acting as a buffer to the residential properties to the east.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, will require parking lot landscaping within the subject site to be restored in accordance with the standards in the Zoning Ordinance.

Applicable Plans, Overlays, and Initiatives
Black Canyon / Maricopa Freeway Specific Plan: Background Item No. 6.
Tree and Shade Master Plan: Background Item No. 7.
Zero Waste PHX: Background Item No. 8.

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Parking lot and equipment rental area	C-2 SP
North	Landscape/drainage area and single-family residential	C-2 SP, PAD-11
East (across 26th Avenue)	Single-family residential	R1-8
South	Home improvement store and parking	C-2 SP
West (across I-17 freeway)	Multifamily and single-family residential	PAD-14, R1-8

C-3 (General Commercial)		
Standards	**Requirements**	**Provisions on the Proposed Site Plan**
Minimum Building Setbacks		
North (adjacent to C-2 SP)	0 feet	Not depicted (approximately 120 feet)
East (adjacent to 26th Avenue)	Average 25 feet, minimum 20 feet	Not depicted (approximately 410 feet)
South (adjacent C-2 SP)	0 feet	0 feet
West (adjacent to I-17 Freeway)	Average 25 feet, minimum 20 feet	Not depicted (approximately 165 feet)
Minimum Landscape Setbacks		
North (adjacent to C-2 SP)	0 feet	Not depicted (approximately 75 feet)
East (adjacent to 26th Avenue)	Average 25 feet, minimum 20 feet	Not depicted (approximately 35 feet)
South (adjacent C-2 SP)	0 feet	Not depicted (approximately 0 feet)
West (adjacent to I-17 Freeway)	Average 25 feet, minimum 20 feet	Not depicted (* 0 - more than 25 feet)
Lot Coverage	Maximum 50 percent	Not depicted
Maximum Building Height	Maximum 2 stories, 30 feet	Not depicted
Minimum Parking	A minimum of 4 spaces per 1,000 square feet, maximum 5 spaces per 1,000 square feet	Not depicted

* Existing condition

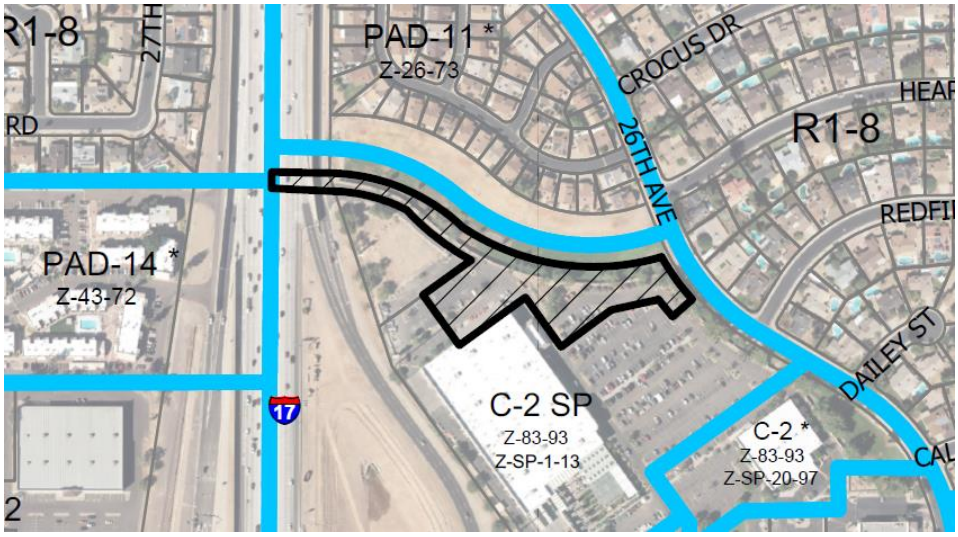
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 2.38 acres located approximately 1,080 feet north of the northeast corner of the I-17 Freeway and Thunderbird Road from C-2 SP (Intermediate Commercial, Special Permit) to C-3 (General Commercial) to allow commercial uses.

SURROUNDING LAND USES AND ZONING

2. North of the subject site are landscape and drainage areas, and single-family residential development zoned C-2 SP and PAD-11 (Planned Area Development). East of the site, across 26th Avenue, is a single-family residential subdivision zoned R1-8 (Single-Family Residence District). South of the subject site is a home improvement store zoned C-2 SP (Intermediate Commercial, Special Permit). The I-17 Freeway is located west of the subject site. Further west, across the I-17 Freeway is a multifamily development zoned PAD-14 (Planned Area Development) and a single-family subdivision zoned R1-8 (Single-Family Residence District).



Existing Zoning Aerial Map
Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The subject site, as well as the surrounding area to the south are designated as Commercial on the General Plan Land Use Map. The single-family subdivision north of the subject site is designated as Residential 10 to 15 dwelling units per acre. East of the subject site, across 26th Avenue is designated as Residential 3.5 to 5 dwelling units per acre. The I-17 Freeway is designated as Transportation on the General Plan Land Use Map. The requested C-3 zoning district is consistent with the General Plan Land Use Map designation.



General Plan Land Use Map
Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The conceptual site plan, attached as an exhibit, depicts 19 stalls for compact power equipment rentals along the large landscape are between the existing home improvement store and 26th Avenue. The reserved parking stalls for equipment rentals serve as additional services provided by the existing home improvement store. Customer and employee parking is located south of the proposed reserved stalls, across the existing drive aisle.

5. **Elevations**

The building elevations / pictures, attached as an exhibit, depict the existing home improvement store. The conceptual site plan does not depict any newly proposed buildings or structures within the proposed C-3 zoning.

PLANS, OVERLAYS, AND INITIATIVES

6. **Black Canyon / Maricopa Freeway Specific Plan**

The Freeway Mitigation Program, created in the City of Phoenix by the 1988 approval of Proposition 17, authorized general obligation bonds to prepare plans and fund projects to mitigate the blighting effects on neighborhoods from existing and proposed freeway construction. The Black Canyon/ Maricopa Freeway Specific Plan study area is 32 miles long from Pinnacle Peak Road at I-17 in the north, to Pecos Road at I-10 in the south. Generally, the width of the study area is one-quarter mile on each side of the freeway.

The proposal advances Land Use Policy No. 4 (Page 11 in the plan) by replenishing parking landscaping when adjacent to single-family development.

7. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and

development process. Sidewalks on the street frontage should be detached from the curb to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect.

The proposal, as stipulated, will create a comfortable environment by restoring parking lot landscaping in accordance with the Phoenix Zoning Ordinance. This is addressed in Stipulation No. 1.

8. **Zero Waste PHX:**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The development narrative states that the home improvement store incorporates recycling.

COMMUNITY INPUT SUMMARY

9. As of the writing of this report no letters of support or opposition have been received for the request.

OTHER

10. The site has not been identified as being archaeologically sensitive; however, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 2.

11. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 3.

12. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The requested C-3 zoning district is compatible with the General Plan Land Use Map designation.

2. The subject site is appropriate for general commercial use (equipment rental) because of its proximity to a freeway and limited application area on an existing commercial site.

3. The subject site will be buffered from adjacent single-family residential development to the north and east.

Stipulations

1. Parking lot landscaping within the subject site shall be restored in accordance with the Standards outlined in Section 624.E.4.e of the Phoenix Zoning Ordinance.

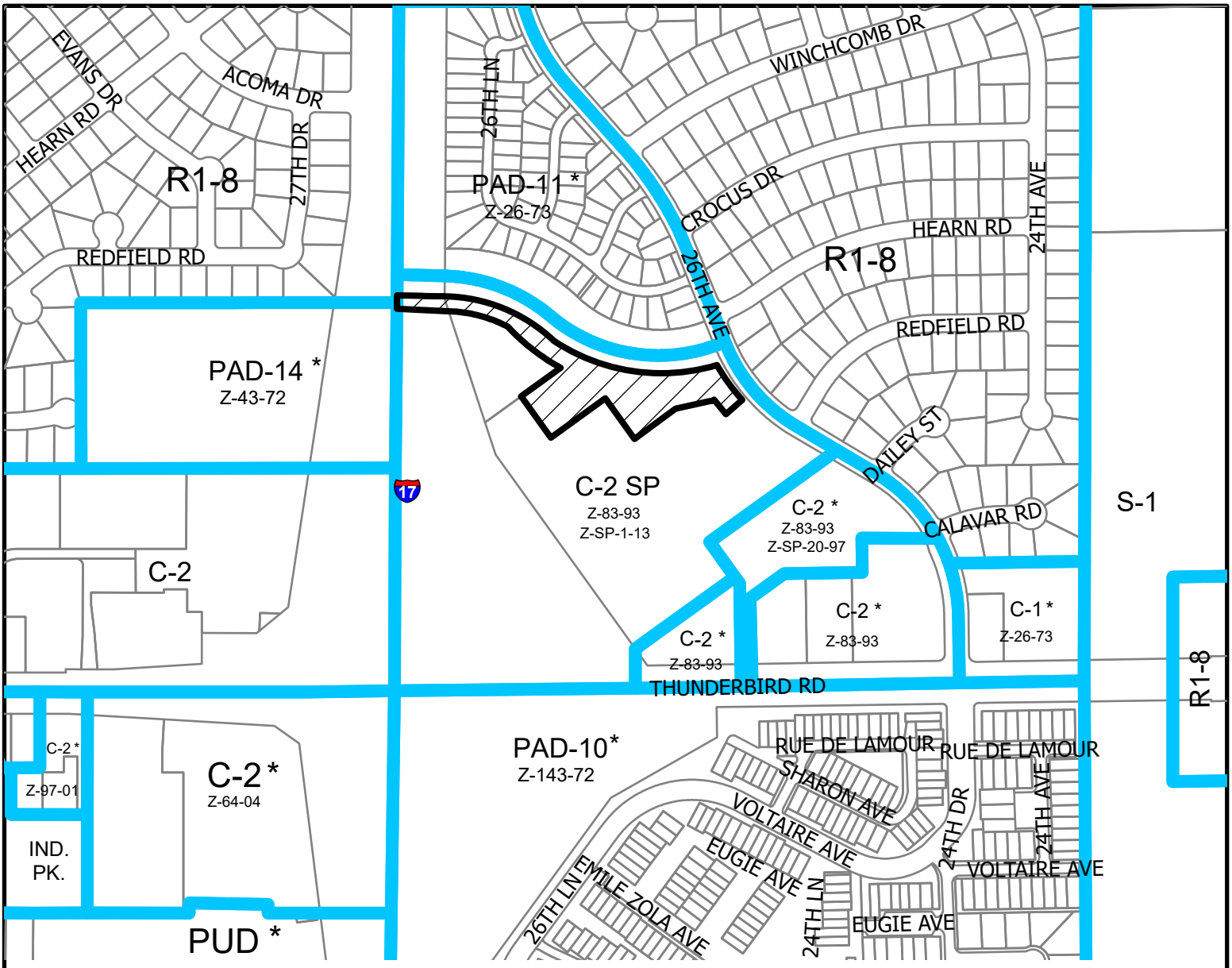
2. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

3. 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.

Writer
Nayeli Sanchez Luna / Robert Kuhfuss
March 5, 2025

Team Leader
Racelle Escolar

Exhibits
Sketch map
Aerial map
Conceptual site plan date stamped December 23, 2024
Elevations / pictures date stamped December 23, 2024



N

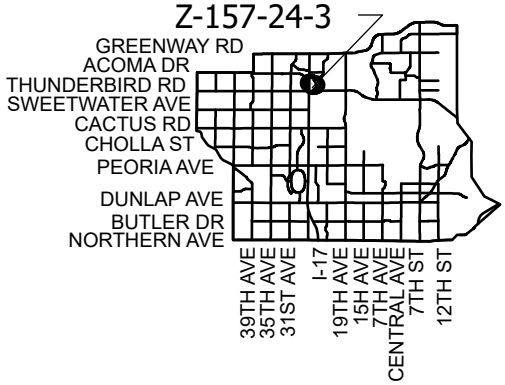
0 0.04 0.08 0.16 Miles

NORTH MOUNTAIN VILLAGE

COUNCIL DISTRICT: 3

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-157-24-3



APPLICANT'S NAME:	Kimley-Horn
APPLICATION NO:	Z-157-24-3
DATE:	1/03/2025
REVISION DATES:	1/28/2025
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	2.38 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 33-23; QS 33-22
ZONING MAP	L-7

REQUESTED CHANGE:

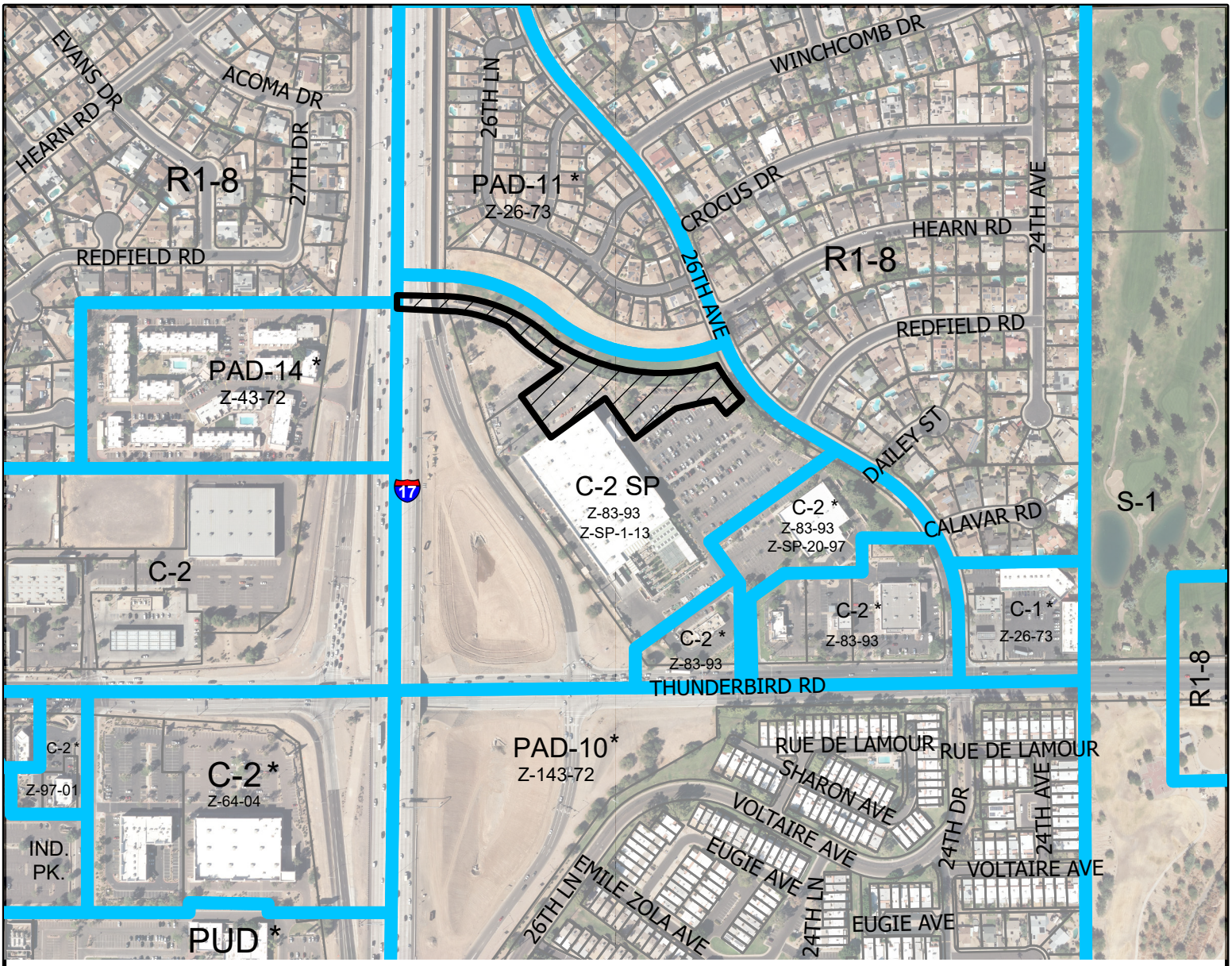
FROM: C-2 SP (2.38 ac.)

TO: C-3 (2.38 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
C-2 SP	34	41
C-3	34	41

* Maximum Units Allowed with P.R.D. Bonus

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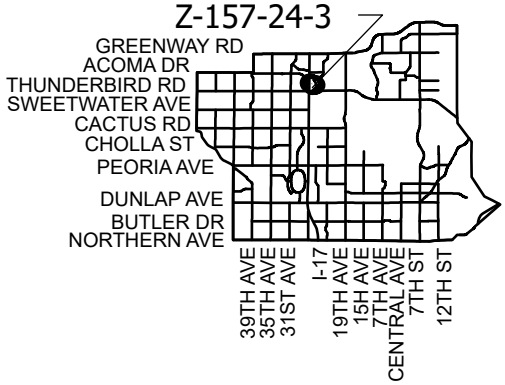
0 0.04 0.08 0.16 Miles

NORTH MOUNTAIN VILLAGE

COUNCIL DISTRICT: 3

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-157-24-3



APPLICANT'S NAME:	Kimley-Horn
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FROM: C-2 SP (2.38 ac.)

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* Maximum Units Allowed with P.R.D. Bonus

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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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SHEET NUMBER
C-101

BUILDING ELEVATIONS

HOME DEPOT - THUNDERBIRD STORE #: 0468
2650 W THUNDERBIRD ROAD, PHOENIX, AZ 85023

KHA PROJECT	468
DATE	6-17-2024
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	JBK
CHECKED BY	

THE HOME DEPOT USA, INC.
2455 PACES FERRY ROAD,
ATLANTA, GA 30339
PHONE: 770.384.2420

Kimley»Horn
© 2024 KIMLEY-HORN
7740 NORTH 16TH ST, SUITE 300
PHOENIX, ARIZONA 85020
PHONE: (602) 944-5500
WWW.KIMLEY-HORN.COM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 W. SOUTHERN AVE. SUITE 131
MESA, ARIZONA 85210
TEL: (480) 207-2666
FAX: (602) 944-7423
CONTACT: STERLING MARGETTS, PE

VICINITY MAP

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEVIN M. ROBERSON, P.E., ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CITY OF PHOENIX
DEC 23 2024
Planning & Development Department

NORTHEAST VIEW - STORE BACK FACING WEST

SOUTHEAST VIEW - STORE SIDE FACING NORTH

SOUTHWEST VIEW - STORE FRONT FACING EAST

NORTHWEST VIEW - STORE SIDE FACING SOUTH

North Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-157-24-3

Date of VPC Meeting	March 19, 2025
Request From	C-2 SP
Request To	C-3
Proposal	Commercial uses
Location	Approximately 1,080 feet north of the northeast corner of the I-17 Freeway and Thunderbird Road
VPC Recommendation	Approval, per the staff recommendation, with direction
VPC Vote	10-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

Three members of the public registered to speak on this item, one in support and two who did not indicate support or opposition

STAFF PRESENTATION
Robert Kuhfuss, staff displayed an oblique aerial image of the site and surrounding area then followed with an image depicting the General Plan Land Use Map categories of the site and surrounding area. Mr. Kuhfuss explained that the original rezoning request included the entire property, but that staff had concerns with the potential uses allowed under C-3 and the potential impacts those uses might have on adjacent street facilities, which led to the rezone area being reduced to that needed to accommodate the equipment rental. Mr. Kuhfuss stated that staff had not received any support or opposition regarding the request but noted that one individual had initially expressed concern over the potential loss of the landscape buffer and seemed satisfied when advised that was not the owner's intent. Mr. Kuhfuss provided the staff findings, recommendations, and proposed stipulations.

APPLICATION PRESENTATION
Justin Kincade, representing the applicant with Kimley-Horn, oriented the Committee to the site, stating that the entire area is zoned C-2. Mr. Kincade showed photographs of the site specific to the application, stating that the site was typical of a Home Depot site. Mr. Kincade stated that the equipment Rental Center has been active since 2013. Mr. Kincade discussed the zoning of the site and the surrounding area and stated that the intent was to rezone a two-acre portion of the larger 12-acre site to C-3 since C-3 allows equipment rental. Mr. Kincade stated that he had been working with staff to redefine the zoning boundary and that the existing rental center and

equipment rental are contained within the proposed C-3 boundary, as is a portion of the access road leading out to the I-17. Mr. Kincade presented an image of the landscape buffer located along the northern edge of the rezone area stating that it was not Home Depot's intent to encroach into that area. Mr. Kincade stated that approval of the proposed rezone would bring the site into compliance with the City's code and that no changes to the store's operation or surrounding area was being proposed. Mr. Kincade displayed an image showing the equipment adjacent to the existing screen wall.

QUESTIONS FROM THE COMMITTEE

Committee Member Jim Larson asked if the intent of the rezone was simply to bring the site into compliance. **Mr. Kincade** stated they have been operating an equipment rental center for over a decade but learned that the zoning of the site did not allow that use and that the intent was to bring the site into compliance. Committee Member Larson asked if this is the only site within the City that needed to be rezoned. Mr. Kincade stated that he was not sure but his understanding is that most of the other stores already have C-3 zoning.

Committee Member Steve Pamperin stated that it was his understanding that part of the rezone area was to extend into the green belt area and asked if there was a specific reason why the rezone area did not follow the wash. Committee Member Pamperin stated that once zoned, anyone could expand into the greenbelt area. **Mr. Kincade** stated that the access arm leading out to the I-17 dictated how the northern boundary was laid out. Committee Member Pamperin asked what the allowed height was being that close to residential. Mr. Kincade stated that the open space area was split between Home Depot and the Homeowners' Association to the north, with the boundary between the two aligning with the existing concrete channel. Mr. Kincade reiterated staff's concerns with rezoning the entire site to C-3 and that the proposed configuration only accommodates the equipment rental and is not large enough to accommodate other C-3 uses. Mr. Kincade stated that any changes to the site would require City review and approval. Committee Member Pamperin again asked what the height limit was in C-3. Mr. Kincade stated that he did not have the code requirements handy, but any changes would require City approval.

Committee Member Joshua Carmona asked for clarification as to where the rental trucks and rental equipment would be stored. **Mr. Kincade** stated that his understanding was that there were stipulations from the past that required the rental trucks to be parked north of the rental center, and that the equipment would be parked along the screen wall.

Vice Chair Joshua Matthews asked whether the greenbelt was in a dedicated easement or if there were any other legal protections. **Mr. Kuhfuss** stated the area was shown as being within an easement but was not certain of the purpose of that easement. Vice Chair Matthews stated that if there were concerns over the potential of that area being used for anything other than a greenbelt, the Committee could recommend a stipulation stating that the area be maintained it is current state. **Mr. Kincade** stated the area handles drainage and that there was an exercise station

located in the easement. Vice Chair Matthews asked the applicant if they would be willing to accept a stipulation stating that the existing greenbelt be maintained in its current condition or not be impacted by any future land use changes. Mr. Kincade stated that would be acceptable.

PUBLIC COMMENT

Roxanne Smith stated that she is the Block Watch President of the neighborhood, with the boundaries extending from Greenway Road to Thunderbird Road and from the I-17 to 25th Avenue, which includes the subject site. Ms. Smith stated that she and many of the community members wanted to be sure to keep the green space, and that Home Depot promised lighting for the green space but has not delivered. Ms. Smith stated that the green space has been known to attract the unhoused, which has become a problem for the residents of the area. Ms. Smith stated that Home Depot wishes to line the wall with equipment and will illuminate that area for their own purposes and would like to see Home Depot extend lighting to the other side of the wall for the benefit of the neighbors.

Judy Mackin stated that she lives across the street from Home Depot and faces 26th Avenue. Ms. Mackin stated that homeless people live along the north side of the north wall and that she would like to see Home Depot install lighting along the north side of the wall to discourage the homeless from staying there. Ms. Mackin stated that she would also like Home Depot to repair the inoperable lighting within the parking lot.

Dwight Watland stated that he is a neighbor and he, along with Judy Mackin, are likely the only two people who have institutional memory of the history regarding the Home Depot. Mr. Watland stated that in 1994, there were extensive stipulations put in place and stated that Home Depot has not lived up to many of those stipulations. Mr. Watland stated he wanted to be sure that the current stipulations are kept in place and that Home Depot be more responsive when dealing with neighbor concerns. Mr. Watland stated there was a lighting problem, an outdoor display problem, and other issues. Mr. Watland stated that he did not understand why he did not make the notification list and had been in discussions with Mr. Kincade to address that issue. Mr. Watland expressed concerns with access onto Thunderbird Road and wanted Home Depot to do whatever they can to encourage traffic to utilize the access road out to the frontage road. Mr. Watland expressed concerns with the screen wall that separates the parking lot from the green belt stating that the wall is about eight or nine feet tall and that a stipulation should be included stating that nothing can be visible above that wall. Mr. Watland reiterated his concerns over the lack of responsiveness on the part of Home Depot giving an example of a letter that he sent to Home Depot's legal counsel in February of 2020 where the concerns expressed in that letter went unresolved. Mr. Watland reiterated his concerns with outdoor display, parking lot lighting, and green belt lighting.

Judy Mackin stated that she would like the equipment being stored on site to not exceed the height of the wall along 26th Avenue.

COMMITTEE DISCUSSION:

Vice Chair Matthews stated there had been a lot of good commentary made with respect to the proposed rezone. Vice Chair Matthews stated that the site has been non-compliant for 12 years and understood they wanted to bring the site back into compliance. Vice Chair Matthews stated that his inclination was to make a motion with direction that in the next couple weeks the applicant work with the community to develop stipulations that address the concerns that were raised by the community and be prepared to present those stipulations to the Planning Commission, which both he and Committee Member Jaramillo are members. Vice Chair Matthews asked Mr. Kincade if that would be workable and clarified that the reason for that approach was that it would be difficult to craft such stipulations during the meeting**. Mr. Kincade** stated that it would be workable and that he would coordinate with the neighbors and see if they can address their concerns with additional stipulations. Vice Chair Matthews stated that his understanding of the issues were maintaining the green space in its current condition, bringing the parking lot lighting back up to code and consistent with the prior stipulations, site security, and equipment height. Vice Chair Matthews stated that he realized that the height issue might prove difficult and asked Mr. Kincade to identify any issues that cannot be addressed. **Committee Member Garbarino** clarified that there may be existing stipulations that are not being followed. Mr. Kincade reiterated his understanding. Mr. Kincade stated that in his experience, the preference is to have outdoor lighting point inward and that he would like to contact the homeowners that back up to that green space prior to committing to any outdoor lighting in that area. Vice Chair Matthews asked Mr. Kincade to work that out with the community to ensure there are no surprises later.

MOTION:
Vice Chair Joshua Matthews motioned to recommend approval of Z-157-24-3 with direction that the applicant work with the community to develop stipulations related to the green space, lighting, safety and security and other neighborhood concerns in advance of the Planning Commission Meeting on April 3, 2025.

DISCUSSION:
Committee Member O'Hara asked for a friendly amendment that the motion include staff recommended stipulations as well. **Vice Chair Matthews** agreed to the friendly amendment.

Committee Member Heather Garbarino asked for an additional friendly amendment that the motion address any outstanding stipulations. **Vice Chair Matthews** restated the motion.

REVISED MOTION:
Vice Chair Joshua Matthews motioned to recommend approval of Z-157-24-3 per staff recommendation with direction that the applicant work with the neighborhood to develop stipulations related to maintaining the existing green space, enhancing lighting, safety and security, and any other concerns, as well as ensuring that other

existing stipulations are addressed. **Committee Member Arick O'Hara** seconded the motion.

VOTE:
10-0, motion to recommend approval of Z-157-24-3 per the staff recommendation with direction passes with Committee Members Adams, Carmona, Edwards, Garbarino, Jaramillo, Knapp, Larson, O'Hara, Pamperin, and Matthews in favor, none opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

ATTACHMENT D

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** April 3, 2025

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 4 (Z-157-24-3) – APPROXIMATELY 1,080 FEET NORTH OF THE NORTHEAST CORNER OF THE I-17 FREEWAY AND THUNDERBIRD ROAD

Rezoning Case No. Z-157-24-3 is a request to rezone 2.38 acres located approximately 1,080 feet north of the northeast corner of the I-17 freeway and Thunderbird Road from C-2 SP (Intermediate Commercial, Special Permit) to C-3 (General Commercial) to allow for commercial uses.

The North Mountain Village Planning Committee (VPC) heard this request on March 19, 2025 and recommended approval, per the staff recommendation with direction, by a vote of 10-0. During the VPC meeting, members of the neighborhood expressed certain concerns and the Committee gave the applicant direction to work with the neighborhood to resolve those concerns. The applicant has been working with Home Depot, the neighborhood, and staff to address these concerns. Many of the issues identified by the neighborhood are not specifically related to the subject rezone and will be addressed by Home Depot; however, staff recommends the Commission include three additional stipulations intended to address concerns that are directly related to the subject rezone.

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

1. Parking lot landscaping within the subject site shall be restored in accordance with the Standards outlined in Section 624.E.4.e of the Phoenix Zoning Ordinance.

2. In the event archaeological 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 Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

3. 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.

4. **SITE LIGHTING SHALL BE PROVIDED IN THE PARKING LOT AND/OR ALONG THE DRAINAGE EASEMENT TO ILLUMINATE THE DRAINAGE EASEMENT ALONG THE NORTH PROPERTY LINE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

5. EQUIPMENT RENTAL LOCATED IN PARKING AREAS ADJACENT TO THE DRAINAGE EASEMENT SHALL BE SCREENED WITH MINIMUM 2-INCH CALIPER, LARGE CANOPY, SHADE TREES PLANTED 20 FEET ON CENTER, OR IN EQUIVALENT GROUPINGS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. WHEN POSSIBLE, EXISTING TREES AND LANDSCAPING SHALL BE USED TO MEET THE LANDSCAPING REQUIREMENT.

6. A MINIMUM OF ONE SIGN SHALL BE ERECTED IN THE PARKING AREA DIRECTING EQUIPMENT RENTAL TRAFFIC TO EXIT THE SITE VIA THE FRONTAGE ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION
April 3, 2025

ITEM NO: 4	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	**Z-157-24-3**
Location:	Approximately 1,080 feet north of the northeast corner of the I-17 Freeway and Thunderbird Road
From:	C-2 SP
To:	C-3
Acreage:	2.38
Proposal:	Commercial uses
Applicant:	Benjamin Johnson, Kimley-Horn and Associates
Owner:	Home Depot USA, Inc. c/o Fred Simpson
Representative:	Justin Kinkade, Kimley-Horn and Associates

ACTIONS:

Staff Recommendation: Approval, per the staff memo dated April 3, 2025.

Village Planning Committee (VPC) Recommendation:
North Mountain 3/19/2025 Approval, per the staff recommendation, with direction. Vote: 10-0.

Planning Commission Recommendation: Approval, per the staff memo dated April 3, 2025.

Motion Discussion:

Commissioner Matthews asked staff if a stipulation can be created which requires customers to use the exit on the north side of the property, or if such a stipulation would not be enforceable legally.

Ms. Racelle Escolar stated that they can stipulate to require parking lot signage on the site. It sounded like the Home Depot was already updating their store policy to have associates verbally instruct customers to use that frontage road exit, but that the stipulations of the case likely could not do more. The city can enforce on the presence of a sign physically on the property only.

Motion details: Commissioner Matthews made a MOTION to approve Z-157-24-3, per the staff memo dated April 3, 2025.

Maker: Matthews
Second: Jaramillo
Vote: 8-0
Absent: Read
Opposition Present: Yes

Findings:

1. The requested C-3 zoning district is compatible with the General Plan Land Use Map designation.

2. The subject site is appropriate for general commercial use (equipment rental) because of its proximity to a freeway and limited application area on an existing commercial site.

3. The subject site will be buffered from adjacent single-family residential development to the north and east.

Stipulations:

1. Parking lot landscaping within the subject site shall be restored in accordance with the Standards outlined in Section 624.E.4.e of the Phoenix Zoning Ordinance.

2. In the event archaeological 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 Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

3. 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.

4. SITE LIGHTING SHALL BE PROVIDED IN THE PARKING LOT AND/OR ALONG THE DRAINAGE EASEMENT TO ILLUMINATE THE DRAINAGE EASEMENT ALONG THE NORTH PROPERTY LINE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

5. EQUIPMENT RENTAL LOCATED IN PARKING AREAS ADJACENT TO THE DRAINAGE EASEMENT SHALL BE SCREENED WITH MINIMUM 2-INCH CALIPER, LARGE CANOPY, SHADE TREES PLANTED 20 FEET ON CENTER, OR IN EQUIVALENT GROUPINGS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. WHEN POSSIBLE, EXISTING TREES AND LANDSCAPING SHALL BE USED TO MEET THE LANDSCAPING REQUIREMENT.

6. A MINIMUM OF ONE SIGN SHALL BE ERECTED IN THE PARKING AREA DIRECTING EQUIPMENT RENTAL TRAFFIC TO EXIT THE SITE VIA THE FRONTAGE ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT F

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC **I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:**					
APPLICATION NO/ LOCATION	**Z-157-24-3** Approx. 1,080 feet north of the northeast corner of the I-17 Freeway and thunderbird Road	*(SIGNATURE ON ORIGINAL IN FILE)*			
		opposition	**x**	**applicant**	
APPEALED FROM:	PC 4/3/2025	393 East Pam Lane Phoenix, AZ 85004			
	PC DATE	*STREET/ADDRESS/CITY/STATE/ZIP*			
TO PC/CC HEARING	CC 5/7/2025	**Dwight O. Wetland** 602-550-4230 dwatland@walawaz.com			
	CC DATE	*NAME / PHONE / EMAIL*			
REASON FOR REQUEST: See attached document.					
RECEIVED BY:	Dom Amodio	**RECEIVED ON:**		4/10/2025	

Joshua Bednarek
Tricia Gomes
Racelle Escolar
Sarah Stockham
Adam Stranieri
Stephanie Vasquez
Heather Klotz
Dalia Adams

Camryn Thompson
Micah Alexander
GIS
Byron Easton (for PHO appeals only)
Village Planner
Applicant

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF PHOENIX
APR 10 2025
Planning and Development Department

The **PLANNING COMMISSION** agenda for **April 3, 2025** is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

   There is a $630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **April 10, 2025**.

   Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., **April 10, 2025**.

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

   To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. **April 10, 2025**.

   The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an $830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **April 17, 2025**.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

Z-157-24-3
APPLICATION NO.

NE CORNER I-17 FREEWAY & THUNDERBIRD
LOCATION OF APPLICATION SITE

APRIL 3, 2025
DATE APPEALED FROM

☑ OPPOSITION
☐ APPLICANT

DOM AMODIO
PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

DWIGHT O. WETLAND
PRINTED NAME OF PERSON APPEALING

SIGNATURE

393 EAST PALM LANE
STREET ADDRESS

4/10/2025
DATE OF SIGNATURE

PHOENIX AZ 85004
CITY, STATE & ZIP CODE

602-550-4230
TELEPHONE NO.

dwetland@wmlawaz.com
EMAIL ADDRESS

REASON FOR REQUEST

See ATTACHED

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

Dwight Watland

From: Dwight Watland
Sent: Thursday, April 10, 2025 11:32 AM
To: robert.kuhfuss@phoenix.gov; Kinkade, Justin
Cc: Judy Mackin (judy.mackin@gmail.com); Lynn Robbins; Roxanne Smith
Subject: Home Depot - Thunderbird & I-17

AmicusDealtWith: Yes
AmicusId: 167185
AmicusStatus: Saved
AmicusFileName: Dwight O Watland PC - Home Depot
AmicusFileIds: 810

Robert and Justin

I have reviewed proposed Stipulations 5 and 6. The following are my thoughts to make both stipulations more attractive to the neighborhood, and be acceptable to Home Depot.

Stipulation 5 –

a – Stipulation 5 refers only to the area located adjacent to the drainage easement. That should be expanded to include the area adjacent to the East Wall of the parking lot.

b – Justin, you had indicated that Home Depot would locate the taller equipment next to the East Wall as that wall is higher. That seems appropriate to include in the Stipulation.

b – Stipulation 5 should also include a requirement that no equipment should be stored or displayed in a manner that extends above the adjacent wall. I understand that equipment may be stored or displayed while sitting on a trailer. Currently, all equipment, even if on a trailer, is lower than the East Wall. Therefore, this should be an acceptable stipulation.

Stipulation 6 –

a - A single sign will be lost in the plethora of signage near the displayed and stored equipment.

b – additional signage can be as follows:

Northeast corner of parking lot - "EXIT" – arrow pointing West
In front of construction loading area - "EXIT" – arrow pointing North
Along wall leading to frontage road - "EXIT" – arrow pointing North
At the exterior door to rental area - "PLEASE USE FRONTAGE ROAD EXIT"
At the frontage road exit - Monument signage with Home Depot sign and logo
- Identify as "RENTAL OFFICE"
Placed near displayed equipment and trucks - "PLEASE EXIT TO NORTH"

c – I don't know how specific signage requirement in a stipulation can be. However, a minimum of one sign is inadequate.

Dwight O Watland
Watland & Allen, pllc

393 East Palm Lane
Phoenix AZ 85004
602-252-0115
Fax – 602-252-7885
dwatland@walawaz.com

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Federal tax regulations require us to notify you that any tax advice in this electronic message was not intended or written to be used, and cannot be used, for the purpose of avoiding penalties.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE
APPLICATION NO: APZ-13-25 of Z-157-24-3

PROPERTY LOCATION: Approximately 1,080 feet north of the northeast corner of the I-17 Freeway and Thunderbird Road
PROPOSED USE: Commercial Uses
LEGAL DESCRIPTION:
TO BE CHANGED:

FROM: C-2 SP
TO: C-3

Ordinance #: **Ordinance Date:**
CASE TYPE: General Rezoning **DSD #:** **CASE STATUS: Received**

GROSS ACREAGE: 2.38 **VILLAGE:** North Mountain **COUNCIL DISTRICT:** 3

DATE FILED: 04/10/2025

Contact Information

Name		Address	Phone	Fax	Email
Dwight Watland	Appellant	393 East Palm Lane	602-550-4230		dwatland@walawaz.com

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at https://www.phoenix.gov/pdd/licensing-time-frames

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

SIGNATURE: _____ DATE: 4/10/2025

POST APPLICATION MEETING DATE: 1/27/25 PM

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: April 22, 2025

From: Joshua Bednarek
Planning and Development Director

Subject: ITEM 61 ON THE MAY 7, 2025, FORMAL AGENDA – PUBLIC HEARING/ FORMAL ACTION – REZONING APPLICATION Z-157-24-3 – APPROXIMATELY 1,080 FEET NORTH OF THE NORTHEAST CORNER OF THE I-17 FREEWAY AND THUNDERBIRD ROAD (ORDINANCE G-7385)

Item No. 61, Rezoning Application No. Z-157-24-3 is a request to rezone 2.38 acres located approximately 1,080 feet north of the northeast corner of the I-17 Freeway and Thunderbird Road from C-2 SP (Intermediate Commercial, Special Permit) to C-3 (General Commercial) to allow for commercial uses.

The North Mountain Village Planning Committee (VPC) heard this request on March19, 2025, and recommended approval, per the staff recommendation, with direction, by a vote of 10-0.

The Planning Commission heard this request on April 3, 2025, and recommended approval, per the staff memo dated April 3, 2025, by a vote of 8-0. The memo included the three additional stipulations recommended by staff to address site lighting, screening and directional signage.

The Planning Commission recommendation was appealed by a community member in order to consider additional stipulations.

To address community concerns, the applicant has agreed to modify Stipulations 5 and 6 to address additional screening and directional signage which are listed below in **BOLD AND CAPITAL** letters.

Staff recommend approval, subject to the following stipulations:

1. Parking lot landscaping within the subject site shall be restored in accordance with the Standards outlined in Section 624.E.4.e of the Phoenix Zoning Ordinance.

2. In the event archaeological 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 Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

3. 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.

4. Site lighting shall be provided in the parking lot and/or along the drainage easement to illuminate the drainage easement along the north property line, as approved by the Planning and Development Department.

5. Equipment rental located in parking areas adjacent to the drainage easement **AND EASTERN SCREEN WALL** shall be screened with minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or in equivalent groupings, as approved by the Planning and Development Department. When possible, existing trees and landscaping shall be used to meet the landscaping requirement. **RENTAL EQUIPMENT STORED ON SITE SHALL NOT EXCEED THE HEIGHT OF THE ADJACENT SCREEN WALL.**

6. ~~A minimum of one~~ **AT LEAST TWO DIRECTIONAL** sign**S** shall be erected in the **RENTAL** parking area **IN HIGHLY VISIBLE AREAS, AT LOCATIONS DETERMINED BY HOME DEPOT; AND AT LEAST ONE DIRECTIONAL SIGN SHALL BE ERECTED ON THE RENTAL CENTER BUILDING AT OR NEAR THE EXTERIOR DOOR OF THE RENTAL CUSTOMER SERVICE AREA** ~~directing equipment rental traffic to exit the site via the frontage road~~, as approved by the Planning and Development Department. **THESE SIGNS SHALL GUIDE EQUIPMENT RENTAL TRAFFIC TO EXIT THE SITE VIA THE I-17 FRONTAGE ROAD.**

Approved:

Alan Stephenson, Deputy City Manager

City of Phoenix

Report

Agenda Date: 5/7/2025, **Item No.** *62

ITEM REVISED (SEE ATTACHED MEMO) Public Hearing and Ordinance Adoption - Rezoning Application Z-58-24-8 - Approximately 710 Feet North and 305 Feet West of the Northwest Corner of 20th Avenue and South Mountain Avenue (Ordinance G-7386) - District 8

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-58-24-8 and rezone the site from S-1 (Ranch or Farm Residence) to R1-10 (Single-Family Residential) for single-family residential.

Summary

Current Zoning: S-1
Proposed Zoning: R1-10
Acreage: 4.54
Proposal: Single-family residential

Owner: Dorothy M. Hallock
Applicant/Representative: John Fox, William Seymour Co., Inc.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The South Mountain Village Planning Committee heard this item on July 9, 2024, and recommended a continuance to the August 13, 2024 meeting by a vote of 11-3. The South Mountain Village Planning Committee heard this item on August 13, 2024, and recommended a continuance to the September 10, 2024 meeting by a vote of 12-0. The South Mountain Village Planning Committee heard this item on September 10, 2024 and recommended approval, per the staff recommendation with additional stipulations, by a vote of 7-5.
PC Action: The Planning Commission heard this item on October 10, 2024 and recommended approval, per the staff memo dated October 7, 2024 with a modification, by a vote of 7-2.
The Planning Commission recommendation was appealed by a community member and a petition for a 3/4 vote was submitted on October 15, 2024. **A 3/4 vote is required.**
CC Action: For City Council action, the item was scheduled for the November 13, 2024 Formal Meeting and was continued to December 4, 2024. The item was scheduled for

the December 4, 2024 Formal Meeting and was withdrawn to amend and re-advertised for a future Formal Meeting.

Location
Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue
Council District: 8
Parcel Address: N/A

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-58-24-8) FROM S-1 (RANCH OR FARM RESIDENCE) TO R1-10 (SINGLE-FAMILY RESIDENCE DISTRICT).

_____

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 4.54-acre site located approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue in a portion of Section 1, Township 1 South, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from “S-1” (Ranch or Farm Residence) to “R1-10” (Single-Family Residence).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

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violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

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

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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

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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. Two-story lots shall be south of lots 5 and 15, as shown on the site plan date stamped September 5, 2024.

20. A minimum of 8% of the gross project area shall be retained as common area, as approved by the Planning and Development Department.

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.

22. All street-facing garage doors lengths shall be less than 50% of the total width of the façade, as approved by the Planning and Development Department.

23. Front setbacks for covered building elements shall be staggered by a minimum of 5 feet, as approved by the Planning and Development Department.

24. Lot widths shall vary, as approved by the Planning and Development Department.

25. The southern end of the street shall have landscaping and 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.

26. A retaining wall shall be provided along the northern boundary of Tract A, as approved or modified by the Planning and Development Department.

27. The development shall be in general conformance with the site plan date stamped September 5, 2024, as modified by the above stipulations and as approved by the Planning and Development Department.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

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PASSED by the Council of the City of Phoenix this 7th day of May, 2025.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

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EXHIBIT A

LEGAL DESCRIPTION FOR Z-58-24-8

THE NORTH 595.00 FEET OF THE WEST HALF OF THE WEST HALF OF FARM UNIT H, MORE PARTICULARLY DESCRIBED AS THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

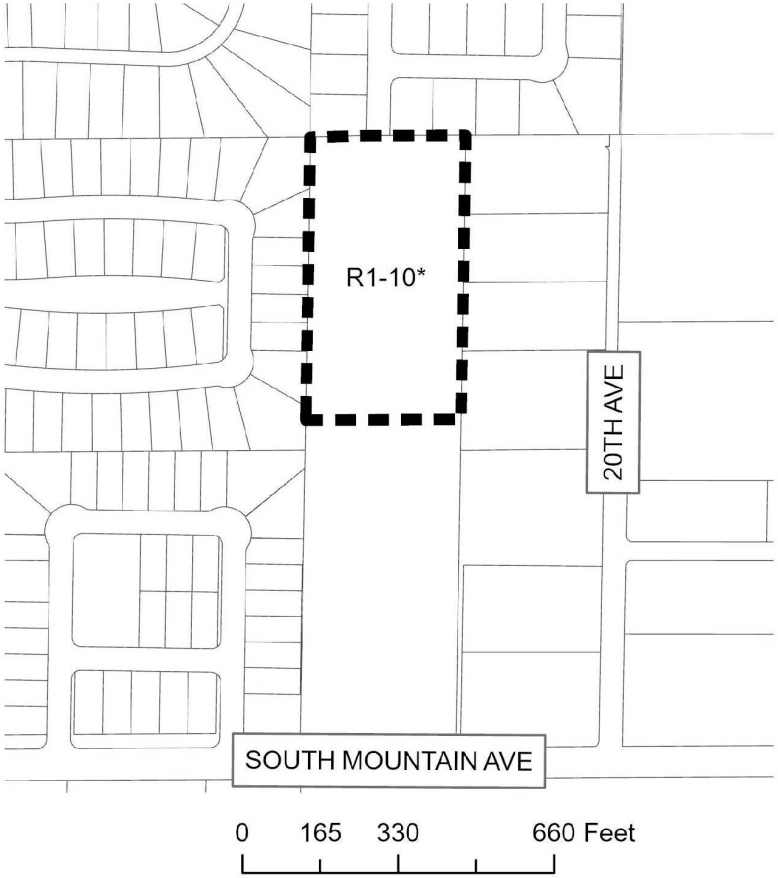
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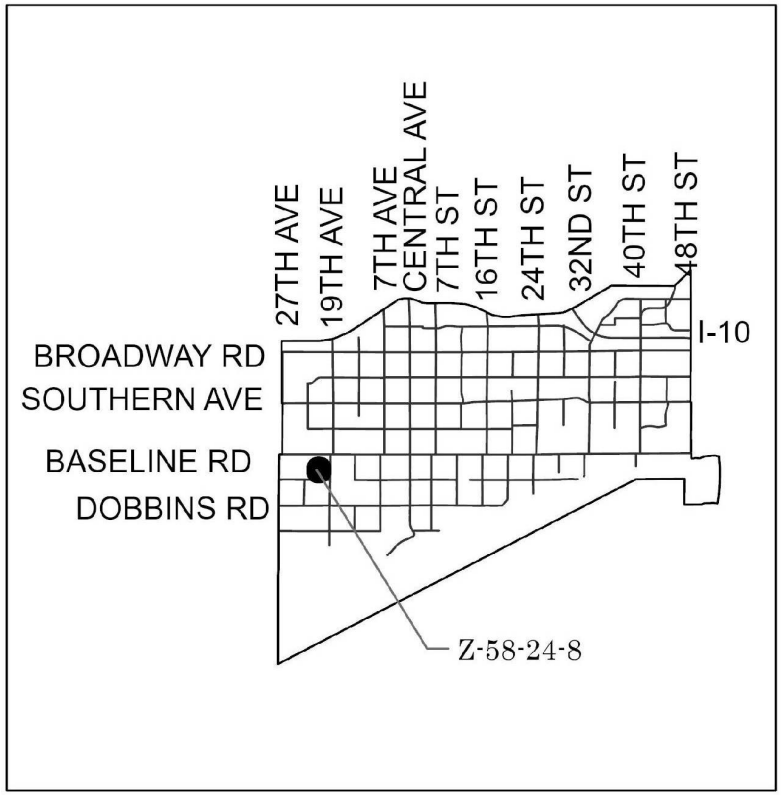
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-58-24-8
Zoning Overlay: N/A
Planning Village: South Mountain





NOT TO SCALE

N

Drawn Date: 10/11/2024

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2024 Ord\11-13-24\11-13-24.aprx

ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-58-24-8
June 25, 2024

South Mountain Village Planning Committee Meeting Date:	July 9, 2024
Planning Commission Hearing Date:	August 1, 2024
Request From:	S-1 (Ranch or Farm Residence) (4.54 acres)
Request To:	R1-10 (Single-Family Residence District) (4.54 acres)
Proposal:	Single-family residential
Location:	Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue
Owner:	Dorothy M. Hallock
Applicant/Representative:	John Fox, William Seymour Co. Inc.
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 2 to 3.5 dwelling units per acre	
Street Map Classification	20th Lane	Local	0-foot full street
CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans. The proposal, as stipulated, will facilitate development of this vacant lot in a manner that will be compatible in scale and character with the adjacent single-family residential uses.			
CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: 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.			

As stipulated, the proposal will promote neighborhood identity by requiring the site plan, landscape plan, and elevations be reviewed and approved by the Planning Hearing Officer through a public hearing process, including review by the South Mountain Village Planning Committee. This will also promote the existing character of the area and the vision for the Rio Montaña Area Plan.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal includes detached sidewalks within the development that will be planted with shade trees and enhanced landscaping within the front yards of individual lots. These improvements will be required to earn the necessary bonus points to achieve the proposed density. The proposal, will create a comfortable pedestrian environment within the development, reduce the urban heat island effect, and make the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives
Rio Montaña Area Plan: Background Item No. 6.
Housing Phoenix Plan: Background Item No. 7.
Phoenix Climate Action Plan: Background Item No. 8.
Conservation Measures for New Development: Background Item No. 9.
Tree and Shade Master Plan: Background Item No. 10.
Complete Streets Guiding Principles: Background Item No. 11.
Zero Waste PHX: Background Item No. 12.

Surrounding Land Uses and Zoning

	Land Use	Zoning
On Site	Vacant	S-1
North	Single-family residential	R1-10
South	Single-family residential	S-1
East	Single-family residential	S-1

West	Single-family residential	S-1 (Approved R1-10)

R1-10 – Single-Family Residence District (Planned Residential Development Option)		
Standards	**R1-10 Requirements**	**Provisions on the proposed site plan**
Gross Acreage	-	4.54
Total Maximum Number of Units	16; 20 with bonus	20 with 90 bonus points required (Not specified)
Maximum Density	3.5; 4.5 with bonus	4.4 (Met)
Minimum Lot Width	45 feet	50 to 60 feet (Met)
Minimum Lot Depth	None, except 110 feet adjacent to freeway or arterial	110 to 140 (Met)
Maximum Building Height	2 stories and 30 feet	2 story (24 feet and 4 inches) (Met)
Maximum Lot Coverage	50 percent, up to 60 percent for an ADU and/or attached shade structures	Not specified
Minimum Building Setbacks		
Perimeter Streets	15 feet (in addition to landscape setback)	No perimeter street
Perimeter Property Lines (Side and Rear)	Rear 1-story building: 15 feet 2-story building: 20 feet Side 1-story building: 10 feet 2-story building: 15 feet	Rear: Not specified Side: Not specified
Minimum Landscape Setbacks and Standards		
Common landscaped setback adjacent to perimeter streets	15 feet average, 10 feet minimum	No perimeter street
Minimum Common Area	5 percent of gross site area	Not specified

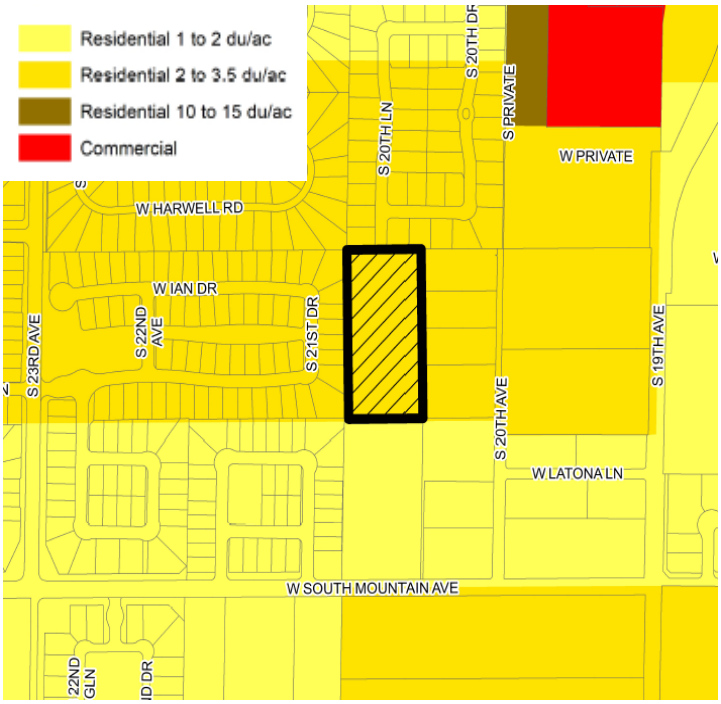
Background/Issues/Analysis

SUBJECT SITE

1. This request is 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) for a detached single-family residential subdivision. The subject site is presently vacant.

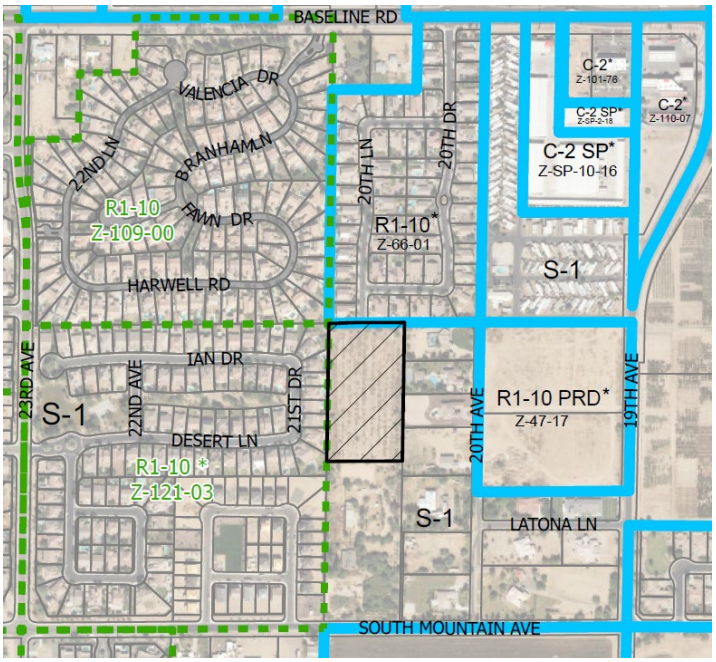
2. The subject site is designated as Residential 2 to 3.5 dwelling units per acre on the General Plan Land Use Map. The areas to the north, east, and west are also designated Residential 2 to 3.5 dwelling units per acre. The area to the south is designated as Residential 1 to 2 dwelling units per acre. The request to rezone to R1-10 is consistent with the General Plan Land Use Map designation on the site.

General Plan Land Use Map; Source: Planning and Development Department



SURROUNDING LAND USE AND ZONING

3. To north is a single-family subdivision zoned R1-10; to the east are single-family residences zoned S-1; to the west is a single-family subdivision zoned S-1 (Approved R1-10); and to the south is a single-family residence zoned S-1.



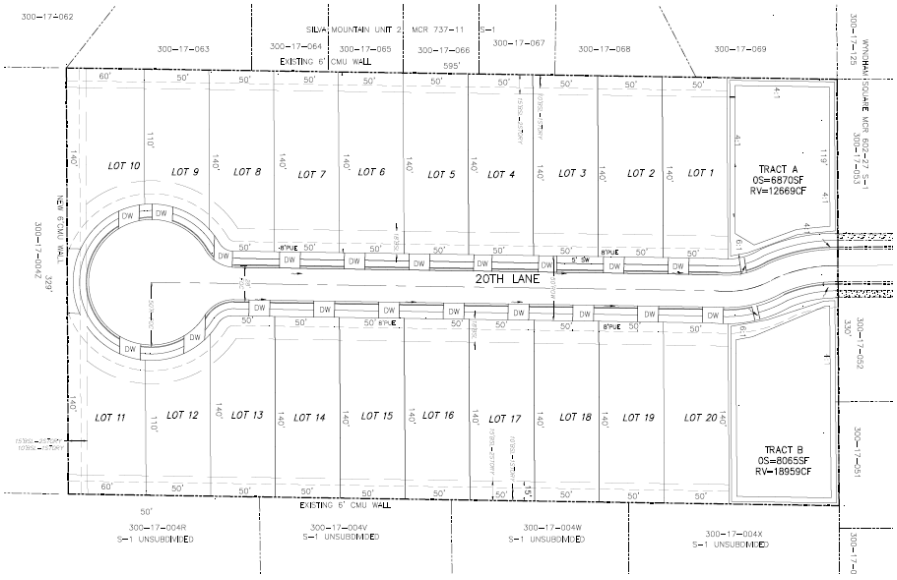
Location Map; Source: Planning and Development Department

PROPOSAL

4. *Site Plan*

The proposal is for a 20-lot subdivision. The requested R1-10 zoning district allows for 16 units, and up to 20 units with a density bonus. To achieve 20 units the development will need 90 bonus points, the development proposes to achieve the 90 bonus points through the provision of detached sidewalks, enhanced landscaping, additional open space, enhanced architectural design, and entry monuments. The proposed bonus points will be reviewed through the development review process.

Conceptual Site Plan; Source: William Seymour Co. Inc.



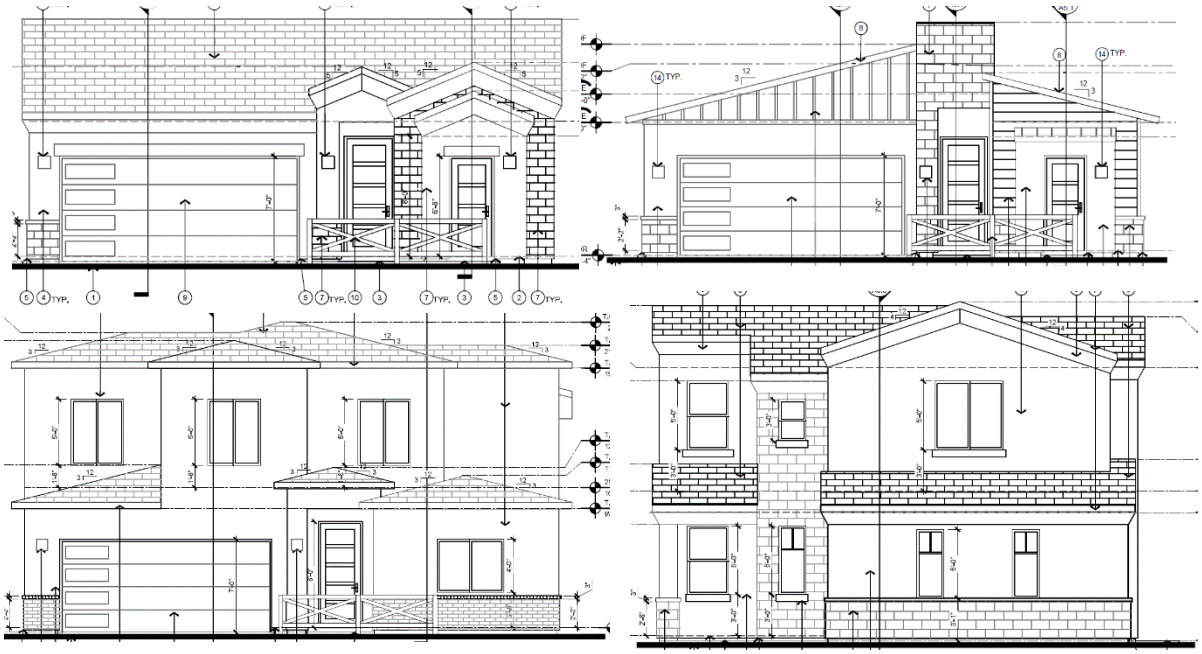
The conceptual site plan, attached as an exhibit, depicts the site layout including the location of each lot, the open space areas, proposed lot widths, proposed lot depths, the connection to the existing subdivision to the north, and pedestrian circulation. The site will have access to Baseline Road through the subdivision to the north. A temporary cul-de-sac will be constructed at the southern portion of the site until a future connection to South Mountain Avenue is constructed.

To ensure compatibility with the surrounding area and the Rio Montaña Area Plan, staff recommends Stipulation No. 1 to require that the site plan and landscape plan for future development of the site be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee.

5. *Conceptual Building Elevations*

The conceptual building elevations and renderings, attached as an exhibit, feature two, one-story and two, two-story elevations. Each elevation highlights four-sided architecture and a diverse mix of building materials. The designs incorporate enhanced architectural variation that is needed to earn the necessary bonus points to achieve the proposed density. Staff recommends Stipulation No. 2 to require that the building elevations for future development of the site be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee.

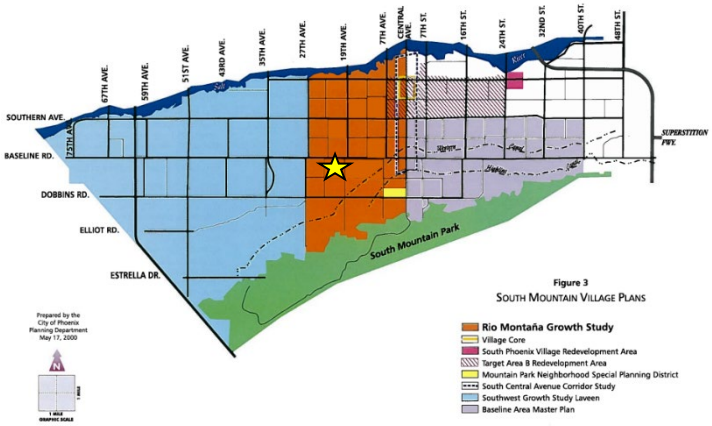
Conceptual Building Elevations; Source: E-Project International



STUDIES AND POLICIES

6. **Rio Montaña Area Plan:**
The Rio Montaña Area Plan encourages preservation of the rural character of the area and incorporates transition zones to protect desert and open space areas. The plan also encourages pedestrian and equestrian activities through a network of trails and aspires to develop a sense of community while encouraging investment in the community.

Source: Planning and Development Department



The Rio Montaña Area Plan intended to accomplish this vision through seven goals that include: promoting balanced, high quality development; protecting and improving neighborhoods through maintenance, rehabilitation and infill projects; keeping a distinctive character that reflects the diversity in its equestrian heritage, culture, history and architecture; protecting the rural character, the Sonoran Desert and the riparian potential of the Rio Salado Habitat Restoration Project; promoting future business development and economic growth; developing the tourism industry through a wide range of opportunities; and providing a variety of transportation options.

This site is located in the center of the Rio Montaña Area Plan boundaries in an area with a mix of rural residential neighborhoods, single-family subdivisions, commercial, and agricultural uses. The development of this vacant parcel will further the Rio Montaña Area Plan goal of promoting infill projects.

The proposal will further address design and pedestrian connectivity goals by providing detached sidewalks within the development, entry monuments, enhanced landscaping, and enhanced building elevations. These improvements will be required to earn the necessary bonus points to achieve the proposed density.

Additionally, to ensure the development is compatible with the Rio Montaña Area Plan design goals, Stipulation Nos. 1 and 2 require that the site plan, landscape plan, and elevations for future development of the site be reviewed and approved

by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee

Other design elements of the Rio Montaña Area Plan will be addressed through the design guidelines of the Phoenix Zoning Ordinance in Chapter 5, Section 507 Tab. A (Guidelines for Design Review).

7. **Housing Phoenix Plan:**
In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with the vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing housing that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

8. **Phoenix Climate Action Plan**
In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 8, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

9. **Conservation Measures for New Development:**
In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes

direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 3 through 10.

10. **Tree and Shade Master Plan:**
The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontage should be detached from the curb to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The proposal will create a comfortable streetscape environment with enhanced landscaping and shaded, detached sidewalks within the development. These improvements will be required to earn the necessary bonus points to achieve the proposed density.

Additionally, to ensure the proposal provides adequet shading and landscaping, the landscape plan for future development, as stipulated, will be required to be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the South Mountain Village Planning Committee. This is addressed in Stipulation No. 2.

11. **Complete Streets Guiding Principles:**
The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles.

The proposed development, as stipulated, will support walking, bicycling, and transit-use by proposing sidewalks along both sides of 20th Lane. This is addressed in Stipulation No. 13. Additionally, to earn the necessary bonus points to achieve the proposed density, detached sidewalks within the development are proposed.

12. **Zero Waste Phoenix PHX:**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

The city provides recycling service to single-family developments.

COMMUNITY CORRESONDENCE

13. At the time this staff report was written, staff has received two letters of opposition regarding the request. Concerns include increased traffic congestion, developer's credibility, public outreach, impact on community character and quality of life, and environmental and infrastructure strain.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department requested that right-of way be dedicated for 20th Lane; a temporary turnaround easement be dedicated until 20th Lane is extended to the south, alternatively, a permanent turn around design may be considered and shall include a center landscaped island; and all improvements in the right-of-way be constructed with all required elements and to ADA standards. These are addressed in Stipulation Nos. 11 through 13.

15. The Aviation Department requested the airport disclosure stipulation. This is addressed in Stipulation No. 14.

OTHER

16. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 15.

17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 16.

18. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation, the Rio Montaña Area Plan, and with the character of the surrounding area.

2. The requested R1-10 zoning district is consistent with surrounding zoning and development patterns in the general area.

3. The proposal will offer additional housing options within the area, contributing to the mix of housing types in the vicinity, and aiding in alleviating the housing shortage in Phoenix.

Stipulations:

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.

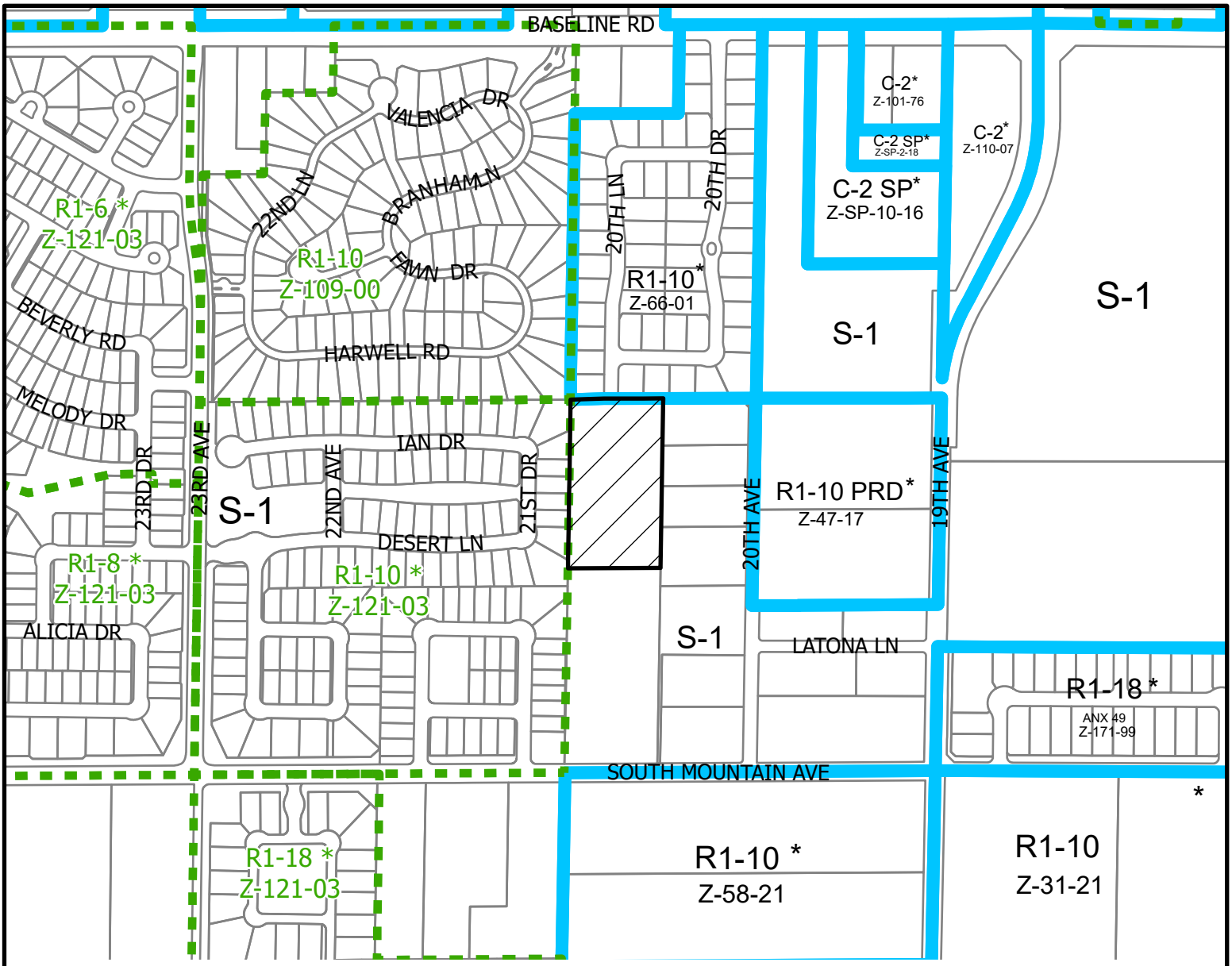
15. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

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.

Writer
Samuel Rogers
June 25, 2024

Team Leader
Racelle Escolar

Exhibits
Zoning sketch map
Aerial sketch map
Conceptual Site Plan date stamped April 23, 2024
Conceptual Building Elevations and Renderings date stamped April 23, 2024 (6 pages)
Conceptual Landscape Plan date stamped April 23, 2024
Correspondence (7 pages)

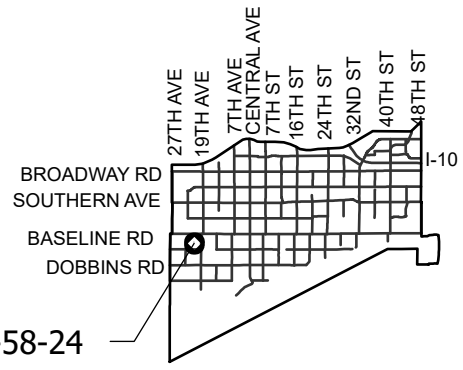


N

0 0.05 0.1 0.2 Miles

SOUTH MOUNTAIN VILLAGE

COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	John Fox
APPLICATION NO:	Z-58-24
DATE:	4/30/2024
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	4.54 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 01-24
ZONING MAP	D-7

REQUESTED CHANGE:

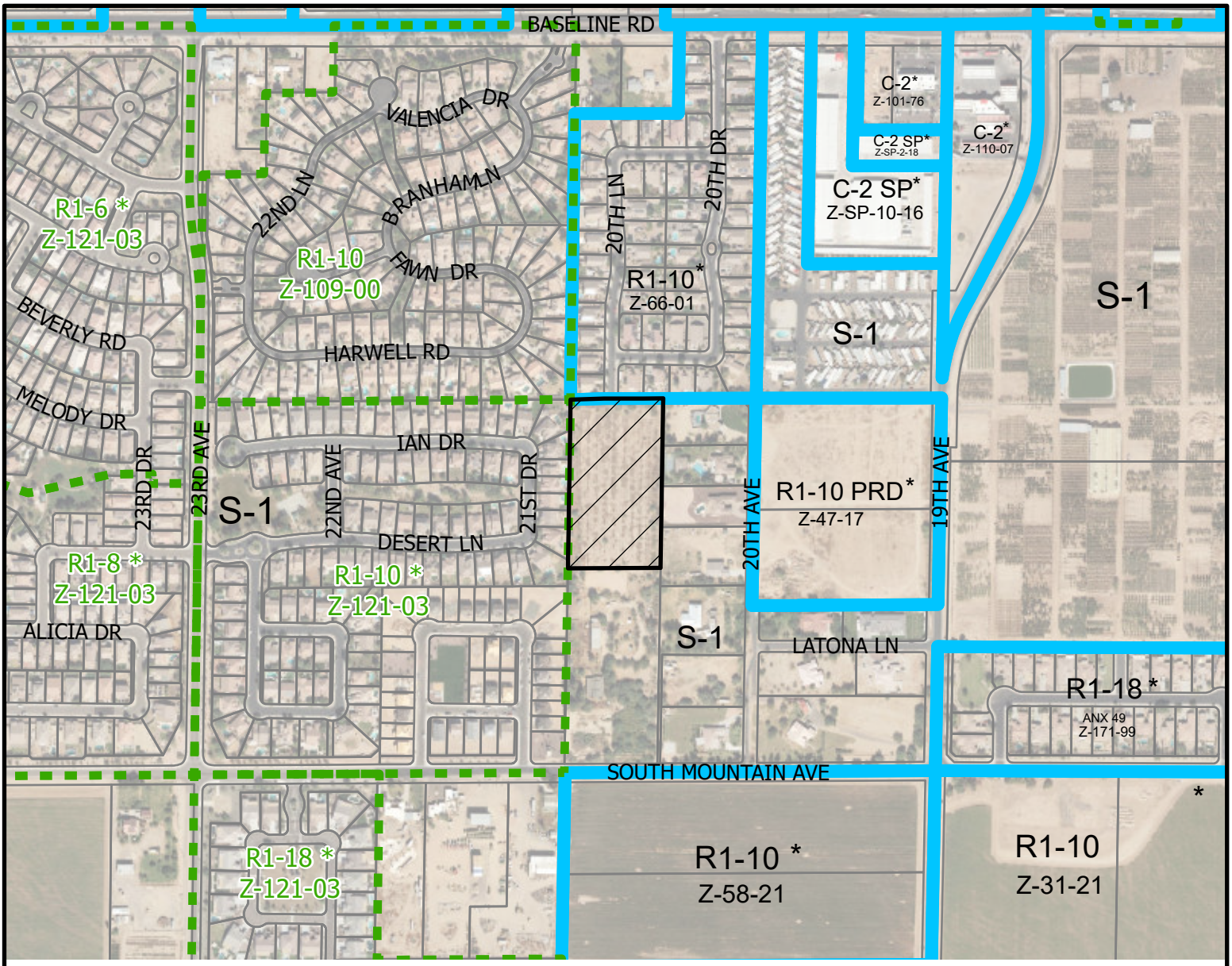
FROM: S-1 (4.54 a.c.)

TO: R1-10 (4.54 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
S-1	4	N/A
R1-10	16	20

* Maximum Units Allowed with P.R.D. Bonus

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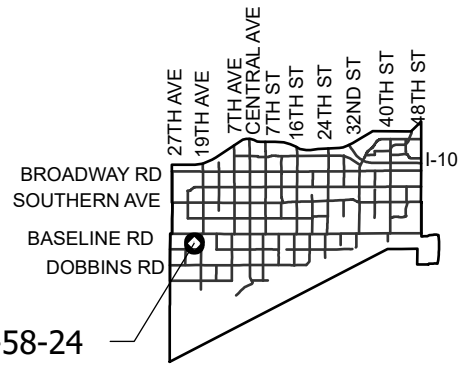
N

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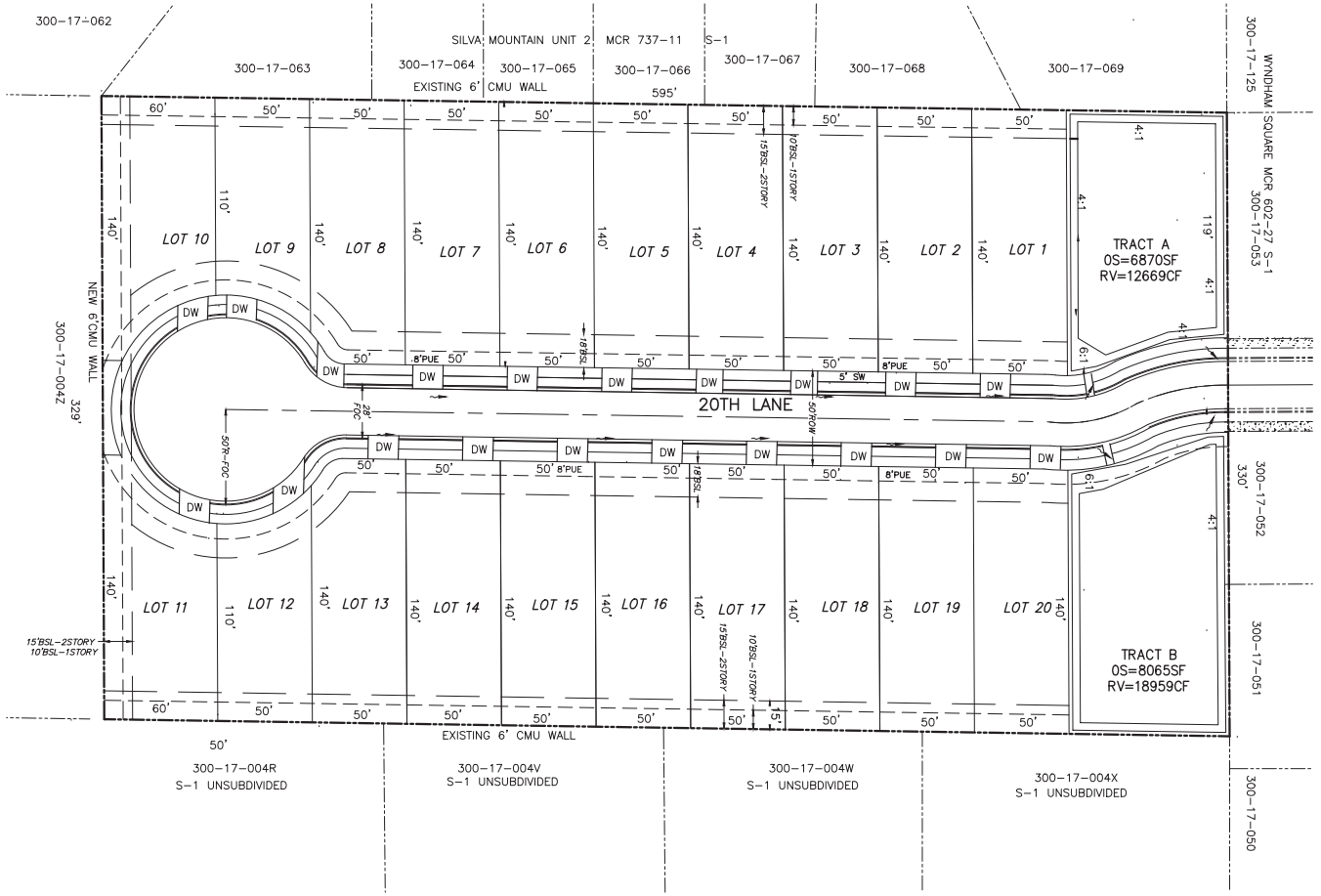
TO: R1-10 (4.54 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
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R1-10	16	20

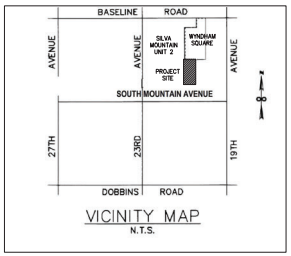
* Maximum Units Allowed with P.R.D. Bonus

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PRE-APPLICATION SITE PLAN
SOUTH MOUNTAIN MODERN
RI-10 PRD TABLE-A PLANNED RESIDENTIAL DEVELOPMENT



SITE PLAN



VICINITY MAP
N.T.S.

PROJECT DESCRIPTION

THIS APPLICATION IS FOR THE REZONING OF THE PROPERTY FROM S-1 TO R1-10 TABLE A PLANNED RESIDENTIAL DEVELOPMENT OPTION.
PROPOSED DEVELOPMENT A 20 SINGLE FAMILY LOT SUBDIVISION, WITH ACCESSORY DWELLING UNIT ADU PROPOSED ON EACH LOT.

THE PROJECT CONSISTS OF 4.5 ACRES, NORTH OF SOUTH MOUNTAIN ROAD
ZONING CONTIGUOUS NORTH R1-10, SOUTH, EAST & WEST S-1
GENERAL PLAN IS 3.5 -5.0 DU/AC

THE ACCESS TO THE SITE IS 20TH LANE, AN EXTENSION OF WYNDHAM SQUARE SUBDIVISION TO THE NORTH.
A 50'ROW DEDICATION IS PROPOSED WITH 5' OFFSET SIDEWALKS CONSISTENT WITH WYNDHAM SQUARE
WATER AND SEWER AND DRY UTILITIES ARE IN 20TH LANE

OWNER

DOROTHY M HALLOCK
2050 W SOUTH MOUNTAIN AVE
PHOENIX AZ. 85041
PHONE#: 480-720-6854

CONSULTANT

JOHN FOX
WILLIAM SEYMOUR CO. INC.
428 E. THUNDERBIRD RD. #234
PHOENIX AZ. 85022
PHONE#: 602-573-2895
WSCING@COX.NET

PROJECT NUMBERS
KIVA# 24-140
ZPA 4-24
QS# 01-24
PAPP# 2400620

CITY OF PHOENIX
APR 23 2024
Planning & Development Department

Scale 1" = 30'

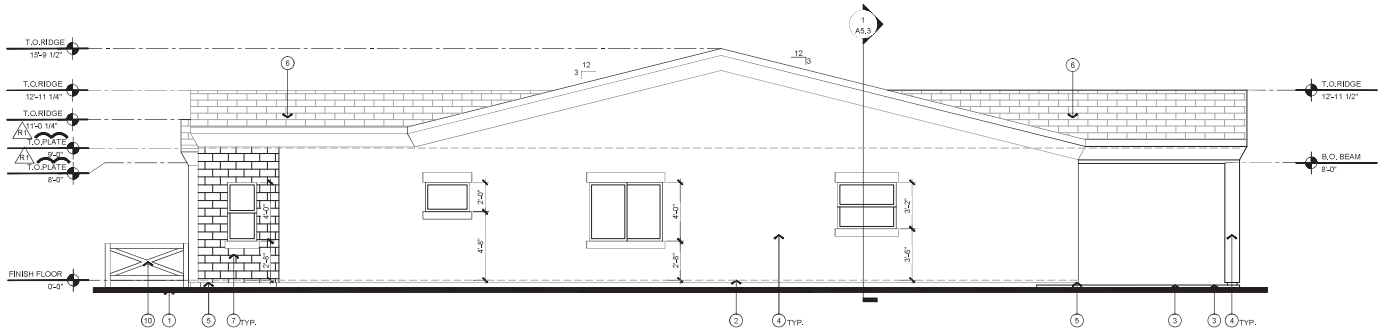
Contact Arizona 811 at least two full working days before you begin excavation
Arizona
Call 811 or visit Arizona811.com

WILLIAM SEYMOUR CO, INC
JOHN K. FOX
428 E. THUNDERBIRD RD. #234
PHOENIX, ARIZONA 85022
PHONE: (602) 573-2895

SOUTH MOUNTAIN MODERN
2050 SOUTH MOUNTAIN NORTH
PHOENIX, MARICOPA COUNTY, AZ

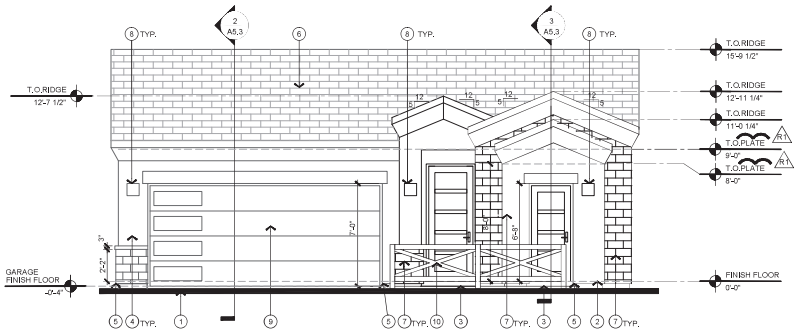
No.	DATE	APP.	DESCRIPTION
			REVISIONS

DESIGNED:
DRAWN:
CHECKED:
DATE: MARCH 2024
SCALE: 1"=30'
PROJECT
FILE NAME
SHT: SP2



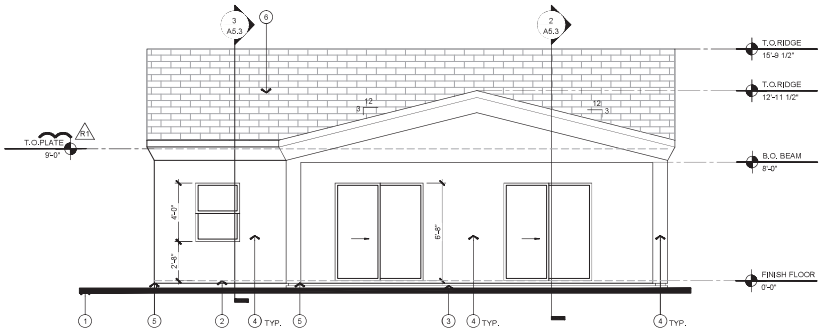
RIGHT ELEVATION

SCALE : 1/4" = 1'-0"



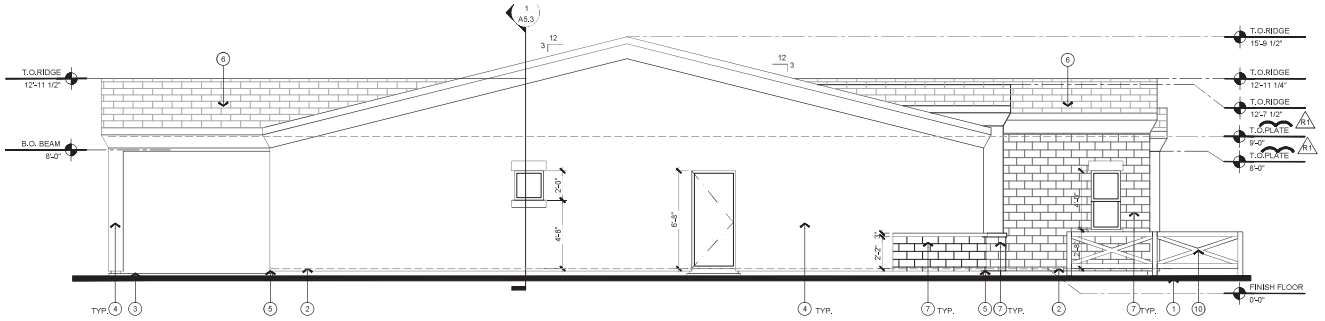
FRONT ELEVATION

SCALE : 1/4" = 1'-0"



REAR ELEVATION

SCALE : 1/4" = 1'-0"



LEFT ELEVATION

SCALE : 1/4" = 1'-0"

KEYNOTES

1. FINISH GRADE.
2. FINISH FLOOR.
3. CONCRETE SLAB OR STEP - REFER TO FOUNDATION PLAN.
4. TYP. STUCCO SYSTEM - REFER TO GENERAL ELEVATION NOTES
5. CONT. 26 GA. G.I. WEEP SCREED AT +4" A.F.G.
6. FLAT CONCRETE ROOF TILE (ICC-ESR 1647).
7. STONE VENEER.
8. LIGHT FIXTURES.
9. 16'-0" X 7'-0" SECTIONAL GARAGE DOOR.
10. 36" HIGH WOOD PENCE.

GENERAL ELEVATION NOTES

A. STUCCO SYSTEM SHALL BE 3/8" ONE OR TWO COAT(S) OF CEMENT, LIME, SAND MIX, WESTERN ONE KOTE STUCCO SYSTEM (ICC-ESR 1471) ON PAPER BACKED K-LATH (ICC-ESR 1471), ON 1-1/2" P.C.F. DENSITY, TYPE II, T&G E.P.S. INSULATION BOARD (ICC-ESR 1471). PROVIDE WEATHER RESISTIVE BARRIER OVER ALL WOOD FRAMING - (2) LAYERS OF GRADE "D" KRAFT PAPER OR 15# FELT.

B. MAG ONE-COAT STUCCO COMPLIANCE PROGRAM. ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.

C. PROVIDE (2) LAYER 30# FELT AS FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOWS AND DOOR OPENINGS.

D. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOW AND DOOR FRAMES SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER.

E. MECHANICAL EQUIPMENT TO BE SCREENED BY A WALL +1'-0" ABOVE HIGHEST MECHANICAL EQUIPMENT.

T = DENOTES TEMPERED GLASS LOCATION

CITY OF PHOENIX
APR 23 2024
Planning & Development Department

e project
6615 N Scottsdale Rd #215
Scottsdale, AZ 85250
phone: 480/626-8648
email: info@eprojectinternational.com

Rev.	Date	Submittal
R1	11-17-2023	Revision 1 1st Plan Review

REGISTERED ARCHITECT
43178
EDMIR
DZUDZA
ARIZONA, U.S.A.

EXPIRATION DATE: 09/30/2026
SIGNED AND SEALED ELECTRONICALLY 11-17-2023

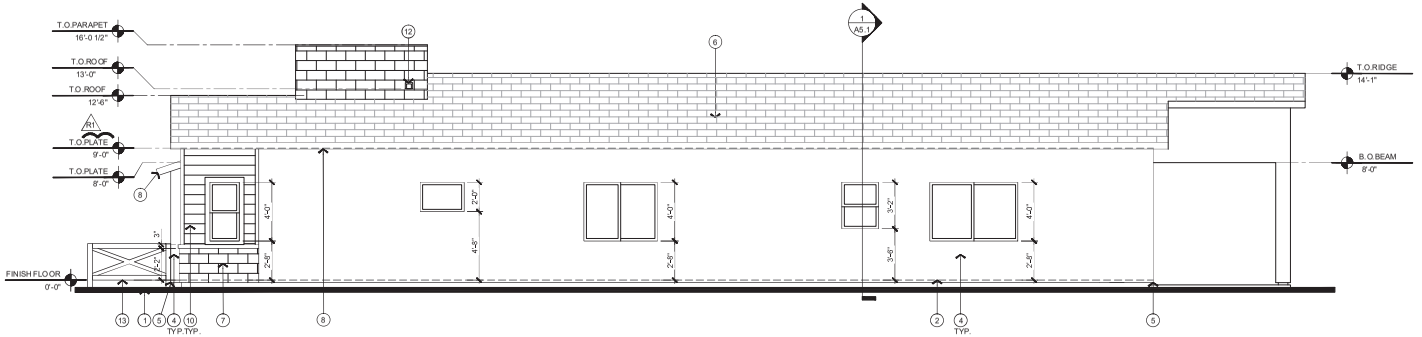
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Plan 1500

Elevations
Modern
Mediterranean

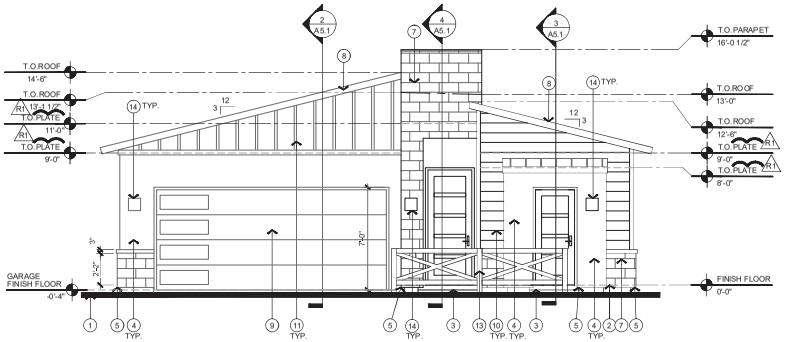
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Project No.	0421-2
Drawn By:	MM,KV
Checked By:	ED
Approved By:	ED
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A4.3



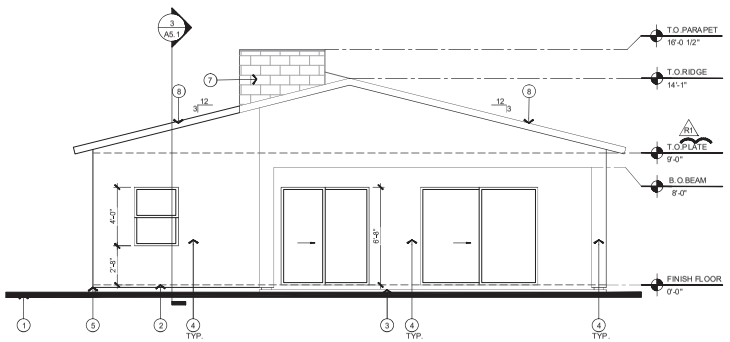
RIGHT ELEVATION

SCALE : 1/4" = 1'-0"



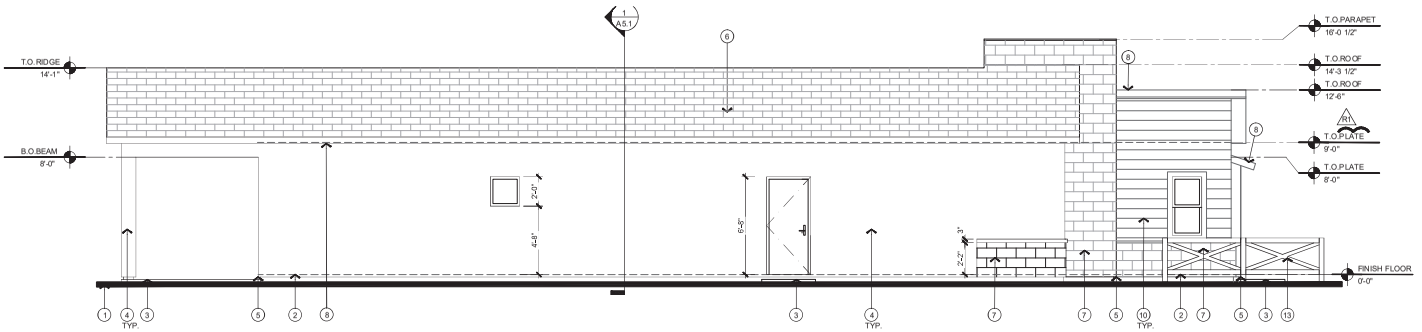
FRONT ELEVATION

SCALE : 1/4" = 1'-0"



REAR ELEVATION

SCALE : 1/4" = 1'-0"



LEFT ELEVATION

SCALE : 1/4" = 1'-0"

KEYNOTES

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7. STONE VENEER.
8. WOOD FASCIA, PAINTED.
9. 16'-0" X 7'-0" SECTIONAL GARAGE DOOR.
10. TYP. 8" WOOD SIDING.
11. TYP. BOARD AND BATTEN.
12. SCUPPER, REFER TO DETAILS.
13. 36" HIGH WOOD FENCE.
14. LIGHT FIXTURES.

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E. MECHANICAL EQUIPMENT TO BE SCREENED BY A WALL +1'-0" ABOVE HIGHEST MECHANICAL EQUIPMENT.

T = DENOTES TEMPERED GLASS LOCATION

CITY OF PHOENIX
APR 23 2024
Planning & Development Department

e project
6615 N Scottsdale Rd #215
Scottsdale, AZ 85250
phone: 480/626-3648
e-mail: info@e-projectinternational.com

Rev.	Date	Submittal
R1	11-17-2023	Revision 1 1st Plan Review

REGISTERED ARCHITECT
43178
EDMIR
DZUDZA
11-17-2023
ARIZONA, U.S.A.

EXPIRATION DATE: 09/30/2026
SIGNED AND SEALED
ELECTRONICALLY 11-07-2023

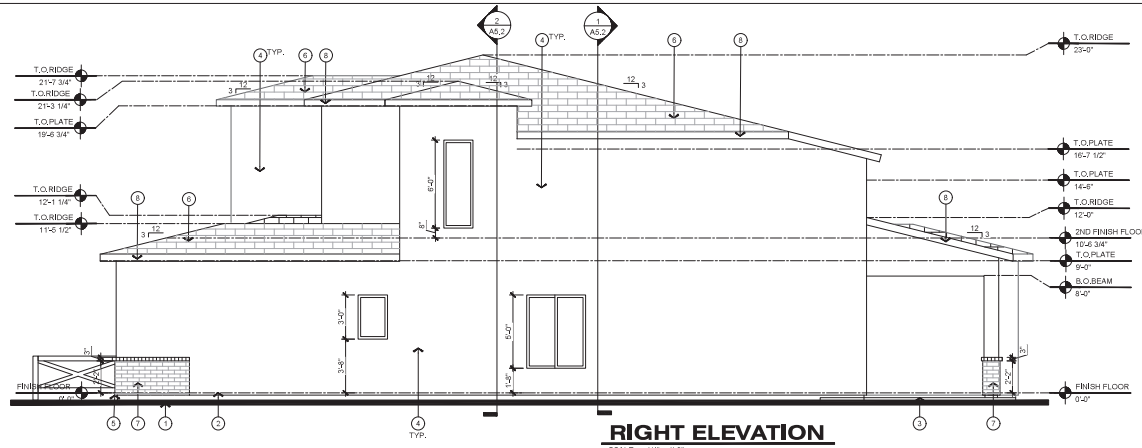
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Plan 1700

Elevations
Modern Craftsman

Date:	11-17-2023
Project No.	0421-2
Drawn By:	MM,KV
Checked By:	ED
Approved By:	ED
Scale:	1/4"=1'-0"

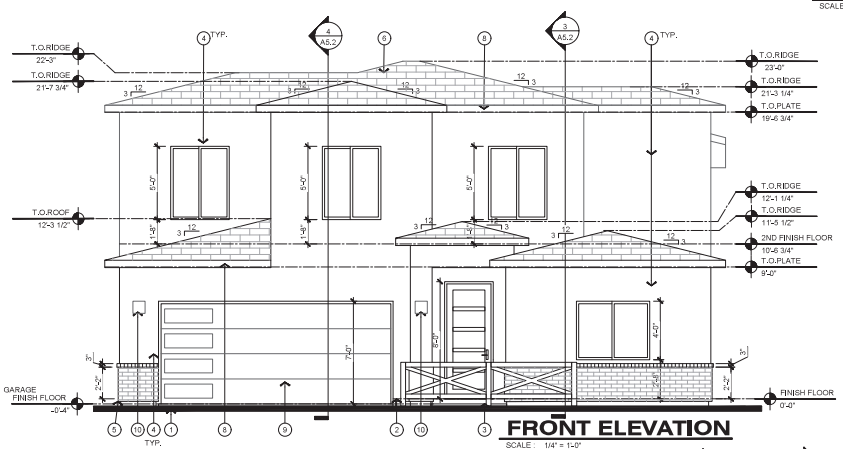
A4.1



RIGHT ELEVATION

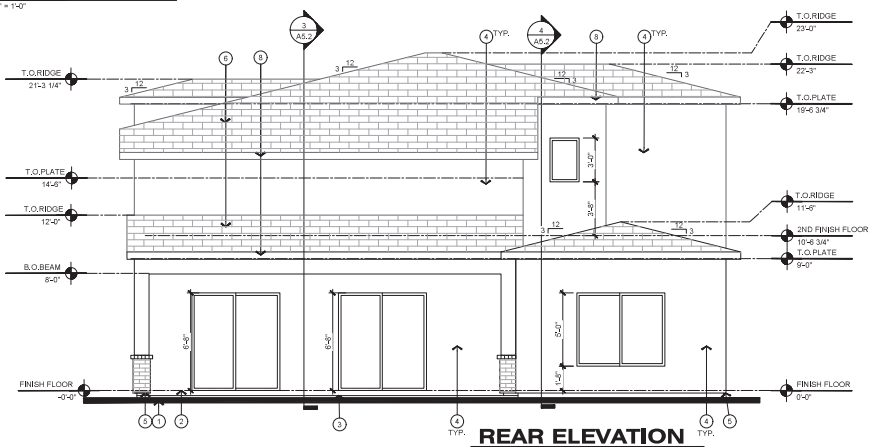
SCALE : 1/4" = 1'-0"

CITY OF PHOENIX
APR 23 2024
Planning & Development Department



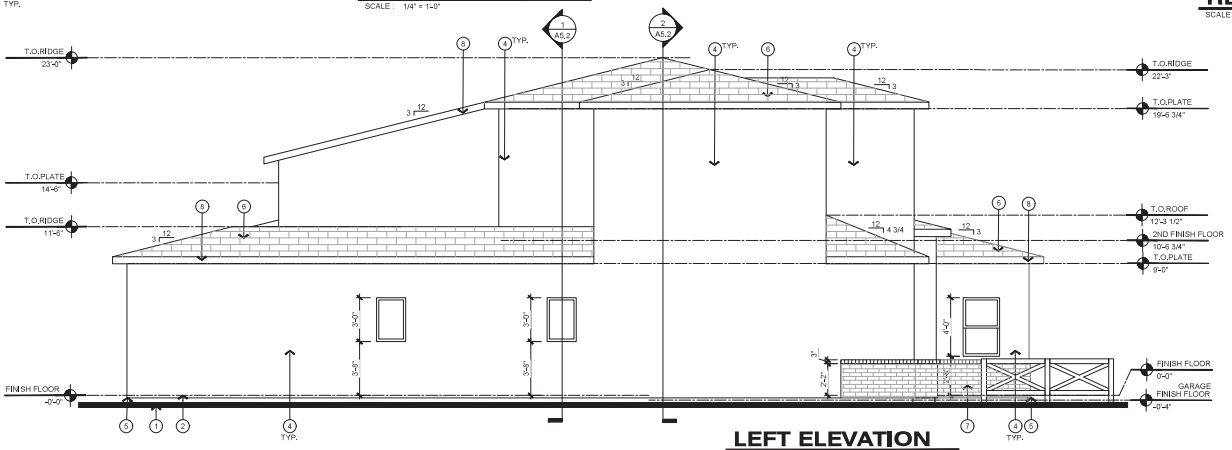
FRONT ELEVATION

SCALE : 1/4" = 1'-0"



REAR ELEVATION

SCALE : 1/4" = 1'-0"



LEFT ELEVATION

SCALE : 1/4" = 1'-0"

KEYNOTES

1. FINISH GRADE.
2. FINISH FLOOR.
3. CONCRETE SLAB OR STEP - REFER TO FOUNDATION PLAN.
4. TYP. STUCCO SYSTEM - REFER TO GENERAL ELEVATION NOTES.
5. CONT. 26 GA. G.I. WEEP SCREED AT +4" A.F.G.
6. FLAT CONCRETE ROOF TILE (ICC-ESR 1647).
7. BRICK VENEER.
8. FASCIA.
9. 16'-0" X 7'-0" SECTIONAL GARAGE DOOR.
10. LIGHT FIXTURE TYP.

GENERAL ELEVATION NOTES

A. STUCCO SYSTEM SHALL BE 3/8" ONE OR TWO COAT(S) OF CEMENT, LIME, SAND MIX, WESTERN ONE KOTE STUCCO SYSTEM (ICC-ESR 1471) ON PAPER BACKED K-LATH (ICC-ESR 1471), ON 1-1/2" P.C.F. DENSITY, TYPE II, T&G E.P.S. INSULATION BOARD (ICC-ESR 1471). PROVIDE WEATHER RESISTIVE BARRIER OVER ALL WOOD FRAMING - (2) LAYERS OF GRADE "D" KRAFT PAPER OR 15# FELT.

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e project
6615 N Scottsdale Rd #215
Scottsdale, AZ 85250
phone: 480w2fw8648 fax: 480/359-1407
e-mail: info@e-projectinternational.com

Rev.	Date	Submittal
1	11-17-2023	Revision 1 1st Plan Review

REGISTERED ARCHITECT
43178
EDMIR
DZUDZA
11-17-23
ARIZONA, U.S.A.

EXPIRATION DATE: 09/30/2026
SIGNED AND SEALED
ELECTRONICALLY 11-17-2023

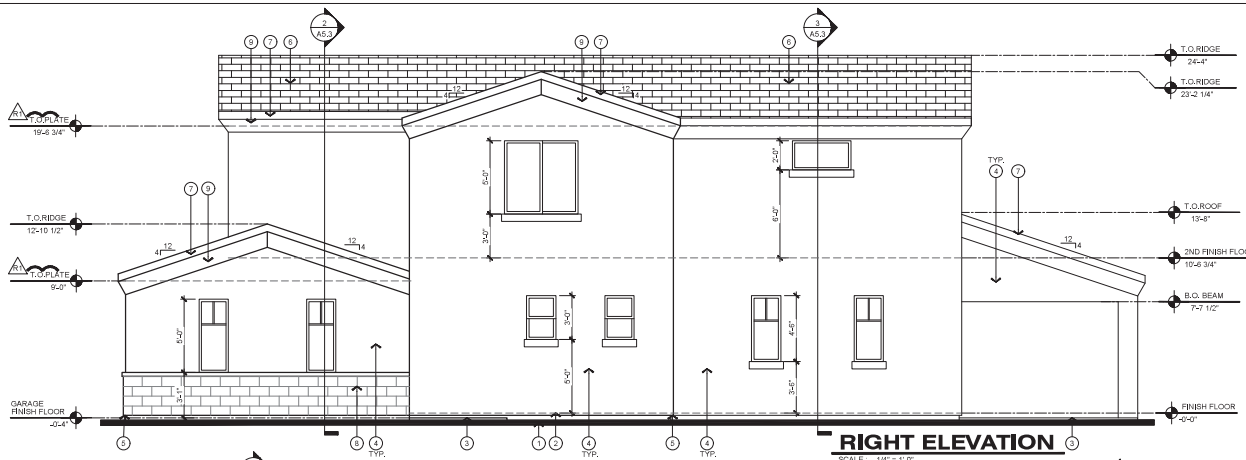
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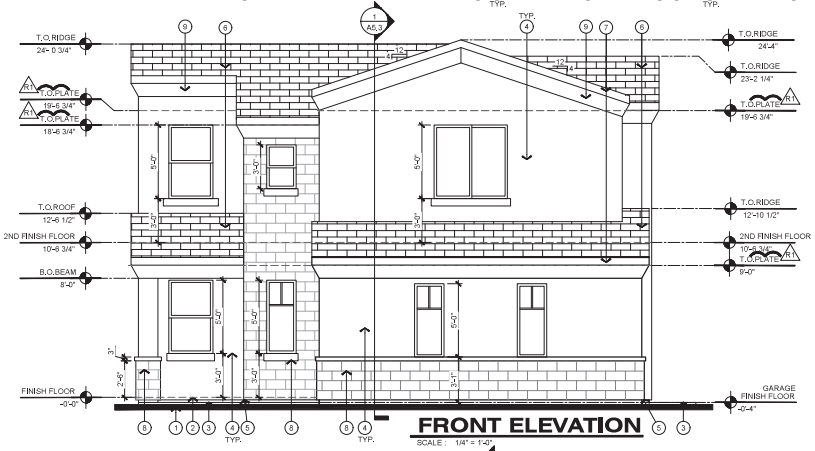
Plan 2100

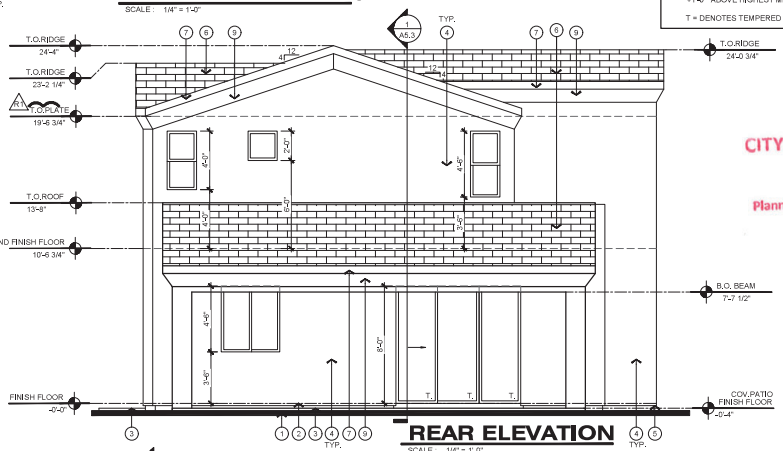
Elevations
Modern Ranch

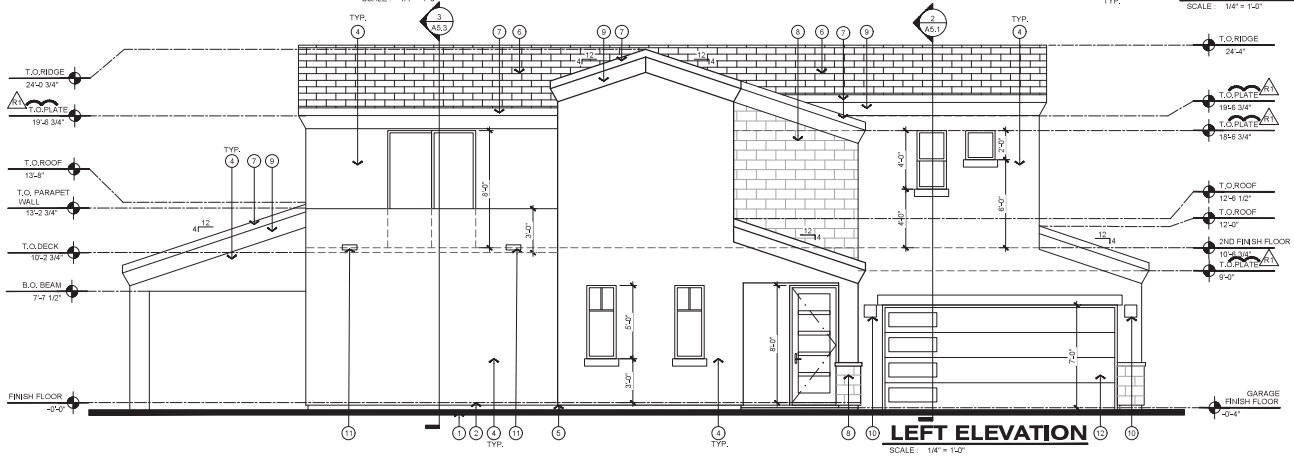
Date:	11-17-2023
Project No.	0421-2
Drawn By:	MM&KV
Checked By:	ED
Approved By:	ED
Scale:	1/4"=1'-0"

A4.2









KEYNOTES

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2. FINISH FLOOR.
3. CONCRETE SLAB OR STEP - REFER TO FOUNDATION PLAN.
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7. FASCIA.
8. STONE VENEER.
9. STUCCO CORNICE.
10. LIGHT FIXTURES
11. SCUPPER.
12. 16'-0" X 7'-0" SECTIONAL GARAGE DOOR.

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CITY OF PHOENIX
APR 23 2024
Planning & Development Department

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6615 N Scottsdale Rd #215
Scottsdale, AZ 85250
phone: 480/456-9648 fax: 480/359-4497
e-mail: info@e-projectinternational.com

Rev.	Date	Submittal
R1	11-17-2023	Revision 1 1st Plan Review

REGISTERED ARCHITECT
43178
EDMIR DZUDZA
ARIZONA, U.S.A.

EXPIRATION DATE: 09/30/2026
SIGNED AND SEALED ELECTRONICALLY 11-17-2023

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Plan 2300

Elevations
Modern
Mediterranean

Date:	11-17-2023
Project No.	0421-2
Drawn By:	BJ&KN
Checked By:	ED
Approved By:	ED
Scale:	1/4"=1'-0"

A4.3

CITY OF PHOENIX
APR 23 2024
Planning & Development
Department

CITY OF PHOENIX
APR 23 2024
Planning & Development
Department

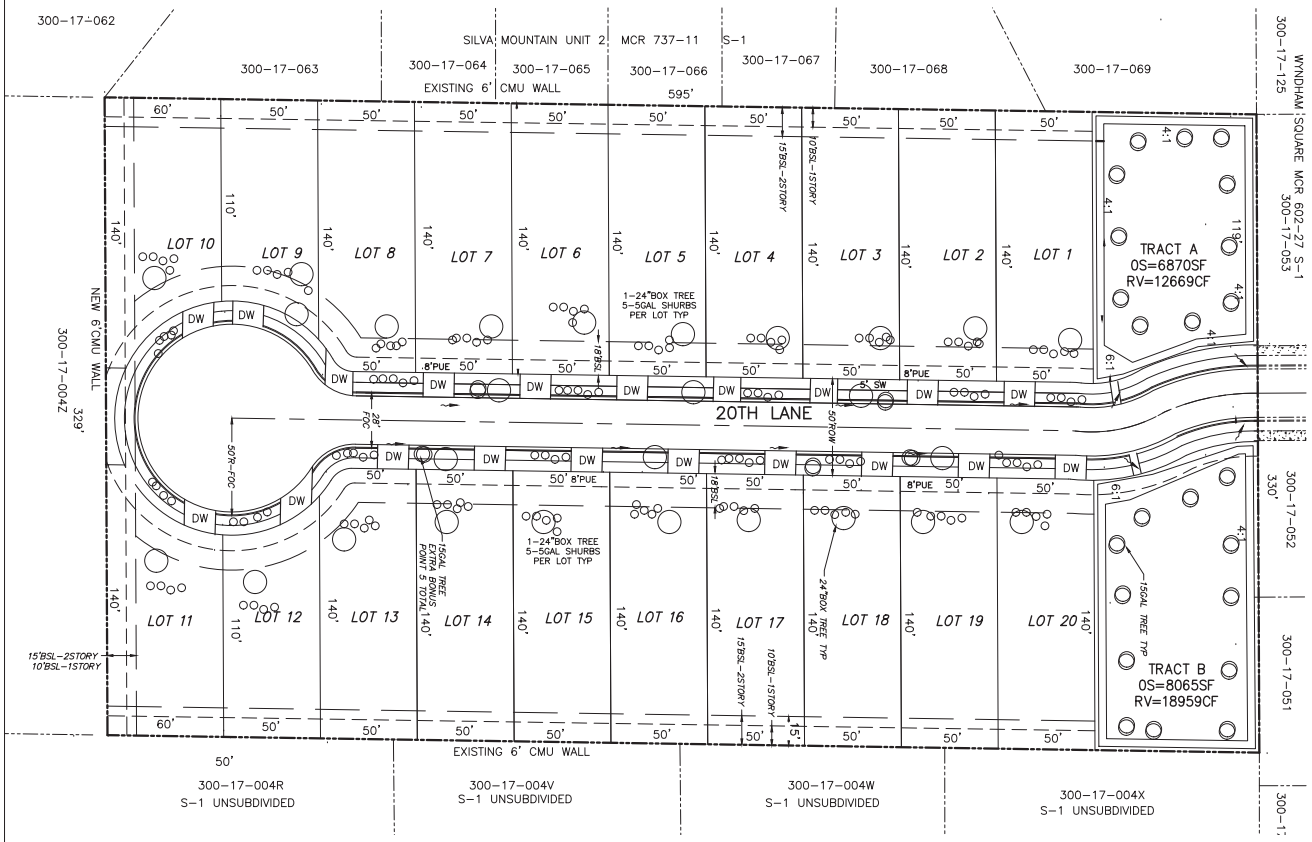




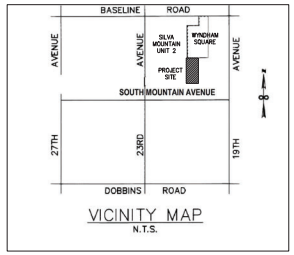




PRELIMINARY LANDSCAPE AND DENSITY BONUS PLAN
SOUTH MOUNTAIN MODERN
RI-10 PRD TABLE-A PLANNED RESIDENTIAL DEVELOPMENT



SITE PLAN



VICINITY MAP
N.T.S.

OWNER

DOROTHY M HALLOCK
2050 W SOUTH MOUNTAIN AVE
PHOENIX AZ. 85041
PHONE#: 480-720-6854

CONSULTANT

JOHN FOX
WILLIAM SEYMOUR CO. INC.
428 E. THUNDERBIRD RD. #234
PHOENIX AZ. 85022
PHONE#: 602-573-2895
WSCING@COX.NET

NOTES

SOUTH MOUNTAIN MODERN
BONUS POINTS TABLE 608.I.2.A

STREETSCAPE
1. 20 POINTS -DETACHED SIDEWALK WITH PLANTING: 1 24'-BOX TREE OR 5-5 GAL SHRUBS/PER LOT
2. 10 POINTS -LANDSCAPE IRRIGATION FRONT YARDS 1-24' BOX TREE, 5- 5 GAL SHRUBS, GROUND COVER

2A. 25 POINTS -5 ADDITIONAL 15 GAL TREE

4. 10 POINTS -PARTIAL TREATMENT OF PAVING SURFACES

OPEN SPACE / RECREATION

1. 10 POINTS- ADDITIONAL OPEN SPACE
OPEN SPACE REQUIRED 4.5AC*43560SF/AC*5%=9801ST
1% OPENS SPACE INCREASE =980SF
1% INCREASE IN OPEN SPACE = 2PTS
OPEN SPACE SHOWN = 14,935SF
EXTRA OPEN SPACE = 5134 SF
EXTRA OPEN SPACE POINTS = 5143/980= 5.2% *2PTS = 10 PTS

ARCHITECTURAL DESIGN
2. 25 POINTS-PROVIDE HOUSE PLANS WHICH DEMONSTRATE AN ENHANCED LEVEL OF ARCHITECTURAL DESIGN AS APPROVED BY THE DESIGN ADVISOR.

BONUS POINTS REQUIRED = 99
BONUS POINTS PROVIDE = 100

MINIMUM LANDSCAPE REQUIREMENTS PERIMETER OF COMMON AREA SPACE 1-15 GAL TREE EVERY 20-30'

CITY OF PHOENIX
APR 23 2024
Planning & Development Department

PROJECT NUMBERS
KIVA# 24-140
ZPA 4-24
QS# 01-24
PAPP# 2400620

30 0 30 60
Scale 1" = 30'

WILLIAM SEYMOUR CO, INC
JOHN K. FOX
428 E. THUNDERBIRD RD. #234
PHOENIX, ARIZONA 85022
PHONE: (602) 573-2895

SOUTH MOUNTAIN MODERN
2050 SOUTH MOUNTAIN NORTH
PHOENIX, MARICOPA COUNTY, AZ

No.	DATE	APP.	DESCRIPTION
			REVISIONS

DESIGNED:
DRAWN:
CHECKED:
DATE: APRIL 2024
SCALE 1"=30'
PROJECT
FILE NAME
SHT: SP2

Sarah Stockham

From: Carlo <charles.carbaj@gmail.com>
Sent: Tuesday, June 18, 2024 1:57 PM
To: Samuel S Rogers; PDD Long Range Planning
Subject: Case Z-58-24 : Opposition to Proposed Zoning Development Near Wyndham Square HOA

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

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

Report Suspicious

Dear Members of the Phoenix Planning and Development Department,

I am writing on behalf of the Wyndham Square HOA community, located near Baseline Rd and 20th Ln in ZIP code 85041, to express our strong opposition to the proposed development of 20 houses on the empty land adjacent to our community. As residents deeply invested in the well-being and safety of our neighborhood, we have several serious concerns regarding this development.

1. Increased Traffic Congestion:
Our community already faces significant congestion issues, particularly at the single exit onto Baseline Rd. The addition of 20 houses, each potentially contributing an average of 2-3 cars, would introduce approximately 50-60 more vehicles to this already congested exit. This substantial increase in traffic volume would exacerbate existing delays, increase the risk of accidents, and create a hazardous environment for both drivers and pedestrians.

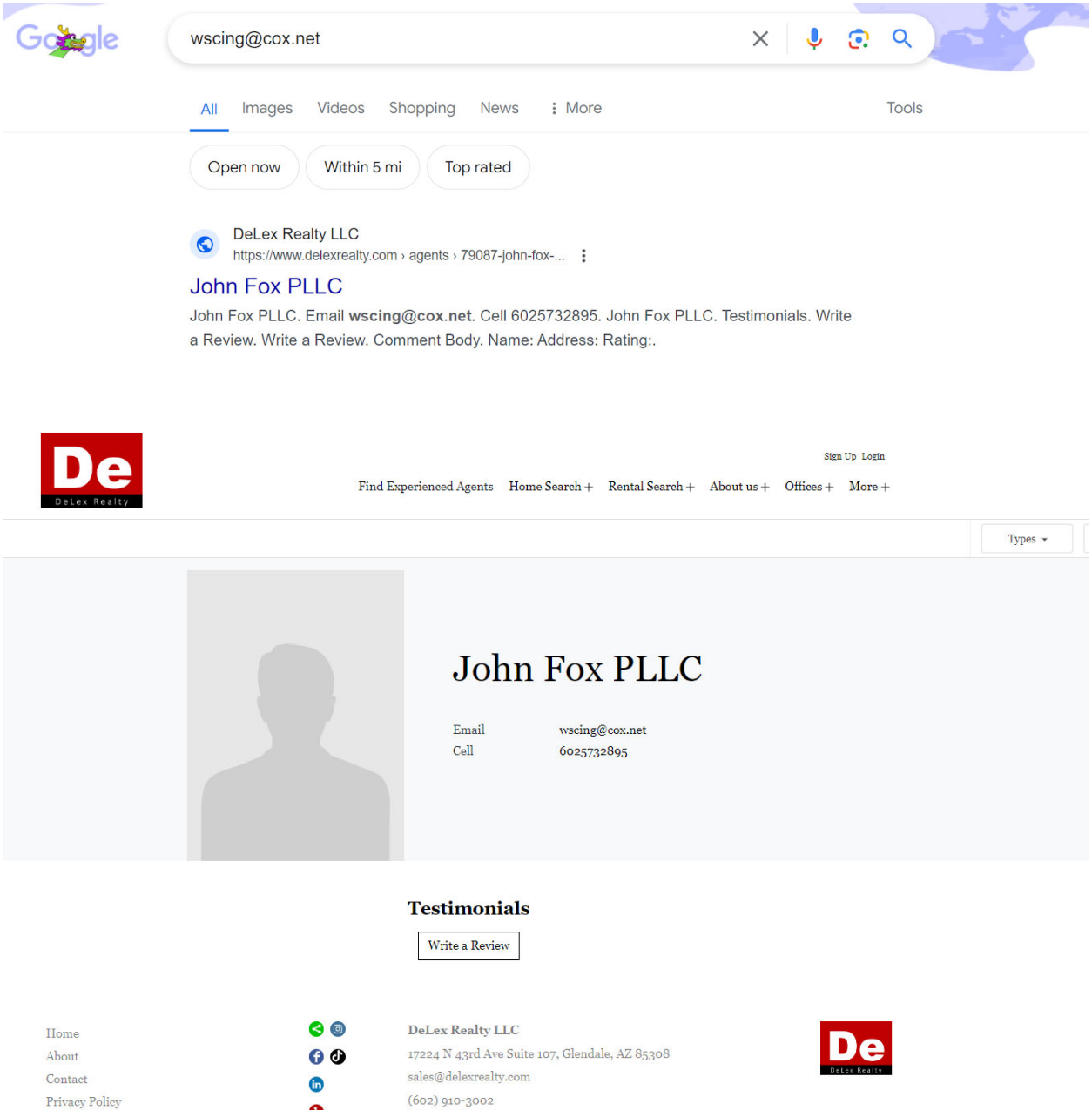
2. Developer's Credibility:
The developer assigned to this project, DeLex Realty LLC, is not accredited by the Better Business Bureau (BBB) and currently holds an "F" rating. This poor rating raises serious concerns about the reliability and integrity of the developer, and their ability to responsibly manage a project of this scale. We question their capacity to meet the community's standards and to follow through on commitments to mitigate negative impacts on our neighborhood.

Evidence for #2:

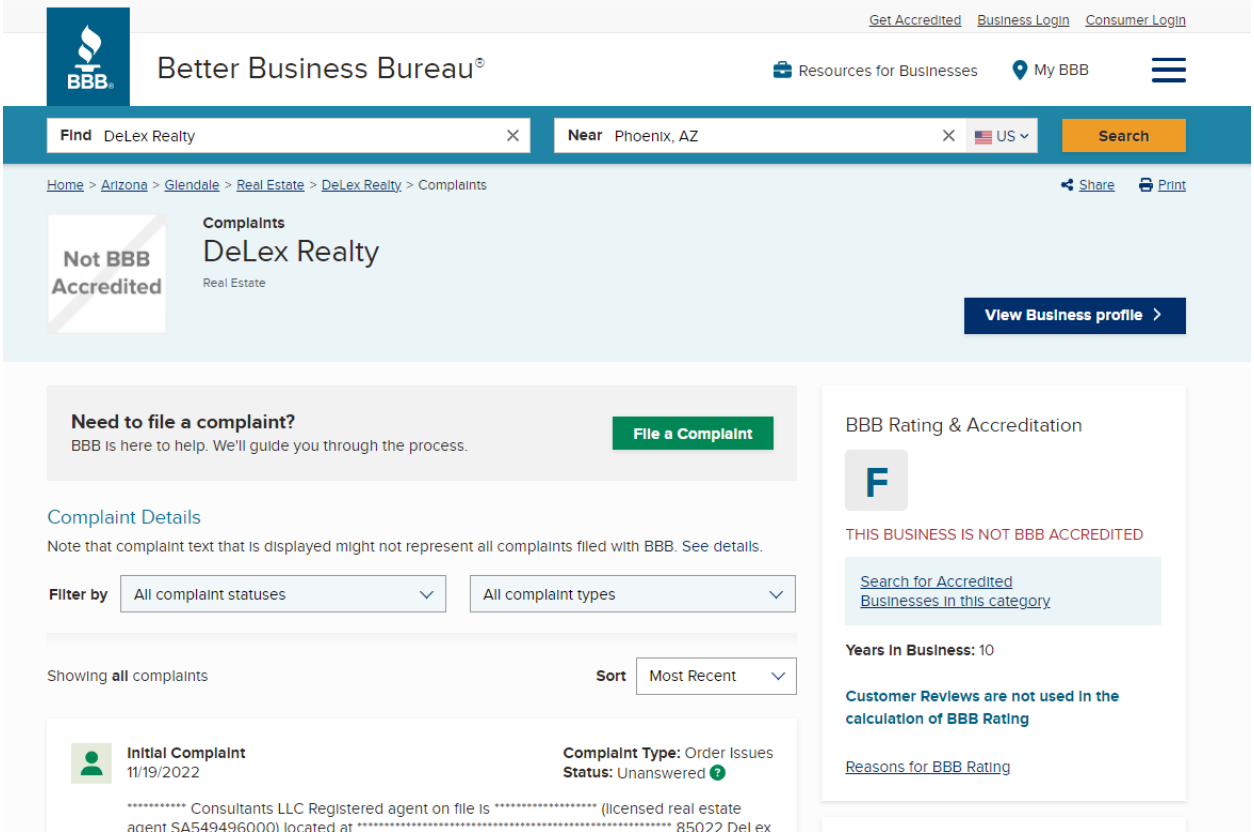
The applicant for the zoning is "John Fox", with an email of "wscing@cox.net"

A simple google search on "wscing@cox.net", reveals that "DeLex Realty LLC" is the real estate broker.

https://www.delexrealty.com/agents/79087-john-fox-pllc [delexrealty.com]



BBB rating of “F” with multiple complaints.
https://www.bbb.org/us/az/glendale/profile/real-estate/delex-realty-1126-1000047946 [bbb.org]



3. Impact on Community Character and Quality of Life:
The proposed development threatens to alter the character of our close-knit community. Our neighborhood values open spaces and the tranquility that comes with lower housing density. The introduction of 20 additional houses will not only strain our infrastructure but also detract from the peaceful environment that our residents cherish. Increased noise, reduced privacy, and potential overcrowding are all significant concerns that have not been adequately addressed.

4. Environmental and Infrastructure Strain:
The proposed development will likely put additional strain on our local infrastructure, including water supply, sewage systems, and public services. Without significant upgrades to these systems, which have not been outlined by the developer, the quality of service for current residents could deteriorate. Furthermore, we are concerned about the environmental impact, including increased runoff and potential flooding issues, due to the reduction of permeable land.

Given these substantial concerns, we urge the City of Phoenix Planning and Development Department to reconsider the approval of this zoning plan. The long-term welfare and safety of our community depend on responsible and sustainable development practices. We strongly believe that this proposed development does not align with these principles and would negatively impact our neighborhood.

We appreciate your attention to our concerns and look forward to your thoughtful consideration of our position. Please feel free to contact me at **charles.carbaj@gmail.com** or 480-326-1981.

Sincerely,

Carlos Carbajal

Owner of :
2017 W. Harwell Rd
Phoenix, AZ 85041

480-326-1981

Questions and comments concerning rezoning case Z-58-24 and the proposed development

H. Jewel Clark <hjewelclark@fastmail.com>

Mon 6/24/2024 9:55 AM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>
Cc:Mike Josic <mijosic@fastmail.fm>

1 attachments (3 MB)

20th and South Mountain 24-4-18-SITE (6).pdf;

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

Hello Samuel,

My name is Jewel Clark. I am writing regarding rezoning case number Z-58-24. My husband (cc'd on this email) and I own property at 2020 W. South Mountain Ave (APN # 300-17-004S). Attached you will find what we received from the applicant for your convenience and cross-reference.

The application for rezoning and development centers on a 4.5 acre parcel which we are adjacent to. While these plans were received and stamped by the planning department in November of 2023, the first meeting request the surrounding neighbors received concerning this proposal was May 17. May 17, which was a Friday, notified us of a meeting to be held by the developers on May 18. One day's notice. The letter was postmarked May 13, which was Monday. I was unable to attend because of a standing appointment that Saturday but my husband went. The developer had picked a pizza parlor for the meeting. Approximately 50 concerned neighbors attended but according to my husband it was practically impossible to hear (this was not in a reserved room away from the rest of the guests) and it was difficult for everyone to get close to the posters of the proposal for details. However, the neighbors were able to communicate opposition to key elements of the proposal: increased traffic, density and multiple stories.

Approximately 1 month later, the weekend of June 15, the developer, Mr. John Fox, held another meeting with the neighbors. We received that letter on the 10th. It was postmarked 6-4-24. Two of our neighbors whose properties are adjacent to this proposed development had not received a letter notifying them of the meeting. These neighbors are very concerned about how this proposal could affect their properties and would have been there had they known about it.

Some questions are:

1. Is there a minimum notification time for developers to alert neighbors within the 600 ft minimum for these kinds of meetings?
2. How is the 600' notification zone measured for developers to build their contact list?
3. Should the ADU's have been shown on the drawings they provided? They were not.
4. I may be misreading the plans attached but on the lot diagram page under Project Description, it appears they list R1-10 density as 3.5-5 DU/AC. My understanding is that R1-10 is 3-3.5, 4.5 with bonus. Do the submitted plans have to be correct or corrected to be allowed to move forward?
5. Should there be updated plans at this point that are not designated "pre-application"? If so, the neighbors have not seen anything different from the attachment enclosed.
6. Will this application also require a general plan amendment application?
7. My husband said the developers told the neighbors that approval for developments/rezoning no longer went through the city council. According to what I could find on the city website, rezoning requests, either opposed or unopposed were still heard by the city council as the final arbiters. Is this incorrect?

I'd also like to let you know that according to my husband, the plan had not changed at all in the month the developer had to incorporate neighbor concerns. They showed up with exactly the same designs/plans. So, on two fronts, they don't appear to be listening to or trying to work with any of the surrounding neighbors who would be affected by this development, and they said they are planning on presenting this proposal to the South Mountain Village Planning Committee at the next meeting on July 9.

Since the neighbors confronted them with the fact that nothing had changed, they said they would look into making changes and call another meeting before the SMVPC meeting but I'm concerned that yet again, the neighbors may not be notified in a timely enough fashion to attend whatever meeting is scheduled.

So to recap the timeline:

1. Application submitted Nov. '23
2. First notice to neighbors mailed May 13, 2024 for a May 18 meeting. We got our letter the day before and so did many others. Developers heard from approx. 50 people that density was too high, 2 story designs were opposed and concern about increased traffic in an existing development with only one entrance/egress point onto Baseline were paramount, among other concerns.
3. One month later, June 15, developer held another meeting. Notification letter postmarked 6-4, received on 6-10, at least by us. Some neighbors confirmed they did not receive their letters by the meeting date and missed the meeting. Plans had not changed at all. Neighbors reiterated concerns.
4. Developers said they would look at some changes and call another meeting but said they were still planning on moving the application through to the SMVPC July 9 meeting.

The main issues: density, traffic for the north neighborhood, multiple stories

The current plan is requesting a density of approximately 4.5, which means they are requesting a bonus designation and I do not see where they are calling out enhancements per city requirements to justify or earn the points for such density. In addition, this parcel is fully bordered on the east by S-1 acre+ homes, which would be a tremendously incongruous jump in density if approved. As well, there are no developments surrounding that are more than 3.5 R1-10 in density, making 4.5 units per acre unprecedented for the immediate area.

This new development would be an extension of an existing development to the north with only 1 entrance/exit onto Baseline Rd for an already existing 54 houses. There is no way for this addition to have another entrance/exit onto a different street because it is surrounded by already developed land. There is no light at Baseline for the current neighborhood and the residents say that getting in and out of their neighborhood is already extremely difficult. Are there any safety requirements for the number of houses in a development to the number of entrance/exits? It seems like this ratio should be a concern for the city in case of evacuation or other emergencies.

The neighborhood around this parcel has been very active in working to keep housing height to one story, per Rio Montana guidelines, which takes into account view obstruction to South Mountain for existing neighbors. This is a priority for the northbound neighborhood and the east-bordering homes who don't want 2-story houses right up on their property line looking into their backyards. The precedent for all surrounding construction we have been involved with for single family homes has been overwhelmingly single story and that is what all the neighbors want.

Any information, clarification, links to specific city web pages, etc. you can provide is most appreciated. Thank you!

Sincerely,
Jewel Clark

--

H. Jewel Clark
hjewelclark@fastmail.com

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-58-24-8

Date of VPC Meeting	July 9, 2024
Request From	S-1
Request To	R1-10
Proposal	Single-family residential
Location	Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue
VPC Recommendation	Continuance to August 13, 2024
VPC Vote	11-3

Tremikus Muhammad left the meeting bringing quorum to 14 members (ten needed for a quorum).

Nine members of the public registered to speak in opposition to this item and 19 members of the public registered in opposition but did not wish to speak. Four members of the public donated their time to Jewel Clark, five members of the public donated their time to Jai Goudeau, and two members of the public donated their time to Julian Galindo.

STAFF PRESENTATION

Samuel Rogers, staff, presented the request, the location of the subject site, the surrounding context, the General Plan Land Use Map designation, the site plan, proposed elevations, the staff recommendation, the staff findings, and concluded by presenting the proposed stipulations.

APPLICANT PRESENTATION

John Fox, representing the applicant with William Seymour Co., presented the subject site, the proposal, the surrounding zoning, alignment with the General Plan, Rio Montaña Area Plan, and other policy plans, the existing conditions, the proposed landscape plan, elevations, and site plan, project benefits, and the public outreach.

PUBLIC COMMENT

Jewel Clark expressed concerns about the proposed development, stated concerns about the two-story homes, and stated that the high density of the project is out of character with the area. Ms. Clark stated that there was no mention of Accessory Dwelling Units (ADUs) in the applicant presentation and raised concerns about an additional 200 trips that the development would generate. Ms. Clark emphasized that the

area currently has an open feel which would be lost, leading to an increase in heat due to reduced open space. Ms. Clark questioned whether the homes would be for rent or sale and noted that many other homes are already being introduced into the area. Ms. Clark stated that the developer has not had good conversations with the neighbors.

Jai Goudeau highlighted several issues, starting with the difficulty of turning left onto Baseline Road, which can take up to 15 minutes. Mr. Goudeau noted that the existing homes average 11,000 square feet, compared to the proposed 7,000 square feet. Mr. Goudeau stated he is not opposed to development with fewer homes and criticized the applicant for being unresponsive to working with the neighbors. Mr. Goudeau stated that large vehicles would struggle to maneuver and stated that the first meeting was too small, prompting him to request a second meeting. Mr. Goudeau explained that he reserved the room for the second neighborhood meeting. Mr. Goudeau also expressed concerns about the traffic circle eliminating street parking and mentioned that there are other places where such developments would make more sense.

Jewel Clark stated that there is no guarantee that Dorothy, the property owner to the south, will move. Ms. Clark stated that the neighborhood is healthy and diverse and does not need this development. Ms. Clark pointed out that the first notification was not received within the required 10-day notice period, and no solutions were provided.

Julian Galindo shared his experience as a resident for 15 years and expressed pride in the neighborhood. Mr. Galindo compared a traffic letter with a full traffic study and voiced opposition to the proposal. Mr. Galindo raised concerns about foot traffic, the safety of children, and the long-term issues related to extra traffic.

Nicole Sordello stated she never received notice and suggested that there wouldn't be an empty chair in the room if the notification had been proper. Ms. Sordello expressed concerns about the impact of two-story homes on her privacy, noting that several lots will back up to her property. Ms. Sordello stated the project has multiple unknowns regarding rentals and HOA prohibitions on short-term rentals.

Joe Hernandez stated there is already heavy traffic near his residence at the entrance of the subdivision to the north and stated that the proposal would make traffic worse. Mr. Hernandez questioned how construction crews would maneuver, stated that the neighborhood has been seeking to add an entry breezeway for the Wyndham Square neighborhood, and expressed disappointment that new subdivision name may end up on the breezeway too.

Mike Josic stated that the applicant does not own the property, and the sale is contingent on the rezoning being approved. Mr. Josic mentioned the lack of discussion on ADUs, which could result in about 40 households, and raised traffic concerns. Mr. Josic argued that two-story buildings are inappropriate and stated that 20th Lane would not likely connect to South Mountain Avenue in the near future because Dorothy, the

property owner to the south, is not likely to move soon. Mr. Josic urged the committee to reject the request and stated that the proposal is the wrong project in the wrong place.

Funyung Mon stated concerns about increases traffic, expressed frustration with the already terrible traffic, and noted that her insurance quote increased by 20% due to the area's high accident rate.

Monica Garcia stated she is a housing lawyer, stated the neighborhood had endured half-built houses being built and flooding issues. Ms. Garcia stated traffic concerns, stated that the homes are small, stated that insurance premiums will keep going up, and asked the VPC to oppose to the project.

Candice McDonald Ramsey stated she works for Corporate America, clarified that she is not trying to hinder the City's progress and understands the need for homeownership. Ms. Ramsey expressed a willingness to compromise and highlighted the potential upside for existing homeowners. Ms. Ramsey acknowledged that small homes could be a good product but considered them inferior to existing homes. Ms. Ramsey stated concerns about construction vehicle presence, stated she appreciated the VPC hearing the community, and stated she feels that the applicant was not listening to their voices.

Jacques Phelps spoke about the diversity in the area, mentioning that he had just closed on a home. Mr. Phelps expressed concern that the project would adversely impact home values and the recent investment, negatively affecting his family and what he has built.

Chair Trent Marchuk noted for the record that 29 cards had been submitted in opposition to the proposed development, with 0 cards in support. Chair Marchuk also reported that a petition opposing the development had gathered 63 signatures, 31 letters of opposition were received, and explained that of the 52 homes in the Wyndham Square neighborhood, 29 residents were in opposition to the proposal.

APPLICANT RESPONSE

Mr. Fox stated that South Mountain is a large area where R1-10 zoning is appropriate and explained that the size of the lots is based on the Planned Residential Development (PRD) option for R1-10. Mr. Fox emphasized that the project is designed to prevent water from flowing into the neighborhood to the north. Mr. Fox acknowledged concerns about the presence of two-story homes but stated that there are two-story homes in the subdivision to the north. Mr. Fox clarified that the project has never been intended as a rental community or proposed to include Accessory Dwelling Units (ADUs). Mr. Fox expressed frustration, suggesting that the opposition indicates a reluctance to be good neighbors. Mr. Fox affirmed that the development would consist of quality homes and foster good neighborly relations.

Mr. Goudeau responded by acknowledging the presence of two-story homes in the area. Mr. Goudeau expressed concerns that the proposed retention measures might create issues for existing homes.

QUESTIONS FROM THE COMMITTEE

Committee Member Busching asked if the applicant is interested in continuing the case to allow more time to work with the community. **Mr. Fox** stated that he does not think he can go through the process another time.

Committee Member Darlene Jackson remarked that Phoenix is growing and emphasized the goal of building a healthy and connected city. Committee Member Jackson inquired whether the project would contribute to building a healthy community. **Mr. Fox** stated that the project includes connected sidewalks and open space and stated that detached sidewalks could be removed to widen the street. Committee Member Jackson questioned if it is fair to take away something to give something. Mr. Fox stated that when the neighborhood to the north bought their homes Baseline Road was already there.

Committee Member Kay Shepard asked why a Traffic Statement was used instead of a Traffic Impact Analysis (TIA). **Mr. Rogers** explained that a Traffic Statement is appropriate for smaller developments, but not for larger ones. Committee Member Shepard asked what the current width of 20th Lane is. **Mr. Fox** explained that the current street is 28 feet wide. Committee Member Shepard stated that the development should not include two-story homes.

Committee Member Edward Aldama stated that the original question was about walkability and questioned why the conversation had shifted to needing wider street that do not help with walkability. Committee Member Aldama stated that detached sidewalks would improve walkability and that people generally avoid cul-de-sacs. Aldama advocated for the future residents and stated that he believes the proposed walkability would be adequate and traffic would not have a significant impact.

Committee Member Kassandra Alvarez stated that the South Mountain VPC has high standards for community engagement, asked what issues were encountered while working with the community, and inquired about the timeframe for connecting to South Mountain Avenue. **Mr. Fox** indicated that the Wallace Group is building high-end products in the area and stated that the timeframe for the project is to move forward as soon as possible, aiming to start around the beginning of next year. Committee Member Alvarez further asked about the timeframe for connecting to South Mountain Avenue. Mr. Fox stated that the connection to South Mountain Avenue is not an empty promise, stated that the timing of Dorothy's move is uncertain, and noted that the City of Phoenix requires 20th Lane to be built for an eventual connection to South Mountain Avenue. Mr. Fox acknowledged difficulties in working with neighborhoods, stated that his team is not

willing to change the proposed density, and stated that his team is open to adjusting lot sizes.

Committee Member Gene Holmerud stated that the proposal will add 20 residences to the existing 52 residences that access the neighborhood via Baseline Road and asked how the access compares other developments over the past ten years. **Chair Marchuk** asked how many homes accessed Baseline Road on the self-storage special permit case on 41st Street and Baseline Road. **Mr. Rogers** stated that over 100 homes access Baseline Road via 41st Street and stated that he does not have statistics on access. **Committee Member Tamala Daniels** stated that the VPC had approved subdivisions with limited access in the past. **Committee Member Emma Viera** argued that precedent should not dictate future decisions and emphasized the importance of unity within the community. Committee Member Viera expressed a desire for the developer to be invested in working with the community. **Mr. Fox** stated that if the neighborhood would work with him, he would reciprocate and stated that both two-story and one-story homes are planned.

Chair Marchuk asked the development team if they are open to stipulating a ratio of the homes be one-story. **Mr. Fox** stated that the ratio could be stipulated and stated that the mix of heights is determined by the builder.

Committee Member T. Daniels stated that the site to the north is also zoned R1-10 but has different dimensions. **Mr. Fox** explained the proposal is utilizing the Planned Residential Development option. **Committee Member T. Daniels** highlighted that surrounding sites are R1-10, expressed that people seem unhappy with the access being through the development, and asked if there is any stipulation requiring that the proposed subdivision eventually connect to South Mountain Avenue. **Mr. Rogers** explained that, per Stipulation No. 12, the City is requiring a temporary turn around at the terminus of 20th Lane that would eventually connect to South Mountain Avenue. Committee Member Busching asked for clarification on Stipulation No. 12. Mr. Rogers explained Stipulation No. 12 and explained the City would require 20th Lane to connect to South Mountain Avenue if the property to the south develops with a use such as a subdivision, but not if a use such as a single-family home is proposed.

Committee Member Busching inquired about the owner of the property to the south and asked if an access easement across the property to the south is a possibility. **Mr. Fox** stated that the subject site is owned by the same owner of the property to the south and explained that an access easement would be a burden on the property owner to the south. **Committee Member T. Daniels** asked why the property owner to the south would put an easement on a home she currently lives in. Committee Member Busching explained that the property owner to the south could sell an access easement at the same time she sells the subject site.

Committee Member T. Daniels stated that when the development to the north was rezoned, there were likely complaints from S-1 property owners in the area, explained

there is always resistance to smaller housing products, and stated that it is unfair to prohibit two-story homes when the neighboring area has two-story structures. **Vice Chair Arthur Greathouse III** proposed stipulating that no two-story homes be placed next to each other. Committee Member T. Daniels stated that it could be stipulated that no two-story home can be next to each other if the developer is willing to offer the concession.

Committee Member T. Daniels asked about using flood maps to address retention issues. **Mr. Fox** responded that the proposed retention basins will maintain any onsite water, stated that flows would be monitored by the City of Phoenix, and explained that the development team was required to overlay the flood maps during their assessment. Mr. Fox stated that he is willing to work with the neighborhood on anything other than reducing the proposed density.

Committee Member Aldama asked if the development would improve flooding issues in the immediate area. **Mr. Fox** confirmed the retention basins would improve water issues.

Committee Member Jackson expressed concerns about the number of proposed units and stated that traffic concerns are not being addressed.

Committee Member Holmerud stated that there was a question about requiring a ratio of single-story and two-story homes, stated that in the past the VPC had stipulated that two-story homes be in the center of the development, and stated that the stipulation will not work on the proposed development because of the small site size.

Chair Marchuk explained that the proposal is technically R1-10, but the housing product is more similar to an R1-6 product, stated that the density in the area ranges from 2.5 to 3.5 units per acre, and stated that proposed 4 units per acre seems aggressive. Chair Marchuk stressed the importance of community engagement and proposed taking a month-long break to continue the case to allow more time to work with the community. **Mr. Fox** agreed to continue the case and suggested that a mediator be present at the next neighborhood meeting.

Committee Member T. Daniels asked if information on the Rio Montaña Area Plan could be distributed to the applicant and asked for clarification on the proposed density bonus. **Mr. Rogers** explained that additionally amenities can be provided in exchange for a higher allowed density. Committee Member T. Daniels asked if the proposal had been reviewed to ensure the proposed bonus points would allow the proposed density. Mr. Rogers explained that the final assessment of bonus points would be determined through the development review process. **Chair Marchuk** ask what the proposed density is. Mr. Rogers explained the proposed density is 4.4 units per acre. Committee Member T. Daniels asked about the proposal's compliance with development standards such as setbacks. Mr. Rogers explained that a site plan showing home locations was not provided.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION

Committee Member Kay Shepard made a motion to continue Z-58-24-8 to the August 13, 2024 South Mountain Village Planning Committee Meeting. **Committee Member George Brooks** seconded the motion.

VOTE

11-3, motion to recommend a continuance of Z-58-24-8 passes with with Committee Members Aldama, Alvarez, Brooks, Busching, F. Daniels, T. Daniels, Holmerud, Jackson, Shepard, Greathouse, and Chair Marchuk in favor and Falcon, F. Muhammed Roque, Viera opposed.

Committee Member Alvarez expressed hope that the relationship with the community could be repaired.

Committee Member Petra Falcon mentioned that the community had not been treated well and stated the community has said this project is not suitable for the location.

Committee Member Holmerud stated that stipulating a percentage of two-story homes will not work in the location.

Committee Member Jackson advocated for fewer homes and more open space.

Vice Chair Greathouse III encouraged collaboration. **Chair Marchuk** echoed Vice Chair Greathouse and encouraged collaboration from the applicant and the neighborhood.

Committee Member Falcon observed that community members left the meeting and did not get to hear the results.

Committee Member T. Daniels explained that if the vote were to reject the project, it would not stop the development process and stated that Arizona has various housing formations. Committee Member T. Daniels mentioned the skyrocketing housing market, the developer's agreement to return, and the importance of creating a win-win situation. Committee Member T. Daniels encouraged everyone to bring a positive attitude to the discussion

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-58-24-8

Date of VPC Meeting	August 13, 2024
Request From	S-1
Request To	R1-10
Proposal	Single-family residential
Location	Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue
VPC Recommendation	Continuance to September 10, 2024
VPC Vote	12-0

Committee Member Tamala Daniels joined the meeting bringing quorum to 12 members (ten needed for a quorum).

Six members of the public registered to speak in opposition to this item and 12 members of the public registered in opposition but did not wish to speak. Four members of the public donated their time to Jewel Clark and three members of the public donated their time to Jai Goudeau.

Chair Trent Marchuk explained that the applicant for case Z-58-24 reached out to request a continuance to the September 10, 2024 South Mountain Village Planning Committee meeting. Chair Marchuk stated that a continuance was granted in the last meeting and noted that the applicant has been working with the community but that progress still needs to be made. Chair Marchuk stated the applicant is hopeful that another month will yield the necessary progress, thanked the community members for attending the meeting, and asked staff for clarification on the process.

Samuel Rogers, staff, explained that a motion to continue the case could be made.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION
Committee Member Kay Shepard made a motion to continue Z-58-24-8 to the September 10, 2024 South Mountain Village Planning Committee Meeting. **Committee Member George Brooks** seconded the motion.

VOTE
12-0, motion to recommend a continuance of Z-58-24-8 passes with with Committee Members Aldama, Beehler, Brooks, Brownell, Busching, T. Daniels, Holmerud, Jackson, Shepard, Viera, Vice Chair Greathouse, and Chair Marchuk in favor.

Chair Trent Marchuk stated for the record that 17 comment cards had been received in opposition to the project and thanked the community for attending.

Committee Member Marcia Busching emphasized the importance of ensuring that people in attendance are aware of the ongoing negotiations and are able to participate. **Chair Marchuk** stated his understanding that two individuals were appointed by the community to be their representatives in the negotiations and added that others are welcome to participate. Chair Marchuk asked about the process for people to get involved. **Mr. Rogers** informed the committee that community members could reach out to himself, the Chair, or the applicant to get involved.

Committee Member Brooks asked why there are still so many people in attendance who are in opposition if progress is being made. **Chair Marchuk** stated that the need for continued negotiation is the reason the applicant requested a continuance.

Committee Member Tamala Daniels inquired about the requirement for community notification when a continuance is going to be requested. **Committee Member Brooks** suggested that there should be a timeline to ensure people are informed when a continuance is going to be requested. **Chair Marchuk** stated that the community representatives were informed about the continuance as soon as he had heard. **Committee Member Greg Brownell** commented that the community representatives are not the only people who represent the community given the number of people in attendance. **Committee Member Gene Holmerud** stated that the issue could be resolved with a real-time website but acknowledged that this would be a significant undertaking.

Committee Member T. Daniels asked how long prior to the meeting applicants are required to inform the committee that a continuance is planned to be requested. **Mr. Rogers** stated that applicants are allowed to request continuances up to the meeting itself. Mr. Rogers explained that while it would be prudent to inform the community earlier, there is no regulation requiring this. **Committee Member Brooks** asked what the process would be to implement a new rule requiring earlier notification for continuances. Mr. Rogers stated that he would have to follow up on the topic.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-58-24-8

Date of VPC Meeting	September 10, 2024
Request From	S-1
Request To	R1-10
Proposal	Single-family residential
Location	Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue
VPC Recommendation	Approval, per the staff recommendation with additional stipulations
VPC Vote	7-5

12 members of the public registered to speak in opposition to this item and 10 members of the public registered in opposition but did not wish to speak. Four members of the public donated their time to Jewel Clark and four members of the public donated their time to Jai Goudeau.

STAFF PRESENTATION

Samuel Rogers, staff, presented the request, the location of the subject site, the surrounding context, the General Plan Land Use Map designation, the site plan, proposed elevations, the staff recommendation, the staff findings, and concluded by presenting the proposed stipulations.

APPLICANT PRESENTATION

John Fox, representing the applicant, presented the history of the rezoning process, including his attendance at two previous Village Planning Committee (VPC) meetings. Mr. Fox stated that the City is recommending approval of the rezoning request, explained that his team had provided a site plan to the neighbors that reduced the number of units from 20 to 18, explained that he had received additional stipulations from neighborhood representatives asking for a 16-unit proposal, explained he thought his team and the neighbors could meet in the middle with an 18-unit proposal, and explained that his team is now proposing a 20-unit development.

PUBLIC COMMENT

Chair Trent Marchuk noted that there were 22 cards in opposition to the project, with no cards in support and explained that five cards were submitted to Jai Goudeau, five to Jewel Clark, and one card to Mike Josic.

Jewel Clark explained where she lives and stated that she has consistently opposed an 18-unit development. Ms. Clark asked Mr. Fox about compliance with the Rio Montaña Plan, expressed concerns about preserving the character of the area, and referenced City of Phoenix policy plans that emphasize compatibility. Ms. Clark explained that she is not opposed to a development but wants a development that fits the neighborhood. Ms. Clark explained that she would support the proposal if it included stipulations provided by the neighborhood representatives. **Committee Member Marcia Busching** asked how the proposed neighborhood stipulations were developed and if they came from City of Phoenix policy plans or previous cases. Ms. Clark explained that many of the neighborhood requested stipulations came from the Rio Montaña Plan and other rezoning cases in the area.

Julian Galindo explained he attended the meeting with the developer and that the neighborhood had been against an 18-unit proposal, explained he is a civil engineer, and stated that he has concerns about stormwater management and the project's density. **Committee Member Busching** asked a question regarding the retaining wall. Mr. Galindo confirmed that he advocated for the stipulation regarding the retaining wall and explained that the retaining wall will help to mitigate flooding concerns. Committee Member Busching asked whether Mr. Fox was in opposition to the stipulation. Mr. Galindo responded that the stipulation had been discussed but not agreed to.

Committee Member Greg Brownell inquired about the project's floodplain review. **Mr. Rogers** explained that the project had gone through a preliminary floodplain review, but a full grading and drainage review will occur when the development comes in for permitting. **Chair Marchuk** stated that the existing homes to the north are four feet lower than the proposed development, explained that the retaining wall will mitigate flooding issues, and explained that Mr. Fox had agreed to the retaining wall in concept.

Kara Moreno echoed other neighbors' concerns regarding the proposed development and explained concerns about the impact of the development if additional street access is not provided. Ms. Moreno emphasized the potential safety risks associated with construction activities, including traffic and car safety. Ms. Moreno also raised concerns about the increased length of the street, which she believed could encourage faster driving, potentially leading to safety hazards due to speeding vehicles.

Jai Goudeau explained that he owns the first home built in the neighborhood to the north, highlighted ongoing flooding issues, and stated traffic accidents occur every 2.5 days at 19th Avenue and Baseline Road. Mr. Goudeau expressed concerns about the proposed street length and the temporary turnaround in the development, noting potential difficulties for large trucks navigating the roundabout. Mr. Goudeau explained that the community proposed several design alternatives and stated the developer backed out of negotiations at the last minute. Mr. Goudeau expressed concerns about the meeting noticing, stated that the HOA failed to send timely notices, and stated more neighbors would be in attendance if they had been properly noticed. Mr. Goudeau stated that he is

not opposed to building a community, emphasized that all traffic from the new development would flow through Wyndham Square, and explained the development would effectively an extension of the Wyndham Square neighborhood.

Mike Josic voiced his understanding of the housing crisis but argued that reducing the number of homes by four would not significantly impact the crisis. Mr. Josic emphasized that the proposed development feels unfair to current residents and urged the committee to vote against it.

APPLICANT RESPONSE

Mr. Fox provided examples of other developments in the area that were not held to the same requirements the neighborhood is asking his team to comply with. Mr. Fox explained that the neighborhood's stipulations were received too late and that the staff is already stipulating that the site plan, elevations, and landscape plan be reviewed by the Planning Hearing Officer (PHO) and the South Mountain VPC. Mr. Fox explained that the Rio Montaña plan is an older plan and explained that he disagrees with some of the stipulations but stated that he is open to compromise on others.

QUESTIONS FROM THE COMMITTEE

Committee Member Coleman asked when other subdivisions Mr. Fox referenced were built. **Mr. Fox** explained that they were constructed within the last 15 to 20 years.

Committee Member Beehler asked if Mr. Fox was the purchaser or the owner of the property, who owns the parcel to the south, and asked about a potential access easement across the parcel to the south. **Mr. Fox** explained that he is in escrow for the purchase of the subject site, explained that the property owner also owns the parcel to the south, and stated the owner is not open to an access easement across the property to the south.

Chair Marchuk asked staff to explain the City's perspective on the street termination. **Mr. Rogers** explained that the proposed street must be designed to accommodate a future connection to the parcel to the south and stated that most potential uses for the southern parcel, aside from a single-family home, would require this connection to the subject site.

Committee Member Busching asked if Mr. Fox was amenable to any of the neighborhood's stipulations. **Mr. Fox** explained which stipulations his team is not okay with and others he is willing to accept.

Committee Member Coleman asked if Mr. Fox was willing to comply with a retaining wall if approved by grading and drainage standards. **Mr. Fox** affirmed that he would comply if necessary.

Chair Marchuk mentioned that although the stipulation language was new, the content had been received on Sunday.

Committee Member Petra Falcon asked if the current plan was the one that the Planning Commission would see. **Mr. Rogers** explained that the stipulations are written so that the plans will come back in front of the VPC through the PHO process and explained that Mr. Fox may provide updated plans for the Planning Commission hearing.

Committee Kay Shepard asked about the VPC's ability to stipulate to a specific site plan. **Mr. Rogers** confirmed that the VPC can stipulate conformance to a site plan. **Committee Member Busching** asked if there was an updated site plan. Mr. Rogers confirmed that the applicant had submitted an updated site plan date stamped September 5, 2024 and stated the site plan was included in the slide deck he had sent to the VPC.

Committee Member Greg Brownell expressed concerns about denying the case and it getting approved at the next hearing body without the VPC's input. Committee Member Brownell emphasized the need for more discussion, stated that an old plan does not imply a weaker plan, and clarified that the overlay is not law but guidance. Committee Member Brownell explained that if the committee opposes this, they are essentially out of the discussion, expressed a preference to keep the case at the committee level, explained that both citizens and the builder will need to compromise, and explained he would like the development team to return with a proposal that the committee can vote on.

Committee Member Beehler stated that the VPC should deny the project, stated the proposal does not adequately address key access issues to Baseline Road. expressed a belief that the property owner is selling prematurely, and explained that the owner should sell the entire property.

Committee Member Holmerud stated that most arguments against the development focus on perceived shortcomings and explained that the fact previous developments were not held to the same standards should not prevent negotiations on the proposed project.

Committee Member Brownell stated that the committee should not decline the proposal and recommended continuing the case and explained that declining the project would result in losing the opportunity for the VPC to impact the development.

Committee Member Beehler expressed that this project is unsuitable for the site at this time and reiterated the recommendation to decline.

Committee Member Busching mentioned her usual support for the neighborhood but expressed a different perspective due to the relatively small community. Committee Member Busching explained that people have the right to buy and develop land and

referenced that the Wyndham Square builder had constructed the development with a stub road intended to connect to the adjacent parcel to the south. Committee Member Busching acknowledged the hard work of the neighbors and the VPC and stated she would like to make a motion to approve the rezoning request with additional stipulations.

Committee Member Holmerud questioned the financial viability of a project with 16 lots. **Chair Marchuk** stated that his understanding is that 18 lots is the minimum acceptable for the development.

Chair Marchuk echoed Committee Member Busching, explained that VPC members, the applicant, and community representatives had been meeting weekly since the previous month's continuance of the case, and explained that the applicant declined to attend the final meeting. Chair Marchuk explained that the site plan had been extensively reviewed and explained that the layout makes the most sense with the current parcel dimensions. Chair Marchuk stated that negotiations were going well until the neighborhood provided a list of stipulations they would like considered, stated there was not adequate time to vet the neighborhood stipulations, stated there is still an opportunity for negotiation, and stated it may be premature to pass the project in its current form.

Committee Member Shepard stated that 18 lots are the bottom line for the developer, while 16 lots are the maximum for the community and expressed skepticism about any potential movement by either party on the proposal.

Committee Member Beehler explained there are ongoing access issues and expressed concern about burdening neighbors with additional traffic.

Committee Member Shepard inquired about the traffic generated by an 18-lot subdivision per day. **Mr. Fox** stated that traffic was analyzed by peak hour trips, not per day.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION
Committee Member Mark Beehler made a motion to deny Z-58-24-8. **Committee Member Gene Holmerud** seconded the motion.

VOTE
4-8, motion to recommend denial of Z-58-24-8 fails with Committee Members Beehler, Coleman, F. Daniels, and Holmerud in favor and Committee Members Brooks, Brownell, Busching, Falcon, T. Muhammad, Shepard, Greathouse, and Marchuk in opposition.

MOTION
Committee Member Marcia Busching made a motion to approve Z-58-24-8 with additional stipulations. **Committee Member Lee Coleman** seconded the motion.

VOTE

7-5, motion to recommend approval of Z-58-24-8 with additional stipulations passed with Committee Members Committee Members Busching, Coleman, Falcon, Holmerud T. Muhammad, Shepard, and Greathouse in favor and Committee Members Beehler, Brooks, Brownell, F. Daniels, and Marchuk and in opposition.

Vice Chair Greathouse explained that he had been a part of the process, including multiple iterations of the site plan, and stated it is unfortunate to have reached this point. Vice Chair Greathouse explained that good collaboration had been happening but was lost along the way. Vice Chair Greathouse stated that this is the most logical and feasible plan and wished there was more support, as a lot of work had gone into reaching this point. Vice Chair Greathouse emphasized that nobody was going to win everything or concede on every negotiation point and stated his support for the project.

Chair Marchuk stated that he would be voting in opposition to the motion to approve and explained there are several unresolved questions that should have been addressed and still have the potential to be resolved.

VPC recommended stipulations:

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 SIXTY SQUARE FEET EACH AND AT A DEPTH OF AT LEAST SIX 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. A MINIMUM OF 8% OF THE GROSS PROJECT AREA SHALL BE RETAINED AS COMMON AREA, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

22. 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 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 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 DEVELOPMENT DEPARTMENT.**

26. **THE SOUTHERN END OF THE STREET SHALL HAVE LANDSCAPING AND ROD 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 BOUNDARY OF TRACT A, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

28. **THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED SEPTEMBER 5, 2024, AS MODIFIED BY THE ABOVE STIPULATIONS AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

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 extraneous.

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.

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~~**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.

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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 <=3.5) and an inappropriate transition density for all east and southern neighbors with homes on S-1 property.
    - It is not aligned with the Rio Montana Plan which recommends lower densities towards South Mount Park and gradual density steps between lower and higher density areas. (Rio Montana Plan, pg. 17)

Density- solutions

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

Traffic- problems

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

Traffic- solutions

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

Housing design- problems

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

Housing design- solutions

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

Heat island/climate, trees/shade- problems

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

Heat island/climate, trees/shade - solutions

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

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

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

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

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

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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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 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;

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 4th 2024

My name is James Betterment and I live at 8008 S 20th 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

- 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 <=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 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 10th Edition (Maricopa's Traffic Impact Study Manual references the ITE report as its guideline), a single-family house generates 10 trips per day on average. That will increase traffic to an already bottlenecked neighborhood by 200 trips per day on average, not including traffic potentially generated by ADU residents.
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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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- 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.
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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

- Require lower density zoning and more open space.
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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,
James Betterment

8008 S 20th Ave, Phoenix AZ 85041

July 8th, 2024

My name is Jose Angel Perea and I live at 8004 S 20th 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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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,
Jose Angel Perea

8004 S 20th Ave.
Phoenix, AZ 85041

07-09-2024

My name is Miguel Rubio and I live at 8020 s. 20th 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 <=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 10th Edition (Maricopa's Traffic Impact Study Manual references the ITE report as its guideline), a single-family house generates 10 trips per day on average. That will increase traffic to an already bottlenecked neighborhood by 200 trips per day on average, not including traffic potentially generated by ADU residents.
- No southbound exit/entrance can be counted on b/c the land is currently being lived on for the foreseeable future and waiting to see if that will eventually become an option to alleviate traffic issues is not good planning 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.

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Respectfully,
Miguel Rubio

8020 s. 20th 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;

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 8th 2024

To whom it may concern,

My name is Nicole Sordello, and I live at 8008 S 20th 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 <=3.5) and an inappropriate transition density for all east and southern neighbors with homes on S-1 property.
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- 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.
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Housing design- solutions

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Heat island/climate, trees/shade- problems

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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.

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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. 20th Ave, Phoenix AZ 85041

Z-58-24-8

Andrew Maifield <andrewmaifield@yahoo.com>

Tue 7/2/2024 12:38 PM

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

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

CAUTION: This email originated outside of the City of Phoenix.
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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-58-24-8submitted 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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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;

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

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

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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).

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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;

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

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 20th drive from Baseline Rd with Branham Ln and Harwell Rd connecting to 20th 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. 20th 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 28th for June 15th and he said he would send out notices.

At the second meeting on June 15th, 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

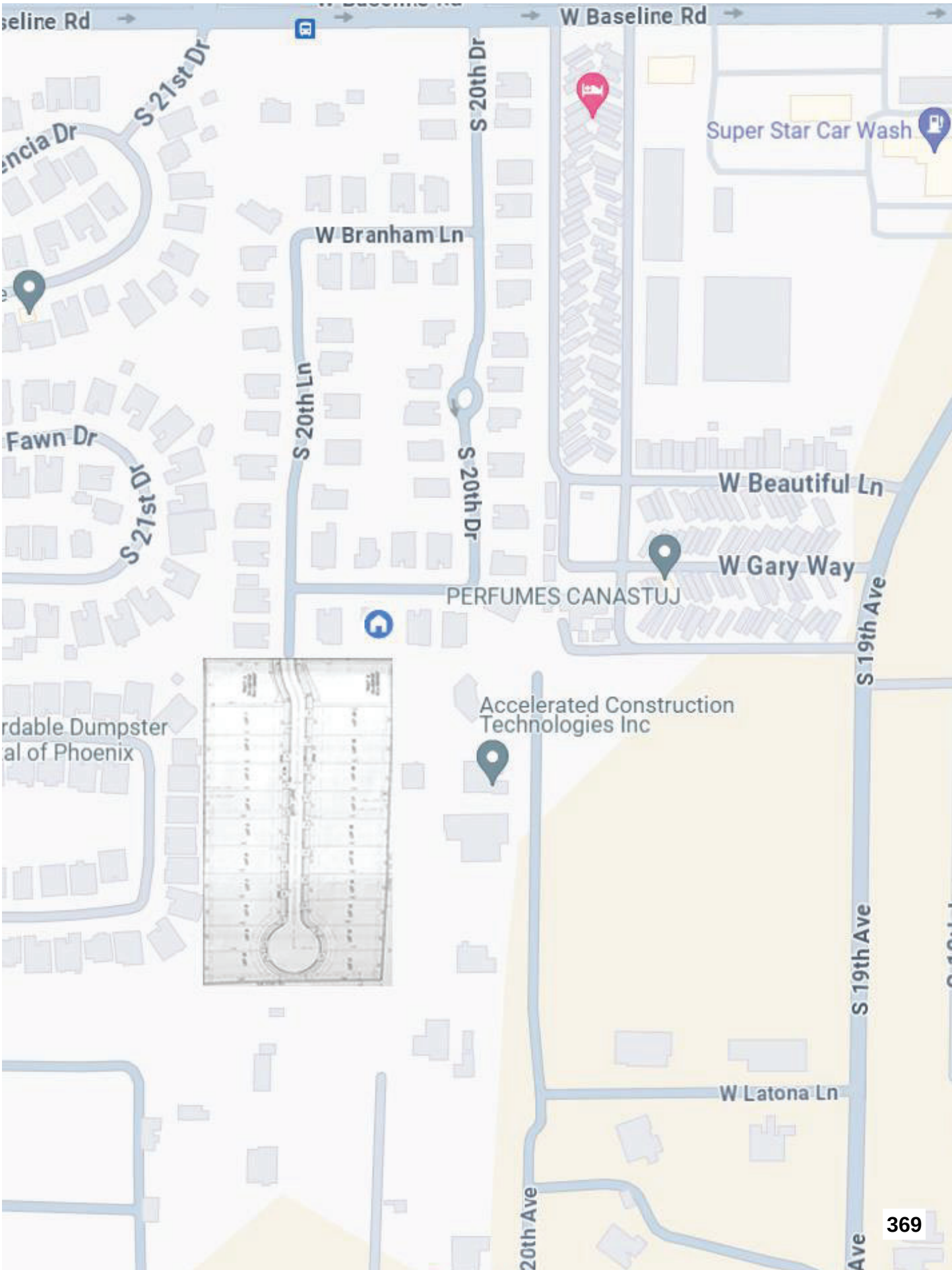

W Baseline Rd
S 21st Dr
S 20th Dr
Super Star Car Wash
W Branham Ln
S 20th Ln
Fawn Dr
W Beautiful Ln
W Gary Way
PERFUMES CANASTUJ
S 19th Ave
Accelerated Construction Technologies Inc
W Latona Ln

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;

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<=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 10th 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 impacing 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

Lori Coscarelli
2008 W Harwell Road, Phoenix, AZ 85041

Z-58-24-8

Joe Hernandez <cndymnrotc@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.
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    - 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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Traffic- solutions

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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.
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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,

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;

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

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.
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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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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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Report Suspicious

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.

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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,
Delilah Delgai

7711 S. 20th Drive
Phoenix AZ, 85041

CITY OF PHOENIX

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).

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

Report Suspicious

Sent from 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).

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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

CITY OF PHOENIX

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.
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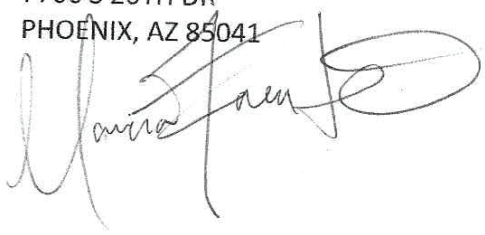
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Respectfully,

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



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;

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).

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Respectfully,
Melissa Sunia

2022 West Branham Lane

CITY OF PHOENIX

JUL 03 2024

Planning & Development
Department

02 JUL 2024

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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 20th 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,
Dawn Smith

7816 S 20th 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;

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

07-04-24

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    - According to the ITE Trip Generation Report 10th Edition (Maricopa's Traffic Impact Study Manual references the ITE report as its guideline), a single-family house generates 10 trips per day on average. That will increase traffic to an already bottlenecked neighborhood by 200 trips per day on average, not including traffic potentially generated by ADU residents.
- No southbound exit/entrance can be counted on b/c the land is currently being lived on for the foreseeable future and waiting to see if that will eventually become an option to alleviate traffic issues is not good planning.
- Fire and emergency vehicles will be subject to the same traffic congestion potentially impacting safety, property, and health.

Traffic- solutions

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

Housing design- problems

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

Housing design- solutions

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

Heat island/climate, trees/shade- problems

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

Heat island/climate, trees/shade - solutions

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

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

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

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

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

Respectfully,

Funyung Mon
The homeowner/resident at 8115 S 21st Drive, Phoenix, AZ 85041

Gabriel Betancourt

7823 S. 20th 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. 20th 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

CITY OF PHOENIX

JUL 0 8 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 <=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 10th 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 20th 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] 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

--

H. Jewel Clark
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 <=3.5) and an inappropriate transition density for all east and southern neighbors with homes on S-1 property.
    - It is not aligned with the Rio Montana Plan which recommends lower densities towards South Mount Park and gradual density steps between lower and higher density areas. (Rio Montana Plan, pg. 17)

Density- solutions

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

Traffic- problems

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

Traffic- solutions

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

Housing design- problems

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

Housing design- solutions

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

Heat island/climate, trees/shade- problems

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

Heat island/climate, trees/shade - solutions

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

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

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

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

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

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 20th 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.	2009 W Harwell Rd	7-2-2024
	Royal H.	2009 W Harwell Rd	7-2-2024
	Jaidin Goodeau	2013 W Harwell RD	7-2-2024
Alma Tonche	ALMA TONCHE	2005 W. Harwell Rd	7-3-2024
Oscar Tonche	OSCAR TONCHÉ	2005 W Harwell	7/3/2024
Dustin Ray	Dustin Ray	8311 S 21st Dr	7/3/24
	Amanda Kampert	8311 S 21st Dr	7/3/24
	Isabel Naranjo	8225 S. 28st Dr	7/3/2024
Karla Garay	Karla Garay	8225 S. 21st Dr.	7/3/2024
Catherine Johnson	Catherine Johnson	2119 W. Harwell Rd	7/3/24
Tee Walker	Tee Walker	7815 S 20th Dr	7/3/24
	Titus Nguyen	2010 W BRANHAM LN	7/3/24
Butch Box	Butch Box	7719 S. 20th Dr	7/3/24
Box	Connie Box	7719 S. 20th Dr	7/3/24
Niki K	Niki Key	2006 W Branham Ln	7/3/24
	DAVID KEY	2006 W BRANHAM LN	7/3/24
	Dylan Key	2006 W Branham Ln	7/3/2024
Marissa K	MARISSA KEY	2006 W. BRANHAM LN	7/3/24

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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 ANDRESEN	Andres Andresen	7707 S. 20TH	07-01-24
	JOSEPH HELMER	7706 S 20TH DR	01 JUL 2024
		2012 W Harwell Rd	7/1/24
	Linda McDonald Hansen	2012 W. Harwell Rd	7/1/24
	Carlos Carbajal	2017 W. Harwell Rd	1 July 2024
	Andrea L. Sproul	2017 W. Harwell Rd	7/01/2024
	Jorge Carbajal	2017 W. Harwell Rd	7-1-2024
	Bobby Sadd	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	7009 W HARWELL RD.	7.2.24
	Renée Carrillo	2009 W. Harwell Rd	7.2.24

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

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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
	GRACIA FIGUEROA	7817 S 20 LANE-P. AZ	7-1-24
	RClugia Luzania	7817 S 20th Ln Phx, AZ	7 1 24
Ricardo X Romero	Ricardo X Romero	7817 S 20th Ln Phx, AZ	7-1-24
Joanne Castillo	JoAnne Castillo	7817 S 20th Ln Phx, Az	7-1-24
Virginia Waititu		7812 S 20th LN Phx, AZ	7-1-24
Edna Wangui		7812 S 20th LN PHX, AZ	7-1-24
	Tracy Njoroge	7812 S 20th LN Phx, AZ	7-1-24
Ernji & Lori Gloria	Ernji & Lori Gloria	7813 S 20 Ln	7-1-24
Julian Galindo		7808 S. 20TH Lane, Phx AZ	7-1-24
Carlos Parra	Carlos Parra	2013 W Harwell Rd Phx Az	7-1-24
	Amelia Gaudeau	2013 W. HARWELL RD PHOENIX	7/1/24
Gabriel Betancourt	Gabriel Betancourt	7803 S 20th dr Phx, AZ	7-2-24
Lorenzo M Gonzales	Lorenzo M Gonzales	7815 S. 20th Dr Phx A Z	7-2-24
Elvira M Gonzales	Elvira M Gonzales	7815 S 20TH Dr Phx Az	7-2-24
	JAI GAUDEAU	2013 W. HARWELL RD PHX AZ	7-2-24

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

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Signature	Printed name	Address	Date
	Ana Laura Serna	2018 W Branham Ln.	7/2/24
	Natividad Tapia	2015 W. Branham Ln	7/2/24
	Eduardo Camacho	2015 W. Branham Ln	7/2/24
	CARLOS LANDA	2011 W. BRANHAM LN	7/21/24
	LUZ NUNEZ	7730 S. 20th Dr Phoenix, Az	7/2/24
	Bibby Sadler	7807 S 20th Dr.	7/2/24
	Julian Galindo	7808 S. 20TH Lane	7/2/24
	Michelle Galindo	7808 S. 20th Lane	7-2-24
	Dawn Smith	7816 S 20th Ln Phoenix Az	7-3-24

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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Report Suspicious

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 <=3.5) and an inappropriate transition density for all east and southern neighbors with homes on S-1 property.
    - It is not aligned with the Rio Montana Plan which recommends lower densities towards South Mount Park and gradual density steps between lower and higher density areas. (Rio Montana Plan, pg. 17)

Density- solutions

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

Traffic- problems

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

Traffic- solutions

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

Housing design- problems

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

Housing design- solutions

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

Heat island/climate, trees/shade- problems

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

Heat island/climate, trees/shade - solutions

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

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

At the second meeting, a month later, the plan had not changed and there were several neighbors who confirmed they did not receive a second meeting notice letter in time to attend.

He told the neighbors who were able to attend that he would go back and see what he could do to incorporate these concerns before the July 9 SMVPC meeting, but no such meeting has been called.

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

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

7-5-2024

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 <=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 10th Edition (Maricopa's Traffic Impact Study Manual references the ITE report as its guideline), a single-family house generates 10 trips per day on average. That will increase traffic to an already bottlenecked neighborhood by 200 trips per day on average, not including traffic potentially generated by ADU residents.
- No southbound exit/entrance can be counted on b/c the land is currently being lived on for the foreseeable future and waiting to see if that will eventually become an option to alleviate traffic issues is not good planning 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;

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear 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 20th 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 <=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 10th Edition (Maricopa's Traffic Impact Study Manual references the ITE report as its guideline), a single-family house generates 10 trips per day on average. That will increase traffic to an already bottlenecked neighborhood by 200 trips per day on average, not including traffic potentially generated by ADU residents.
- No southbound exit/entrance can be counted on b/c the land is currently being lived on for the foreseeable future and waiting to see if that will eventually become an option to alleviate traffic issues is not good planning 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 20th Ave.
Phoenix, AZ, 85041

07-09-2024

My name is Stephanie Bell and I live at 8020 s. 20th 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.
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    - 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

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Traffic- solutions

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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.
- Require some designs to incorporate garages that do not face the street.
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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,
Stephanie Bell

8020 s 20th 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;

CAUTION: This email originated outside of the City of Phoenix.
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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. 20th Lane, Phoenix, AZ 85041-7716 I am writing in stern opposition to the application for development and rezoning case number Z-58-24-8 submitted by John Fox, which proposes to rezone 4.5 acres of currently S-1 property to the maximum density allowed for R-10, which is 4.5 (bonus).

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

Density- problems

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

Density- solutions

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

Traffic- problems

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

Traffic- solutions

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

Housing design- problems

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

Housing design- solutions

- **Limit construction to single-story (most important).**
- Require deep front porches.
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Heat island/climate, trees/shade- problems

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- Require shade trees on the east, south and west sides of all properties to help keep the sun off the building walls and shade the ground.
- Require deep set front and back porches (which appear predominantly east/west facing based on the lot orientation) to also keep the sun off building walls.

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

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

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

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

ADDITIONAL PERSONAL PERSPECTIVES & CONCERNS

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

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

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

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

This MUST NOT HAPPEN!!

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

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

(No subject)

Butch Box <butchbox@gmail.com>

Wed 8/7/2024 4:44 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

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

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

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>

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 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

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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Report Suspicious

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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Report Suspicious

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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Report Suspicious

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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Report Suspicious

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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Report Suspicious

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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Report Suspicious

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
Get Outlook for Android [aka.ms]

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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Report Suspicious

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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Report Suspicious

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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Report Suspicious

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 (19th 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 breakdo100wn 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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Report Suspicious

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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Report Suspicious

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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Report Suspicious

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 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,

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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Report Suspicious

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 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,

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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Report Suspicious

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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Report Suspicious

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

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.
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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>

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 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 <cndymnrotc@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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Report Suspicious

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 <cndymnrotc@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** <cndymnrotc@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>, Jai Goudeau <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;

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

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 or Jai Goudeau at 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 <cndymnrotc@gmail.com>

Sun 9/8/2024 5:42 AM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>
Cc:H. Jewel Clark <hjewelclark@fastmail.com>;Jai Goudeau <jaigoudeau@gmail.com>

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" <hjewelclark@fastmail.com>
Date: 9/7/24 21:58 (GMT-06:00)
To: Jewel Clark <hjewelclark@fastmail.com>, Jai Goudeau <jaigoudeau@gmail.com>
Cc: Adolfo Mauritsia Coronado <jacoronado@msn.com>, Alicia and Carlos <aliciaemily2003@yahoo.com>, Alma Tonche <ad.tonche@gmail.com>, Alyssa Kerns <Alyssam.kerns@gmail.com>, Andrew Maifield <andrewmaifield@yahoo.com>, bobbyscadden@yahoo.com, Butch Box <butchbox@gmail.com>, Candace McDonald-Ramsey <Candacedramsey@gmail.com>, Carlos Carbajal <Carbajal17@hotmail.com>, Cesar Trujillo <ctrujillo15@ymail.com>, Christian Griepenstroh <Cgriepenstroh94@gmail.com>, David Key <anykeysys@gmail.com>, Dawn Smith <Dawn.Smith2@gmail.com>, Dorothy Hernandez <1dhernan@tempeschools.org>, Drewkgarvin@gmail.com, Eduardo Camacho <Lalocamacho@cox.net>, Erika Bowman <Bowman.Erika@gmail.com>, Frank Hernandez <fhernandez6310@gmail.com>, Franko Hernandez <franko1885@gmail.com>, Funyung Mon <Fym2429@gmail.com>, Gabriel Betancourt <Betancourtfamily@yahoo.com>, Gheine@cox.net, "H. Jewel Clark" <hjewelclark@fastmail.com>, Irene Navarro <Sunshinesonirene@yahoo.com>, ISH326 <imoreu326@gmail.com>, James Betterment <Jamesbetterment@gmail.com>, Jock <jocksteady01@icloud.com>, Joe Hernandez <Cndymnrotc@gmail.com>, Joe Serna <jals426@gmail.com>, Jose Perea <jpe.landscaping@gmail.com>, josphatwatitu@yahoo.com, Julian Galindo <Julian.galindo64@gmail.com>, Justin Intolubbe <Justin.Intolubbe@associaarizona.com>, 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]

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

---

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

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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Report Suspicious

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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Report Suspicious

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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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 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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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 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 <natytapia54@gmail.com>
Sun 9/8/2024 7:48 PM
To:Samuel S Rogers <samuel.rogers@phoenix.gov>

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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 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 <anykeysys@gmail.com>

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear 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

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 inpact 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 os 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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Report Suspicious

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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Report Suspicious

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> 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> 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
602-534-4010

PLANNING & DEVELOPMENT
PRESERVE
SHAPE
BUILD

From: Carlo <charles.carbaj@gmail.com>
Sent: Thursday, August 8, 2024 1:58 PM
To: PDD Long Range Planning <pdd.longrange@phoenix.gov>; Samuel S Rogers <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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Report Suspicious

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 [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>
Mon 9/9/2024 12:31 PM
To:Samuel S Rogers <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,

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

On Thu, Jul 4, 2024, 4:54 PM Fy M <fym2429@gmail.com> wrote:

> Good morning Samuel Rogers,
>
> Please see attached for the opposition letter.
> I, Funyung 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,
> Funyung 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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Report Suspicious

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 28th for June 15th and he said he would send out notices.

At the second meeting on June 15th, 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

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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Report Suspicious

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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Report Suspicious

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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Report Suspicious

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 BellI 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. 20th 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

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Opposition to zoning case Z-58-24-8

Ceasar Acedo <ceasar_acedo88@yahoo.com>

Tue 9/10/2024 4:48 PM

To:Samuel S Rogers <samuel.rogers@phoenix.gov>
Cc:Mike Josic <mikejosic@gmail.com>

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

To the SMVPC,

My name is Ceasar Acedo and I live at 8230 S. 20th 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,

Ceasar Acedo

To the SMVPC,

My name is Ravinder Sharma and I live at 8012 S 20th 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>

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,

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 <jamesbetterment@gmail.com>

Tue 9/10/2024 1:04 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

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> 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
> 602-534-4010
>
> PLANNING & DEVELOPMENT
> PRESERVE
> SHAPE
> BUILD
>
> ---
>
> **From:** James Betterment <jamesbetterment@gmail.com>
> **Sent:** Tuesday, August 13, 2024 7:48 AM

To: Samuel S Rogers <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.

Outlook

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;

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

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> 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> 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
> > 602-534-4010



From: H. Jewel Clark <hjewelclark@gmail.com>
Sent: Tuesday, September 10, 2024 9:52 AM
To: Samuel S Rogers <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

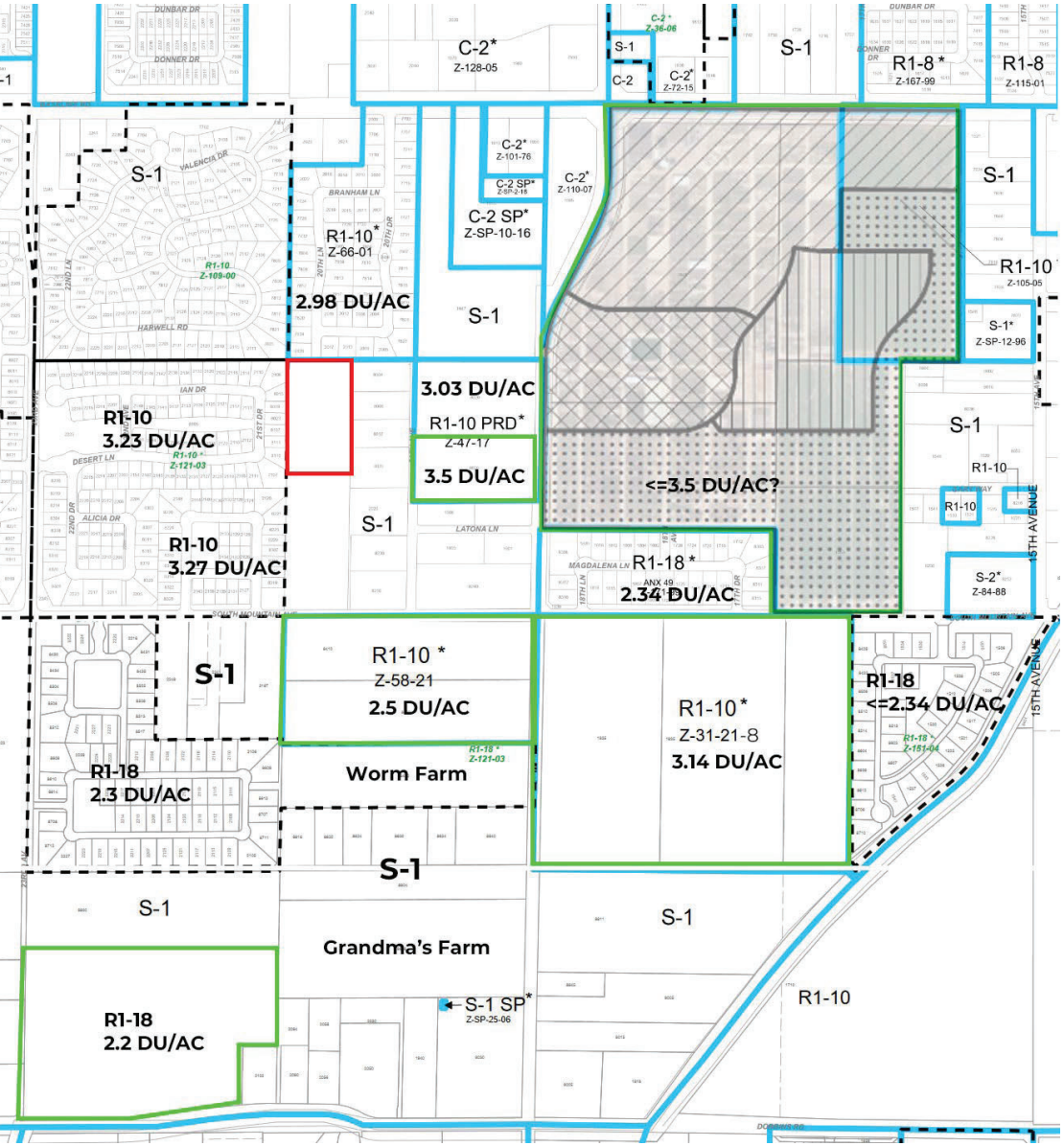
Sept. 10, 2024



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.



Certainty & Character

- Green borders represent approved development since approx. 2021.
- Densities in the surrounding area do not exceed 3.5 DU/AC for R1-10.
- Approved developments include Rio Montana criteria.

The community deserves a level of certainty on what they can rely on in terms of compatible development and to have their input listened to.

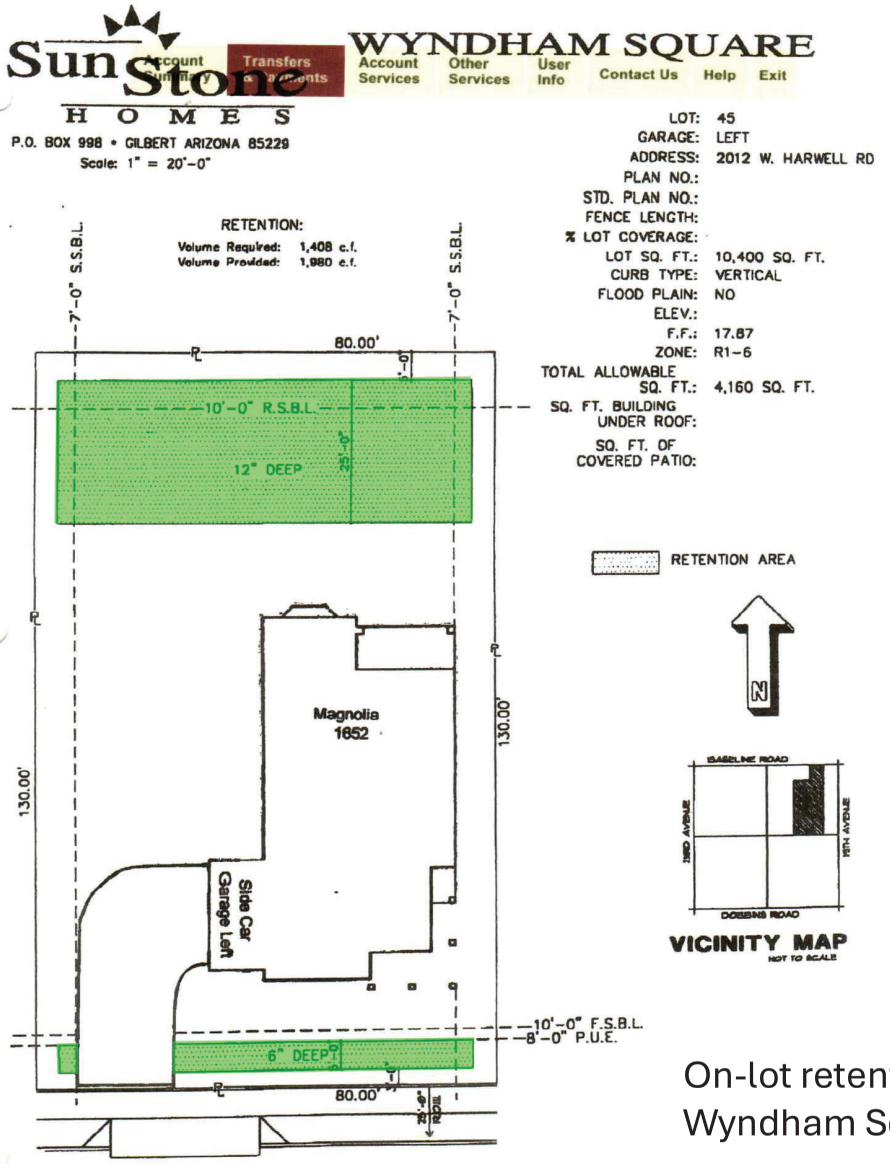
We have to live with what gets built.

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:

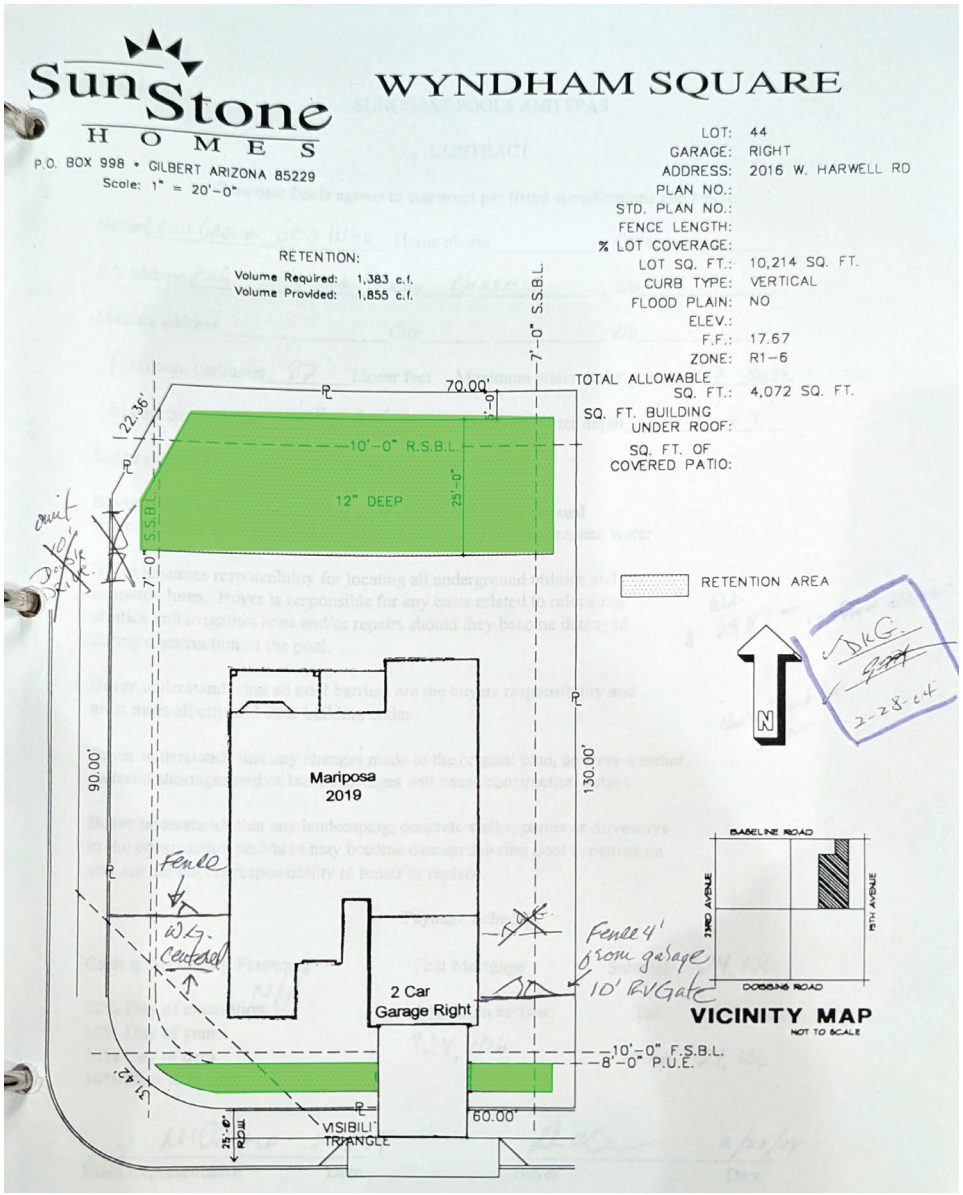
- Limit the density to a more appropriate 16 homes (3.5 du/ac).
- Limit 2-story homes to 20%, aligning with the Rio Montana plan and surrounding communities.
- Adopt the stipulations (inc. density and housing height) submitted by the community to address Rio Montana criteria, which will result in a better-quality 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.



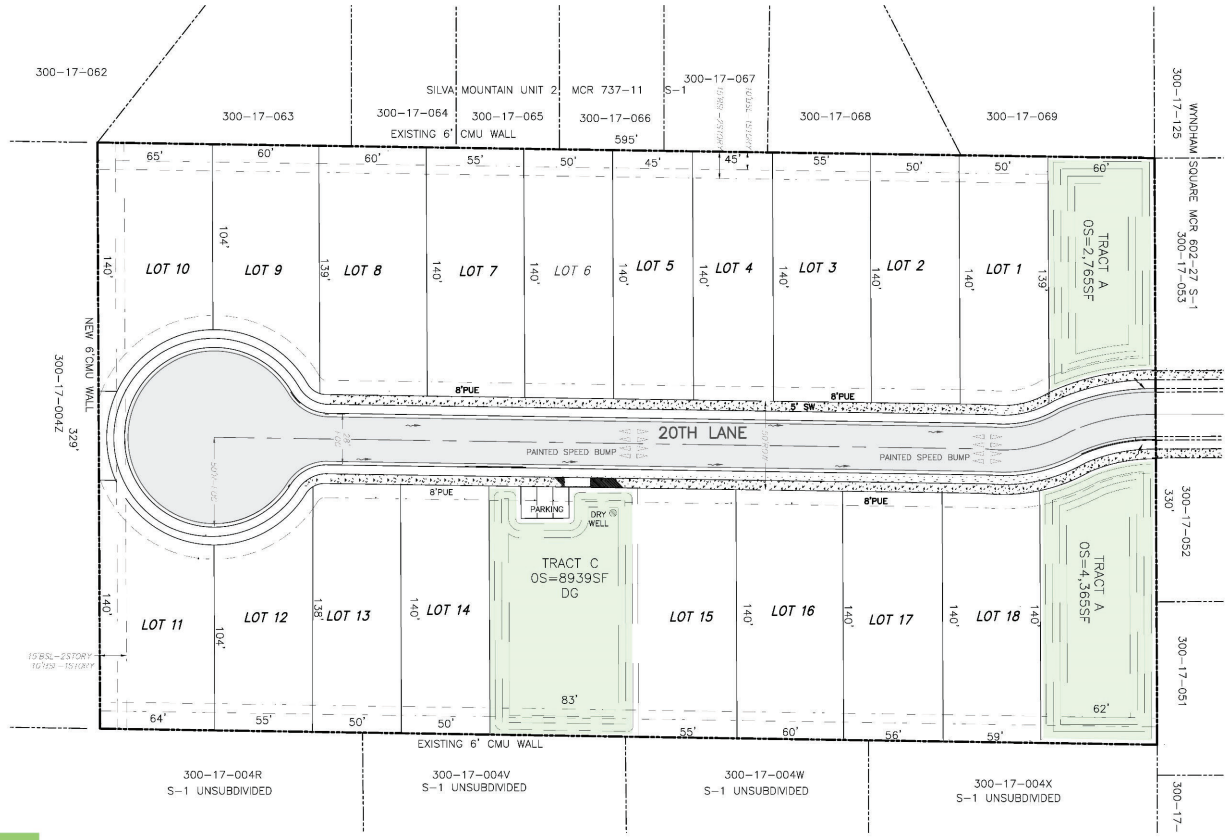
On-lot retention in Wyndham Square.



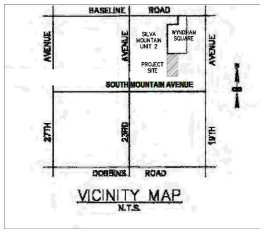


Satellite view of the area
Proposed development in red border.

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



SITE PLAN



PROJECT DESCRIPTION

THIS APPLICATION IS FOR THE REZONING OF THE PROPERTY FROM S-1 TO RI-10 TABLE A PLANNED RESIDENTIAL DEVELOPMENT.
PROPOSED DEVELOPMENT A 18 SINGLE FAMILY LOT SUBDIVISION, WITH ACCESSORY DWELLING UNIT ADU PROPOSED ON EACH LOT.

THE PROJECT CONSISTS OF 4.9 ACRES, NORTH OF SOUTH MOUNTAIN ROAD
ZONING CONTIGUOUS NORTH RI-10, SOUTH, EAST & WEST S-1
GROSS PLAN IS 3.5 = 5.0 DU/AC

IN ADDITION TO THE SITE PLAN AND ELEVATION OF WYNDHAM SQUARE SUBDIVISION TO THE NORTH, A SCREW EDUCATION IS PROPOSED WITH 5' DETACH SIDEWALKS CONSISTENT WITH WYNDHAM SQUARE. WATER AND SEWER AND DRY UTILITY ARE IN 20 H LANE

OWNER

DOROTHY M HALLOCK
7052 W SOU H MOUN AIN AVE
PHOENIX AZ 8504
PHONE: 480-720-8864

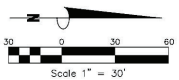
CONSULTANT

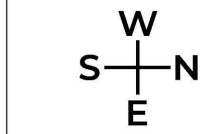
JOHN K. FOX
WILLIAM SEYMOUR CO. INC.
428 E. THUNDERBIRD RD #234
PHOENIX AZ. 85022
PHONE: 602-573-2895
WSCINC@COX.NET

PROJECT NUMBERS

KIVA# 24-140
ZPA 4-24
QS# 01-24
PAPP# 2400620

Retention/open space





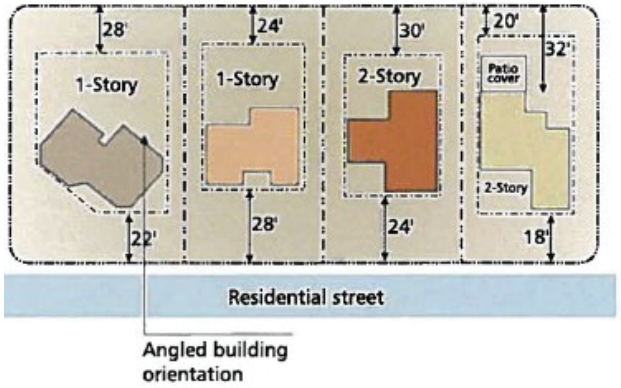
WILLIAM SEYMOUR CO, INC
JOHN K. FOX
428 E. THUNDERBIRD RD #234
PHOENIX, ARIZONA 85022
PHONE: (602) 573-2895
E-MAIL: WSCINC@COX.NET

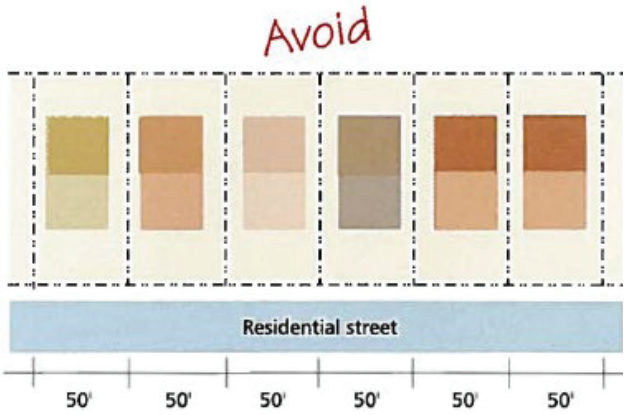
SOUTH MOUNTAIN MODERN
2050 SOUTH MOUNTAIN NORTH
PHOENIX, MARICOPA COUNTY, AZ

REVISIONS

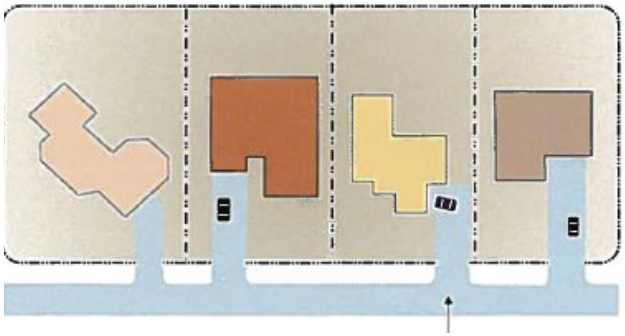
No.	DATE	APP.	DESCRIPTION

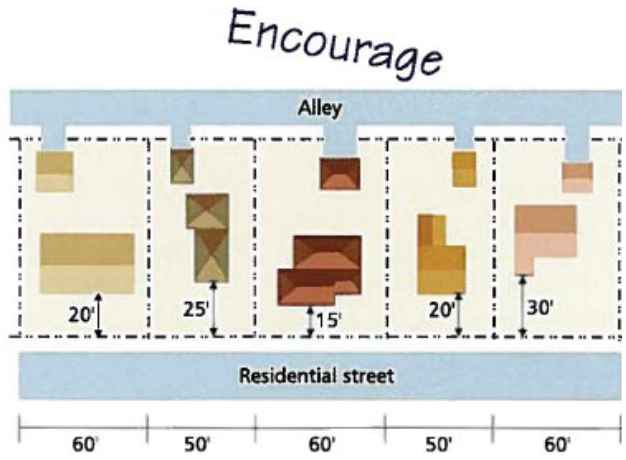
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DRAWN:
CHECKED:
DATE: AUG 2024
SCALE 1"=30'
PROJECT
FILE NAME
SHT: SP2

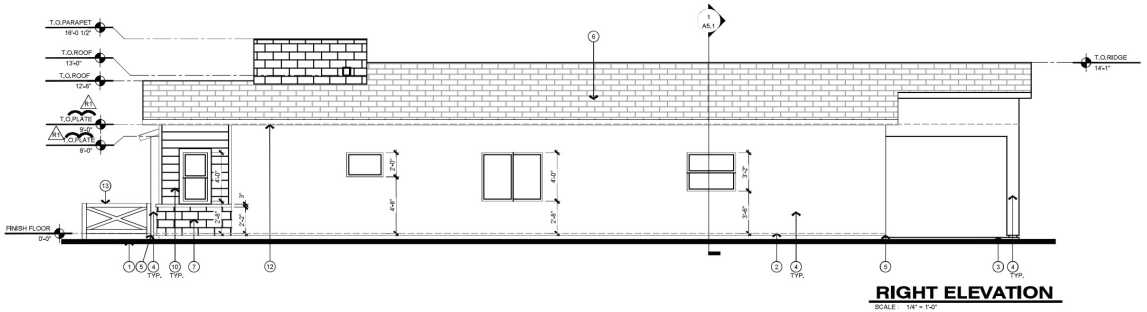




Promote streetscape diversity by providing a mix of driveway orientations, e. g. elbow, circular, or angled and side entry on common lots. No more than 40% of all driveways should be straight.

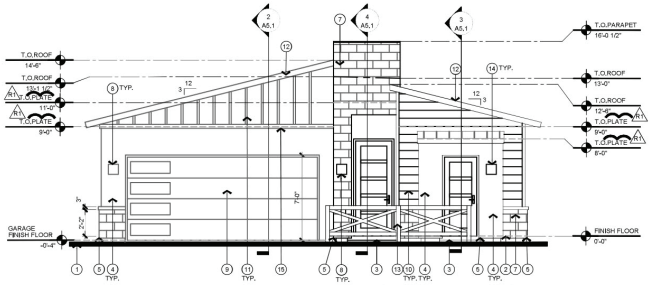






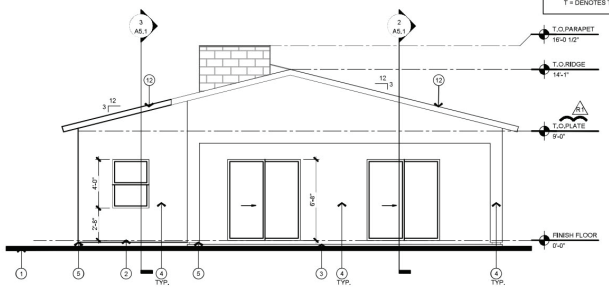
RIGHT ELEVATION

SCALE : 1/4" = 1'-0"



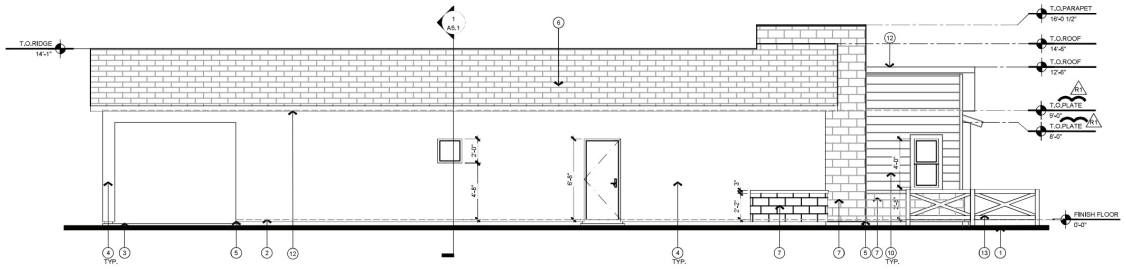
FRONT ELEVATION

SCALE : 1/4" = 1'-0"



REAR ELEVATION

SCALE : 1/4" = 1'-0"



LEFT ELEVATION

SCALE : 1/4" = 1'-0"

KEYNOTES

1. FINISH GRADE.
2. FINISH FLOOR.
3. CONCRETE SLAB OR STEP - REFER TO FOUNDATION PLAN.
4. TYP. STUCCO SYSTEM - REFER TO GENERAL ELEVATION NOTES.
5. CONT. 26 GA. G.I. WEEP SCREED AT +4" A.F.G.
6. FLAT CONCRETE ROOF TILE (ICC-ESR 1647).
7. STONE VENEER.
8. LIGHT FIXTURES.
9. 16'-0" X 7'-0" SECTIONAL GARAGE DOOR.
10. TYP. 8" WOOD SIDING.
11. TYP. BOARD AND BATTEN.
12. FASCIA.
13. 36" HIGH WOOD FENCE.

GENERAL ELEVATION NOTES

A. STUCCO SYSTEM SHALL BE 3/8" ONE OR TWO COAT(S) OF CEMENT, LIME, SAND MIX, WESTERN ONE NOTE STUCCO SYSTEM (ICC-ESR 1471) ON PAPER BACKED K-LATH (ICC-ESR 1471), ON 1-1/2" P.C.F. DENSITY, TYPE II T&G E.P.S. INSULATION BOARD (ICC-ESR 1471). PROVIDE WEATHER RESISTIVE BARRIER OVER ALL WOOD FRAMING - (2) LAYERS OF GRADE "D" KRAFT PAPER OR 15# FELT.

B. MAQ ONE-COAT STUCCO COMPLIANCE PROGRAM. ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS, AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.

C. PROVIDE (2) LAYER 30# FELT AS FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOWS AND DOOR OPENINGS.

D. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOW AND DOOR FRAMES SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER.

E. MECHANICAL EQUIPMENT TO BE SCREENED BY A WALL +1-0" ABOVE HIGHEST MECHANICAL EQUIPMENT.

T = DENOTES TEMPERED GLASS LOCATION

e project
8615 N Scottsdale Rd #215
Scottsdale, AZ 85253
phone: 480/626-4644
e-mail: info@e-projectinternational.com

Rev.	Date	Submittal
1	11-17-2023	Revision 1 1st Plan Review

REGISTERED ARCHITECT
43178
EDMIR
DZUDZA
ARIZONA, U.S.A.

EXPIRATION DATE: 09/30/2026
SIGNED AND SEALED
ELECTRONICALLY 11-17-2023

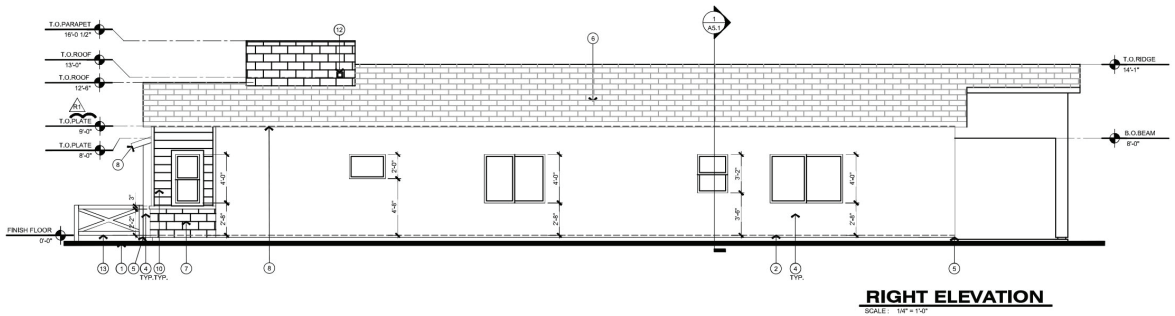
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Plan 1500

Elevations
Modern Craftsman

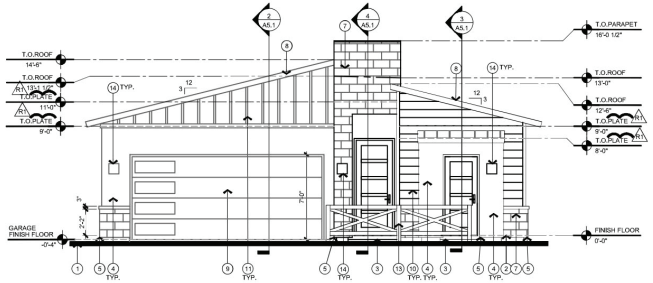
Date:	11-17-2023
Project No.	0421-2
Drawn By:	MM.KV
Checked By:	ED
Approved By:	ED
Scale:	1/4"=1'-0"

A4.1



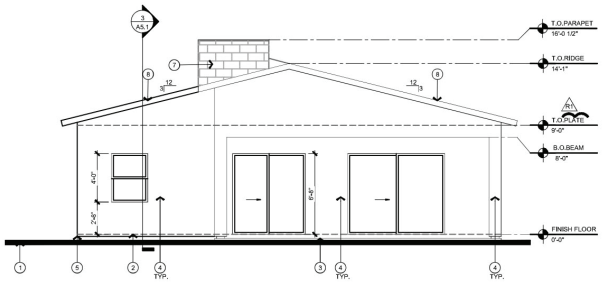
RIGHT ELEVATION

SCALE : 1/4" = 1'-0"



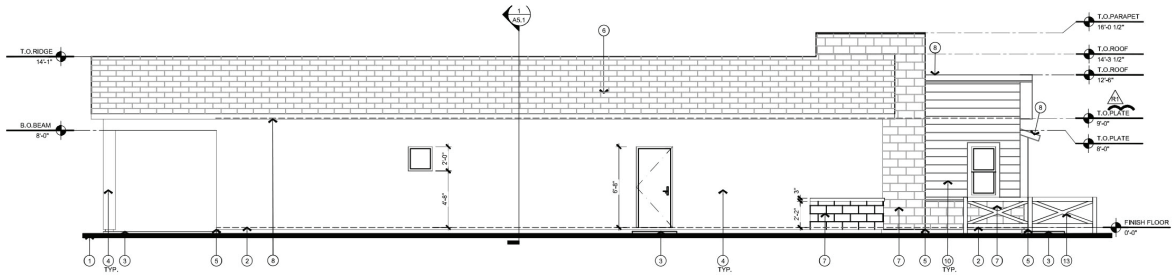
FRONT ELEVATION

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REAR ELEVATION

SCALE : 1/4" = 1'-0"



LEFT ELEVATION

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10. TYP. 8" WOOD SIDING.
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12. SCUPPER, REFER TO DETAILS.
13. 36" HIGH WOOD FENCE.
14. LIGHT FIXTURES.

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SIGNED AND SEALED
ELECTRONICALLY 11-01-2023

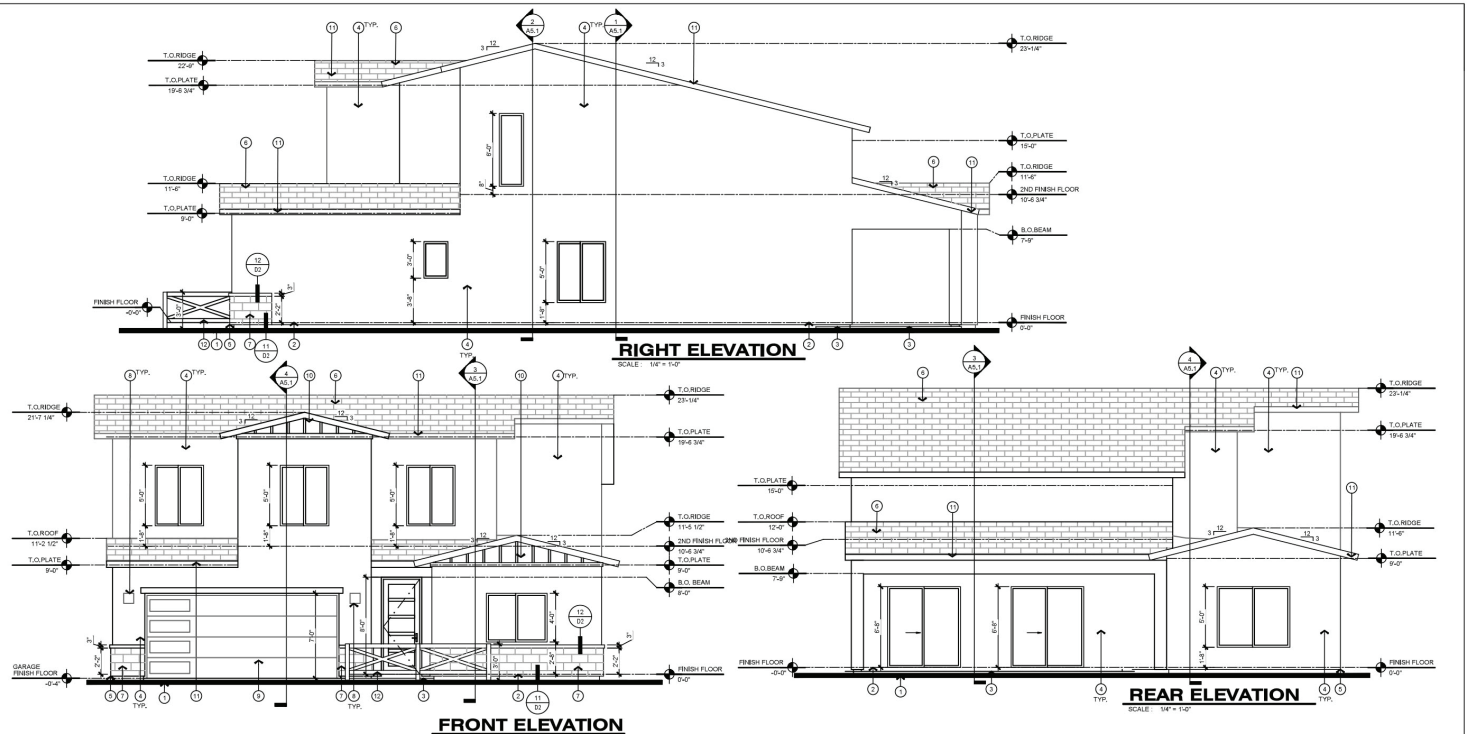
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Plan 1700

Elevations
Modern Craftsman

Date:	11-17-2023
Project No.	0421-2
Drawn By:	MM.KV
Checked By:	ED
Approved By:	ED
Scale:	1/4"=1'-0"

A4.1



KEYNOTES

1. FINISH GRADE.
2. FINISH FLOOR.
3. CONCRETE SLAB OR STEP - REFER TO FOUNDATION PLAN.
4. TYP. STUCCO SYSTEM - REFER TO GENERAL ELEVATION NOTES.
5. CONT. 26 GA. GL MEEP SCREED AT +4" A.F.G.
6. FLAT CONCRETE ROOF TILE (ICC-ESR 1647).
7. STONE VENEER.
8. LIGHT FIXTURES.
9. 16'-0" X 7'-0" SECTIONAL GARAGE DOOR.
10. TYP. BOARD AND BATTEN.
11. FASCIA.
12. 36" HIGH WOOD FENCE.

GENERAL ELEVATION NOTES

A. STUCCO SYSTEM SHALL BE 3/8" ONE OR TWO COAT(S) OF CEMENT, LIME, SAND MIX, WESTERN ONE KOTE STUCCO SYSTEM (ICC-ESR 1471) ON PAPER BACKED K-LATH (ICC-ESR 1471), ON 1-1/2" P.C.F. DENSITY, TYPE II, T&G E.P.S. INSULATION BOARD (ICC-ESR 1471). PROVIDE WEATHER RESISTIVE BARRIER OVER ALL WOOD FRAMING - (2) LAYERS OF GRADE "D" KRAFT PAPER OR 15# FELT.

B. MAG ONE-COAT STUCCO COMPLIANCE PROGRAM. ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.

C. PROVIDE (2) LAYER 30# FELT AS FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOWS AND DOOR OPENINGS.

D. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOW AND DOOR FRAMES SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER.

E. MECHANICAL EQUIPMENT TO BE SCREENED BY A WALL +1'-0" ABOVE HIGHEST MECHANICAL EQUIPMENT.

T = DENOTES TEMPERED GLASS LOCATION

e project
8615 N Scottsdale Rd #215
Scottsdale, AZ 85253
phone: 480-626-8668 fax: 480/338-4407
e-mail: info@e-projectinternational.com

Rev.	Date	Submittal
1	11-17-2023	Revision 1 1st Plan Review

REGISTERED ARCHITECT 43178 EDWIN DZUDZA ARIZONA, U.S.A.

EXPIRATION DATE: 09/30/2026
SIGNED AND SEALED ELECTRONICALLY 11-17-2023

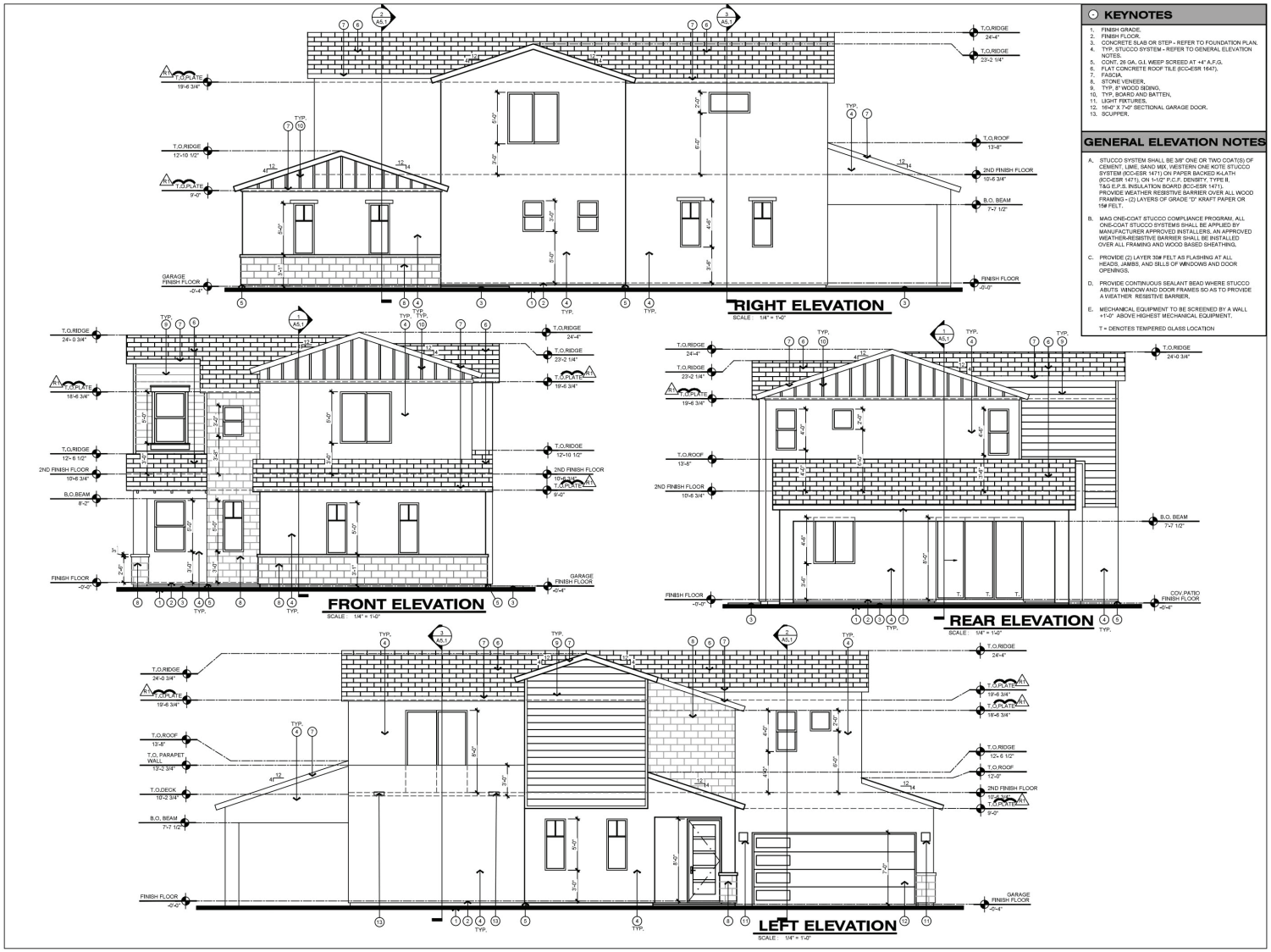
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Plan 2100

Elevations
Modern Craftsman

Date:	11-17-2023
Project No.	0421-2
Drawn By:	MM&KV
Checked By:	ED
Approved By:	ED
Scale:	1/4"=1'-0"

A4.1



KEYNOTES

1. FINISH GRADE.
2. FINISH FLOOR.
3. CONCRETE SLAB OR STEP - REFER TO FOUNDATION PLAN.
4. TYP. STUCCO SYSTEM - REFER TO GENERAL ELEVATION NOTES.
5. CONT. 26 GA. G.I. WEEP SCREED AT +4" A.F.G.
6. FLAT CONCRETE ROOF TILE (ICC-ESR 1647).
7. FASCIA.
8. STONE VENEER.
9. TYP. 8" WOOD SIDING.
10. TYP. BOARD AND BATTEN.
11. LIGHT FIXTURES.
12. 16'-0" X 7'-0" SECTIONAL GARAGE DOOR.
13. SCUPPER.

GENERAL ELEVATION NOTES

A. STUCCO SYSTEM SHALL BE 3/8" ONE OR TWO COAT(S) OF CEMENT, LIME, SAND MIX, WESTERN ONE KOTE STUCCO SYSTEM (ICC-ESR 1471) ON PAPER BACKED K-LATH (ICC-ESR 1471), ON 1-1/2" P.C.F. DENSITY, TYPE II, T&G E.P.S. INSULATION BOARD (ICC-ESR 1471). PROVIDE WEATHER RESISTIVE BARRIER OVER ALL WOOD FRAMING - (2) LAYERS OF GRADE "D" KRAFT PAPER OR 15# FELT.

B. MAG ONE-COAT STUCCO COMPLIANCE PROGRAM. ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.

C. PROVIDE (2) LAYER 30# FELT AS FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOWS AND DOOR OPENINGS.

D. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOW AND DOOR FRAMES SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER.

E. MECHANICAL EQUIPMENT TO BE SCREENED BY A WALL +1-0" ABOVE HIGHEST MECHANICAL EQUIPMENT.

T = DENOTES TEMPERED GLASS LOCATION

e project
6915 N Scottsdale Rd #215
Scottsdale, AZ 85250
phone: 480-435-8568 fax: 480-359-4407
email: info@eprojectinternational.com

Rev.	Date	Submittal
1	11-17-2023	Revision 1 1st Plan Review

REGISTERED ARCHITECT 43178 EDMIR DZUDZA ARIZONA U.S.A.

EXPIRATION DATE: 09/30/2026
SIGNED AND SEALED ELECTRONICALLY 11-17-2023

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Plan 2300

Elevations
Modern Craftsman

Date:	11-17-2023
Project No.	0421-2
Drawn By:	BJ&KN
Checked By:	ED
Approved By:	ED
Scale:	1/4"=1'-0"

A4.1

PlanPHX 2025 Certainty & Character (pg. 90)

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

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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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]

Date Sept 9, 2024

To the SMVPC,

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

I am ABSOLUTY 100% opposed to Z-58-24-8.
The current plan does not comply with Rio Montana criteria and we were not in favor of the cul-de-sac design for practical reasons.

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

We could possibly support:
A maximum density of 16 houses to allow for more elements of the RIo Montana criteria to be implemented.

Density- problems

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

Traffic- problems

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

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

Housing design- problems

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

Housing design- solutions

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

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

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

If the owner of this undeveloped land has sold to a developer to rezone and build they are entitled within the appropriate guidelines of the Rio Mountain Plan; but they need to have their own access to that development – NOT THROUGH OUR NEIGHBORHOOD!! They should have arranged with the seller access off of S 19th Ave or off W South Mountain Ave. This option of our neighborhood should NOT even be a possibility!!
This development as is would dramatically change the safety of our neighborhood and my home! Regardless of random drivers not realizing that the neighborhood has no outlet we have come together to make things as safe as possible with signs, cameras and communication to help one another in our neighborhood. I have suffered both a home burglary and a stolen car – I know these kind of crimes will only increase dramatically for all of us with the proposed access through our community into another community behind us.
This MUST NOT HAPPEN!!

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

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 20th 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.

CITY OF PHOENIX

SEP 10 2024

Planning & Development Department

Outlook

Application Z-58-24-8

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

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

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

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION
October 10, 2024

ITEM NO: 6	
	DISTRICT NO.: 8
SUBJECT:	
Application #:	Z-58-24-8 (Continued from September 5, 2024)
Location:	Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue
From:	S-1
To:	R1-10
Acreage:	4.54
Proposal:	Single-family residential
Applicant:	John Fox
Owner:	Dorothy M. Hallock
Representative:	John Fox

ACTIONS:

Staff Recommendation: Approval, subject to stipulations (per the staff memo dated October 7, 2024).

Village Planning Committee (VPC) Recommendation:
South Mountain 7/9/2024 Continuance to August 13, 2024. Vote: 11-3.
South Mountain 8/13/2024 Continuance to September 10, 2024. Vote 12-0.
South Mountain 9/10/2024 Approval, per the staff recommendation, with additional stipulations. Vote: 7-5.

Planning Commission Recommendation: Approval, per the staff memo dated October 7, 2024 with a modification.

Motion Discussion:

Commissioner Matthews proposed a stipulation that would restrict two story homes in the proposed development to the southern half of the subject site, and asked staff for guidance on how to phrase that stipulation to be location specific.

Ms. Escolar stated that could be stipulated in a variety of ways. Stipulation No. 19 limits building height and can be modified to limit where the two-story homes are located.

Motion details: Vice-Chairperson Busching made a MOTION to approve Z-58-24-8, per the staff memo dated October 7, 2024, with a modification to Stipulation No. 19 to add language that would state that two-story lots shall be south of lots 5 and 15, as shown on the site plan date stamped September 5, 2024.

Maker: Vice-Chairperson Busching
Second: Hu
Vote: 7-2 (Gorraiz, Matthews)
Absent: None
Opposition Present: Yes

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation, the Rio Montaña Area Plan, and with the character of the surrounding area.

2. The requested R1-10 zoning district is consistent with surrounding zoning and development patterns in the general area.

3. The proposal will offer additional housing options within the area, contributing to the mix of housing types in the vicinity, and aiding in alleviating the housing shortage in Phoenix.

Stipulations:

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. **TWO-STORY LOTS SHALL BE SOUTH OF LOTS 5 AND 15, AS SHOWN ON THE SITE PLAN DATE STAMPED SEPTEMBER 5, 2024.**

~~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.~~ 22. ALL STREET-FACING GARAGE DOORS LENGTHS SHALL BE LESS THAN 50% OF THE TOTAL WIDTH OF THE FAÇADE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~24.~~ 23. FRONT SETBACKS FOR COVERED BUILDING ELEMENTS SHALL BE STAGGERED BY A MINIMUM OF 5 FEET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT

~~25.~~ 24. LOT WIDTHS SHALL VARY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

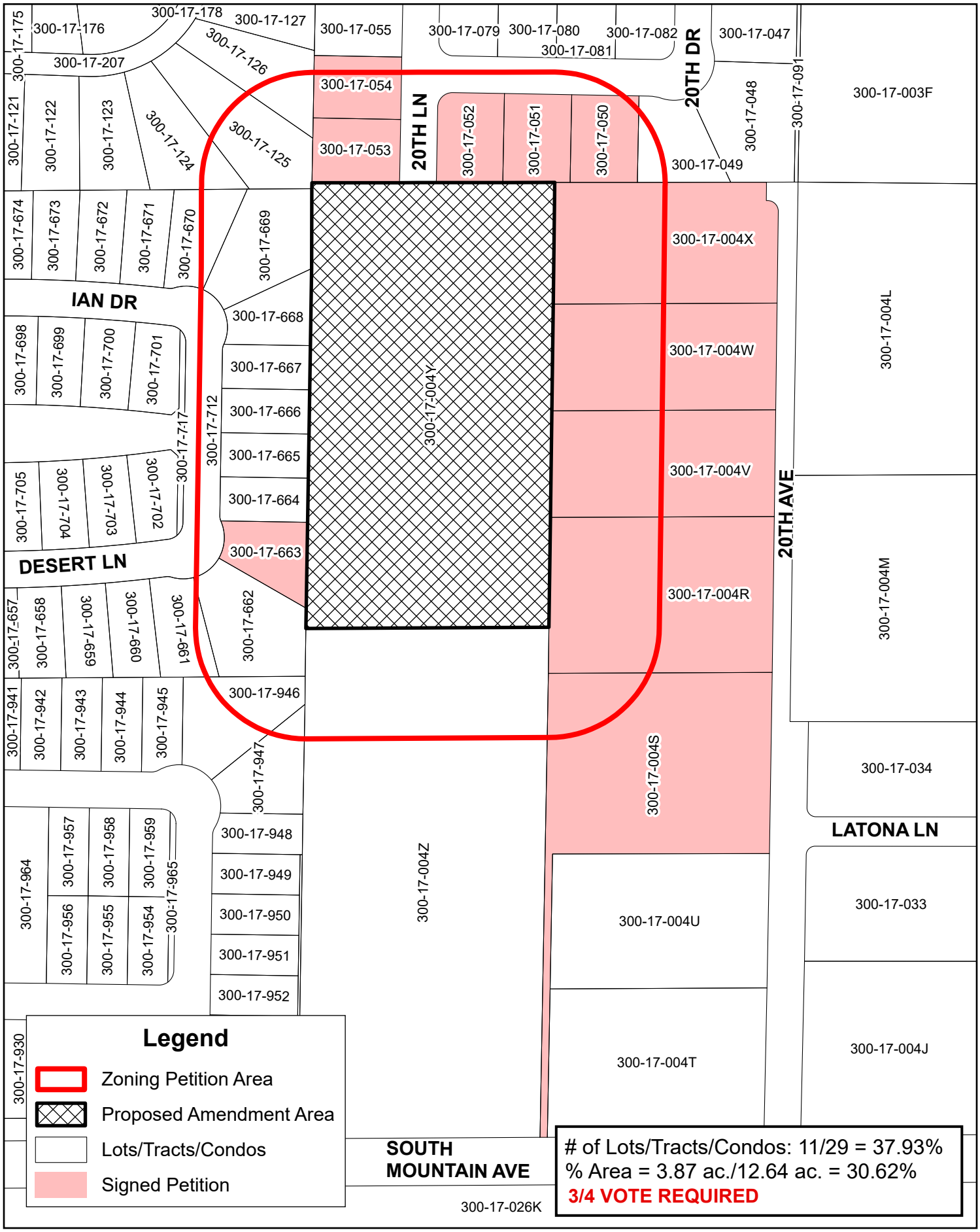
~~26.~~ 25. THE SOUTHERN END OF THE STREET SHALL HAVE LANDSCAPING AND WROUGHT IRON VIEW FENCING TO ENHANCE THE VIEW OF SOUTH MOUNTAIN, UNTIL 20TH LANE IS CONSTRUCTED TO THE SOUTH OF THE PROPERTY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

~~27.~~ 26. A RETAINING WALL SHALL BE PROVIDED ALONG THE NORTHERN 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.

This publication can be made available in alternate format upon request. Please contact Teleia Galaviz at 602-291-2559, teleia.galaviz@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT F



Petition Verification Map for Z-58-24-8

N

0 100 200 Feet

Map prepared by City of Phoenix, Planning & Development Services Dept. 10/17/2

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC **I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:**					
APPLICATION NO/ LOCATION	**Z-58-24-8 (Continued from September 5, 2024)** Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue	***(SIGNATURE ON ORIGINAL IN FILE)***			
		opposition	**x**	**applicant**	
APPEALED FROM:	PC 10/10/2024	2020 West South Mountain Avenue Phoenix, AZ 85041			
	PC DATE	*STREET/ADDRESS/CITY/STATE/ZIP*			
TO PC/CC HEARING	CC 11/13/2024	**Jewel Clark, et al.** 480-664-9436 hjewelclark@fastmail.com			
	CC DATE	*NAME / PHONE / EMAIL*			
REASON FOR REQUEST: **<u>Request for 3/4 vote</u>:** Application is opposed for density, traffic, and flood concerns.					
RECEIVED BY:	Dom Amodio	**RECEIVED ON:**		Tuesday, 10/15/2024	

Joshua Bednarek
Tricia Gomes
Racelle Escolar
Sarah Stockham
Adam Stranieri
Stephanie Vasquez
Heather Klotz

Camryn Thompson
Daniel Inglese (Attorney)
GIS
Byron Easton (for PHO appeals only)
Village Planner
Applicant

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF PHOENIX
OCT 15 2024
Planning & Development Department

The **PLANNING COMMISSION** agenda for **October 10, 2024** is attached.

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1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

   There is a $630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **October 17, 2024**.

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2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

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3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an $830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **October 24, 2024.**

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

Z-58-24-8
APPLICATION NO.

Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue
LOCATION OF APPLICATION SITE

10/10/24
DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

H. Jewel Clark
PRINTED NAME OF PERSON APPEALING

H. Jewel Clark
SIGNATURE

2020 W. South Mtn. Ave.
STREET ADDRESS

10/11/24
DATE OF SIGNATURE

Phx AZ 85041
CITY, STATE & ZIP CODE

480.664.9436
TELEPHONE NO.

hjewelclark@fastmail.com
EMAIL ADDRESS

REASON FOR REQUEST:

Application is opposed for density, traffic & flood concerns.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF PHOENIX
OCT 15 2024
Planning & Development Department

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DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Josi A. Perea
PRINTED NAME OF PERSON APPEALING

Josi A. Perea
SIGNATURE

8004 S. 20th Ave
STREET ADDRESS

10/12/24
DATE OF SIGNATURE

Phoenix AZ 85041
CITY, STATE & ZIP CODE

602 323 6623
TELEPHONE NO.

JPe.Landscaping@gmail.com
EMAIL ADDRESS

REASON FOR REQUEST:

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

CITY OF PHOENIX

OCT 15 2024

Planning & Development Department

City of Phoenix

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☐ APPLICANT

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Miguel Rubio
PRINTED NAME OF PERSON APPEALING

Miguel Rubio
SIGNATURE

8020 South 20th Ave
STREET ADDRESS

10/12/24
DATE OF SIGNATURE

Phoenix, Az 85041
CITY, STATE & ZIP CODE

602 366 9334
TELEPHONE NO.

RB-Contracting LLC@Outlook.com
EMAIL ADDRESS

REASON FOR REQUEST:

Traffic and flooding concerns.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

CITY OF PHOENIX

OCT 15 2024

Planning & Development Department

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☐ APPLICANT

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Stephanie A. Bell
PRINTED NAME OF PERSON APPEALING

SIGNATURE

8020 S. 20th Ave
STREET ADDRESS

10-12-24
DATE OF SIGNATURE

Phx AZ 85041
CITY, STATE & ZIP CODE

602-435-7299
TELEPHONE NO.

Stephrubio23@hotmail.com
EMAIL ADDRESS

REASON FOR REQUEST:

Traffic, Flooding Conserns, Crowding, views

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

CITY OF PHOENIX

OCT 15 2024

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☐ APPLICANT

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

STEVEN HERNANDEZ
PRINTED NAME OF PERSON APPEALING

SIGNATURE

2002 W HADWELL RD
STREET ADDRESS

10 · 12 · 2024
DATE OF SIGNATURE

PHOENIX AZ 85041
CITY, STATE & ZIP CODE

480. 489 · 0084
TELEPHONE NO.

SJ-HERNANDEZ@HOTMAIL.COM
EMAIL ADDRESS

REASON FOR REQUEST:

TRAFFIC & FLOODING CONCERNS. CROWDING.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

CITY OF PHOENIX

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☒ OPPOSITION
☐ APPLICANT

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

FunYung Mon
PRINTED NAME OF PERSON APPEALING

FY Mon
SIGNATURE

8115 S. 21st Drive
STREET ADDRESS

10-12-2024
DATE OF SIGNATURE

Phoenix, AZ. 85041
CITY, STATE & ZIP CODE

602-526-2762
TELEPHONE NO.

FYM2429@gmail.com
EMAIL ADDRESS

REASON FOR REQUEST:

Application is opposed to too many houses to build. Eighteen houses are still too many

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

CITY OF PHOENIX
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PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Jai Goudeau
PRINTED NAME OF PERSON APPEALING

Jai Goudeau
SIGNATURE

2013 W. HARWELL ROAD
STREET ADDRESS

10-12-24
DATE OF SIGNATURE

PHOENIX AZ 85041
CITY, STATE & ZIP CODE

602-460-5535
TELEPHONE NO.

Jai.Goudeau@GMAIL.COM
EMAIL ADDRESS

REASON FOR REQUEST:

OPPOSITION

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

CITY OF PHOENIX

OCT 15 2024

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☐ APPLICANT

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Carlos Carbajal
PRINTED NAME OF PERSON APPEALING

SIGNATURE

2017 W. Harwell Rd
STREET ADDRESS

12-Oct-2024
DATE OF SIGNATURE

Phoenix, AZ 85041
CITY, STATE & ZIP CODE

480-326-1981
TELEPHONE NO.

Carbajal17@hotmail.com
EMAIL ADDRESS

REASON FOR REQUEST:

Application is opposed for density, traffic & flood concerns

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

CITY OF PHOENIX

OCT 15 2024

Planning & Development Department

City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

The **PLANNING COMMISSION** agenda for **October 10, 2024** is attached.

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1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

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3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an $830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **October 24, 2024.**

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

Z-58-24-8 APPLICATION NO.		Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue LOCATION OF APPLICATION SITE
10/10/24 DATE APPEALED FROM	☒ OPPOSITION ☐ APPLICANT	PLANNER (PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

James Betterment PRINTED NAME OF PERSON APPEALING	[signature] SIGNATURE
8008 S 20th Ave STREET ADDRESS	10/14/2024 DATE OF SIGNATURE
Phoenix, AZ 85041 CITY, STATE & ZIP CODE	623 202 2297 TELEPHONE NO.
jamesbetterment@gmail.com EMAIL ADDRESS	

REASON FOR REQUEST:

We're opposing this application. The housing plan is too dense and doesn't fit the surrounding community

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

CITY OF PHOENIX

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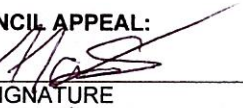
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10/10/24 DATE APPEALED FROM	☒ OPPOSITION ☐ APPLICANT	PLANNER (PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Nicole Sordello PRINTED NAME OF PERSON APPEALING	 SIGNATURE
8008 S. 20th Ave STREET ADDRESS	10/14/2024 DATE OF SIGNATURE
Phoenix, AZ 85041 CITY, STATE & ZIP CODE	408-313-4482 TELEPHONE NO.
nickisordello@yahoo.com EMAIL ADDRESS	

REASON FOR REQUEST:

We're opposing this application. The housing plan is too dense and doesn't fit the surrounding community.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

CITY OF PHOENIX
OCT 15 2024
Planning & Development Department

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LOCATION OF APPLICATION SITE

10/10/24
DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Michael Josic
PRINTED NAME OF PERSON APPEALING

SIGNATURE

2020 W. South Mountain Ave
STREET ADDRESS

10/12/24
DATE OF SIGNATURE

Phoenix AZ 85041
CITY, STATE & ZIP CODE

480-987-6644
TELEPHONE NO.

mikejosic@gmail.com
EMAIL ADDRESS

REASON FOR REQUEST:

Opposed to density greater than 3.5/Ac. and not following the Rio Montana Plan.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

CITY OF PHOENIX

OCT 15 2024

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PLANNING AND DEVELOPMENT DEPARTMENT

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DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Renee Carrillo
PRINTED NAME OF PERSON APPEALING

SIGNATURE

2029 W. Harwell Rd
STREET ADDRESS

10/12/24
DATE OF SIGNATURE

PHX AZ 85041
CITY, STATE & ZIP CODE

602.361.6869
TELEPHONE NO.

lovemiaren@gmail.com
EMAIL ADDRESS

REASON FOR REQUEST:

traffic & flooding Concerns

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

CITY OF PHOENIX
OCT 15 2024
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LOCATION OF APPLICATION SITE

10/10/24
DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

KARA MORELL
PRINTED NAME OF PERSON APPEALING

Kara Morell
SIGNATURE

7824 S 20TH LN
STREET ADDRESS

10/15/24
DATE OF SIGNATURE

PHOENIX AZ 85041
CITY, STATE & ZIP CODE

(602) 214-5459
TELEPHONE NO.

KAGVION@HOTMAIL.COM
EMAIL ADDRESS

REASON FOR REQUEST:

OPPOSITION

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

CITY OF PHOENIX
OCT 15 2024
Planning & Development
Department

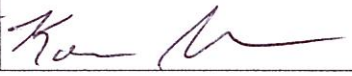
Petition for THREE-FOURTHS (3/4) Vote by City Council
For
REZONING APPLICATION **#Z-58-24-8**
Request: **S-1 to R1-10**
Location: **Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue.**

We the undersigned are OWNERS of property within the area of the proposed amendment or the area within 150-feet of the proposed amendment, including all rights-of-way, opposing the rezoning action. We request that the City Council be required to pass this rezoning application by a three-fourths (3/4) vote.

Date	SIGNATURE	Print Name	ADDRESS	APN
10-12-24		Funyung Mon	8115 S 21ST DR PHOENIX 85041	300-17-663
		Kara Anne Moreu	7824 S 20TH LN PHOENIX 85041	300-17-054
10-12-2024		Carlos Carbajal	2017 W HARWELL RD PHOENIX 85041	300-17-052
10-12-24		Jai Goudeau	2013 W HARWELL RD PHOENIX 85041	300-17-051
10/12/24		Amelia Goudeau	2013 W HARWELL RD PHOENIX 85041	300-17-051
10.12.24		Steven Hernandez	2009 W HARWELL RD PHOENIX 85041	300-17-050
10/12/24		Renee Carrillo	2009 W HARWELL RD PHOENIX 85041	300-17-050
10/12/24		Jose Perea	8004 S 20TH AVE PHOENIX 85041	300-17-004X
		Elvia Guevara	8004 S 20TH AVE PHOENIX 85041	300-17-004X
10/14/24		James Betterment	8008 S 20TH AVE PHOENIX 85041	300-17-004W
10/14/24		Nicole Sordello	8008 S 20TH AVE PHOENIX 85041	300-17-004W
10/12/24		Miguel Rubio	8020 S 20TH AVE PHOENIX 85041	300-17-004R
10-12-24		Stephanie Bell	8020 S 20TH AVE PHOENIX 85041	300-17-004R
10/12/24		Michael Josic	2020 W SOUTH MOUNTAIN AVE PHOENIX 85041	300-17-004S
10/12/24		Helen Jewel Clark	2020 W SOUTH MOUNTAIN AVE PHOENIX 85041	300-17-004S

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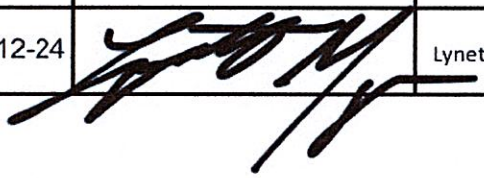
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Date	SIGNATURE	Print Name	ADDRESS	APN
10/15		Kara Anne Moreu	7824 S 20TH LN PHOENIX 85041	300-17-054

CITY OF PHOENIX
OCT 15 2024
Planning & Development Department

Petition for THREE-FOURTHS (3/4) Vote by City Council
For
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Date	SIGNATURE	Print Name	ADDRESS	APN
10-12-24		Lynette M Myers	7828 S 20TH LN PHOENIX 85041	300-17-053

CITY OF PHOENIX

OCT 15 2024

Planning & Development Department

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For
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Date	SIGNATURE	Print Name	ADDRESS	APN
10/14/24		James Betterment	8008 S 20TH AVE PHOENIX 85041	300-17-004W
10/14/2024		Nicole Sordello	8008 S 20TH AVE PHOENIX 85041	300-17-004W

CITY OF PHOENIX
OCT 15 2024
Planning & Development Department

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Location: **Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue.**

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Date	SIGNATURE	Print Name	ADDRESS	APN
10/15/2024	Ravinder K Sharma	Snigdha Ravinder Sharma Family Trust	8012 S 20TH AVE PHOENIX 85041	300-17-004V
10/15/24		Snigdha Ravinder Sharma Family Trust	8012 S 20TH AVE PHOENIX 85041	300-17-004V

CITY OF PHOENIX
OCT 15 2024
Planning & Development Department

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE
APPLICATION NO: APZ-35-24

PROPERTY LOCATION: Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue
PROPOSED USE: Single-family residential

LEGAL DESCRIPTION:

TO BE CHANGED:
FROM: S-1
TO: R1-10

Ordinance #:
Ordinance Date:
CASE TYPE: Rezoning
DSD #: 2/27/24
CASE STATUS: Received

GROSS ACREAGE: 4.54
VILLAGE: South Mountain
COUNCIL DISTRICT: 8

DATE FILED: 10/15/2024

Contact Information

Name		Address	Phone	Fax	Email
Jewel Clark	Applicant	2020 West South Mountain Avenue	4806649436		hjewelclark@fastmail.com

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at https://www.phoenix.gov/pdd/licensing-time-frames

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

SIGNATURE: Jewel Clark DATE: 10/15/24

POST APPLICATION MEETING DATE: PM

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE
APPLICATION NO: Z-58-24-8

PROPERTY LOCATION: Approximately 710 feet north and 305 feet west of the northwest corner of 20th Avenue and South Mountain Avenue
PROPOSED USE: Single-family residential

LEGAL DESCRIPTION:

TO BE CHANGED:
FROM: S-1
TO: R1-10

Ordinance #:
CASE TYPE: Rezoning
Ordinance Date:
DSD #:
February 27, 2024
CASE STATUS: Under Appeal

GROSS ACREAGE: 4.54
VILLAGE: South Mountain
COUNCIL DISTRICT: 8

DATE FILED: 04/23/2024

ZONING MAP:
D7
Q.S. MAP:
Q01-24
APN
300-17-004Y

Contact Information

Name		Address	Phone	Fax	Email
John Fox	Applicant	428 East Thunderbird Road	602-573-2895		wscing@cox.net
Dorothy M. Hallock	Owner	2050 West South Mountain Avenue, Phoenix AZ. 85041			
John Fox	Representative	248 East Thunderbird Road, Suite 234, Phoenix AZ. 85022			
Jewel Clark	Appellant	2020 West South Mountain Avenue Phoenix AZ 85041	4806649436		hjewelclark@fastmail.com

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I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

SIGNATURE: Jewel Clark DATE: 10/15/24

POST APPLICATION MEETING DATE: 05/28/2024 3:00 PM

Fee Information

Fee	Fee Waived	Fee Date	Purpose
2,190.00	$0.0	04/23/2024	

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: November 13, 2024

From: Joshua Bednarek JB
Planning and Development Director

Subject: *REVISED CONTINUANCE OF ITEM 74 ON THE NOVEMBER 13, 2024, FORMAL AGENDA – PUBLIC HEARING AND ORDINANCE ADOPTION - REZONING APPLICATION Z-58-24-8 – APPROXIMATELY 710 FEET NORTH AND 305 FEET WEST OF THE NORTHWEST CORNER OF 20TH AVENUE AND SOUTH MOUNTAIN AVENUE (ORDINANCE G-7322)

Item 74, rezoning application 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 Residential) for single-family residential.

Staff has received correspondence from the applicant requesting a continuance to allow additional time to work with the area residents.

Staff recommends continuing this item to the December 4, 2024, City Council Formal meeting.

Approved:

Alan Stephenson
Deputy City Manager

ATTACHMENT H

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

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

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

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

Respectfully, Cesar Trujillo
Sent from my iPhone

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

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

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Report Suspicious

To the Phoenix Planning Commission,

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

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

Respectfully,
David Fong

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

Importance: High

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Report Suspicious

To the Phoenix Planning Commission,

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

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

Respectfully, Dawn Smith

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

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Report Suspicious

To the Phoenix Planning Commission,

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

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

Respectfully,

Funyung Mon

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

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Report Suspicious

To the Phoenix Planning Commission,

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

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

Respectfully,
Mike Josic

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

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Report Suspicious

Dear Phoenix Planning Commission,

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

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

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

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

Respectfully,
David and Niki Key

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

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Report Suspicious

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

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

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

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

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

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

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

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

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

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

Thank you for your time and consideration.

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

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

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Report Suspicious

To the Planning Commission,

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

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

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

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

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

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

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

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

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

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

--
H. Jewel Clark
hjewelclark@fastmail.com

CITY OF PHOENIX

OCT 09 2024

Planning & Development Department

To the Phoenix Planning Commission,

My name is ___Joseph Hernandez_____ and I live at __7706 S 20th DR, PHX AZ 85041_____. I am opposed to the rezoning case Z-58-24-8. The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan. The traffic statement submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, who will bear the sole burden of increased traffic where entering and exiting the neighborhood onto Baseline is already extremely hazardous. In addition, Mr. Fox, after repeated requests, never fulfilled his promise to provide more information on how his current flood mitigation efforts for this new development would not negatively impact the surrounding homes.

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

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

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

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

Respectfully,

Joseph Hernandez

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

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Report Suspicious

Please see the attached letters
I AM STILL 100% OPPED TO THIS DEVELOPMENT
NO REAL CONSIDERATION HAS BEEN PROPERLY GIVEN TO US THE HOME OWNERS & OUT ENTIRE COMMUNITY HAS ONLY BEEN TREATED AS AN AFTER THOUGHT

L Myers
7828 S 20th Lane, Phoenix, AZ 85041

Date Oct 9, 2024

To the SMVPC,

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

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

The density at 18 homes is not compatible with surrounding development and does not allow adequate room to incorporate important elements of the Rio Montana plan.
The traffic statement alone submitted by Mr. Fox does not represent the true impact of these additional homes on the Wyndham Square neighborhood, which will in facet bear the sole burden of increased traffic. My home that sits at the end of our neighborhood in cul-de-sac on 20th Lane, I am drastically affected by all of this.

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

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

We could possibly support:
A maximum density of 16 single story houses, to allow for more elements of the RIo Montana criteria to be implemented.

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

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

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

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

This MUST NOT HAPPEN!!

Respectfully,

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

Date Sept 9, 2024

To the SMVPC,

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

I am ABSOLUTY 100% opposed to Z-58-24-8.
The current plan does not comply with Rio Montana criteria and we were not in favor of the cul-de-sac design for practical reasons.

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

We could possibly support:
A maximum density of 16 houses to allow for more elements of the RIo Montana criteria to be implemented.

Density- problems

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

Traffic- problems

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

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

Housing design- problems

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

Housing design- solutions

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

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

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

If the owner of this undeveloped land has sold to a developer to rezone and build they are entitled within the appropriate guidelines of the Rio Mountain Plan; but they need to have their own access to that development – NOT THROUGH OUR NEIGHBORHOOD!! They should have arranged with the seller access off of S 19th Ave or off W South Mountain Ave. This option of our neighborhood should NOT even be a possibility!!
This development as is would dramatically change the safety of our neighborhood and my home! Regardless of random drivers not realizing that the neighborhood has no outlet we have come together to make things as safe as possible with signs, cameras and communication to help one another in our neighborhood. I have suffered both a home burglary and a stolen car – I know these kind of crimes will only increase dramatically for all of us with the proposed access through our community into another community behind us.
This MUST NOT HAPPEN!!

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

July 2024

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

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

Density- problems

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

Density- solutions

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

Traffic- problems

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

Traffic- solutions

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

Housing design- problems

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

Housing design- solutions

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

Heat island/climate, trees/shade- problems

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

Heat island/climate, trees/shade - solutions

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

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

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

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

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

ADDITIONAL PERSONAL PERSPECTIVES & CONCERNS

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

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

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

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

This MUST NOT HAPPEN!!

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

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

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

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

Dear Members of the City of Phoenix Planning Commission,

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

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

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

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

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

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

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

CITY OF PHOENIX

OCT 09 2024

Planning & Development
Department

To the Phoenix Planning Commission,

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

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

Respectfully,

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

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

To the Phoenix Planning Commission,

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

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

Respectfully,

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

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 Phoenix Planning Commission,

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

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

Respectfully,
Candace

CITY OF PHOENIX

OCT 10 2024

Planning & Development Department

To the Phoenix Planning Commission,

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

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

Respectfully,

Ernest Coscarelli

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

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

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Report Suspicious

To the Phoenix Planning Commission,

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

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

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

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

Respectfully,
Ismael Moreu

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

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Report Suspicious

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

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

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Report Suspicious

To the Phoenix Planning Commission,

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

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

Respectfully,
John & Melissa Sunia
Sent from my iPhone

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

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Report Suspicious

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

Julian Galindo
Principal Civil Engineer
602-413-7791

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

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Report Suspicious

To the Phoenix Planning Commission,

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

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

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

Respectfully,
Kara Moreu

CITY OF PHOENIX

OCT 10 2024

Planning & Development
Department

To the Phoenix Planning Commission,

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

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Respectfully,

Lori Coscarelli

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

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Report Suspicious

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

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

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

With all of this strongly oppose the project

Monica Garcia
Lot 9 Wyndham

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

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Report Suspicious

To the Phoenix Planning Commission,

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

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Respectfully,

Selena M Leon

Outlook

FW: Opposition to Z-58-24-8

From Council District 8 PCC <council.district.8@phoenix.gov>
Date Wed 10/30/2024 12:27 PM
To Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Sam,

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

Sincerely,

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

From: D. Fong <dpfong@hotmail.com>
Date: Wednesday, October 30, 2024 at 12:00 PM
To: Council District 8 PCC <council.district.8@phoenix.gov>, support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>
Subject: Opposition to Z-58-24-8

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

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

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

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

A maximum of 16 homes/lots.
A traffic study to assess the impact on Wyndham Square.
Installation of a streetlight at 20th Lane and Baseline Road.
Professional flood evaluation and runoff mitigation for surrounding neighborhoods.
Adoption of heat mitigation measures in landscaping and construction.
Lot sizes and designs should align with those in Wyndham Square and the Rio Montana Area Plan.
If the applicant will not make these changes, I respectfully ask you to vote no on this proposal.

Sincerely,
David Fong

Image removed by sender. [avg.com] Virus-free.www.avg.com [avg.com]
****

Outlook

FW: Opposition to Z-58-24-8

From Council District 8 PCC <council.district.8@phoenix.gov>
Date Wed 10/30/2024 9:27 AM
To Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Sam,

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

Sincerely,

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

From: julian galindo <julian.galindo64@gmail.com>
Date: Monday, October 28, 2024 at 8:59 PM
To: Council District 8 PCC <council.district.8@phoenix.gov>, support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>
Subject: Opposition to Z-58-24-8

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

Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

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

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

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

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

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

Sincerely,

Julian Galindo
602-413-7791

****

Outlook

FW: Z-58-24-8

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

Hi Sam,

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

Sincerely,

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

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

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Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

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

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

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

A maximum of 16 homes/lots.
A traffic study to assess the impact on Wyndham Square.
Installation of a streetlight at 20th Lane and Baseline Road.
Professional flood evaluation and runoff mitigation for surrounding neighborhoods.
Adoption of heat mitigation measures in landscaping and construction.
Lot sizes and designs should align with those in Wyndham Square and the Rio Montana Area Plan.
If the applicant will not make these changes, I respectfully ask you to vote no on this proposal.

Sincerely,

Humberto González

Regards,

Michelle Teodoro

Assistant Community Manager

****

Outlook

FW: Opposition to Z-58-24-8

From Council District 8 PCC <council.district.8@phoenix.gov>
Date Mon 11/4/2024 10:11 AM
To Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Sam,

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

Sincerely,

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

From: Cesar Trujillo <ctrujillo1515@icloud.com>
Date: Saturday, November 2, 2024 at 11:47 PM
To: Council District 8 PCC <council.district.8@phoenix.gov>, support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>
Subject: Opposition to Z-58-24-8

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

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

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

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

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

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

Sincerely,

Cesar Trujillo

Sent from my iPhone
****

Outlook

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

From Butch Box <butchbox@gmail.com>
Draft saved Wed 11/6/2024 10:52 AM
To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

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

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

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

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

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

Sincerely,

Forrest Box

****

Outlook

FW: Opposition to Z-58-24-8

From Council District 8 PCC <council.district.8@phoenix.gov>
Date Wed 11/6/2024 11:27 AM
To Samuel S Rogers <samuel.rogers@phoenix.gov>

1 attachment (26 KB)
Opposition to Z-58-24-8.eml;

Hi Sam,

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

Sincerely,

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

From: Butch Box <butchbox@gmail.com>
Date: Wednesday, November 6, 2024 at 10:54 AM
To: Council District 8 PCC <council.district.8@phoenix.gov>, support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>
Subject: Opposition to Z-58-24-8

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

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

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

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

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

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

Sincerely,

Constance Box
****

Outlook

[Draft] Z-58-24-8

From Andrew Maifield <andrewmaifield@yahoo.com>
Draft saved Mon 11/11/2024 11:51 AM
To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

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Report Suspicious

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

Sent from Yahoo Mail on Android [go.onelink.me]
****

Outlook

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

From Christian Griepenstroh <cgriepenstroh94@gmail.com>
Draft saved Mon 11/11/2024 5:02 PM
To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

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Report Suspicious

Hello,

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

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

Thank you
Sent from my iPhone
****

Outlook

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

From Eduardo Camacho <lalocamacho@cox.net>
Draft saved Mon 11/11/2024 3:18 PM
To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

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

Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

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

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

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

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

****

Outlook

[Draft] (No subject)

From ISH326 <imoreu326@gmail.com>
Draft saved Mon 11/11/2024 12:45 PM
To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

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

Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

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

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

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

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

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

Sincerely,

Ismael Moreu

lmoreu326@gmail.com

Ismael326

****

Outlook

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

From als3363@gmail.com <als3363@gmail.com>
Draft saved Mon 11/11/2024 3:00 PM
To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

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Report Suspicious

Dear Councilwoman Washington,

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

Sent from my iPhone

****

Outlook

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

From	Kara Moreu <kagiovan@hotmail.com>
Draft saved	Mon 11/11/2024 12:37 PM
To	Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

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

Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

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

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

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

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

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

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

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

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

Sincerely,
Kara Moreu
kagiovan@hotmail.com

****

Outlook

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

From Natividad Tapia <natytapia54@gmail.com>
Draft saved Mon 11/11/2024 3:15 PM
To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

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

Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

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

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

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

We were told that there was a shortage of homes, honestly, I do not believe the shortage of homes is the issues, more like the costs of homes at this time. If you look to our near surroundings in the South Phoenix and Laveen areas, there is a lot of vacant land available where Mr. Fox can develop. But he specifically chose this lot because it is the one that will generate him money.
We are not opposed to the development itself, we support the stipulations added by the South Mountain Village Planning Committe. Mr. Fox needs to meet us halfway or preferably find another location to develop.

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

Sincerely,
Natividad Tapia

****

Outlook

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

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

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

Report Suspicious

Dear Council Member Hodge Washington and the Phoenix City Council,

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

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

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

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

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

Sincerely,

Dawn Smith

****

Outlook

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

From Fy M <fym2429@gmail.com>
Draft saved Tue 11/12/2024 8:45 AM
To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>; support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

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

Report Suspicious

Dear Council Member Kesha Hodge Washington,

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

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

Respectfully,

Funyung Mon

****

Outlook

FW: Opposition to Z-58-24-8

From Council District 8 PCC <council.district.8@phoenix.gov>
Date Tue 11/12/2024 11:58 AM
To Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Sam,

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

Sincerely,

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

From: Council District 8 PCC <council.district.8@phoenix.gov>
Date: Tuesday, November 12, 2024 at 11:55 AM
To: Lori Coscarelli <ernlor639@cox.net>
Subject: Re: Opposition to Z-58-24-8

Hi Lori,

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

Sincerely,

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

From: Lori Coscarelli <ernlor639@cox.net>
Date: Tuesday, November 12, 2024 at 11:30 AM
To: Council District 8 PCC <council.district.8@phoenix.gov>, support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>
Cc: ernlor639@cox.net <ernlor639@cox.net>
Subject: Opposition to Z-58-24-8

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

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

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

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

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

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

Sincerely,

Ernest Coscarelli

****

Outlook

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

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

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Report Suspicious

To Council Member Kesha Hodge Washington and City Council,

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

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

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

This application has none of these elements.

We do welcome responsible & quality development in our area that adheres to the spirit and intent of the Rio Montana Plan.
This application does not and should not be approved in its current form.
We respectfully ask you to please listen to the community and those whose neighborhood will be adversely affected - please vote no.
Thank you for your time and attention,

Sincerely,

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

****

Outlook

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

From Jai Goudeau <jaigoudeau@gmail.com>
Draft saved Tue 11/12/2024 6:28 PM
To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

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

Opposition to Zoning Case Z-58-24-8

To the Mayor and City Council Members,

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

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

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

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

Thank you for your time and consideration.

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

****

Outlook

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

From H. Jewel Clark <hjewelclark@fastmail.com>
Draft saved Tue 11/12/2024 6:04 PM
To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

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Report Suspicious

Dear Council Member Hodge Washington, Mayor and City Council,

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

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

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

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

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

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

The community has serious concerns about:

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

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

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

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

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

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

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

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

Thank you for your time.
Sincerely,
Jewel Clark

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

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



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

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

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

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

Outlook

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

From Julie Willcox <jwillcox1227@gmail.com>
Draft saved Wed 11/13/2024 7:35 AM
To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

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Report Suspicious

To Council Member Kesha Hodge Washington and City Council,

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

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

Sincerely,
Julie Willcox
9050 S 23rd Ave, Phoenix, AZ 85041
****

Outlook

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

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

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Report Suspicious

To the Mayor and City Council,

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

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

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

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

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

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

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

****

Outlook

[Draft] **(No subject)**

From Tyler Hintze <tylerbill97@gmail.com>
Draft saved Wed 11/13/2024 9:26 AM
To Council District 8 PCC <council.district.8@phoenix.gov>; support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>

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

****

Outlook

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

From Kara Moreu <kagiovan@hotmail.com>
Date Mon 11/25/2024 6:04 PM
To Jai Goudeau <jaigoudeau@gmail.com>
Cc wscing@cox.net <wscing@cox.net>; Cesar Trujillo <ctrujillo1515@icloud.com>; leticia gonzalez <leticiaglez07@gmail.com>; julian.galindo64@gmail.com <julian.galindo64@gmail.com>; hjewelclark@gmail.com <hjewelclark@gmail.com>; gregg.holscher@gmail.com <gregg.holscher@gmail.com>; andrewmaifield@yahoo.com <andrewmaifield@yahoo.com>; arlene_rubio@uhc.com <arlene_rubio@uhc.com>; ceasar_acedo88@yahoo.com <ceasar_acedo88@yahoo.com>; jpe.landscaping@gmail.com <jpe.landscaping@gmail.com>; cullen_a_lisa@yahoo.com <cullen_a_lisa@yahoo.com>; joeysparents@msn.com <joeysparents@msn.com>; selenanomas@gmail.com <selenanomas@gmail.com>; Kesha Hodge Washington <kesha.hodge.washington@phoenix.gov>; Council District 8 PCC <council.district.8@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Samuel S Rogers <samuel.rogers@phoenix.gov>; Sina Matthes <sina.matthes@phoenix.gov>; Marcia.Busching@phoenix.gov <Marcia.Busching@phoenix.gov>; trentchristopher@gmail.com <trentchristopher@gmail.com>

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Hi,

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

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

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

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

Kara and Ismael Moreu

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

Dear Mr. Fox,

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

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

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

Best regards,

Jai Goudeau

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

> Jai
>
> I wish you would have voiced your concerns earlier in the week.
>
> I am not trying to exclude anyone
>
> The email address's I had available were those that came through the City,
>
> We have a City Council Meeting on December the 4th

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

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

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

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

Thank you

John Fox

From: Jai Goudeau <jaigoudeau@gmail.com>
Sent: Saturday, November 23, 2024 2:47 PM
To: wscing@cox.net
Cc: Cesar Trujillo <ctrujillo1515@icloud.com>; leticia gonzalez <leticiaglez07@gmail.com>; julian.galindo64@gmail.com; hjewelclark@gmail.com; gregg.holscher@gmail.com; andrewmaifield@yahoo.com; arlene_rubio@uhc.com; ceasar_acedo88@yahoo.com; jpe.landscaping@gmail.com; kagiovan@hotmail.com; cullen_a_lisa@yahoo.com; joeysparents@msn.com; selenanomas@gmail.com; Kesha Hodge Washington <kesha.hodge.washington@phoenix.gov>; council.district.8@phoenix.gov; Racelle Escolar <racelle.escolar@phoenix.gov>; Samuel S Rogers <samuel.rogers@phoenix.gov>; Sina Matthes <sina.matthes@phoenix.gov>; Marcia.Busching@phoenix.gov; Trent Marchuk <trentchristopher@gmail.com>; AJ Greathouse <ajgreathouse@megaloscapital.com>; Rullo, Art <Art.Rullo@marcusmillichap.com>; Aaron Wallace <aaron@wallacegrp.org>; mhare ashland-companies.com [ashland-companies.com] <mhare@ashland-companies.com>; Nicholas Blincoe <nicholasb@wallacegrp.org>; Jim Frazey <jfrazey@citytocitycre.com>; Dorothy Hallock <dorothymhallock@gmail.com>
Subject: Re: South Mountain Modern - Subdivision Z-58-24-8,

Dear Mr. Fox,

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

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

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

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

Best regards,

Jai Goudeau

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

> I am inviting those that have emailed the City of Phoenix regarding the proposed residential subdivision located at 2050 W South Mountain (North 4.5 acre parcel)
>
> You are invited to an informational meeting on November 25th 5:30pm at the Cesar Chavez Community Center, Room 114, located at 7858 S 35th Ave, Laveen Village, AZ 85339
>
> We will be available to answer questions regarding the subdivision project.
>
> Please RSVP
>
> Thank you
>
> John Fox
>
> 602-573-2895
>
> wscing@cox.net

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: May 1, 2025

From: Joshua Bednarek
Planning and Development Director

Subject: ITEM 62 ON THE MAY 7, 2025, FORMAL AGENDA – PUBLIC HEARING/FORMAL ACTION – REZONING APPLICATION Z-58-24-8 – APPROXIMATELY 710 FEET NORTH AND 305 FEET WEST OF THE NORTHWEST CORNER OF 20TH AVENUE AND SOUTH MOUNTAIN AVENUE (ORDINANCE G-7386)

Item 62, Rezoning Application 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 Village Planning Committee heard this request on September 10, 2024, and recommended approval, per the staff recommendation, with additional stipulations, by a vote of 7-5.

The Planning Commission heard this request on October 10, 2024, and recommended approval, per the staff memo dated October 7, 2024, with a modification, by a vote of 7-2.

The Planning Commission recommendation was appealed by a community member and a petition for a 3/4 vote was submitted on October 15, 2024. A 3/4 vote is required.

The City Council public hearing was scheduled for the November 13, 2024, Formal Meeting and was continued to December 4, 2024. The item was withdrawn from the December 4, 2024, Formal Meeting agenda to address the following items: traffic, density, drainage, and character of the area including the Rio Montana Plan and the item was re-advertised for a future Formal Meeting.

In response to direction from Councilwoman Hodge Washington, the applicant has been working with the community and has updated the site plan to address community concerns. The following stipulations have been modified or added to address the concerns and reflect the updated site plan:

- Stipulation No. 17 was modified to reduce the total number of allowed units to 16 units maximum

- Stipulation No. 18 was modified to require that 50 percent of building elevations include front and rear yard porches;
- Stipulation No.19 was modified to update lot numbers and reference the updated site plan;
- Stipulation No. 24 was modified to require the lot widths to be a minimum of 55 feet;
- Stipulation No. 26 was modified to require a retaining wall along both tracts on the north side of the site;
- Stipulation No. 27 was modified to require general conformance with updated site plan date;
- Stipulation No. 28 was added to require that the open space area include a shaded seating area;
- Stipulation No. 29 was added to require that all pedestrian pathways be shaded to a minimum of 75 percent; and
- Stipulation No. 30 was added to require rural style fencing along the entry into the subdivision.

The modified and additional stipulations are listed below in **BOLD AND CAPITAL** letters.

Additional correspondence received after the Staff Report is available online at https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports.html.

Staff recommends approval, subject to the following stipulations:

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~~ **16** units.

18. A minimum of ~~30%~~ **50%** 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. Two-story lots shall be south of lots 5 and ~~15~~ **14**, as shown on the site plan date stamped ~~September 5, 2024~~ **FEBRUARY 21, 2025**.

20. A minimum of 8% of the gross project area shall be retained as common area, as approved by the Planning and Development Department.

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.

22. All street-facing garage doors lengths shall be less than 50% of the total width of the façade, as approved by the Planning and Development Department.

23. Front setbacks for covered building elements shall be staggered by a minimum of 5 feet, as approved by the Planning and Development Department.

24. **THE LOT WIDTHS SHALL BE A MINIMUM OF 55 FEET.** ~~Lot widths shall vary, as approved by the Planning and Development Department.~~

25. The southern end of the street shall have landscaping and 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.

26. A retaining wall shall be provided along the northern boundary of Tract A **AND TRACT B, AS DEPICTED ON THE SITE PLAN DATE STAMPED FEBRUARY 21, 2025**, as approved or modified by the Planning and Development Department.

27. The development shall be in general conformance with the site plan date stamped ~~**September 5, 2024**~~ **FEBRUARY 21, 2025**, as modified by the above stipulations and as approved by the Planning and Development Department.

28. **TRACT C, AS DEPICTED ON THE SITE PLAN DATE STAMPED FEBRUARY 21, 2025, SHALL INCLUDE SEATING FEATURES WITH A MINIMUM OF 50 PERCENT SHADING THROUGH THE USE OF TREES OR A STRUCTURE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

29. **ALL PEDESTRIAN PATHWAYS (INCLUDING SIDEWALKS) SHALL BE SHADED BY A STRUCTURE, LANDSCAPING, OR A COMBINATION OF THE TWO TO PROVIDE A MINIMUM OF 75% SHADE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

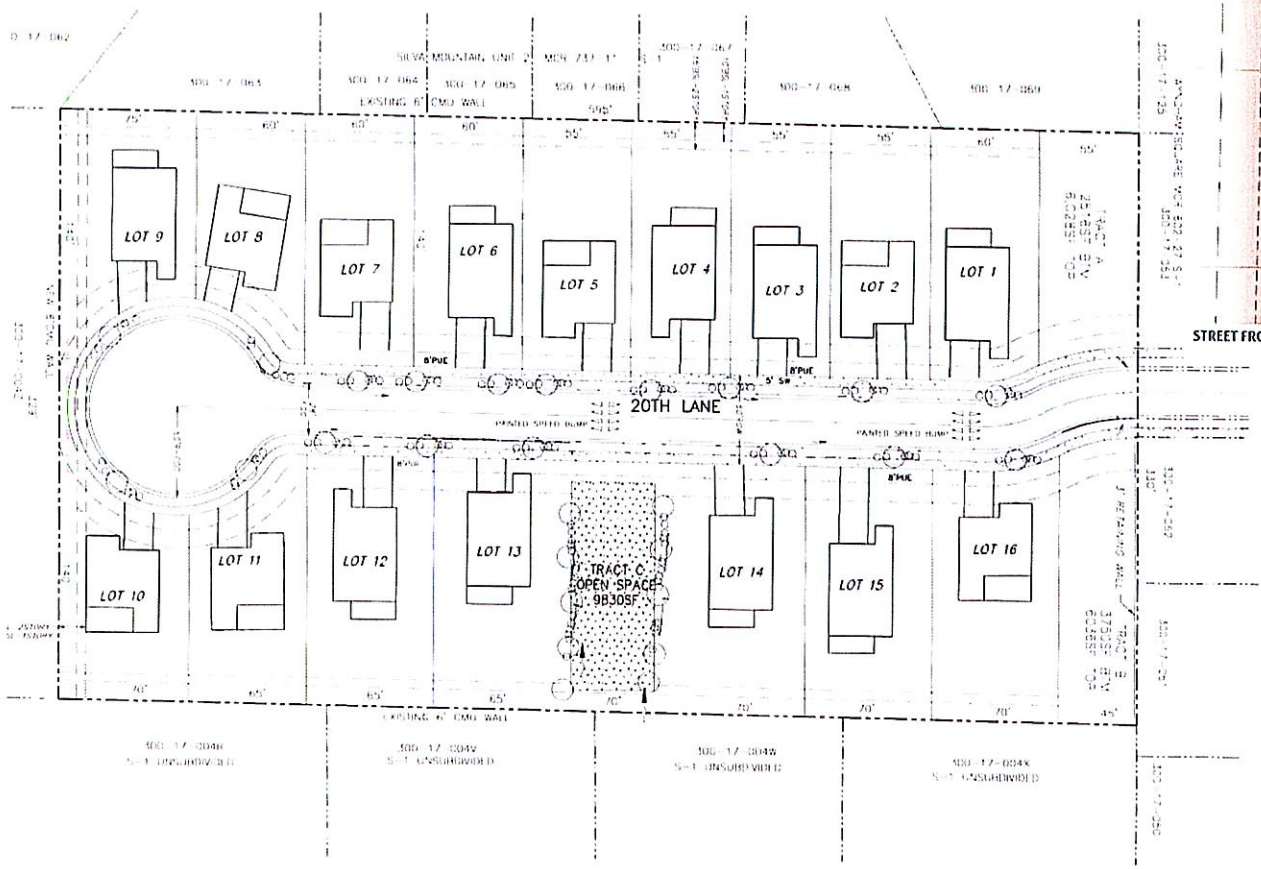
30. **RURAL STYLE FENCING, SUCH AS A SPLIT RAIL FENCING, SHALL BE PROVIDED ALONG THE EAST SIDE OF TRACT A AND THE WEST SIDE OF TRACT B, AS DEPICTED ON THE SITE PLAN DATE STAMPED FEBRUARY 21, 2025, TO PROVIDE A DECORATIVE AND AESTHETIC TREATMENT CONSISTENT WITH THE BUILDING ELEVATIONS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

Approved:

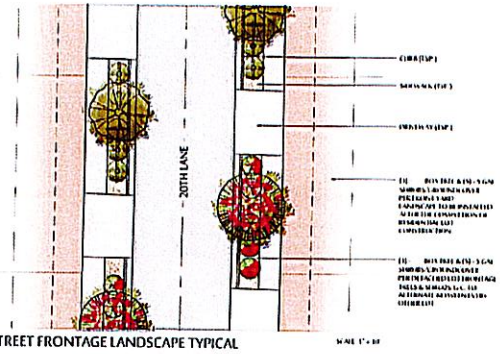
Alan Stephenson, Deputy City Manager

Enclosures
Conceptual Site Plan date stamped February 21, 2025

PLEMINARY SITE PLAN
SOUTH MOUNTAIN MODERN
16 LOT SINGLE FAMILY HOME DEVELOPMENT
STREET SCAPE AND BUILDINGS



SITE PLAN



STREET FRONTAGE LANDSCAPE TYPICAL

LEGEND

SHRUB & TREES

BUILDING FOOTPRINT

GROUND COVER

CITY OF PHOENIX

FEB 2 1 2025

Planning & Development Department

WILLIAM SEYMOUR CO, INC

SOUTH MOUNTAIN MODERN
2050 SOUTH MOUNTAIN