

# **OPPOSITION / CONCERNS**

February 7, 2024

City of Phoenix Village Planner  
200 West Washington St 2<sup>nd</sup> Floor  
Phoenix, AZ 85003  
Attn: Adrian Zambrano

cc: Debra Stark  
cc: Espiritu Loci – Jon Carlson

re: case Z-123-23

Regarding the re-zoning proposal (from R1-14 to R1-6 Single-Family Residence), that Circle Road Companies is requesting for the undeveloped 2.5-acre property at 3024 E. Winchcomb Drive. My wife Susan and I own the property directly north of this lot and have resided here for over 30 years.

We are opposed to this zoning change.

We are not opposed to the development of this property. On the contrary, we have no issue with new homes on this last piece of weedy pass-thru desert – it is time.

Our objection is the density proposed. A plan for nine homes will result in very narrow lots with no more side “yard” than I’m sure the minimum easements. These will also likely be built as all two-story homes, and while there are certainly two-story homes in the surrounding neighborhood, there is a nice ratio of them to single-story homes. Additionally, far more of the adjacent area contains lots of larger square-footage. If the parcel remains as a 6-home subdivision, lot sizes would be more in-line with the current neighborhood.

This proposal, if initiated, will result in a reduction of home values in the area.

There is also our concern for traffic. While we welcomed the addition of Great Hearts to our neighborhood, the all drop-off school has caused immense traffic to Winchcomb and Hearn Roads between 32<sup>nd</sup> St and 28<sup>th</sup> St. The corner at Winchcomb and 31 St is very dangerous now. With nine homes, assuming each having two cars with working parents, that is eighteen more cars trying to access that same corner between 7:30 and 8:30 am. Twelve would be plenty!

Thank you for your attention to our concerns,

Richard and Susan Fickes  
3017 E Gelding Drive  
Phoenix, AZ 85032  
fickes@cox.net

FEB 22 2024

From: *Amy & Michael Mayer*

Planning & Development  
Department

Residing At: *3047 E Redfield Rd*

Planning and Development Department  
City of Phoenix  
200 W. Washington St., 2nd Floor  
Phoenix, AZ 85003

**Subject: Strong Opposition to Rezoning Proposal for 3024 E. Winchcomb Dr  
(case Z-123-23)**

I am writing to express my specific concerns regarding the proposed rezoning of the lot at 3024 E. Winchcomb Dr (APN 214-55-015B), currently zoned as R1-14. I want to emphasize that while I am not opposed to development in principle, the proposed change to R1-6 zoning is particularly troubling. Although the conceptual design we have seen so far suggests 9 new homes, it's important to note that this R1-6 zoning allows for quite a few more – potentially as many as 12-16 dwellings on this 2.5-acre lot. Such an increase in density raises significant safety and quality of life issues for our community.

My reservations are focused on the well-being and safety of our family and fellow residents, especially considering the impact such a dense development could have in the following areas:

- **Increased Traffic and Pedestrian Safety:** The proposed development will significantly increase traffic in an area already challenged by limited infrastructure. This is particularly alarming due to the close proximity of North Phoenix Preparatory Academy. The additional traffic poses a direct threat to the safety of school children and pedestrians, with increased risks of accidents and traffic-related incidents.
- **Public Safety and Crime Risks:** Higher density housing often correlates with increased crime rates. Our neighborhood has been a safe haven for families, and I fear this change could introduce elements that threaten our peace and security. The potential for increased petty crimes, burglaries, and disturbances is a major concern for a community not accustomed to such issues.
- **Emergency Response and Evacuation Concerns:** Higher density living could obstruct emergency services and complicate evacuation procedures, putting residents at risk during emergencies.

- **Noise/Light Pollution and General Disturbance:** Additional residents and construction of multi-story buildings will undoubtedly escalate noise levels, disrupting the serenity of our neighborhood. This not only affects the daily life quality but also raises concerns about potential health impacts due to continuous noise exposure. More residences and potentially taller buildings could lead to increased light pollution, which can disrupt the sleep patterns of residents and affect local wildlife.
- **Environmental and Health Impact:** The reduction in green spaces not only affects the local ecosystem but also the health and well-being of our community members, especially children. Green spaces are essential for physical activities, mental health, and overall well-being.
- **Strain on Local Infrastructure:** Our existing infrastructure, including roads, sewage, water supply, and public services, is designed for a low-density population. The proposed medium-high-density development could overwhelm these systems, leading to deterioration and potential health hazards.
- **Strain on Phoenix Fire First Responders and Associated Risks:** A pressing concern is the added strain on Phoenix Fire First Responders, already facing resource limitations. The increased density resulting from the proposed rezoning will significantly escalate demands on these vital services, leading to several heightened risks:
  - **Delayed Response Times:** More residences mean more emergency calls, potentially causing longer response times due to stretched resources. In emergencies, any delay can be critical, posing a direct threat to life and property.
  - **Overburdened Firefighting Resources:** The complexity of managing fires in high-density areas, especially with potential multi-story buildings, requires more advanced equipment and training. Our current firefighting capabilities might be insufficient for these increased demands.
  - **Higher Risk of Fire Spread:** The close proximity of units in a dense setting raises the risk of fire spreading rapidly, complicating firefighting efforts and increasing danger to residents.
  - **Stretched Fire Prevention Services:** The need for more extensive fire prevention and safety inspections in the new developments could dilute the effectiveness of these services, reducing overall safety standards.

- **Reduced Coverage in Surrounding Areas:** Focusing resources on the denser population might decrease emergency service coverage in adjacent neighborhoods, posing a broader community risk.
- Given these factors, the rezoning to R1-6 significantly endangers the safety and well-being of our community. It's vital that the decision-making process fully considers these risks to ensure the protection of all area residents. See more info at: <https://phxfirecrisis.com/>
- **Aesthetic and Community Character:** Our neighborhood is cherished for its low-density, single-family home character. The introduction of high-density housing would drastically alter this, affecting not just the visual appeal but also the community ethos that we have nurtured over the years.
- **Parking and Vehicle Storage:** With more residents, parking issues could arise, leading to congested streets and difficulties in finding parking, especially if the new development does not include sufficient parking solutions.
- **Safety Risks to School-Age Children Near the Proposed Rezoning Site:** The proposed rezoning raises significant safety concerns for the numerous children who regularly walk by this site to and from school. Key risks include:
  - **Increased Traffic Hazards:** The anticipated rise in vehicular traffic due to higher residency increases the likelihood of accidents, making the roads less safe for children walking or biking to school.
  - **Presence of Unfamiliar Individuals:** The denser population and potential short-term rentals mean more strangers in the area, posing safety risks to children who may encounter these unknown individuals, particularly given the site's proximity to the school.
  - **Challenges in Navigating Busy Streets:** The surge in traffic and construction activities could overwhelm children's ability to safely navigate the streets, as once quiet and familiar routes become busier and more complex.
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  - **Reduced Road Visibility:** New structures and parked vehicles may create blind spots, decreasing visibility for both drivers and pedestrian children.

- **Decline in Property Values:** The shift to medium/higher density housing may lead to a decrease in the value of our existing homes. This potential devaluation stems from the change in neighborhood character, increased noise and traffic, and the perception of overcrowding, all of which can make the area less attractive to current and potential homeowners.

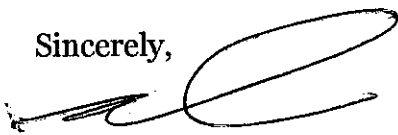
In addition to the above points, I am particularly concerned about the likelihood of some of these units becoming short-term rentals, such as Airbnb properties. The transient nature of short-term rentals brings a host of problems:

- **Constant Flow of Strangers:** Short-term rentals would mean a frequent changeover of occupants, leading to a continuous influx of strangers in our community. This poses a security concern, especially given the proximity to North Phoenix Preparatory Academy and other surrounding schools. The presence of unknown individuals in close proximity to a school and residential areas raises serious safety concerns for children and residents alike.
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- **Regulatory Challenges:** Enforcing regulations and ensuring compliance with neighborhood standards becomes increasingly difficult with short-term rentals, as tenants are often unaware or indifferent to local guidelines.

I strongly urge you to consider these safety concerns, in addition to the issues of traffic, congestion, and environmental impact, in your decision-making process. The proposed rezoning does not align with the needs or character of our community and poses significant risks to the safety and quality of life of its residents.

I request the Planning and Development Department to reject the proposed rezoning from R1-14 to R1-6, in the interest of preserving the safety, character, and well-being of our neighborhood. Thank you for your consideration of our concerns. I trust that you will make a decision that prioritizes the safety and welfare of our community.

Sincerely,



Address:

3047 E Redfield Rd

Date: 2-11-24

FEB 22 2024

Planning & Development  
Department

From:

Residing At:

Planning and Development Department  
City of Phoenix  
200 W. Washington St., 2nd Floor  
Phoenix, AZ 85003

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Sincerely, *Donnah Tichacek*

Address: *3049 E. Winchcomb Dr*

Date: *Feb. 12, 2024*

FEB 22 2024

From: Neil Pearson

Planning & Development  
Department

Residing At: 14206 N 31st St, Phoenix, AZ, 85032

Planning and Development Department  
City of Phoenix  
200 W. Washington St., 2nd Floor  
Phoenix, AZ 85003**Subject: Strong Opposition to Rezoning Proposal for 3024 E. Winchcomb Dr  
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Sincerely,



Address:

14206 N 31st Street, Phoenix, AZ, 85032

Date: Feb 13, 2024

Elkins -  
14216 N 31st St  
Phoenix, AZ 85032

PHOENIX AZ 852  
14 FEB 2024 PM 9 L



Planning & Development Dept.

City Of Phoenix

200 W. Washington St 2nd Fl.

Phoenix, AZ, 85003

65003-161100



FEB 22 2024

From:

Planning & Development  
Department

Residing At:

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City of Phoenix  
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February 14, 2024

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Phoenix, AZ 85003

Mr. Sandy D'Anna  
PO Box 31493  
Phoenix, AZ 85046

Re: Case Z-123-23

I am in receipt of the Espiritu Loci letter referencing Circle Development Companies intention to rezone the acreage from R1-14 to R1-6 at 3024 E. Winchcomb Dr Phoenix 85032.

I've lived in this area, from Thunderbird Road north to Greenway Road and from 32<sup>nd</sup> Street west to 28th Street since 1977. I can write with confidence that all of the homes are single family R1-10 and R1-14, almost all have RV side yards and exhibit the southwest style of curb appeal in tune with the American Southwest architecture.

This proposal must be denied since the action is to rezone it to R1-6, the curb appeal of proposed homes which we toured on 2/13/24 is not in harmony with the homes in this quadrant, and the owner of Circle Development Companies told me there are no RV side yards in the proposed development.

One would think for the average asking price of 1.2 million and higher per house as I was told, it would come with southwest architecture front elevation and RV side yards in tune with the surrounding area homes.

Based upon yesterday's meeting with the developer, this rezoning and the unaesthetic curb appeal of the homes to be built are not in accordance with the spirit of the neighborhood we are proud to be a part of for many years.

Please note the homeowners in this neighborhood want the 3024 E. Winchcomb Dr land developed with single family houses rather than the unsightly vacant land presently there.

However, the development must be in harmony with our established zoning and architectural surroundings.

Respectfully Submitted,

Sandy D'Anna  
cc: Honorable D. Stark; Vice Mayor City of Phoenix.

FEB 22 2024

Planning & Development  
Department

February 15, 2024

City of Phoenix Planning and Development

200 W Washington St. 2<sup>nd</sup> Floor

Phoenix, AZ 85003

Re: Case Z-123-23

As a neighbor, I have received a letter from the owner/applicant/representative.

This rezoning request should be denied. I am not opposed to developing this property, but I am vehemently opposed to this application.

The homes to the south are R1-10, the homes to the west are both R1-10, and R1-14, the homes to the North are R1-14. Granting R1-6 Zoning would allow 12 to 16 lots on this 2.5-acre property.

Rezoning within a fully developed neighborhood should be in tune with the homes surrounding it,

The homes built on identical 2.5-acers adjacent of this parcel to the west, have total 5 homes. The most recent home sale (2023), within 75 feet of this parcel was over \$ 2 million.

R1-6 just doesn't fit this neighborhood.

Paresh Thakkar

3020 E winchcomb Dr,

Jairnpt7@gmail.com

FEB 22 2024

Planning & Development  
Department

February 15, 2024

City of Phoenix Planning and Development  
200 W Washington St. 2nd Floor  
Phoenix, AZ 85003

Re: Case Z-123-23

As a neighbor, I have received a letter from the owner/applicant/representative.

This rezoning request should be denied. I am not opposed to developing this property, but I am vehemently opposed to this application.

The homes to the south are R1-10, the homes to the west are both R1-10, and R1-14, the homes to the north are R1-14. Granting R1-6 zoning would allow 12 to 16 lots on this 2 1/2 acre property.

Rezoning within in a fully developed neighborhood should be in tune with the homes surrounding it.

The homes built on the identical 2/1/2 acres adjacent of this parcel to the west total 5 homes. The most recent home sale (2023) and within 75 feet of the parcel was over \$2 million.

R1-6 just doesn't fit this neighborhood.

Robert Greene  
2917 E. Winchcomb Dr.  
boblani@msn.com

## Adrian G Zambrano

---

**From:** SJDBIZ <sjd99@q.com>  
**Sent:** Thursday, February 15, 2024 2:07 PM  
**To:** Adrian G Zambrano  
**Cc:** Debra W Stark; Brian Amada; James Van Doren; Jdan; Julia Van Doren; Mike Hickey; Pamela Kiefert-Warrington; armar@cox.net; Scott; Bob Green  
**Subject:** REZONING Case # Z-123-23  
**Attachments:** Phx Planning Dept..docx  
  
**Importance:** High

Mr. Adrian Zambrano  
City of Phoenix Village Planner  
Phoenix, AZ

Mr. Zambrano:

I and several neighbors attended the developers meeting on 2/13/24 at 1738 East Winchcomb to discuss the rezoning from R1-14 to R1-6 in the Case Number above.

I met David Bruner of Circle Road Companies. We had a great conversation.

The 2 points I discussed are the rezoning to R1-6 and the proposed front elevation of the homes to be built are not, in any way, in accordance with our fully developed neighborhood of R1-10 and R1-14.

Please read the attachment above to the City of Phoenix Planning and Development Dept mailed today.

Below is an example of the proposed front elevation of homes to be built in the rezoning case.

- It just does not fit this quadrant's southwest architecture.



Thanks,

Sandy D'Anna

## Adrian G Zambrano

---

**From:** R Fickes <ric.fickes@gmail.com>  
**Sent:** Monday, March 11, 2024 8:30 AM  
**To:** Council District 3 PCC; Adrian G Zambrano; support@phxazdistrict3.zendesk.com  
**Subject:** Rezoning Case Z-123-23  
**Attachments:** Rezoning Case Z-123-23.docx

Good Morning Councilwoman Stark,

My wife Susan and I are out-of-town, and were just made aware of your invitation for a meeting regarding this re-zoning issue. I am unclear as to why we received no email notice.

Previously we contacted your office detailing our cooperation in the construction of housing on this lot, but our opposition to a zoning change to allow for 9 homes. The same size parcel to the immediate west of this site has 5 homes which seems much more reasonable. The density, noise and light pollution from nine homes has a direct impact on us as our lot borders the entire northern boundary of the lot in question.

We are disappointed that we will not be able to attend this meeting and make our voice heard. It is our understanding that a majority of the surrounding neighbors also oppose the *density*, not necessarily new homes.

Additionally, it is our view that the style of the homes proposed reflect a more urban and modern look, which is altogether unlike any in our immediate area of custom homes.

Attached, please find our original letter regarding this issue.

Thank you for your time, and again, we are very disappointed to not meet with you in person.

Sincerely,  
Ric and Susan Fickes  
3017 E Gelding Dr  
[ric.fickes@gmail.com](mailto:ric.fickes@gmail.com)  
[fickes@cox.net](mailto:fickes@cox.net)  
602-867-4909

**From:** [ROBERT GREENE](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** Re: Pictures of Flooding on Winchcomb  
**Date:** Thursday, November 7, 2024 7:10:41 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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

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

[Report Suspicious](#)

The problem of the flooding at the intersection was made worse by the School. The inlet at the intersection is inadequate since the first rain. The overflow originally went over the curb down the slope onto the School's interior drive. After a few of these, the School had a masonry wall built behind it to stop the flow. The wall appears to be on public right-of way and I am pretty sure the wall was built without a permit. I can't imagine the City approving a wall to block the drainage.

The School should not have interrupted the street drainage with the wall and it should removed or otherwise address the problem.

Robert Greene  
Retired Civil Engineer

---

**From:** Adrian G Zambrano <adrian.zambrano@phoenix.gov>  
**Sent:** Thursday, November 7, 2024 3:31 PM  
**To:** The Synth Man <sjstinker88@q.com>; 'alexmo3547' <alexmo3547@gmail.com>; 'David S Taylor' <davidstaylor@live.com>; 'Bob Green' <boblani@msn.com>; 'Brian Amada' <briandonnah@gmail.com>; 'Dan Tappendorf' <dan.tappendorf@gmail.com>; 'James Van Doren' <jamesvandoren@gmail.com>; 'Jdan' <jdan88@q.com>; 'Jennifer Elkins' <jaelkins5@gmail.com>; 'Julia Van Doren' <juliyuo@gmail.com>; 'Maria Speth' <mariaspeth@cox.net>; 'Mike Hickey' <e056441@yahoo.com>; 'Nadia Milchew' <602nadia@gmail.com>; 'Pamela Kiefert-Warrington' <richardwarrington@msn.com>; 'Ray Speth' <speth@cox.net>; 'Rick & Susan Fickes' <Fickes@cox.net>; armar@cox.net <armar@cox.net>; 'Scott' <SRK993@gmail.com>; 'Vesso Milchew' <vmilchew@yahoo.com>  
**Cc:** Debra W Stark <debra.stark@phoenix.gov>  
**Subject:** RE: Pictures of Flooding on Winchcomb

Hi all,

Jonathan Bunch, the assigned Civil plan reviewer for the development pre-application, provided me with the info below.

The picture and info for the catch basin and storm drain pipe are below. The as-built numbers are highlighted if you would like to submit a records request. The system shows the inlet is a catch basin.



Available data on the catch basin at Winchcomb & 31<sup>st</sup>.

### Inlet

OBJECTID: 721946

ASSET ID: 33-34-74

OUTFALL ID: IB018

QS Number: Q33-34

Owner: Private

Project Number:

AsBuilt Date: 8/8/2017

AsBuilt Number: 20170901110252

Operational Status: Operational

Maintained By City: No

Within City: Yes

XY Confidence: As Built

Inlet Type: Catch Basin

Symbol Rotation: 310.713

SubType: Catch Basin

GlobalID: {42165D06-F678-4E2F-9B3E-C39E1DEDC638}

created\_user:

created\_date:

Available data on the underground run-off drain pipe that runs diagonally across the south end of the sport field

Main	
OBJECTID:	831330
ASSET ID:	33-34-74-33-34-75
OUTFALL ID:	IB018
QS Number:	Q33-34
Owner:	Private
Project Number:	
AsBuilt Date:	8/8/2017
AsBuilt Number:	20170905131913
Operational Status:	Operational
Maintained By City:	No
Within City:	Yes
XY Confidence:	As Built
Upstream Asset ID:	33-34-74
Downstream Asset ID:	33-34-75
Pipe Material:	RGRCP
Pipe Shape:	Circle
Pipe Length:	399
Pipe Diameter:	54"
Pipe Height:	
Pipe Width:	
Upstream Invert:	1408.1
Downstream Invert:	1406
Plan Slope:	0.0053
Slope:	0.005263
GlobalID:	{35FEE21C-4D67-4473-80A8-3568D0928018}
created_user:	
created_date:	
Shape.STLength():	400.088601

Best regards,

**Adrian Zambrano**  
Planner II - Village Planner  
Phone: 602-534-6057  
E-mail: [adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)

City of Phoenix  
► Planning & Development Department  
Planning Division, Long Range Planning  
200 West Washington Street, 3<sup>rd</sup> Floor



Phoenix, AZ 85003

**Mission:** Planning, Development and Preservation for a Better Phoenix

---

**From:** The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>

**Sent:** Thursday, November 7, 2024 2:50 PM

**To:** 'alexmo3547' <[alexmo3547@gmail.com](mailto:alexmo3547@gmail.com)>; 'David S Taylor' <[davidstaylor@live.com](mailto:davidstaylor@live.com)>; 'Bob Green' <[boblani@msn.com](mailto:boblani@msn.com)>; 'Brian Amada' <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>; 'Dan Tappendorf' <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>; 'James Van Doren' <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>; 'Jdan' <[jdand88@q.com](mailto:jdand88@q.com)>; 'Jennifer Elkins' <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>; 'Julia Van Doren' <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>; 'Maria Speth' <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>; 'Mike Hickey' <[e056441@yahoo.com](mailto:e056441@yahoo.com)>; 'Nadia Milchew' <[602nadia@gmail.com](mailto:602nadia@gmail.com)>; 'Pamela Kiefert-Warrington' <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>; 'Ray Speth' <[speth@cox.net](mailto:speth@cox.net)>; 'Rick & Susan Fickes' <[Fickes@cox.net](mailto:Fickes@cox.net)>; [armar@cox.net](mailto:armar@cox.net); 'Scott' <[SRK993@gmail.com](mailto:SRK993@gmail.com)>; 'Vesso Milchew' <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>

**Cc:** Debra W Stark <[debra.stark@phoenix.gov](mailto:debra.stark@phoenix.gov)>; Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>

**Subject:** RE: Pictures of Flooding on Winchcomb

Yes thanks DT!

So the question now is can anything be done to alleviate flooding from the current water flow and also make ready the additional water draining from the acreage when it's developed?

We have a truly united neighborhood. Thanks to everyone for participating.

Sandy

---

**From:** alexmo3547 <[alexmo3547@gmail.com](mailto:alexmo3547@gmail.com)>

**Sent:** Thursday, November 7, 2024 2:38 PM

**To:** David S Taylor <[davidstaylor@live.com](mailto:davidstaylor@live.com)>; The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>; 'Bob Green' <[boblani@msn.com](mailto:boblani@msn.com)>; 'Brian Amada' <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>; 'Dan Tappendorf' <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>; 'James Van Doren' <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>; 'Jdan' <[jdand88@q.com](mailto:jdand88@q.com)>; 'Jennifer Elkins' <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>; 'Julia Van Doren' <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>;

'Maria Speth' <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>; 'Mike Hickey' <[e056441@yahoo.com](mailto:e056441@yahoo.com)>; 'Nadia Milchew' <[602nadia@gmail.com](mailto:602nadia@gmail.com)>; 'Pamela Kiefert-Warrington' <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>; 'Ray Speth' <[speth@cox.net](mailto:speth@cox.net)>; 'Rick & Susan Fickes' <[Fickes@cox.net](mailto:Fickes@cox.net)>; [armar@cox.net](mailto:armar@cox.net); 'Scott' <[SRK993@gmail.com](mailto:SRK993@gmail.com)>; 'Vesso Milchew' <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>

**Cc:** 'Debra Stark' <[Debra.Stark@phoenix.gov](mailto:Debra.Stark@phoenix.gov)>; 'Adrian G Zambrano' <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>

**Subject:** Re: Pictures of Flooding on Winchcomb

Thank you,

I recall the vaults. I incorrectly referred to them as French drains. Was unsure if it connected to the 32nd street line. Thanks for the clarification.

Cheers!

Alex

Sent from my Verizon, Samsung Galaxy smartphone

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

From: David S Taylor <[davidstaylor@live.com](mailto:davidstaylor@live.com)>

Date: 11/7/24 2:31 PM (GMT-07:00)

To: The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>, 'alexmo3547' <[alexmo3547@gmail.com](mailto:alexmo3547@gmail.com)>, 'Bob Green' <[boblani@msn.com](mailto:boblani@msn.com)>, 'Brian Amada' <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>, 'Dan Tappendorf' <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>, 'James Van Doren' <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>, 'Jdan' <[jdan88@q.com](mailto:jdan88@q.com)>, 'Jennifer Elkins' <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>, 'Julia Van Doren' <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>, 'Maria Speth' <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>, 'Mike Hickey' <[e056441@yahoo.com](mailto:e056441@yahoo.com)>, 'Nadia Milchew' <[602nadia@gmail.com](mailto:602nadia@gmail.com)>, 'Pamela Kiefert-Warrington' <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>, 'Ray Speth' <[speth@cox.net](mailto:speth@cox.net)>, 'Rick & Susan Fickes' <[Fickes@cox.net](mailto:Fickes@cox.net)>, [armar@cox.net](mailto:armar@cox.net), 'Scott' <[SRK993@gmail.com](mailto:SRK993@gmail.com)>, 'Vesso Milchew' <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>

**Cc:** 'Debra Stark' <[Debra.Stark@phoenix.gov](mailto:Debra.Stark@phoenix.gov)>, 'Adrian G Zambrano' <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>

**Subject:** Re: Pictures of Flooding on Winchcomb

The curb runoff collection at Winchcombe and 31st feeds to a 4 ft. underground run-off drain pipe that runs diagonally across the south end of the sport field. It is connected to a large underground vault approx two city buses long buried underneath the southern parking lot along Hearn. The outlet from the vault feeds across 32nd St at Hearn. There is no French Drain.

**David Taylor**

3027 E. Gelding Dr.  
Phoenix, AZ 85032  
602-647-1354

---

**From:** The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>

**Sent:** Thursday, November 7, 2024 2:23 PM

**To:** 'alexmo3547' <[alexmo3547@gmail.com](mailto:alexmo3547@gmail.com)>; 'Bob Green' <[boblani@msn.com](mailto:boblani@msn.com)>; 'Brian Amada' <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>; 'Dan Tappendorf' <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>; 'David S Taylor' <[davidstaylor@live.com](mailto:davidstaylor@live.com)>; 'James Van Doren' <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>; 'Jdan' <[jdian88@q.com](mailto:jdian88@q.com)>; 'Jennifer Elkins' <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>; 'Julia Van Doren' <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>; 'Maria Speth' <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>; 'Mike Hickey' <[e056441@yahoo.com](mailto:e056441@yahoo.com)>; 'Nadia Milchew' <[602nadia@gmail.com](mailto:602nadia@gmail.com)>; 'Pamela Kiefert-Warrington' <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>; 'Ray Speth' <[speth@cox.net](mailto:speth@cox.net)>; 'Rick & Susan Fickes' <[Fickes@cox.net](mailto:Fickes@cox.net)>; [armar@cox.net](mailto:armar@cox.net) <[armar@cox.net](mailto:armar@cox.net)>; 'Scott' <[SRK993@gmail.com](mailto:SRK993@gmail.com)>; 'Vesso Milchew' <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>

**Cc:** 'Debra Stark' <[Debra.Stark@phoenix.gov](mailto:Debra.Stark@phoenix.gov)>; 'Adrian G Zambrano' <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>

**Subject:** RE: Pictures of Flooding on Winchcomb

Alex:

In my opinion, now that we have the flooding discovered, documented with pictures and emails to Camelot Home and the City, I would think Camelot is obliged to investigate if the drain is French Drain or truly channeled with pipes to the 32<sup>nd</sup> street storm drain.

I sent Trent Hancock the name of the company that built the school – Nations Group – so he may ask them for details about the current drain construction.

This way all of us will know for sure if it's a French Drain or an underground aqueduct connected to the 32<sup>nd</sup> street storm drain.

We think it's a French Drain, which clearly is not enough.

Imagine when the acreage is developed and no vegetation to absorb a storm? More flood waters will choke the drain on Winchcomb & 31 Street.

Thanks,

Sandy

---

**From:** alexmo3547 <[alexmo3547@gmail.com](mailto:alexmo3547@gmail.com)>

**Sent:** Thursday, November 7, 2024 12:50 PM

**To:** The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>; Bob Green <[boblani@msn.com](mailto:boblani@msn.com)>; Brian Amada <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>; Dan Tappendorf <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>; David S Taylor <[davidstaylor@live.com](mailto:davidstaylor@live.com)>; James Van Doren <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>; Jdan <[jdian88@q.com](mailto:jdian88@q.com)>;

Jennifer Elkins <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>; Julia Van Doren <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>; Maria Speth <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>; Mike Hickey <[e056441@yahoo.com](mailto:e056441@yahoo.com)>; Nadia Milchew <[602nadia@gmail.com](mailto:602nadia@gmail.com)>; Pamela Kiefert-Warrington <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>; Ray Speth <[speth@cox.net](mailto:speth@cox.net)>; Rick & Susan Fickes <[Fickes@cox.net](mailto:Fickes@cox.net)>; [armar@cox.net](mailto:armar@cox.net); Scott <[SRK993@gmail.com](mailto:SRK993@gmail.com)>; Vesso Milchew <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>  
**Cc:** Debra Stark <[Debra.Stark@phoenix.gov](mailto:Debra.Stark@phoenix.gov)>; Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>  
**Subject:** RE: Pictures of Flooding on Winchcomb

Hi Sandy,

Thanks so much for your diligence and follow up. My recollection is there is a large French drain under the south end of the athletic field at the school. I do not know if it feeds into the main line on 32nd and ultimately across to the wash. Even Acoma floods curb to curb and there's a huge drain on Claire that dumps it in the park or on the downstream side. Chunks of the mountain slide down onto 28th street and ultimately down Thunderbird and Acoma. The price we pay...I'm still waiting for the neighbors yard uphill to slide down. With all that being said, how do I provide input? I'd rather see some development than an empty lot, but must be done responsibly.

Thanks

Alex

Sent from my Verizon, Samsung Galaxy smartphone

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

From: The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>

Date: 11/7/24 11:57 AM (GMT-07:00)

To: [alexmo3547@gmail.com](mailto:alexmo3547@gmail.com), Bob Green <[boblani@msn.com](mailto:boblani@msn.com)>, Brian Amada <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>, Dan Tappendorf <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>, David S Taylor <[davidstaylor@live.com](mailto:davidstaylor@live.com)>, James Van Doren <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>, Jdan <[jdan88@q.com](mailto:jdan88@q.com)>, Jennifer Elkins <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>, Julia Van Doren <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>, Maria Speth <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>, Mike Hickey <[e056441@yahoo.com](mailto:e056441@yahoo.com)>, Nadia Milchew <[602nadia@gmail.com](mailto:602nadia@gmail.com)>, Pamela Kiefert-Warrington <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>, Ray Speth <[speth@cox.net](mailto:speth@cox.net)>, Rick & Susan Fickes <[Fickes@cox.net](mailto:Fickes@cox.net)>, [armar@cox.net](mailto:armar@cox.net), Scott <[SRK993@gmail.com](mailto:SRK993@gmail.com)>, Vesso Milchew <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>

Cc: Debra Stark <[Debra.Stark@phoenix.gov](mailto:Debra.Stark@phoenix.gov)>, Adrian G Zambrano

<[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>

Subject: Pictures of Flooding on Winchcomb

Morning everyone.

Had a conversation with our neighbor Scott Kammer about the flooding on Winchcomb during a storm.

Scott braved the flooding and walked up to Winchcomb and 30th Place intersection and took these pictures.

I will be sending them to Trent Hancock of Camelot Homes who will be building homes on the acreage, pursuant to approval process by the City of Phoenix planning.

In my last conversation with him he was asking if we had pictures of what

the flooding and I was not aware at that time if we had pics.

Recap: I told Trent that Winchcomb is one of several Indian Bend Wash tributaries, and our committee at the time the Great Hearts School was being built made Nations Builders aware that flooding was a deep concern. In fact at times the flooding is such that the school is in the middle of water running down that street and that should be addressed.

Nations Group did put a rain drain at the intersection of Winchcomb and 31 Street but apparently as per Scott's pictures, that is not enough.

Speculation is the rain drain is probably a French Drain and no French Drain I know is not enough to channel the flood of water racing down from Winchcomb & 28th street to Winchcomb & 31 Street.

> The first picture is Winchcomb and 30th Place totally flooding the intersection.

> Next picture is same intersection looking west towards Winchcomb & 30 Street

> 3rd picture is same intersection looking east towards Great Hearts Academy and notice water running down the acreage. This is good pic to show the rain drain is not enough.

> 4th picture another view of Winchcomb & 30 Place

Comments please.

Thanks,

Sandy

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

From: Scott Kammer <[srk993@icloud.com](mailto:srk993@icloud.com)>

Sent: Thursday, November 7, 2024 9:23 AM

To: Sandy <[sjstinker88@q.com](mailto:sjstinker88@q.com)>

Subject: These three are from same day

**From:** [David S Taylor](#)  
**To:** [The Synth Man](#)  
**Cc:** [alexmo3547](#); [Bob Green](#); [Brian Amada](#); [Dan Tappendorf](#); [James Van Doren](#); [Jdan](#); [Jennifer Elkins](#); [Julia Van Doren](#); [Maria Speth](#); [Mike Hickey](#); [Nadia Milchew](#); [Pamela Kiefert-Warrington](#); [Ray Speth](#); [Rick & Susan Fickes](#); [armar@cox.net](#); [Scott](#); [Vesso Milchew](#); [Debra W Stark](#); [Adrian G Zambrano](#)  
**Subject:** Re: Pictures of Flooding on Winchcomb  
**Date:** Thursday, November 7, 2024 4:03:50 PM

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The challenge is for the developer to account for what will be added to an already inadequate drainage plan. The Great Hearts development seems to have kicked the can with what must have some engineering basis for their drainage issue brought about by the runoff of a significant neighborhood upstream. Except for those heaviest of rainfalls Great Hearts doesn't appear to have standing water issues. The issue seems that a dam was built at Winchcomb and 31st without adequate outflow.

Camelot is caught in the middle of an issue they aren't creating but adding their proportionate share like everyone else in the neighborhood. Perhaps rather than forcing development cost onto Camelot with self contained French Drains ??? while our runoff rushes past their property we negotiate for a rework of the Great Hearts collection area at the end of Winchcombe to handle more volume.

Would seem that a reputable engineer would soon determine the Winchcomb collection design would not likely maximize the flow to a 4 ft pipeline feeding huge vaults. Seems a win for a perpetual problem that Camelot did not create but could help resolve at comparable develop cost.

David Taylor

On Nov 7, 2024, at 2:50 PM, The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)> wrote:

Yes thanks DT!

So the question now is can anything be done to alleviate flooding from the current water flow and also make ready the additional water draining from the acreage when it's developed?

We have a truly united neighborhood. Thanks to everyone for participating.

Sandy

---

**From:** alexmo3547 <alexmo3547@gmail.com>  
**Sent:** Thursday, November 7, 2024 2:38 PM  
**To:** David S Taylor <davidstaylor@live.com>; The Synth Man <sjstinker88@q.com>; 'Bob Green' <boblani@msn.com>; 'Brian Amada' <briandonnah@gmail.com>; 'Dan Tappendorf' <dan.tappendorf@gmail.com>; 'James Van Doren' <jamesvandoren@gmail.com>; 'Jdan' <jdan88@q.com>; 'Jennifer Elkins' <jaelkins5@gmail.com>; 'Julia Van Doren' <juliayuo@gmail.com>; 'Maria Speth' <mariaspeth@cox.net>; 'Mike Hickey' <e056441@yahoo.com>; 'Nadia Milchew' <602nadia@gmail.com>; 'Pamela Kiefert-Warrington' <richardwarrington@msn.com>; 'Ray Speth' <speth@cox.net>; 'Rick & Susan Fickes' <Fickes@cox.net>; armar@cox.net; 'Scott' <SRK993@gmail.com>; 'Vesso Milchew' <vmilchew@yahoo.com>  
**Cc:** 'Debra Stark' <Debra.Stark@phoenix.gov>; 'Adrian G Zambrano' <adrian.zambrano@phoenix.gov>  
**Subject:** Re: Pictures of Flooding on Winchcomb

Thank you,  
I recall the vaults. I incorrectly referred to them as French drains. Was unsure if it connected to the 32nd street line. Thanks for the clarification.  
Cheers!  
Alex

Sent from my Verizon, Samsung Galaxy smartphone

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

From: David S Taylor <[davidstaylor@live.com](mailto:davidstaylor@live.com)>  
Date: 11/7/24 2:31 PM (GMT-07:00)  
To: The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>, 'alexmo3547' <[alexmo3547@gmail.com](mailto:alexmo3547@gmail.com)>, 'Bob Green' <[boblani@msn.com](mailto:boblani@msn.com)>, 'Brian Amada' <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>, 'Dan Tappendorf' <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>, 'James Van Doren' <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>, 'Jdan' <[jdan88@q.com](mailto:jdan88@q.com)>, 'Jennifer Elkins' <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>, 'Julia Van Doren' <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>, 'Maria Speth' <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>, 'Mike Hickey' <[e056441@yahoo.com](mailto:e056441@yahoo.com)>, 'Nadia Milchew' <[602nadia@gmail.com](mailto:602nadia@gmail.com)>, 'Pamela Kiefert-Warrington' <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>, 'Ray Speth' <[speth@cox.net](mailto:speth@cox.net)>, 'Rick & Susan Fickes' <[Fickes@cox.net](mailto:Fickes@cox.net)>, [armar@cox.net](mailto:armar@cox.net), 'Scott' <[SRK993@gmail.com](mailto:SRK993@gmail.com)>, 'Vesso Milchew' <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>  
Cc: 'Debra Stark' <[Debra.Stark@phoenix.gov](mailto:Debra.Stark@phoenix.gov)>, 'Adrian G Zambrano' <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>

Subject: Re: Pictures of Flooding on Winchcomb

The curb runoff collection at Winchcombe and 31st feeds to a 4 ft. underground run-off drain pipe that runs diagonally across the south end of the sport field. It is connected to a large underground vault approx two city buses long buried underneath the southern parking lot along Hearn. The outlet from the vault feeds across 32nd St at Hearn. There is no French Drain.

**David Taylor**

3027 E. Gelding Dr.  
Phoenix, AZ 85032  
602-647-1354

---

**From:** The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>

**Sent:** Thursday, November 7, 2024 2:23 PM

**To:** 'alexmo3547' <[alexmo3547@gmail.com](mailto:alexmo3547@gmail.com)>; 'Bob Green' <[boblani@msn.com](mailto:boblani@msn.com)>; 'Brian Amada' <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>; 'Dan Tappendorf' <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>; 'David S Taylor' <[davidstaylor@live.com](mailto:davidstaylor@live.com)>; 'James Van Doren' <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>; 'Jdan' <[jdand88@q.com](mailto:jdand88@q.com)>; 'Jennifer Elkins' <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>; 'Julia Van Doren' <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>; 'Maria Speth' <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>; 'Mike Hickey' <[e056441@yahoo.com](mailto:e056441@yahoo.com)>; 'Nadia Milchew' <[602nadia@gmail.com](mailto:602nadia@gmail.com)>; 'Pamela Kiefert-Warrington' <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>; 'Ray Speth' <[speth@cox.net](mailto:speth@cox.net)>; 'Rick & Susan Fickes' <[Fickes@cox.net](mailto:Fickes@cox.net)>; [armar@cox.net](mailto:armar@cox.net) <[armar@cox.net](mailto:armar@cox.net)>; 'Scott' <[SRK993@gmail.com](mailto:SRK993@gmail.com)>; 'Vesso Milchew' <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>

**Cc:** 'Debra Stark' <[Debra.Stark@phoenix.gov](mailto:Debra.Stark@phoenix.gov)>; 'Adrian G Zambrano' <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>

**Subject:** RE: Pictures of Flooding on Winchcomb

Alex:

In my opinion, now that we have the flooding discovered, documented with pictures and emails to Camelot Home and the City, I would think Camelot is obliged to investigate if the drain is French Drain or truly channeled with pipes to the 32<sup>nd</sup> street storm drain.

I sent Trent Hancock the name of the company that built the school – Nations Group – so he may ask them for details about the current drain construction.

This way all of us will know for sure if it's a French Drain or an

underground aqueduct connected to the 32<sup>nd</sup> street storm drain.

We think it's a French Drain, which clearly is not enough.

Imagine when the acreage is developed and no vegetation to absorb a storm? More flood waters will choke the drain on Winchcomb & 31 Street.

Thanks,

Sandy

---

**From:** alexmo3547 <[alexmo3547@gmail.com](mailto:alexmo3547@gmail.com)>  
**Sent:** Thursday, November 7, 2024 12:50 PM  
**To:** The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>; Bob Green <[boblani@msn.com](mailto:boblani@msn.com)>; Brian Amada <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>; Dan Tappendorf <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>; David S Taylor <[davidstaylor@live.com](mailto:davidstaylor@live.com)>; James Van Doren <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>; Jdan <[jdand88@q.com](mailto:jdand88@q.com)>; Jennifer Elkins <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>; Julia Van Doren <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>; Maria Speth <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>; Mike Hickey <[e056441@yahoo.com](mailto:e056441@yahoo.com)>; Nadia Milchew <[602nadia@gmail.com](mailto:602nadia@gmail.com)>; Pamela Kiefert-Warrington <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>; Ray Speth <[speth@cox.net](mailto:speth@cox.net)>; Rick & Susan Fickes <[Fickes@cox.net](mailto:Fickes@cox.net)>; [armar@cox.net](mailto:armar@cox.net); Scott <[SRK993@gmail.com](mailto:SRK993@gmail.com)>; Vesso Milchew <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>  
**Cc:** Debra Stark <[Debra.Stark@phoenix.gov](mailto:Debra.Stark@phoenix.gov)>; Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>  
**Subject:** RE: Pictures of Flooding on Winchcomb

Hi Sandy,

Thanks so much for your diligence and follow up. My recollection is there is a large French drain under the south end of the athletic field at the school. I do not know if it feeds into the main line on 32nd and ultimately across to the wash. Even Acoma floods currb to curb and there's a huge drain on Claire that dumps it in the park or on the downstream side. Chunks of the mountain slide down onto 28th street and ultimately down Thunderbird and Acoma. The price we pay...I'm still waiting for the neighbors yard uphill to slide down. With all that being said, how do I provide input? I'd rather see some development than an empty lot, but must be done responsibly.

Thanks

Alex

Sent from my Verizon, Samsung Galaxy smartphone

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

From: The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>

Date: 11/7/24 11:57 AM (GMT-07:00)

To: [alexmo3547@gmail.com](mailto:alexmo3547@gmail.com), Bob Green <[boblani@msn.com](mailto:boblani@msn.com)>, Brian Amada <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>, Dan Tappendorf <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>, David S Taylor <[davidstaylor@live.com](mailto:davidstaylor@live.com)>, James Van Doren <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>, Jdan <[jdane88@q.com](mailto:jdane88@q.com)>, Jennifer Elkins <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>, Julia Van Doren <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>, Maria Speth <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>, Mike Hickey <[e056441@yahoo.com](mailto:e056441@yahoo.com)>, Nadia Milchew <[602nadia@gmail.com](mailto:602nadia@gmail.com)>, Pamela Kiefert-Warrington <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>, Ray Speth <[speth@cox.net](mailto:speth@cox.net)>, Rick & Susan Fickes <[Fickes@cox.net](mailto:Fickes@cox.net)>, [armar@cox.net](mailto:armar@cox.net), Scott <[SRK993@gmail.com](mailto:SRK993@gmail.com)>, Vesso Milchew <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>

Cc: Debra Stark <[Debra.Stark@phoenix.gov](mailto:Debra.Stark@phoenix.gov)>, Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>

Subject: Pictures of Flooding on Winchcomb

Morning everyone.

Had a conversation with our neighbor Scott Kammer about the flooding on Winchcomb during a storm.

Scott braved the flooding and walked up to Winchcomb and 30th Place intersection and took these pictures.

I will be sending them to Trent Hancock of Camelot Homes who will be building homes on the acreage, pursuant to approval process by the City of Phoenix planning.

In my last conversation with him he was asking if we had pictures of what the flooding and I was not aware at that time if we had pics.

Recap: I told Trent that Winchcomb is one of several Indian Bend Wash tributaries, and our committee at the time the Great Hearts School was being built made Nations Builders aware that flooding was a deep concern. In fact at times the flooding is such that the school is in the middle of water running down that street and that should be addressed.

Nations Group did put a rain drain at the intersection of Winchcomb and 31 Street but apparently as per Scott's pictures, that is not enough.

Speculation is the rain drain is probably a French Drain and no French Drain I know is not enough to channel the flood of water racing down from Winchcomb & 28th street to Winchcomb & 31 Street.

> The first picture is Winchcomb and 30th Place totally flooding the intersection.

> Next picture is same intersection looking west towards Winchcomb & 30 Street

> 3rd picture is same intersection looking east towards Great Hearts Academy and notice water running down the acreage. This is good pic to show the rain drain is not enough.

> 4th picture another view of Winchcomb & 30 Place

Comments please.

Thanks,

Sandy

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

From: Scott Kammer <[srk993@icloud.com](mailto:srk993@icloud.com)>

Sent: Thursday, November 7, 2024 9:23 AM

To: Sandy <[sjstinker88@q.com](mailto:sjstinker88@q.com)>

Subject: These three are from same day









**From:** [sjstinker88@q.com](mailto:sjstinker88@q.com)  
**To:** ["alexmo3547"](#); ["Jon Carlson"](#); [Adrian G Zambrano](#)  
**Cc:** ["David S Taylor"](#); ["Bob Green"](#); ["Brian Amada"](#); ["Dan Tappendorf"](#); ["James Van Doren"](#); ["Jdan"](#); ["Jennifer Elkins"](#); ["Julia Van Doren"](#); ["Maria Speth"](#); ["Mike Hickey"](#); ["Nadia Milchew"](#); ["Pamela Kiefert-Warrington"](#); ["Ray Speth"](#); ["Rick & Susan Fickes"](#); [armar@cox.net](mailto:armar@cox.net); ["Scott"](#); ["Vesso Milchew"](#); [Debra W Stark](#)  
**Subject:** RE: Sandy - This is how violent the storms are in this area!!!!  
**Date:** Friday, November 15, 2024 10:47:48 AM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
**Importance:** High

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I lived here in 1979 when Gov Babbitt sent out an ominous TV alert due to torrential rains constantly pounding the Valley for weeks.

The alert was if the rain continued one more night the Stewart Mountain Dam holding back Saguaro Lake, according to SRP, would fail because the soil for the concrete buttress foundation shoring up the dam on the Salt River side was seriously eroded and it would collapse causing unbelievable damage 1 mile on either side of the river downstream.

Also - The dam had its flood gates opened at max which generated harmonic vibrations in the dam causing concern the vibrations could crack the concrete of the dam.

This meant that Mill Avenue in Tempe by the Hayden Flour Mill building would be flooded for a mile north and south. I have never seen Babbitt as distraught as that night.

Also that same storm system, the water under the Salt River Bridge over I-10 was so severe eroding the bridge foundation that it was feared the bridge would collapse.

The storms in the Valley could be very destructive depending where we live and here at the headwaters of the Indian Bend wash, we must be vigilant in preparing for the worst.

In my opinion the proposed project to allow on-lot rain water retention is not enough as discussed below.

Sandy

---

**From:** alexmo3547 <alexmo3547@gmail.com>

**Sent:** Friday, November 15, 2024 9:33 AM

**To:** The Synth Man <sjstinker88@q.com>; 'Jon Carlson' <jcarlson@espirituloci.com>; 'Adrian G

Zambrano' <adrian.zambrano@phoenix.gov>

**Cc:** 'David S Taylor' <davidstaylor@live.com>; 'Bob Green' <boblani@msn.com>; 'Brian Amada' <briandonnah@gmail.com>; 'Dan Tappendorf' <dan.tappendorf@gmail.com>; 'James Van Doren' <jamesvandoren@gmail.com>; 'Jdan' <jdan88@q.com>; 'Jennifer Elkins' <jaelkins5@gmail.com>; 'Julia Van Doren' <juliayuo@gmail.com>; 'Maria Speth' <mariaspeth@cox.net>; 'Mike Hickey' <e056441@yahoo.com>; 'Nadia Milchew' <602nadia@gmail.com>; 'Pamela Kiefert-Warrington' <richardwarrington@msn.com>; 'Ray Speth' <speth@cox.net>; 'Rick & Susan Fickes' <Fickes@cox.net>; armar@cox.net; 'Scott' <SRK993@gmail.com>; 'Vesso Milchew' <vmilchew@yahoo.com>; Debra Stark <Debra.Stark@phoenix.gov>

**Subject:** RE: Sandy - This is how violent the storms are in this area!!!!

Sandy,

You bring up some excellent points. The other big drainage is Acoma to the grate on Claire that takes it under the park and to the wash. I've seen Acoma full sidewalk to sidewalk from 28th street south. I believe you are correct, our Shadow Mountain diverts western inbound stuff. I'll have to find the pictures of me navigating 28th when it was a foot deep in debris from storms. I grew up here and lived in Scottsdale when it got wiped out in 1972, prior to the construction of IB wash and McCormick was still a working ranch. Our home here on 29th was built in 84 and had a chunk of roof ripped off during the earlier storm you mentioned. We are thankfully also blocked from the east a little by the hill behind Elks. The 2011 event...stupid me walked right through those downed lines on Acoma. I look back in horror. I also recall reaching out to APS prior to the event about leaning poles and was dismissed. Apparently it's a tax or insurance thing if weather takes them out rather than maintenance. Sorry for the rant and I do hope the developer can address the drainage issues

Cheers

Alex

Sent from my Verizon, Samsung Galaxy smartphone

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

From: The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>

Date: 11/14/24 8:44 PM (GMT-07:00)

To: 'Jon Carlson' <[jcarlson@espirituloci.com](mailto:jcarlson@espirituloci.com)>, 'Adrian G Zambrano' <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>

Cc: 'alexmo3547' <[alexmo3547@gmail.com](mailto:alexmo3547@gmail.com)>, 'David S Taylor' <[davidstaylor@live.com](mailto:davidstaylor@live.com)>, 'Bob Green' <[boblani@msn.com](mailto:boblani@msn.com)>, 'Brian Amada' <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>, 'Dan Tappendorf' <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>, 'James Van Doren' <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>, 'Jdan' <[jdan88@q.com](mailto:jdan88@q.com)>, 'Jennifer Elkins' <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>, 'Julia Van Doren' <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>, 'Maria Speth' <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>, 'Mike Hickey' <[e056441@yahoo.com](mailto:e056441@yahoo.com)>, 'Nadia Milchew' <[602nadia@gmail.com](mailto:602nadia@gmail.com)>, 'Pamela Kiefert-Warrington' <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>, 'Ray Speth' <[speth@cox.net](mailto:speth@cox.net)>, 'Rick & Susan Fickes' <[Fickes@cox.net](mailto:Fickes@cox.net)>, [armar@cox.net](mailto:armar@cox.net), 'Scott' <[SRK993@gmail.com](mailto:SRK993@gmail.com)>, 'Vesso Milchew' <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>, Debra Stark <[Debra.Stark@phoenix.gov](mailto:Debra.Stark@phoenix.gov)>

Subject: Sandy - This is how violent the storms are in this area!!!!

Jon, Adrian, Debra, Alex, DT, Bob G, Brian, Dan T, James V, Janna, Jennifer, Julia V, Maria S, Mike, Nadia, Pam, Ray, Rick & Sue, Rick P, Scott, Vesso:

I have lived in this area since 1977, first on East Vista just over the hill and now near Great Hearts.

But reading the email below point #1 stating 'We don't know what size of a storm event this was', please read on because you are about to get an insight to how violent the storms (plural) are in this area.

Shadow Mountain is the headwaters of the Indian Bend Wash so water is going to flow it's natural path eastward towards 32<sup>nd</sup> street via several tributaries, Winchcomb being one of them.

The mountain just 1 block west of us is Shadow Mountain. It is our friend because it diverts many storms coming from the west around us.

But make no mistake, storms especially from the east can be exceedingly violent.

Back in 1979 a storm from the east was so violent on East Vista that it pulled out the entire A frame wooden siding on my house, slammed it to the ground and you could see the wooden 2x4 beams in the crawl space supporting the roof.

This storm was so strong hitting the house eastern exposure that it created a vacuum around the house and literally pulled out the western wood siding like a vacuum cleaner.

The carpenter who fixed the siding could not believe it.

BUT the worst, **absolute worst storm** of this area hit July 3<sup>rd</sup>, 2011 that flattened about 12 APS power poles with transformers and street lights on 32<sup>nd</sup> street from about Hearn to Acoma where the PVUSD building is located.

Providence was working that day because all the poles fell away from

32<sup>nd</sup> street rather than falling on 32<sup>nd</sup> street where vehicles could have slammed into them and cars could have been electrocuted.

We had a power outage for 11 hours. We heard sirens blasting all around so I immediately went to 32<sup>nd</sup> street and snapped the pictures attached to this email.

People stood on the sidewalks stunned at the destruction.

Picture #3 shows the empty acreage that the future Great Hearts Academy would be built on AND that land was ankle deep in mud.

Picture #7 a pole with a street light and an APS transformer attached.

Picture #8 shows the pole that nearly took out the Elks sign and made entrance to the Elks parking impossible.

Picture #12 shows pole which crashed on the PVUSD building.

A picture is worth a thousand words.

Your Point #6 below states **The proposed project includes a request to allow on-lot retention.**

I'm not an engineer but I am a student of physics.

The angle of pitch of the proposed acreage with the low point ending on Winchcomb, the force of water flow accelerating on the acreage towards Winchcomb, water having a natural 'surface tension' which is destructive, the on-lot retention mentioned above will overflow in aforementioned storms towards Winchcomb adding to the natural tributary flow of the wash and aggravating the flooding of that street.

Thanks,

Sandy

---

**From:** Jon Carlson <[jcarlson@espirituloci.com](mailto:jcarlson@espirituloci.com)>

**Sent:** Thursday, November 14, 2024 4:06 PM

**To:** Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>

**Cc:** The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>; 'alexmo3547' <[alexmo3547@gmail.com](mailto:alexmo3547@gmail.com)>; 'David S Taylor' <[davidstaylor@live.com](mailto:davidstaylor@live.com)>; 'Bob Green' <[boblani@msn.com](mailto:boblani@msn.com)>; 'Brian Amada'

<[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>; 'Dan Tappendorf' <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>; 'James Van Doren' <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>; 'Jdan' <[jdand88@q.com](mailto:jdand88@q.com)>; 'Jennifer Elkins' <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>; 'Julia Van Doren' <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>; 'Maria Speth' <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>; 'Mike Hickey' <[e056441@yahoo.com](mailto:e056441@yahoo.com)>; 'Nadia Milchew' <[602nadia@gmail.com](mailto:602nadia@gmail.com)>; 'Pamela Kiefert-Warrington' <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>; 'Ray Speth' <[speth@cox.net](mailto:speth@cox.net)>; 'Rick & Susan Fickes' <[Fickes@cox.net](mailto:Fickes@cox.net)>; [armar@cox.net](mailto:armar@cox.net); 'Scott' <[SRK993@gmail.com](mailto:SRK993@gmail.com)>; 'Vesso Milchew' <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>; Cc: Debra W Stark <[debra.stark@phoenix.gov](mailto:debra.stark@phoenix.gov)>

**Subject:** RE: Pictures of Flooding on Winchcomb

Adrian,

Thanks for sharing. We asked our civil engineer to take a closer look at this; particularly if the development of the property would contribute to the condition. Upon a cursory review we found that:

1. We don't know what size of a storm event this was. It doesn't appear to be recent as the fence that runs along the south boundary of the property is not present. Nonetheless, the pictures are helpful to illustrate the condition. Hopefully, there were no clogs in the inlets, storm drain pipe, or overflow outlets that could have contributed to the back up of water.
2. Based on the as-built information below, it appears the storm drain through the school property is a 54" pipe.
3. Along the western boundary of the school there is a berm that could be holding overflow water back. A berm in this condition seems odd.
4. As I've been informed, the stormwater management system is designed to carry water along roadways and within the right-of-way. The right-of-way along Winchcomb includes approximately 10' beyond the back of curb. While some water appears to be above the curb it does appear to be within the right-of-way.
5. The completion of the north half-street improvements will widen the roadway and expand the area that carries stormwater flow. The addition of the north curb will help to direct the flow.
6. **The proposed project includes a request to allow on-lot retention. With City approval, this would allow stormwater that falls on a lot to be retained on the lot as opposed to draining directly to Winchcomb Drive.**

Thanks again for sharing. We certainly hope that City approval to move forward with this project will help to alleviate this condition. We believe that development of the property as proposed would not adversely contribute to this condition.

Jon Carlson  
President

Jon

E S P I R I T U L O C I

The Spirit of the Place

480.481.9100 ext 18 | 602.456.0656

---

**From:** Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>  
**Sent:** Friday, November 8, 2024 2:55 PM  
**To:** Jon Carlson <[jcarlson@espirituloci.com](mailto:jcarlson@espirituloci.com)>; Carson Gardner <[CGardner@espirituloci.com](mailto:CGardner@espirituloci.com)>  
**Subject:** FW: Pictures of Flooding on Winchcomb

FYI.

Best regards,



**Adrian Zambrano**  
Planner II - Village Planner  
Phone: 602-534-6057  
E-mail: [adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)

City of Phoenix  
► Planning & Development Department  
Planning Division, Long Range Planning  
200 West Washington Street, 3<sup>rd</sup> Floor  
Phoenix, AZ 85003

**Mission:** Planning, Development and Preservation for a Better Phoenix

---

**From:** ROBERT GREENE <[boblani@msn.com](mailto:boblani@msn.com)>  
**Sent:** Thursday, November 7, 2024 7:10 PM  
**To:** Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>  
**Subject:** Re: Pictures of Flooding on Winchcomb

The problem of the flooding at the intersection was made worse by the School. The inlet at the intersection is inadequate since the first rain. The overflow originally went over the curb down the slope onto the School's interior drive. After a few of these, the School had a masonry wall built behind it to stop the flow. The wall appears to be on public right-of way and I am pretty sure the wall was built without a permit. I can't imagine the City approving a wall to block the drainage.

The School should not have interrupted the street drainage with the wall and it should be removed or otherwise address the problem.

Robert Greene  
Retired Civil Engineer

---

**From:** Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>  
**Sent:** Thursday, November 7, 2024 3:31 PM  
**To:** The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>; 'alexmo3547' <[alexmo3547@gmail.com](mailto:alexmo3547@gmail.com)>; 'David S Taylor' <[davidstaylor@live.com](mailto:davidstaylor@live.com)>; 'Bob Green' <[boblani@msn.com](mailto:boblani@msn.com)>; 'Brian Amada'

<[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>; 'Dan Tappendorf' <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>; 'James Van Doren' <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>; 'Jdan' <[jdian88@q.com](mailto:jdian88@q.com)>; 'Jennifer Elkins' <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>; 'Julia Van Doren' <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>; 'Maria Speth' <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>; 'Mike Hickey' <[e056441@yahoo.com](mailto:e056441@yahoo.com)>; 'Nadia Milchew' <[602nadia@gmail.com](mailto:602nadia@gmail.com)>; 'Pamela Kiefert-Warrington' <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>; 'Ray Speth' <[speth@cox.net](mailto:speth@cox.net)>; 'Rick & Susan Fickes' <[Fickes@cox.net](mailto:Fickes@cox.net)>; [armar@cox.net](mailto:armar@cox.net) <[armar@cox.net](mailto:armar@cox.net)>; 'Scott' <[SRK993@gmail.com](mailto:SRK993@gmail.com)>; 'Vesso Milchew' <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>

**Cc:** Debra W Stark <[debra.stark@phoenix.gov](mailto:debra.stark@phoenix.gov)>

**Subject:** RE: Pictures of Flooding on Winchcomb

Hi all,

Jonathan Bunch, the assigned Civil plan reviewer for the development pre-application, provided me with the info below.

The picture and info for the catch basin and storm drain pipe are below. The as-built numbers are highlighted if you would like to submit a records request. The system shows the inlet is a catch basin.



Available data on the catch basin at Winchcomb & 31<sup>st</sup>.

## Inlet

OBJECTID: 721946

ASSET ID: 33-34-74

OUTFALL ID: IB018

QS Number: Q33-34

Owner: Private

Project Number:

AsBuilt Date: 8/8/2017

AsBuilt Number: 20170901110252

Operational Status: Operational

Maintained By City: No

Within City: Yes

XY Confidence: As Built

Inlet Type: Catch Basin

Symbol Rotation: 310.713

SubType: Catch Basin

GlobalID: {42165D06-F678-4E2F-9B3E-C39E1DEDC638}

created\_user:

created\_date:

Available data on the underground run-off drain pipe that runs diagonally across the south end of the sport field

## Main

OBJECTID: 831330

ASSET ID: 33-34-74-33-34-75

OUTFALL ID: IB018

QS Number: Q33-34

Owner: Private

Project Number:

AsBuilt Date: 8/8/2017

AsBuilt Number: 20170905131913

Operational Status: Operational

Maintained By City: No

Within City: Yes

XY Confidence: As Built

Upstream Asset ID: 33-34-74

Downstream Asset ID: 33-34-75

Pipe Material: RGRCP

Pipe Shape: Circle

Pipe Length: 399

Pipe Diameter: 54"

Pipe Height:

Pipe Width:

Upstream Invert: 1408.1

Downstream Invert: 1406

Plan Slope: 0.0053

Slope: 0.005263

GlobalID: {35FEE21C-4D67-4473-80A8-3568D0928018}

created\_user:

created\_date:

Shape.STLength(): 400.088601

Best regards,

**Adrian Zambrano**

Planner II - Village Planner

Phone: 602-534-6057

E-mail: [adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)

City of Phoenix

► Planning & Development Department



Planning Division, Long Range Planning

200 West Washington Street, 3<sup>rd</sup> Floor

Phoenix, AZ 85003

**Mission:** Planning, Development and Preservation for a Better Phoenix

---

**From:** The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>

**Sent:** Thursday, November 7, 2024 2:50 PM

**To:** 'alexmo3547' <[alexmo3547@gmail.com](mailto:alexmo3547@gmail.com)>; 'David S Taylor' <[davidstaylor@live.com](mailto:davidstaylor@live.com)>; 'Bob Green' <[boblani@msn.com](mailto:boblani@msn.com)>; 'Brian Amada' <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>; 'Dan Tappendorf' <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>; 'James Van Doren' <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>; 'Jdan' <[jdand88@q.com](mailto:jdand88@q.com)>; 'Jennifer Elkins' <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>; 'Julia Van Doren' <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>; 'Maria Speth' <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>; 'Mike Hickey' <[e056441@yahoo.com](mailto:e056441@yahoo.com)>; 'Nadia Milchew' <[602nadia@gmail.com](mailto:602nadia@gmail.com)>; 'Pamela Kiefert-Warrington' <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>; 'Ray Speth' <[speth@cox.net](mailto:speth@cox.net)>; 'Rick & Susan Fickes' <[Fickes@cox.net](mailto:Fickes@cox.net)>; [armar@cox.net](mailto:armar@cox.net); 'Scott' <[SRK993@gmail.com](mailto:SRK993@gmail.com)>; 'Vesso Milchew' <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>

**Cc:** Debra W Stark <[debra.stark@phoenix.gov](mailto:debra.stark@phoenix.gov)>; Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>

**Subject:** RE: Pictures of Flooding on Winchcomb

Yes thanks DT!

So the question now is can anything be done to alleviate flooding from the current water flow and also make ready the additional water draining from the acreage when it's developed?

We have a truly united neighborhood. Thanks to everyone for participating.

Sandy

---

**From:** alexmo3547 <[alexmo3547@gmail.com](mailto:alexmo3547@gmail.com)>  
**Sent:** Thursday, November 7, 2024 2:38 PM  
**To:** David S Taylor <[davidstaylor@live.com](mailto:davidstaylor@live.com)>; The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>; 'Bob Green' <[boblani@msn.com](mailto:boblani@msn.com)>; 'Brian Amada' <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>; 'Dan Tappendorf' <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>; 'James Van Doren' <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>; 'Jdan' <[jd88@q.com](mailto:jd88@q.com)>; 'Jennifer Elkins' <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>; 'Julia Van Doren' <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>; 'Maria Speth' <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>; 'Mike Hickey' <[e056441@yahoo.com](mailto:e056441@yahoo.com)>; 'Nadia Milchew' <[602nadia@gmail.com](mailto:602nadia@gmail.com)>; 'Pamela Kiefert-Warrington' <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>; 'Ray Speth' <[speth@cox.net](mailto:speth@cox.net)>; 'Rick & Susan Fickes' <[Fickes@cox.net](mailto:Fickes@cox.net)>; [armar@cox.net](mailto:armar@cox.net); 'Scott' <[SRK993@gmail.com](mailto:SRK993@gmail.com)>; 'Vesso Milchew' <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>  
**Cc:** 'Debra Stark' <[Debra.Stark@phoenix.gov](mailto:Debra.Stark@phoenix.gov)>; 'Adrian G Zambrano' <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>  
**Subject:** Re: Pictures of Flooding on Winchcomb

Thank you,

I recall the vaults. I incorrectly referred to them as French drains. Was unsure if it connected to the 32nd street line. Thanks for the clarification.

Cheers!

Alex

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

From: David S Taylor <[davidstaylor@live.com](mailto:davidstaylor@live.com)>

Date: 11/7/24 2:31 PM (GMT-07:00)

To: The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>, 'alexmo3547' <[alexmo3547@gmail.com](mailto:alexmo3547@gmail.com)>, 'Bob Green' <[boblani@msn.com](mailto:boblani@msn.com)>, 'Brian Amada' <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>, 'Dan Tappendorf' <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>, 'James Van Doren' <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>, 'Jdan' <[jdian88@q.com](mailto:jdian88@q.com)>, 'Jennifer Elkins' <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>, 'Julia Van Doren' <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>, 'Maria Speth' <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>, 'Mike Hickey' <[e056441@yahoo.com](mailto:e056441@yahoo.com)>, 'Nadia Milchew' <[602nadia@gmail.com](mailto:602nadia@gmail.com)>, 'Pamela Kiefert-Warrington' <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>, 'Ray Speth' <[speth@cox.net](mailto:speth@cox.net)>, 'Rick & Susan Fickes' <[Fickes@cox.net](mailto:Fickes@cox.net)>, [armar@cox.net](mailto:armar@cox.net), 'Scott' <[SRK993@gmail.com](mailto:SRK993@gmail.com)>, 'Vesso Milchew' <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>

Cc: 'Debra Stark' <[Debra.Stark@phoenix.gov](mailto:Debra.Stark@phoenix.gov)>, 'Adrian G Zambrano' <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>

Subject: Re: Pictures of Flooding on Winchcomb

The curb runoff collection at Winchcombe and 31st feeds to a 4 ft. underground runoff drain pipe that runs diagonally across the south end of the sport field. It is connected to a large underground vault approx two city buses long buried underneath the southern parking lot along Hearn. The outlet from the vault feeds across 32nd St at Hearn. There is no French Drain.

**David Taylor**

3027 E. Gelding Dr.  
Phoenix, AZ 85032  
602-647-1354

---

**From:** The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>

**Sent:** Thursday, November 7, 2024 2:23 PM

**To:** 'alexmo3547' <[alexmo3547@gmail.com](mailto:alexmo3547@gmail.com)>; 'Bob Green' <[boblani@msn.com](mailto:boblani@msn.com)>; 'Brian Amada' <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>; 'Dan Tappendorf' <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>; 'David S Taylor' <[davidstaylor@live.com](mailto:davidstaylor@live.com)>; 'James Van Doren' <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>; 'Jdan' <[jdian88@q.com](mailto:jdian88@q.com)>; 'Jennifer Elkins' <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>; 'Julia Van Doren' <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>; 'Maria Speth' <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>; 'Mike Hickey' <[e056441@yahoo.com](mailto:e056441@yahoo.com)>; 'Nadia Milchew' <[602nadia@gmail.com](mailto:602nadia@gmail.com)>; 'Pamela Kiefert-Warrington' <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>; 'Ray Speth' <[speth@cox.net](mailto:speth@cox.net)>; 'Rick & Susan Fickes' <[Fickes@cox.net](mailto:Fickes@cox.net)>; [armar@cox.net](mailto:armar@cox.net) <[armar@cox.net](mailto:armar@cox.net)>; 'Scott'

<[SRK993@gmail.com](mailto:SRK993@gmail.com)>; 'Vesso Milchew' <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>  
Cc: 'Debra Stark' <[Debra.Stark@phoenix.gov](mailto:Debra.Stark@phoenix.gov)>; 'Adrian G Zambrano'  
<[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>  
**Subject:** RE: Pictures of Flooding on Winchcomb

Alex:

In my opinion, now that we have the flooding discovered, documented with pictures and emails to Camelot Home and the City, I would think Camelot is obliged to investigate if the drain is French Drain or truly channeled with pipes to the 32<sup>nd</sup> street storm drain.

I sent Trent Hancock the name of the company that built the school – Nations Group – so he may ask them for details about the current drain construction.

This way all of us will know for sure if it's a French Drain or an underground aqueduct connected to the 32<sup>nd</sup> street storm drain.

We think it's a French Drain, which clearly is not enough.

Imagine when the acreage is developed and no vegetation to absorb a storm? More flood waters will choke the drain on Winchcomb & 31 Street.

Thanks,

Sandy

---

**From:** alexmo3547 <[alexmo3547@gmail.com](mailto:alexmo3547@gmail.com)>  
**Sent:** Thursday, November 7, 2024 12:50 PM  
**To:** The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>; Bob Green <[boblani@msn.com](mailto:boblani@msn.com)>; Brian Amada <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>; Dan Tappendorf <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>; David S Taylor <[davidstaylor@live.com](mailto:davidstaylor@live.com)>; James Van Doren <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>; Jdan <[jdans88@q.com](mailto:jdans88@q.com)>; Jennifer Elkins <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>; Julia Van Doren <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>; Maria Speth <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>; Mike Hickey <[e056441@yahoo.com](mailto:e056441@yahoo.com)>; Nadia Milchew <[602nadia@gmail.com](mailto:602nadia@gmail.com)>; Pamela Kiefert-Warrington <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>; Ray Speth <[speth@cox.net](mailto:speth@cox.net)>; Rick & Susan Fickes <[Fickes@cox.net](mailto:Fickes@cox.net)>; [armar@cox.net](mailto:armar@cox.net); Scott <[SRK993@gmail.com](mailto:SRK993@gmail.com)>; Vesso Milchew <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>  
**Cc:** Debra Stark <[Debra.Stark@phoenix.gov](mailto:Debra.Stark@phoenix.gov)>; Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>  
**Subject:** RE: Pictures of Flooding on Winchcomb

Hi Sandy,

Thanks so much for your diligence and follow up. My recollection is there is a large French drain under the south end of the athletic field at the school. I do not know if it feeds into the main line on 32nd and ultimately across to the wash. Even Acoma floods currb to curb and there's a huge drain on Claire that dumps it in the park or on the downstream side. Chunks of the mountain slide down onto 28th street and ultimately down Thunderbird and Acoma. The price we pay...I'm still waiting for the neighbors yard uphill to slide down. With all that being said, how do I provide input? I'd rather see some development than an empty lot, but must be done responsibly.

Thanks

Alex

Sent from my Verizon, Samsung Galaxy smartphone

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

From: The Synth Man <[sjstinker88@q.com](mailto:sjstinker88@q.com)>

Date: 11/7/24 11:57 AM (GMT-07:00)

To: [alexmo3547@gmail.com](mailto:alexmo3547@gmail.com), Bob Green <[boblani@msn.com](mailto:boblani@msn.com)>, Brian Amada <[briandonnah@gmail.com](mailto:briandonnah@gmail.com)>, Dan Tappendorf <[dan.tappendorf@gmail.com](mailto:dan.tappendorf@gmail.com)>, David S Taylor

<[davidstaylor@live.com](mailto:davidstaylor@live.com)>, James Van Doren <[jamesvandoren@gmail.com](mailto:jamesvandoren@gmail.com)>, Jdan <[jdan88@q.com](mailto:jdan88@q.com)>, Jennifer Elkins <[jaelkins5@gmail.com](mailto:jaelkins5@gmail.com)>, Julia Van Doren <[juliayuo@gmail.com](mailto:juliayuo@gmail.com)>, Maria Speth <[mariaspeth@cox.net](mailto:mariaspeth@cox.net)>, Mike Hickey <[e056441@yahoo.com](mailto:e056441@yahoo.com)>, Nadia Milchew <[602nadia@gmail.com](mailto:602nadia@gmail.com)>, Pamela Kiefert-Warrington <[richardwarrington@msn.com](mailto:richardwarrington@msn.com)>, Ray Speth <[speth@cox.net](mailto:speth@cox.net)>, Rick & Susan Fickes <[Fickes@cox.net](mailto:Fickes@cox.net)>, [armar@cox.net](mailto:armar@cox.net), Scott <[SRK993@gmail.com](mailto:SRK993@gmail.com)>, Vesso Milchew <[vmilchew@yahoo.com](mailto:vmilchew@yahoo.com)>

Cc: Debra Stark <[Debra.Stark@phoenix.gov](mailto:Debra.Stark@phoenix.gov)>, Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>

Subject: Pictures of Flooding on Winchcomb

Morning everyone.

Had a conversation with our neighbor Scott Kammer about the flooding on Winchcomb during a storm.

Scott braved the flooding and walked up to Winchcomb and 30th Place intersection and took these pictures.

I will be sending them to Trent Hancock of Camelot Homes who will be building homes on the acreage, pursuant to approval process by the City of Phoenix planning.

In my last conversation with him he was asking if we had pictures of what the flooding and I was not aware at that time if we had pics.

Recap: I told Trent that Winchcomb is one of several Indian Bend Wash tributaries, and our committee at the time the Great Hearts School was being built made Nations Builders aware that flooding was a deep concern. In fact at times the flooding is such that the school is in the middle of water running down that street and that should be addressed.

Nations Group did put a rain drain at the intersection of Winchcomb and 31 Street but apparently as per Scott's pictures, that is not enough.

Speculation is the rain drain is probably a French Drain and no French Drain I know is not enough to channel the flood of water racing down from Winchcomb & 28th street to Winchcomb & 31 Street.

> The first picture is Winchcomb and 30th Place totally flooding the intersection.

> Next picture is same intersection looking west towards Winchcomb & 30 Street

> 3rd picture is same intersection looking east towards Great Hearts Academy and notice water running down the acreage. This is good pic to show the rain drain is not enough.

> 4th picture another view of Winchcomb & 30 Place

Comments please.

Thanks,

Sandy

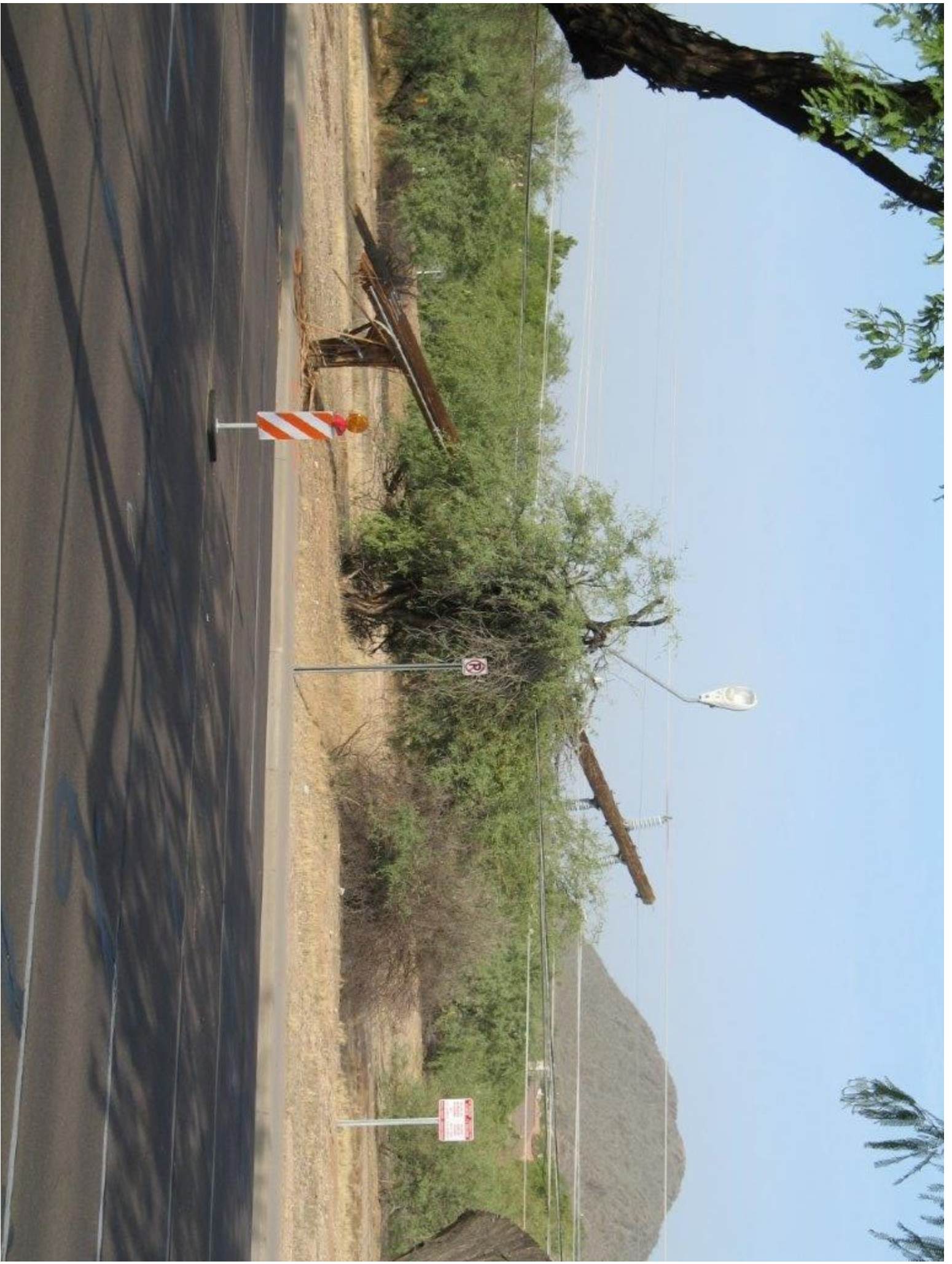
-----Original Message-----

From: Scott Kammer <[srk993@icloud.com](mailto:srk993@icloud.com)>

Sent: Thursday, November 7, 2024 9:23 AM

To: Sandy <[sjstinker88@q.com](mailto:sjstinker88@q.com)>

Subject: These three are from same day

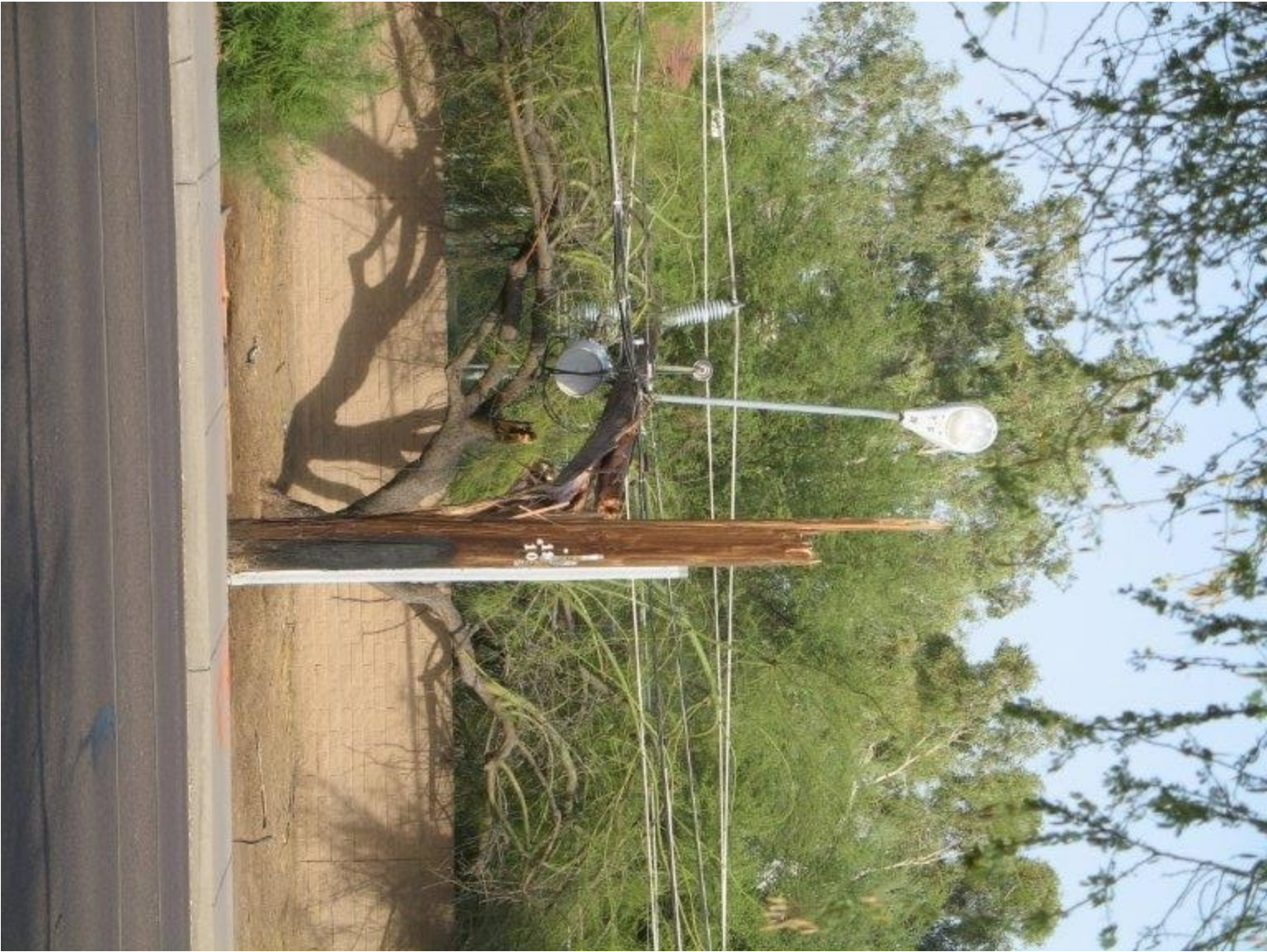






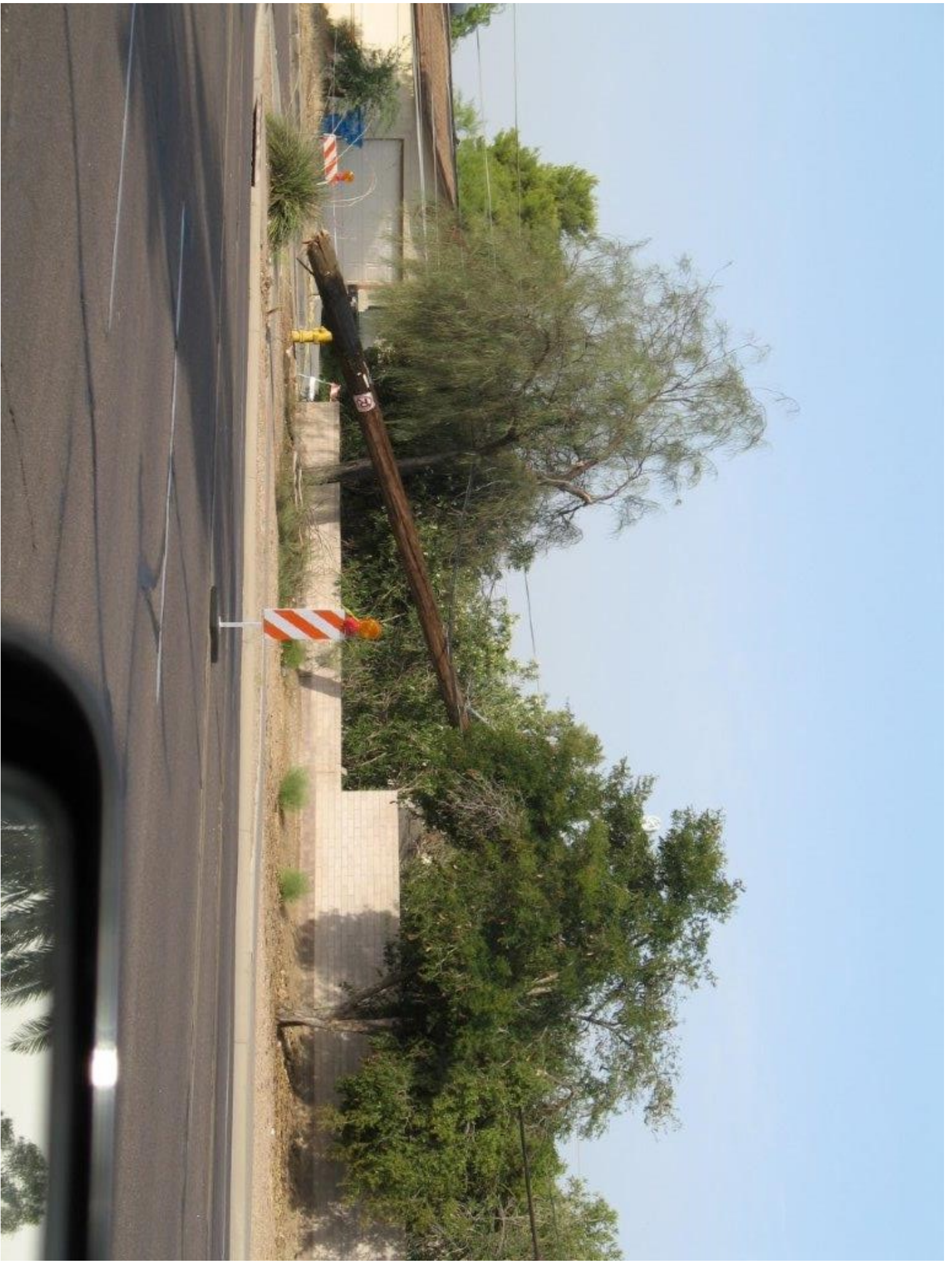


















**SUPPORT**

**From:** [R Fickes](#)  
**To:** [Council District 3 PCC](#); [Adrian G Zambrano](#); [dbruner@circleroad.com](#); [amar@cox.net](#); [boblani@man.com](#); [jbruner@brunerrealtygroup.com](#); [support@phxazdistrict3.zendesk.com](#)  
**Subject:** Fwd: Rezoning Case Z-123-23  
**Date:** Monday, May 6, 2024 8:50:52 PM

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Good Afternoon Councilwoman Stark, et al,

Regarding the aforementioned rezoning request/development. As we commented, Susan's and my lot directly abuts the entire length of this property, and we and other neighbors have met with the developer several times concerning density, lot sizes and other aspects - they have been very cooperative.

The latest - 8 homes, zoning of R1-10, and fence and landscaping accommodations, all agreed-to details between concerned parties and ourselves.

Please consider this as our blessing of this project, whereas Circle Road Companies adhere to the current agreement.

Sincerely,

Ric and Susan Fickes  
3017 E. Gelding Drive

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

From: **Adrian G Zambrano** <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>  
Date: Mon, Mar 11, 2024 at 9:06 AM  
Subject: RE: Rezoning Case Z-123-23  
To: Council District 3 PCC <[council.district.3@phoenix.gov](mailto:council.district.3@phoenix.gov)>, R Fickes <[ric.fickes@gmail.com](mailto:ric.fickes@gmail.com)>  
Cc: Amber R Guevara <[amber.guevara@phoenix.gov](mailto:amber.guevara@phoenix.gov)>, Adam Grant <[adam.grant@phoenix.gov](mailto:adam.grant@phoenix.gov)>

Good morning all,

I have saved this email to the case file.

Best regards,

**Adrian Zambrano,**

Planner II\*Village Planner

Phone: 602-534-6057

E-mail: [adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)  
City of Phoenix

► Planning & Development Department



Long Range Planning Division, 3<sup>rd</sup> Floor  
200 West Washington Street  
Phoenix, AZ 85003

**Mission:** Planning, Development and Preservation for a Better Phoenix

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**From:** Council District 3 PCC <[council.district.3@phoenix.gov](mailto:council.district.3@phoenix.gov)>  
**Sent:** Monday, March 11, 2024 8:38 AM  
**To:** R Fickes <[ric.fickes@gmail.com](mailto:ric.fickes@gmail.com)>; Council District 3 PCC  
<[council.district.3@phoenix.gov](mailto:council.district.3@phoenix.gov)>; Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>  
**Cc:** Amber R Guevara <[amber.guevara@phoenix.gov](mailto:amber.guevara@phoenix.gov)>; Adam Grant  
<[adam.grant@phoenix.gov](mailto:adam.grant@phoenix.gov)>  
**Subject:** RE: Rezoning Case Z-123-23

Good morning Ric and Susan,

Thank you for your email. Today's meeting is in response to a request from a resident; it was not organized as a community forum by Vice Mayor Stark. Rest assured, she and the village planner have received your comments on the project. She has also communicated the community's feedback to the applicant.

Respectfully,

Raquel Wind

Chief of Staff

Vice Mayor Debra Stark's Office

Main: 602-262-7441

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**From:** R Fickes <[ric.fickes@gmail.com](mailto:ric.fickes@gmail.com)>  
**Sent:** Monday, March 11, 2024 8:30 AM  
**To:** Council District 3 PCC <[council.district.3@phoenix.gov](mailto:council.district.3@phoenix.gov)>; Adrian G Zambrano <[adrian.zambrano@phoenix.gov](mailto:adrian.zambrano@phoenix.gov)>; [support@phxazdistrict3.zendesk.com](mailto:support@phxazdistrict3.zendesk.com)  
**Subject:** Rezoning Case Z-123-23

Good Morning Councilwoman Stark,

My wife Susan and I are out-of-town, and were just made aware of your invitation for a meeting regarding this re-zoning issue. I am unclear as to why we received no email notice.

Previously we contacted your office detailing our cooperation in the construction of housing on this lot, but our opposition to a zoning change to allow for 9 homes. The same size parcel to the immediate west of this site has 5 homes which seems much more reasonable. The density, noise and light pollution from nine homes has a direct impact on us as our lot borders the entire northern boundary of the lot in question.

We are disappointed that we will not be able to attend this meeting and make our voice heard. It is our understanding that a majority of the surrounding neighbors also oppose the *density*, not necessarily new homes.

Additionally, it is our view that the style of the homes proposed reflect a more urban and modern look, which is altogether unlike any in our immediate area of custom homes.

Attached, please find our original letter regarding this issue.

Thank you for your time, and again, we are very disappointed to not meet with you in person.

Sincerely,

Ric and Susan Fickes

3017 E Gelding Dr

[ric.fickes@gmail.com](mailto:ric.fickes@gmail.com)

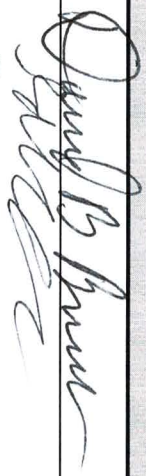
















[fickes@cox.net](mailto:fickes@cox.net)

602-867-4909

\*\*\*\*\*

# Petition of Support: Zoning Case File Z-123-23

I, the undersigned resident of the City of Phoenix, hereby indicate my support for the proposed rezoning of property located at 31<sup>st</sup> Street and Winchcomb in the City of Phoenix from R1-14 to R1-10, including any variance(s) necessary to accommodate a density of 3.1 DU/AC under R1-10 zoning and subject to the developer's commitment to the conditions as referenced in the site plan dated April 29, 2024 attached to this petition. Please note that I am opposed to any rezoning of this parcel that would allow multi-family housing development such as R1-8 or R1-6.

SIGNATURE	PRINTED NAME	ADDRESS	DATE
	David B Bursden	14243 N. 30th St 85032	5/12/24
	Ben Elkins	14246 N 31st St 85032	5/12/24
	Jennifer Elkins	14216 N 31st St 85032	5/12/24
	Neil Pearson	14206 N 31st St 85032	5/12/24
	Renée James	3042 E Redfield Rd	5/12/24
	Leo Yee	3039 E. Redfield Rd	5/12/24
	Koor Wong	3031 E. Redfield Rd	5/12/24
	Barbara Moody	3007 Redfield Rd	5/12/24
	Jennifer Gray	<del>2902</del> 2902 E Cactus Dr	5/12/24
	Jacob Gayler	2802 E Cactus Dr	5/12/24
	Matthew T. Taylor	2902 E Cactus Drive	5/12/2024
	Mike Hall	2901 E Avenue Drive	5/13/24
	Yaron ITA	<del>4001</del> 2855 E Second Dr	5/12/24
	Rachael Fry	2855 E. Avenue Drive	5/12/24
	NATU PATEL	3005 E. PEI-ESS Drive	5/12/24
	Mark Macalio	3002 E GELDING DR	5/12/24
	Beth Macario	3002 E GELDING DR	5/12/24

# Petition of Support: Zoning Case File Z-123-23

I, the undersigned resident of the City of Phoenix, hereby indicate my support for the proposed rezoning of property located at 31<sup>st</sup> Street and Winchcomb in the City of Phoenix from R1-14 to R1-10, including any variance(s) necessary to accommodate a density of 3.1 DU/AC under R1-10 zoning and subject to the developer's commitment to the conditions as referenced in the site plan dated April 29, 2024 attached to this petition. Please note that I am opposed to any rezoning of this parcel that would allow multi-family housing development such as R1-8 or R1-6.

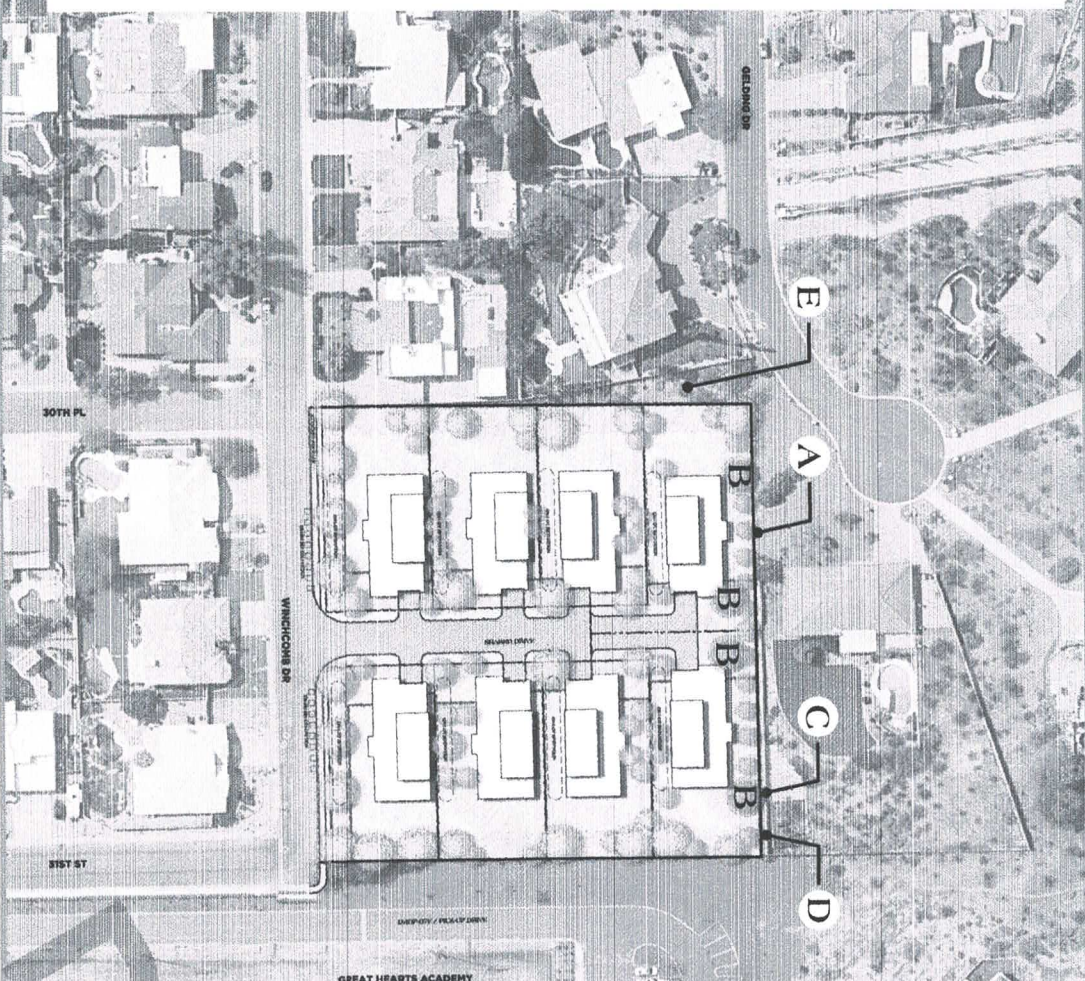
SIGNATURE	PRINTED NAME	ADDRESS	DATE
Pamela Jo Keifert-Warrington	Pamela Jo Keifert-Warrington	2920 E. Crocus Drive Phoenix, AZ 85032	5/12/24
Richard R. Warrington	Richard R. Warrington	2920 E. Crocus Drive Phoenix, AZ 85032	5/12/24
Michael B. Hickey	Michael B. Hickey	3001 E. Redfield Rd. Phoenix, AZ 85032	5/12/24
Ruth Garbell	Ruth Garbell	3002 E. Redfield Rd	5/12/24
Marka K. Leckie	Marka K. Leckie	14207 N 30th Pl	5/12/24
James LaDore + Michael Dore	James LaDore + Michael Dore	3001 E. Winchcomb Dr.	5/12/24
WILLIS T	WILLIS T	2901 E Crocus Dr	5/12/24
HIV SHAWAN	HIV SHAWAN	PHOENIX AZ 85032	5/12/24
Bevern Shawan	Bevern Shawan	3002 E Winchcomb Dr Phoenix AZ 85032	5/12/24
Tim Brady	Tim Brady	3011 E. Winchcomb Dr.	5/12/24
Anga Brady	Anga Brady	3011 E. Winchcomb Dr.	5/12/24
Musida Nelson	Musida Nelson	2909 E Crocus Dr.	5/12/24
STEVE BAPTIN	STEVE BAPTIN	2909 E. Crocus Dr.	5/12/24
Lucy Cleveland	Lucy Cleveland	2921 E Crocus Dr	5/12/24
Fred Cleveland	Fred Cleveland	2921 E. Crocus Dr	5/12/24
Robert Greene	Robert Greene	2917 E. Winchcomb Dr.	5/12/24
Lani Greene	Lani Greene	2917 E. Winchcomb Dr.	5/12/24

I, the undersigned resident of the City of Phoenix, hereby indicate my support for the proposed rezoning of property located at 31<sup>st</sup> Street and Winchcomb in the City of Phoenix from R1-14 to R1-10, including any variance(s) necessary to accommodate a density of 3.1 DU/AC under R1-10 zoning and subject to the developer's commitment to the conditions as referenced in the site plan dated April 29, 2024 attached to this petition. Please note that I am opposed to any rezoning of this parcel that would allow multi-family housing development such as R1-8 or R1-6.

Page 3 of 4

### NEEDS FOR APPROVAL

1. SHARED DRIVE.  
*(CITY NOT REQUIRED)*
2. 200' FIRE ACCESS VIA SHARED DRIVE; STANDPIPE MAY BE REQUIRED AT NORTH END OF DRIVE
3. FLAG LOTS PERMITTED
4. WATER/SEWER W/1 SHARED DRIVE TRACT; EACH HOME METERED INDIVIDUALLY
5. ON-LOT RETENTION
6. ATTACHED SIDEWALK  
*(ALONG WINCHOMB DRIVE)*
7. NO SIDEWALK  
*(ALONG SHARED DRIVE)*
8. STREETS TREES.  
IF REQUIRED ALONG WINCHOMB, AT 1 TREE PER 40 LF  
*(LOTS ADJACENT TO WINCHOMB)*
9. BUILDING SETBACKS PER CODE  
*(#350-DIV-17-1 AND 1.07)*
10. GARAGE SETBACK MEASURED FROM EDGE OF SHARED DRIVE.
11. POOLS SIZED RELATIVE TO THE HOME/LOT VALUE
12. TRASH COLLECTION ALONG WINCHOMB DRIVE
13. TWO-STORY HOMES ALLOWED ON ALL LOTS
14. NO STREET LIGHTS
15. 90 DEGREE ELBOW AT WINCHOMB AND 31ST ST  
*(N/C/N/C; NOT REQUIRED)*



**ZONING**  
PROPOSED  
**PUD**  
B 10

- A. PAINT THE NORTH FACING SIDE OF THE PROPOSED NORTH WALL TO MATCH THE EXISTING NORTH WALL COLOR
- B. PROVIDE A MINIMUM OF TWO 2 1/2" BOX TREES ON EACH OF THE NORTHMOST LOTS AT LOCATIONS ACTUALLY AGREED UPON WITH THE OWNER IMMEDIATELY NORTH OF THE SITE
- C. REPLACE EXISTING RY GATE WITH CONCRETE BLOCK TO MATCH EXISTING WALL COLOR AND CHARACTER
- D. FILL SPACE BETWEEN EXISTING WALL AND PROPOSED WALL WITH ROCK
- E. COORDINATE WITH PROPERTY OWNER ON A SOLUTION FOR RESTRICTING ACCESS TO THE AREA BETWEEN THE EXISTING WEST WALL AND THE SITE PROPERTY LINE

<b>ZONING</b>	<b>PUD</b>	
<b>PROPOSED</b>	<b>R1-10</b>	
	<b>STANDARDS</b>	
DENSITY	3.1 D.U./AC	
PROPOSED PUD	3.0 D.U./AC	
TYPICAL LOT PROPOSED	10,000+ SF	
1 LOT AREA	NONE, except	
1 LOT WIDTH (min)	75'	
1 LOT DEPTH (min)	117'	
	In accordance with	
PARCEL AREA	2,255 ac	
GROSS		
<b>PERMETER BUILDING SETBACKS</b>		
FRONT	15'	
REAR	15'	
SIDE (R1-10 SUD)	20'	
REAR (R1-10 SUD)	20'	
SIDE (I, SUD)	15'	
SIDE (I, SUD)	15'	
SIDE (I, SUD)	15'	
<b>COMMON LANDSCAPE SETBACK</b>		
	NONE	
<b>INTERIOR BUILDING SETBACKS (min)</b>		
FRONT	10'	
REAR	10'	
SIDE REAR COMBINED	10'	
SIDE (min)	13'	
SIDE (front)	13'	
BUILDING SEPARATION	18'	
GARAGE	18'	
<b>BUILDING HEIGHT (max)</b>		
2 STORY AND 30'		
1 LOT COVERAGE (max)	50%	
+ 10% FOR AN ADJ.		
AND/OR ATTACHED SHEDS		
60% TOTAL		
<b>COMMON AREAS</b>		
	NONE	

NOTE: DIMENSIONS AND AREAS ARE APPROXIMATE

31ST ST &amp; WINCHCOMB DR