



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### ADDENDUM A

#### **Staff Report: Z-71-21-8**

April 12, 2022

<b>South Mountain <a href="#">Village Planning Committee</a> Meeting Date:</b>	April 12, 2022 March 8, 2022 (Continued) February 8, 2022 (Information Only)
<b><a href="#">Planning Commission</a> Hearing Date:</b>	April 7, 2022 (Continued)
<b>Request From:</b>	<a href="#">S-1</a> (Ranch or Farm Residence District), (25.71 acres)
<b>Request To:</b>	<a href="#">R1-10</a> (Single-Family Residence District) (25.71 acres)
<b>Proposed Use:</b>	Detached single-family residential
<b>Location:</b>	Northeast corner of 23rd Avenue and Dobbins Road
<b>Owner:</b>	Hon Farmers, LLC
<b>Applicant:</b>	Paul Gilbert, Beus Gilbert McGroder, PLLC
<b>Representative:</b>	Paul Gilbert, Beus Gilbert McGroder, PLLC
<b>Staff Recommendation:</b>	Approval, subject to stipulations

The South Mountain Village Planning Committee heard this rezoning request on February 8, 2022, for information only. On March 8, 2022, the South Mountain Village Planning Committee recommended a continuance of the case to the April 12, 2022, South Mountain Village Planning Committee meeting, at the request of the applicant. The Committee voted 11-0-1 (one member abstaining). The case was continued by the Planning Commission on April 7, 2022.

As a result of the discussion at the March 8, 2022, Village Planning Committee meeting and neighborhood meetings, the applicant has provided an updated site plan, wall plan, and wall elevations, attached to this report, which depicts a decrease in the number of lots from 77 to 64. Furthermore, the applicant has requested to limit all homes in this development to a maximum of one story, provide primary access along 23rd Avenue, and maintain a minimum lot width of 70 feet along most perimeter property lines.

Other changes to the site and wall plans include changes to the internal layout of the proposed streets and open space areas.

Due to these changes, staff recommends modifying the following stipulations:

- **Stipulation No. 1** regarding general conformance with the site plan and updates reflected within the latest plan pertaining to number lots, lot widths, site layout and access;
- **Stipulation No.3** regarding building height;
- **Stipulation No. 6** regarding general conformance to the new proposed wall plan;
- **Stipulation Nos. 7 and 8** regarding updates due to the proposed primary access to the site along 23rd Avenue.

Following the publication of the staff report, staff received additional correspondence from the public regarding this case. This additional correspondence is also attached.

Staff recommends approval per the modified stipulations, reflecting updates to the site plan, provided below:

### Stipulations

1. The development shall be in general conformance with the site plan date stamped ~~March 2,~~ **MARCH 21**, 2022, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
  - a. The development shall be limited to a maximum of ~~77~~ **64** lots.
  - b. Lots ~~1 through 8, 34, 36 through 40~~ **1-3, 6-8, 21-28, 39-41** shall be a minimum of ~~75~~ **70** feet in width.
  - c. All other lots shall be a minimum of ~~60~~ **65** feet in width.
  - d. Lots ~~34 and 35~~ **28** shall be a minimum of 40 feet from the eastern perimeter property line.
  - e. Lots ~~36~~ **39** through ~~40~~ **42** shall be a minimum of 60 feet from the eastern perimeter property line.
  - f. The location of the open space areas.
  - g. A minimum of 17 percent of the gross site area exclusive of required landscape setbacks, shall be provided as open space.



7. Project entry/exit drives along ~~Debbins Road~~ **23RD AVENUE** shall incorporate ~~enhanced landscaping on both sides planted with a variety of at least three plant materials;~~ **A LANDSCAPED MEDIAN OF NO LESS THAN 5 FEET IN WIDTH SHALL BE PROVIDED ALONG THE PRIMARY ACCESS TO THE DEVELOPMENT AND LANDSCAPED WITH A MIX OF ORNAMENTAL TREES AND SHRUBS** approved by the Planning and Development Department. ~~Each landscaped area shall be a minimum of 250 square feet.~~
8. A system of pedestrian connections shall be provided, to connect the following as described below and as approved by the Planning and Development Department:
  - a. Amenity areas.
  - b. Sidewalks.
  - c. Pedestrian access shall be provided along vehicular access points to the development. The pedestrian access shall be connected to the internal pedestrian pathways by accessible sidewalks.
9. No more than 50 percent of the landscape areas within common areas or 10 percent of the net development area whichever is less, should be planted in turf or high-water use plants. Turf areas should be located only in the common open space areas, including retention basins, as approved by the Planning and Development Department. This requirement does not apply to landscaping located within private yards on individual lots.
10. The following shall be provided in the primary amenity area and/or dispersed throughout the development, as approved by the Planning and Development Department:
  - a. Tot lot with shade equipment;
  - b. One picnic area with a barbeque grill, shade ramada and a picnic table; and
  - c. Three benches or seating features.
11. The development shall provide 3 different front yard palettes consisting of two large canopy accent trees, five shrubs and turf or ground cover, or offer evidence of a landscaping incentive package, as approved by the Planning and Development Department. Required front yard trees shall be a minimum of 2-inch caliper size and located to provide the maximum shade possible to sidewalks within the development, as approved by the Planning and Development Department.

12. All sidewalks along 23rd Avenue shall be a minimum of five feet in width and detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 50 percent at maturity.
  - b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

13. All sidewalks along Dobbins Road shall be detached with a minimum 8-foot wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted 25 feet on center or in equivalent groupings that provide shade to a minimum 50 percent at maturity.
  - b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

14. The developer shall dedicate a multi-use trail easement (MUTE) along the east side of 23rd Avenue and construct a minimum 10-foot wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail, as approved by the Planning and Development Department. The developer shall work with the Site Planning section on an alternate design for this requirement through the technical appeal process.
15. The developer shall dedicate a multi-use trail easement (MUTE) along the north side of Dobbins Road and construct a minimum 10-foot wide multi-use trail (MUT) within the easement in accordance with the MAG supplemental detail, as approved by the Planning and Development Department. The developer shall work with the Site Planning section on an alternate design for this requirement through the technical appeal process.
16. The developer shall dedicate minimum 45-feet of right-of-way and construct the north side of Dobbins Road. Right-of-way dedication to be measured from the existing south property line for a total right-of-way width of 78 feet from the monument line, as approved by the Planning and Development Department.

17. The developer shall dedicate 30 feet of right-of-way and construct the east side of 23rd Avenue, as approved by the Planning and Development Department.
18. The developer shall underground all existing electrical utilities within the public right-of-way that are impacted or must be relocated as part of the project.
19. The developer shall submit a Traffic Impact Analysis (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. The TIS shall include signal warrant analysis for the intersection of 23rd Avenue and Dobbins Road. The developer shall be responsible for constructing and funding all off-site improvements as recommended by the approved TIS.
20. The developer shall submit an engineer sealed Sight Visibility Analysis in accordance with AASHTO guidelines for departure sight distance at proposed access points along Dobbins Road to the City. No preliminary approval of plans shall be granted until the study has been reviewed and proposed access is approved by the Street Transportation Department.
21. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
22. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
23. The developer shall grant and record an avigation easement to the City of Phoenix Aviation Department for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
24. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
25. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

26. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural uses. These documents must advise purchasers that, under Section 3-112(E), Arizona Revised Statutes, the City of Phoenix may not declare an agricultural operation conducted on farmland to be a nuisance if the agricultural use is lawful, customary, reasonable, safe and necessary to the agriculture industry. The form and content of such documents shall be reviewed and approved by the City prior to recordation.
27. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of the Phoenix Regional Police Academy gun range. The form and content of such documents shall be reviewed by the City prior to recordation.
28. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims forms. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Exhibits**

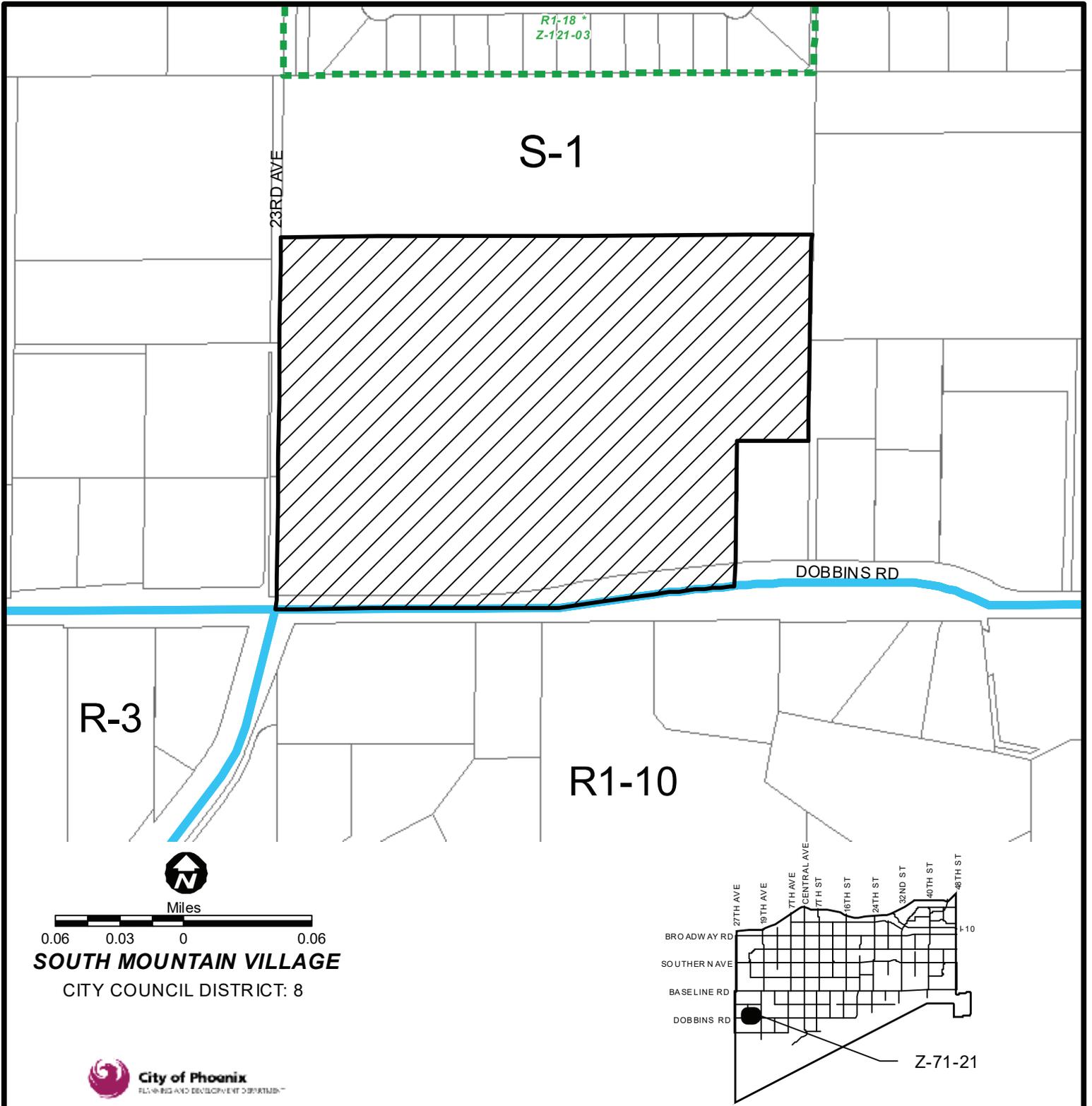
Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped March 21, 2022

Conceptual Wall Plan date stamped March 21, 2022 (2 Pages)

Community correspondence (59 pages)

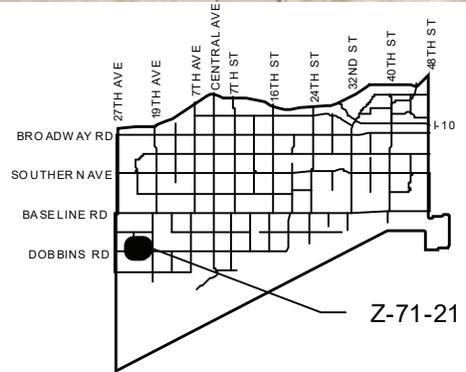
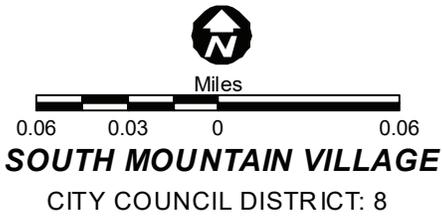
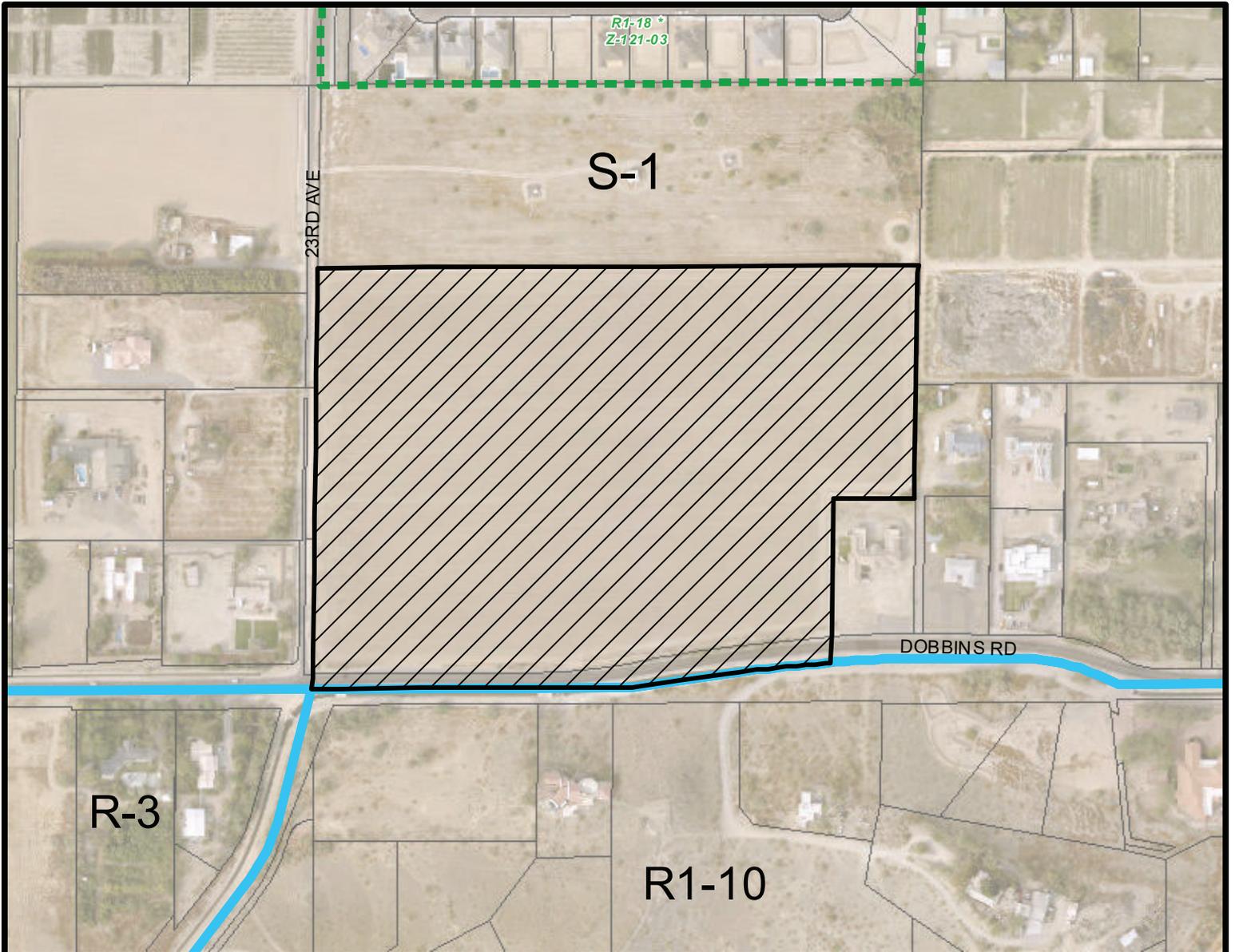


**SOUTH MOUNTAIN VILLAGE**  
CITY COUNCIL DISTRICT: 8



<b>APPLICANT'S NAME:</b> Beus Gilbert McGroder PLLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-71-21		<b>FROM:</b> S-1 ( 25.71 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>25.71 Acres</b>		<small>DATE:</small> 11/15/2021 <small>REVISION DATES:</small>	
<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 02-24</b>		<small>ZONING MAP</small> <b>C-7</b>	
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
S-1		N/A	
R1-10		115	
<b>CONVENTIONAL OPTION</b>			
25			
90			

\* Maximum Units Allowed with P.R.D. Bonus



<b>APPLICANT'S NAME:</b> Beus Gilbert McGroder PLLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-71-21		<b>FROM:</b> S-1 ( 25.71 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>25.71 Acres</b>		<small>DATE:</small> 11/15/2021 <small>REVISION DATES:</small>	
<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 02-24</b>		<small>ZONING MAP</small> <b>C-7</b>	
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
S-1		N/A	
R1-10		115	
<b>CONVENTIONAL OPTION</b>			
S-1		25	
R1-10		90	

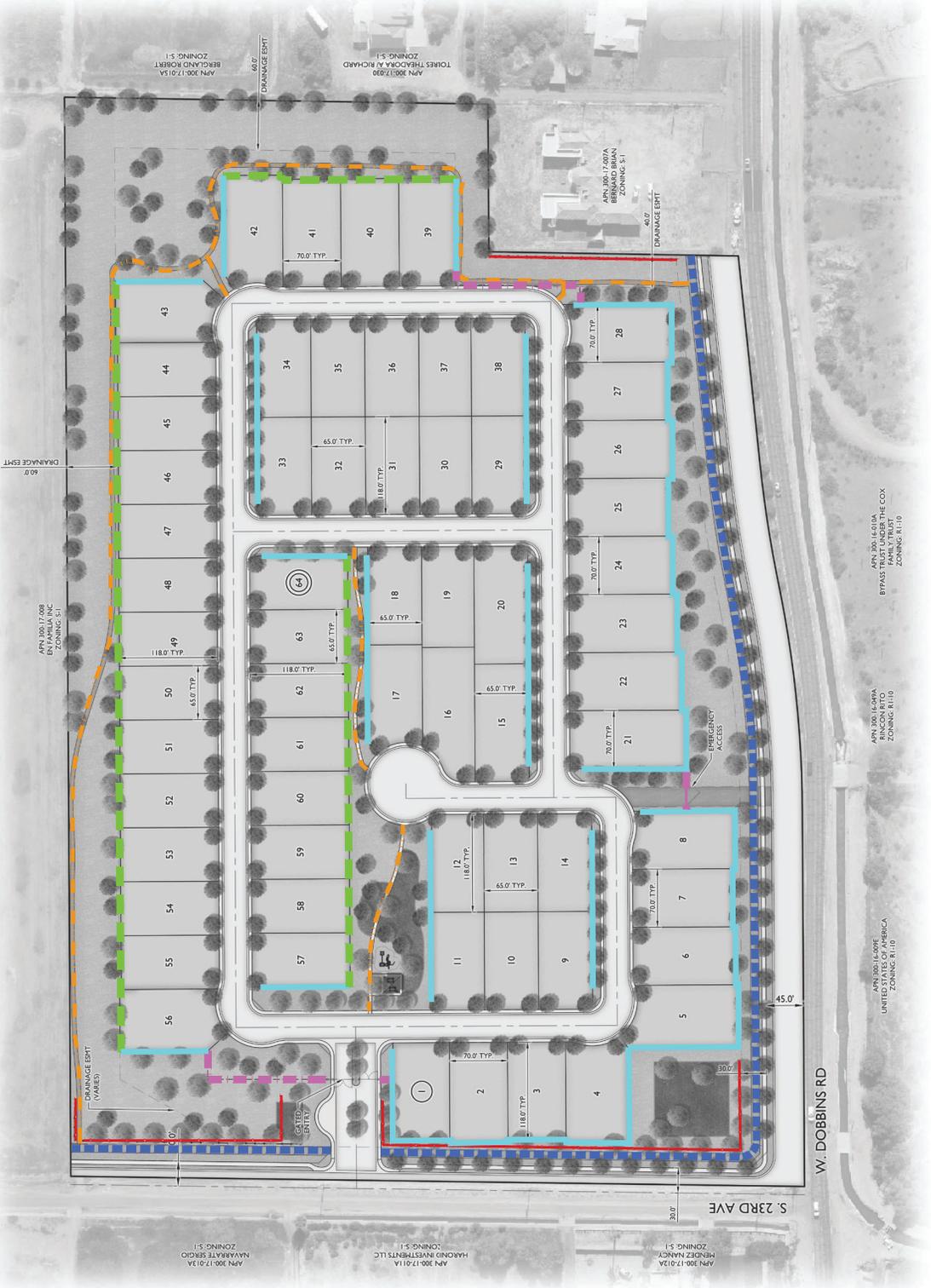
\* Maximum Units Allowed with P.R.D. Bonus



**WALL AND TRAIL LEGEND**

SYMBOL ITEM

-  THERE WALL - 6'-0"
-  THERE PARTIAL VIEW WALL - 6'-0"
-  FULL VIEW FENCE - 6'-0"
-  RAIL FENCE
-  COMMUNITY TRAIL
-  MULTI-USE PATH



**CITY OF PHOENIX**

MAR 21 2022

Planning & Development  
Department



SCALE 1" = 60'-0"



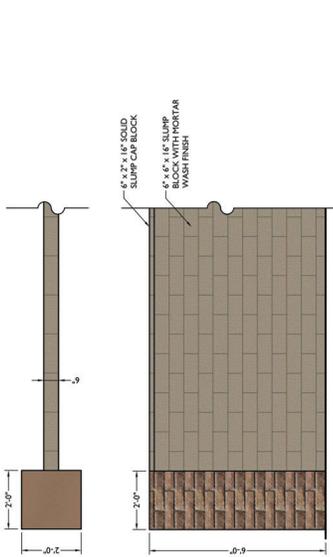
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03.08.2022

Phoenix, Arizona

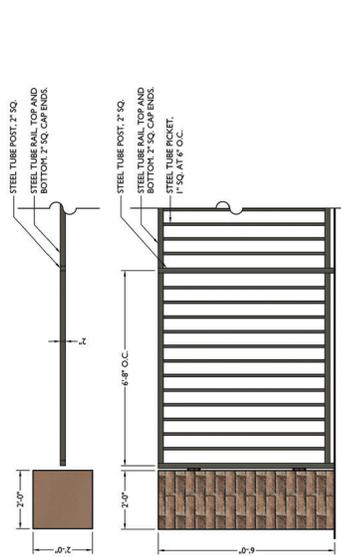
Conceptual Wall and Trail Plan

**KHovnanian**  
Homes

Wildflower



**1** THEME WALL - 6'-0"  
SCALE: 1/12" = 1'-0"

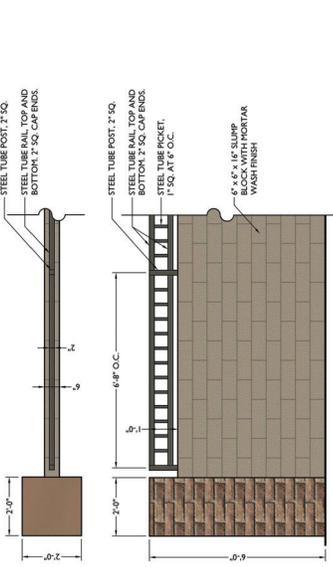


**3** FULL VIEW FENCE - 6'-0"  
SCALE: 1/12" = 1'-0"

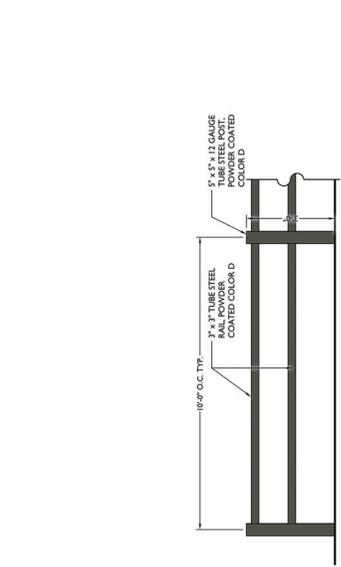


**5** TOT LOT - FAIRWAY RIDGE  
by LANDSCAPE STRUCTURES

Color Palette BF  
by Landscape Structures



**2** THEME PARTIAL VIEW WALL - 6'-0"  
SCALE: 1/12" = 1'-0"



**4** RAIL FENCE  
SCALE: 1/12" = 1'-0"



**6** 20'x20' RAMADA  
by CLASSIC RECREATION

RAMADA ROOF  
Terracotta

RAMADA FRAME  
RAL 7032 - Pebble Grey



COLOR A - SLUMP BLOCK  
TAN EARTH TONE - MORTAR WASH FINISH



COLOR B - COLUMN VENEER  
Adobe Brick - Sienna by Coronado Stone



COLOR C - STANDARD CHIU  
SW - 7607 - Stone Lion



COLOR D - STEEL  
SW - 7048 - Urbane Bronze

CITY OF PHOENIX

MAR 21 2022

Planning & Development  
Department



L-0-03  
03.08.2022

Phoenix, Arizona  
Conceptual Wall Details

March 4, 2022

South Mountain Village Planning Commission

RE: Agenda Item #6 and #7 GPA-SM-4-21-8 (Companion Case Z-71-21-8).

Dear Board Members,

Please let this letter serve as formal opposition to:

*Agenda Item #7 GPA-SM-4-21-8 (Companion Case Z-71-21-8): Presentation, discussion, and possible recommendation on a request to amend the General Plan Land Use Map designation on approximately 25.71 acres located at the northeast corner of 23rd Avenue and Dobbins Road from Residential 1 to 2 dwelling units per acre to Residential 2 to 3.5 dwelling units per acre to allow a single-family residential community*

At the conclusion of the previous SMVPC meeting held on February 23<sup>rd</sup>, 2023, legal counsel (Mr. Paul Gilbert) representing the developer agreed to reconvene and negotiate with the community on their concerns. A meeting was held at the Caesar Chavez public library, in attendance were over 25 community members that live within proximity to the proposed development.

The meeting began with Mr. Gilbert and his team providing an overview of what they were proposing, to mitigate the community concerns, these modifications included:

1. Keeping the existing density (no change)
2. Adding two story homes
3. Increasing the perimeter lot size
4. Adding split rail fencing
5. Adding trails

The lack of consideration for the primary cause for opposition is the density. As this concern was repeatedly shared with both Mr. Gilbert and the developer, the community members were advised that the density was non-negotiable. It was stated that the developer was undertaking considerable 'burdens' in order to develop this property and they could not reduce the density and make expect a profit.

I understand and support reasonable need to conduct business and make a profit, however it was clear that this continues to be the wrong development for this location. It is the neighborhood position that anything that below existing zoning degrades the community and contradicts the Rio Montano Area Plan.

We ask that SMVPC not endorse this request and maintain the integrity of our community.

With Respect,

Chevera Torrez  
2311 W. Dobbins  
Phoenix, AZ 85041

## Enrique A Bojorquez-Gaxiola

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**From:** NICHOLAS TORREZ <ntonyt@aol.com>  
**Sent:** Friday, March 4, 2022 4:34 PM  
**To:** Enrique A Bojorquez-Gaxiola  
**Cc:** NICHOLAS TORREZ  
**Subject:** Nick Torrez Comment on Case GPA-SM-4-21-8 (Companion Case Z-71-21-8), Agenda Item #7  
**Attachments:** Comment to SOUTH MOUNTAIN VILLAGE PLANNING COMMITTEE.docx

Hello Enrique,

Below is my comment on Agenda Item #7 GPA-SM-4-21-8 (Companion Case Z-71-21-8). I am also attaching as a separate document in case that is the manner which Public Comments must be retained.

Hello,

My name is Nick Torrez and I live at 2311 W. Dobbins Road, and I live catacorner to the proposed development related to the below. I oppose the proposed rezoning because of the higher density will have a negative impact to local traffic on a 2-lane road, create more safety concerns, and negatively impact the existing rural way of life in this neighborhood.

Agenda Item #7 GPA-SM-4-21-8 (Companion Case Z-71-21-8): Presentation, discussion and possible recommendation on a request to amend the General Plan Land Use Map designation on approximately 25.71 acres located at the northeast corner of 23rd Avenue and Dobbins Road from Residential 1 to 2 dwelling units per acre to Residential 2 to 3.5 dwelling units per acre to allow a single-family residential community.

I was able to attend the Beus hosted neighborhood meeting at Cesar Chavez library on February 23<sup>rd</sup> to discuss the Wildflower development project related to the case GPA-SM-4-21-8 (Companion Case Z-71-21-8). Paul Gilbert and representatives from K. Hovnanian shared modifications made to the proposed project from what was presented to the SMVPC on February 8<sup>th</sup>. The major differences were adding a new 2 story home style, making slightly larger lots along Dobbins Road and 23rd Avenue Road and shifting of green zone. However, the number of homes was still identified as 77 as shared at the February 8<sup>th</sup> SMVPC hearing. These new changes were detailed as Paul Gilbert presented first. None of these changes had been explicitly asked for by the neighborhood but were offered up as improvements to the development.

I was among the first to speak in neighborhood comment block of time and identified that all of the items Paul Gilbert detailed were NOT our biggest concern and reiterated the comment I had made in the SMVPC Hearing on February 8th, that the density, the number of homes, was our biggest concern due to increase traffic, safety, and consistent with our way of life in the area. Paul Gilbert responded to me that they were NOT aware of the neighborhood concern with the density, but that number of homes was firm, non-negotiable from K. Hovnanian perspective.

I do not believe that Beus & K. Hovnanian are at all sincere in any statement they make about wanting to work with the existing neighborhood on rezoning to allow from existing 25-50 homes to 77 homes, or else they would not make the statement that "your biggest concern is not a discussion point". This position indicates to me that maximum profit is the goal, regardless of the existing look, feel and neighborhood concerns.

In view of this position, I would request that the SMVPC reject the rezoning application so that K. Hovnanian build in alignment with current zoning and in alignment with the Rio Montano Area Plan.

**From:** [DJC](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** SMVPC March 8: Continuance for cases GPA-SM-4-21-8 & Z-71-21-8 [Wildflower]  
**Date:** Monday, March 7, 2022 2:48:53 PM

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Re: Continuance for cases GPA-SM-4-21-8 and Z-71-21-8 [Wildflower]  
South Mountain Village Planning Committee  
March 8, 2022

I oppose the cases and request continuance. I wish to speak and donate my time to Nicholas Torrez. If Mr. Torrez is not present, I defer to Chevera Trillo.

I am a Registered Dietitian Nutritionist, a Registered Environmental Health Specialist, and a homeowner & resident in South Phoenix for ten years. The right developer will profit without the need to amend and rezone. Strong community opposition is well-documented: excess traffic on one-lane roads, emergency vehicle access, negative environmental impact on agriculture (heat, higher night-time temperatures, water scarcity), and loss of prime land well-suited agricultural enterprise (per PlanPHX 2015 and the South Mountain Food Plan) such as "agritainment." The City of Phoenix traffic study for the area is 10+ years old, and it does not provide objective data for Dobbins Corridor in 2022 with all the new houses not yet built. Furthermore, I request the opportunity to analyze the proposal in tandem with the new South Central Transit Development Plan that was voted in by the City Council voted in by 7-2 in March 2022. I am so pleased and look forward to seeing implementation of the South Central Transit Development Plan.

I attended multiple rezoning meetings with the proposed developer and legal team. It has been highly frustrating. Their efforts for proper communication with the community are a façade. The developer and their legal team have stated their "attempts to be reasonable and compromise." They will not budge on the main priority for density—until a day or two before a public meeting it organizes a meeting that many people cannot attend. The developer engages in verbal conversations but does not provide written specifications within a reasonable time frame. This provides the community with insufficient response time, and the developer tries to make it look like the community supports a project when it accepts the "less bad" deal. The developer will then praise itself and then state it engaged adequately with the community. This approach is vexing and unfair. A similar frustrating approach occurred with their Andora development.

All stakeholders need to function from the philosophy that rezoning is a privilege, not a right. At the Wildflower second community meeting at Cesar Chavez Library, the developer ignored the request to reduce their density, and it returned with the same density, and they added 2-story homes and reduced green space from 24% to 23%. This is not "reasonable and compromise," and it is insulting after in-person meetings, Webex calls, conversations, e-mails, and phone calls. Creating another expensive higher-density housing development is not viable to address a perceived housing crisis or housing equity. There are over 4000-plus similar type homes available in the Phoenix market, and the base price of \$600,000 is not affordable housing for the average family. Their plan does not support the desired character of the area- it does not incorporate the use of our irrigation benefits for sustainable agriculture.

Residential development is inevitable and must adhere to the Rio Montana Plan and new South Central Transit Development Plan. The Rio Montana plan calls for decreasing density towards South Mountain Park. This community is aware that land will not likely be preserved for agricultural use. My priority is to develop within the existing plans. Too much rezoning is being fast-tracked for higher-density development. Amendment and rezoning are NOT a right. This community promotes growth and development to occur within existing Planning Guides. It is sad that the quantity of incessant rezoning to maximize profits adds little except maximum profits at the expense of the surrounding community.

Dean Chiarelli, MA, Registered Dietitian, Registered Environmental Health Specialist

**From:** [Erin Hegedus](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#); [Council District 8 PCC](#); [Council District 4](#); [Council District 3 PCC](#); [Adriana Garcia Maximiliano](#)  
**Subject:** GPA-SM-4-21-8 and Z-71-21-8  
**Date:** Monday, March 7, 2022 8:17:49 AM

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I am in opposition of the rezoning and am asking for a continuance as K Hovnanian adamantly stated at the 2<sup>nd</sup> formal meeting they called that they would not entertain any less than 77 homes and the R-10 rezoning request.

Rezoning from S-1 to R-10 is dramatic and does not fall within the character of this neighborhood.

I am asking for a continuance because once again, they are calling us back tonight in order to preview a "new plan" that they will be presenting tomorrow.

This does not allow the neighbors to digest this new plan and the expectation that we would support this as an effort to push this project through the process. We object to being pushed by this developer, rather than engaged and with consideration of our unique rural community.

Respectfully,

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

**From:** [H. Jewel Clark](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** Meeting March 8 - Opposition to agenda item 7: GPA-SM-4-21-8 and agenda item 8: Z-71-21-8  
**Date:** Monday, March 7, 2022 12:05:01 PM

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To the South Mountain Village Planning Committee,

The currently proposed and submitted plans for this 25.71-acre property are wholly incompatible with the surrounding properties and in direct conflict with the certainty of character that the surrounding neighbors purchased their land for. The surrounding neighbors do not want this level of density in their area. The staff report correctly indicates that the north bounding property is S-1 with radio towers, east and west properties are S-1 with single homes and/or active farmland, and the south bounding properties are either vacant or developed as S-1 properties with single homes despite being zoned R1-10.

There is a systemic problem in the south mountain area and that is piecemeal development that is not considering the historically rural nature of the land particularly south of Baseline, which, as outlined in the Rio Montana Plan and referenced in the 2015 General Plan, calls for lower density as development moves towards the park. This is sound practice for water conservation as elevation rises from the irrigated valley, but it is also ecologically sound practice to protect the wildlife that lives in the park. Unfortunately, these well researched guidelines have not been upheld and there are examples too great to detail here of high-density developments too close to the park that should never have been built.

Before this committee approves development requests, I urge you to look at the area holistically. Agricultural, equestrian, and large single-home properties are slowly being converted to the cookie-cutter, high density developments that the applicant has proposed in their current plan, and it simply needs to stop before all that lovely rural land, that is still being used, and before the quality of our area, which we, the existing homeowners purchased here for, is destroyed.

Development is coming and that's fine. But let's make sure it fits with the existing neighborhood character and land use and especially, let's give those city guidelines some teeth and actually use them to direct future growth- like they were written to do.

The applicant currently wants to put 77 homes on 25.71 acres, a density at 3 homes per acre in an area literally surrounded by developed S-1 properties and R1-10 properties that have been developed as S-1 single family. It's important to stress the adjacent R1-10 land to this property is not being used as R1-10. It's clearly S-1 in function. They want to build here because they have the opportunity to purchase the land (they don't own it- it is in escrow) and they are home builders. It's what they do. But they are trying to fit a square peg into a round hole with this plan on this land.

The applicant has called a very late notice meeting for Monday, March 7 with the neighbors to discuss the plan and some proposed changes. Many of the neighbors, myself included, are not

able to make this meeting due to previous obligations. I would be there if I could. While the effort for continued dialog is commendable, it is simply not enough lead time for constructive discourse. But I welcome additional meetings and dialog. For that reason, I request you vote for another continuance at least so we may continue working with the applicant to see what might be accomplished for our mutual benefit.

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

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

March 5, 2022

City of Phoenix Planning and Development Department  
200 W. Washington Street  
Phoenix, AZ 85003

Attn: Enrique Bojorquez Gaxiola

I am writing to submit comments regarding the following South Mountain Village Planning Committee 03-08-22 meeting agenda item:

7. GPA-SM-4-21-8 (Companion Case Z-71-21-8): Presentation, discussion and possible recommendation on a request to amend the General Plan Land Use Map designation on approximately 25.71 acres located at the northeast corner of 23rd Avenue and Dobbins Road from Residential 1 to 2 dwelling units per acre to Residential 2 to 3.5 dwelling units per acre to allow a single-family residential community. The Planning Commission will consider this request on April 7, 2022.

As you know, the 25.71 acres located at the northeast corner of 23<sup>rd</sup> Avenue and Dobbins Road has S-1 zoning status.

Per the Phoenix municipal codes:

The S-1, Ranch or Farm Residence District, is a district designed to provide for very low density farm or residential uses to protect and preserve low density areas in their present or desired character. It is intended that the S-1 district will afford areas where semi-rural residential and agricultural uses can be maintained without impairment from industrial, commercial or higher density residential development.

**A. Permitted uses.**

1. A maximum of one dwelling unit for one acre and one additional dwelling unit for each ten additional acres. These dwelling units are for farm owner and farm employees only.

I have attended multiple rezoning meetings with the proposed developer and their legal team. It has been incredibly frustrating.

At S-1 status, one home per acre would allow for 25 homes to be built on that property. Why are we entertaining the idea of 80, 60, 50? That does not support the concept of this area. S-1 zoning specifically protects against high density residential development.

Creating another expensive high density housing development does not address any kind of housing crisis. There are already over 4000 similar type homes available in the Phoenix market. The base price of \$600,000 does not offer affordable housing for the average family. Their plan does not support the desired character of the area- they did not even incorporate use of our irrigation benefits for sustainable agriculture.

The developer and their legal team have stated their “attempts to be reasonable and compromise.” This is a façade. They have one singular goal- generate revenue. This is not the correct site for their project- and it negatively impacts our community.

**Protecting our dreams is reasonable, and I choose not to compromise on the quality and safety of our community.**

I have lived at my 3 acre property for almost 10yrs now (2317 W Dobbins Road). When we bought the property, we knew it would require a significant amount of time, money, and effort to develop. Initially, our back 2 acres was only flat dirt. We cultivated the land, installed a 9 port irrigation system, built organic greenhouses, and continue aquaponics. I have spent over \$500,000 (in addition to mortgage payments) investing in our dream... country living, preserving the land, quiet, peace, beauty, security. We now have over 300 specialty trees, gardens, a custom home, and a truly stunning property. I have made tremendous sacrifice to improve my land and the community.

**It is not fair to the residents of our community to change the zoning status to allow for high density development.**

Over the past two years, we have already experienced significant changes to our quality of life from all the recent building in the area, including:

**\*Traffic congestion-** we have yet to see an updated traffic study, it is contributing to road rage/hostility and accidents, Dobbins has become a dangerous road- I rarely allow my German Shepherds to be in my front acre anymore.

**\*Noise-** the police department will verify that many of us have made multiple calls over the past two years regarding late night parties, fireworks, gun shots- every night of the week

**\*Pollution-** high density increases air pollution and littering. I’m averaging 30-60 minutes a week sweeping broken glass from the street in front of my home and driveway due to beer bottles and garbage being thrown from vehicles. This was not an issue 2yrs ago.

**\*Safety-** crime rates rise with the influx of high density developments. I can tell you that I now hear sirens every single night, and there have been increased gun shots. Do the local police and fire department teams have the resources to support thousands of people moving to our direct area?

**\*Damage to our property-** our area was developed to be a rural community. Many of us enjoy farming, gardening, and having animals. Surrounding us with high density developments has damaged our lifestyle.

Individuals who live in “normal neighborhoods” sometimes do not understand the values of a rural community- privacy, respect, individualization.

Over the past two years, I’ve had multiple strangers picking my roses, fruit from my trees, even opening my front gate and walking onto my property.

The traffic congestion and noise scares our animals. The dogs bark and shake, the horses kick and damage their stalls, it has become unsafe to let them roam areas of our property or walk along the road- this is not acceptable.

Again, this has been worsening over the past 2yrs with all the local development. We did not purchase homes in this area to have our lifestyle threatened and dreams shattered. Sometimes I don’t even feel safe in my own home- when strangers are walking on my property, gun shots heard, sirens going off. What are you doing to our rural community?

**The request to change zoning status to allow for a high density development is not acceptable.** Requiring the current community residents to live in a construction zone for years is not acceptable.

Country land becomes city development... common practice but not an absolute given.

Change is inevitable, but does not have to be destructive. **We can choose to change in a way that benefits our area and community, preserves our landscape, lifestyle, & way of living.**

I do not support changing the current S-1 zoning status or high density development in this area.

Our area has already been negatively impacted by development... and greed.

I request that you honor the S-1 zoning status to keep what is left of our peaceful rural community.

Thank you for your attention to this matter.

Sincerely,

Michele Sazama, DNP, ANP-C, AOCNP

2317 W. Dobbins Road  
Phoenix, AZ 85041

Cc: Mayor Kate Gallego, Vice Mayor Laura Pastor, Councilmember Carlos Garcia





## TD RANCH

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March 7, 2022

Mayor Kate Gallego  
Council member Garcia  
Planning commission members

RE: GPA-SM-4-21-8. Z71-21-8

Dear Sir,

We wanted to contact you further with our thoughts on the developments that have been proposed that surround our property on three sides. WE ARE DESPERATE FOR “listening” meetings. It appears you have made sincere efforts to understand our community and its true needs. Reflecting on your comments in regards to need for infrastructure funding and support by developers and the balance with our community and “your constituents” opposition. Clearly you can see these projects are wrong in concept, wrong in vision and complicate the stress that already exists on environment and water. Arizona in general is filled with this type of uninspired walled in TRACT housing parks . This area in particular had a plan in place for the type of development S-1 one dwelling/acre and zoning that reflects a blend of development and community . It is your job and planning persons to be true advocates for your constituents. Not the formula archaic proposals with a slick lawyer that come into agricultural communities create the blight they blindly build and move on forever removing viable fertile land available to agriculture or pastoral land with one home/acre desirable .

The innovative Zach Brooks and the Worm Farm represent a future with exciting use and possibilities in agriculture. We urge you and all decision makers to take a stand for the future and our community by sending these developers a “NO SALE” notice. If zoning is allowed to be changed on all 3 projects, our lives and negative impact will set the table for complete destruction of agriculture within the city limits. These type of developers should be encouraged by the mayor and city to move to inner city blighted lots and build and make it a win win for both. These projects do not represent the highest and best use nor do they address the high demand for quality of life balanced with innovative housing solutions and should be denied out of hand.

Sincerely yours,

Ted and Dianne Olivo

## CONTACT

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8804 S 19TH AVE PHOENIX AZ 85041. 617-645-8591 TDRANCH@ICLOUD.COM

**From:** [Julie Bufkin](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** South Mountain land  
**Date:** Wednesday, March 9, 2022 10:50:16 AM

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Dear Mr. Bojorquez-Gaxiola,

Hello, I am Julie Bufkin from Chandler, AZ though I currently reside in Tempe. I am writing to tell you I am against amending the General Plan map and rezoning areas of South Mountain for higher-density residential development. I am specifically concerned about the Kimura Gardens, Andora, and Wildflower areas. There are other places I don't know the names for, but could show you from my bicycle that I like to ride through these areas. These are places I go with my dad, husband, friends, and son Calvin, 2 years old.

As you are aware, rezoning will cause excess congestion on one-lane surface roads, reduce available land for agricultural enterprise, and deprive the region of its rural charm. Urban heat will rise and affect existing agricultural businesses. I hope that you will support and incentivize agricultural enterprises in your role with the City of Phoenix to align with PlanPHX (2015).

Emailing you was recommended by a friend who cares a lot about this issue. I know there are strong motivations to misuse this land; I hope you will be a good steward instead.

Thank you,  
Julie Bufkin

**Racelle Escolar**

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**From:** Charlie <chaszur@gmail.com>  
**Sent:** Wednesday, April 6, 2022 4:32 PM  
**To:** PDD Planning Commission  
**Subject:** GPA-SM-4-21-8 and Companion Case Z-71-21-8

**My name is Charles Zurenko and I live at 2515 W Lodge Dr, Phoenix, AZ 85041. I do not support the current proposal for GPA-SM-4-21-8 and Companion Case Z-71-21-8 (agenda items 3 and 4). I do support continuance of these cases while the community continues to engage in dialog with the developer.**

--  
Charlie

**Racelle Escolar**

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**From:** chevera trillo <cheveratrillo@gmail.com>  
**Sent:** Wednesday, April 6, 2022 7:13 PM  
**To:** PDD Planning Commission  
**Cc:** Ntonyt; Council District 8 PCC  
**Subject:** cases GPA-SM-4-21-8 and Companion Case Z-71-21-8 (agenda items 3 and 4)

Dear Planning Commission,

I live at 2311 West Dobbins Rd, Phx AZ, a property which is across the street from the current rezoning proposal for GPA-SM-4-21-8 and Companion Case Z-71-21-8 (agenda items 3 and 4). As a homeowner in the community, I am opposed to this rezoning and support continuance of these cases while the community continues to engage in meaningful dialog with the developer.

Kind regards,

***Chevera Trillo***

602.315.9774

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

**Racelle Escolar**

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**From:** DJC <eatright4u@yahoo.com>  
**Sent:** Wednesday, April 6, 2022 4:21 PM  
**To:** PDD Planning Commission  
**Subject:** GPA-SM-4-21-8 & Z-71-21-8 [agenda items 3 & 4] -- PC meeting April 7, 2022

Re: GPA-SM-4-21-8 & Z-71-21-8 [agenda items 3 & 4]  
Phoenix Planning Commission Meeting  
April 7, 2022

My name is Dean Chiarelli and I live at 912 East La Mirada Drive, Phoenix AZ 85042. I do not support the current proposal for GPA-SM-4-21-8 and Companion Case Z-71-21-8 (agenda items 3 and 4). I do support continuance of these cases while the community continues to engage in dialog with the developer.

Dean Chiarelli, MA, Registered Dietitian Nutritionist, Registered Environmental Health Specialist

**Racelle Escolar**

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**From:** grandberry@gmail.com  
**Sent:** Wednesday, April 6, 2022 12:47 PM  
**To:** PDD Planning Commission  
**Subject:** Wildflower Development Case

**My name is Sandi Grandberry and I live at 2105 W Dobbins Road. I do not support the current proposal for GPA-SM-4-21-8 and Companion Case Z-71-21-8 (agenda items 3 and 4). I do support continuance of these cases while the community continues to engage in dialog with the developer.**



Sandi Grandberry, PhD  
Wizard of Creativity  
602.617.3374  
[grandberry@gmail.com](mailto:grandberry@gmail.com)

**From:** [NICHOLAS TORREZ](#)  
**To:** [Elias Valencia](#); [Joshua Bednarek](#); [Alan Stephenson](#); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#)  
**Cc:** [NICHOLAS TORREZ](#)  
**Subject:** Letter in opposition to GPA-SM-4-21-8 and Z-71-21-8  
**Date:** Sunday, April 10, 2022 7:08:43 AM

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Hello,

My name is Nick Torrez and I live at 2311 W. Dobbins Road.

I am writing to oppose GPA-SM-4-21-8 and Z-71-21-8, which involves changing the zoning from S-1 to R1-10 to allow K Hovnanian to build 64 houses on roughly 25 acres at 23<sup>rd</sup> Ave. and Dobbins Rd. This property, which until recently was active farmland, is completely surrounded by developed S-1 properties or functionally S-1 properties, meaning the land has one established house on more than 1 acre. The S-1 property adjacent to the north is reserved for radio towers so will not be developed any time in the near future. The great majority of homeowners surrounding the proposed rezoning area are adamantly opposed to the rezoning for multiple reasons.

#### Traffic Safety

This proposed development fronts Dobbins Rd., which is a small one lane country road throughout this area. The addition of so many more vehicles on a road where the infrastructure has not kept up with previous development will pose a serious safety issue. In addition, the area is still actively agricultural and equestrian, with horse riders and farm equipment using the roadside and road and an open SRP irrigation ditch on the south side of the street. There are no bi-directional turn lanes and although the city would require the builder to develop the road immediately surrounding the property, this presents an even worse scenario where the road will only widen for a short block then neck down again, creating unexpected slowdowns and bottlenecks for through traffic that will inevitably lead to additional accidents.

#### Flooding

The developers, the city, and the neighborhood all know of flooding issues with this property and to attempt to mitigate threats to proposed houses, the developers have created an open space around the perimeter of the north and west sections of the property to serve as a catch basin/ drainage area. Unfortunately, they are using the city's math for this, which has been proven inadequate in protecting homes from flooding, as documented in the Southern Hills development at Olney and 19<sup>th</sup> Ave, which has flooded more than once due to city approved inadequate flood mitigation requirements that the developer put in place. Because of the rocky, desert terrain, which climbs towards the mountains directly across the street south of the proposed property, storm run-off will not be absorbed well before it reaches the lower lying farmland to the north of Dobbins. This property is on the front line of that run-off pattern. The proposed housing density in conjunction with inadequate flood calculations puts neighbors and potential home buyers at risk for property damage due to flood water run off from South Mountain Park.

City General Plan and Rio Montana Plan

The 2015 General Plan cites the Rio Montana Plan for guidelines on building in South Phoenix. The Rio Montana Plan guidelines specifically call for lower density towards South Mountain Park to ease the urban transition to that natural setting. While higher density developments have slipped through, the neighbors at this location are watching, organized, and prepared to uphold these guidelines along with the “certainty of character” the 2015 General Plan is supposed to guarantee existing homeowners. Our immediate neighborhood character is S-1 open land with single homes, active agriculture, and equestrian properties, with lower density developments (no denser than R1-18) nearby. R1-10 zoned property across the street is developed as large land holdings with single homes on each. It is not being used as R1-10 land and because it is already developed, it isn’t going to be for the foreseeable future.

Our community is not opposed to development, but we expect it to be appropriate to the existing neighborhood character, and the bedrock of our area character is agricultural and equestrian, which involves preserving S-1 zoning as much as possible. The neighborhood houses vary greatly from large new homes to small old homes- and much in between, but it is the open land and the rural quality of life that make our community special. This development is the wrong plan in the wrong place.

Sincerely,  
Nick Torrez

**From:** [Bob Wuthrich](#)  
**To:** [Elias Valencia](#)  
**Subject:** Letter in opposition to GPA-SM-4-21-8 and Z-71-21-8  
**Date:** Sunday, April 10, 2022 11:41:09 AM

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Hello,

My name is Robert Wuthrich and I live at 2402 W Sunrise Dr. Phoenix, AZ 85041 and I oppose GPA-SM-4-21-8 and Z-71-21-8, which involves changing the zoning from S-1 to R1-10 to allow K Hovnanian to build 64 houses on roughly 25 acres at 23rd Ave. and Dobbins Rd. This property is completely surrounded by developed S-1 properties or functionally S-1 properties, meaning the land has one established house on more than 1 acre. The great majority of homeowners surrounding the proposed rezoning area are adamantly opposed to the rezoning for multiple reasons.

#### Traffic Safety

This proposed development fronts Dobbins Rd., which is a small one lane country road throughout this area. The addition of so many more vehicles on a road where the infrastructure has not kept up with previous development will pose a serious safety issue. In addition, there is a SRP irrigation ditch on the south side of the street.

#### Flooding

Because of the rocky, desert terrain, which climbs towards the mountains directly across the street south of the proposed property, storm run-off will not be absorbed well before it reaches the lower lying farmland to the north of Dobbins. This property is on the front line of that run-off pattern. The proposed housing density in conjunction with inadequate flood calculations puts neighbors and potential home buyers at risk for property damage due to flood water run off from South Mountain Park.

#### City General Plan and Rio Montana Plan

The 2015 General Plan cites the Rio Montana Plan for guidelines on building in South Phoenix. The Rio Montana Plan guidelines specifically call for lower density towards South Mountain Park to ease the urban transition to that natural setting. While higher density developments have slipped through at 27th Ave and Dobbins, 43<sup>rd</sup> Ave and Dobbins, and the smaller one on Onley Ave. with 16 homes on just 4 acres, the neighbors at this location are watching, organized, and prepared to uphold these guidelines along with the "certainty of character" the 2015 General Plan is supposed to guarantee existing homeowners. Our immediate neighborhood character is S-1 open land with single homes, active agriculture, and equestrian properties, with lower density developments (no denser than R1-18) nearby. R1-10 zoned property across the street is developed as large land holdings with single homes on each. It is not being used as R1-10 land and because it is already developed, it isn't going to be for the foreseeable future.

Our community is not opposed to development, but we expect it to be appropriate to the existing neighborhood character, and the bedrock of our area character is agricultural and equestrian, which involves preserving S-1 zoning as much as possible. The neighborhood houses vary greatly from large new homes to small old homes- and much in between, but it is the open land and the rural quality of life that make our community special. This development is the wrong plan in the wrong place.

Sincerely, Robert Wuthrich

208-251-6755

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

**From:** [H. Jewel Clark](#)  
**To:** [Elias Valencia](#)  
**Subject:** Opposition letter on agenda items 5 and 6 - GPA-SM-4-21-8 and Z-71-21-8  
**Date:** Monday, April 11, 2022 7:48:55 AM

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Hello,

My name is Jewel Clark and my home is at 2020 W. South Mountain Ave., just a short distance from the proposed Wildflower development. While I was part of the neighbors who ultimately agreed to the recent Andora development application by KHovnanian at 2.5 houses per acre right next to our property, at the time, this is the best deal many of us surrounding the property thought we could get and it was also something our council member worked out with K Hovnanian along with the primary land holder right next to the property who very much needed other concessions from the developer like a large setback from his property to protect his agricultural business. The reason we settled is because there was an R1-18 overlay on this property, meaning that KHov could have ultimately decided to build at R1-18 with NO community input and we would have had to live with whatever they put there. By agreeing to a slight increase in density, they were willing to meet other wants from the neighborhood like single-story homes, plant-based heat mitigation, and those large setbacks. Every land owner around this property I know would have preferred to hold it to S-1 and there was a contentious split amongst the neighbors about wanting to continue to fight versus agree to a settlement.

Most of us have S-1 acre lots or much larger acreage with small farms. However, there is a development at 3 houses per acre that is going in across the street (which we also didn't want at that density but were even more powerless to oppose although we had some success in getting the density down) and there is established R1-18 development across the street on the NE corner. So there is some higher density around us. To be clear, no one wants anything more than R1-18 and we really want to preserve S-1 because that zoning and the way so many of the properties are already established is what has defined our character for decades.

The Wildflower situation is completely different from the previously mentioned developments as outlined below.

I am writing to oppose GPA-SM-4-21-8 and Z-71-21-8, which involves changing the zoning from S-1 to R1-10 to allow K Hovnanian to build 64 houses on roughly 25 acres at 23<sup>rd</sup> Ave. and Dobbins Rd. This property, which until recently was active farmland, is **completely surrounded by developed S-1 properties or functionally S-1 properties, meaning the land has one established house on more than 1 acre regardless of its zoning status. The S-1 property adjacent to the north is reserved for radio towers so will not be developed any time in the near future.** The great majority of homeowners surrounding the proposed rezoning area are adamantly opposed to the rezoning for multiple reasons.

### **Traffic Safety**

This proposed development fronts Dobbins Rd., which is a small one lane country road throughout this area. The addition of so many more vehicles on a road where the infrastructure has not kept up with previous development will pose a serious safety issue. In addition, the area is still actively agricultural and equestrian, with horse riders and farm equipment using the roadside and road and an open SRP irrigation ditch on the south side of the street. There are no bi-directional turn lanes and although the city would require the builder to develop the road immediately surrounding the property, this presents an even worse scenario where the road will only widen for a short block then neck down again, creating unexpected slow downs

and bottlenecks for through traffic that will inevitably lead to additional accidents.

### **Flooding**

The developers, the city, and the neighborhood all know of flooding issues with this property and to attempt to mitigate threats to proposed houses, the developers have created an open space around the perimeter of the north and west sections of the property to serve as a catch basin/ drainage area. Unfortunately, they are using the city's math for this, which has been proven inadequate in protecting homes from flooding, as documented in the Southern Hills development at Olney and 19<sup>th</sup> Ave, which has flooded more than once due to city approved inadequate flood mitigation requirements that the developer put in place. The city would be better served using the US Army Corps of Engineers HEC-1 calculations rather than FLO-2D b/c the FLO-2D calculations routinely underestimate by half what the HEC-1 calculations produce. With increasing atmospheric volatility, extreme weather events like heavy rains may become less frequent but will likely be more severe.

In addition, because of the rocky, desert terrain, which climbs towards the mountains directly across the street south of the proposed property, storm run-off will not be absorbed well before it reaches the lower lying farmland to the north of Dobbins. This property is on the front line of that run-off pattern. The proposed housing density in conjunction with inadequate flood calculations puts neighbors and potential home buyers at risk for property damage due to flood water run off from South Mountain Park.

### **City General Plan and Rio Montana Plan**

The 2015 General Plan cites the Rio Montana Plan for guidelines on building in South Phoenix. The Rio Montana Plan guidelines specifically call for lower density towards South Mountain Park to ease the urban transition to that natural setting. While higher density developments have slipped through, the neighbors at this location are watching, organized, and prepared to uphold these guidelines along with the "certainty of character" the 2015 General Plan is supposed to guarantee existing homeowners. Our immediate neighborhood character is S-1 open land with single homes, active agriculture, and equestrian properties, with lower density developments (no denser than R1-18) nearby. R1-10 zoned property across the street is developed as large land holdings with single homes on each. It is not being used as R1-10 land and because it is already developed, it isn't going to be for the foreseeable future.

Our community is not opposed to development, but we expect it to be appropriate to the existing neighborhood character, and the bedrock of our area character is agricultural and equestrian, which involves preserving S-1 zoning as much as possible. The neighborhood houses vary greatly from large new homes to small old homes- and much in between, but it is the open land and the rural quality of life that make our community special. This development is the wrong plan in the wrong place. Please vote no.

Sincerely,  
Jewel Clark

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H. Jewel Clark

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

**From:** [Ken Gordon](#)  
**To:** [Elias Valencia](#); [Joshua Bednarek](#); [Alan Stephenson](#)  
**Cc:** [Council District 8 PCC](#)  
**Subject:** Letter in opposition to GPA-SM-4-21-8 and Z-71-21-8  
**Date:** Sunday, April 10, 2022 5:45:14 PM

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To Whom it May Concern,

My name is Kenneth Gordon and I live at 2302 W Sunrise Dr. 85041, directly south of the proposed zoning change.

I am writing to oppose GPA-SM-4-21-8 and Z-71-21-8, which involves changing the zoning from S-1 to R1-10 to allow K Hovnanian to build 64 houses on roughly 25 acres at 23rd Ave. and Dobbins Rd. This property, which until recently was active farmland, is completely surrounded by developed S-1 properties or functionally S-1 properties, meaning the land has one established house on more than 1 acre. Zoning changes in opposition of those that acquire and develop their properties in the immediate area subverts public opinion and trust in governmental organizations. The 2015 and earlier general plans are planning commitments that must be honored if their true value is going to continue to serve the people you have been entrusted to represent.

The S-1 property adjacent to the north is reserved for radio towers so it will not be developed any time in the near future. The great majority of homeowners surrounding the proposed rezoning area are adamantly opposed to the rezoning for multiple reasons.

#### City Flooding Liability of South Mountain Parks and Recreation

The developers, the city, and the neighborhood all know of flooding issues with this property and to attempt to mitigate threats to proposed houses, the developers have created an open space around the perimeter of the north and west sections of the property to serve as a catch basin/ drainage area. Unfortunately, they are using the city's math for this, which has been proven inadequate in protecting homes from flooding, as documented in the Southern Hills development at Olney and 19th Ave, which has flooded more than once due to city approved inadequate flood mitigation requirements that the developer put in place. Because of the rocky, desert terrain, which climbs towards the mountains directly across the street south of the proposed property, storm run-off will not be absorbed well before it reaches the lower lying farmland to the north of Dobbins. This property is on the front line of that run-off pattern. The proposed housing density in conjunction with inadequate flood calculations, South Phoenix Parks failed flood control efforts, puts neighbors and potential home buyers at risk for property damage due to flood water runoff from South Mountain Park.

#### Traffic Safety

This proposed development fronts Dobbins Rd., which is a small one lane country road throughout this area. The addition of so many more vehicles on a road where the infrastructure has not kept up with previous development will pose a serious safety issue. In addition, the area is still actively agricultural and equestrian, with horse riders and farm equipment using the roadside and road and an open SRP irrigation ditch on the south side of the street. There are no bi-directional turn lanes and although the city would require the builder to develop the road immediately surrounding the property, this presents an even worse scenario where the road will only widen for a short block then neck down again, creating unexpected slowdowns and bottlenecks for through traffic that will inevitably lead to additional accidents.

#### City General Plan and Rio Montana Plan

The 2015 General Plan cites the Rio Montana Plan for guidelines on building in South Phoenix. The Rio Montana Plan guidelines specifically call for lower density towards South Mountain Park to ease the urban transition to that natural setting. While higher density developments have slipped through, the neighbors at this location are watching, organized, and prepared to uphold these guidelines along with the "certainty of character" the 2015 General Plan is supposed to guarantee existing homeowners. Our immediate neighborhood character is S-1 open land with single homes, active agriculture, and equestrian properties, with lower density developments (no denser than R1-18) nearby. R1-10 zoned property across the street is developed as large land holdings with single homes on each. It is not being used as R1-10 land and because it is already developed, it isn't going to be for the foreseeable future.

Our community is not opposed to development, but we expect it to be in alignment with the 2015 General Plan and appropriate to the existing neighborhood character, and the bedrock of our area character is agricultural and equestrian, which involves preserving S-1 zoning as much as possible. The neighborhood houses vary greatly from large new homes to small old homes- and much in between, but it is the open land and the rural quality of life that make our community special. This development is the wrong plan in the wrong place.

Sincerely,  
Kenneth Gordon  
2302 W Sunrise Dr.  
Phoenix, AZ 85041

**From:** [DJC](#)  
**To:** [Elias Valencia](#); [Joshua Bednarek](#); [Alan Stephenson](#); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#)  
**Subject:** Letter in opposition to the Wildflower proposal: GPA-SM-4-21-8 & Z-71-21-8  
**Date:** Monday, April 11, 2022 3:26:47 PM

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Hello,

My name is Dean Chiarelli, and I live in the Avance™ community at 912 E. La Mirada Drive, Phoenix 85042. For the last ten years, I have been a homeowner & lived in South Mountain Village. As both a Registered Dietitian Nutritionist and a Registered Environmental Health Specialist, I advocate strongly for a high quality of life and community health.

I am writing to oppose GPA-SM-4-21-8 and Z-71-21-8, which involves changing the zoning from S-1 to R1-10 to allow K Hovnanian™ to build 64 houses on roughly 25 acres at 23rd Ave Dobbins Rd. Until recently, this property was active farmland is surrounded by developed S-1 properties or functionally S-1 properties, meaning the land has one established house on more than 1 acre.

I'm pro-development. Amendment and rezoning are *NOT* a right, and the right developer will profit without the need to amend and rezone. The proposed development, Wildflower, is part of a negative & alarming trend in South Mountain. Too much rezoning is being fast-tracked for higher-density development. Strong community opposition is well-documented: excess traffic on one-lane roads, emergency vehicle access, negative environmental impact on agriculture (heat, higher night-time temperatures, water scarcity), and loss of prime land well-suited agricultural enterprise (per PlanPHX 2015 and the South Mountain Food Plan) such as "agritainment." The quantity of incessant amending & rezoning saddens me because it adds little to the surrounding community, and it functions to maximize profits for the developer at the expense of the surrounding residents.

I had the good fortune to meet the current landowner, Mark from MAK Homes™, at a neighborhood meeting about Wildflower on March 22nd. MAK Homes™ is the developer of the Heard Farms. Mark was very insightful, engaging, and pleasant. I asked him, "*What is the best outcome for MAK related to this project?*". I was dismayed by his response that the best outcome is to liquidate the land as soon as possible. Upon further discussion, I concluded that MAK Homes™ tried to develop the land parcel according to the Rio Montana Plan, and it was too challenging to meet the City of Phoenix requirements--some of which seem illogical and overly burdensome. I am sad that a motivated & high-quality developer with a great vision wants to unload this prime land parcel, and that it faces GPA amending t& rezoning for higher-density as a result. I encourage the City of Phoenix to incentivize appropriate development and eliminate excessive red tape in the Planning Departments.

### **Pedestrian, Equestrian, and Vehicle Safety**

The City of Phoenix traffic study for the area is 10+ years old, and it does not provide objective data for Dobbins Corridor in 2022 with all the new houses not yet built. The new South Central Transit Development Plan calls for safe access to trails and recreational amenities in the South Mountain area. This proposed development will route exit traffic onto South 23<sup>rd</sup> Avenue in a one-way direction headed north. This added pressure will significantly reduce safety for those who seek to walk & travel south toward South Mountain Park.

This proposed development fronts Dobbins Rd., a small one-lane country road throughout this area. Adding so many more vehicles on a road where the infrastructure has not kept up with previous development will pose a severe safety issue. In addition, the area is still actively agricultural and equestrian, with horse riders and farm equipment using the roadside and road and an open SRP irrigation ditch on the south side of the street. There are no bi-directional turn lanes, and although the city would require the builder to develop the road immediately surrounding the property, this presents an even worse scenario where the road will only widen for a short block then neck down again, creating unexpected slow-downs and bottlenecks for through traffic that will inevitably lead to additional accidents.

## **Flood Risks**

The developers, the city, and the neighborhood all know of flooding issues with this property, and to attempt to mitigate threats to proposed houses, the developers have created an open space around the perimeter of the north and west sections of the property to serve as a catch basin/ drainage area.

Unfortunately, they are using the city's math for this, which has been proven inadequate in protecting homes from flooding, as documented in the Southern Hills development at Olney and 19th Ave, which has flooded more than once due to city-approved, insufficient flood mitigation requirements that the developer put in place. Because of the rocky, desert terrain, which climbs towards the mountains directly across the street south of the proposed property, storm run-off will not be absorbed well before reaching the lower-lying farmland to the north of Dobbins. This property is on the front line of that run-off pattern.

In conjunction with inadequate flood calculations, the proposed housing density puts neighbors and potential home buyers at risk for property damage due to flood water run-off from South Mountain Park.

## **City General Plan and Rio Montana Plan**

The 2015 General Plan cites the Rio Montana Plan for guidelines on building in South Phoenix. The Rio Montana Plan guidelines specifically call for lower density towards South Mountain Park to ease the urban transition to that natural setting. While higher density developments have slipped through, the neighbors at this location are watching, organized, and prepared to uphold these guidelines and the "certainty of character" the 2015 General Plan is supposed to guarantee existing homeowners. Our immediate neighborhood character is S-1 open land with single homes, active agriculture, and equestrian properties, with lower density developments (no denser than R1-18) nearby. R1-10 zoned property across the street is developed as large land holdings with single homes on each. It is not being used as R1-10 land, and because it is already developed, it isn't going to be for the foreseeable future.

## **Affordable Housing & Best Land Use**

A familiar developers' mantra is "*Phoenix has an affordable housing problem, and we will help fix it.*"

Creating another expensive higher-density housing development is not viable to address a perceived housing crisis or housing equity. There are approximately 4000-plus similar types of homes available in the Phoenix market, and the base price of \$600,000 is not affordable housing for the average family. The proposed development does not support affordable housing, and it does not support the best use of land because it does not add to the desired character of the area- it does not incorporate the use of irrigation benefits for sustainable agriculture.

I'm adding my voice to a unified community that supports development and expects it to be appropriate to the existing neighborhood character, and the bedrock of our area character is agricultural and equestrian, which involves preserving S-1 zoning as much as possible. The neighborhood houses vary significantly from large new homes to smaller, older homes- and much in between, but the open land and the rural quality of life make our community special. This development is the wrong plan in the wrong place.

Respectfully,

Dean Chiarelli, MA, Registered Dietitian Nutritionist, Registered Environmental Health Specialist.

**From:** [Dianne Olivo](#)  
**To:** [Elias Valencia](#)  
**Subject:** Wildflower meeting response to lawyer GPA-SM-4-21-8 and zoning  
**Date:** Monday, April 11, 2022 3:07:40 PM

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Diazy

Begin forwarded message:

**From:** Dianne Olivo <[tdranch@icloud.com](mailto:tdranch@icloud.com)>  
**Date:** April 6, 2022 at 12:35:55 PM MST  
**To:** [apruett@beusgilbert.com](mailto:apruett@beusgilbert.com)  
**Subject:** **Wildflower meeting**

Adam

I just wanted to directly contact and confirm that your latest and I believe desperate out reach to the community at the last hour again! without any real movement in density is a nonstarter and waste of time and I wish that you did not take the advice to even call this meeting with nothing to offer this is the wrong location the wrong developer wrong plan.

Honestly very tired of the fake outreach and tired playbook.

If Hovanian can't make money without changing zoning then they should walk away it's not up to us or the city or even the landowner to help somebody make money if they couldn't work with in the zoning they should've never bought it! Just wanted to inform you directly we will take the zoning to the end in battle to maintain S 1 and are just about to have the three-quarter in place and multiple petitions of opposition as well as Councilman's Garcias direct and firm response that he's a "no" in any changing of the current zoning.

Dianne Olivo  
TD Ranch  
8804 S 19th Ave  
Phoenix

**From:** [Julie Willcox](#)  
**To:** [Elias Valencia](#)  
**Subject:** GPA-SM-4-21-8 (Companion Case Z-71-21-8):  
**Date:** Monday, April 11, 2022 5:36:19 PM

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Hi Elias,

I would like to request to speak at the SMVPC meeting tomorrow but understand if I am too late. If you cannot accommodate me, can I please donate time to Chevera or Nick Torres?

I would like to express my continued opposition to the development. They have made the minimal efforts required to show they are working with the community but have no real desire to do so. They are not addressing safety concerns that have been brought up multiple times now. In regards to flooding they are accommodating per the city minimum but as expressed by many citizens this may not be sufficient for the flooding that has occurred in the past off of south mountain. Also, the most recent version while reducing homes is now directing all traffic from the community on to 23rd ave. This is a major safety concern for me living on this road. While the builders would expand the road where they are building, just north of it the road is only 1 1/2 cars wide. Adding such load to this road is unsafe. Also adding additional traffic to dobbins or baseline which are already very busy and dangerous. People pass in the multi-direction turn lane & run into the canal on a scary frequent basis already. We are not against development but would like a builder that truly listens to the neighbors and builds something that fits with the general plan for the area. Zoning from S-1 to R-10 is a large change in an area that is already experiencing a flood of development and over a 5 times increase in density over the surrounding properties.

Thank you,  
Julie Willcox

**From:** [Erin Hegedus](#)  
**To:** [Elias Valencia](#); [Joshua Bednarek](#); [Alan Stephenson](#); [Mayor Gallego](#); [Council District 1 PCC](#); [Council District 2 PCC](#); [Council District 3 PCC](#); [Council District 4](#); [Council District 5 PCC](#); [Council District 6 PCC](#); [Council District 7 PCC](#); [Council District 8 PCC](#)  
**Subject:** GPA-SM-4-21-8 and Z-71-21-8  
**Date:** Monday, April 11, 2022 12:43:23 PM

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I am writing to voice my opposition of the referenced plans to rezone a prosperous agriculture parcel that is one of few left in Phoenix. The neighborhood as been very vocal in regards to the development of homes on irrigated farmland and have shared with you that when you remove these fields and the irrigation, you are also impacting climate change. Currently our neighborhood is 6-9 degrees cooler than downtown Phoenix. When you remove irrigated lots and replace with pavement, concrete walls and clay roofs the temperatures are going to rise. The builder of this development is offering Energy Star ratings, but that benefits the homeowner, not the community.

The builder is going to state that there is support for this project in the community, however, I have to inform you that what they are referencing is a petition they circulated last August that simply asked if the community was supportive of "high end" development. Please note this when that information is presented.

Additionally, I would like to remind you of the infrastructure concerns with this parcel. Dobbins road is a two lane road with an open high flowing irrigation canal to the south. Traffic is already a concern and safety is fast becoming a greater concern. Adding 150 or more vehicles in this strip is a detriment to the current homeowners and certainly for the future homeowners that are increasing on a daily basis.

The sidewalks to nowhere that are on two sides of the development are inviting people to walk on a heavily trafficked road where there are regular accidents and cars crashing into the canals.

I want to share that I am not against development. I ask that you not approve the R-10 development and suggest maintaining S1 or minimally R18 which would conform to the Rio Montana Plan and help maintain the rural character of this unique area.

Respectfully,

Erin Hegedus, CMRP  
8630 South 19<sup>th</sup> Avenue  
Phoenix, AZ 85041  
602-717-3185

March 5, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

  
EILEEN CHMIELEWSKI  
8905 S. 10<sup>th</sup> Dr.

March 5, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

  
NORMAN J. CHMIELEWSKI  
8905 SO. 10TH AVE

March 5, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

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I urge you to support this proposed project.

Sincerely,

  
~~Allen Craig~~ Allen Craig  
8617 54<sup>th</sup> Dive  
85021

March 5, 2022

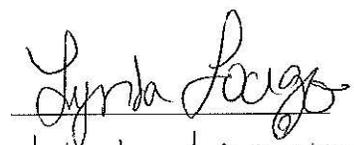
Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,



Lynda Locigno

8804 S. 10<sup>th</sup> Dr. Phoenix, AZ 85041

March 5, 2022

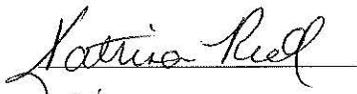
Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

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I urge you to support this proposed project.

Sincerely,

  
Katrina Reed  
9423 S. 14<sup>th</sup> Ave.  
Phx 85041

March 5, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

Victor Heredia  
Victor Heredia  
1312 W ESTES WAY

March 5, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

  
Lorenzo Rodriguez  
9415 S. 13<sup>th</sup> AVE PHX AZ 85041

March 5, 2022

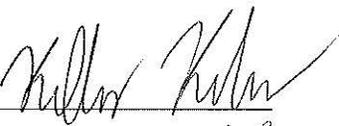
Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

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I urge you to support this proposed project.

Sincerely,



Kelly Kohn

2636 W Olney Ave Phoenix AZ 85041

March 5, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

Therese Kohn  
9851 S 27<sup>th</sup> Ave  
Lawen AZ 85339

March 5, 2022

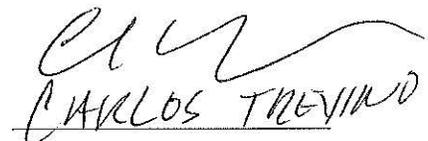
Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

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I urge you to support this proposed project.

Sincerely,

  
CARLOS TREVINO  
1814 W OINKEY AVE  
PHOENIX, AZ

March 5, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

*Norma Sanchez*

Norma Sanchez

2740 W. Desert DR.

March 5, 2022

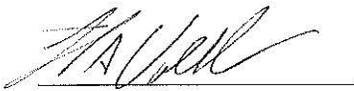
Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

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I urge you to support this proposed project.

Sincerely,



Tom Vollbracht

727 W. Miralada Dr  
Phoenix AZ 85041

March 5, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

  
719 W MICAPPA  
Jack Martin

March 5, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

Peter Morales

Peter

711 W. Milada 85061

March 5, 2022

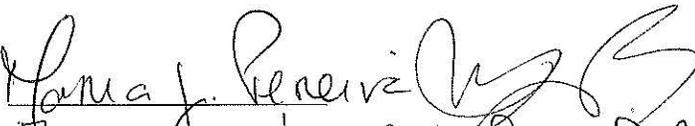
Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

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I urge you to support this proposed project.

Sincerely,

 3/06/2022.  
714 West Highland Dr.  
Phoenix, AZ 85041

April 7, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

  
Mateo Bromstead  
2126 W Allen street

April 8, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

2118 W. Allen St, Phx, AZ, 85041

Emilio Cruz



April 8, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

Tomaso I. Valenzuela  
Wette Valenzuela.  
2118 W Allen St

April 8, 2022

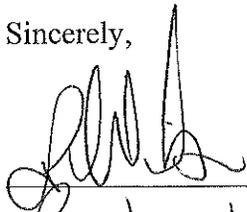
Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

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I urge you to support this proposed project.

Sincerely,



Pamela M Wilson

2106 W Allen St

Phoenix AZ 85041

April 8, 2022

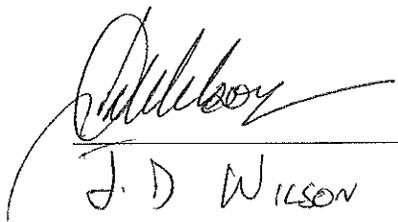
Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

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I urge you to support this proposed project.

Sincerely,



J. D. WILSON

2106 W ALLEN ST PHX AZ 85041

April 9, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

Kevin Cooke  
Kevin Cooke  
2127 W. Allen St  
Phoenix, AZ 85041

April 9, 2022

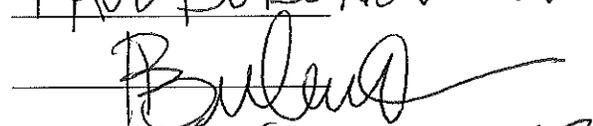
Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

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I urge you to support this proposed project.

Sincerely,

PAUL BURONOVICH  
  
7221 WALLER ST  
PHX AZ 85041

April 8, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

Valerie Hanepen  
Valerie Hanepen  
2124 W. Samantha Way  
PHX, AZ 85011

April 9, 2022

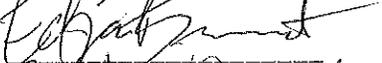
Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

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I urge you to support this proposed project.

Sincerely,

  
  
444 W Sam Houston Way  
Phoenix, AZ 85044

April 9, 2022

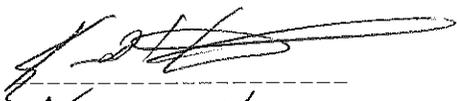
Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

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I urge you to support this proposed project.

Sincerely,



Kevin Hirsch

2113 W. Sangatha Way  
Pdx AZ 85041

April 9, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,



GABRIEL HERNANDEZ  
2207 W SAMANTHA WAY  
PHX, AZ 85041

April 9, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

Kristen Chesney  
Kr Ch  
8430 S. 72nd Gln  
Phoenix, AZ 85041

April 9, 2022

Mayor and City Council Members  
City of Phoenix  
200 W. Washington Street  
Phoenix, Arizona 85003

Dear Mayor and Council Members:

Please support the K. Hovnanian Homes' proposed residential community located at 23<sup>rd</sup> Avenue and Dobbins. A new housing community at this location would be a well-received addition to this area and be a much better use of this land. The concept that has been envisioned for this site is one that certainly fits into our surrounding community and is welcomed by the current residents.

I urge you to support this proposed project.

Sincerely,

Robert Reed  
Roberta Reed  
8505 S. 22nd Dr  
Phoenix AZ 85041

\* concerns  
regarding  
23<sup>rd</sup> Ave  
and at least  
a stoplight  
at 23<sup>rd</sup> Ave +  
Dobbins.

**From:** [ryan.sch](#)  
**To:** [Enrique A Bojorquez-Gaxiola](#)  
**Subject:** GPA-SM-4-21-8 and Z-71-21-8; Wildflower, NEC 23rd Ave & Dobbins  
**Date:** Thursday, February 10, 2022 4:04:44 AM

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Dear Mr. Bojorquez-Gaxiola:

I'm a long-time resident of the South Mountain Village and am writing to comment on the growth in the area. I've recently become aware of K. Hovnanian Home's application for a new home community at 23<sup>rd</sup> Avenue and Dobbins and wanted to say that I'm encouraged by what I'm seeing. For too long, we have felt ignored or our part of the City has been viewed as being less desirable for development, but it appears our time has finally come. I am familiar with communities K. Hovnanian has built in North Scottsdale and believe that a high-quality builder such as them is just what are area needs. I encourage the City's decision makers to carefully consider this proposal as well as others, but to consider them as an important first or second step toward what South Mountain Village can truly become. Please support a variety of housing product types so we can continue to grow and bring families and new investment into our community.

Sincerely,

Ryan Schaefer

1506 e gary way phoenix