



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM B

Staff Report: Z-71-21-8

June 7, 2022

South Mountain <u>Village Planning Committee</u> Meeting Date:	June 14, 2022 May 10, 2022 (Continued) April 12, 2022 (Continued) March 8, 2022 (Continued) February 8, 2022 (Information Only)
<u>Planning Commission</u> Hearing Date:	August 4, 2022 June 2, 2022 (Continued) May 5, 2022 (Continued) April 7, 2022 (Continued)
Request From:	<u>S-1</u> (Ranch or Farm Residence District), (25.71 acres)
Request To:	<u>R1-10</u> (Single-Family Residence District) (25.71 acres)
Proposed Use:	Detached single-family residential
Location:	Northeast corner of 23rd Avenue and Dobbins Road
Owner:	Hon Farmers, LLC
Applicant:	Paul Gilbert, Beus Gilbert McGroder, PLLC
Representative:	Paul Gilbert, Beus Gilbert McGroder, PLLC
Staff Recommendation:	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, April 12, 2022 and May 10, 2022, the South Mountain Village Planning Committee continued the case along with the companion General Plan Amendment case, GPA-SM-4-21-8. The rezoning and companion minor general plan amendment case were also continued by the Planning Commission on April 7, 2022, May 5, 2022, and again on June 2, 2022 to the August 4, 2022 hearing.

The site and wall plans presented by the applicant at the May 10, 2022, South Mountain Village Planning Committee meeting depict a decrease in the number of lots from 64 to 60. Furthermore, these plans depict more open space and enhanced wall elements. 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 of lots, lot widths, site layout and public pedestrian access through the site;
- **Stipulation No. 6** regarding general conformance to the new proposed wall plan;
- **Stipulation No. 29** regarding stormwater and flood prevention.

Following the publication of Addendum A, 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, MAY 25~~, 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~~ **60** lots.
 - b. Lots ~~1 through 8, 34, 36 through 40 1-3, 6-8, 21-28, 39-41~~ **1-5, 18-24, 35-39, and lot 52** shall be a minimum of ~~75-70~~ **70** feet in width.
 - c. All other lots shall be a minimum of ~~60~~ **65** feet in width.
 - d. Lots ~~34 and 35~~ **28 24** shall be a minimum of 40 feet from the eastern perimeter property line.
 - e. Lots ~~36-39 through 40-42~~ **35-38** 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~~ **20** percent of the gross site area exclusive of required landscape setbacks, shall be provided as open space.
 - h. A minimum 30-foot-wide landscape setback shall be provided along 23rd Avenue and Dobbins Road. THE LANDSCAPE SETBACK MAY BE REDUCED TO 25' FOR UP TO 50 PERCENT OF THIS FRONTAGE FOR THE PURPOSE OF STAGGERING THE PERIMETER THEME WALL.

- i. THE DEVELOPER SHALL PROVIDE PUBLIC PEDESTRIAN ACCESS THROUGH THE SITE VIA A PUBLIC ACCESS EASEMENT FOR SIDEWALKS AND THE TRAIL AMENITY/PATHWAY AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
2. All landscape setbacks shall be planted with minimum 50-percent 2 inch caliper and 50-percent 3-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
3. The maximum building height shall be limited to ~~one story and~~ 23 25 feet.
4. All lots in the development shall be subject to Single-Family Design Review.
5. Building elevations shall be developed to the following standards, as approved by the Planning and Development Department:

 - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.
 - b. A minimum of 50 percent of the elevations for each floor plan shall provide a covered front porch in the front yard with a minimum of 60 square feet in area at a depth of at least six feet. No porch shall terminate within the plane of a door or window.
 - c. Pitched roofs shall be provided on all primary building elevations.
6. Fences and walls shall be in general conformance with the wall plan and wall details (wall elevations) date stamped ~~March 2~~ **MARCH 21 MAY 25**, 2022, as modified by the following stipulations, and approved by the Planning and Development Department:

 - a. Full open view fencing, which may include solid columns up to 24 inches in width, shall be utilized where walls are proposed around open space areas adjacent to a perimeter public street.
 - b. Perimeter walls bounding the rear or side yard property lines of residential lots along 23rd Avenue and Dobbins Road shall include minimum three-foot offsets and material and textural differences, such as stucco, and/or split face or slump block or a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
 - c. The wall layout depicted in the wall details (wall elevations) plan shall be modified where necessary to accommodate site layout changes that avoid conflicts with the Zoning Ordinance or City Code requirements.

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.
29. **PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE DEVELOPER SHALL PROVIDE A HYDRAULIC/HYDROLOGIC ANALYSIS OF OFFSITE STORM WATER FLOWS, WHEN PRESENT, FOR VERIFICATION OF REQUIRED INFRASTRUCTURE REGARDING LOT SPACE AND DENSITY.**

Exhibits

Zoning sketch map

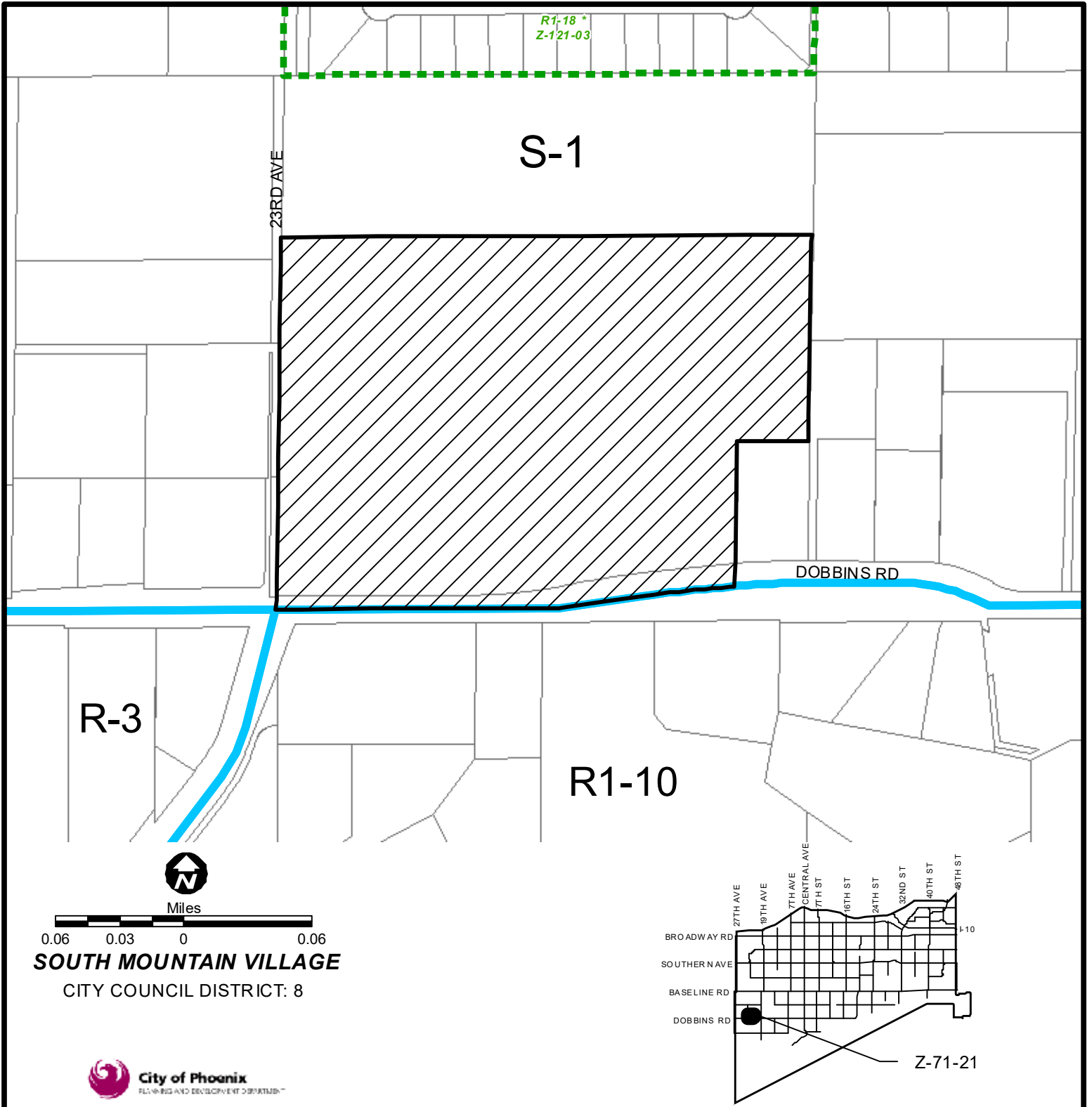
Aerial sketch map

Conceptual site plan date stamped May 25, 2022

Conceptual wall plan date stamped May 25, 2022

Conceptual wall details date stamped May 25, 2022

Community correspondence (53 pages)

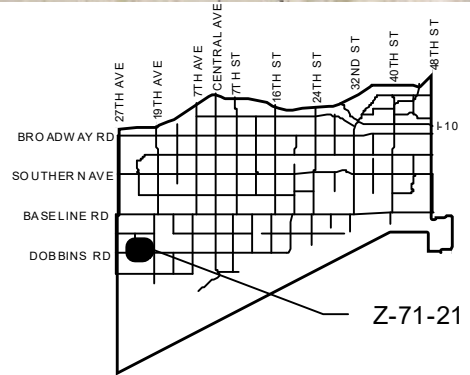
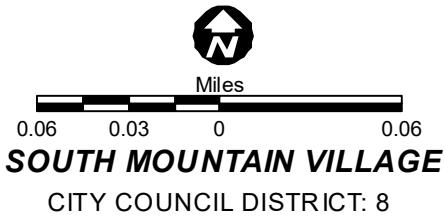
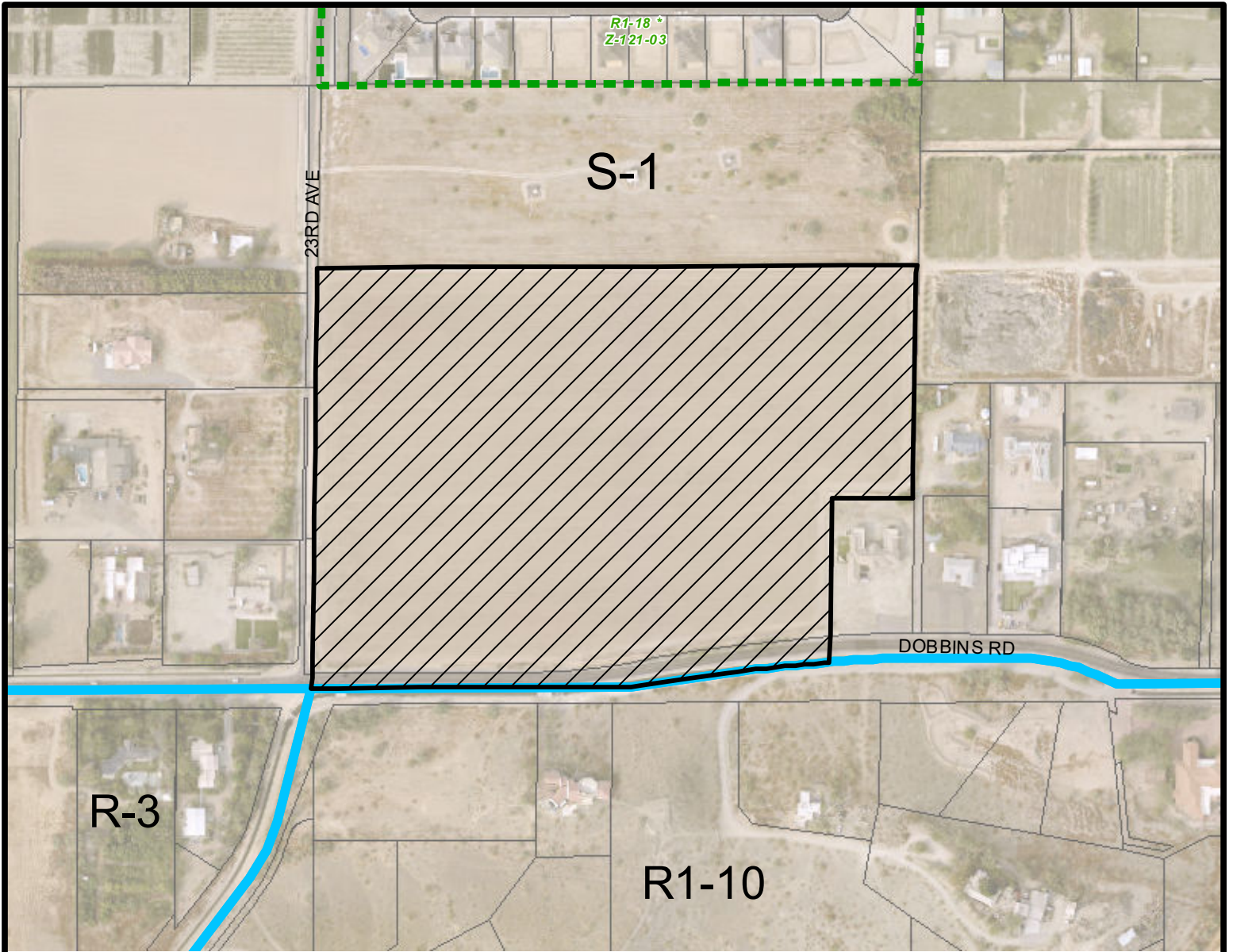


SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8



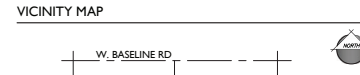
APPLICANT'S NAME: Beus Gilbert McGroder PLLC		REQUESTED CHANGE:	
APPLICATION NO. Z-71-21		FROM: S-1 (25.71 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 25.71 Acres		TO: R1-10 (25.71 a.c.)	
<small>DATE:</small> 11/15/2021 <small>REVISION DATES:</small>		<small>AERIAL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

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



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MULTIPLES PERMITTED		CONVENTIONAL OPTION	
S-1		25	
R1-10		90	
		N/A	
		115	

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



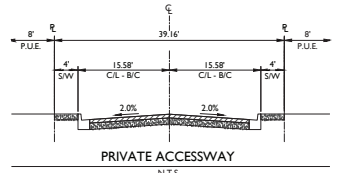
PROJECT TEAM

OWNER/DEVELOPER:
K. HOVNIANIAN
2080 N TATUM BLVD, SUITE 250
PHOENIX, AZ 85016
TEL: (480) 824-4175
CONTACT: CHUCK CHISHOLM
cchisholm@eps.com

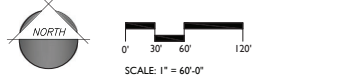
CONSULTANT:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, AZ 85201
CONTACT: JOSH HANNON
josh.hannon@epsgrp.com

PROJECT DATA

A.P.N.	300-17-007B
CURRENT LAND USE	AGRICULTURAL PARCEL
EXISTING ZONING	S-1
PROPOSED ZONING	R1-10
DEVELOPMENT OPTION:	R1-10 PRD
BUILDING SETBACKS	
FRONT:	15'
SIDE:	5'
REAR:	20'
BUILDING HEIGHTS	
ONE STORY, ALL LOTS	10'
LOTS SALES PROPOSED:	
	60
SITE AREA	
GROSS AREA:	± 25.71 AC
NET AREA:	± 22.80 AC
OPEN SPACE:	24% OF NET
LOT SIZES	
65' x 118'	42
70' x 118'	18
TOTAL:	60
DENSITY	2.33 DU/AC



- KEYNOTES**
- ① TURF
 - ② RAIL FENCE
 - ③ 5' STABILIZED DG PATH
 - ④ TOT LOT
 - ⑤ 20'x20' RAMADA



CITY OF PHOENIX

MAY 2 5 2022

Planning & Development
Department

21-0492



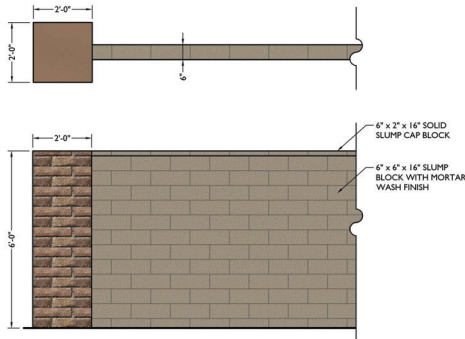
Wildflower

Phoenix, Arizona

Conceptual Illustrative Master Plan

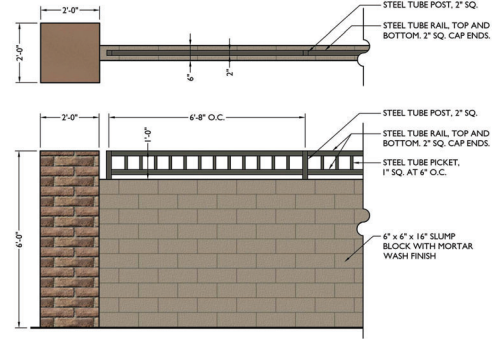
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05.24.2022





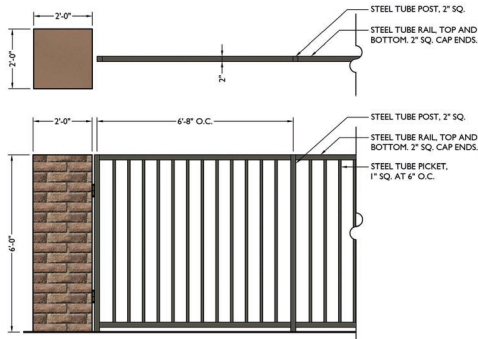
1 THEME WALL - 6'-0"

SCALE: 1/2" = 1'-0"



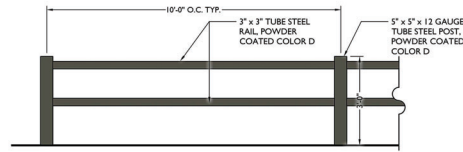
2 THEME PARTIAL VIEW WALL - 6'-0"

SCALE: 1/2" = 1'-0"



3 FULL VIEW FENCE - 6'-0"

SCALE: 1/2" = 1'-0"



4 RAIL FENCE

SCALE: 1/2" = 1'-0"



Color Palette BF
by Landscape Structures

5 TOT LOT - FAIRWAY RIDGE

by LANDSCAPE STRUCTURES



RAMADA ROOF
Terracotta



RAMADA FRAME
RAL 7032 - Pebble Grey

6 20'x20' RAMADA

by CLASSIC RECREATION



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



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



COLOR C - STANDARD CMU
SW - 7507 - Stone Lion



COLOR D - STEEL
SW - 7048 - Urbane Bronze

CITY OF PHOENIX

MAY 25 2022

Planning & Development
Department

Racelle Escolar

From: Robert Allen <az_guard@yahoo.com>
Sent: Thursday, April 7, 2022 4:04 PM
To: PDD Planning Commission
Subject: GPA-SM-4-21-8 and Companion Case Z-71-21-8

My name is Robert Allen and I live at 2044 W Olney Ave. 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.

From: [Joshua Bednarek](#)
To: [Elias Valencia](#)
Subject: FW: Letter in opposition to GPA-SM-4-21-8 and Z-71-21-8
Date: Monday, May 16, 2022 1:37:54 PM

Missed this one. Please add to the file.



Joshua Bednarek, LEED AP ND
Deputy Director, Planning Division
Office: 602-256-3555
E-mail: joshua.bednarek@phoenix.gov

City of Phoenix
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Mission: Planning, Development and Preservation for a Better Phoenix

From: Bob Wuthrich <bpwuthrich@hotmail.com>
Sent: Sunday, April 10, 2022 11:45 AM
To: Joshua Bednarek <joshua.bednarek@phoenix.gov>
Subject: FW: Letter in opposition to GPA-SM-4-21-8 and Z-71-21-8

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

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

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, 43rd 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:robert.wuthrich@go.microsoft.com) for Windows

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

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 23rd 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

Diazy

Begin forwarded message:

From: Dianne Olivo <tdranch@icloud.com>
Date: April 6, 2022 at 12:35:55 PM MST
To: 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

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

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 19th Avenue
Phoenix, AZ 85041
602-717-3185

From: [James](#)
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 GPA-SM-4-21-8 and Z-71-21-8
Date: Thursday, April 14, 2022 9:02:49 AM

Text of Opposition:

Hello,

My name is James Aden and I live at 10245 S 20th AVE, Phoenix 85041.

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. 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 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 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,
James Aden



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

[\[avast.com\]](http://www.avast.com)

Racelle Escolar

From: Hegedus, Erin <ehgedus@phoenixchildrens.com>
Sent: Monday, May 2, 2022 1:49 PM
To: PDD Planning Commission
Subject: GPA-SM-4-21-8 & Z-71-21-8

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.

This transmission, including any attachments, is for the sole use of the intended recipient(s) and may contain information that is confidential, proprietary, legally privileged, or otherwise protected by law from disclosure. Any unauthorized review, use, copying, disclosure, or distribution is prohibited. If you are not the intended recipient, or the person responsible for delivering this to an addressee, you should notify the sender immediately by telephone or by reply e-mail, and destroy all copies of the original message.

From: [DJC](#)
To: [Elias Valencia](#); [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](#); ntonyt@aol.com
Subject: Wildflower: GPA-SM-4-21-8 and Z-71-21-8
Date: Thursday, May 5, 2022 1:53:55 PM

Mayor, City Council Members & Planning Committee Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Commission/Committee Members:

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins as outlined in the applications GPA-SM-4-21-8 and Z-71-21-8. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.

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

From: [H. Jewel Clark](#)
To: [Elias Valencia](#); [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: Opposition letters for cases GPA-SM-4-21-8 and Z-71-21-8
Date: Friday, May 6, 2022 5:19:08 PM
Attachments: [GPA-SM-4-21-8 and Z-71-21-8 Opposition Letters-8 total.pdf](#)

Mayor, City Council Members & Village Planning Committee and City Planning
Commission Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Commission/Committee Members:

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins as outlined in the applications GPA-SM-4-21-8 and Z-71-21-8. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.

Attached in the pdf are 8 additional letters in opposition to be added to the public record for these cases.

Jewel Clark

Name

2020 W. South Mountain Ave.

Phoenix, AZ 85041

Address

5/5/22

Date

--

H. Jewel Clark

hjewelclark@fastmail.com

Mayor, City Council Members & Planning Committee Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Committee Members:

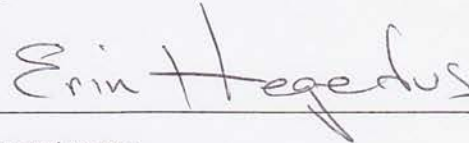
In Re: GPA-SM-4-21-8 & Z-71-21-8 proposal

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

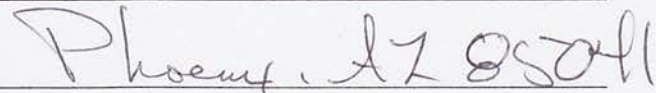
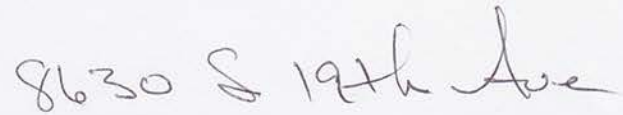
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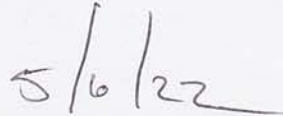
Signature



Printed Name



Address



Date

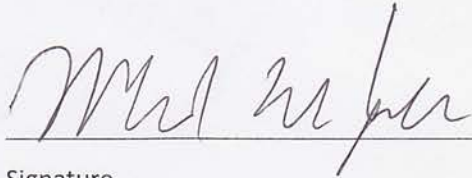
Mayor, City Council Members & Planning Committee Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Committee Members:

In Re: GPA-SM-4-21-8 & Z-71-21-8 proposal

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.



Signature

MICHAEL W. HEGEDUS

Printed Name

8630 S 19TH AV

PHOENIX, AZ 85041

Address

5/2/22

Date

Mayor, City Council Members & Planning Committee Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Committee Members:

In Re: GPA-SM-4-21-8 & Z-71-21-8 proposal

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

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Bruna Aline Hegedus

Signature

Bruna Hegedus

Printed Name

8630 South 19th Avenue

Phoenix, Az 85041

Address

5/2/2

Date

Mayor, City Council Members & Planning Committee Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Committee Members:

In Re: GPA-SM-4-21-8 & Z-71-21-8 proposal

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.

Michael Angulo

Signature

Michael Angulo

Printed Name

124 E. Carter Rd.

Phoenix, AZ 85042

Address

5-3-2022

Date

Mayor, City Council Members & Planning Committee Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Committee Members:

In Re: GPA-SM-4-21-8 & Z-71-21-8 proposal

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.

Catherine C. Angulo

Signature

CATHERINE C. ANGULO

Printed Name

124 E. CARTER RD.

PHX. AZ. 85042

Address

5-3-2022

Date

Mayor, City Council Members & Planning Committee Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Committee Members:

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plan do not align with any of these guidelines set in place.

Nancy Marie Lazok
Signature

Nancy Marie Lazok
Printed Name

9216 5th place
Address PHX, ARIZONA 85042

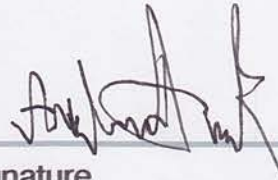
5-2-22
Date

Mayor, City Council Members & Planning Committee Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Committee Members:

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plan do not align with any of these guidelines set in place.



Signature

Andrew Hozak

Printed Name

9216 South 7th Place, PHX AZ, 85042

Address

5/2/22

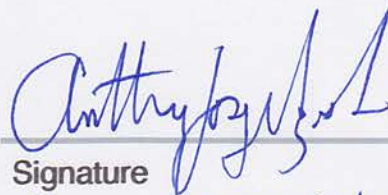
Date

Mayor, City Council Members & Planning Committee Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Committee Members:

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plan do not align with any of these guidelines set in place.



Signature

ANTHONY JOSEPH WOZAK

Printed Name

9216 S. 7TH PL, PHOENIX, AZ 85042

Address

5-2-2022

Date

From: [Michele Sazama](#)
To: [Elias Valencia](#); [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: Wildflower development opposition
Date: Friday, May 6, 2022 1:12:25 PM

Mayor, City Council Members & Planning Committee Members

City of Phoenix

200 W. Washington Street

Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Commission/Committee Members:

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins as outlined in the applications GPA-SM-4-21-8 and Z-71-21-8. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.

Michele Sazama

2317 W Dobbins Road

Phoenix, AZ 85041

05-06-22

From: [Uni Ortegon](#)
To: [Elias Valencia](#)
Subject: Public Input for Cases GPA-SM-4-21-8 and Z-71-21-8
Date: Friday, May 6, 2022 3:23:37 PM

To:

Elias Valencia

City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

I am in opposition to K Hovnanian's plans for 64 lots in the "Wildflower" development at 23rd Avenue and Dobbins [Cases GPA-SM-4-21-8 and Z-71-21-8]. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I also am in dismay at the rush of planned developments along Dobbins Road without a recent Traffic Study or a Traffic Study that takes the cumulative effect of all the planned development on Dobbins to the 202 into account. I was pleased to find a home that used a defunct golf course. There are many defunct lots closer into Downtown Phoenix that should be developed to provide needed housing instead of farmland.

I do support development in accordance with the general plan, 1 home per acre in accordance with the current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.

Maria Eunice Ortegon
1205 E Monte Way
Phoenix, AZ 85042
05/06/2022

From: [Bob Wuthrich](#)
To: [Elias Valencia](#)
Subject: GPA-SM-4-21-8 and Z-71-21-8
Date: Saturday, May 7, 2022 11:28:55 AM

Hello,

My name is Robert Wuthrich and I live at 2402 W. Sunrise Dr. Phoenix, AZ 85041.

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. The great majority of homeowners surrounding the proposed rezoning area are adamantly opposed to the rezoning for multiple reasons.

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.

Thank you,

Robert

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

From: [Steven Schneider](#)
To: [Elias Valencia](#)
Subject: Wild flower
Date: Saturday, May 7, 2022 3:13:38 PM

Hello Ellias,

My name is Steven Schneider. Im a life long resident of Phoenix so you know I have seen many changes to our city. My concern with the Wild flower developement is not only of the density but it contradicts the Phoenix General Plan that was developed with the imputof the South Mountain Village Committee.

The property tax return will be a wash between one house per acre homes and a higher density community.

The Citizens who moved down hear did so for a quality of life decision. The flooding issues of this area need to be adressed along with the impact of increased traffic saftey.

The developers have a right to build but it should be done in a responable manor. Too maney developers simply drop down a cookie cutter developement for max profit and then move on. Southern Hills is a glaring example of this!

Steven Schneider

From: [Hillary Friauf](#)
To: [Mayor Gallego](#); [Council District 8 PCC](#); [Elias Valencia](#); [PDD South Mountain VPC](#)
Subject: Wildflower Development Opposition [Cases GPA-SM-4-21-8 and Z-71-21-8]
Date: Sunday, May 8, 2022 9:19:40 AM

Mayor, City Council Members & Planning Committee Members

City of Phoenix

200 W. Washington Street

Phoenix, AZ 85003

Dear Mayor, Council Members & Planning Commission/Committee Members:

I am in opposition to K. Hovnanian's plans for 64 lots in the "Wildflower" development at 23rd Avenue and Dobbins [Cases GPA-SM-4-21-8 and Z-71-21-8]. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area. I believe that Dobbins Road cannot safely accommodate the increase in traffic that will come with this higher density development without significant improvements.

I do support development in accordance with the general plan, 1 home per acre in accordance with the current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.

Hillary Friauf

1213 E. Monte Way

Phoenix, AZ 85042

05/08/2022

From: [Robert Budinoff](#)
To: [Elias Valencia](#); [PDD South Mountain VPC](#); [Council District 8 PCC](#); [Mayor Gallego](#)
Subject: Wildflower Development Opposition [Cases GPA-SM-4-21-8 and Z-71-21-8]
Date: Sunday, May 8, 2022 9:17:01 AM

Elias Valencia
South Mountain Village Planner
elias.valencia@phoenix.gov
SouthMountainVPC@phoenix.gov

Carlos Garcia
City Council Member, 8th District
council.district.8@phoenix.gov

Kate Gallego
Mayor
kate.gallego@phoenix.gov

Mayor, City Council Members & Planning Committee Members
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Mayor, Council Members & Planning Commission/Committee Members:

I am in opposition to K. Hovnanian's plans for 64 lots in the "Wildflower" development at 23rd Avenue and Dobbins [Cases GPA-SM-4-21-8 and Z-71-21-8]. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area. I believe that Dobbins Road cannot safely accommodate the increase in traffic that will come with this higher density development without significant improvements.

I do support development in accordance with the general plan, 1 home per acre in accordance with the current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.

Robert Alan Budinoff

1213 E. Monte Way, Phoenix, AZ 85042

05/08/2022

From: [MSM](#)
To: [Mayor Gallego](#); [Elias Valencia](#); [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](#); [Nick Torrez](#)
Subject: K Hovnanian's plans for 64 lots in the "Wildflower" development at 23rd Ave & Dobbins
Date: Monday, May 9, 2022 11:11:29 AM
Attachments: [Mayor, City Council Members & Planning Committee Members.doc](#)

Mayor, City Council Members & Planning Committee Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Commission/Committee Members:

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins as outlined in the applications GPA-SM-4-21-8 and Z-71-21-8. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I purchased this home 6 years ago and put my heart and soul into it , I paid a premium price to enjoy the surrounding natural environment, and hope to raise my family and enjoy the peace of mind we have . It is very ill-advised to address hurriedly an immediate need for some to profit without thinking about the long-range consequences of that action . Should we always put reckless development ahead of the protection of our environment? I hope that we will realize the importance of our natural environment before it is too late. Also this reckless development proposal will cause huge financial losses to me and my neighbors . These financial losses , and denying us the enjoyment of this natural environment can easily be avoided while still maintaining a profit by the developer simply by limiting the development to 1 home per acre *

I have recently offered my home for sale for 1.8 million dollars , simply to test the market and see the current value. I had some serious interest from possible buyers and a lot of interest from brokers to list. If this K Hovnanian's current reckless development plan is approved by you , I will definitely want to move from this area and sell my home and if I suffer a financial loss caused by your approval of the current reckless development plan , I do reserve the right to recover any losses or damages.

I love wide open spaces. I have 5 children and want my children to enjoy the beautiful environment of our locality , please do not deny us that right and force us to move from this area and cause us a huge financial loss

You have always supported the environment, and now, it needs your help again. Kindly vote against the K Hovnanian's current reckless development plan that targets profit and totally ignores people , families and our natural environment . I thank you for reading my letter and considering my thoughts and plans

* I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.

Name - M .S.Mostofo

Address – 9829 – S- 20 Ave , Phoenix – AZ- 85041

Date – 5-9 - 2022

M.Sam Mostofo
9829 S 20 Ave- Phoenix - 85041

Tel - 480-205-0409

Mayor, City Council Members & Planning Committee Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Committee Members:

In Re: GPA-SM-4-21-8 & Z-71-21-8 proposal

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.


Signature

Kim Gomez
Printed Name

8600 Block
Phoenix AZ 85041
Address

5/5/2022
Date

Mayor, City Council Members & Planning Committee Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Committee Members:

In Re: GPA-SM-4-21-8 & Z-71-21-8 proposal

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.



Signature

Lluvia V Montoya

Printed Name

8634 S. 19th Ave

Phoenix AZ 85041

Address

5/16/22

Date

Mayor, City Council Members & Planning Committee Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Committee Members:

In Re: GPA-SM-4-21-8 & Z-71-21-8 proposal

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.



Signature

Tiffany Fox

Printed Name

4936 W Burgess Ln

Laveen AZ 85339

Address

May 6th 2022.

Date

Mayor, City Council Members & Planning Committee Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Committee Members:

In Re: GPA-SM-4-21-8 & Z-71-21-8 proposal

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.



Signature

Juan Hernandez

Printed Name

8634 S 19th Ave

Phoenix AZ 85041

Address

5/2/2020

Date

From: [Charlie](#)
To: [Elias Valencia](#); [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: Opposition to K Hovanin's Wildflower Development - GPA-SM-4-21-8 and Z-71-21-8
Date: Monday, May 9, 2022 6:24:03 AM

Mayor, City Council Members & Planning Committee Members

City of Phoenix

200 W. Washington Street

Phoenix, Arizona 85003

8 May 2022

Dear Mayor, Council Members & Planning Commission/Committee Members:

I am strongly opposed to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins as outlined in the applications GPA-SM-4-21-8 and Z-71-21-8. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning, and development in accordance with the Rio Montaña Plan. Unfortunately, K Hovnanian's plans do not align with any of the existing guidelines already in place.

Respectfully,

Charles Zurenko

2515 W Lodge Dr.

Phoenix, AZ 85041

--
Charlie

From: [Erin Hegedus](#)
To: [Elias Valencia](#)
Subject: GPA-SM-4-21-8 and Z-71-21-8
Date: Monday, May 9, 2022 9:02:28 AM
Attachments: [0174_001.pdf](#)

I am writing to oppose the rezoning of 23rd Avenue and Dobbins Road.

This parcel should remain S-1 which aligns with other properties surrounding this irrigated agriculture parcel .

The developer's suggestion that rezoning will help with the housing shortage is a bit of a far stretch since the net result would only add 40+ houses.

The Housing Phoenix Project states that rezoning should take place appropriately. Rezoning to R-10 in this area is inappropriate due to the rural atmosphere and the lack of infrastructure to support 60+ homes.

Additionally, I would like to speak at tomorrow's SMVP meeting and I would like the attached letters to be added as a record of additional opposition.

Regards,
Erin Hegedus
8630 South 19th Avenue
Phoenix, AZ 85041

From: [Felix](#)
To: [Council District 8 PCC](#); [PDD South Mountain VPC](#); [Elias Valencia](#); [Mayor Gallego](#)
Subject: South Mountain Rezoning for Higher-Density Residential
Date: Monday, May 9, 2022 12:54:33 PM

Greetings,

I am in opposition to K Hovnanian's plans for 64 lots in the "Wildflower" development at 23rd Avenue and Dobbins [Cases GPA-SM-4-21-8 and Z-71-21-8]. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with the current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.

Printed Nam: **Felix J. Jimenez Saez**

Address: 1217 E Monte Way PHX AZ

Date: 5/9/2022

Thanks for reading my e-mail. I am advocating for high-quality of life in South Mountain.

V/r

photo



Felix J. Jimenez Saez

Director of Product Management, Qualys
CISSP, CISA, Security+, Network+, Server+, Palo Alto ACE

602-327-4140 | felix.jimenez77@gmail.com

[\[linkedin.com\]](#)

"Through GOD all things are possible"

From: [JoAnne Jensen](#)
To: [Elias Valencia](#)
Subject: GPA-SM-4-21-8 and Z-71-21-8
Date: Monday, May 9, 2022 1:12:26 PM
Attachments: [Wildflower Opposition.docx](#)

Hello and good afternoon,

If it is not inconvenient, would you please forward my opposition comments regarding the Wildflower development to the members of the South Mountain Village Planning Committee ahead of their meeting tomorrow night?

Thank you.

JoAnne Jensen
480-213-6499
8303 S 17th Drive
Phoenix AZ 85041

From: [Julie Willcox](#)
To: [Elias Valencia](#); [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 Wildflower
Date: Sunday, May 8, 2022 11:07:31 AM

Dear Mayor, Council Members & Planning Members,

I am writing in opposition to K Hovnanian's plans for 60+ lots in the Wildflower Development GPA-SM-4-21-8 and Z-71-21-8. I support development that is in accordance with the general plan, the Rio Montana Plan, and 1 house per acre to match the surrounding density. The general plan is in place for a reason and development should not exceed that.

The density should lessen and stay within the Rio Montana guidelines due to proximity to South Mountain Park. The wildlife that still remains needs to be protected. Also, the access to the park via bike, horse and other means needs to be protected & preserved. Added density, increases traffic on the 2 lane road of Dobbins which many cyclists from all over use to access the park. Horses also come from all directions of South Mountain to access the park and added development & traffic makes this more difficult & more dangerous.

K Hovnanian's plan to add substantial traffic to 23rd Ave between South Mountain Ave & Dobbins Road is also concerning. While the road will be increased in width due to the development, there is a section just north of the proposed development that is not safe for 2 vehicles to pass. As I live on 23rd Ave I see what happens there on a daily basis. With the current traffic people will pull off or stop to wait for people to pass as the road is not wide enough for people to feel safe passing even at 25mph.

Finally, there is great agricultural history in this area. My husband & I bought our land here to raise our family to appreciate the outdoors & live a more sustainable life. By utilizing the historic flood irrigation system we are able to raise livestock & chickens that will feed our family as well as large gardens & fruit trees. We are able to eat organically and know where our food comes from. We are also decreasing the heat island by having green surfaces that also provide sustenance. We would like to see properties developed that both respect & take advantage of what little agricultural lands remains in the valley.

Please do not vote in support of this development. Please allow more responsible development to happen that is in accordance with the general plan, Rio Montana plan and surround density.

Thank you,
Julie Willcox

From: [Michael Baker](#)
To: [Council District 8 PCC](#); [Elias Valencia](#); [Mayor Gallego](#)
Subject: Wildflower GPA-SM-4-21-8 and Z-71-21-8
Date: Sunday, May 8, 2022 12:55:22 PM

Mayor, City Council Members & Planning Committee Members
City of Phoenix
[200 W. Washington Street \[google.com\]](#)
[Phoenix, Arizona 85003 \[google.com\]](#)

Dear Mayor, Council Members & Planning Commission/Committee Members:

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins as outlined in the applications GPA-SM-4-21-8 and Z-71-21-8. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.

Michael Baker
[912 East La Mirada Drive \[google.com\]](#)
[Phoenix, AZ 85042 \[google.com\]](#)

May 8th, 2022

--

Michael Baker

From: [Barbara Schneider](#)
To: [Elias Valencia](#)
Subject: GPA-SM-4-21-8 (Companion Case Z-71-21-8)
Date: Tuesday, May 10, 2022 12:30:59 PM

Elias,

My name is Barbara Schneider and I reside at 2101 West Dobbins Road, Phoenix AZ 85041. I am to the South of this development. I am in opposition to changing the GPA-SM-4-8 and Z-71-21-8 it should remain as is.

The general plan was changed for a reason in this area which was to follow the Rio Montana Plan. The goal was to have lower density towards South Mountain. This was considered Farm or agricultural property at the time the plan was put in place so to conform to plan the property is showing one house per acre just like the prior zoning. The area is not against development but responsible development. There is a retention basin at 27th Ave north of South Mountain Ave which is to catch the runoff water from rain in the area but there is a problem, nothing is flowing into that retention basin. This subdivision will not be connected to the retention basin for runoff so as usual with higher density the water will run off into the streets to add only additional flooding to the area. The answer from the developer is that they would do what is required by the City for the higher density. This area has a problem with flooding when we received just normal rain as Dobbins Road floods as well as 23rd accumulates water. Adding additional density is not acceptable as water becomes a safety issue in this area. With the flood of 2014, 2015, 2017 and 2018 this area was severely damaged, and no progress has been made to mitigate the issues. Please respect the current General plan in place and the current zoning.

We have a major problem with traffic and understanding that one parcel is being developed, it is the accumulation of the projects in the area and no improvements have become quite the safety issue. Dobbins' road is a small two-lane road and has a historic canal designation on the south side of the project so no improvements can be made on that side. There have been many incidents with cars ending up in the canal on the south side of the road and unfortunately some of these individuals did not make it. I know, I cannot tell you how many times we have gone down to assist people prior to the police and the fire department getting to the accident.

We in the area are not against development, we would like to see what has been in place for many years which is the One house per acre. There comes a time when developers' greed should not allow higher density at the cost of the safety of the neighborhood.

Barbara Schneider
602-689-1639
Ezez396chev@gmail.com

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Mayor, City Council Members & Planning Committee Members
City of Phoenix
200 W. Washington Street
Phoenix, Arizona 85003

Dear Mayor, Council Members & Planning Committee Members:

I am in opposition to K Hovnanian's plans for 64 lots in the 'Wildflower' development at 23rd Ave & Dobbins as outlined in the applications GPA-SM-4-21-8 and Z-71-21-8. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area.

I do support development in accordance with the general plan, 1 home per acre in accordance with current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.

James Aden

Signature

James Aden

Printed Name

2515 W Lodge DR

Phoenix, AZ 85041

Address

5/10/2022

Date

From: [H. Jewel Clark](#)
To: [Elias Valencia](#)
Subject: May 10 SMVPC meeting full comments on GPA-SM-4-21-8 and Z-71-21-8
Date: Tuesday, May 10, 2022 7:46:13 PM

Hi Elias,

Since I didn't get to finish my comments within the time allotted, I'm sending them for the committee's review and for the public record. Thank you!

Hello Committee Members and thank you for your time tonight.

My name is Jewel Clark and our home is at 2020 W. South Mountain Ave. across the street from the already approved Andora development. Tonight I am here to oppose the application for rezoning.

This property is surrounded by actual established S-1 properties and functionally S-1 properties if actually zoned differently since there are large single homes already built on them. A large proportion of the neighbors and community, esp. by area, do not want the density proposed in this application and want to preserve current zoning and here's why.

This entire area's character is historically rural. We bought here for that character: large lots, horses, agriculture. It really feels like the area is suffering death by a thousand rezoning cuts with these applications. The Rio Montana Plan clearly calls for a transition from higher density at Baseline to lower density to the park. It is less than 2 miles from Baseline along 19th Ave. to the park parking area at the trailhead and Dobbins road is just under a mile from it. Mr. Gilbert's maps on pages 4, 13 and even 15 shows there are already a high number of existing and proposed R1-10 and even denser developments way too far into what should be protected as a less dense transition area.

Mr. Gilbert points to Andora and Kimura as comparable projects. The neighbors around Kimura did not want that density, which, as a reminder ended up at 3 houses per acre. We didn't want it. Everything around it was R1-18 or S-1. If we could have stopped the rezoning, we would have. If we could have forced Andora to stay S-1, we would have, and this committee actually didn't approve it. Andora had an R1-18 overlay, which KHovnanian was willing to build to, meaning we'd potentially lose input on heat mitigation, setbacks, single story homes, etc. It was a strategic decision to agree to R1-10 with a small increase in density over R1-18 to preserve the other design criteria that were important to us. Wildflower is not the same situation and so is not comparable.

Mr. Gilbert's assertion that this development provides transition to large lots and rural properties misses the entire point of the holistic vision of a transition zone called out in the Rio Montana Plan. Any assertion that this property is vacant or needed improvement or qualifies as infill is objectively false. It is historically active agricultural land.

Low density development is what is appropriate moving forward, which can be done if the city prioritizes it. That is what will promote balanced development and preserve our distinctive character. We have a vision for our community, and it is to maintain existing low density zoning, which supports our rural character. That is what will better contribute to the “variety of housing types” and “increase housing options” that Mr. Gilbert cites from the Housing Phoenix Plan.

Lastly, I’d like to quote 2 lines from the 2015 General Plan and the Rio Montana Plan that sum up what is important to us for development in our area.

The 2015 General Plan says to, *"Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood."* The Rio Montana Plan states, *"The goal of any site plan should be sensitive to the surrounding area. This should include sensitivity to the environment, to the existing development, to the history of a place and to the dreams of the community for the future."*

Developers should build what is compatible with our area per the city’s promise in its own documents and in alignment with what the existing homeowners want to live with. That is our community dream.

Thank you.
Sincerely,
Jewel Clark

--

H. Jewel Clark
hjewelclark@fastmail.com

From: [NICHOLAS TORREZ](#)
To: [Elias Valencia](#)
Subject: Re: May 10th South Mountain VPC @ 6:00 P.M.
Date: Tuesday, May 10, 2022 8:06:16 PM
Attachments: [Comment to SMVPC 2022-05-10.docx](#)
[image001.png](#)

Hello Elias,

Attached are my full comments, italic is all I was able to read due to the 1 minute time restriction.

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

From: Elias Valencia <elias.valencia@phoenix.gov>
Sent: Mon, May 9, 2022 3:47 pm
Subject: May 10th South Mountain VPC @ 6:00 P.M.

Good afternoon!

Thank you all for notifying me of your intent to speak, or to donate time to a speaker on your position for the agenda items at the May 10th South Mountain Village Planning Committee.

Please make sure to register if speaking for the meeting using the link in the agenda. This is not necessary if you have opted to donate your time instead.

Once registered, the link below should get you to the meeting.

<https://cityofphoenixpdd.webex.com/cityofphoenixpdd/onstage/g.php?MTID=e51e8d06b2c3f36a8c362c070f29a135d>
[\[cityofphoenixpdd.webex.com\]](#)

The Chair will use the speaker list to call upon speakers during public comment. Once your name is called upon I will be able to unmute you so that you may share your comments. Also, I have the presentations from your side of the house. Presentations will be limited to 5 minutes each. I can advance the slides for you all on my end.

Also, attached is the Addendum from the April 12th date. As of today, I do not have any changes to the proposal from that date. I do however have several letters of opposition that have been received since and are attached.

Thank you all for being a part of the planning process. Looking forward to hearing from all tomorrow!

Respectfully,

Elias Valencia, Planner II – South Mountain Village / Transit Oriented Development
P: 602-261-8771 • E: elias.valencia@phoenix.gov
City of Phoenix • 200 W. Washington St. • Phoenix, AZ 85003



I am currently working remotely on a rotational schedule, but will be checking voicemails multiple times per day. Please feel free to leave me a voice message or email me for a more timely response. Thank you.

From: [Teresa Leyba Ruiz](mailto:Teresa.Leyba.Ruiz)
To: [Elias Valencia](mailto:Elias.Valencia)
Cc: 6517bobby@gmail.com; [Racelle Escolar](mailto:Racelle.Escolar)
Subject: Re: Register to Speak at SMVPC on 5/10
Date: Tuesday, May 10, 2022 7:44:16 PM
Attachments: [image001.png](#)

Mr Elias

I am incredibly disappointed that I was not allowed to speak when I made this request on May 2

I am asking for the support of the South Mountain Village Planning committee to keep the promise of the zoning of 1 house per acre as stipulated in the General Plan and re-promised in the Rio Montañño plan

Thank you
Dr. Teresa Leyba Ruiz
602-318-4611

Sent from my iPhone

On May 2, 2022, at 1:09 PM, Elias Valencia <elias.valencia@phoenix.gov> wrote:

Thank you for informing us of your desire to speak at Thursday's Planning Commission Terry. We will get a link sent over to you shortly.

Respectfully,

Elias Valencia, Planner II – South Mountain Village / Transit Oriented Development
P: 602-261-8771 • E: elias.valencia@phoenix.gov
City of Phoenix • 200 W. Washington St. • Phoenix, AZ 85003



**PRESERVE
SHAPE
BUILD**

I am currently working remotely on a rotational schedule, but will be checking voicemails multiple times per day. Please feel free to leave me a voice message or email me for a more timely response. Thank you.

From: Teresa Leyba Ruiz <tleybaruiz@gmail.com>
Sent: Monday, May 2, 2022 12:36 PM
To: Elias Valencia <elias.valencia@phoenix.gov>
Cc: 6517bobby@gmail.com
Subject: Register to Speak at SMVPC on 5/10

Hello Elias,

I would like to register to speak regarding the following Agenda Item that is scheduled to go before the Planning Commission on May 5.

Can you direct me to the City Staffer so I may also be allowed to speak at the Planning Commission for this property?

Thank you,
Terry Leyba Ruiz

Z-71-21-8 (Companion Case GPA-SM-4-21-8): Presentation, discussion, and possible recommendation regarding a request to rezone approximately 25.71 acres located at the northeast corner of 23rd Avenue and Dobbins Road from S-1 (Ranch or Farm Residence District) to R1-10 (Single-Family Residence District) to allow a single-family residential community. The Planning Commission will consider this request on May 5, 2022.

From: [Michael Podesta](#)
To: [Elias Valencia](#)
Subject: Development Opposition
Date: Wednesday, May 11, 2022 4:34:11 PM

Mayor, City Council Members & Planning Committee Members

City of Phoenix

200 W. Washington Street

Phoenix, AZ 85003

Dear Mayor, Council Members & Planning Commission/Committee Members:

I am in opposition to K. Hovnanian's plans for 64 lots in the "Wildflower" development at 23rd Avenue and Dobbins [Cases GPA-SM-4-21-8 and Z-71-21-8]. Their plan does not match the plans that have been thoughtfully put in place by city and local planners. Nor does it respect the proximity to South Mountain or preserve the agricultural history of the area. I believe that Dobbins Road cannot safely accommodate the increase in traffic that will come with this higher density development without significant improvements.

I do support development in accordance with the general plan, 1 home per acre in accordance with the current zoning & development in accordance with the Rio Montana Plan. Unfortunately, K Hovnanian's plans do not align with any of these guidelines set in place.

Michael Podesta

956 E La Mirada Dr Phoenix AZ 85042

5/11/2022

Racelle Escolar

From: Julie Willcox <jwillcox1227@gmail.com>
Sent: Tuesday, May 31, 2022 7:56 AM
To: PDD Planning Commission
Subject: GPA-SM-4-21-8, Z-71-21-8

Good morning.

I would like to register to speak at the Planning Commission meeting this Thursday, June 2nd in reference to the cases GPA-SM-4-21-8, Z-71-21-8.

I oppose the K Hovnanian plans for Wildflower. The current plan creates significant additional traffic on 23rd, a road that is not wide enough to support 2 cars passing each other just north of this addition. Going south adds traffic to an already busy 2 lane road with irrigation ditches alongside that many cars have already ended up in.

Per the general plan & Rio Montana plan the density is supposed to decrease as it approaches South Mountain to help preserve the wildlife & native plants of the park. The Wildflower development does not follow those guidelines.

And lastly, my husband & I bought in the current zoning to raise our two young children to appreciate & enjoy the outdoors. Allowing this change of zoning, not only brings down the value of our property but also affects our quality of life.

Please keep the promise of the general plan, Rio Montana plan and zoning.

Thank you,
Julie Willcox

Racelle Escolar

From: DJC <eatright4u@yahoo.com>
Sent: Wednesday, June 1, 2022 10:24 AM
To: PDD Planning Commission
Subject: PC Meeting June 2, 2022- Items 2 and 3: GPA-SM-4-21-8 and Companion Case Z-71-21-8

Planning Commission Meeting
June 2, 2022

Re: Items 2 and 3: GPA-SM-4-21-8 and Companion Case Z-71-21-8

I am opposed to the items and support continuance. I am registered for the meeting and wish to speak.

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

Racelle Escolar

From: Dianne Olivo <tdranch@icloud.com>
Sent: Thursday, June 2, 2022 2:40 PM
To: PDD Planning Commission
Subject: Re: Opposition speaking GPA-SM-4-21-8/Z-71-21-8

Hi

Yes maybe one of us will speak the only reason was to vocalize all of our enormous community opposition And thought and time we have put forth in preservation of our way of promise way of life

Diazy

> On May 31, 2022, at 4:37 PM, PDD Planning Commission <pdd.planningcomm@phoenix.gov> wrote:

>

> These cases are on the continuance portion of the agenda. Please confirm if you would like to speak regarding the continuance.

>

> Thanks,

>

> Racelle Escolar, AICP

> Principal Planner

>

> City of Phoenix

> Planning and Development Department

> Planning Division

> racelle.escolar@phoenix.gov

> (602) 534-2864

>

> -----Original Message-----

> From: Dianne Olivo <tdranch@icloud.com>

> Sent: Tuesday, May 31, 2022 4:01 PM

> To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>

> Subject: Opposition speaking GPA-SM-4-21-8/Z-71-21-8

>

>

> Dianne and Ted Olivo

> 8804 S 19th Ave

>

Racelle Escolar

From: Julie Willcox <jwillcox1227@gmail.com>
Sent: Thursday, June 2, 2022 7:08 PM
To: PDD Planning Commission
Cc: Victoria C Murrillo
Subject: Re: GPA-SM-4-21-8, Z-71-21-8

Good evening.

I wanted to clarify my remarks as it appears I did not come across clearly. I wanted to support the continuance as K Hovnanian's most recent plans were lacking details that should be included for a final vote. Also, the majority of the surrounding neighbors do not support this development and K Hovnanian should continue to work with the neighborhood to come up with a better plan before proceeding.

Thank you,
Julie Willcox

On Tue, May 31, 2022 at 4:28 PM PDD Planning Commission <pdd.planningcomm@phoenix.gov> wrote:

Hi Julie,

These cases are on the continuance portion of the agenda. Do you want to speak regarding the continuance?

Thanks,

Racelle Escolar, AICP
Principal Planner

City of Phoenix
Planning and Development Department
Planning Division

racelle.escolar@phoenix.gov
(602) 534-2864

From: Julie Willcox <jwillcox1227@gmail.com>
Sent: Tuesday, May 31, 2022 7:56 AM
To: PDD Planning Commission <pdd.planningcomm@phoenix.gov>
Subject: GPA-SM-4-21-8, Z-71-21-8

Good morning.

I would like to register to speak at the Planning Commission meeting this Thursday, June 2nd in reference to the cases GPA-SM-4-21-8, Z-71-21-8.

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Thank you,

Julie Willcox