



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-35-20-8 (Sanctuary at South Mountain PUD) February 3, 2021

South Mountain [Village Planning Committee Meeting Date](#) February 9, 2021

[Planning Commission Hearing Date](#) March 4, 2021

Request From: [S-1 BAOD](#) (10.02 acres) and [C-2 BAOD](#) (7.25 acres)

Request To: [PUD BAOD](#) (17.27 acres)

Proposed Use Planned Unit Development to allow residential (including multifamily) and other permitted uses in the Mixed Use Agricultural (MUA) Zoning District

Location Approximately 340 feet west of the southwest corner of 40th Street and Southern Avenue

Owner John C. Oertle, Jr., Lisa-Kay Oertle-Melancon, Kent C. Oertle, Beth O. and Jerald A. Hintze

Applicant / Representative Jason Morris, Withey Morris, PLC

Staff Recommendation Approval, subject to stipulations

General Plan Conformity

General Plan Land Use Map Designation

Current: Mixed Use Agricultural

Pending (GPA-SM-1-20-8): Mixed Use Agricultural and Residential 10 to 15 dwelling units per acre

Street Map Classification

40th Street

Arterial

Varies, 33-foot to 40-foot west half street

39th Street

Local

Approximately 32.5-foot east half street

Southern Avenue

Arterial

40-foot south half street

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The site is adjacent to commercial development and two arterial streets that provide alternative transportation options. Uses in the surrounding area consist of residential, commercial and agricultural uses. The proposed development is consistent in scale and character with the surrounding uses by incorporating perimeter standards, landscape buffers and design guidelines that promote an agricultural environment, which will also help mitigate impacts on adjacent residential properties.

CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.

The proposal incorporates several pedestrian and bicycle infrastructure features in order to promote the use of alternative transportation systems. Pedestrian infrastructure includes a system of lighted and shaded pedestrian pathways that connect to adjacent perimeter sidewalks and commercial development at the southwest corner of 40th Street and Southern Avenue. Bicycle infrastructure includes indoor/covered and outdoor/uncovered bicycle parking, to increase bicycling as a viable means of transportation in the city of Phoenix. There are two dedicated bicycle lanes presently along 40th Street and Southern Avenue, immediately adjacent to this development that will help provide recreational opportunities and connect residents to services in other parts of the South Mountain Village.

The site is also located at the junction of two bus routes on 40th Street and Southern Avenue, providing nearby transit opportunities for future residents. The enhanced bicycle and pedestrian facilities integrated into the site plan and abundance of bus routes in the area, will encourage a sustainable transportation system.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; HEALTHY FOOD SYSTEM; DESIGN PRINCIPLE: Encourage neighborhood designs that incorporate community gardens, urban farms and other urban agriculture elements.

The proposed development incorporates standards and elements consistent with the agrarian character of the surrounding area which includes nurseries, farms, landscaping companies, and residential uses. This development will promote urban agriculture via a community garden, tool library and pop-up produce stand amenities, shall the site develop as multifamily, to improve food security and the health of residents. Plant species found in

the BAMP and MUA Zoning District plant lists which have edible applications may be utilized in the required landscape areas to further promote food security in the area.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES & SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal includes landscaping standards that address the adjacent streetscape, perimeter buffers and parking areas. The development will provide 75 percent shade along adjacent sidewalks and internal pedestrian paths connecting the development to adjacent streets. This will help to encourage walking and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity. Perimeter landscaping and other required landscaped areas will also adhere to the plant lists referenced in the BAMP and MUA Zoning District to further the character of the area.

Area Plans, Overlay Districts and Initiatives

Baseline Area Master Plan – Adopted in 1997, the Baseline Area Master Plan evaluated the southeast portion of the South Mountain Village with an aim to promote development which respects and preserves the lifestyle in the area. See Background Item No 4.

Baseline Area Overlay District – The property is located within the boundaries of the Baseline Area Overlay District, a regulatory Overlay District which is designed to encourage and protect the rural, agricultural character of the area while allowing development in accord with the Baseline Area Master Plan. See Background Item No 5.

Tree and Shade Master Plan – The Tree and Shade Master Plan is a roadmap for creating a healthier, more livable and prosperous 21st Century desert city. The goal is to treat the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. See Background Item No. 8.

Comprehensive Bicycle Master Plan – The city's bicycle master plan will set the course for the next 20 years for development of bicycle facilities. The plan is intended to provide a framework for decision making to expand and improve bicycle facilities throughout the city. See Background Item No. 9.

Complete Streets Guiding Principles – The City's complete streets policy further advances its goal to create a more sustainable transportation system that is safe and accessible for everyone. Complete streets provide infrastructure that encourages active transportation such as walking, bicycling, transportation choices and increased connectivity. Through this policy, the primary focus of street design will no longer be solely on the speed and efficiency of automobile travel, but on the safety and comfort of all users. See Background Item No. 9.

Zero Waste PHX – The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city’s overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. See Background Item No. 10.

Housing Phoenix – In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. See Background Item No. 11.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant / Undeveloped	S-1 BAOD and C-2 BAOD
North (including across Southern Avenue)	Pharmacy	C-2 BAOD
	Child Care	R-3 SP and C-1 SP
	Gas Station	C-1 and C-1 SP
	Vacant / Undeveloped	S-1
South	Single Family Residential (Heard Ranch community)	RE-43
East (across 40th Street)	Various Commerce Park Uses	Industrial Park
	Single Family Residential	R1-6
West	Plant Nursery	MUA
	Radio / Broadcast Building	S-1 SP

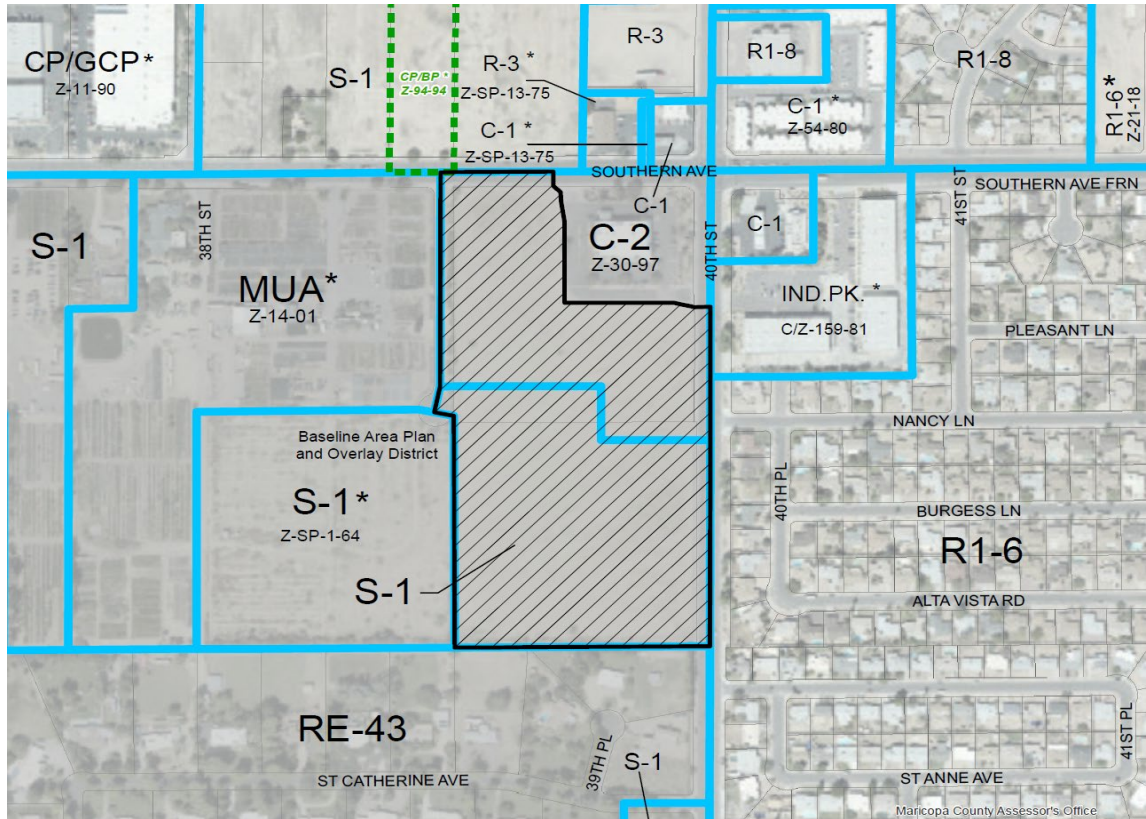
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone an approximately 17.27-acre site located approximately 340 feet west of the southwest corner of 40th Street and Southern Avenue from 10.02 acres of S-1 BAOD (Ranch or Farm Residence, Baseline Area Overlay District) and 7.25 acres of C-2 BAOD (Intermediate Commercial, Baseline Area Overlay District) to 17.27 acres of PUD BAOD (Planned Unit Development, Baseline Area Overlay District) to allow residential

(including multifamily) and other permitted uses in the Mixed Use Agricultural Zoning (MUA) District.

The northern portion of the site is presently zoned C-2 BAOD and would allow for multifamily uses. The southern portion is zoned S-1 BAOD, which permits low density residential and other rural uses. Additional information about the existing zoning is provided Background Item No. 3.

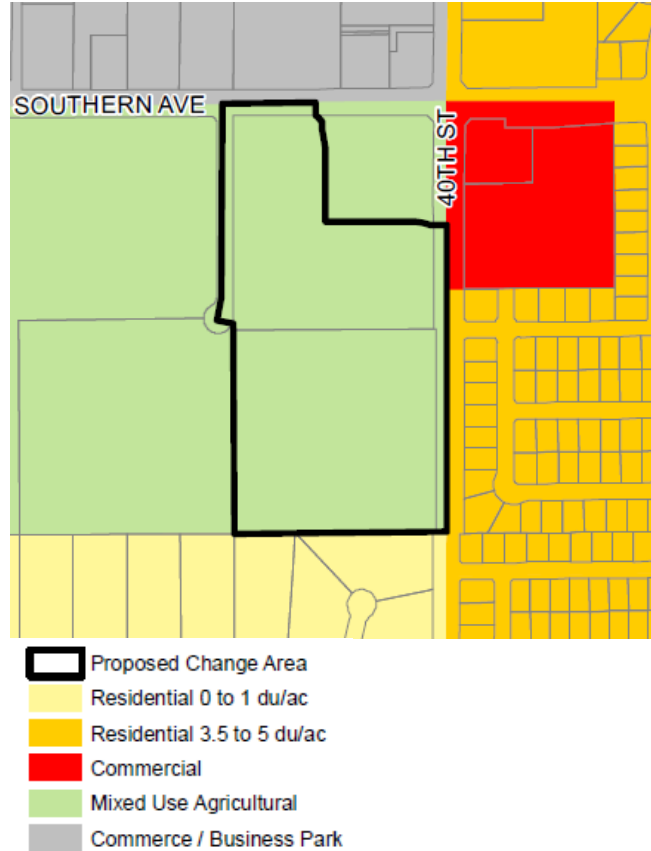


Existing Zoning Aerial Map, Source: City of Phoenix Planning and Development Department

- The General Plan Land Use Map designation for the property is Mixed Use Agricultural. The Mixed Use Agricultural land use category helps to preserve the character of agricultural areas while allowing new development which is consistent with the traditional design and uses of a rural and agricultural area. The proposed PUD contains permitted uses and development standards that respect the character of the area. The permitted uses include all uses from the MUA Zoning District, in addition to multifamily with a density up to 11.2 dwelling units per gross acre.

Development standards and design guidelines in the proposal that apply to multifamily development (density higher than two dwelling units per acre), incorporate all BAOD and various MUA Zoning District standards such as height, building and landscape setbacks; design guidelines; and signage. If the site develops with a permitted use from the MUA Zoning District, this use would follow the Zoning Ordinance regulations from the BAOD and MUA Zoning Districts.

In order to permit the increased density proposed, a companion General Plan Land Use Map amendment, GPA-SM-1-20-8, has been filed concurrently with this request.



Existing General Plan Land Use Map,
Source: City of Phoenix Planning and Development
Department

In addition, the Phoenix City Council has approved PUD zoning for residential uses in areas designed Mixed Use Agricultural on the General Plan Land Use Map. These PUD cases include: The Arbors (Z-81-15), Navarro Groves (Z-15-16) and Gardener's Enclave (Z-50-16). The PUD examples referenced above limited their uses to single-family detached development, while this proposed PUD will allow for single-family detached at a density of 2 dwelling units per acre and multifamily at a density of up to 11.2 dwelling units per gross acre. The MUA Zoning District allows for residential uses (no specific dwelling type) at a density of up to two dwelling units per acre.

Because the proposal, through development standards, permitted uses and design guidelines is reflective of the MUA character envisioned in the General Plan, the proposal is consistent with the Mixed Use Agricultural land use designation. Companion minor general plan amendment case GPA-SM-1-20-8 requests approval of a mix of Mixed Use Agricultural and Residential 10 to 15 dwelling units per acre on the site in order to allow the proposed density of 11.2 dwelling units per acre with PUD case Z-35-20-8.

The site is located near the intersection of two arterial streets and will provide additional housing choices along this transportation corridor that connects to Interstate 10 to the east and the light rail further to the west, once this is completed.

North of the site, the General Plan Land Use Map designation is Mixed Use Agricultural (directly abutting) and Commerce/Business Park across Southern Avenue. South of the subject site is the Heard Ranch community where properties are designated as Residential 0 to 1 dwelling units per acre. West of the property are two large properties designated Mixed Use Agricultural. East of the subject site, the General Plan Land Use Map has designated properties as Residential 3.5 to 5 dwelling units per acre and commercial.

HISTORY OF THE SITE

3. In 1924, the site was subdivided as part of the Bartlett Heard Lands subdivision which created 77 tracts of land spread across several square miles as part of a survey by Mr. Harry E. Jones. In 1960, the subject site was annexed into the City of Phoenix from unincorporated Maricopa County and zoned S-1 under Ordinance No. G-449 in 1961. Historic aerial imagery dating to 1969 showed an orchard located on the subject site, which remained partially on site until approximately 2014.

In 1997, zoning case Z-30-97-3 approved the change of zoning along the northern portion of the site from S-1 to C-2, subject to several stipulations pertaining to: site plan conformance, maximum building height, pitched roof requirements, cluster development, parking lot lighting, covered walkways, maximum lot coverage, enhanced perimeter and parking landscaping, fencing and design guidelines from the Baseline Area Master Plan. The General Plan

land use map designation for this property in 1997 was Residential 0 to 2 dwelling units per acre, while the Baseline Area Master Plan changed the land use map designation on the site to Mixed Use Agricultural.

In 2016, PUD case Z-51-6-8 was filed for the subject site with the intent of developing commercial, office and retail uses on the site. There was a concurrent minor General Plan Amendment case GPA-SM-2-17-8 seeking to change the land use designation from Mixed Use Agricultural to Mixed Use Agricultural and Commercial was also filed. However, these two cases were withdrawn in mid-2020.

BASELINE AREA MASTER PLAN

4. The Baseline Area Master Plan (BAMP) addresses the existing conditions of the plan area, articulates a vision for the future and offers a series of implementation strategies to achieve the community's vision for the area. One of the implementation strategies contained in the plan was the creation of a mixed use agricultural district with development standards that addressed agriculturally based land uses and deep setbacks. The PUD development narrative integrates development standards and design guidelines that embody the adopted MUA Zoning District within the Phoenix Zoning Ordinance, thereby providing consistency with portions of the BAMP. The PUD development narrative primarily adheres to the MUA Zoning District building and landscape standards along perimeter arterial streets where this development will be most visible. Other design guidelines from the BAMP have been incorporated to address perimeter parking standards.

BASELINE AREA OVERLAY DISTRICT

5. The Baseline Area Overlay District (BAOD) contains guidelines that address building and site design in addition to signage standards applicable to the subject site. The current rezoning request does not eliminate requirements for conformance with this overlay district. The standards contained in the Development Narrative meet or exceed all BAOD standards. For BAOD standards not directly addressed in the Development Narrative, the BAOD standard will apply.

PROPOSAL

6. The proposal was developed utilizing the PUD zoning designation, which allows an applicant to propose uses, development standards, and design guidelines for a site. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Phoenix Zoning Ordinance provisions will be applied.

7. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped January 22, 2021. The proposed standards were designed to allow residential (including multifamily) and all permitted uses from the MUA Zoning District. The proposal reflects the agricultural character of the surrounding area which includes plant nurseries, landscaping businesses and large lot residential development.

Development standards and design guidelines in the proposal were designed to apply to multifamily development (higher than two dwelling units per acre), incorporating various MUA Zoning District standards. If the site develops with a permitted use from the MUA Zoning District, this use would follow the Zoning Ordinance regulations from the BAOD and MUA Zoning Districts. The standards outlined in the development narrative and applicable to multifamily were designed to meet or exceed the standards in the Mixed Use Agricultural Zoning District. Select standards that deviate from the MUA Zoning District are identified subsequently in this report.

- a. **Land Use Plan and Permitted Uses**

The Development Narrative allows both primary, accessory and temporary uses on this site. Primary uses are limited to residential (including multifamily) and all permitted uses from the Mixed Use Agricultural Zoning District, thus enabling the property to be developed with a wide variety of uses consistent with the requested Mixed Use Agricultural and Residential 10 to 15 dwelling units per acre minor general plan amendment under case GPA-SM-1-20-8.

The conceptual site plan provided by the applicant, depicts a multifamily development that could be developed utilizing the standards within the Development Narrative. Vehicular access to the subject site is proposed along 39th Street and 40th Street, while the Development Narrative requires multifamily developments to provide a system of pedestrian pathways connecting the site internally, to adjacent streets and the pharmacy at the southwest corner of 40th Street and Southern Avenue.

The Development Narrative requires multifamily developments with a density higher than two dwelling units per acre to provide two open space areas of no less than 15,000 square feet visible from the primary entrance along 39th Street and along the south portion of the site. Perimeter enhancements include deep building and landscape setbacks, enhanced planting standards and rural fencing elements referenced in more details subsequently.



Conceptual Site Plan, Source: Synectic Design Inc.

b. **Development Standards**

The Development Narrative proposes development standards that incorporate both BAOD and MUA standards. The table and sub-sections below provide a summary of the development standards found within the PUD applicable to multifamily development.

The MUA Zoning District allows residential uses with a maximum density of two dwelling units per acre while the proposed Development Narrative allows multifamily with a maximum density of 11.2 dwelling units per gross acre in addition to requiring other standards described below.

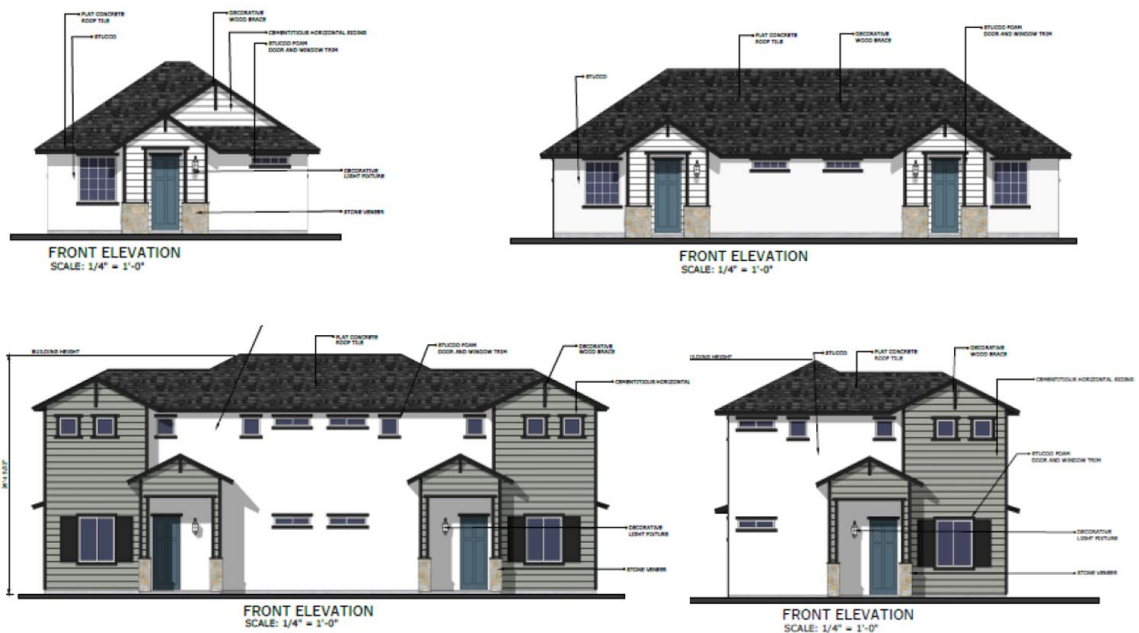
<p>Maximum Building Height</p>	<p>2 stories, not to exceed 30 feet</p> <p>Buildings located within 60 feet from 40th Street and Southern Avenue shall not exceed 1 story and 20 feet. Buildings located within 140 feet of the south property line shall not exceed 1 story and 20 feet.</p>
<p>Maximum Lot Coverage</p>	<p>35%</p>
<p>Maximum Density</p>	<p>11.2 dwelling units per gross acre</p>

Minimum Building Setbacks	
40th Street, Southern Avenue and south property line	40 feet
West perimeter property line (adjacent to 39th Street)	20 feet
West perimeter property line (not adjacent to 39th Street) and interior property lines (adjacent to existing commercial)	15 feet
Minimum Open Space	
20%	
Minimum Landscape Setbacks	
40th Street	35 feet average, minimum 30 feet permitted for 50% of the frontage
Southern Avenue	35 feet
South perimeter property line	25 feet
West perimeter property line (adjacent to 39th Street)	20 feet
West perimeter property line (not adjacent to 39th Street) and interior property line (adjacent to the existing commercial)	10 feet
Minimum Parking Lot Landscaping	
10%	
Required Parking	
Multifamily	1.3 spaces per efficiency unit and 1.5 spaces per 1 or 2 bedroom unit and 2 spaces per 3 or more bedroom unit, 1.0 space per unit of less than 600 square feet regardless of number of bedrooms. (Subject to other applicable requirements per Section 702 of the Zoning Ordinance)
Bicycle	0.25 parking spaces per unit up to 50 spaces maximum

Building Height:

The Development Narrative proposes a maximum height of two stories and 30 feet. This is consistent with residential standards in the MUA Zoning District and the BAOD which permits a maximum height of two stories not to exceed 30 feet. The Development Narrative does however exceed these standards by further limiting building height to one story and 20 feet within 60 feet from 40th Street and Southern Avenue, and within 140 feet from the south property line. The proposed building height is consistent with existing zoning standards in the surrounding area. The Development Narrative also requires that a minimum of one-third of the dwelling unit buildings in a multiple-family development shall not

exceed one story or 15 feet in height, consistent with a design presumption in the BAOD.



Conceptual Front Building Elevations, Source: BSB Design

Building Setbacks:

Proposed setbacks include a 40-foot setback along 40th Street, Southern Avenue and the south property line, which meet or exceed the MUA Zoning District requirements for a front and rear yard. A 20-foot building setback is provided along 39th Street, while the MUA Zoning District requires a 30-foot front yard setback next to local streets. The building setbacks for interior property lines not adjacent to a street are 15 feet minimum, while the MUA Zoning District requires a minimum interior side yard setback of 15 feet and 20 feet for a rear yard.

While most building setback standards are consistent with the MUA Zoning District, the setback along 39th Street and interior property line setbacks were reduced. However, no residential developments would be impacted as these property lines are located adjacent to an existing pharmacy and an active plant nursery across 39th Street. The Baseline Area Overlay District contains no relevant standards.

Landscaping Standards – Street Perimeter Property Lines:

The Development Narrative proposes landscaping standards for all street perimeter property lines and parking areas. Proposed landscaping standards meet or exceed the MUA Zoning District requirements along 40th Street and Southern Avenue, both arterial streets. The landscape setback along 39th Street is proposed at 20 feet in width, while the MUA Zoning District requires an average 25-foot wide, 20-foot minimum for 50 percent of the frontage landscape

setback. Development Narrative indicates that plant material in required landscape areas shall be limited to the plant lists or equivalents per the MUA Zoning District and BAMP, to enhance the rural and agricultural character of the surrounding area.

The tree mix will include 25 percent two-inch, 50 percent three-inch and 25 percent four-inch caliper trees with a minimum five, five-gallon shrubs per tree to provide a 75-percent live cover along 40th Street. The tree mix will change along 39th Street and Southern Avenue to include 50 percent two-inch, 25 percent three-inch and 25 percent four-inch caliper trees. A minimum of five percent of the landscape area will be planted in flowers, applying a design presumption in the MUA Zoning District. Overall, these standards meet or exceed the MUA Zoning District planting standards.

Landscape Standards – Interior (Not Adjacent to Street) Property Lines:

The proposal includes a minimum 10-foot landscape setback for perimeter property lines along the western interior property line not adjacent to 39th Street and adjacent to the existing Walgreens pharmacy. Along the interior south property line, the Development Narrative requires a 25-foot wide landscape setback, exceeding the minimum requirement for 10 feet in the MUA Zoning District.

The tree mix will include 60 percent two-inch and 40 percent one-inch caliper trees planted along the western interior property line not adjacent to 39th Street and along the Walgreens pharmacy. Along the south property line, two rows of trees at a minimum 50 percent two-inch caliper and 50 percent three-inch caliper are to be planted, which exceeds the MUA Zoning District requirement for a single-row of trees at 60 percent two-inch caliper and 40 percent one-inch caliper in size.

A minimum of five, five-gallon shrubs per tree are to be provided along all interior landscape setbacks to achieve a 50 percent live cover in addition to five percent of the landscape area will be planted in flowers. These standards meet or exceed the MUA Zoning District standards.

Landscape Standards – Parking Lot Areas:

The proposal includes a requirement for 10 percent of the interior surface area of parking lots to be landscaped with a mix of 60 percent two-inch caliper and 40 percent one-inch caliper trees, plus five, five-gallon shrubs and flower plantings. In addition, landscape planter standards were incorporated which meet the MUA Zoning District requirements overall.

Landscape Standards – Adjacent to Building:

The Development Narrative incorporates planting standards for building facades adjacent to public right-of-way or adjacent to public entries to buildings (excluding alleys). These standards include exterior wall treatments and landscaping are consistent with the MUA Zoning District requirements.

Lot Coverage:

The maximum proposed lot coverage is 35 percent for all structures, while the MUA Zoning District allows for 35 percent lot coverage exclusive of shade structures accessory to accessory to a nursery with fabric or plastic film not to exceed 12 feet in height. This development standard is more restrictive than the MUA Zoning Standard which allows a lot coverage of 35 percent with exemptions for shade structures.

Parking:

The Development Narrative proposes vehicular parking at a rate of 1.3 spaces per efficiency unit and 1.5 spaces per 1 or 2 bedroom unit, 2 spaces per 3 or more bedroom unit, and 1.0 space per unit of less than 600 square feet regardless of number of bedrooms. This parking standard is consistent with standards in the Phoenix Zoning Ordinance.

In addition to vehicular parking, the project includes a standard for bicycle parking at a rate of 0.25 spaces per dwelling unit up to 50 spaces maximum. General parking standards, short-term bicycle parking and long-term bicycle parking standards are outlined in the Development Narrative. Bicycle parking for non-residential uses is also provided, shall the site develop as a commercial use permitted in the MUA Zoning District.

Neither the MUA Zoning District nor BAOD currently contain a standard for bicycle parking, thus these standards provided exceed current requirements.

Fence and Wall:

The Development Narrative will adhere to the fencing standards outlined in the Zoning Ordinance, where not in conflict with the design guidelines proposed. In addition, the development will provide ranch rail fencing within the landscape areas along 40th Street and Southern Avenue to highlight the agrarian history of the area.



Ranch/split rail fence example, Source: Withey Morris, PLC

Amenities:

Both indoor and outdoor amenities are proposed as part of the Development Narrative for residents and visitors of the multifamily development to enjoy. The list of amenities includes:

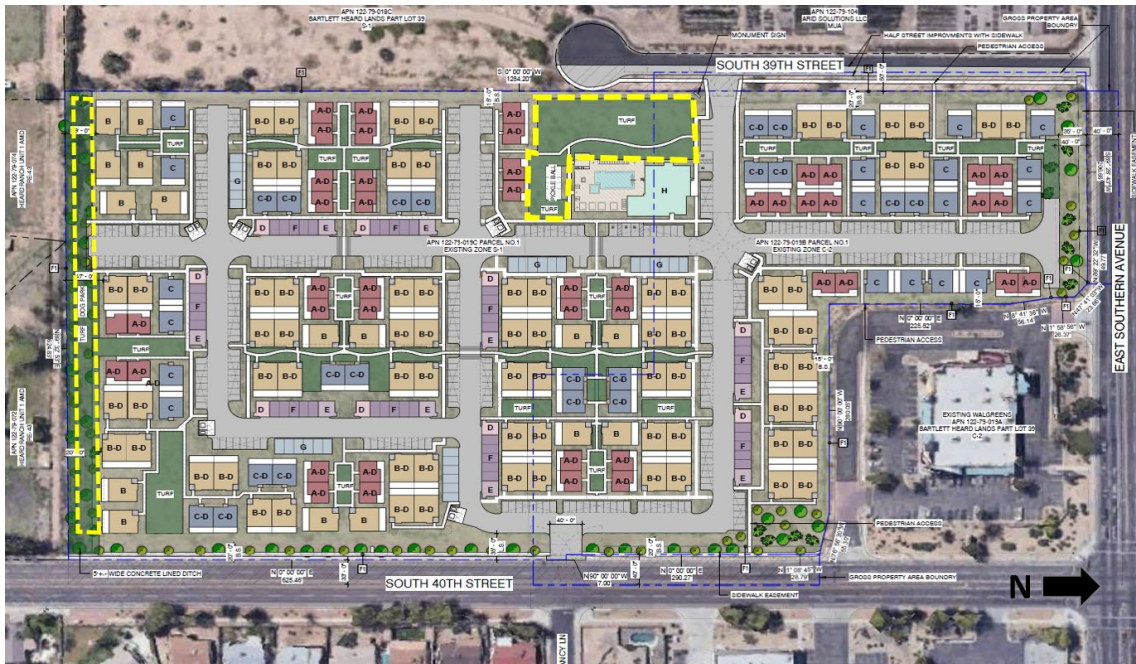
- Community clubhouse
- Dog park
- Barbeque grills (2 minimum)
- Shade ramadas (4 minimum)
- Benches (8 minimum)
- A bicycle repair station
- Community garden area (minimum of 1,500 square feet in size)
- Garden tool checkout
- Pop-up produce stand

These amenities will help to promote the use of outdoor spaces within the development to help residents enjoy sunlight, improve their health by becoming active and have a communal space to interact with one another. Additionally, the community garden amenity will help to promote food production for healthy diets.

Furthermore, voluntary restrictions on the location of game court amenities, if these are provided, are also incorporated as part of the Development Narrative. Both the BAOD and MUA zoning districts do not address residential amenities. However, the proposed list of amenities exceeds the number which would be required for an equivalent multifamily development per the Zoning Ordinance.

Open Space:

Both active and passive open space standards are proposed to be developed in central locations of the multifamily development for a minimum of 20 percent of the gross site area. These standards include an open space area of no less than 15,000 square feet in size to be visible from the main entrance along 39th Street and contain a pedestrian seating node, turf area of no less than 10,000 square feet in size and a garden amenity. A second open space area of no less than 15,000 square feet in size is to be provided along the south property line and contain benches and a garden amenity.



Conceptual Site Plan with Planning and Development annotations,
Source: Synectic Design

Furthermore, these open space areas are to be no less than 25 feet in width or less than 300 square feet in area, and provide a 50 percent live vegetative cover. Both the BAOD and MUA Zoning Districts do not address open space standards for residential developments. However, the proposed standards exceed applicable standards for an equivalent multifamily development per the Zoning Ordinance.

Shade:

The Development Narrative outlines shade requirements which would require parking areas, open space, amenity, seating, and other spaces available to residents to contain a minimum of 50 percent shade. Internal pedestrian thoroughfares and adjacent public sidewalks are required to provide a minimum of 75 percent shade via trees, landscaping and/or architectural shade.

These elements will promote thermal comfort and encourage residents to utilize alternative transportation options, in addition to cooling the micro-climate to help mitigate the urban heat island effect. Both the BAOD and MUA zoning districts do not address shade standards. However, the proposed standards exceed applicable standards for an equivalent multifamily development per the Zoning Ordinance.

Pedestrian Paths (Internal):

Internal pedestrian paths are required to be ADA compliant, illuminated via pedestrian scale lighting, constructed of decorative pavement where vehicular crossings exist and provide connections via the most direct route to and between:

- All residential units
- Amenity buildings, active open space areas and parking
- Sidewalk along Southern Avenue (minimum of one connection)
- Sidewalk along 39th Street (minimum of one connection)
- Sidewalk along 40th Street (minimum of two connections)
- Walgreens pharmacy

Furthermore, a decorative pedestrian path shall be provided along the south property line and decorative open view fencing shall be provided along pedestrian entrances or exits adjacent to perimeter sidewalks and the adjacent commercial development, if the development is gated. These elements will encourage residents to walk by providing a safe, inviting and convenient system of paths to encourage the utilization of alternative transportation modes.

The MUA zoning districts do not address pathway standards. However, the proposed standards exceed applicable standards for an equivalent multifamily development per the Zoning Ordinance.

Entry Features and Entryways:

The Development Narrative contains standards that require decorative view fencing along pedestrian pathways if the development is fenced. Other enhancements for entryways include detached pedestrian paths with landscaping, decorative driveway surface material and traffic calming measures along points of ingress and egress.

The MUA Zoning District does not address entryway standards. However, the proposed standards exceed applicable standards for an equivalent multifamily development per the Zoning Ordinance. Design guidelines for entry features within the BAOD are reflected in the subsection below.

Detached Sidewalks:

Sidewalks along all public streets shall be a minimum of five feet wide, detached and developed to the following standards:

- A continuous landscape strip of five feet shall be provided along 39th Street
- A continuous landscape strip per the most recent Street Classification Map shall be provided along 40th Street and Southern Avenue
- Three-inch caliper trees planted 25 feet on center or equivalent groupings and limbed a minimum of 10 feet from finished grade

- Five, five-gallon shrubs per tree with a maximum mature height of 24 inches providing 75 percent live cover

Furthermore, the plantings provided within right-of-way landscape areas shall be per the MUA and BAMP list of approved plants or their equivalents. The MUA Zoning District do not address detached sidewalk standards and the BAOD only addresses detached sidewalks adjacent to Baseline Road and internal to single-family residential subdivision. The proposed standards exceed applicable standards for an equivalent multifamily development per the Zoning Ordinance.

Lighting:

The Development Narrative also identifies lighting standards for multifamily developments will conform to the lighting standards per the MUA Zoning District and will follow other lighting standards outlined in the Zoning Ordinance and City Code.

c. **Design Guidelines**

The design guidelines enumerated in the Development Narrative are applicable to multifamily developments with a density greater than two dwelling units per acre. These design guidelines conform to the BAOD and select design guidelines per the MUA Zoning District within the Phoenix Zoning Ordinance. Other Zoning Ordinance design guidelines such as 507 Tab A. are also applicable to this development, although not specifically enumerated.

Multifamily Residential (General):

The Development Narrative contains design guidelines applicable to multifamily development which are outlined in the BAOD as design presumptions. These include:

- Distribution of parking areas throughout the development;
- Clustering of multifamily buildings around common open space;
- A minimum of one-third of the dwelling units shall not exceed one story or 15 feet in height.

Other design guidelines include requiring 50 percent of residential units to provide covered porches along the primary building entry. This design guideline is found in the BAOD and applicable to single-family development to increase the number of eyes focused on the street and improve safety. The same concept is being adopted in this Development Narrative with the intent to improve the safety of the multifamily community. Similarly, residential units facing away from 39th Street shall provide covered back patios oriented towards 39th Street. Stipulation No. 1.j and 1.l clarifies the intent of this design guideline and the design guideline referencing pedestrian gates.

Building Material:

A variety of building materials are required to be incorporated into residential buildings, including:

- Stucco (not to exceed 70 percent of exterior walls)
- Stone and stone veneer
- Decorative wood braces, wood brackets and columns
- Wood siding
- Flat concrete tile roofing
- Board and batten

These materials are consistent with materials referenced in the MUA Zoning District as applicable to commercial buildings. However, since these materials are endemic of the rural and agrarian character of the area, these have been incorporated into the design guidelines for multifamily development to support this vision for the area.

Roofs:

The Development Narrative adopts the design guidelines referenced in the MUA Zoning District, thus must adhere to these design elements. These roof design elements include prohibition of barrel tile roofs, required pitched roof elements, and overhanging wooden eaves, exposed rafters and shutters.

Fences and Walls:

The Design Guidelines contain fencing and wall standards consistent with the BAOD, including:

- Open fencing (wrought iron, split rail or farm fencing) shall be used for perimeter walls;
- Vines or shrubs shall be provided and maintained on the exterior of all solid perimeter fencing.

Other fencing and wall standards consistent with the MUA Zoning District which have been incorporated include:

- Solid fences and walls shall be prohibited on the perimeter of a lot or development;
- Fence and wall material along the front yard shall be limited to wrought iron, split rail, corral fencing, or a combination of three feet of solid masonry topped by open fencing;

Other design guidelines voluntarily incorporated include:

- Rural style fencing and/or view fencing are to be encouraged internally within the development.
- Decorative pedestrian gates along the back patios of units adjacent to 39th Street, allowing for a direct connection to the street.

The fencing and wall guidelines contained in the Development Narrative are consistent with the design guidelines found in the BOAD and MUA zoning districts.

Building Orientation and Massing:

The proposal includes a requirement for integration of the building orientation and massing presumptions in the MUA Zoning District for new buildings. This standard will ensure the incorporation of varied architectural treatments and street-oriented design in new buildings to ensure consistency with the rural character of the area. An additional design element requires that residential units not directly facing 39th Street, shall contain a back patio that is oriented towards 39th Street to reinforce community orientation along the main entrance to the development. Stipulation No. 1.I seeks to clarify this design guideline pertaining to the orientation of back patios along 39th Street.

Parking:

The Development Narrative states that parking guidelines for multifamily development in BAOD will be adhered to. In terms of the MUA Zoning District, the following guidelines are proposed to be followed:

- No parking or maneuvering areas shall be permitted in the perimeter setbacks;
- No single surface parking area shall exceed 50 spaces unless divided into two or more sub-areas;

The Development Narrative modified an MUA design guideline which requires parking areas to be placed behind a building or along the non-street side of a building, to apply only along 39th Street and Southern Avenue. In order to help screen the parking area along the 40th Street perimeter, a design guideline referenced in the BAMP, was incorporated to require a landscape berm a minimum of 4 feet in height

Although agricultural developments have traditionally used a form of decomposed granite rather than asphalt to dustproof parking areas, this type of paving material is not proposed in the Development Narrative to apply to multifamily developments. Alternative dust proofing is however an option, subject to the review and approval of the Zoning Administrator.

Entry Features:

The proposal incorporates design elements applicable to residential development entry features as part of the BAOD design guidelines. Both design elements pertain to landscaping requirements within entryways.

Windows:

The Development Narrative incorporates design elements pertaining to windows which are referenced in the MUA Zoning District. These design elements pertain to ground floor elevations incorporating windows and doors where facing right-of-way, window visible transmittance rating, and the use of decorative window shutters on a minimum of 50 percent of building elevation facades.

Lighting:

The proposal adopts the lighting design presumption per the MUA Zoning District which limits requires low level and uniform lighting dispersed through the site with a lumen rating of 3,000 or less. A voluntary design guideline that was adopted requires the use of decorative light fixtures along building facades and where visible from common areas and the perimeter of the site.

Other Design Elements:

The Development Narrative incorporates a voluntary design element which requires HVAC (heating, ventilation and air conditioning) units to be ground-mounted. This is a design element that is not described in the BAOD or MUA zoning districts.

d. **Signage Standards**

The Development Narrative proposes conformance with the sign standards in Sections 649 (MUA), 651 (BAOD), and 705 (Signs) of the Phoenix Zoning Ordinance for multifamily developments with a density greater than two dwelling units per acre. Compliance with the MUA and BAOD signage standards will support consistency with the unique rural and agrarian heritage of the surrounding area.

e. **Sustainability**

The Development Narrative proposes several city-enforced sustainability features. These include encouraging the use of drought-tolerant plant materials, shading standards, drip irrigation systems to conserve water and recycling collection.

Several developer/owner enforced standards were incorporated which include encouraging the use of grey water systems to irrigate plants, use of solar panels, alternative paving materials, utilize full-cut off light fixtures, promote the harvesting of edible plants, provide a tool library checkout and maintain outdoor furnishings.

PLANS AND INITIATIVES

8. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. The proposal includes enhanced landscape areas along 40th Street and Southern Avenue, in addition to robust shading requirements for internal paths and public sidewalks. Similarly, new landscape areas will be provided in the parking area and perimeter property lines. Trees in these areas will help to reduce the urban heat island effect and will provide thermal comfort for residents and guests.

9. **Comprehensive Bicycle Master Plan and the Complete Streets Guiding Principles**

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Similarly, the Comprehensive Bicycle Master Plan promotes bicycle infrastructure throughout the city.

The Development Narrative incorporates a system of pedestrian paths throughout the development to encourage walking, while the inclusion of short-term and long-term bicycle parking standards, in addition to a bike repair station, will encourage bicycling for residents and guests helps to further both these policies.

10. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The PUD encourages the use of recycling collection, while the application materials identify the utilization of a separate container for recycling.

11. **Housing Phoenix**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will

address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

If the requested PUD BAOD zoning is approved for the subject site, it would allow up to 193 multifamily dwelling units to be developed on this site.

STIPULATED REVISIONS FOR THE PUD HEARING DRAFT

12. Stipulations not otherwise addressed in the staff report were formulated to address formatting and technical corrections to text within the Sanctuary at South Mountain PUD hearing draft dated January 22, 2021. Changes to the text include rewording to provide clarification regarding the development proposal. Stipulation No. 1 must be completed within 30 days of City Council final approval of the request.

COMMUNITY INPUT SUMMARY

13. At the time this staff report was written, staff received 36 letters of opposition or concern to the proposal, in addition to ten letters in support and petitions containing signatures in support for case Z-35-20-8 and concurrent case GPA-SM-1-20-8. The letters of concern referenced the proposed land uses, residential density, increased traffic, proposed character, safety concerns for bicyclists, among other elements as reasons for the opposition to the request. Other letters from the community, applicant and property owner corresponding to this case have been included for reference.

The proposed standards in the PUD will enhance perimeter screening, provide deep setbacks along most street perimeters, limit the placement of two story buildings towards the center of the site, and incorporate design guidelines to promote the rural or agrarian character of the area to help address some of the these concerns. In terms of land uses, a portion of the existing site has commercial zoning which allows for multifamily development contingent on undergoing a Planning Hearing Officer process to modify existing stipulations of entitlement. Furthermore, multifamily development exists in the area northeast of the site, and existing zoning is present in the area along Southern Avenue which could allow for multifamily uses.

Phoenix Union High School District has indicated that the school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area.

INTERDEPARTMENTAL COMMENTS

14. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code. Additionally, the water supply for the referenced case is unknown at the time but is required to meet the Phoenix Fire Code.

15. The City of Phoenix Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2240 M of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.
16. The Water Services Department indicated that the subject site is surrounded with existing water and sewer mains that can potentially serve the development. Additionally, capacity is a dynamic condition that can change over time due to a variety of factors. It is the city's intent to provide water and sewer service, however the requirements and assurances for water and sewer service are determined during the site plan application review.
17. The Street Transportation Department has requested a complete streets section to be incorporated into the Development Narrative which explains how the PUD standards improve convenience and comfort, connectivity, sustainability and green infrastructure, among other elements. The current Development Narrative has incorporated a Complete Street section addressing these comments.

Furthermore, the Street Transportation Department has requested that a traffic impact study/statement be submitted for review prior to preliminary plan approval. Additionally, that a 1-foot vehicular non-access easement (VNAE) be dedicated along Southern Avenue in addition to constructing all adjacent street improvements to meet ADA standards. These requests can be found in Stipulation Nos. 2, 3 and 4.

18. The Public Transit Department requested that that developer provide clearly defined, accessible pathways constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisles surfaces. Also, that a connection between all building entrances and exits, community amenities, and all public sidewalks utilizing the minimum possible distance and providing the most direct route be provided. Furthermore, that pedestrian access be provided at the southeast and northwest corners of the site fronting 40th Street, and on the north portion of the site to Southern Avenue. Lastly, trees shall be placed to provide 75 percent shade coverage on all pedestrian paths and sidewalks at full maturity. The Development Narrative contains standards that address pedestrian connectivity and shade for multifamily developments.
19. The Pedestrian Safety Coordinator with the Street Transportation Department requests the following:
 - Site entrances be pedestrian scale,
 - ADA compliant pedestrian access to and from the site,
 - Attractive plus inviting pedestrian access to the site separated from vehicular traffic,
 - Maintaining pedestrian access to the existing Walgreens pharmacy,

- Shaded detached sidewalks,
- Appropriate street lighting,
- Installing traffic calming devices along driveways,
- Providing outdoor furnishings in open space areas, and
- View fencing

The Development Narrative addresses site access, pedestrian connections, entre features, shaded, detached sidewalks, traffic calming, outdoor furnishings and view fencing standards.

OTHER

20. The subject site is within close proximity to land which is zoned MUA, which allows for agricultural uses, thus potentially leading to dust, odors or other impacts to future residential developments of the site. Stipulation No. 5 would require the disclosure to purchasers of property and tenants within the development, the existence and operational characteristics of agricultural uses in the area.
21. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. Furthermore, that an aviation easement is dedicated to the City of Phoenix as this property is within the PHX International Airport traffic pattern airspace and seeking noise sensitive land use. These are addressed in Stipulation Nos. 6 and 7.
22. The subject site is not located in an area identified as being archaeologically sensitive. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 8.
23. The Office of Environmental Programs provided comments on concurrent General Plan Amendment case, GPA-SM-1-20-8, with concern regarding the reduction in Mixed Use Agricultural land use designations.

The Development Narrative addresses this by incorporating the inclusion of Mixed Use Agricultural uses, a community garden amenity, pop-up produce stand, and a tool library will be available for residents to promote urban gardening and food production within the community. In addition, plant species found in the BAMP and MUA Zoning District plant lists which have edible applications may be utilized in the required landscape areas per the Development Narrative to further promote food security in the area.

24. The developer shall provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure in regard to lot space and density.
25. Development and use of the site is subject to all applicable codes and ordinances. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the proposed General Plan Land Use Map designation as well as the surrounding land uses and land use map designations.
2. The proposal includes enhanced development standards and design guidelines that often exceed MUA, BAOD and traditional residential standards that will promote the rural and agricultural nature of the surrounding area.
3. The proposal will allow for additional residential development that is appropriately located at the intersection of two arterial streets that offer alternative transportation options connecting to the Interstate 10 freeway and future light rail corridor further to the west. The proposal provides a transition from existing commercial uses to single-family residential to the south.

Stipulations

1. An updated Development Narrative for the Sanctuary at South Mountain PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped January 22, 2021, as modified by the following stipulations:
 - a. Front Cover: Revise the submittal date information to add the City Council adoption date.
 - b. Page 9, 1. Development Standards Table, Minimum Building Setbacks, add letter "s" at the end of "Interior Property Line..." in reference to interior property lines adjacent to the existing Walgreens.
 - c. Page 10, under Open Space, add "...of gross site acreage." at the end of the first sentence.

- d. Page 12, Plant Lists, change the bold subheading “Plant Lists” from the right-hand side of the table to the center-top above the reference to plant materials. Also add the word “Zoning” after “Mixed Use Agricultural...”.
 - e. Page 14, 5. Amenities, shift “b. Outdoor Amenities:” to the following page.
 - f. Page 15, 6. Open Space, align the formatting of the text in the second paragraph.
 - g. Page 16, 7. Shade, edit the last sentence to the following: “c. Shade requirements shall be calculated on a Summer Solstice at 12:00 noon.”
 - h. Page 17, second paragraph, revise the second sentence to state “c. Connections shall be provided from and between the following elements via the most direct route using pathways a minimum of 4 feet in width:” and revise the alignment at the bottom of the page starting with “d. Traffic calming...”.
 - i. Page 19, E. Design Guidelines, change subheading from “1. Multifamily Residential” to “1. General Standards”.
 - j. Page 19, E. Design Guidelines, under 1. Multifamily Residential, change to: “e. All of the residential units adjacent to 39th Street shall contain covered back patios at a minimum of 200 square feet in area at a depth of at least six feet, if the front of residential units is not oriented towards 39th Street.”
 - k. Page 19, E. Design Guidelines, under 1. Multifamily Residential, remove sentence starting with “f. A minimum of two pedestrian gates...”
 - l. Page 21, 5. Building Orientation and Massing, revise the second sentence to “b. Residential units adjacent to 39th Street which are not fronting onto 39th Street, shall incorporate back patios oriented towards 39th Street to reinforce community orientation and place eyes on this street.”
 - m. Page 22, 10. Other Design Elements, please align the subheading.
 - n. Page 25, H. Complete Streets, change the word “ROW” to “right-of-way”.
 - o. Page 26, I. Infrastructure, 1. Circulation, lower case the word “Pedestrian”.
 - p. Page 27, J. Comparative Zoning Table, update the Proposed PUD standards to match with the rest of the PUD document.
2. The applicant shall submit a Traffic Impact Study/Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact the Street Transportation

Department, to set up a meeting to discuss the requirements of the statement/study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, Design Section.

3. The developer shall dedicate a one-foot Vehicular Non-Access Easement (VNAE) along Southern Avenue, as approved by the Planning and Development Department.
4. 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.
5. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property and tenants within the development the existence and operational characteristics of agricultural uses. The form and content of such documents shall be reviewed and approved by the City Attorney.
6. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) 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.
7. The developer shall grant and record an aviation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Enrique Bojórquez-Gaxiola

Team Leader

Samantha Keating

Staff Report: Z-35-20-8

February 3, 2021

Page 29 of 29

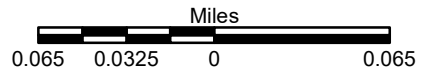
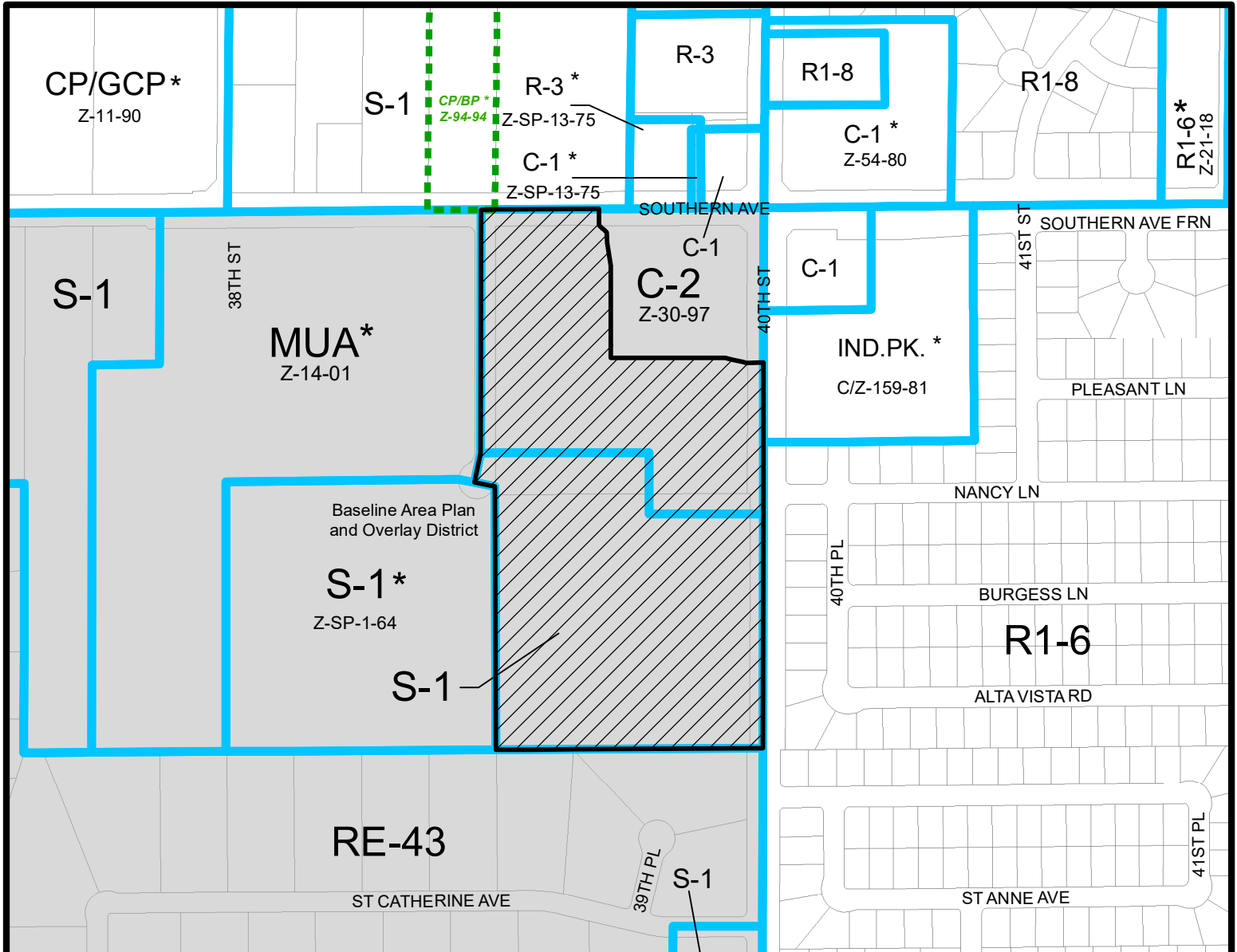
Exhibits

Sketch Map

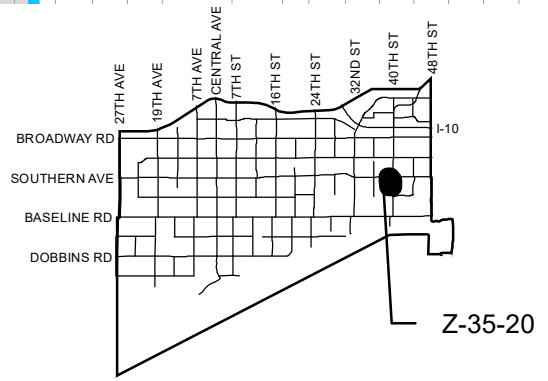
Aerial Map

Community Correspondence (307 pages)

[Sanctuary at South Mountain PUD Development Narrative](#) date stamped January 22, 2021

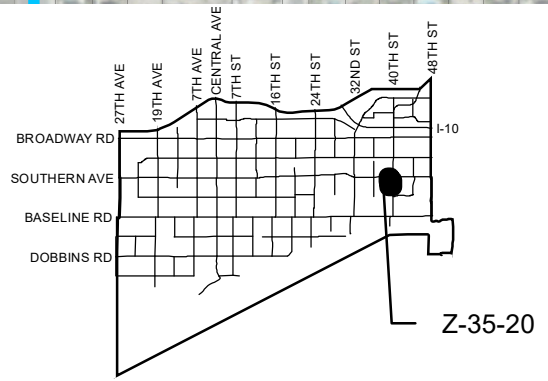
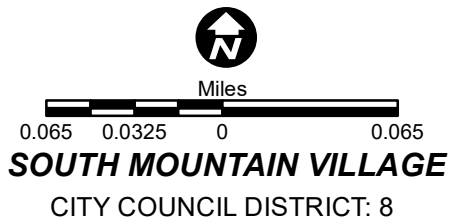
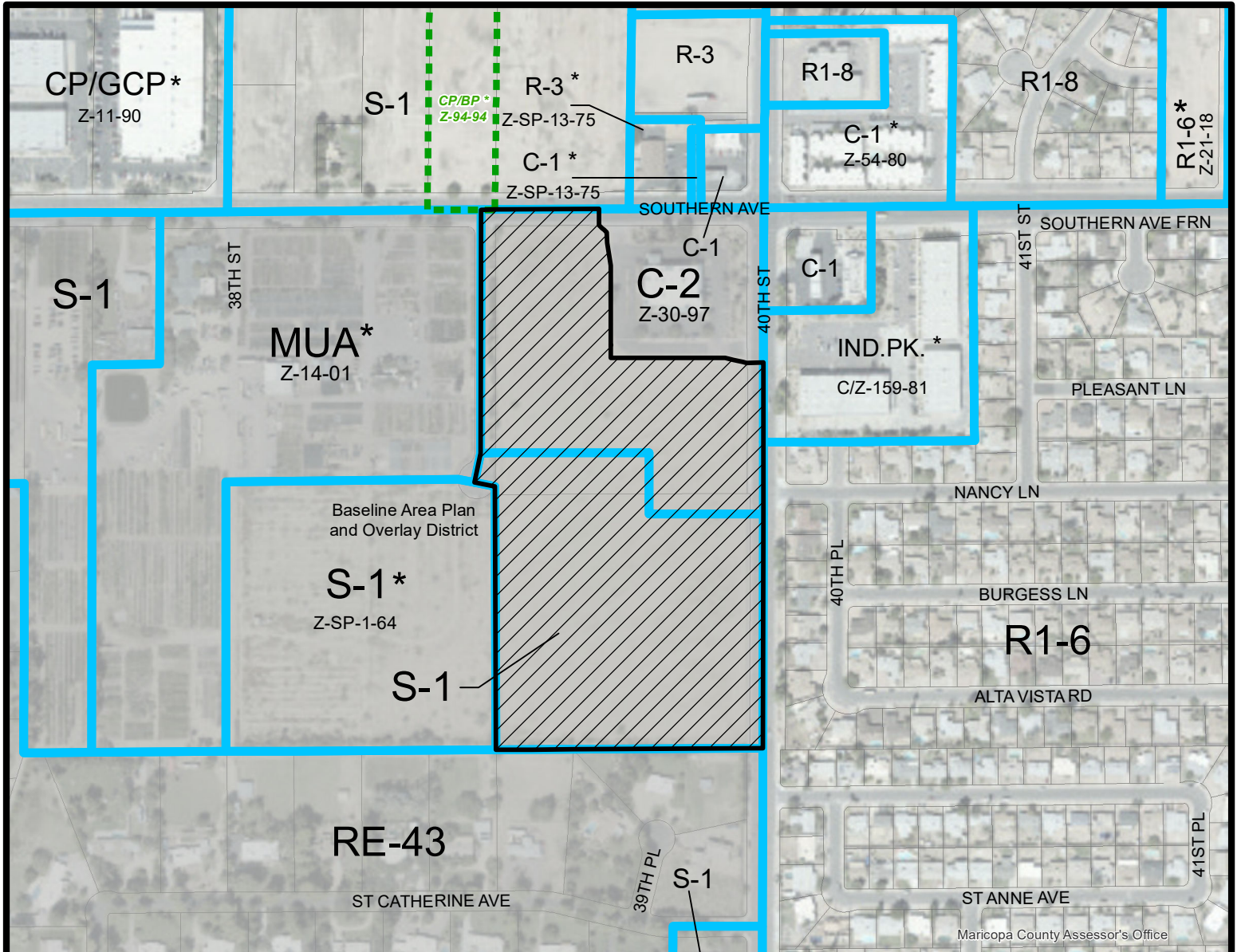


SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: Withey Morris, PLC / Jason Morris		REQUESTED CHANGE:	
APPLICATION NO. Z-35-20	DATE: 7/14/2020 <small>REVISION DATES:</small>	FROM: C-2 BAOD (7.25 a.c.) S-1 BAOD (10.02 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 17.27 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 2-36	<small>ZONING MAP</small> D-10	TO: PUD BAOD (17.27 a.c.)
MULTIPLES PERMITTED C-2 BAOD, S-1 BAOD PUD BAOD	CONVENTIONAL OPTION 105, 10 193		* UNITS P.R.D. OPTION 126, N/A N/A

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



APPLICANT'S NAME: Withey Morris, PLC / Jason Morris		REQUESTED CHANGE:	
APPLICATION NO. Z-35-20	DATE: 7/14/2020 <small>REVISION DATES:</small>	FROM: C-2 BAOD (7.25 a.c.) S-1 BAOD (10.02 a.c.)	
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MULTIPLES PERMITTED C-2 BAOD, S-1 BAOD PUD BAOD	CONVENTIONAL OPTION 105, 10 193		* UNITS P.R.D. OPTION 126, N/A N/A

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

From: [Somos BuildBam](#)
To: [PDD South Mountain VPC](#)
Cc: [Somos BuildBam](#)
Subject: Fwd: Community Response for South Mountain Village Planning (Z-35-20-8 & GPA-SM-1-20-8.)
Date: Wednesday, January 27, 2021 11:04:31 AM
Attachments: [40th St & Southern Ave. 2021.01.18.pdf](#)

Hi South Mountain Village Planning Committee,

Enrique asked that I share the attached with you directly.

It is a presentation on the proposal at 40th St and Southern Ave from the resident collective somosbuildbam.org [somosbuildbam.org] that we shared with him on Jan 18, 2021 - in anticipation of the the planning department providing feedback to the Applicant.

This presentation showcases the deficiencies of the proposal relative to the General Plan and contends that the negative impact this precedent would set for the entire Baseline Area cannot be mitigated without significantly onerous stipulations.

Therefore, we continue to ask that this proposal be rejected in its entirety.

Additionally, the Applicant continues to refuse to work with the neighbors.

- Dec 4, 2020, Councilmember Garcia committed to set up a meeting between the Neighbors, the Applicant, and the Councilmember
- Jan 15, 2021, Councilmember Garcia's office scheduled said meeting for Jan 26, 2021. All parties confirmed attendance.
- Jan 19, 2021, the Applicant canceled their participation in the meeting.
- Jan 22, 2021, the Applicant submitted their Hearing Draft
- Jan 26, 2021, the Neighbors met with Councilmember Garcia despite the Applicant being absent.

During the most recent meeting with the Councilmember, the following statement was met with general consensus: *"The Pandemic is being exploited by big money to develop inappropriate projects in now faceless, bodiless, and voiceless neighborhoods."*

We respectfully ask you to consider the above and attached as you review this proposal in anticipation of the hearing on Feb 9, 2021.

Respectfully submitted,
Trent Marchuk
somosbuildbam.org [somosbuildbam.org]

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

From: Trent Marchuk <trentchristopher@gmail.com>
Date: Mon, Jan 18, 2021 at 10:30 PM
Subject: Community Response for South Mountain Village Planning (Z-35-20-8 & GPA-SM-1-20-8.)
To: Enrique Bojorquez <enrique.bojorquez-gaxiola@phoenix.gov>
Cc: Somos BuildBam <somosbuildbam@gmail.com>

January 18, 2021

RE: Z-35-20-8 & GPA-SM-1-20-8

Hi Enrique,

Hope this note finds you well.

Please add the following to the case file to the above referenced.

Attached is a presentation on the proposal at 40th St and Southern Ave from the resident collective somosbuildbam.org [somosbuildbam.org].

At your request, we are forwarding our response to the proposal. In the spirit of sound planning, we hope you find it helpful.

If you have any questions, please call,
Trent Marchuk
602.499.9594
somosbuildbam.org [somosbuildbam.org]

40th St & Southern Ave

A Neighborhood Collective's Perspective

Rezoning Application: Z-35-20-8 & GPA-SM-1-20-8

Request: BAOD (Farm or Ranch Residence, Baseline Area Overlay District) and C-2 BAOD (Intermediate Commercial, Baseline Area Overlay District) to PUD BAOD (Planned Unit Development, Baseline Area Overlay District)

Location: ~340 feet west of the southwest corner of 40th Street and Southern Avenue in Phoenix.

Assessor Parcel Nos: 122-79-019B and 122-79-019C, approximately 17.27 gross acres

Introduction

The neighbors and residents ask the City of Phoenix Long Range Planning Department to reject Z-35-20-8 and GPA-SM-1-20-8 in its entirety because the overwhelming density of this proposed apartment complex sets a dangerous precedent and guts both the established Baseline Area Overlay District (BAOD) and the Mixed Use Agricultural (MUA) District that guide development for these critical 17 acres.

To illustrate “overwhelming density” please consider the land is slated for 2 du/acre. The applicant wants to zone it for 11 du/acre. To meet both density standards of the MUA, and the applicant’s number of requested dwelling units, the parcel would have to be increased by about 78 acres. In other words, the applicant is asking the City to grant a staggering 460% dwelling unit increase. The other 5 residential developments in the MUA average <15% increase.

Recognizing that this proposal ignores the voter-approved “Phoenix General Plan”, we have earnestly set about defending the General Plan as follows:

The applicant asserts that this land is “undevelopable” due to the requirements set forth in the MUA. However, 25% of the land within the MUA is compliant and already built or being built. For example, “The Gardener’s Enclave” and “The Arbors” and others prove MUA is not only viable, but also successful. Arid Solutions, the property owner adjacent to this proposal, has already rezoned his developable lands under MUA, as have about 10 other large properties in the MUA. Furthermore, a quick study of the housing sales within the MUA reveals a robust market both in pricing and fast turnaround time.

We hope the applicant will consider marketing these 17 acres with a Residential or Garden Office Real Estate Specialist. It has been, for the last 15 years, primarily listed by Mark Krison of CBRE. Mr Krison specializes in Industrial and Distribution Center properties. Inexplicably, the flyer for this property promotes it as (R-43) one house per acre vacant land in a South Phoenix Enterprise Zone. Both descriptions are not true.

This project proposes to change the General Plan in order to satisfy the highest sale price for the land. We urge the exploration of potential development to users that better match the Phoenix General Plan; MUA has proven to be viable, desirable, and profitable.

The Marketing of the Land: Actual Flyer

Since inheriting the property, the owner has had the property listed through the same *industrial* real estate specialists at CBRE.

When asked if the owner would be willing to explore other Land Use specialists, she replied that Mark Krison had been her realtor for 15 years.

According to Mr. Krison's profile, he "has devoted most of his time (since 1991) to working in three specific areas of the industrial real estate profession." Mr Krison is likely a very talented specialist in industrial real estate. However, the real estate industry is specialized. The land has been zoned for residential and commercial use for over 20 years.

This information calls into question the claim the that land use must evolve in order to develop.

We contend that the marketing strategy must evolve for the land to develop.

Examples of Inaccurate Statements in the Published Flyer		
Statement on Flyer	Reality	Commentary
C-2 and R-43 Zoning, City of Phoenix	C-2 and S-1 Zoning, City of Phoenix	1 du/acre residential use in a City of Phoenix Enterprise Zone has no redeeming qualities.
Located within City of Phoenix Enterprise Zone	Not located within a City of Phoenix Enterprise Zone	
Water: City of Phoenix	Water: City of Phoenix, SRP Irrigation	SRP irrigation is an omitted asset when marketing this property.

FOR SALE

±15.74 ACRES

SWC S. 40TH STREET & E. SOUTHERN AVENUE
PHOENIX, AZ

VACANT LAND

FOR SALE

- ±15.74 Acres
- C-2 and R-43 Zoning, City of Phoenix
- Dimensions: ±618' x ±1,285'
- Located within City of Phoenix Enterprise Zone
- Electric: Salt River Project (SRP)
- Water: City of Phoenix
- Gas: Southwest Gas

CONTACT US

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mark.krison@cbre.com

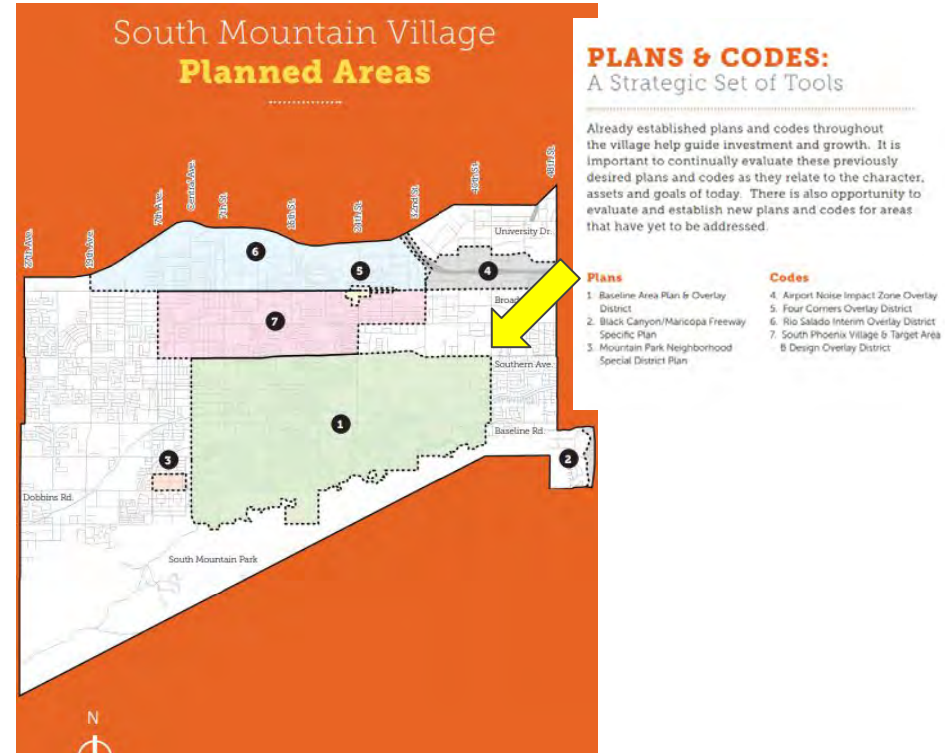
LUKE KRISON
+1 602 735 5538
luke.krison@cbre.com

www.cbre.com CBRE

Failure to properly market the land is insufficient grounds to destroy the Baseline Area Overlay District (BAOD) and the Mixed Use Agricultural (MUA) District)

Gateway to Baseline Area & MUA

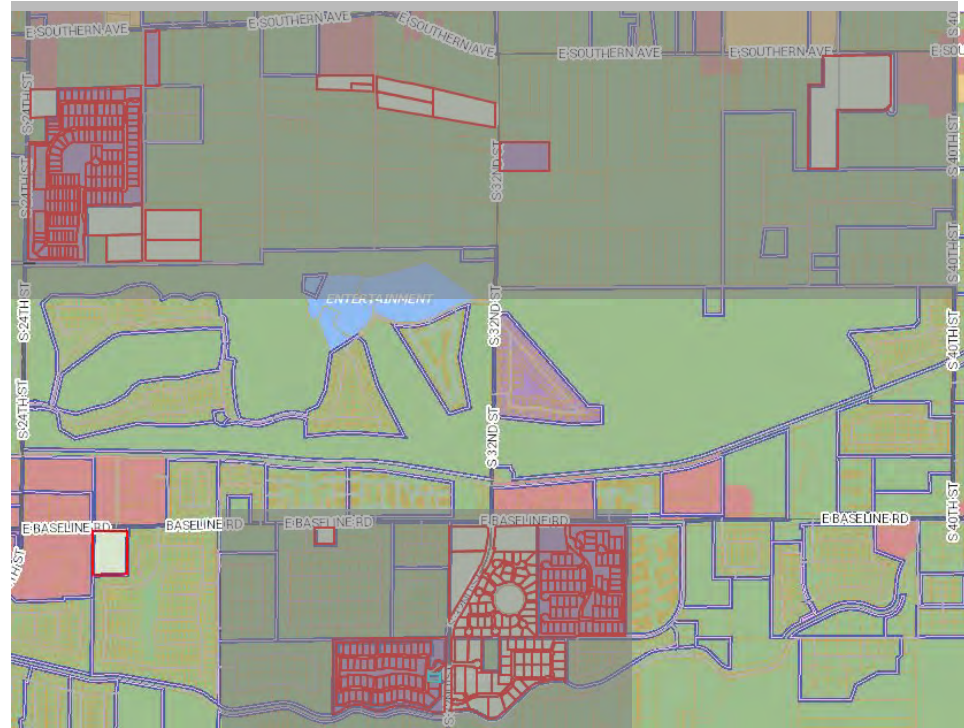
- This proposal will set a dangerous precedence to gut the planning of the entire Baseline Area Overlay District (BAOD) and Mixed Use Agricultural (MUA) District.
- This proposal is at the northeast Gateway to the BAOD & MUA.
 - The Gateway especially sets the precedent for all undeveloped land in the MUA going west.
 - The transition from Industrial to Commerce Park to Multifamily occurs artfully outside the MUA.
 - The developed transition within the MUA goes from the Arbors, a residential PUD, to the west at 3.15 du/acre to Arid Solutions, a landscaping company adjacent to this proposal, at 2.0 du/acre
- The approved residential developments in the MUA average <15% over the 2.0 du/acre standard.
 - This proposal has refused to budge off of a 460% increase in du/acre.
 - Other than exceptions granted to the Arbors (made due to proximity to South Mountain Community College and dense retail), no residential PUD in the MUA has exceeded 2.18 du/acre.
 - As Mr Morris was the legal representative for the Arbors PUD, it is ironic this proposal is pursuing 11.2 du/acre in the same MUA District. How is the difference justified?



**This project is the northeast Gateway to the BAOD and the MUA.
This project is 460% over the recommended density guidelines for MUA.**

Viability of the MUA

- The MUA District is about 30 million square feet
- Although MUA is only 10-15% of the BAOD, MUA is critical to maintaining the character of our Village.
- About 8.5 million sq ft of the MUA District complies w MUA Use
 - Over a quarter of the MUA District is zoned for MUA use
- Everything in the transparent Grey box in the picture to the right is roughly representative of the MUA District.
- All properties outlined in Red are either zoned MUA use or PUD w/ MUA use.
- 100% of PUDs in the MUA District are zoned MUA since 2008
- MUA use is spread throughout the MUA District and is not concentrated in one area



MUA Use within the MUA District			
	MUA	PUD/MUA	S1 or S2
North of Baseline	~2.1	~1.9	~16.3
South of Baseline	~2.2	~2.2	<0.1
Total	~24.9 million sq ft or over 80% of the MUA District		
<i>Units are in millions of sq feet</i>			

The MUA remains extremely viable to build on both sides of Baseline; over 25% of the District has adopted MUA. This precedent would imperil over half of the MUA District, roughly 16 million square feet.

Approved PUDs and Rezoning to MUA

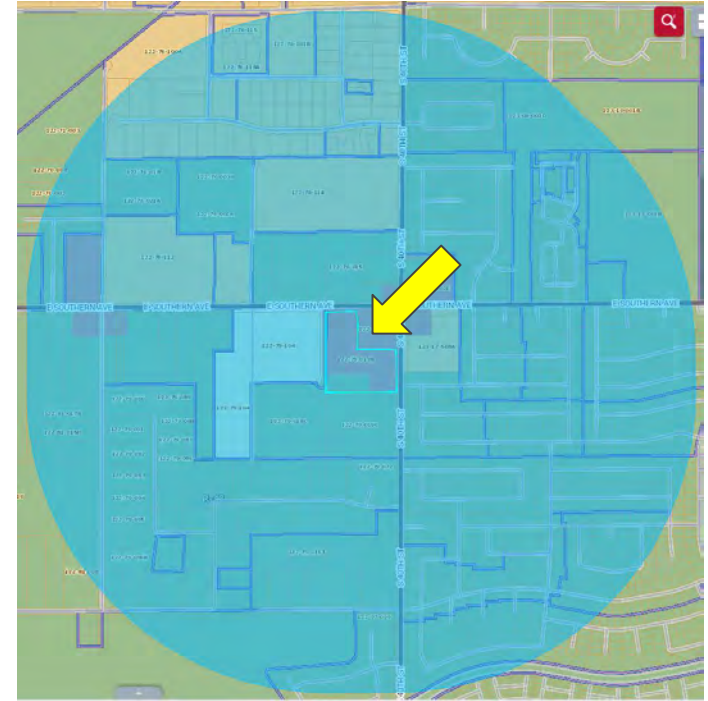
Name	Side of Baseline	Case Number	Acres	Density (du/acre)	% Increase over MUA Standard	Notes
The Sanctuary	North	Z-35-20n	17.27	11.20	460%	This row represents this proposal
Existing North Parcel	North	Z-30-97-8	~10	0.00	-100%	Existing density allowance on 122-79-019B according to existing stipulations.
Existing South Parcel	South	N/A	~10	1.00	-50%	Existing density allowance on 122-79-019C according to zoning regulations
Gardener's Enclave	South	Z-50-16n	30.42	2.01	0.5%	Considered a "model" MUA development
Navarro Groves	South	Z-15-16n	24.67	2.18	9%	Preserving mountain views through the restriction of building heights to one story,
The Arbors	North	Z-81-15n	47.28	3.15	57.5%	Within walking distance of South Mountain Community College and a main shopping center.
Sonoran Heights Nursery	North	Z-82-15-8	4.66	2.00	0%	All residential land uses shall comply with Section 649 of the Zoning Ordinance
Gothic Landscape	North	Z-107-08	2.75	<1.00	-50% (?)	One single 5,000 sq foot building
MPC Holdings / ELS*	North	Z-8-19n	14.81	2.00	0%	*Active Application
Villas at Toscana 2	South					
Villages at South Mountain	South					
Bartlett Heard Lands ot 39	North					
Arid Solutions	North					

Awaiting Public Records Request 1/14/21
 These Subdivisions are zoned MUA with assumed density of 2.0 du/acre, per Section 649.

Some density compromises occur in MUA when Open Space and Character Enhancements compensate. However, there is no precedent for anything remotely close to a 460% increase.

Intersection: 40th & Southern

- 40th St & Southern may seem like a hodgepodge of different uses.
- However, it is developing according to the General Plan!
 - About 30 million sq ft within half mile of APN 122-79-019B
 - About 21 million sq ft are compliant to the General Plan (>70%)
 - About 9 million sq ft appear non-compliant to the General Plan at first glance (<30%)
 - ~98% actually is zoned Remnant Farm, a Cemetery, or Strip Commercial along Southern which has no impact to the associated density standards.
 - ~2% appears to be genuinely non-compliant to the General Plan. 130k sq ft on the northeast corner was envisioned “Traditional Lot”, but is currently zoned C-1 with SouthPoint Apartments built.
- At 460% the density allowance of the MUA, this proposal is extremely non-compliant to the General Plan in an unprecedented manner.



The South Mountain Village and City Council have done a phenomenal job ensuring compliance to the General Plan within a half mile of this proposal. Keep it up; we're counting on you!

Adjacent Properties

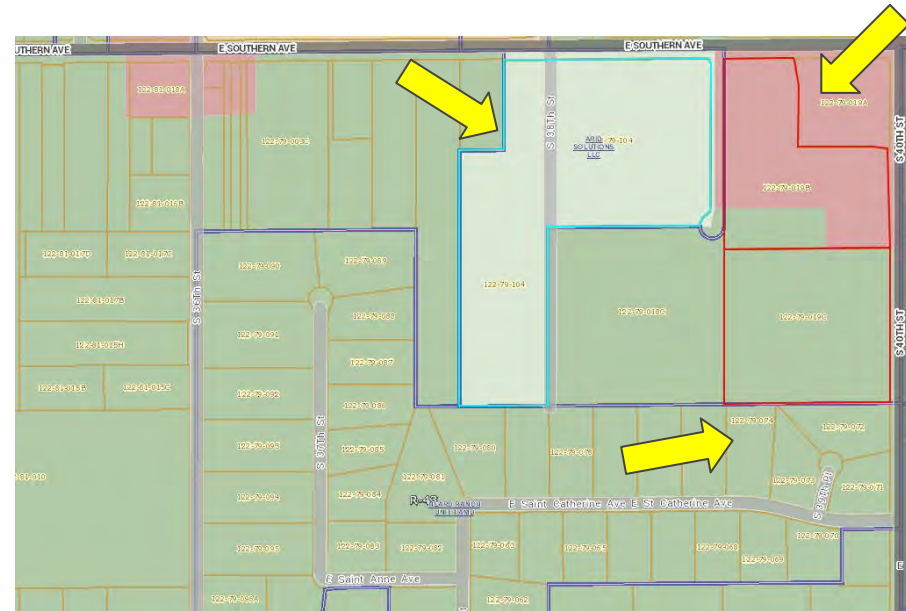
Due to the nature of this corner being the northeast Gateway to the Baseline Area Overlay District (BAOD) and the Mixed Use Agricultural (MUA) District, an analysis of just the Southwest Corner is fitting to determine appropriate level of density deviation for this location when Open Space and Character Enhancements compensate.

Arid Solutions is of particular relevance. It lies to the immediate west of this proposal, as shown in the pictorial to the right.

Arid Solutions is zoned MUA.

Additionally, the other parcel to the west is Remnant Farm under the MUA District and the parcels immediately south of the proposal are zoned RE-43.

If the 50%+ of parcels currently in the MUA District zoned Remnant Farm (S1 or S2) eventually conform to the General Plan, as is the current trend, then this proposal will likely stick out like a sore thumb as a case study for Spot Zoning.



**Arid Solutions is west of, and adjacent to, the proposed project. It is already zoned MUA.
The Bartlett Heard neighborhood is south of, and adjacent to, the proposed project. It is zoned RE-43.**

The Three Submitted Site Plans



Original Site Plan
June 19, 2020
12 du/acre



2nd Site Plan
October 16, 2020
11.2 du/acre



3rd Site Plan
December 30, 2020**
11.2 du/acre

**Note: Even the Applicant has considered these site plans interchangeable. The notice dated October 30, 2020 for Neighborhood Meeting #2 had the original site plan attached - even though a revised site plan was submitted on October 16, 2020.*

***Note: 3rd Site Plan is not drawn to Development Standards included in the PUD. (ie 3rd Site Plan density is higher, the setbacks are lower, the lot coverage is lower, etc than the development standards.)*

The Applicant has not listened to the neighbors nor the SMVPC unresolved concerns. The number one concern is Density; there is no precedent even close, especially at a Gateway.

In Closing

- Please, reject Z-35-20-8 and GPA-SM-1-20-8 in its entirety because the overwhelming density of this proposed apartment complex sets a dangerous precedent and guts both the established Baseline Area Overlay District (BAOD) and the Mixed Use Agricultural (MUA) District that guide development for these critical 17 acres.
- The density of this project is so out of line with the MUA it cannot be mitigated with stipulations.
- The city has successfully spent decades encouraging the development within the MUA that has been achieved through reliance on the City Planning documents.
- The amount of undeveloped land that remains in the MUA (over half) is able to follow suit and the market has shown MUA to be viable, desirable, and profitable.
- We believe this project would, by precedent, destroy the careful planning our community has worked so hard to achieve.
- We support development and flexibility and hope the applicant will confer with a Real Estate Specialist who can bring a more compatible mixed use, garden office, medical office, single family, independent/assisted living, and/or educational institution to this site.

Relevant marketing would be successful in finding appropriate land uses that the community would support in a spirit of collaboration and flexibility.

Thank You

Hello, my name is Fabiola Marquez.

Thank you for the opportunity to speak on the proposed development at the southwest corner of 40th St and Southern Ave. My husband and I own a small business that is located just north of the I-10 off of 40th St. We have owned the business for 20 years. On May of 2019 we bought a home that had been sitting vacant for years on the corner of 40th St and St Catherine. Our home sits just south of this proposed development - within 600 feet. We have six children and two grandchildren. We are pro-development, as evidenced by all of the improvements we have done to the house and the land in the time we have lived here.

My husband and I made significant, at least to us, investments in South Phoenix. We did so trusting in the city's stated vision within the Phoenix General Plan, the Baseline Area Master Plan, the Baseline Area Overlay District, and the Mixed Use Agriculture District. We love South Phoenix. We want to grow and prosper with this part of the city because of its unique heritage.

Our family and community have many concerns regarding the proposed development. The intersection at 40th St and Southern is already very dangerous. We can recount many stories of traffic accidents and crime. However, to really understand the dangers this project presents - and the required proactive mitigations - we need time to understand exactly what adding 450 more people to just 15.74 acres will do to our community and its infrastructure.

In conclusion, we are pro-development. Let's ensure we are doing so in a manner consistent with the city's wonderful vision. Our family and neighbors have many concerns regarding the general safety and health of the neighborhood and the impact to our significant investments - at least to our humble and hardworking family - in South Phoenix. We request more time to work together on this proposal to resolve the unresolved neighborhood concerns. Therefore, I strongly request a second meeting to address these concerns.

From: [Sandy Bawden](#)
To: hannah@witheymorris.com; [Enrique A Bojorquez-Gaxiola](#)
Subject: Case Nos. Z-35-20-8 and GPA-SM-1-20-8 40th St & Southern
Date: Thursday, July 16, 2020 5:24:46 PM

Hello,

My name is Sandy Bawden. My husband and I and our children are all Phoenix natives. We moved to the Bartlett-Heard Estates in 1987. Our sons were eight and fourteen at the time.

We moved to the area specifically because we wanted open space where our sons could safely play and explore. We also had other family in the area. We knew it was changing and developing and we wanted to be a part of that. When we moved here, there was a large cotton field across the street and to the west with citrus groves and the beautiful Baseline Flower Gardens to the south.

We wanted to be a part of the change and development and to that end we have tried to stay involved with changes over the years. As a result of our community working together with our City council representatives and the developers we now have the Raven Golf Course.

The development that has been submitted to our neighborhood in this case is not what we want to see. We do not want nor need more apartments in this area. However, we know that working together we can have a positive outcome that fits our community desires and the desires of the owners.

Respectfully

Sandy Bawden

Bereket Gebre-Egziabher
6642 S. 38th Street
Phoenix, AZ 85042

May 2nd, 2019

Jerald and Beth Hintze (Oertle Family)
4545 N. 28th Place
Phoenix, AZ 85016

Re: 6048 S. 40th Street (Parcel 122-79-109B and Parcel 122-79-109C)


Dear Ms. Hintze:

Thank you for the letter and the information you provided regarding the proposed zoning change and meetings/hearing dates. It is clearly notable that disagreements exist between your interest and most homeowners and the elementary school (*Awakening Seed School*) at this historic **Heard Ranch** neighborhood - and I believe that we all are positioned to do what is right to the development of our community and south Phoenix; however, this process must start from the epicenter of this land - respecting previous promises and correcting current misleading opinion poll that was presented indicating homeowners are agreeing to your plan.

Varying degree of disagreements arising from past promises to the neighborhood to current strong opposition from homeowners and the elementary school of the zoning change still exists to date - which negates from what was stated. I personally asked during February meeting to do it again so that the *planning commission* will have the accurate and verifiable data. This was evident that you didn't have a single vote to support your application from homeowners in the immediate vicinity and the elementary school - which was evident from February meeting. How did we get to this bandwagon of major disagreements and statistical flaws? I guarantee you that you don't have 86% approval for this project in this neighborhood as you presented. A new data should be done to reflect a true homeowners' unbiased information is needed to reference so that to the committee and the city council will be aligned with truthful information and transparency; whether or not we, the homeowners agree. Homeowners who have lived in this neighborhood for years and decades can tell a compelling personal history to this unique neighborhood - it's an overly cumbersome concern to this community.

It should be a joint venture from all of us to make South Phoenix a vibrant community to bring positive change that benefits every stakeholder: the community, South Phoenix, businesses, the city and state in many ways. And - the beginning of this very crucial step is to listen and understand to homeowners' concerns; otherwise - this process approach should be seen no less than **eminent domain**. To each homeowner, this neighborhood is historic and monumental. The fact that this community is not registered as historic neighborhood by the city, the threat of its existence undermines its unique history.

Sincerely,


Bereket Gebre-Egziabher

cc: City of Phoenix Planning and Development Department
Heard Ranch community homeowners

Bereket Gebre-Egziabher
6642 S. 38th Street
Phoenix, AZ 85042-5007
Bereket68@hotmail.com

September 8th, 2020

Mr. Enrique Bojorquez-Gaxiola
Planner II - Village Planner - Long Range Planning
City of Phoenix - Planning & Development Department
200 W. Washington Street
Phoenix, AZ 85003

Re: Opposition to zoning request Z-35-20-8 (Parcel 122-79-109B and Parcel 122-79-109C)

Dear Mr. Bojorquez-Gaxiola:

I would like to thank you for accommodating myself and the community for the SMVPC meeting on August 11th, 2020 in a truly transparent way. My opposition to re-zoning remain the same and future idea by the seller and investor should start with the active participation of homeowners and residents of *The Heard Ranch Community*. Though I am aligned with the community group, I must relay my individual stand and input how I see what has been happening in my neighborhood for the last 15 years while residing in South Phoenix.

The history of this community is no different than Phoenix when *Adolphus C. Bartlett and Dwight B. Heard* bought over 7,500 acres of land after the death of *Michael Wormser* in the early 1900's - a greedy merchant, who profited, cheated and later took the title of the farmland from Mexican grain farmers, who at the time - were 50% inhabitants of Phoenix. Since 1901 much of land (~6,070 acres) was owned by *The Heard family*. This unique family donated their land, money and time for many good causes that are embedded in the Phoenix we know today: the first *Central Avenue Bridge*, the donation of land for *Phoenix Library and Art Museum*, and huge financial contribution and free land for the *Roosevelt Schools*. His ranch was known nationally for its innovative and unique methods of cattle production - and he pioneered employees wellness. After his death in 1929, many companies had interest to buy the remaining 450 acres; however, as one article cited "**Heard family has always refused to sell. It seems that Dwight Heard and the neighbors' expectations never quite matched up with the developer's plan. Until now.**" This notion of the neighbors' expectation in re-zoning and changing the dynamics of this neighborhood sentiment exist unequivocally to date - in 2020.

This neighborhood is no different than other historic neighborhoods except it is NOT officially recognized or registered like the others such as - *Phoenix Homesteads Neighborhood, LaHacenda Historic District, Country Club Historic District, Pioneer Historic District, Cherry Lynn Historic Neighborhood, Pioneer Historic District in downtown, etc.* This community mostly established in the good gesture of *Dwight Heard* and it is still maintained that way - for that reason, you find people like myself who moved in this neighborhood about three years ago leaving our previous home and a biblical neighbor - where we lived for 12 years to enjoy this priceless historic neighborhood - where I used to ride my bicycle from my old neighborhood.

Ever since I moved to Phoenix in June 2003, much of my time - over the last 15 years, I have been living in South Phoenix. My position has been aligned to the best interest of the homeowners and the community at large - away from the developers quick financial interest. Over 12 years ago, when the empty lot on 40th Street and Baseline was a focal point, I was residing at *The Gardens* - one block north of the planned project. The objection at that time created a communication line with the then councilman, *Michael Johnson* - who facilitated direct communication but in the process, the financial crisis erupted. Because the developer interest was ONLY quick money without close collaboration of the community, they left and years later - now, it materialized for a school and a new and well built Circle K® on the north-west side with a car wash and an insurance agency in the old Circle K® location and townhomes on the remaining lot that was completed recently. These kinds of developments are in line in preserving, shaping and building a better community for all of us and the city and state as well. It was a win-win outcome after some challenges. Again, our challenge today is more of the same but a few blocks to the north. Back then and now, a free market that undermines the interest of the very people who live in the epicenter of this historic neighborhood; this is the result of our participation and constructive opposition that challenged the developer interest that was aligned ONLY for quick financial gain.

The sentiment of this neighborhood is the same whether you lived here for 40 years, 30 years, 20 years, 3 years or even 1 year; the difference is those who raised their children are visited by their grown children and grandchildren and the rest of us are raising our children at present - regardless of our background or our attitudes and aspiration in life. *Though sellers, buyers and investors have their right to land they own to their interest to invest in the free market but the city planning committee along the city council is bestowed to keep the historic aspect of this neighborhood - and more importantly, the interest of the homeowners of this community.* What is proposed can be built anywhere in the city where there is no need for re-zoning or modification to current system. Though I am not a real estate or market analyst, we have to be reasonable to what we want in this location as what people wanted at the corner of Baseline and 40th Street over a decade ago - some wanted *Fresh and Easy®* when it was conveniently located on Baseline and Priest and others similar that was not feasible to any business. If the developer and seller doesn't see how the neighborhood will change by this plan they are seeking for re-zoning, they have to come back to this neighborhood wholeheartedly with openness to navigate the initial process - which is an open communication line.

I vehemently reject the current proposal and urge you in keeping MUA (Mixed Use Agricultural) zoned C-2 BAOD and S-1 BAOD as is for now. It is clearly notable that serious disagreements exist - yet we are positioned to do what is right for our community - and this process - must be cultivated from our primary neighborhood and the elementary school (*Awakening Seed*) in a transparent process. Re-zoning this neighborhood is reckoning the forgotten priceless history, the legacy of *The Heard Family* and undermining the homeowners of this community. Building and shaping South Phoenix is important but preserving this neighborhood is vital and paramount. *We have to be keen about our interest to have honest and transparent path from the grassroots - which means the community at the Heard Ranch should be the focal and initial point of this journey; it should be a joint venture to make South Phoenix a vibrant community in an effort to bring about positive change that will benefit every stakeholder.*

Sincerely,



Bereket Gebre-Egziabher

cc: Heard Ranch Community homeowners/residents

From: [Beth](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: Development 40th st & Southern
Date: Wednesday, July 15, 2020 2:54:32 PM

I am reaching out to you to express my concern over the proposed multipurpose residential units that are being considered for the SW corner of 40th St & Southern. We have lived in the Heard Barrlett neighborhood for 37 years and enjoy the rare rural lifestyle so many crave. We need to hang in to this beautiful part of the South Mountain history. Businesses such as The Farm are the ones we need to promote. Our roads can not handle the traffic pouring out onto 40th & Southern. That intersection is already very unsafe and has multiple accidents. This would add unwanted traffic to our neighborhood on the roads as well as private bridle trails. Please help us keep the integrity and History of our Beautiful neighborhood once it's gone we won't be able to get it back. In closing we are against this project.

Beth Holmes & Bill Ramsey

Sent from my iPhone

From: [BILL GLOVER](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: 40th & Southern
Date: Wednesday, July 15, 2020 4:50:36 PM

This project is a killer for our quiet neighborhood. Maybe if it was ¼ the amount of homes it would work. Please do not allow this awful design in our village. Thanks for listening.

Sent from my iPhone

Bill Glover

From: [Blake PETERSON](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: 40th Street and Southern development
Date: Thursday, July 16, 2020 6:57:02 AM

Hi Enrique, I wanted to comment on the proposed development at 40th street and southern. I am opposed to this development because of the density of the project and it does not fit into the multi use agriculture map overlay for the area. There was much time and resources devoted to making the map overlay for the area.....let's stick to the plan that was developed. My neighborhood heard ranch is one acre or greater parcels and a development that will have 20 units per acre is not consistent or desirable for this area. Thank You, Blake Peterson

From: carleyward@aol.com
To: [Enrique A Bojorquez-Gaxiola](#)
Date: Wednesday, July 15, 2020 10:16:29 AM

Regarding 40th and Southern application for change in zoning, John and my self are opposed. the proposed housing because it is inconsistent with surrounding existing housing and would increase traffic in the already busy streets. It appears that the proposed plan is for " Section 8 government housing". This would increase crime in this area which is already plagued with crime problems. Also there are inconsistencies in the Exhibits presented. Sincerely Carley and John Ward at 3535 E. Vineyard Rd.

From: [FABIOLA MARQUEZ](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: 40th ST. and Southern Ave. Z-35-20-8 and GPA-SM-1-20-8
Date: Tuesday, August 11, 2020 2:35:01 PM

Hello,

We, Alonso Marquez and Fabiola Marquez live on 6409 S. 39th Place, Phoenix, Arizona 85042. We are writing to share with you our perspective on the proposed development on the Southwest corner of 40th St and Southern Ave. Please add this to the official case file for "40th ST. and Southern Ave. Z-35-20-8 and GPA-SM-1-20-8".

Although we are pro-development, and want our community in South Phoenix to grow and flourish, I , we can not and do not support this proposal for at least three reasons:

1) We are concerned with the safety issues that inevitably will come with densifying this land. Bringing nearly 450 cars into just 15.7 acres will strain our already overburdened infrastructure and resources. Traffic is already horrible enough, our schools are overcrowded, and we still lack adequate retail, office, and parks/recreation options in our community.

2) This proposal does not align to the City's stated vision for the land since 1996, which has been voted on twice with the last time receiving 76% approval and would address the lacks stated above. We have made personal financial investments in South Phoenix trusting in this stated plan.

3) How these two parcels develop will set precedent for the remaining developable land south of Southern from 40th St down to 24th St. Further densification will exacerbate our community resources and infrastructure, as well as gut our formally recognized special heritage.

Therefore, we strongly request that this proposal be denied by the South Mountain Village Planning Committee, City Council and the Mayor.

Thank you,
Fabiola and Alonso Marquez

Sent from [Mail \[go.microsoft.com\]](mailto:Mail [go.microsoft.com]) for Windows 10

From: mjb@cartof.com
To: Pattihoash@gmail.com; Enrique A Bojorquez-Gaxiola; Adriana Garcia Maximiliano
Cc: Samantha Keating; Alan Stephenson; Council District 8 PCC; steven@pacecpas.com; regenagustafson@eaglehm.com; mjbarre@ix.netcom.com; skb5775@gmail.com
Subject: RE: New REZONING Case File: Z-35-20-8 SANCTUARY AT SOUTH MOUNTAIN PUD (Approximately 340 feet west of the southwest corner of 40th Street and Southern Avenue) - 2nd Submittal
Date: Thursday, October 29, 2020 11:56:20 AM
Attachments: [image001.png](#)

Enrique--

I attempted to submit the comments through the referenced url link, but couldn't make it work. I, too, feel **strongly** that this project is inappropriate for the location. While it may be a nice project in another location, this location is within the BAOD and is designated MUA, both of which requirements should be honored. The density should be no more than 2 du/acre.

I am out of town with limited access to my materials, and so I am unable to go through the detailed violations of both the BAOD and MUA proposed by this project.

On a more macro level, there are no two story buildings south of Southern in the area, and this borders a residential project with large lot homes. To put 11 du/acre here does not fit within the immediate area.

Further, I see very little attention to the agricultural ambiance that MUA is supposed to respect. One small flower stand does not make an 17 acre agricultural in character.

While it references certain City code sections for fencing and walls, that does not give us any indication of what is planned for the project. Historically we have talked about picket type fences or similar for MUA areas, and not the high block walls that may be permitted in other locations.

Marcia Busching

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

Subject: Re: New REZONING Case File: Z-35-20-8 SANCTUARY AT SOUTH MOUNTAIN PUD (Approximately 340 feet west of the southwest corner of 40th Street and Southern Avenue) - 2nd Submittal

From: Patti Trites <pattihoash@gmail.com>

Date: Tue, October 20, 2020 1:49 pm

To: Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>, "M Busching (Cartof)" <mjb@cartof.com>, Adriana Garcia Maximiliano <adriana.garcia.maximiliano@phoenix.gov>

Cc: Samantha Keating <samantha.keating@phoenix.gov>, Alan Stephenson <alan.stephenson@phoenix.gov>, Council District 8 PCC <council.district.8@phoenix.gov>

Hi Enrique and Councilman Garcia,

I hope this finds you well.

For this case, as it is part of the Baseline Overlay District - I FEEL STRONGLY - that any applicant and developer needs to meet the Baseline Overlay District requirements. No exception....or else it will start eroding the detail planning in the Overlay District.

They purchased the land knowing this upfront. Please help me in enforcing it.

Thank you.

Patti Trites

From: [Lisa Peterson](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Date: Thursday, July 16, 2020 6:55:22 AM

Hi Enrique,

I am against the project proposed at 40th street and Southern behind Walgreens. The density is too high and it does not fit into the multi use agriculture map over lay. My neighborhood Heard Ranch is 1 acre or better parcels. The propoasal is 20 units per acre. This is the wrong use for this property and it will lower our property values. We have lived in the neighborhood for over 20 years. Respectfully we do not want this project.

Thank you,

Lisa Peterson

From: [Lu Ann Winters](#)
To: hannah@witheymorris.com; [Enrique A Bojorquez-Gaxiola](#); [Samantha Keating](#); Pattihoash@gmail.com; [Greg Brownell](#); [Gene Homerud](#); josephlarrios@gmail.com; [Muriel Smith](#); [Shelly Smith](#); [Council District 8 PCC](#); [Mayor Gallego](#)
Subject: 40th St and Southern Ave Z-35-20-8 and GPA-SM-1-20-8
Date: Wednesday, August 5, 2020 6:05:42 PM

Hello, My name is Lu Ann Winters and I live on Baseline and 34th. I am writing to share with you my perspective on the proposed development on the southwest corner of 40th Street and Southern Avenue. Please add this to the official case file for "40th Street and Southern Avenue Z-35-20-8 and GPA-SM-1-20-8.

I am opposed to this proposed development because of the safety issues that inevitably will come with densifying this land. Bringing nearly 450 cars into just 15.7 acres will strain our already overburdened infrastructure and resources. Traffic is already horrific enough and we still lack adequate retail, office, and parks/recreation options in our community.

This proposal does not align to the City's stated vision for the land since 1996, which has been voted on twice with the last time receiving 76% approval and would address the lacks stated above. I have made personal financial investments in South Phoenix trusting in this stated plan.

I am also opposed because how these two parcels develop will set precedent for the remaining developable land south of Southern from 40th Street down to 24th Street. Further densification will exacerbate our community resources and infrastructure, as well as gut our formally recognized special heritage.

Therefore, I strongly request that this proposal be denied by the South Mountain Village Planning Committee, City Council and the Mayor.

Thank you,

Lu Ann Winters

From: [Mary Hagerty](#)
To: hannah@withemorris.com; [Enrique A Bojorquez-Gaxiola](#); [Samantha Keating](#); Pattihoash@gmail.com; [Greg Brownell](#); [Gene Homerud](#); josephlarios@gmail.com; [Muriel Smith](#); [Shelly Smith](#); [Council District 8 PCC](#); [Mayor Gallego](#)
Subject: Subject: "40th ST. and Southern Ave. Z-35-20-8 and GPA-SM-1-20-8"
Date: Wednesday, July 22, 2020 3:22:15 PM

My name is Mary Hagerty and I live in Ravenswood on 32nd St. I am writing to share with you my perspective on the proposed development on the Southwest corner of 40th St and Southern Ave. Please add this to the official case file for "40th ST. and Southern Ave. Z-35-20-8 and GPA-SM-1-20-8".

Although I am pro-development, and want my community in South Phoenix to grow and flourish, I can not and do not support this proposal for at least three reasons:

1) I am concerned with the safety issues that inevitably will come with densifying this land. Bringing nearly 450 cars into just 15.7 acres will strain our already over-burdened infrastructure and resources. Traffic is already horrible enough, our schools are overcrowded, and we still lack adequate retail, office, and parks/recreation options in our community.

2) This proposal does not align to the City's stated vision for the land since 1996, which has been voted on twice with the last time receiving 76% approval and would address the lacks stated above. I have made personal financial investments in South Phoenix trusting in this stated plan.

3) How these two parcels develop will set precedent for the remaining developable land south of Southern from 40th St down to 24th St. Further densification will exacerbate our community resources and infrastructure, as well as gut our formally recognized special heritage..

Therefore, I strongly request that this proposal be denied by the South Mountain Village Planning Committee, City Council and the Mayor.

**Thank you,
Mary A Hagerty**

From: [Mary Hagerty](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: RESIDENT OPINION: SMVPC INFORMATIONAL MEETING FOR Z-35-20-8 AND GPA-SM-1-20-8
Date: Saturday, August 8, 2020 6:36:36 PM

Hello Enrique--

I am writing to share my opinion on the proposed zoning change to 40th and Southern Ave. (Z-35-20-8 and GPA-SM-1-20-8). As a permanent resident to this area, I often use Southern Ave. when I need to head east. Baseline is so filled with heavy traffic and congestion, Southern offers a quicker route. This is a quieter route, offers more desert views and allows me to arrive at appointments and meetings unstressed and more relaxed.

Thank you,
Mary A Hagerty
3241 E Maldonado Dr
Phoenix, Az 85042
602-346-0336

From: [Trent Marchuk](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Somos BuildBam](#)
Subject: Response to Applicant Claims dated Aug 13, 2020 (Z-35-20-8 & GPA-SM-1-20-8)
Date: Friday, January 29, 2021 1:19:55 PM
Attachments: [Gmail - Mtg Notes Beth Hintze & Trent Marchuk_ 40th ST and Southern Ave. Z-25-20-8 and GPA-SM-1-20-8.pdf](#)
[RE Trying to contact Trent Marchuk and others.pdf](#)
[Aug Hintze Marchuk Contact.pdf](#)

Hi Enrique,

Please add the below and attached to the case file for Z-35-20-8 & GPA-SM-1-20-8.

Per the 12-21-20 records request, we learned that the Applicant alleged to the City that our resident collective was 1) making false statements back in August, 2) that the resident collective was allegedly not available to the Applicant, and 3) that the resident collective is representative of just a "small handful of people". We would like to offer an evidence-based response that corrects these allegations as follows:

1. The Resident Collective has not misrepresented the Applicant
2. The Resident Collective has been incredibly responsive to meeting with the Applicant
3. The Resident Collective represents the interests of a sizable contingency

See below and attached for details.

The Resident Collective has not misrepresented the Applicant

Specifically, on the resident collective website it was stated that the Applicant could alternatively build the charter school and *retail*. The Applicant's contention, and supposed evidence of being misrepresented, is that she stated she could alternatively build the charter school and *apartments* - not retail.

In response, it should be noted that:

- The applicant has given presentations to the SMVPC where she has cited the possibility of developing the land with what she considered to be "undesirable retail" uses.
- The Applicant has also represented the same to the Neighbors.
- Therefore, the representation of the Neighbors on the website was indeed inline with how the Applicant has represented alternative development options for this land.
- Nonetheless, upon learning of the Applicant's explicit desire for the alternative charter and apartment use to be conveyed to the neighbors, the website was immediately updated.

The Resident Collective has been incredibly responsive to meeting with the Applicant

Per the Applicant's statement of not being able to get a hold of the Neighbors, that is simply not true. The below contradicts the claims that the neighbors have not been anything but open and eager to work with the Applicant.

- Please consider the attached email exchange that shows an 8 hour response time to the Applicant; we subsequently met within 24 hours
 - Also, it was noticed that the meeting notes covering the above referenced phone conversation on Aug 14 and Aug 17, 2020 were omitted from the 12-21-20

Records Request.

- The notes are attached for completeness to ensure they are part of the case file.
- See "Gmail - Mtg Notes Beth Hintze & Trent Marchuk_ 40th ST and Southern Ave. Z-25-20-8 and GPA-SM-1-20-8.pdf"
- Additionally, within 72 hours, the resident collective responded to the Applicant's request to meet in November 2020.
- The resident collective asked Councilmember Garcia to broker a meeting between the Applicant, Neighbors, and the Councilmember on Dec 4, 2020.
 - The meeting was set by the Councilmember and confirmed by all parties on Jan 15 to meet on Jan 26, 2021.
 - On Jan 19, the Applicant canceled their participation.
 - On Jan 26, the Neighbors still met with the Councilmember.
 - The following statement was made to general consensus: *"The Pandemic is being exploited by land developers to develop inappropriate projects in voiceless neighborhoods."*

The Resident Collective represents the interests of a sizable contingency

Lastly, to the claim that the resident collective speaks for a "small group", that is incorrect. Given the number of residents who have yielded their time to me as their spokesperson in both SMVPC information sessions, and the number of residents with whom we have directly spoken, we have full confidence that the perspectives represented by our resident collective are indeed broad.

The applicant claims to have secured 85% support for this proposal before COVID - that would be before March 2020. However, despite COVID, in Nov and Dec 2020, we secured signatures (in a safe manner) from homeowners within 150 ft of the proposal - residents in BHRE and the community on the other side of 40th St. Over half of the residential home owners within 150 feet to the south and 150 feet to the east oppose this project. This includes at least half of the homeowners who don't even live within BHRE.

Additionally, there are over 135 members of the somosbuildbam.org [somosbuildbam.org] group. Attached is an image of the verbatim quotes of responses received from these individuals when they signed up to be part of the group. These quotes come from individuals who not only live in BHRE, but also who live in the surrounding community.

As spokesperson of this collective, I do not speak for everyone.

I continue to speak for the above referenced neighbors and I speak for many others in the community who share these sentiments.

We are not a small group.

Thank you,
Trent Marchuk



Somos BuildBam <somosbuildbam@gmail.com>

Please Call me

Somos BuildBam <somosbuildbam@gmail.com>
To: werfamily@cox.net

Fri, Aug 14, 2020 at 10:12 AM

Sounds good; my number is 602.499.9594.

Talk soon

On Fri, Aug 14, 2020 at 9:27 AM <werfamily@cox.net> wrote:

Mr Marchuk,
I can do 11am today. Please give me your phone number so I can call you. Thank you.
Beth Hintze

On Aug 13, 2020 10:32 PM, Somos BuildBam <somosbuildbam@gmail.com> wrote:

Hi Mrs Hintze,

Thank you for reaching out.

Will share a my availability Fri and Mon; please let me know which works best with your schedule:

- Friday, Aug 14 @ 11a
- Friday, Aug 14 @ 1p
- Monday, Aug 17 @ 10a
- Monday, Aug 17 @ 3p

I look forward to learning more about who you are and where you are coming from as a longstanding owner of the property.

Best,
Trent

On Thu, Aug 13, 2020 at 2:28 PM Jerry & Beth Hintze <werfamily@cox.net> wrote:

Hello Mr. Marchuk,

I am one of the property owners of the property located at 40th St and Southern. I welcome the opportunity to speak to you personally to help you understand who I am and where I am coming from as an owner of this property since 1995

Please call me when you have the opportunity.

Sincerely,

Beth Hintze

602-828-6295

Please let me know if questions arise!

Thank you,

Enrique Bojórquez-Gaxiola
Planner II – Village Planner
City of Phoenix
Planning & Development Department
Long Range Planning
200 W. Washington Street
Phoenix, AZ 85003
Office: (602) 262-6949



*****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: Jerry & Beth Hintze <wfamily@cox.net>
Sent: Thursday, August 13, 2020 9:11 PM
To: Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>
Subject: RE: Trying to contact Trent Marchuk and others

Hello Enrique,

My name is Beth Hintze and I am one of the property owners of the 40th St And southern parcels. I have tried to contact Trent Marchuk through the Somos website. I gave him my cell phone number and he has not returned a call to me. He has misrepresented what I stated at the last meeting and placed it online on the website. He has given false statements and I would like him to remove them and place truthful statements from me. This has been a continuing problem with a small handful of people in the Bartlett Heard neighborhood spreading misinformation about our past project and now this one. Do you have his phone number as I would rather not contact him at his work number, but I will if necessary. If they truly want to be heard they should not be hiding behind a website with no person contact information. Please provide me with the phone numbers of all those who have attached their names to this letter on the Somos website so I can speak the truth to each of them.

I would also like a list of phone numbers for each member of the South Mountain Committee. I would also like the list of people that the South Mountain Committee recommended us to contact at the last meeting.

When I presented the last time my personal cell phone was on line and people were welcome to call me at that number. I spoke to every person on the South Mountain Committee that had an available phone number, I met with countless neighbors before I personally presented the last zoning case. I presented was during pre Covid and I was able to walk the neighborhood. I went to every home within 600 feet of our borders and I also additionally walked to every home in the Bartlett Heard Neighborhood. When I did this I had signatures from 85% of the people that I contacted **in favor of our project**. Due to Covid I am unable to safely walk door to door again but I know from speaking to the neighbors previously that the majority are tired of having dirt lots surrounding them. They are tired of being passed over again and again because developers are being scared off by a couple people that think they speak for everyone. They don't speak for everyone. I was told today by a person within 300 feet of our property in the Bartlett Heard neighborhood that he supports our project and will be signing in favor, he said "Trent does not speak for him he has his own voice." He is willing to stand up to the bullying that has gone on for years in the Bartlett Heard Neighborhood. There is a small handful of people in the Bartlett Heard neighborhood that want nothing but dirt lots. Tanis Earl said that to me the first time I met her, "We love dirt," she laughed. This is a beautiful project that will help the South Mountain Community, not hurt it. The rural country charm of these homes is exactly what I was told they wanted last time. Now that we have a first class developer that is ready and willing to invest their money in the South Mountain Community, a handful are once again are against it/anything being built on our lots. Please call me when you receive this so we can discuss this. And Please send me the phone numbers so that I can make sure that each one of the people has been told the truth.

Sincerely,

Beth Hintze
[REDACTED]



Trent Marchuk <trentchristopher@gmail.com>

Mtg Notes Beth Hintze & Trent Marchuk: 40th ST and Southern Ave. Z-25-20-8 and GPA-SM-1-20-8

Trent Marchuk <trentchristopher@gmail.com>

Tue, Aug 18, 2020 at 5:40 PM

To: Enrique Bojorquez <enrique.bojorquez-gaxiola@phoenix.gov>

Cc: Patty Mckinstry <pjmckinstry@icloud.com>, Patty & Bruce McKinstry <pjmckinstry@q.com>, Sandy Bawden <skb5775@gmail.com>, Karen Mischlispy & Sue Beyer <sbeyer3582@aol.com>, Van Jackson <vanjacksonaz@gmail.com>

Hi Enrique,

Please add this email to the case file for Z-35-20-8 and GPA-SM-1-20-8

In summary, I met with Beth Hintze directly on two occasions and we spoke about the PUD and GPA referenced above. As the conversation was freeform, and it is customary for me to consult with the other leaders of the resident collective prior to speaking for the collective, I did mention to Beth that I could only speak for myself during these conversations and could not represent somosbuildbam.org during either conversation. Beth acknowledged that distinction.

- For the single family rental proposal to have any chance of support from the neighbors, Beth was encouraged to work with the Developers to bring the PUD in compliance with the vast majority of MUA.
- Alternatively, Beth stated in terms of an ultimatum, that if the single family rental proposal were not to be approved by the neighbors, she would pursue a charter school on the s-1 parcel and high-density apartments (119 units) on the C-2 parcel
- Trent encouraged Beth to review the reported stipulations on the C-2 parcel and the resident collective would do the same
- Trent emphasized that as long as Beth is operating within the rules that govern the land, she will more than likely gain the collective's support - or at least likely not garner significant opposition from the collective.
- Beth left the conversation with two actions: 1) work with the Developer to bring the single family rental proposal into MUA compliance and 2) bring forward a back-up proposal to the single family rental option that is both in compliance with the governing rules of the land and would not require neighborhood involvement
- If Beth brings forward the above to Trent, Trent committed he would work with Beth to communicate to the neighbors the two options of Beth's ultimatum.

Please note that, after consulting with the leaders of somosbuildbam.org and consistent with our mission, the resident collective would rather see the owner build out the land to however she is able within the confines off the existing governing documents than see the proposed single family rental community be built without complying to MUA. If Beth is able to successfully bring the single family rental proposal into vast conformance to the MUA, our disposition may change.

Below are the contemporaneous notes that I took relative to having spoken with Beth Hintze over cell phone.

Date: Friday, Aug 14, 2020

Start Time: 11:01a

End Time: 12:16p

- Beth's father purchased the land
 - He battled cancer
 - He was a realtor who loved South Phoenix
 - Successfully developed a center in South Phoenix
 - He worked with neighbors, people got behind him, he fought and won
 - He desired similar for this property
 - Handed the keys to Jerry, Beth's husband
- They have owned it for ~25 years
- About Beth's family
 - 11 children
 - the 8th child was born after her father passed away
- Land had a home on it for awhile
- Deal with Walgreens
 - Deal was handled by Beth's brothers
 - Walgreens had an option to buy the rest of the land

- Built the Walgreens and left the option on the table
 - Was a citrus grove, walgreens tore down the house
 - Farmers worked the property, made no money, sunk money
- A company came in with a vision for an office centric plan
 - Beth went to every neighbor, left notes
 - A neighbor said they wanted the "cotton center"
 - Worked with everyone, but the attorney quit
 - Beth was an art major, thought about being an architect
 - Neighbors screamed they want homes
 - One neighbor reportedly said "nothing will be built there"
 - Neighbors agreed to sq feet, but neighbors complained and changed their position
- School/Apartments
 - Trent misrepresented Beth online
 - Trent said Beth was going to build retail or "whatever can be built"
 - Beth said she was going to build apartments not retail
 - Trent apologized and immediately corrected the somosbuildbam.org website
 - Beth stated she was going to build a charter school on the S-1 Parcel
 - Beth stated she was planning to build apartments (119 units) on the C-2 Parcel
 - Beth felt she was abandoning the neighbors, but felt the the neighborhood had already abandoned her
 - Emphasized again she heard neighbors say the land should be homes
- Single Family Rental
 - Brown Group came and offered the Single Family Rental proposal
 - She had them change the look (stucco and modern prior)
 - Believes neighbors want something built
 - It's frustrating to Beth that we aren't listening to those neighbors
 - Retail: not enough rooftops
 - If this doesn't go through, Beth states she will have to sell to school and high density apartments
- How has Beth marketed the land?
 - Mark has been her realtor for the last 15 years
 - well-spoke business man
 - reaches out to everyone
 - there are just a couple of people who suppress development
 - Beth stated having knowledge of personal information about Trent
 - Wife's career ambitions
 - Price paid for house
 - Note: this part of the conversation was perceived as awkward and potentially threatening to Trent
 - Note: Trent kept all comments to Beth to the land, unless supporting her sharing personal information about herself (ie, that must be tough raising 11 kids! after she shared that information)
 - Beth stated her understanding of MUA was not the vision Kate Gallego was looking for
 - When pointed out MUA had been in existence for 20+ years, Beth wasn't able to articulate what she intended, aside from mentioning something about Section 8 housing
 - Trent didn't have enough information to pursue the subject further, aside from Housing Phoenix - which the city says the relation to these parcels had not yet been made public
 - We discussed the possibility of Beth speaking with other Land Advisors
 - Trent has connections to national players, but not one person in particular
 - Trent stated he has no financial interest in this development and his connections don't desire financial interests as well
 - Trent stated his only interest is for the betterment of the community and to see that dirt transformed as the owner, city, and neighbors would agree
 - Trent encouraged Beth to receive proposals from multiple land advisors, inclusive and exclusive to Trent's contacts and make her own decision
 - Beth didn't want to throw her real estate agent under the bus
 - When mentioned he could remain involved, she stated she was under a contract where she couldn't entertain other visions (non-solicit)
 - Trent agreed that her contract was to be respected and stated that if that contract ended, he would encourage her to reach out to other land advisors who would potentially better maximize the value of the land and meet the neighbors' requirements
 - Beth stated she had spent over \$100k on the land and that the taxes were too much to carry.
 - Beth stated she would give away the land if she could, but the other owner's won't allow that to happen
 - Beth's Ultimatum
 - Beth stated she would put forward an ultimatum to the neighbors: either the Single Family Rental project would be approved or she would sell to the charter school and high density apartments
 - Beth stated she preferred the single family rental and believed the neighbors would as well
 - Conclusion

- Beth and Trent agreed to meet on Monday at 11a to discuss framing the ultimatum to the neighborhood
- Trent encouraged Beth to be open to changes to the single family rental proposal to bring it inline with MUA as a possible avenue to get that option approved by the neighbors

Date: Monday , Aug 17, 2020

Start Time: 10:02a

End Time: 10:38a

- Initial Pleasantries
 - Beth and Trent exchanged initial pleasantries about the prior weekend
 - The conversation maintained a cordial, professional tone (as did the prior conversation) throughout the duration
- Follow-up and Intent
 - Trent shared that he contacted Enrique following the conversation on Friday to follow-up on some of the items
 - Trent stated that his intent and purpose is to understand the rules and ensure that he and the resident collective play by the rules, and attempt to hold the city and the property owner to the same standard
 - Trent stated that he doesn't see the point in obfuscating information as all relevant information is objective and we are seeking for an objective solution
- General Learnings
 - Trent shared with Beth that she was right on Friday on the following accounts
 - She is free to develop the land as she sees fit within the existing Planning and Development standards for the parcels
 - Both parcels were indeed also governed by the BAOD, but are not governed by the MUA
 - If there are any proposed changes to the land use, that is when the MUA can become applicable to the land use
- S-1 Property
 - Beth is right that she can likely develop a school on the S-1 parcel without much obstruction
 - Enrique was not 100% certain if it applied to charter schools, but was going to follow up
 - Note: Enrique has since confirmed Beth can build a charter school on S-1 without any zoning changes
 - Beth was also right that schools have a lot of latitude and can receive a lot of variances to the zoning rules, so may not be bound by S-1 or BAOD if a school is built
- C-2 Property
 - Trent informed Beth that the property to the north, under normal conditions, could be zoned for R-3 and for apartment land use
 - However, Trent informed Beth that the current C-2 parcel reportedly has stipulations upon it from the Walgreens era that potentially preclude apartments
 - Trent informed Beth there is a process to remove the stipulations, but it would require neighborhood involvement and new stipulations could be placed upon the land as a result, including MUA requirements
 - Beth said she did not believe that assessment.
 - She stated the city had told her that she could build apartments on the C-2.
 - She stated Enrique was inexperienced and she was going to call him.
 - Trent encouraged Beth to call Enrique
 - Trent also stated he had requested the stipulations so he could evaluate what they actually said, as Trent does not know firsthand what the stipulations state
 - Note: Since the phone call, Trent has submitted a public records release for the stipulations
- Single Family Rental Option
 - Trent encouraged Beth to re-visit the Single Family Rental option with the developers and modify it to comply with MUA
 - Beth said she believed that option already paid sufficient homage to the MUA
 - Not only flower stand, but flowers would be planted around the property
 - The facades of the houses were "definitely MUA"
 - "Lots of" grass and open space
 - Trent encouraged Beth to focus on the design and development standards as the gauge as to whether the proposal is MUA, highlighting multiple areas of failure of the PUD relative to the MUA from his opposition statement on Aug 11
 - Trent mentioned that the design and development standards are what get built to and the facade and proposed flowers aren't promised when shovels hit the ground
 - Beth said she would personally ensure the character of the homes would be MUA
 - Beth said she believed that the architectural elements would be part of the PUD and binding to the developer

- Trent questioned her ability to enforce the above two points, but conceded they had ventured outside of his knowledge area to state definitively one way or another
 - Beth reinforced that she was trying to give the neighbors something better than was already there
 - Trent agreed that the single family rental would be better looking than dirt, chain link fence, and weeds - but reminded Beth that is not the bar
 - Trent reiterated that the bar is, at least for the proposed PUD, complying with the BAOD and MUA district design and development standards
 - Trent signaled willingness to compromise on some elements of the MUA
 - However, Trent said the vast majority of the PUD should be in compliance with the MUA
- Framing an Option to the Neighbors
 - Trent and Beth agreed that framing a choice to the neighbors would be a positive next step
 - Single Family Rental
 - For this to have any chance of support from the neighbors, Beth was encouraged to work with the Developers and bring the PUD in compliance with the vast majority of MUA
 - School/Apartments
 - This is Beth's fallback option
 - She does not believe she will need neighbor support to build apartments
 - However, if the existing stipulations state otherwise, it is unknown how she would proceed
 - Trent signaled to Beth that if she attempts to remove the stipulations, the process would go through a Zoning Officer and likely the Village.
 - In both cases the neighbors would have a say, and the neighbors would attempt to introduce MUA stipulations
 - Trent reminded Beth that 5 village planning committee members, including the chair, stated the Single Family Rental project was a good project in the wrong location and one in particular stated a preference for 2.3 du/acre max
 - Trent stated that somosbuildbam.org has not coordinated with the village and does not plan to do so, but noted that we are aligned philosophically with some of the committee members and chair
 - Beth could still choose to develop the C-2 parcel within the confines of the stipulations, C-2, and the BAOD. If she went this route, Beth could indeed do so without neighbor involvement.
 - Beth mentioned the possibility of gun stores, a large QT gas station, or other options she considered to be undesirable to the neighbors
 - Undefined Option #3
 - If apartments are not able to go onto the C-2 parcel, and she desires to remove the stipulations, it is yet to be seen what Beth's third option would be or if the school remains still a viable stand-alone option
 - If the branches of the decision tree are pruned to this extent, Trent reiterated that Beth may want to be open to speaking with other land advisors - assuming she would be out of her existing contract at this stage
 - Beth reiterated that she was not supportive of any other option than the two above
- Conclusion
 - Trent stated to Beth that the desire of the resident collective is for the land to be developed
 - Trent stated that development will be pursued under the existing governing rules and conditions
 - Trent reiterated his desire to help Beth navigate said rules
 - Trent stated that if Beth is able to develop the land however she deems fit using the rules, then she will very likely garner Trent's support and the support of the collective
 - Trent emphasized that once he or the collective strays from the governing rules, he and the collective stand to lose significant credibility and their position becomes significantly weakened in front of the City
 - Beth was encouraged by Trent to operate within the rules to find a workable solution

Thank you,
Trent Marchuk

Community Commentary About Proposal

*The below quotes have been received in response to the invitation: Are you interested in preserving the Baseline heritage?
The specific comments are in reference to this specific proposal.*

"I would like to help in any way I can."

"Yes!"

"I am SO opposed to this high density development. The traffic is already so congested on Baseline."

"Not too happy to hear about high rentals /apt homes In this area."

"We have to stop the BS of developers. Let's do it!"

"Please Add me to your contact list"

"New to Phoenix and owner of property in [the BAOD]."

"Very concerned of what the plans are for the south mountain area, the crime, vagrants, loud vehicles, gunshots, trash and the many vacant lots. My property which valued at [high valuation] backs up to the vacant land [in the BAOD]. Depending on what gets built will determine if I stay in the area all together."

"Please send me more information on south mountain village development and rezoning."

"no more building of homes to crowd."

"Please add me to mailing list."

"More plants! Thanks."

"We have too much density down here. I have lived on the Southside for [many] years and have seen much of the open land disappear and turn into high density housing which just adds to the already too heavy traffic. Baseline Road is the only East-West through road on the south side of the city and carries a lot of traffic, especially during the pre COVID-19 rush hours. The housing developers are too greedy and try to squeeze as many houses and apartments onto a piece of land as possible. The City of Phoenix is able to control the density, but refuses to do so. They just rubber stamp whatever it is the developers want to do. The City doesn't care about its citizens, it just cares about tax revenue."

"Please add me to the distribution list."

"Hello, I am writing in opposition to putting more dense apartment complexes in our area. We need more businesses."

"100% against the high density, rental development at 40th St. & Southern. Please let me know what I can do to make our voices heard."

"I'm concerned about the proposed development at SW 40th Street and Southern. Please keep the neighborhoods informed."

"Yes i am very much in favor of Preserving the Baseline Rd Heritage ."

"Please add me to your mailing list for items relating to preserving the Baseline heritage."

"We don't need more apartments. We need shopping and restaurants. Traffic is already bad."

"What happened to the original plan developed during Councilman Cody William's tenure?"

"Moved here from [out of state] mid [year provided]. Would love to get involved."

"There has got to be a balance in all of this building. Thank you for all the information!"

"My partner and I live in the neighborhood and love what you're doing here. Thanks and I look forward to getting involved."

"I'd like to get involved."

"This looks like a great use of this space and good project for this area. Can I be listed as in favor or this?"

"Help me understand what kind of project the community would want to see? I was on the South Mountain Village planning committee until [date] after [number] years on the board. I liked the office area they proposed before and approved it but that got shot down. I could hear the owners frustration [during the South Mountain Village Planning Committee]. We need to help guide the owners."

**The neighbors have overwhelmingly come out against this proposal.
As site plan is substantially the same today as in July, the above comments remain germane.**

From: [Sandy Bawden](#)
To: hannah@witheymorris.com; [Enrique A Bojorquez-Gaxiola](#)
Subject: Case Nos. Z-35-20-8 and GPA-SM-1-20-8 40th St & Southern
Date: Thursday, July 16, 2020 5:24:46 PM

Hello,

My name is Sandy Bawden. My husband and I and our children are all Phoenix natives. We moved to the Bartlett-Heard Estates in 1987. Our sons were eight and fourteen at the time.

We moved to the area specifically because we wanted open space where our sons could safely play and explore. We also had other family in the area. We knew it was changing and developing and we wanted to be a part of that. When we moved here, there was a large cotton field across the street and to the west with citrus groves and the beautiful Baseline Flower Gardens to the south.

We wanted to be a part of the change and development and to that end we have tried to stay involved with changes over the years. As a result of our community working together with our City council representatives and the developers we now have the Raven Golf Course.

The development that has been submitted to our neighborhood in this case is not what we want to see. We do not want nor need more apartments in this area. However, we know that working together we can have a positive outcome that fits our community desires and the desires of the owners.

Respectfully

Sandy Bawden

From: [Sandy Bawden](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Trent Marchuk](#); [Patty & Bruce McKinstry](#); [Karen Mischlispy & Sue Beyer](#); [Van Jackson](#)
Subject: Case File: Z-35-20-8 SANCTUARY AT SOUTH MOUNTAIN PUD
Date: Sunday, November 8, 2020 7:20:11 PM

Hello Enrique,

I hope this email finds you well. I am contacting you regarding Rezoning Request #Z-35-20-8, Item No. 8. I am registered to attend the virtual meeting on this request Tuesday, November 10.

Please put me on record as being opposed to this request. This request does not meet the criteria for meeting MUA standards. It is not a good fit for the area. It would be better located near the Central Avenue corridor. The City of Phoenix is advocating for increased development and ridership of the light rail and the light rail will not be readily available for this development.

I give up my time to address the committee to Trent Marchuk.

Thank you, Enrique, for the assistance you provide to our community.

Best regards,

Sandy Bawden
Bartlett Heard Estates

From: [Sandy Bawden](#)
To: [Samantha Keating](#); [Enrique A Bojorquez-Gaxiola](#)
Cc: [Trent Marchuk](#); [Karen Mischlispy & Sue Beyer](#); [Patty & Bruce McKinstry](#); [Van Jackson](#)
Subject: 40th ST. and Southern Ave. Z-35-20-8 and GPA-SM-1-20-8
Date: Tuesday, July 21, 2020 1:53:34 PM

Hello Samantha and Enrique,

Hope this note finds you well! Please add this email to the case file for Z-35-20-8 and GPA-SM-1-20-8

Wow, after starting the resident collective [somosbuildbam.org \[somosbuildbam.org\]](https://somosbuildbam.org), we have seen membership requests flow in! Of course, as you could imagine, the residents of Bartlett Heard Ranch Estates (BHRE) joined, but so have two nurseries close to the proposal, a nursery near 24th St, Awakening Seed Elementary, and we are in process of forming alliances with residents of the Legacy and Ravenswood. Additionally, we have literally dozens of other neighbors from the community who have sought out and either opined on or joined this collective.

In fact, of the 128 members of our group (and counting) we have received no, absolutely zero, support for this development. The resounding common theme: Stop this horrible proposal! Therefore, I hope you agree that the community is not in a place for this proposal to be fast tracked and all neighborhood sentiment needs to be properly heard, understood, and respected.

Those in the resident collective who joined the Neighborhood Meeting on July 16 have submitted some questions about the process for receiving neighborhood input that we would like to pass along to you, requesting the city's response. Below our salutation, we have listed the pointed questions and then follow-up with additional details. We look forward to your responses and how we can help the city refine the virtual meeting process, so it is not manipulated to the detriment of neighbors again in the future.

Although we are set against this proposal, we are pro-development. We like working with Withey Morris and the Landowner. The fact the Brown group has an interest in developing the parcels is a good thing, as is bringing in someone like the Snowdon Partners to advise. This shows they are taking this land seriously by investing significant time and resources. We also want the Landowner to maximize their returns on this land, all within the City's stated vision for the use of this land. We will help them, if they would like, get creative in striking a balance. This proposal, however, continues to be a non-starter.

Thank you,

Sandy Bawden
Trent Marchuk
Karen Mischlispy
Patty McKinstry
Van Jackson

- 1) Will the Streets Department be requiring a Traffic Impact Study for this proposal? (Reference our original Questions Packet for context.)

- 2) Will the Streets Department be conducting an analysis on this project's impact to the safety of the increased bicycle use on Southern and 40th St as the city strives to become a world class city for bicyclists? (Reference our original Questions Packet for context.)
- 3) We submitted questions on Friday, Jul 10 inquiring about when the application was filed, a request to audit the notification process, and equity concerns with only receiving the virtual meeting details day of and through special invitation. When should we expect a response to those questions?
- 4) As stated in the meeting, can you provide us with the General Plan Amendment?
- 5) As stated in the meeting, can you provide us with a copy of the Planned Unit Development?
- 6) How can we ensure that future virtual meetings will respectfully engage the residents to learn of their concerns? At 11:06a on 7/16, Withey Morris stated: "We will use the raise hand function on zoom when facilitating the question and answer session to know who wishes to speak." However, by 5:30p Withey Morris kept all 45 participants on mute and required us to type our questions in the chat feature.
- 7) When will the neighbors receive the promised notes, attendees, questions, and answers from the meeting on July 16, 2020?
- 8) Why was Snowdon Partners not listed in the Planned Unit Development Narrative as part of the Principals & Development Team? This omission, with lack of amendment, further underscores this proposal is not being entirely forthcoming with the neighbors.
- 9) When the original zoning case was presented for ~10 acres of commercial, the owners agreed to leave the other ~10 acres (S-1) for single family residential. Is the city concerned about this lack of continuity?
- 10) Is multi-family appropriate for the other ~10 acres (S-1), given there should be a transition between high density residential and Bartlett Heard Ranch Estates?
- 11) Even though the north parcel is zoned C-2 and technically could be used for multi-family residential, what is your guidance on whether that potential purpose conforms to the City of Phoenix stated vision for the parcel's land use?
- 12) How will the City help hold the Development Team accountable to their promise to engage neighbors in small groups and in a subsequent follow-up neighborhood meeting? We would like to share the process with the neighbors by which they can request small group meetings with the Development Team, per their promise to hold such meetings with the residents on July 16, 2020.
- 13) How will the City help ensure there is a fair iterative model between the Development Team and the neighbors to not only hear our concerns, but adequately respond to them? The dual statements made during the meeting by Withey Morris that "we might not always agree" and "the City Council will make the ultimate decision" implied to the neighbors that we would be placated until the clock ran out and they planned for the Village to rubber stamp this proposal.
- 14) The Development Team promised the neighborhood a "2nd Virtual Meeting" at the onset of the July 16 meeting in prepared slideware. By doing so, they proactively admitted that the meeting on July 16, 2020 was incomplete. Therefore, coupled with the concerns with the meeting format explained in the question above, how can the meeting on July 16 satisfy the PDD local emergency guidelines for fulfilling the neighborhood meeting requirement? We formally ask the city to disallow this gross manipulation of the guidelines.
- 15) The PDD local emergency guidelines for neighborhood meetings states that "notice for the virtual meeting, teleconference or alternative meeting format shall be

sent a minimum of 30 days in advance of the first public presentation before a committee or hearing officer."

a) Does the Development Team's planned Information Presentation to the South Mountain Village Planning Committee count as a public presentation to a committee? We understand all meetings with our Village are considered public.

b) How will the neighborhood learn about the date when the Information Presentation will be given to the South Mountain Village Planning Committee?

16) We request the city's help in setting up a structured Architecture Review Board with the Development Team. Will you help us put that into place?

Why was the meeting format perceived as inadequate by the neighbors?

At this point in time, many of us are familiar with virtual meetings. There are courtesies and norms that have developed. According to Steve Hambrick on the City PPD website regarding virtual meetings, participants may be recognized and called on to weigh in. The meeting on July 16 disregarded those courtesies and norms. At 11:06a on 7/16, Withey Morris stated: "We will use the raise hand function on zoom when facilitating the question and answer session to know who wishes to speak." However, by 5:30p Withey Morris kept all 45 participants on mute and required us to type our questions in the chat feature and privately send them to Withey Morris. We had no idea who was actually asking questions. We could not hear their tone. Withey Morris paraphrased the questions asked. We had to listen to their replies and type questions simultaneously. About half the meeting was given to presentation and half the meeting to Q&A while selectively focusing on questions that were already answered in the presentation rather than the myriad of complicated questions already submitted in advance, and they ended exactly on time. Our resident collective submitted many unresolved concerns on July 15, yet Withey Morris did not draw upon those questions during the meeting. The City's process for virtual meetings was blatantly manipulated to the detriment of the neighbors and to the benefit of the merchant developer.

Why does Snowdon matter?

When the meeting began, Withey Morris introduced the Development Team. No one from the city was present. They introduced Scott Curtis but did not say how he was connected to the project. We found out later Mr. Curtis is with Snowdon Partners, which appears to be a residential real estate advisory firm. Snowdon Partners is not listed in the Planned Unit Development Narrative as part of the Principals & Development Team. This omission, with lack of amendment, further underscores this proposal is not being entirely forthcoming with the neighbors.

Architecture Review Board

Currently there are very few renderings, i.e. just a single detached duplex and a picture of a mobile flower cart. To make informed decisions, we need to see how far spaced the units would appear relative to each other and the surroundings, what the other buildings would look like, how the fencing/landscaping/structures/etc would appear from the street, from the backyards of our neighbors, etc. What are the other elevations of homes that fall in the design pallet? We request significant time and effort be placed in this Architecture Review. It could either affirm our belief this project is a horrible idea or potentially sway opinion.

From: [Sandy Bawden](#)
To: hannah@witheymorris.com; [Enrique A Bojorquez-Gaxiola](#)
Cc: [Van Jackson](#); [Trent Marchuk](#); [Alfonzo Marquez](#); [Fabiola nevarez@hotmail.com](mailto:Fabiola_nevarez@hotmail.com); [Karen Mischlispy & Sue Beyer](#); [Patty & Bruce McKinstry](#)
Subject: Sanctuary at South Mountain Z-35-20-8
Date: Wednesday, July 15, 2020 4:42:30 PM
Attachments: [somosbuildbam.org - Question Packet for Sanctuary at South Mountain.pdf](#)

To: The City of Phoenix, The Principal and Development Team for Z-35-20-8 "Sanctuary at South Mountain"

From: SomosBuildBAM.org, a collective of concerned residents and neighbors

Date: July 15, 2020

Re: Unresolved Neighborhood Questions Respecting Z-35-20-8 "Sanctuary at South Mountain"

Hello,

In the interest of time and to have a full understanding of the response, the neighbors request a written reply to resolve the below unresolved neighborhood questions from the appropriate representative of Z-35-20-8 "Sanctuary at South Mountain". Additionally, we request that the City of Phoenix please add this list of unresolved neighborhood concerns to the case file.

We have recently organized ourselves into a pro-development group called SomosBuildBAM.org which basically signifies that from South Mountain to Southern Ave. we support building out Phoenix to the city-led and voter-approved Baseline Area Master Plan, which is part of the Phoenix General Plan.

Somosbuildbam.org is a grassroots collective of residents impacted by key development decisions within the Baseline Area Master Plan, the Baseline Area Overlay District, and the Mixed Use Agriculture Districts. The group originated in Bartlett Heard Ranch Estates, adjacent to the parcels in question, and is actively receiving membership from all concerned residents within the South Mountain Village of Phoenix, AZ.

Somosbuildbam.org is concerned with having adequate time to assess this project's impact to the general health and safety of the neighborhood, the impact to our personal financial investments in South Phoenix, adequate acknowledgement of the area's formally recognized special heritage, and the consistency to which the City of Phoenix executes to the own stated (and voter-approved) vision for land use for the entire city and all her inhabitants.

We thank you for the opportunity to submit questions about this proposed project and look forward to receiving your written response. Like you, we desire for the vacant parcels on the southwest corner of 40th St. and Southern Ave. to be

developed agreeable to the Landowner, the City, and the impacted neighbors. We appreciate the good faith efforts of the City and the Landowners, with the Representative, to develop these two parcels of land in our community. Our questions are grouped and are attached below.

Thank you,
Sandy Bawden, BHRE
Van Jackson
Trent Marchuk
Alfonso and Fabiola Marquez
Patty McKinstry
Karen Mischlispy
Somosbuildbam.org

Safety and Health Concerns: Traffic Flows and Street Dept Design and Build Calendar:

1. We learned on Jul 15, 2020 that a Traffic Statement had been requested by the Developer. We are requesting the Statement from the City and also request time for the neighborhood to review it.
2. The City of Phoenix Street Planning and Design Guidelines may require a Traffic Impact Study for one or more of three reasons, including “the sensitivity of adjacent neighborhoods or other areas where the public may perceive an adverse impact.” Bartlett-Heard Ranch Estates, being within 600 feet of this development, believes the proposal will create an adverse impact to local traffic, health, and safety. Additionally, the proposal, from the neighborhood resident’s perspective, will have poor site access at an area believed to have a high rate of accidents, satisfying a second reason the city may require a Traffic Impact Study. Therefore, we formally request a Traffic Impact Study be conducted and reviewed with the neighborhood prior to moving forward. We believe this should include, at minimum, the streets fronting the proposed project on Southern, West Street adjacent to AAA Nursery, 40th Street, all egress and ingress points, and any traffic control safety lights or berming. Will the developer commit to working with the city and neighbors to resolve this unresolved concern?
 - a. Though the site reportedly has parking for 440 cars, 17 more than the 423 required (at the sacrifice of ~3200 sq ft Open Space), we are concerned that another recent and substantially similar project by this Developer called Elux at Tromonto demonstrably did not foresee adequate parking, causing residents to park off property leading to safety issues that could also plague this site. What has been done differently for this project that addresses the lack of adequate parking in the Developer’s previous project? If off-site parking became an unfortunate outcome of this project, where would the proposed future residents park their vehicles? How would the safety of those individuals and the neighborhood be impacted in that case? The city and the developer are requested to work with the residents and surrounding businesses to address these questions.
 - b. If traffic mitigations are required, which year’s City budget provides for any required mitigation or does the Developer pay for traffic modifications required to accommodate an additional 440 cars in just 15.7 acres at the corner of an already busy, and potentially dangerous, intersection?
 - c. Please set up a meeting for the Streets Dept responsible party to review site and accident rates at 40th St. and Southern Avenue with the neighbors and the Police Dept.
3. According to the [Comprehensive Bicycle Master Plan](#), Phoenix desires to be a world-class city for bicycling. Though a bike lane already exists, 40th/Southern does not currently have a lot of bike traffic. However, the city would like for that to change. A bike lane has recently been added down 32nd from Broadway to Southern and the city is working on a bike lane to connect 32nd to 40th via Roeser. The organic result is to encourage an increase in bike traffic down 40th St to give more residents of the South Mountain Village access to the preserve. From 40th St, we understand that the city plans to continue the canal trail on the south side of Baseline to connect with, among other things, the Beverly Trailhead and the bike lanes down 48th St into Ahwatukee. This would all naturally cause more bicycle traffic through the Southern and 40th St intersection. Has analysis been completed taking into account the city’s desired increase in bicycle traffic relative to the safety of this proposal? What, if any, are the recommended mitigation plans to ensure bicyclist safety? Who pays for these mitigations?

Ratio of Built Environment to Open Space, both Private and Common to All Residents

1. Amount of Private Open Space: (total project square feet of all dwelling unit private yards.)
2. Amount of Built Nonrecreational Space: (total project square feet of all dwelling, covered parking, handicap parking, street parking, bike racks, refuse container areas, emergency vehicles/fire riser access and street setbacks and sidewalks.)

3. Amount of Common Area Open Space: (total project common area square feet designated pet friendly and/or kid friendly as well as the 5 largest continuous swaths and whether they are centrally located)
4. How did the Developer arrive at a minimum 5% of gross area for Open Space, aside from baselining the project to R-3? What factors determined R-3 would be an appropriate analogue?

Zoning Categories Included in the Planned Unit Development Rezoning Request from S-1 to PUD,

1. Equivalent Residential Zoning Categories: for example, acres of RE-6, RE-43, RE-2?
2. Equivalent Garden Office Zoning Categories
3. All presented zoning categories represented in the PUD with number of acres set aside for them.
4. Please demonstrate to the neighborhood, in lay terms, the reason(s) why the existing zoning designations (S-1 and C-2) are inadequate and therefore, for the larger good, should even be changed at all.
5. Would the Landowner and/or their Representative be willing to work with the neighbors and the city to find a mutually acceptable strategy for re-entitlement and development of these parcels?

Parcel Size, Lot Size, Dwelling Unit Square Footage

1. In the Project Overview, the stated desire is to “rezone approximately 17 acres”. Maricopa County Assessor lists 122-79-019B as 326,613 sq ft and 122-79-019C as 359,065 sq ft, for a total of 685,678 sq ft. This equates to 15.741 acres, not approximately 17 acres. At 12 units per acre, a claim of 17 acres would cause the lay person to believe the Developer could build up to 204 total units. Reportedly, the proposal is for 198 units and 440 parking spaces. (423 are required, but 17 more are added in place of ~3200 sq ft of landscaping.) At 12.58 du/acre, the requestor is actually planning to exceed the requested maximum allowable units of 12 du/acre even by their own fantastically lenient calculations and request! The point in this exercise is to show the appearance of deceitful tactics employed by the Developer in submitting this plan for neighborhood consideration. Do we misunderstand any of the above?
2. What are the proposed lot sizes in order to fit 198 units on 15.74 acres?
3. What are the proposed dwelling unit square footage in order to fit 198 units on 15.74 acres?
4. Is the Developer aware that all city leadership, including the Mayor and City Council, approved the land use of these parcels as Mixed Use Agriculture (MUA)? It was approved in 1996, amended in 1997, and then voted on by Phoenix constituents in 2005 and again in 2015, the latter with a 76% approval rate. Many residents have invested in South Phoenix trusting in these plans. What is the exigency to the city and the community that demands such radical significant deviation from the city’s own long-standing vision?

Single-Family Unit Character & Developer’s Previous Projects

1. Following up to the Developer’s stated desire for the multi-family dwelling units to look like single-family homes, will the Developer adhere to all design and development standards associated with single-family homes as stated in the MUA, BAOD, and Baseline Area Master Plan? If not please list out all proposed deviations such that we can determine how similar to single-family homes these units are really proposed to be.
2. Our analysis indicates the Developer’s usage of Single Family Unit terminology appears to mislead the neighbors from immediately recognizing this development as a multi-family rental development. Do we misunderstand?
3. A member of our organization went north to check out a development by the Developer called Elux at Tromonto. Very negative comments online from the residents. It appears this development has some

problems that required trenching through the buildings. We took pictures and will submit them upon request to substantiate the claims. As past performance is an indicator of future behavior, how are we not to suppose this level of poor design and build quality will also plague this project? Why should the neighbors not feel that embracing this project will compromise our health, safety, personal financial investments in South Phoenix, and irreparably degrade our community's heritage?

- a. https://www.apartmentratings.com/az/phoenix/elux-at-tramonto_9199332346275182641/
 - i. Report Card Grade: D (on the traditional A thru F scale) for abysmally poor renter ratings for noise quality, grounds, safety, office staff, and maintenance. The renters did rate the surrounding neighborhood decently well.
 - ii. Specific reviews state that landscaping has been fully removed in parts of the development and are not being watered in other parts, cite safety concerns, poor build quality of materials and construction (units have cracks in ceiling and walls, poor quality cabinetry, etc), habitual practices of overdrawing renter's accounts on autopay, and excessive landscaping maintenance due to poor pipes..
- b. https://www.google.com/search?q=Elux+at+Tromonto&rlz=1C1CHFX_enUS605US605&og=Elux+at+Tromonto&aqs=chrome..69i57.334j0j9&sourceid=chrome&ie=UTF-8#lrd=0x872b63c52acc2c7d:0x7c467d31d5fab240,1,..
 - i. Multiple negative reviews focus on health concerns, poor build quality, poor grading w/ flooding issues, constant construction, deceitful business practices, poor parking, mold concerns, egregious amounts of dust, lack of cabinet space, and many upset residents in general.
- c. <https://www.yelp.com/biz/elux-phoenix>
 - i. A summary of the negative reviews include: parking being a nightmare, significant trenching and other construction issues caused by poor design, endless landscaping repairs, poor build construction, non-responsive management, and deceitful business practices.

Alignment to City Vision

1. Why is this project significantly deviating from the MUA District requirements, not only in max density, but in the following additional key areas. This proposed project is wholly unrecognizable as compatible with MUA.
 - a. density
 - b. development setbacks,
 - c. landscaping setbacks,
 - d. planting standards along the southern perimeter and west perimeter not adjacent to 39th St,
 - e. landscaping setbacks for perimeter property lines not adjacent to a street,
 - f. landscaping adjacent to a building,
 - g. lowering open space to a measly 5% of gross area,
 - h. the use of Section 702 for parking standards, omitting adoption of the MUA standards for parking
 - i. the use of Section 705 for signs, omitting adoption of the MUA standards for signs
2. How does this project help the stated needs of the area as captured by all city leadership, including the Mayor, and ratified by their constituents twice, the latest with 76% approval? Stated otherwise, how does a highly dense residential rental development address the following officially stated concerns about this area?
 - a. This area has a "housing supply that was similar in age to the city average, but with lower values and overcrowding".
 - b. "The fact leads to the conclusion that pride of ownership exists in the area."

- c. "The Roosevelt School District has six schools in the study area... three of the schools are at capacity; three are over capacity." Overcrowding concerns were also formally mentioned in connection with South Mountain High School.
- d. This area is "underserved by retail development, based on a Valley-wide average. Little vacant office space is available in the study area... interest in constructing single family developments is increasing."
- e. "Most schools and commercial developments in the Baseline corridor are in the central and western region. Historically, these were the population centers. As more people locate to the east, schools and retail centers will be needed there. As noted earlier, the schools pose a major challenge for the area."
- f. The "eastern third of the area (where these parcels are located) would contain a unique blend of agricultural, commercial, and residential uses including a flower garden preserve."
 - i. How will the Developer's use of exteriors and design elements with a nod to agricultural heritage adequately fulfill the city's vision for this part of Phoenix?
 - ii. How does the Developer adding a token florist and flower stand (shown as mobile in the proposal picture) adequately contribute to the vision and spirit of the Baseline Area Master Plan?
- g. The Mixed-Use Agriculture "category is intended to help preserve the special character of the Baseline corridor while allowing appropriate development... Baseline has historically been an agriculture center with many acres in citrus, nurseries and flower gardens... The Mixed Use Agriculture classification recognizes the need to build on the area's assets rather than blading it and replicating the standard subdivisions found throughout the valley."
- h. How do you reconcile this proposal against the Baseline Area Master Plan formally recommending the developable land in this area be just 4% 10-15 dwelling units per acre while recommending on the other hand that 40% of the developable land be 0-2 dwelling units per acre?
- i. The eastern and central portions of the Baseline Area will experience shortages of parks and recreation facilities as the population grows
- j. "The 0-2 classification (dwelling units per acre) is placed on developable properties... in areas where low density is the established development pattern."

From: [Sandy Bawden](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Trent Marchuk](#); [Patty & Bruce McKinstry](#); [Karen Mischlispy & Sue Beyer](#); [Van Jackson](#); [Samantha Keating](#)
Subject: SMVPC Meeting August 11, 2020
Date: Friday, August 7, 2020 9:47:36 AM

Good morning Enrique,

I hope you are doing well today.

I am writing in regards to the SMVPC meeting on next Tuesday, August 11, 2020. I am pro development and would like to see the property on the southwest corner of 40th Street and Southern to be developed, but I am opposed to the proposed multi family rental development.

This proposal does not align to the City's stated vision for the land since 1996, which has been voted on twice with the last time receiving 76% approval. The development of these two parcels will set precedent for the remaining developable land south of Southern from 40th St down to 24th St. The BAM and BOAD were developed to formally recognize the special heritage to our area. This development does not do that. Where are our new shopping and retail areas and nice sit down restaurants that residents in this area are waiting for? Not to mention the horrible traffic this proposal will bring.

I am concerned about the additional amount of traffic this will generate. An estimated 450 additional cars will be added to our already overburdened traffic infrastructure with an estimated additional 1,500+ trips a day.

I reiterate that I want to see this property developed, but not in this way. I would like to waive my time to speak during the meeting and instead give my time to Trent Marchuk.

Thank you for your assistance, Enrique.

Respectfully,

Sandy Bawden

July 16, 2020

To all in attendance this evening,

Good evening, my name is Sean Kelly. I want to first say thank you to the Brown Group for their interest in the development of the vacant property discussed here tonight. I also want to thank Withey Morris, the South Mountain Community members and my fellow neighbors for making time to virtually attend this meeting and giving me the opportunity to speak this evening.

My wife and I were raised here, in the South Phoenix area. We were married just down the street at The Secret Garden, a place that represents the unique and beautiful history of South Phoenix. We've owned multiple homes in the area, but Heard Ranch is where we sought to lay down our roots and begin a family. A simple drive through our neighborhood streets will tell you why we, and our fellow neighbors, are passionate about what happens in our community.

Our property sits within 600 feet of this proposed development. We've made significant personal and financial investments in this neighborhood and community, with the vision that this space remains a sanctuary in which our family can flourish. We are actively involved at Awakening Seed School, which is located within 500 feet of the proposed development. My wife is the President of the Awakening Seed Parents' Association and I am an active member of the Board of Directors. Our children are active in South Phoenix Sports Leagues, participants of the community garden at The Farm on 32nd street, and avid participants of all available events at the South Mountain Community Library. Our ties to South Phoenix are strong and our roots in this neighborhood strengthen by the day. I hope by briefly describing my family's history and connection to this neighborhood, I shed light on how invested we are in the Baseline Area Master Plan, the Baseline Area Overlay District, Mixed Used Agricultural Districts, and South Phoenix in general. We are committed to this area, to Heard Ranch, and we need answers to our unresolved concerns about how this development will impact our neighborhood.

My request here tonight is for time. Time for my family to do our due diligence to confirm our local investments are not negatively impacted. Time for our neighborhood to obtain answers from the developer to help us better understand how the development improves our beautiful neighborhood. Time for the developer and the community to collaborate on the final details of the development to ensure all personal concerns are addressed. And finally, time for all parties to ensure this development positively impacts the safety and health of the families that have already established this community as their home.

Sincerely,
Sean Kelly
602-361-2196

From: [Sue Bowman](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: Subject: "Resident Opinion: SMVPC Informational Meeting for Z-35-20-8 and GPA-SM-1-20-8"
Date: Wednesday, August 12, 2020 2:33:41 PM

Hi
Enrique

I
am
writing
to
share
my
opinion
about
the
proposal
at
40th
St
and
Southern
Ave
(Z-
35-
20-
8
and
GPA-
SM-
1-
20-
8).
I
do
not
support
this
proposal.
Thank
you
Freddie
Sue
Bowman

From: [Tanis June Earle](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Tanis Earle](#)
Subject: Resident Opinion: SMVPC Informational Meeting for Z-35-20-8 and GPA-SM-1-20-8
Date: Saturday, August 8, 2020 11:43:33 AM

To be read out loud as "my request to speak" for the 08/11/2020 SMVPC meeting.

Greetings SMVPC,

Re: Proposal at 40th St and Southern Ave (Z-35-20-8 and GPA-SM-1-20-8).

During the 07/16/2020 virtual neighborhood meeting with developers, I asked about allowed occupancy standards for single family rental units. For example, what would be the limit of how many people could live in a 1 bedroom? How many people would be the maximum allowed to live in a 2 bedroom? What would be the maximum allowed occupancy of a three bedroom? And how would this be enforced? The developer replied that he wasn't sure of the numbers but that occupancy limits would be determined by using the City standard allowance.

When I looked up the City of Phoenix laws about this I found the following: 2 people per bedroom plus 1 person. So a 1 bedroom can have 3 people, a 2 bedroom can have 5 people, and a 3 bedroom can have 7 people. Then, there is mention of children under 13 not counted.

Developer is proposing 198 dwellings with 80% being one and two bedrooms and 20% being three bedrooms - just do the math. The legal limit of occupancy for this development is 912 people and that does not count any children 13 or younger. Of course not every dwelling will be maxed out but I would wager that a majority of them will. That's WAY TOO HIGH of a potential population density on 17 acres for health and safety (traffic) and the preservation of heritage and design of the surrounding Bartlett Heard Ranch neighborhood. In addition, where are all those people to go for their outside exercise and enjoyment? Why, the equestrian trails and quiet rural streets of the Bartlett Heard Ranch are perfect! So rather than stay in the confines of their crowded, gated community - Bartlett Heard Ranch, being open and non-gated, will become the perfect playground destination! I will stress that Bartlett Heard Ranch is open and non-gated precisely because we do embody the spirit of a shared community and we do welcome and encourage that others enjoy our neighborhood. However that much tremendous increase in population, foot traffic and vehicular cut through traffic will ruin the quiet rural environment of Bartlett Heard Ranch neighborhood. This population density is not appropriate, nor in the interest of preservation of heritage or alignment with City vision.

198 homes

40% 1 bedroom (3 people) = 79

40% 2 bedroom (5 people) = 79

20% 3 bedroom (7 people) = 40

$3 \times 79 = 237$

$5 \times 79 = 395$

$7 \times 40 = 280$

Grand Total (not counting 13/under) $237 + 395 + 280 = \mathbf{912}$

As owners of property in Bartlett Heard Ranch, my husband and I DO NOT SUPPORT this development.

Thank you,

Tanis & Ambrose Earle
3602 E Vineyard Rd
Phoenix, AZ 85042
602.469.0617
tanis.earle@gmail.com

From: [Thom Bawden](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: Case 35-20-8 40th St and Southern Ave.
Date: Monday, August 10, 2020 2:17:16 PM

Hello Enrique,

I am Thom Bawden. I live at 3232 E Vineyard Rd, Phoenix, AZ 85042. Please add my name to the list of neighbors who are in opposition to the proposed development at the property on the southwest corner of 40th St and Southern Ave. and make this part of the official case file.

This proposal does not align to the City's stated vision for the land since 1996, which has been voted on twice with the last time receiving 76% approval. The development of these two parcels will set precedent for the remaining developable land south of Southern from 40th St down to 24th St. The BAM and BOAD were developed to formally recognize the special heritage to our area. This development does not do that and should not be allowed.

I am concerned about the additional amount of traffic this will generate. An estimated 450 additional cars will be added to our already overburdened traffic infrastructure with an estimated additional 1,500+ trips a day along with other negative impacts. .

I want to see this property developed, but not in this way, but in ways that improve the South Phoenix area and complement and enhance South Mountain Park and Preserve, one of the largest municipal parks in the nation.

I look forward to meeting you in the future.

Thank you,

Thom Bawden

From: [Trent Marchuk](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: 8/11/20 SMVPC Statement on Z-35-20-8 by somosbuildbam.org
Date: Wednesday, August 12, 2020 9:41:15 AM

Hi Enrique,

Please enter the following statement into the case files for Z-35-20-8 and GPA-SM-1-20-8.

The following statement was read during the Information Only meeting of the South Mountain Village Planning Committee on Aug 11, 2011 for agenda item #9 on Z-35-20-8.

Subject: 8/11/20 SMVPC Statement on Z-35-20-8 by [somosbuildbam.org](#)
[\[somosbuildbam.org\]](#)
Date: Aug 11, 2020

Chairperson Patricia Trites and the South Mountain Village Planning Committee,

Thank you for volunteering your time and energy to listen to the neighborhood questions and concerns about these projects. We really do appreciate your hearing our perspectives and your dutiful representation.

We also express appreciation for Withey Morris for their attempts at bridging the gaps between the Applicant's contumacious position and the Neighbors' unresolved concerns. My personal esteem for Mr Morris has increased through this process.

Hello, my name is Trent Marchuk. I am the spokesperson for the 136 member pro-development resident collective called [somosbuildbam.org](#) [\[somosbuildbam.org\]](#) covering the Baseline Area Overlay District. I recognize the neighbors who have yielded their time to me: Sandy, Van, and Karen. Thank you.

The ask for the South Mountain Village Planning Committee tonight from our collective is simple and clear: Reject this proposal in its entirety.

In the interest of time, I will speak to the most egregious failings of this proposal relative to the long-standing vision for our community. Please add this statement to the City's case files for Z-35-20-8 and GPA-SM-1-20-8.

I will preface my remarks this evening by reinforcing the novel nature of three unique documents, including attending ordinances, that guide planning and development for South Phoenix. Let's pause for a moment. Our community leaders achieved development guidelines and governance that is distinctly and positively

unique to South Phoenix. We are obligated to maximize the potential of these assets, because we can - and even have begun to - build a wonderful foundation upon it!

The Baseline Area Master Plan, the Baseline Area Overlay District (Section 651) and the Mixed Use Agriculture District (Section 649) are gifts, hard fought and won, by the leaders who emerged from *within* our community. Calvin Good is reported to have said that districting is the best way for the people to have a voice in the city.

The Mixed Use Agriculture (MUA) District is among the least understood, because it only comprises 773 acres of the ~25,600 acres of our district. That is only three one hundredths of a percent of our district's geography - and only less than 15% of the Baseline Area Overlay District. However, the MUA remains critical to distinguishing South Phoenix in a positive way - especially as relates to the Del Rio project approved by the SMVPC tonight. We cannot stress sufficiently how complementary MUA is to Del Rio. Therefore, the token references to MUA in this PUD is, in itself, disqualifying and frankly an offense to the legacy of *our very own* South Phoenix community leaders.

The ask of the Village tonight is reiterated: Reject this proposal in its entirety.

In short, this proposal falls woefully short of the City's stated vision and District Overlay requirements that guide planning for our District and, specifically, these two parcels: the Baseline Area Master Plan, the Baseline Area Overlay District and the Mixed Use Agriculture District. We take issue with this PUD proposal failing these three main documents that are integral to guiding the planning for our District. As such, nearly a month ago we submitted a number of unresolved concerns to the Applicant, included also in the case file, and have been promised a written reply to each question. Unfortunately, today's presentation is largely the same as July 16; the neighbors have been ignored.

As it did on July 16, this proposal continues to not meet the standards contained within the established documents that guide our District's planning, inclusive of these two specific parcels, cited above. These deficiencies are so thorough and widespread that they are disqualifying.

- Maximum Density - **Fail**

- Lot Size - **Fail**

Building Setbacks **Fail**

- Maximum Lot Coverage - **Fail**
- Minimum Landscaping Setbacks - **Fail**
- Planting Standards - **Fail**
- Parking Setbacks - **Fail**
- Landscape Adjacent to a Building - **Fail**
- Parking Lot Standards - **Fail**
- Open Space - **Fail**
- Building Design - **Fail**
- Development Layout - **Fail**
- Treatment Along Arterials - **Fail**
- Streets Classifications of the intersection and adjacent midblocks - **Fail**

Due to the near ubiquitous failings of this proposed PUD relative to the three main documents that guide and/or govern our District's planning, and the Applicant's refusal to incorporate neighborhood feedback in any meaningful way, we collectively and categorically beseech the South Mountain Village Planning Committee to Reject this proposal in its entirety.

As many of the committee members and chairperson have already said tonight: this is a good project, just in the wrong location.

Respectfully submitted,

Trent Marchuk

somosbuildbam.org [somosbuildbam.org]

From: [Trent Marchuk](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Patty & Bruce McKinstry](#); [Patty Mckinstry](#); [Karen Mischlispy & Sue Beyer](#); [Sandy Bawden](#); [Van Jackson](#); [Somos BuildBam](#)
Subject: Neighborhood Request for Proposal Rejection (Z-35-20-8 and GPA-SM-1-20-8)
Date: Monday, November 2, 2020 11:49:25 AM

Hi Enrique,

We hope this note finds you well. Please add the below to the case file for Z-35-20-8 and GPA-SM-1-20-8 and share with the South Mountain Village Planning Committee (SMVPC) in advance of the SMVPC meeting on Nov 10.

Somosbuildbam.org has conducted analysis of the second submission for the development proposed at the southwest corner of 40th St and Southern. Additionally, we have talked to a number of neighbors on the revisions.

In short, the neighbors do not support this proposal; we request the City reject this proposal in its entirety.

The adjustments made between the first proposal and the second proposal are largely symbolic and the proposal remains substantially the same. The simplest way to see this is to lay the site plans from both submissions side by side. They are nearly identical.

The proposal continues to make a mockery of the [Mixed Use Agriculture \(MUA\) District \[phoenix.municipal.codes\]](#) and [Baseline Area Master Plan](#), it is woefully overly dense at 460% over the density allowance, and completely disregards the [C-2 stipulations \[somosbuildbam.org\]](#) governing the north parcel since 1997. These C-2 stipulations were put in place by the City in conformance with the MUA and Baseline Area Master Plan and the neighbors strongly request they be honored..

Additionally, this second proposal does not reflect input from the neighbors, despite multiple attempts to share our concerns and come to resolution. The Applicant was requested to re-engage the neighbors when the Applicant had a proposal that reflected a sincere attempt at reconciliation. Instead, the Applicant has elected not to engage in further discussion with the neighbors, the Applicant has not kept their promise of a second neighborhood meeting as the next step following the first information session, and instead the Applicant is attempting to move forward to a second information session while actively disregarding the neighbors' legitimate concerns founded in existing land use regulations on the two parcels.

As it did on July 16 and August 11, this proposal continues to not meet the standards contained within the established documents that guide our District's planning, inclusive of these two specific parcels. These deficiencies are so thorough and widespread that they are disqualifying:

Conformance to MUA: Fail. Board and batten building materials and a flower stand w/ token open space tucked along the edges do not epitomize the intent of the MUA. (p 32 of BAM: "(MUA is) intended to keep a very open, rural atmosphere even as uses in the area expand beyond those found in most agricultural regions near Phoenix... (including) wide setbacks from rights-of-way, avoidance of parking between the street and any structures, clustering of buildings, and use of open fencings.") The proposal's setbacks are insufficient,

does not avoid parking between the street and any structure, and does not cluster the buildings per the BAM (ie avoid long blocks with the same setbacks and house designs. It creates a monotonous feeling to the neighborhood.) The very open, rural atmosphere intended to be preserved in the MUA is disregarded in this proposal.

Use. Fail All existing regulations on these two parcels are explicitly intended for single family residences if the land is to be used for residential purposes (see MUA, C-2 w/ stipulations, and S-1). None of the existing regulations envision Multi-family use for these two parcels.

Building Height. Fail. The C-2 with stipulations (governing the north parcel) sets max building height at 26 feet. Proposal asks for 30 ft.

Density. Fail Max density in MUA is 2 du/acre. Proposal is for 11.2 du/acre (460% increase).

Maximum Lot Coverage. Fail. The C-2 with stipulations (governing the north parcel) sets max lot coverage at 20% for commercial use only. The stipulations defer to the BAM in areas silent, which would be 10% lot coverage for residential - and a whole host of other restrictions not adhered to in this proposal. See p 34 of the [BAM](#). Proposal asks for 35%.

Open Space: Fail. No central common open space open to the public; central common open space is not visible from the main entrance

Vehicle Parking. Fail. The C-2 with stipulations (governing the north parcel) states parking shall be set back a minimum of seventy-five (75) feet from the public right away (per stipulation the ROW extends 40 feet from west side of 40th St). Therefore, parking shall be setback a minimum 115 feet from 40th St and 75 feet from the remaining perimeters of the property. This is disregarded in the proposal.

Detached Sidewalks. Fail. The C-2 with stipulations (governing the north parcel) states the applicant shall dedicate 10-foot wide sidewalk easements for the south half of Southern Avenue and west half of 40th St. That a 30 foot wide landscaped strip shall be provided along all perimeters of the property. This is disregarded in the proposal.

Building Setbacks. Fail. The C-2 with stipulations (governing the north parcel) states the west perimeter property line and interior property line setbacks shall be 30 feet. The proposal sets these setbacks at 20 ft and 15 ft.

Lighting. Fail. Although the MUA light requirements are met, the lighting requirements for the C-2 w/ stipulations are not met, which states: "That the parking lot shall have low-level shielded lights. That parking light poles shall be limited to 25 feet in height and the pales within 150 feet of any residential zoning shall be no larger than 13 feet. That no more than one foot candle of light be detectable at the property line. That poles along abutting residential districts shall have house side shields."

Landscape Setbacks. Fail. The C-2 with stipulations (governing the north parcel) states minimum landscape setbacks from 40th St shall be 30 ft and from the west perimeter and interior perimeter shall be 30 ft. The proposal sets these setbacks at 20 feet and 10 feet.

Required Landscape Strip. Fail. The C-2 with stipulations (governing the north parcel) states there shall be a 30 foot wide landscaped strip shall be provided along all perimeters of the property. This is disregarded in the proposal.

Treatment Along Arterials - Fail. This is disregarded in the proposal.

Streets Classifications of the intersection and adjacent midblocks - Fail. This is disregarded in the proposal.

Due to the continuing failings of this proposed PUD relative to the main documents that guide and/or govern our District's planning, and the Applicant's refusal to incorporate neighborhood feedback in any meaningful way, we collectively and categorically beseech the South Mountain Village Planning Committee to Reject this proposal in its entirety.

Thank you,

Trent Marchuk

somosbuildbam.org [somosbuildbam.org]

From: [Trent Marchuk](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: 11/10/20 Prepared Statement for Z-35-20-8 and GPA-SM-1-20-8
Date: Tuesday, November 10, 2020 8:33:12 PM

Hi Enrique,

Please share the below with the SMVPC and add the below statement to the City's case files for Z-35-20-8 and GPA-SM-1-20-8.

Thank you,
Trent

Nov 10, 2020

Chairperson Patricia Trites and the South Mountain Village Planning Committee,

Introduction

Hello, my name is Trent Marchuk. I am the spokesperson for the pro-development resident collective called somosbuildbam.org [somosbuildbam.org] covering the Baseline Area Overlay District. I recognize the neighbors who have yielded their time to me so that we may speak in a unified and efficient manner. Thank you.

The ask for the South Mountain Village Planning Committee tonight from our collective is simple and clear - and the same as it was on Aug 11, 2020: Reject this proposal in its entirety.

This request is made for three reasons:

1. The Applicant's continued failure to meet the City's stated vision and the existing land use regulations,
 2. The Community needs to rely on and trust in documents provided by the City to guide their major decisions,
 3. The Applicant's stated ability to develop these two parcels as-is.
1. **Continued failings relative to the City's stated vision and existing land use regulations**

In the interest of time, the Village and the neighbors have been provided, in advance, an updated and extensive list of the continued failings of this proposal relative to the documents governing the land. (See case file.)

In addition to reviewing that content in detail, we ask that the SMVPC simply place the site plans of both proposals side by side. Visually, you will easily see that they are substantially similar and remain unacceptable.

High-level, I will summarize that the complementary nature of the MUA and the existing C-2 stipulations continue to be openly disregarded in this proposal. The most egregious example is the Applicant's request to increase density allowance by 460% (2 du/acre to 11.2 du/acre!). Additionally, the lot coverage is too high, setbacks are too low, the proposal does not avoid parking between the street and any structure, and does not cluster the buildings per the Baseline Area Master Plan (i.e. avoid long blocks with the same setbacks.) This proposal creates a dense, monotonous feeling to the neighborhood and the very open, rural atmosphere intended to be preserved though the Baseline Area Master Plan is fundamentally gutted.

If this proposal were to be approved, the north half of the MUA - along Southern from 40th St to 24th St - would set a dangerous precedent for the undeveloped land in the district. Preservation of the MUA is complementary to the AZ Fresh Project currently underway in our Village. We look forward to the MUA district continuing to be developed to the City's 20+ year stated - and voter-approved - vision.

2.

The Community needs to rely on and trust in the documents provided by the City to guide their major decisions.

Our governing land use documents have enabled South Phoenix to attract diverse investors. This proposal would gut our governing documents and undermine confidence in a reliable development plan.

This would be egregious to everyone, but put yourself in the shoes of Fabiola and Alonso Marquez. They own a body shop in South Phoenix and invested in a vacant, dilapidated structure off 40th St and St Catherine, and transformed it into a beautiful home for their extensive family. We could also recount stories of fundamental transformation within and commitment to the MUA by Raj Chotalla, Bereket Gebre-Egziabher, Sean and Candace Kelly, Todd and Kelly Bowman, Pastor Curt and his wife Jan Gentry, Roque and Maria Yanez, and others who have relied on the governing documents to invest in South Phoenix. On their behalf, I simply ask: Are these governing documents enforceable and reliable?

The community this proposal negatively impacts is a diverse mix of Latino, Middle Eastern, African, and European descent who are working class, military veterans, religious leaders, and community activists. We are hard working individuals who have committed to South Phoenix and we rely on the existing documents governing land use to guide our decisions.

The SMVPC has done a great job in preserving the MUA and Baseline Area Master Plan south of Baseline. We rely on your commitment to match our commitment. Help us maintain the remainder of the MUA and faithfully execute the fullness of the Baseline Area Master Plan.

3.

The Applicant's stated ability to develop these two parcels as-is.

In mid Aug, the Applicant and I spoke on two occasions: Friday, Aug 14 and Monday, Aug 17, 2020.

The Applicant said either the neighbors allow this proposal to go through or she would “bulldoze the neighbors” and develop a charter school on the south parcel and put the worst possible development on the north parcel. (“[The Applicant] mentioned the possibility of gun stores, a large QT gas station, or other options she considered to be undesirable to the neighbors”)

After sharing the Applicant’s ultimatum with many neighbors, per the Applicant’s request, the neighbors have provided the following response:

The proposed high-density residential, rental community is a non-starter. Due to the ultimatum, signaling that the Applicant has viable alternatives to this proposal, we are not impeding her ability to develop the property.

Conclusion

The ask of the Village tonight is reiterated: Please, Reject this proposal in its entirety for the following reasons:

1. The Applicant’s continued failure to meet the City’s stated vision and the existing land use regulations,
2. The Community needs to rely on and trust in documents provided by the City for major decisions,

3.

The Applicant's stated ability to develop these two parcels as-is.

As many of the committee members and chairperson have said since Aug 11, 2020: this is a cute project, just in the wrong location.

I would ask the committee and Mr Morris to consider the harm he is doing by bringing the same failed proposal to the Village now twice. The harm he is inflicting by facilitating the Applicant to "bulldoze", to use the Applicant's own semantics, both the neighbors and the Village.

Mr Morris, we respect your ability to understand the zoning regulations and we look forward to you bringing a proposal inline with the existing design and development standards. This proposal has a density request 460% greater than what MUA allows. It has been and continues to be a failed proposal for this location.

This is an "Information Only" session and the neighbors are trying to be respectful of everyone's time. That is why many formally asked for a single voice to represent their interest. There are many more in the community who have expressed their agreement with the position I have represented tonight. If this proposal continues, we will organize further in opposition.

Let's avoid further contention, be reasonable, and just play by the established rules. The ask of the Village tonight is reiterated: Please, Reject this proposal in its entirety

With the number of people who yielded their time, further bolstering the neighbors' desire to be respectful to the Village and Community, I may have actually finished in half the allotted time!

Respectfully submitted,

Trent Marchuk

somosbuildbam.org [somosbuildbam.org]

July 16, 2020

Dear Ms Bleam, et al,

Hello, my name is Trent Marchuk. Thank you for taking interest in developing the vacant lots at the southwest corner of 40th St and Southern Ave (Z-35-20-8, "Sanctuary at South Mountain"). I strongly echo the neighbors' requests for follow-up neighborhood meeting(s) to resolve the unresolved concerns prior to this project moving forward. I am also requesting this statement be added to the City's case file.

My family and I moved to Bartlett Heard Ranch Estates (BHRE) from Ahwatukee last summer. My wife was born and raised in South Phoenix, first living off Central and Roeser and then 40th St and Baseline, where her parents still reside. For many of the reasons I love my wife, I have also fallen in love with South Phoenix - in particular the Baseline Area Overlay District (BAOD) in the South Mountain Village. We have four daughters under six, plan to raise them here and retire here - therefore we have made, what is to us, significant financial investments in South Phoenix relying on the city's stated land use plans. BHRE is evolving, now with at least a half dozen families with young children (and counting!) laying roots here.

I am also the local Bishop of our church congregation with geographical boundaries covering Central Ave to 40th St and South Mountain to the Salt River. The BAOD covers a significant portion of the 559 members of my congregation. I do not speak to you today in my official ecclesiastical capacity, however as a citizen I remain actively concerned with how this area develops for their sake as well as my own. How these two parcels develop will set a precedent for how the rest of the developable land south of Southern changes from 40th St to 24th St, which will greatly impact those over whom I have stewardship to watch over both their spiritual and temporal well-being. We cannot look at this proposal in isolation.

Jointly with my neighbors in BHRE, we have created a resident collective called somosbuildbam.org for all our neighbors in the BAOD. This group has already grown beyond BHRE. Please go to our website to learn more and to connect with us. We are a pro-development grassroots collective of residents impacted by key development decisions within the Baseline Area Master Plan, the Baseline Area Overlay District, and the Mixed Use Agriculture Districts.

As such, we have submitted a number of unresolved concerns to the requestor, included also in the case file, and have formally asked for a written reply to each question. We are concerned with having adequate time to assess this project's impact to the general health and safety of the neighborhood, the impact to our personal financial investments in South Phoenix, adequate acknowledgement of the area's formally recognized special heritage, and the consistency to which the city of Phoenix executes to its own stated (and voter-approved) vision for land use for the entire city and all her inhabitants.

We look forward to working with the city and the development team to resolve these unresolved concerns. Therefore, I echo my neighbors' strong requests for follow-up meeting(s) whereby we can resolve the unresolved neighbor concerns prior to this project moving forward.

Sincerely,

Trent Marchuk

602.499.9594

From: [Trent Marchuk](#)
To: hannah@witheymorris.com; [Enrique A Bojorquez-Gaxiola](#); [Samantha Keating](#); Pattihoash@gmail.com; [Greg Brownell](#); [Gene Homerud](#); josephlarrios@gmail.com; [Muriel Smith](#); [Shelly Smith](#); [Council District 8 PCC](#); [Mayor Gallego](#)
Subject: 40th ST. and Southern Ave. Z-35-20-8 and GPA-SM-1-20-8
Date: Tuesday, July 21, 2020 5:09:55 PM

Hello,

My name is Trent Marchuk and I am a homeowner who lives at 3731 E Saint Anne Ave, Phoenix, AZ 85042. I am writing to share with you my perspective on the proposed development on the Southwest corner of 40th St and Southern Ave. Please add this to the official case file for "40th ST. and Southern Ave. Z-35-20-8 and GPA-SM-1-20-8".

Although I am pro-development, and want my community in South Phoenix to grow and flourish, I can not and do not support this proposal for at least three reasons:

1) I am concerned with the safety issues that inevitably will come with densifying this land. Bringing nearly 450 cars into just 15.7 acres will strain our already overburdened infrastructure and resources. Traffic is already horrible enough, our schools are overcrowded, and we still lack adequate retail, office, and parks/recreation options in our community.

2) This proposal does not align to the City's stated vision for the land since 1996, which has been voted on twice with the last time receiving 76% approval and would address the lacks stated above. I have made personal financial investments in South Phoenix trusting in this stated plan.

3) How these two parcels develop will set precedent for the remaining developable land south of Southern from 40th St down to 24th St. Further densification will exacerbate our community resources and infrastructure, as well as gut our formally recognized special heritage..

Therefore, I strongly request that this proposal be denied by the South Mountain Village Planning Committee, City Council and the Mayor.

Thank you,

Trent Marchuk
3731 E Saint Anne Ave
Phoenix, AZ 85042
602.499.9594

Enrique A Bojorquez-Gaxiola

From: Trent Marchuk <trentchristopher@gmail.com>
Sent: Friday, November 20, 2020 1:51 PM
To: Enrique A Bojorquez-Gaxiola
Cc: Somos BuildBam
Subject: Re: 11/19/20 - Phone Conversation Z-35-20-8 and GPA-SM-1-20-8.

Hi Enrique,

In follow-up to the below allegation by Scott Curtis, I feel it is incumbent to demonstrate the pro-development nature of our collective somosbuildbam.org based on fact and action.

Please add the following also to the case file for Z-35-20-8 and GPA-SM-1-20-8.

In summary, there are five instances outlined below where somosbuildbam.org has demonstrated a pro-development stance - including one proposal that sought to densify a parcel not far from Bartlett Heard Ranch Estates. There is only one development proposal for which somosbuildbam.org has been formally against, and that is the failed proposal at 40th St and Southern Ave. Therefore, it can be consistently supported with evidence that somosbuildbam.org is pro-development. The overarching theme for if somosbuildbam.org supports a proposal has consistently been whether or not that proposal meets the city's established vision and the existing land use regulations.

- Z-8-19-8: 550' EAST OF SE CORNER OF SOUTHERN & 32ND ST
 - Our resident collective offered formal support for this proposal
 - We offered potential stipulations that could mitigate the conflict between the land owner and neighbors, including use permits for the proposed green waste use.
 - However, we ultimately support this rezoning application because it largely conforms with the Baseline Area Master Plan
- 3150 E Baseline Rd - Zoning Adjustment [Approved w/ Stipulations]
 - Our resident collective formally supported this proposal, which included significant densification, because it largely conformed with the Baseline Area Master Plan
- Z-23-20: NW CORNER OF SOUTHERN & 38TH ST
 - Our resident collective actually asked me to speak to the SMVPC on this proposal before it was approved.
 - We formally registered support for this development as it would retain a good employer in the area
 - We asked for the city to consider the traffic impacts of this proposal in conjunction with proposal Z-35-20-8 prior to approving, since the two proposals are geographically proximate.
 - However, we were understanding when that request was denied as the development was in conformance to the General Plan and the city's stipulations were robust.
- Z-46-20-8: Removing Historical Preservation designation off parcel NE corner 30th St and Southern
 - Although we did not formally opine on this case, there were neighbors who asked our collective to fight this proposal.
 - We looked at the case and decided not to fight it as it seemed to be pretty clearly supported by the land use regulations and vision of the city, plus it would open up a development opportunity.
 - We look forward to understanding (and hopefully supporting) whatever will be developed there
- AZ Fresh Project
 - Our collective has made now two formal positive references in our presentation to the Village in support of the AZ Fresh project
 - We also highlight the complementary nature of MUA to AZ Fresh.

Thank you,
Trent Marchuk
somosbuildbam.org [somosbuildbam.org]

On Fri, Nov 20, 2020 at 10:11 AM Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov> wrote:

Good morning Trent,

How are you? Thanks for this correspondence on case Z-35-20-8 and GPA-SM-1-20-8. I will add it to the case files for each of these!

Regards,

Enrique Bojórquez-Gaxiola

Planner II – Village Planner

City of Phoenix

Planning & Development Department

Long Range Planning

200 W. Washington Street

Phoenix, AZ 85003

Office: (602) 262-6949



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.

Enrique A Bojorquez-Gaxiola

From: Trent Marchuk <trentchristopher@gmail.com>
Sent: Monday, January 11, 2021 10:49 PM
To: Enrique A Bojorquez-Gaxiola
Cc: Somos BuildBam; Patty & Bruce McKinstry; Patty Mckinstry; Karen Mischlispy & Sue Beyer; Sandy Bawden; Van Jackson
Subject: Re: Alternative Locations: 7+ million sq ft within 4 Miles of 40th & Southern Ave - Z-35-20-8 and GPA-SM-1-20-8

Hi Enrique,

I would like to correct a misstatement below.

Original: This email illustrates that there are multiple nearby alternative options of undeveloped land (within the South Mountain Village and outside of the Village) where this project would actually fit within the established General Plan - no amendment would even be needed in many cases

Corrected: This email illustrates that there are multiple nearby alternative options of undeveloped land (within the Baseline Area Overlay District (BAOD) and outside of the BAOD; all alternatives are within the South Mountain Village) where this project would actually fit within the established General Plan - no amendment would even be needed in many cases

Thank you,
Trent Marchuk

On Tue, Dec 29, 2020 at 9:08 PM Trent Marchuk <trentchristopher@gmail.com> wrote:

Hi Enrique,

Hope your Christmas was full of cheer and you are gearing up for a Happy New Year!

As requested, please find attached the pdf version of the email, with graphics.

This email illustrates that there are multiple nearby alternative options of undeveloped land (within the South Mountain Village and outside of the Village) where this project would actually fit within the established General Plan - no amendment would even be needed in many cases. We have high confidence that additional alternatives could better be found (perhaps closer to the TOD?) by a trained planner - or by someone who is actually active in real estate within our Village. As such, kindly share this email with the SMVPC, if you wouldn't mind.

The neighbors look forward to reviewing the third iteration of the narrative once it is presented to the city; the Applicant continues to iterate unilaterally sans collaboration with the neighbors.

Per my conversation with Scott Brown on Nov 19, 2020, contemporaneous notes added to the case file, the neighbors offered to collaborate with the Applicant when a novel site plan could be presented to the neighbors, as they reasonably should not be expected to debate for a fourth time the same failed proposal. The offer still stands as the neighbors are desirous for the land to be developed in a manner beneficial to the Village, to the City, to the Residents, and to the Applicant.

Also, hopefully when this next iteration is submitted, the neighbors will (finally!) receive the responses to our many questions posed back in July 2020, per the Applicant's last email on the subject dated Dec 3, 2020.



Trent Marchuk <trentchristopher@gmail.com>

Alternative Locations: 7+ million sq ft within 4 Miles of 40th & Southern Ave - Z-35-20-8 and GPA-SM-1-20-8

Trent Marchuk <trentchristopher@gmail.com>

Mon, Nov 23, 2020 at 3:33 PM

To: Enrique Bojorquez <enrique.bojorquez-gaxiola@phoenix.gov>

Cc: Somos BuildBam <somosbuildbam@gmail.com>, Patty & Bruce McKinstry <pjmckinstry@q.com>, Patty McKinstry <pjmckinstry@icloud.com>, Karen Mischlispy & Sue Beyer <sbeyer3582@aol.com>, Sandy Bawden <skb5775@gmail.com>, Van Jackson <vanjacksonaz@gmail.com>

Hello Enrique,

Please add this email to the case file for Z-35-20-8 and GPA-SM-1-20-8. Kindly also share this analysis with the SMVPC.

Somosbuildbam.org has cross-referenced alternative contiguous vacant parcels in the South Mountain Village with the General Plan. Being pro-development, and desirous that this proposal be developed in an appropriate location, we looked for 17+ contiguous gross acres zoned - or officially envisioned - for multifamily residential.

According to the Maricopa County Assessor's Office, within 4 (four) miles, we found over 6 (six) *million* square feet of land within the South Mountain Village that appears both undeveloped and that is suitable to the land uses of: "Commercial" or "10-15 du/acre - Higher density attached townhouses, condos, or apartments". Note that high density multi-family is appropriate "Commercial" land use (see C-2).

This is nearly 10x (ten times) the area recorded by the County Assessor at the proposed site on the southwest corner of 40th St and Southern.

We have found over an additional 1 (one) *million* square feet within one mile of the proposal that could better absorb this proposal. These additional closer parcels are not envisioned by the General Plan for "Commercial" or "10-15 du/acre - Higher density attached townhouses, condos, or apartments", however they are currently zoned S-1 or R1-6 and do not have an overlay district applied.

Therefore, within 4 (four) miles of the proposed development, there are over 7 (seven) *million* square feet of vacant land better suited to the proposed land use than the parcels at 40th St and Southern Ave. In fact, for much of the land considered, this proposal would be ideally suited to the City's stated General Plan in these alternative locations.

In short, the data supports that this proposal remains a good project in the wrong location. We wholeheartedly support its development in the appropriate location.

Please see below analysis for supporting details.

Respectfully submitted,
Trent Marchuk
somosbuildbam.org

Proposed Area

According to Maricopa County Assessor:
North Parcel: 272,586 sq ft
South Parcel: 359,065 sq ft
Total: 631,642 sq ft

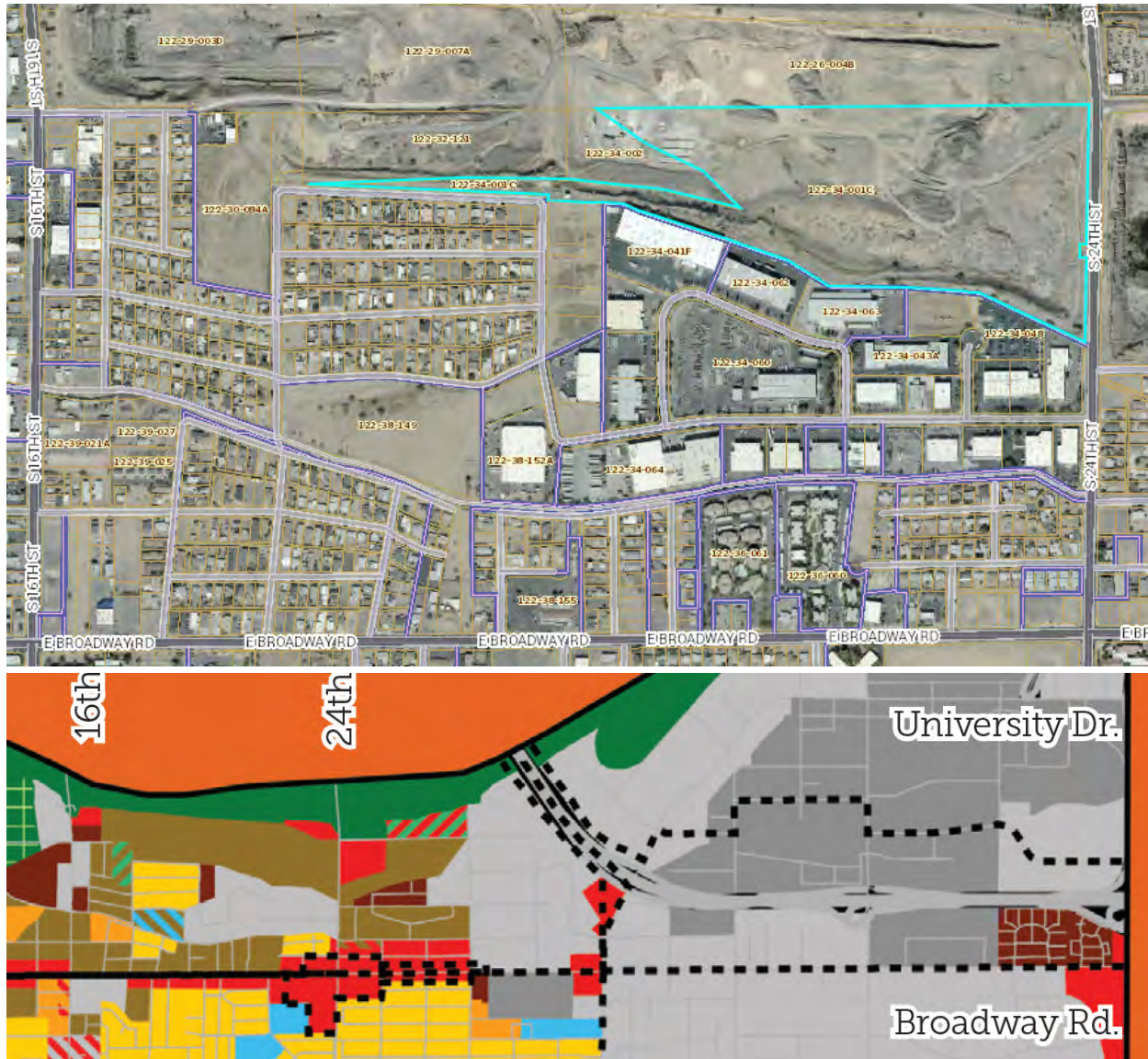
General Plan envisions this area as "MUA" which is 0-2 du/acre. Commercial purposes are permitted for up to ten acres at the intersection of two arteria roads. So, the north parcel could be acceptable for high density apartments if it were not for the stipulations that exist on that parcel as a concession to when the Walgreen's was approved.

Option 1

Nearly 3 million square feet of vacant land, currently zoned A-2 or R-3, envisioned by the General Plan for “Commercial” or 10-15 du/acre - Higher density attached townhouses, condos, or apartments”. Note that high density multi-family is appropriate “Commercial” land use.

Distance from target: 2.3 miles

- Lot1: 1,947,631
- Lot2: 188,615
- Lot3: 465,656
- Lot4: 47,964
- Lot5: 303,579
- Total: 2,953,445 sq ft (nearly 5x (five times) the needed land!



Option 2

983,149 sq feet already zoned R-4 (12 du/acre w/ bonus) in an area envisioned by the General Plan for “10-15 du/acre - Higher density attached townhouses, condos, or apartments”.

Distance from target: 3.32 miles

Lot1: 983,149 sq ft (About 1.5x (one and a half times) the area needed).



Option 3

Largely undeveloped land at SW corner of Elwood and 28th St. Already zoned R-3 (12 du w/ bonus). The General Plan envisions this area as “Commercial” or “10-15 du/acre - Higher density attached townhouses, condos, or apartments”. Note that high density multi-family is appropriate “Commercial” land use.

Distance from target: 1.94 miles

Lot1: 2,178,761 sq ft (over 3x (three times) the needed land area!)



Option 4

Vacant land on the other side of Southern, directly north. All lots are currently S1. No overlay district to contend with. The General Plan envisions these parcels as “Commerce/Business Park”.

Distance from target: 0.02 miles (across the street)

- Lot1: 53,425
- Lot2: 69,265
- Lot3: 205,995
- Lot4: 100,580
- Lot5: 107,352
- Lot6: 83,112
- Lot7: 57,325
- Lot8: 43,475
- Total: 720,529 sq ft (Nearly 15% more land area!)



Option 5

Vacant land, north of Southern and on the west side of 36th St. Already zoned R1-6 (6.5 du/acre w/ bonus). The General Plan envisioned these parcels as Residential “3.5-5 du/acre - Traditional Lot”. Although about two-thirds smaller than the proposed PUD, there are the two residential parcels to the south which could, if added, exceed the land required.

Distance from target: 0.45 miles

Lot1: 419,918 sq ft (about two-thirds of the land area needed)



From: [Trent Marchuk](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: Please Confirm: MUA District Violations of Z-35-20-8 and GPA-SM-1-20-8)
Date: Monday, August 10, 2020 12:54:48 PM

Hi Enrique,

In preparing for tomorrow's information session with the SMVPC, I came across some additional information that I would appreciate your perspective on. Please include this email in the case file.

In short, based on reading the [Baseline Area Master Plan](#), specifically page 34, the S-1 parcel in the PUD simply cannot be developed with commercial uses.

The C-2 parcel in the PUD can be developed with commercial uses, including multifamily use, but would be subject to additional standards that are not included in the proposed PUD.

Therefore, absent other information, it logically follows that:

1. **Zoning Request (Z-35-20-8) should not move forward without significant, fundamental revisions.**
2. **The General Plan Amendment (CPA-SM-1-20-8) would be categorically unnecessary, because commercial uses in the MUA district are restricted to ten (10) acres or less.**

Am I missing any key information?

Below follow supporting details...

Per [Section 649 \[phoenix.municipal.codes\]](#), the Mixed Use Agriculture District purpose and intent is, in part, "to help preserve the character of agricultural areas of Phoenix while allowing appropriate development, including compatible commercial uses, which will reflect and enhance that character."

The Baseline Area Master Plan, indicates that just 773 of the 5768.2 acres in the Baseline Area Overlay District (<15%) are envisioned by the City as covered by the MUA District. (See Table 4 in the Baseline Area Master Plan). Over half (~400 acres?) of the MUA land is north of Baseline - between Southern and about Vineyard and 24th St and 40th - is still largely developable. (See Figure E in the Baseline Area Master Plan.)

This proposed PUD consists of a single S-1 parcel to the south and a single C-2 parcel to the north.

Per p 34 of the Baseline Area Master, the C-2 parcel can develop with commercial uses, including R-3 uses, however it would be subject to additional standards. On the other hand, the S-1 parcel explicitly cannot develop with commercial uses.

And for even more support details, see below:

The Baseline Area Master Plan

(https://www.phoenix.gov/villagesite/Documents/pdd_pz_pdf_00140.pdf), page 34, states that several parts of the Plan resulted in revisions to the Zoning Ordinances for realization. Additionally, according to Table 4 in the Plan, MUA was envisioned to be just 773 acres of the 5768.2 total acres of the Baseline Area Overlay District - less than 15% to preserve the area's formally recognized special heritage. Those 773 acres were clustered in two main areas, per Figure E of the Plan.

The two MUA clusters in the Baseline Area Overlay District are:

1. From Baseline to the Highline Canal and from about 28th St to about 36th St
2. From Southern Ave to about Vineyard and 24th St to 40th St

The first cluster is pretty much developed out, fairly well faithful to the MUA vision. The second cluster, where this proposal is located, is geographically larger than the first and still contains a majority of Developable Land. Therefore, this PUD will set the pace for the realization of the majority of the MUA vision. Although nearly all parcels in the second cluster are currently zoned S-1 or MUA, there are three that are zoned C-2: one is less than a quarter acre, the second is about an acre, and the third parcel from this proposal is about 7.5 acres. The rest of the ~400 acres (?) in the developable land in the second MUA cluster acres is currently zoned either S-1 or MUA.

Foreseeing the possibility for commercial development within the MUA, which includes the ability to rezone the C-2 parcel in this proposal as R-3, the Baseline Area Master Plan put specific requirements on the MUA district.

“Mixed Use Agriculture properties at the intersection of two arterial streets, as defined by the Streets Classification Map, which are not adjacent to existing single family residential development may develop with commercial uses subject to the following standards:”

Pausing for a brief moment, the neighborhood recognizes that just the ~7.5 acres C-2 parcel in the proposal meets the above definition to develop with commercial uses, including R-3 zoning standards. The south parcel, zoned S-1 categorically does not meet this definition: the S-1 parcel is not at the intersection of two arterial streets, is adjacent to existing single family residences, and when combined with the C-2 would

be 17+ gross acres. Therefore, we contend that the south S-1 parcel is subject to the general MUA Land Use and Development Standards listed on page 34 and cannot be developed with commercial uses.

If the north C-2 parcel desires to develop with commercial uses, including the permissible rezoning to R-3, that parcel, according to the requirements of the Baseline Area Master Plan, appears to be subject to the following standards:

- Such properties shall not exceed ten (10) gross acres.
 - *Comment: The S-q and C-2 parcels are a gross combined 17.21 acres. Although, we do not know the gross acreage for the C-2 parcel, we believe that it is likely less than 10 acres.*
- Lot coverage shall not exceed twenty (20) percent.
 - *The current proposal suggests lot coverage of either 30% or 35%. The PUD is unclear and contradictory. Regardless, both numbers exceed 20%.*
- A thirty (30) foot wide landscaping strip shall be provided along all perimeters of the property.
 - *The current proposal does not adhere to this standard.*
- At least ten (10) percent of the parking lot shall be landscaped
 - *The current proposal does not adhere to this standard..*
- A ten (10) foot wide landscaped strip shall be provided adjacent to commercial buildings which provide a blank wall facade or other design which does not

reflect the character of the Baseline area.

- *Further discussion is required to understand whether the rental buildings proposed to be built in the C-2 portion of the PUD would be considered reflective of the character of the Baseline area.*
- All commercial development design guidelines for the Baseline are she be satisfied to the extent they are not addressed above.
 - *If the Development desires to move forward, the neighbors would like to work with the city to ensure this point is satisfied.*

Please advise,
Trent Marchuk

From: [Trent Marchuk](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Somos BuildBam](#)
Subject: 11/19/20 - Phone Conversation Z-35-20-8 and GPA-SM-1-20-8.
Date: Thursday, November 19, 2020 4:31:33 PM

Hi Enrique,

Below follows contemporaneous notes between myself and Scott Curtis (of the Brown Group) regarding the proposal at 40th St and Southern. The objective of the call was for Mr Curtis to set up a meeting with the neighbors to understand their concerns about the PUD proposal.

Please add this email to the case file for Z-35-20-8 and GPA-SM-1-20-8.

Thurs, November 19, 2020
Start 3:27p End 3:36p
Connection was lost
Start 3:37p End 3:41p

Summary

Trent returned a phone call from Scott Curtis (Scott left Trent a voicemail on Nov 17 @ 3:11p).

Initial pleasantries.

Scott asked if he could meet with Trent to discuss the proposed PUD at 40th St and Southern Trent inquired what the objective of the meeting would be.

Scott stated he would like to understand the neighbor's concerns as Trent is speaking for a lot of people. Scott alleged that the neighbors claim to be pro-development, but he does not feel that the neighbors are pro-development. Scott would also like to explain the developer's objectives. Scott stated that we may or may not agree, but wanted to talk.

Trent informed Scott that although he was speaking on behalf of the resident collective, Trent is not the resident collective.

If Scott wanted to talk to Trent as a representative of the resident collective, then Trent would need to involve the other leaders. Otherwise, Trent could speak as a single resident.

Trent asked if Scott would like to speak with Trent as an individual or as a representative of the resident collective - and for Trent to include the other leaders?

Scott asked how many leaders there were and said if there are about a half dozen, that would be manageable.

Trent pointed out that the neighbors do not receive remuneration for their activities, unlike the developers, lawyers and land owners. These activities actually cost the neighbors money and time. Therefore, Trent asked what site plan we would be discussing if we met.

Scott emphasized that he doesn't know if he will make money on this project. He indicated that he has spent a lot of money on the project already and is trying to salvage what he can.

Scott said that he would just like to understand the neighbors' perspectives and share his objectives. Scott reiterated that we may or may not agree, but wanted to talk.

Trent responded that the same failed site plan has now been formally presented three times. The neighbors have given a lot of feedback on that proposal. This feedback is in the case file and well documented. Trent expressed he did not see the point in asking the neighbors' to discuss the same proposal a fourth time.

Scott stated that he wanted to understand what the neighbors do want to see developed. He reiterated the allegation that the neighbors say they are pro-development, but he does not know what they want to have developed. Scott also said that MUA was impossible to be

developed.

Trent asked Scott if he had read the notes in the case file that contain the neighbors' responses to this development?

Scott replied that he was driving and not familiar with the documentation in the case file from the neighbors.

Trent asked Scott to review the case file to answer many of his questions. In particular, the contemporaneous notes of the discussion between Trent and Beth in mid Aug discuss alternative development options. Trent also pointed out that additional notes in the case file further answer Scott's question as to what the neighbors would support to be developed instead of the high density rental community that has been formally proposed unsuccessfully three times.

Trent also pointed out that MUA is not impossible to be developed and has actually been developed successfully south of Baseline and one development north of Baseline. They were not perfect MUA, but retained the spirit of the overlay district where this proposal does not. Trent also pushed back on Mr Curtis questioning the neighbors' stance of genuinely being pro-development. Recorded in the case file are instances of the developments the neighbors are willing to accept and many reiterations of the pro-development stance. Casting the neighbors as not pro-development because they do not support this particular development could be seen as a very myopic and disingenuous definition of the term "pro-development". Trent also cited the SMVPC statements of the acceptable density increase and the request for the land owner to be consistent to their original agreement for development of the land when the Walgreen's went in.

Scott mentioned that the land owner believes the land owner did not enter into an agreement on how the land would be developed and lawyers would be involved to sort that out. Trent and Scott amicably and mutually decided to let that sub-topic end as neither are lawyers nor have sufficient knowledge on the subject.

Scott said he would review the case file notes and reach back out to Trent once he had done so to discuss the prospect of meeting again.

Trent emphasized a willingness to meet with the caveat that the agenda be new and/or novel. Trent cannot in good conscience bring the leaders of the collective together to review the same failed proposal a fourth time; the feedback Scott is requesting on that proposal already abundantly exists in the case file and meeting literally has a cost to the neighbors.

Trent requested for Scott to provide a revised site plan, even a back of the napkin sketch, as a way to objectively determine if the subject of the next meeting would be sufficiently new or novel to warrant a meeting.

Scott and Trent amicably said goodbye and ended the call

Respectfully submitted,

Trent Marchuk

somosbuildbam.org [somosbuildbam.org]

Enrique A Bojorquez-Gaxiola

From: Trent Marchuk <trentchristopher@gmail.com>
Sent: Monday, August 31, 2020 2:19 PM
To: Enrique A Bojorquez-Gaxiola
Cc: Patty Mckinstry; Patty & Bruce McKinstry; Sandy Bawden; Van Jackson; Karen Mischlispy & Sue Beyer
Subject: Weekly One: Read the Stipulations for Land Use at 40th & Southern (Z-35-20-8 and GPA-SM-1-20-8)
Attachments: Z-30-97_Nov_12_1997_Stipulations.pdf

Hi Enrique,

Please add the below to case file for Z-35-20-8 and GPA-SM-1-20-8

Also, we have heard reports of a lady approaching people in the Walgreen's parking lot asking for their signature in support of the Sanctuary proposal (Z-35-20-8). One of the siblings of a member of somosbuildbam.org [\[somosbuildbam.org\]](http://somosbuildbam.org) stated they were approached and were asked to sign a petition in support of the proposal.

The question we have is to what purpose could gathering signatures from random people at the Walgreen's do to advance the cause for Z-35-20-8?

Thank you,
Trent Marchuk

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

From: Somos BuildBam <somosbuildbam@gmail.com>
Date: Wed, Aug 26, 2020 at 4:40 PM
Subject: Weekly One: Read the Stipulations for Land Use at 40th & Southern
To: <somosbuildbam@googlegroups.com>

Each week, we will [post \[somosbuildbam.org\]](http://somosbuildbam.org) the single most pressing action you can take. Last week we took a break due to a conversation between one of the land owners and a member of this group as we strived to make sense of an ultimatum being presented to the neighbors. The one thing you can do this week is understand what can and cannot currently be done on this property given the existing stipulations on the north parcel, which are attached. These stipulations are very important and will likely play a significant role moving forward.

Hi Neighbors,

Hope all is well! The one thing you can do this week is review the attached stipulations for the north half of the single family rental homes proposal at 40th and Southern. These stipulations have been in place since 1997 and are very important.

On Friday, Aug 14 and Monday, Aug 17, one of the land owners spoke with a member of this group. The member of this group spoke in the capacity of a concerned citizen and not as a representative of this collective. The leadership of this collective then conferred and the below is summarized for your consideration.

The landowner requested an ultimatum be conveyed to the neighborhood: either approve the single family rental homes or the landowner will "bulldoze the neighbors" and build a charter school on the south parcel and dense apartments (119 units in ~8 acres) on the north parcel. This alternative, as was presented, the neighbors would supposedly have no say in the matter due to existing land use ordinances.

However, upon further investigation, this ultimatum was discovered to be a false choice.

The true part of the ultimatum is that a charter school can go on the south parcel without much, if any input, from the neighbors. The landowner can build a charter school and the neighbors wouldn't have much, if any, say in the matter.

However, the north parcel is subject to the attached stipulations. These stipulations have been confirmed with the city to be in effect since 1997. And they simply do not allow dense apartments without significant neighborhood, Village, and even City Council participation in the process. To remove stipulations, assuming they get approval for removal, the landowner will subject themselves to new stipulations being added beyond their control. And to build within the existing stipulations on the northern parcel would be a welcomed addition to our neighborhood.

Therefore, it is the estimation of somosbuildbam.org [somosbuildbam.org] that

1. The baseline for what is appropriate to develop on these parcels is not just the BAOD and the MUA, but the attached stipulations which, among other things, embrace the full Baseline Area Master Plan
2. The single family rental proposal looks even worse now than it did during the Village Planning Committee Informational Meeting on Aug 11, 2020.
3. Given the choice between the single family rental proposal on one hand and developing the parcels to current land use restrictions on the other hand, somosbuildbam.org [somosbuildbam.org] advocates for the latter; building within the existing zoning ordinances and stipulations would be far better for our community.
4. Within the context of the landowner's ultimatum, we say give us the charter school and however the north parcel can be developed.

The landowner, during the conversation on Aug 17, did agree to go back to the Developer and attempt to bring the single family rental proposal into general conformance to the MUA. If/when the landowner and developer does so, our recommendation could change.

The existing land use zoning and stipulations are far preferable to the current single family rental proposal.

You are encouraged to read the attached and judge for yourself.

Reach out with any questions,

Trent

somosbuildbam.org [somosbuildbam.org]

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You received this message because you are subscribed to the Google Groups "somosbuildbam" group.

To unsubscribe from this group and stop receiving emails from it, send an email to

somosbuildbam+unsubscribe@googlegroups.com.

To view this discussion on the web visit

<https://groups.google.com/d/msgid/somosbuildbam/CAMMm8bgwov2j3p0sLAKOQiyDWJPERgtrF2f7arNnWMFjhRqDg%40mail.gmail.com> [groups.google.com].

From: [Trent Marchuk](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Marcia Busching](#); Pattihoash@gmail.com; [Sandy Bawden](#)
Subject: Re: New REZONING Case File: Z-35-20-8 Sanctuary At South Mountain PUD - 3rd Submittal (Approximately 340 feet west of the southwest corner of 40th Street and Southern Avenue)
Date: Thursday, January 7, 2021 4:43:56 PM
Attachments: [image003.png](#)

Hi Enrique,

For what it is worth, the resident collective somosbuildbam.org [somosbuildbam.org] agrees with Chair Trites and Member Busching's assessments.

Please note for the record that the Applicant reached out just once to meet with the Collective after the last information session and has not followed up to "work with the neighbors" as was counseled by the Village during the last Information Session. For more details, contemporaneous notes of the dialogue between myself and Scott Brown can be found in the case file.

Furthermore, on that note, Councilmember Carlos Garcis met with the representatives of our collective on Dec 4, 2020. Councilmember Garcia offered to broker a meeting between the Applicant and the Neighbors that has yet to occur.

In summary, this proposal remains substantially similar to the first two failed proposals and therefore itself remains a good project in the wrong location. Our collective has found 6+ million sq feet within 4 miles of 40th and Southern that contain contiguous vacant land envisioned by the General Plan to be suitable for high density, multi-family residential development. The Applicant has options in our district to successfully develop this proposal elsewhere. These details are also in the case file.

Our collective will be providing additional feedback over the next couple of weeks in support of the above conclusion and to complement the two pieces of feedback provided below.

One question before concluding. It was interesting to find quite a bit of reference to the Housing Phoenix Plan in this third submission. Has the city's objective place-based scoring matrix for multifamily housing projects been developed (See p 14)? If so, what was the criteria/algorithm used and the attending results - specifically for the land currently classified as MUA within the Baseline Area Master Plan?

https://www.phoenix.gov/housingsite/Documents/Final_Housing_Phx_Plan.pdf

Respectfully submitted,
Trent Marchuk
somosbuildbam.org [somosbuildbam.org]

On Thu, Jan 7, 2021 at 6:38 AM Patti Trites, Southern Hills HOA <pattihoash@gmail.com> wrote:

Enrique

Marsh has stated my views adequately.
Please pass on to the applicant.

Thank you

Patti Trites is sending from my Verizon, Samsung Galaxy smartphone. If you cant read please text or call 4022137126. Thank you.

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

From: "M Busching (Cartof)" <mjb@cartof.com>

Date: 1/6/21 10:18 PM (GMT-07:00)

To: 'Enrique A Bojorquez-Gaxiola' <enrique.bojorquez-gaxiola@phoenix.gov>

Cc: 'Patti Trites' <pattihoash@gmail.com>, trenchchristopher@gmail.com, 'Sandy Bawden' <skb5775@gmail.com>

Subject: RE: New REZONING Case File: Z-35-20-8 Sanctuary At South Mountain PUD - 3rd Submittal (Approximately 340 feet west of the southwest corner of 40th Street and Southern Avenue)

Enrique—

My comments include:

1. I agree with each of the staff comments on page 17 and 18 – particularly the need for adherence to BAOD and MUA.
2. Page 21—fails to reflect existing MUA on property.
3. Page 32—references site perimeter fencing, but I don't see it on the diagram. I am opposed to site perimeter fencing in any event.
4. Page 33—far, far too dense. Shouldn't be any denser than the last MUA residential project—Gardner's Enclave—which I believe was 2.01 dwelling units/acre. This is proposing 12.22 du/ac. (up from 11.2 du/ac in the last proposal (page 22 of the 10/16/20 submittal!))
5. Page 34—42 Elevations do not reflect MUA building designs—rather they are as plain and unattractive as they can be.

In summary, the applicant should work with community to either present an acceptable project or should build under their current existing zoning... which I believe the SAME applicant asked for and received. Because of the limited time for review, I haven't distributed the information to the community at this point. Keep us informed, and I will put the word out that this matter is coming for review again.

Below are my comments from merely two months ago. Nothing appears to have changed. Why doesn't the applicant "get it"?

Enrique--

I attempted to submit the comments through the referenced url link, but couldn't make it work. I, too, feel **strongly** that this project is inappropriate for the location. While it may be a nice project in another location, this location is within the BAOD and is designated MUA, both of which requirements should be honored. The density should be no more than 2 du/acre.

I am out of town with limited access to my materials, and so I am unable to go through the detailed violations of both the BAOD and MUA proposed by this project.

On a more macro level, there are no two story buildings south of Southern in the area, and this borders a residential project with large lot homes. To put 11 du/acre here does not fit within the immediate area.

Further, I see very little attention to the agricultural ambiance that MUA is supposed to respect. One small flower stand does not make an 17 acre agricultural in character.

While it references certain City code sections for fencing and walls, that does not give us any indication of what is planned for the project. Historically we have talked about picket type fences or similar for MUA areas, and not the high block walls that may be permitted in other locations.

Marcia Busching

From: Enrique A Bojorquez-Gaxiola [mailto:enrique.bojorquez-gaxiola@phoenix.gov]

Sent: Tuesday, January 5, 2021 5:05 PM

To: Enrique A Bojorquez-Gaxiola <enrique.bojorquez-gaxiola@phoenix.gov>

Subject: FW: New REZONING Case "<https://www.phoenix.gov/pddsit/Document/PZ/Z-35-20n.pdf>"><https://www.phoenix.gov/pddsit/Document/PZ/Z-35-20n.pdf>

2. *Once I review the 3rd PUD narrative (likely by early next week), I'll be happy to share what I found in terms of changes to the PUD narrative.*

3. *Depending on what we find in this 3rd PUD narrative and how the discussion goes between staff & applicant during the Post-Application meeting, it could be scheduled as early as February 9th to the South Mountain VPC for recommendation.*

If you have any comments, please send these comments individually (if you have any) to pass along to the applicant, or if you wish to await for further details like the staff report, letters from the community, etc. as we approach the meeting.

Let me know if questions arise!

Thank you very much,

Enrique Bojórquez-Gaxiola

Planner II – Village Planner

City of Phoenix

Planning & Development Department

Long Range Planning

200 W. Washington Street

Phoenix, AZ 85003

Office: (602) 262-6949



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: Patti Trites <pattihoash@gmail.com>

Sent: Tuesday, January 5, 2021 11:32 AM

To: Geno Koman <geno.koman@phoenix.gov>; Enrique A Bojorquez-Gaxiola

<enrique.bojorquez-gaxiola@phoenix.gov>

Cc: Marcia Busching <mjb@cartof.com>; kshepard2@cox.net; Greg Brownell <brownell@cox.net>

Subject: Re: New REZONING Case

"mailto:geno.koman@phoenix.gov">geno.koman@phoenix.gov> wrote:

Good morning,

The following rezoning case files are ready for review. Please submit your comments to Enrique Bojorquez-Gaxiola at enrique.bojorquez-gaxiola@phoenix.gov.

CASE FILE: Z-35-20-8 Sanctuary At South Mountain PUD - 3rd
Submittal

VILLAGE: South Mountain

LOCATION: Approximately 340 feet west of the southwest corner of
40th Street and Southern Avenue

COMMENTS DUE: January 7, 2021

Thank you,

Geno Koman,



Secretary II

Long Range Planning

Office: 602-495-2076

200 West Washington
Street

Phoenix, AZ 85003



--
Hope you have a great day. Thank you.

Patti Trites

Southern Hills HOA

Cell: 402 213 7126

Email: pattihoash@gmail.com

01/25/2020

Antonio Sanchez
4124 E Nancy Ln
Phoenix AZ 85042

To Whom it may concern,

Hello my name is Antonio Sanchez, a local resident of the South Mountain Village Community for the past 20 years. I write this letter in support of the Sanctuary housing project being discussed at the Village planning committee. I believe that putting that empty lot on 40th st and Southern will benefit our community in so many ways. We deserve projects like this in our backyard. Again, I fully support this project and I hope that it gets the attention and approval that it deserves.

If you have any questions or would like more feedback, feel free to call or text me at the following number. Thank you in advance for your time and support.

A handwritten signature in black ink, appearing to read 'Antonio Sanchez', written in a cursive style.

Antonio Sanchez
602-358-9228

November 19th, 2020



Dear City of Phoenix,

As a business owner in the South Mountain Village area of South Phoenix, we want to express our understanding and support of the proposed residential project known as the **Sanctuary at South Mountain**, which is located at the southwest corner of 40th Street and Southern Roads, Parcel Numbers 122-79-019B and 122-79-019C . I would like to go on record that I am in support of this project and its zoning case # Z-35-20-8 and GPA -SM-1-20-8.

I have known the Brown Group, Inc., and Gary Brown and Scott Curtis for many years and know that they develop first class projects and know that this project will be a great benefit to this community. I believe that this will be a great addition to our South Mountain Community and ask that this project be approved.

We at Interior Logic have our corporate headquarters at the Cotton Center with over 450 employees who want to live next to or near their work and feel this project will benefit not only our employees but many others who want to live in South Phoenix.

Thank you for your consideration of my request.

Sincerely,

Brad Baumgardner
President
4323 E Cotton Lane Blvd
Phoenix, Arizona 85040

x 

From: [ELISA OLMEDO](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: Project on Agenda Item 8
Date: Tuesday, November 10, 2020 4:36:59 PM

Hi, I would like to support the project as I would be interested in living there.

November 17, 2020

Dear City of Phoenix,

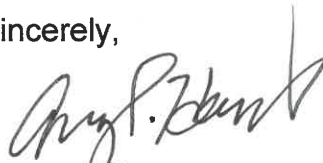
As a property owner in the South Mountain Village area of South Phoenix, we want to express our understanding and support of the proposed residential project known as the **Sanctuary at South Mountain**, which is located at the southwest corner of 40th Street and Southern Roads, Parcel Numbers 122-79-019B and 122-79-019C. I would like to go on record that I am in support of this project and its zoning case # Z-35-20-8 and GPA -SM-1-20-8.

I have known the Brown Group, Inc./Gary Brown and Scott Curtis for many years and know that they develop first class projects and know that this project will be a great benefit to this community. I believe that this will be a great addition to our South Mountain Community and ask that this project be approved.

We own several million square feet of industrial buildings and lease to more than one hundred tenants with a thousand plus employees who want to live and work in South Phoenix. This is a perfect project for them.

Thank you for your consideration of my request.

Sincerely,



Gregory S. Hoyt

VICTOR VARGAS
South Mountain Village Community

To Whom It May Concern,

I'm writing this letter to show support for the proposed housing project on 40th St. and Southern.

As an independent contractor, I believe that this project will improve the quality of life for us residents of South Mountain.

As someone who works on drywall and other repairs, I know first hand that our houses are old and in need of repairs. This project can fix many of the housing issues.

Please support this project and the residents of South Mountain.

Victor Vargas

Victor Vargas
South Mountain Resident.



Stafford Crane Group ▪ 3620 South 40th Street ▪ Phoenix, Arizona 85040

August 20, 2020

South Mountain Village Planning Committee

Re: Proposed Sanctuary Development
SWC 40th Street & Southern
Phoenix, AZ 85042

Dear Members of the South Mountain Village Planning Committee:

I am writing to express support for the above-referenced proposed residential development in the South Mountain Village.

Stafford Crane Group is headquartered just over one mile away from the proposed development. Stafford has a vested interest in the economic growth of Phoenix, including in the South Mountain Village which offers the nearest residential neighborhoods to the Sky Harbor industrial area which includes many businesses like ours.

As the population of Phoenix continues to grow, creating new workforce housing becomes more and more important to workers, and therefore to existing businesses in the area as well as to businesses considering relocating to the area. It is my understanding that the proposed Sanctuary development will bring 197 such needed units to the community.

Developing new housing generally is also critical to maintaining overall housing affordability in the Valley, particularly in Phoenix. Overly restrictive zoning regulations impede the market's effort to meet demand. Homebuilders tell me they're currently selling lower price point housing as fast as they can build it – as far out as in Buckeye and Queen Creek – because the Valley's current supply does not come close to meeting the current demand. Allowing developers to develop infill units at projects like Sanctuary alleviates this problem for renters and homeowners in Phoenix and helps maintain its cost-of-living advantages.

For all these reasons, I support the pending rezoning case at 40th Street and Southern Avenue.

Sincerely,

Greg Linaman
CEO
Stafford Crane Group

01/27/2021

Janet Hernandez
Member of the South Mountain Community

To whom it may concern,

I write this letter to show my support for the housing project called Sanctuary at South Mountain that will be located on 40th street and Southern. As a taxpayer of the South Mountain Community I believe this project will bring affordable housing as well as tax dollars to the city of Phoenix. I hope that the city of Phoenix and its officials support this project to better our community.

If you have any questions feel free to reach at 602.691.9050.

Sincerely,
Janet Hernandez

From: [Jesus Llamas](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: Support of agenda item 8
Date: Tuesday, November 10, 2020 4:37:55 PM

This project would benefit the community. I hope that it can be taken into consideration to be built.

Hannah Bleam

From: Andrew Curtis <Andrew.Curtis@berkadia.com>
Sent: Tuesday, August 11, 2020 3:12 PM
To: Hannah Bleam
Cc: Jason Morris; Tyson Remensnyder; Gary Brown; Todd Kjar; Scott Curtis
Subject: FW: Follow Up - SWC 40th & Southern

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Hannah,

Below is an email of support from the General Manager for Southpoint Apartments for our proposed development.

Please store it for record.

From: South Point <southpointphoenix@gmail.com>
Sent: Tuesday, August 11, 2020 2:36 PM
To: Andrew Curtis <Andrew.Curtis@berkadia.com>
Subject: Re: Follow Up - SWC 40th & Southern

[EXTERNAL EMAIL]

Hi Andrew,

I'm glad to see forward motion on what has been a dirt lot for far too long. I attended a meeting at The Farm a couple of years ago related to a different plan for the same land. I honestly couldn't tell you who the people were who very vocally objected at the meeting. I'm sure someone has that info. I didn't take it personally when they stated that any commercial or multi-family development should be kept to the south side of Southern "along with all the heavy goods traffic and crime that comes with it". My feeling at the time was they would object to the sun shining if they could find an angle.

We are proud of the work we have done in the past 14 years on our little corner and a quick check with the South Mountain Police Precinct would confirm our significant reduction in crime and we have witnessed an improved overall safety of the area, so any implication that multi-family is bad for a neighborhood is ill-informed and divisive.

We prefer to be welcoming and inclusive, so good luck with moving the project forward. Our occupancy rates and applications strongly indicate a need for more housing for the working folks around here.

I have no objections to putting my point of view on the record.

Kindest regards,

John Taylor

*General Manager
Southpoint Apartments
4002 E. Southern Ave
Phoenix, AZ 85042
(602)437-0713 tel
(602)437-8128 fax*

On Tue, Aug 11, 2020 at 11:32 AM Andrew Curtis <Andrew.Curtis@berkadia.com> wrote:

John,

It was a pleasure speaking with you earlier today, I really appreciate your insight & support for our proposed development.

What you said over the phone is great insight and we would like to share whatever you are comfortable writing with our district councilman.

I understand that the Baseline Committee previously dismissed your support and told you stay on the other side of the street, but anything you can share for support will go a long way.

Attached is tonight's meeting agenda, as well as our proposed site plan.

I look forward to your response.

Thank you,

BERKADIA

Andrew Curtis

Director

2525 E Camelback Road Suite 1150 | Phoenix AZ 85016

T: +1 (602) 522-1428 | M: +1 (602) 571-4190

andrew.curtis@berkadia.com | www.berkadia.com

Berkadia Real Estate Advisors LLC

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a Berkshire Hathaway and Jefferies Financial Group company

This message is intended for the individual or entity named above. If you are not the intended recipient, please do not read, copy, use or disclose this communication to others. Please notify the sender by reply and delete this message from your system. Thank you.

01/24/2020

Kendra Pastrano
South Mountain Village Community

To the members of the City of Phoenix and other commissions,

The purpose of this letter is to express my continued support for the housing project called Sanctuary at South Mountain, which is being discussed at the South Mountain Village planning committee. Case number # Z-35-20-8 and GPA -SM-1-20-8. My name is Kendra Pastrano, a single mom of a 11 year old daughter. I'm a proud public education employee, I work as a school nurse in our community. When I heard about this project, I expressed my support right away. I feel that although the empty lot has been maintained and cleaned by the family who owns it, it's time to develop something that will benefit the community.

I currently rent across the street from the lot. I hope that all committees involved support this project. It will bring an opportunity for renters like me, to move into a new home at affordable prices. I believe that essential employees like me from our community, would also jump at the opportunity to rent within our community and enjoy the comfort of a new home.

Once again, I am in full support of this project, Sanctuary at South Mountain and hope we can work together to beautify our community. If you have any questions, please don't hesitate to contact me using the information on this letter.

Thank you for your hard work and dedication on making South Mountain a more sustainable community.



Kendra Pastrano

602-600-7739

kendra_pastrano@gmail.com

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Justin Hamilton

Signature J Hamilton

Address 6407 S 41st place

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

Address _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Habon Adeys

Address 4102 E. Saint catherine Ave

Email _____

Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Moises Aguilar

Address 4111 E. Nancy Ln

Email _____

Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Alexis Mendoza alex Alejandro Mendoza

Signature Alexis Mendoza alex Alejandro

Address 4111 East Nancy Ln

Email 

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

Address _____

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Name Linda Pena

Signature 

Address 4139 E Nancy Ln Phoenix AZ 85042

Email _____

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

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Signature _____

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Printed Name Amanda Reeves

Address 6615 S 42nd Way

Email _____

Phone _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Julian Aguirre

Address 4637 E. Burgess Ln

Email _____

Phone _____

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Name RUDY CAVEROZ

Signature R. Caveroz

Address 4139 E. NAWCY LN.

Email _____

Phone Number 

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Name _____

Signature _____

Address _____

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Name Tanika Adams

Signature Tanika Adams

Address 6407 S. 41st Pl

Email _____

Phone Number 

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Name _____

Signature _____

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Name Phyllis A. Bell
Signature Phyllis A. Bell
Address 443 E. Nancy Ln
Email _____
Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____
Signature _____
Address _____

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Name Jorge Olmos

Signature Jorge Olmos

Address 4025 E Nancy Ln

Email _____

Phone Number:  _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

Address _____

Email _____

Phone Number _____

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Name Jennifer Gonzalez

Signature Jennifer Gonzalez

Address 11007 E Apollo

Email _____

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Madison Neperud

Signature M Neperud

Address 4021 E Nancy Ln

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Jose Aguilar

Address 4414 E. Burgess Ln

Email _____

Phone _____

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Printed Name Cheryl Adkins


Address 6618 S. York Way

Email _____

Phone _____

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Name PHIL KEYACK

Signature 

Address 3880 E VINEYARD RD ALX

Email 

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

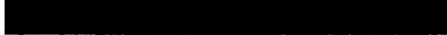
Address _____

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Printed Name Claudia Andrade

Address 4035 E. SAINT Anne Ave

Email _____

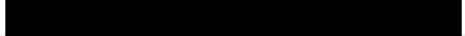
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Printed Name SARMAD Alafrajee

Address 4632 E Minton St

Email _____

Phone 

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Name Debbie Garcia
Signature Debbie Garcia
Address 417 S. 41st Pl

Email _____
Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

Address _____

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Printed Name ~~[Redacted]~~

Address _____

Email _____

Phone _____

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Printed Name Matthew Alejandro

Address 4617 E. Carter Dr.

Email _____

Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name ELIZABETH AMPARANO

Address 4718 E ALTA VISTA RD

Email _____

Phone _____

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Printed Name JESUS ALVAREZ

Address 4046 E. SAIN ANNE AVE

Email _____

Phone _____

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Name Baird Alcalá

Signature *Baird Alcalá*

Address 6621 S. 40th way

Email _____

Phone Number _____

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Name Patricia A. Johnson

Signature *Patricia A. Johnson*

Address 6622 S. 40th Way

Email _____

Phone Number _____

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Name Michael Coslick
Signature [Handwritten Signature]
Address 6219 S 40TH PLACE
Email [Redacted]
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____
Signature _____
Address _____

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Printed Name Ivan Alexander

Address 4307 E. Vineyard Rd.

Email _____

Phone 

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Printed Name _____

Address _____

Email _____

Phone _____

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Name Gloria Barajas

Signature Gloria Barajas

Address 4139 E. Nancy Ln

Email _____

Phone Number 

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Name _____

Signature _____

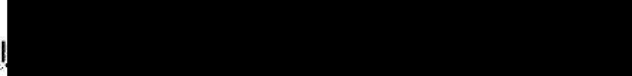
Address _____

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Name Izabel Soria

Signature 

Address 4133 E NADNEY LN

Email 

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

Address _____

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Name ~~Auguste Deul~~ Alfonso Aspero
Signature Alfonso Aspero
Address 2401 S 41ST PL Phoenix AZ 85042
Email _____
Phone Number _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____
Signature _____

Address _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Reynaldo Acavedo

Address 4740 E Burgess Ln

Email _____

Phone _____

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Printed Name _____

Address _____

Email _____

Phone _____

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Name Margarita Reyes

Signature Margarita Reyes

Address 7017 S. 18 St. 85042

Email _____

Phone Number _____

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Name _____

Signature _____

Address _____

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Name Ryan Smith
Signature [Handwritten Signature]
Address 4392 E Baseline
Email [Redacted]
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Larry Shuler
Signature [Handwritten Signature]
Address 4025 S. 44th Pl.
Email [Redacted]
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Enrique Naranjo

Signature Enrique Naranjo

Address 5220 S 41st Pl

Email _____

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Josephine Pelayo

Signature Josephine Pelayo

Address 5220 S 41st Pl

Email _____

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Elvia Alvarez

Address 4046 E Saint Anne Ave

Email _____

Phone _____

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Printed Name Lawrence Amarillas

Address 4060 E. Alta Vista Rd

Email _____

Phone _____

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Name Chris Wesley

Signature [Handwritten Signature]

Address 5610 S 40th Pl

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Andreina Herrera

Signature [Handwritten Signature]

Address 5808 S. 40th Pl

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Samantha Cyrilli
Signature [Handwritten Signature]
Address 1950 E Baseline Rd
Email [Redacted]
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Monika Villages of Peris
Signature Monika Villages of Peris
Address 5209 S 40th
Email [Redacted]
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Chancafa West

Signature [Handwritten Signature]

Address 1330 W Broadway

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Raymond J Niño

Signature [Handwritten Signature]

Address 2931 E. ATLANTA

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Edgar Alvez

Address 6018 S 43rd Pl

Email _____

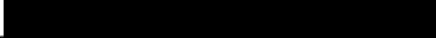
Phone 

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Printed Name Vicente Alvez

Address 6018 S 43rd Pl

Email _____

Phone 

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Name Lilia Bahran

Signature Lilia Bahran

Address 6645 S. 40th PL

Email _____

Phone Number _____



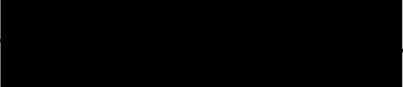
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Name _____

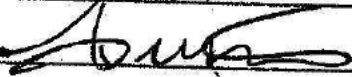


Signature _____

Address _____

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* Name Esteban Samanay
Signature 
Address 6214 S 40th PL
Email 
Phone Number 

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Name Jesús Miranda
Signature 
Address 6224 S. 40th PL
Email 
Phone Number 

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Name Elijane Williams

Signature Elijane Williams

Address 6801 S 40th Place

Email 

Phone Number 

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Name _____

Signature _____

Address _____

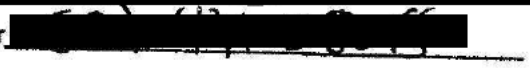
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Name Edgar Cardenas

Signature Edgar Cardenas

Address 4016 E Saint Anne Ave

Email 

Phone Number 

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Name Guadalupe Cardenas

Signature Guadalupe Cardenas

Address 4016 E Saint Anne Ave

Email 

Phone Number 

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Printed Name Gabriella Alvarez

Address 6438 S 44th St

Email _____

Phone _____

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Printed Name _____

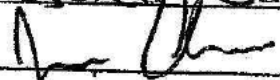
Address _____

Email _____


Phone _____

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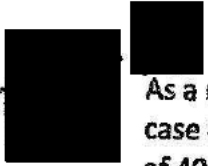
Name Jessica Cabrera

Signature 

Address 6221 S 47th St

Email 

Phone Number 



As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

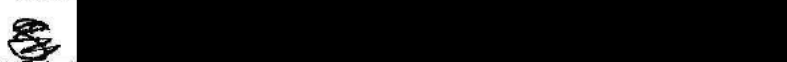
Address _____

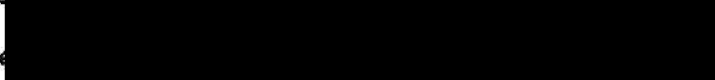
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Name Stephanie Pease

Signature Step Pease

Address 16604 S. 40th Pl Phoenix AZ 85042

Email 

Phone Number 

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Name _____

Signature _____

Address _____

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* Name Araceli Alvarez

Signature *Araceli Alvarez*

Address 6023 S 42nd St

Email 

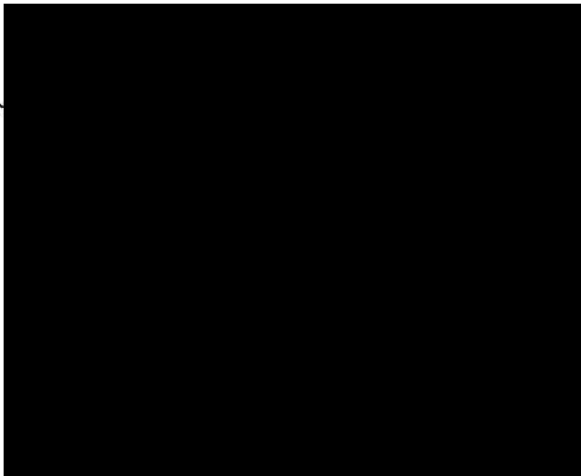
Phone Number 

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Name _____

Signature _____

Address _____



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Name Arnylso Fimbres

Signature [Handwritten Signature]

Address 4140 E ALTA Vista Rd

Email _____

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Clemencia Coleman

Signature [Handwritten Signature]

Address 4108 E. Maldonado Dr

Email _____

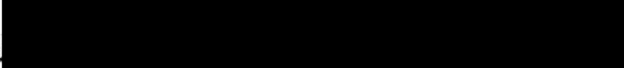
Phone Number [Redacted]

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Name Marwan Srefti

Signature 

Address 4117 E St Catharine Ave.

Email 

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Carmen Rodriguez



Signature 

Address 4108 E Southern Ave

Email 

Phone Number 

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Name Lorenzo A. Mahim
Signature 
Address 4050 E. Sunset Canyon
Email _____
Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____
Signature _____
Address _____
Email _____
Phone Number _____

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Name STEVEN L. CARLSON

Signature [Handwritten Signature]

Address 6837 S. 42nd Place Phoenix AZ 85042

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name JENNY BUSTAMANTE

Signature [Handwritten Signature]

Address 4137 E. Maldonado DR Phoenix AZ 85042

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name RAMONA ANDERSON

Address 4344 E MALDONADO DR.

Email _____

Phone 

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Printed Name RANDALL ANDERSON

Address 4344 E MALDONADO DR.

Email _____

Phone 

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Name Steven Arroyo
Signature [Signature]
Address 6627 S. 42nd St
Email [Redacted]
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Vanessa Valdez
Signature [Signature]
Address 6627 S 42nd St
Email [Redacted]
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Terrionna Alexander-Chapman

Address 4636 E Lynne Ln

Email _____

Phone 

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Printed Name Arthur Alejandro

Address 4149 E Alta Vista Rd

Email _____

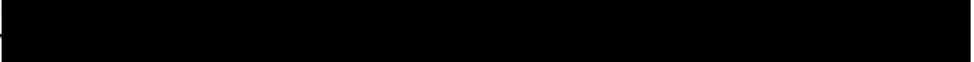
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Name JOSEPH Hernandez

Signature Joseph Hernandez

Address 4402 e. St Catherine ave

Email 

Phone Number 

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Name Fricka Aldastete

Signature Fricka Aldastete

email Address 

Address 4402 e. St Catherine ave.

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Katherine Aliaga

Address 4221 E Vineyard Rd

Email _____

Phone _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Alethea Allen

Address 4632 E Vineyard Rd

Email _____

Phone _____

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Name Percelia Peralta

Signature [Handwritten Signature]

Address 4348 E Carter

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Frank T.

Signature [Redacted]

Address 4348 E Carter

Email N/A

Phone Number [Redacted]


As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Miguel Barraza

Signature Miguel Barraza

Address 4022 E. Saint Anne Ave

Email 

Phone Number 

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Name Nicholas Tonga

Signature Nicholas Tonga

Address 4024 E Saint Charles Ave

Email 

Phone Number 

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Name Amy Dyer
Signature [Handwritten Signature]
Address 4507 E Nancy Ln
Email _____
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Kam Chavez
Signature [Handwritten Signature]
Address 4507 E Nancy Ln
Email _____
Phone Number [Redacted]

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Name Evelyn Contreras
Signature [Handwritten Signature]
Address 12015 S. 41st St.
Email [Redacted]
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Martha Aguilar
Signature [Handwritten Signature]
Address 6002 S. 41st St.
Email [Redacted]
Phone Number _____

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Name Moni Montay

Signature Moni S. Montay

Address 4114 E-Southern Ave Phl Az 85042

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Leshawn Turner

Signature Leshawn Turner

Address 4714 E Broadway Rd 85040

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Andres Uribe

Signature *Andres Uribe*

Address 1710 E. Darrel

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name William Ruth

Signature *William Ruth*

Address 3400 E. Southern Ave Apt 369

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Hector Mena
Signature [Handwritten Signature]
Address 3520 E Southern AV
Email [Redacted]
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Sylvia Mena
Signature [Handwritten Signature]
Address 3520 E Southern AV
Email [Redacted]
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name BIANCA Aguilera Giron

Address 4737 E Burgess Ln

Email _____

Phone _____

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Printed Name SUSAN ANDERSON

Address 4040 E Maldonado Dr.

Email _____

Phone _____

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Name WILLIAM S. SILLS

Signature *William S. Sills*

Address 3716 E. VINEGARD RD

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name JANET M. SILLS

Signature *Janet M. Sills*

Address 3716 E. VINEGARD RD

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Thomas S. WEHE

Signature *Thomas S. Wehe*

Address 4030 E. St. Catharine

Email 

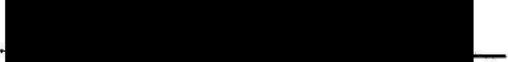
Phone Number 

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Name Genny Jane

Signature *Genny Jane*

Address 4025 34th Pl

Email 

Phone Number 

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Name Benny Montoy - Jr

Signature Benny Montoy Jr

Address 4114 E. Southern Ave PH# 93 85042

Email _____

Phone Number [REDACTED] 1anellm

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Brittany Martinez

Signature Brittany Martinez

Address 4114 E. Southern Ave PH# 93 85042

Email _____

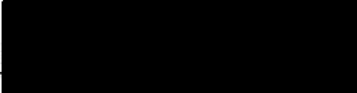
Phone Number [REDACTED]

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Printed Name Jocelyn Anaya Galvan

Address 6645 S 40th Pl

Email _____

Phone 

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Printed Name Anthony Alleyne

Address 4402 E Makhado Dr.

Email _____


Phone 

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Printed Name Sergio Acosta

Address 4731 E. Saint Anne Ave

Email _____

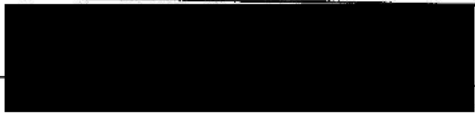
Phone 

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Printed Name Alexia Accvedo

Address 6039 S 46th St

Email _____

Phone 

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Name JOSE Hernandez

Signature [Handwritten Signature]

Address 6045 S 42nd St

Email _____

Phone Number 

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Name _____

Signature _____

Address _____

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Printed Name Juan Andrade

Address 4035 E Saint Anne Ave

Email _____

Phone 

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Printed Name Ramon Amparano

Address 4718 E Alta Vista Rd

Email _____

Phone 

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Name *Julia Lavello*

Signature 

Address 6249 413 S Mt

Email 

Phone Number 




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Name _____



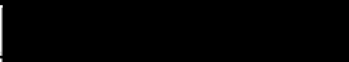
Signature _____

Address _____


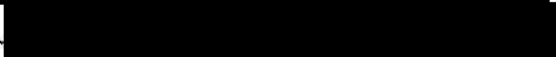
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Name Danyr Dolente
Signature 
Address 6644 S 40th Street
Email 
Phone Number 

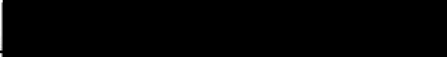
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Name William A. Freels III
Signature 
Address 4035 E. Maldonado Dr
Email 
Phone Number 

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Name Rudy Casarez
Signature Rudy Casarez
Address 4101 E. Pleasant Ln
Email 
Phone Number 

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Name Ofelia Figueroa
Signature Ofelia
Address 603 41 ST PHOENIX AZ
Email _____
Phone Number 

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Name Jahnee Tucker

Signature Jahnee Tucker

Address 5503 S 41st Pl Phoenix, AZ

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Ronnie R. Ballesteros Sr.

Signature R. Ballesteros

Address 3319 W. Leadia Lane. Phoenix, AZ. 85041

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Ernie Leon

Signature *Ernie Leon*

Address 4514 Burgess Ln

Email [REDACTED]

Phone Number [REDACTED]

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Name _____

Signature _____

Address _____

Email _____

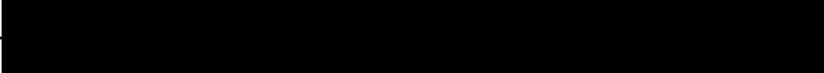
Phone Number _____

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Name Dianna Ortiz

Signature Dianna Ortiz

Address 5216 S 41st Place

Email 

Phone Number 

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Name _____

Signature _____

Address _____

Email _____

Phone Number _____

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Name Janet Otero

Signature *Janet Otero*

Address 6402 S 44th St

Email [REDACTED]

Phone Number [REDACTED]

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Name _____

Signature _____


Address _____

Email _____

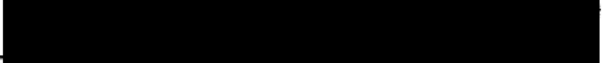
Phone Number _____

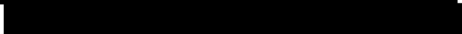
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Name Erik Gonzalez

Signature 

Address 4355 E. Juniper Ln

Email 

Phone Number 

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Name _____

Signature _____

Address _____

Email _____


Phone Number _____

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Printed Name Virna Alvelo-ortiz

Address 4419 E. Alta Vista Rd

Email _____


Phone 

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Printed Name German Ahumada

Address 4721 E. Minton St

Email _____

Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Julie Montoya

Signature Julie Montoya

Address 4114 E. Southern Ave PHO AZ 85042

Email [REDACTED]

Phone Number [REDACTED]

land line

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Benny Montoya III

Signature Benny Montoya III

Address 4114 E. Southern Ave PHO AZ 85042

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Berita Martinez

Signature *Berita Martinez*

Address 6208 S 40TH PL.

Email _____

Phone Number _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Joe Anna Hidalgo

Signature *Joe Anna Hidalgo*

Address 6202 S 40th PL

Email _____

Phone Number _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Carlos Castida

Signature [Handwritten Signature]

Address 6202 S. 40th Place

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name [Redacted]

Signature Jami Tanner

Address 6024 S 43rd St, Phoenix AZ 85042

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name GRANNA MIRANDA

Signature *Granna Miranda*

Address 6224 S 40th Pl

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

Address _____

Email _____

Phone Number _____

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Name Domenica Reyna

Signature Domenica Reyna

Address 7446 S 46 St.

Email 

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Adam Carrasco

Signature Adam Carrasco

Address 4601 E. Darrow St

Email _____

Phone Number _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name DANNY CARTAGENA

Signature [Handwritten Signature]

Address 4607 E. DARROW STREET
PHOENIX AZ 85012

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name MARTIN OLIVERA *

Signature [Handwritten Signature]

Address 4177 E DARROW ST PHOENIX AZ

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name NASSIR Almtary

Address 6608 S 40th Way

Email _____

Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Wafiya Almtary

Address 6608 S 40th Way

Email _____

Phone 


As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name DAVID ROJAS
Signature [Handwritten Signature]
Address 7414 S 46TH ST PHX, AZ
Email [Redacted]
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name TERI BOJAS
Signature [Handwritten Signature]
Address 7414 S. 46TH ST
Email [Redacted]
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name O. RODRIGUEZ
Signature O. Rodriguez
Address 4108 E. SOUTHERN AVE.
Email _____
Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____
Signature _____
Address _____
Email _____
Phone Number _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Ron Apodaca
Signature R. Apodaca
Address 3250 E Vineyard
Email [REDACTED]
Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____
Signature _____
Address _____
Email _____
Phone Number _____

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Name M. Mendez

Signature [Handwritten Signature]

Address 4111 E NANCY LN

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

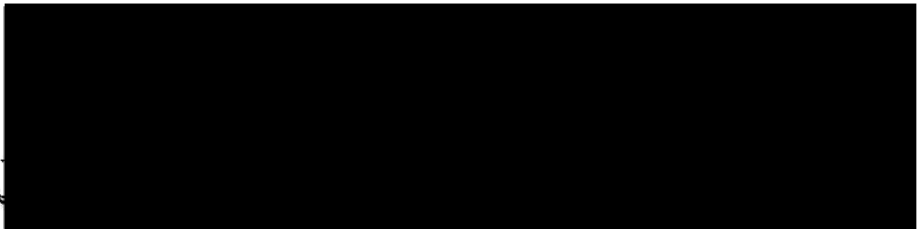
Name _____

Signature _____

Address _____

Email _____

Phone Number _____



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Printed Name Clarissa Alfonso

Address 6838 45th Way

Email _____

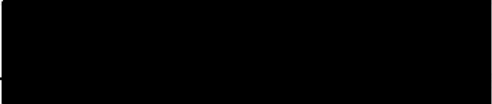
Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Rebecca Alfonso

Address 6831 S 45th Way

Email _____

Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Luciano Ortega

Signature 

Address 3240 e. southern ave

Email _____

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

Address _____

Email _____

Phone Number _____

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Name Jose D Reyna

Signature Jose D Reyna

Address 7446 S 46 St, Phx AZ 85042

Email _____

Phone Number _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

Address _____

Email _____

Phone Number _____

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Name Mariah Dominguez

Signature 

Address 1376 W. Baseline RD

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

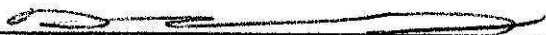
Address _____

Email _____

Phone Number _____

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Name Dustin Dominguez

Signature 

Address 6637 S 42nd St

Email _____

Phone Number _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Chris Olin

Signature 

Address 6637 S 42nd St

Email _____

Phone Number _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Paloma Lupericio

Signature 

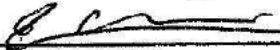
Address 6802 S 41st Pl

Email —

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Jose Vega

Signature 

Address 6802 S 41st place

Email —

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Hrayan-lee Muldrew
Signature *Hrayan-lee Muldrew*
Address 6801 S. 40th way
Email [REDACTED]
Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Larry Alvarez
Signature *Larry Alvarez*
Address 2724 E. Margarita Ave
Email [REDACTED]
Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Rocio Rubio
Signature [Signature]
Address 4433 E. MALDONADO
Email _____
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

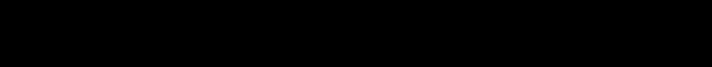
Name MARCOS PANGIEZ
Signature [Signature]
Address 4177 E DARROW ST PHOENIX AZ
Email _____
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Paminda Blake

Signature P Blake

Address 4045 E Maldonado

Email 

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name CRISPIN CHAVIRA

Signature Crispin

Address CR 4036 E MALDONADO RD

Email 


Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Michael Abril

Address 4401 E. Maldonado Dr.

Email _____


Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Tracey Abundio-Flores

Address 6616 S 43rd St

Email _____

Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Kelly Batke ✓

Signature *Kelly Batke*

Address 1664 S. 40th Place

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

Address _____

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Name Alexander Zavala

Signature [Signature]

Address 4265E V. K. Road

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Robert J. Covert

Signature [Signature]

Address 4002 @ South Mountain Ave

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Mannetta Davis

Signature Mannetta Davis

Address 4130 E. St Catherine Ave

Email _____

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

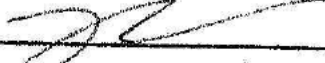
Address _____

Email _____

Phone Number _____

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Name JAY LOPEZ

Signature 

Address 2602 E. BEAVER

Email _____

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

Address _____

Email _____

Phone Number _____

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Name Alexis Jean Mardikian
Signature [Handwritten Signature]
Address 8864 West Willowbush Ave
Email [Redacted]
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Sannie Bayman
Signature Sannie Bayman
Address 5505 S. 91st Pl
Email [Redacted]
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Eisa Santella

Signature 

Address 6002 S 40th

Email 

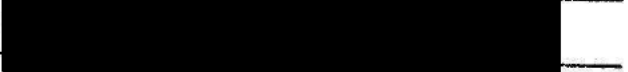
Phone Number 

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Name Kristine Ortiz

Signature 

Address 4020 E Alta Vista Rd

Email 

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Joshua Martinez

Signature Joshua Martinez

Address 4045 East Catherine

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Sonja Ann Cole

Signature Sonja Ann Cole

Address 4039 E Saint Catherine Ave

Email _____

Phone Number _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Joangel Solarzario

Signature [Handwritten Signature]

Address 6236 S 40th Pl

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Tanisha Tecumseh

Signature [Handwritten Signature]

Address 6236 S 40th Pl

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name GREG MASCARO

Signature *Greg Mascaro*

Address 3927 E. ST CATHERINE AVE PHX

Email [REDACTED]

850212

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

Address _____

Email _____

Phone Number _____

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Name Aurora Powell

Signature Aurora Powell

Address 6036 S. 41st st

Email _____

Phone Number _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Scott M. Jones

Signature Scott M. Jones

Address 4207 E. Nancy Lane

Email _____

Phone Number _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name MANUEL GAWO

Signature *Manuel G. Gawo*

Address 2712 F WILSON PL

Email _____

Phone Number _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Eduardo Montano

Signature _____

Address 4138 E. Burgess Ln.

Email _____

Phone Number _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name FRANK, ANNA LEON

Signature *Anna Leon*

Address 4143 E. Burgess Lane

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name JENNIFER GARZON

Signature *Jennifer Garzon*

Address 600 W Grand Ave

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Itzel Soria

Signature [Handwritten Signature]

Address 4133 E Nancy Ln

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

T Name Becky Harker

Signature [Handwritten Signature]

Address 4018 E Apollo Rd Phoenix

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Gustavo Pirez
Signature [Handwritten Signature]
Address 4016 E Nancy Ln
Email _____
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____
Signature _____
Address _____
Email _____
Phone Number _____

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Printed Name Lance Allen

Address 4312 E Apollo Rd

Email _____

Phone _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name ~~XXXXXXXXXX~~

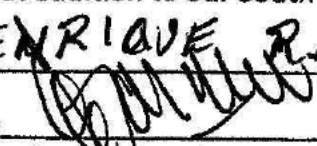
Address _____

Email _____

Phone _____

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Name ENRIQUE RASCON R

Signature 

Address 4031 E. SAINT CATHERINE AVE

Email 

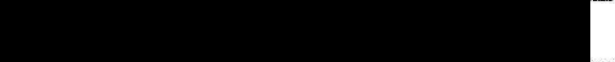
Phone Number 

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Name Leticia Gonzalez

Signature 

Address 6424 S 40 PI

Email 

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

* Name Michael Pupateo

Signature [Signature]

Address 4041 E. Nancy Lane

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Natalia Lopez

Signature [Signature]

Address 7002 E. St. Catherine

Email [Redacted]

Phone Number [Redacted]

[Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Benjamin Alrich

Address 6042 S 40th Pl

Email _____

Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Eric Anderson

Address 6015 S 41st Pl

Email _____

Phone 

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X Name HUGO MONTE S
Signature [Handwritten Signature]
Address 4118 E. ST. CATHERINE, AU
Email [Redacted]
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____
Signature _____
Address _____



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Name Paul E Davis

Signature Paul E Davis

Address 4001 E Alta Vista Rd Phoenix AZ

Email _____

Phone Number  _____

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Name _____

Signature _____

Address _____

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Printed Name Richard Allen

Address 4349 E. Burgess Ln

Email _____

Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Adam Aguilar

Address 6845 S 44th Way

Email _____

Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Ivan Sanchez

Signature [Handwritten Signature]

Address 4222 e Saint Anne Ave Phx Az

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Lucero Molina

Signature [Handwritten Signature]

Address 4222 E Saint Anne Ave Phx Az

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Ariana Fernandez

Signature Ariana Fernandez

Address 6034 S 43rd St Phoenix, AZ 85042

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

Address _____

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Name Carmela Flores Rodriguez

Signature 

Address 4133 E Burgess Ln 85042

Email 

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

Address _____

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Printed Name Sandra Albarran

Address 4441 E. Vineyard Rd

Email _____

Phone _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Rosalina Acevedo

Address 6039 S. 46th St.

Email _____

Phone _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Kimberly Hernandez
Signature *Kimberly Hernandez*
Address 5624 S 40th Pl Phoenix AZ 85040
Email [REDACTED]
Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Summa Winburn
Signature *Summa Winburn*
Address 5674 S 40th Pl
Email [REDACTED]
Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Jesse Alcala

Address 6621 S 40th Way

Email _____

Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Tera Alejandro

Address 4149 E. Alta Vista Rd.

Email _____

Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Martha Aguilar

Address 6002 S 40th St

Email _____

Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Carlos Aguilar

Address 6813 S 46th St

Email _____

Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Arbeed Pasco

Signature [Handwritten Signature]

Address 4102 E Nancy Ln

Email _____

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

Address _____

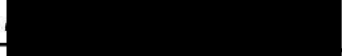
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Name Javier Torres

Signature Javier T.

Address 5440 S 47th Phoenix AZ.

Email _____

Phone Number: 

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Name _____

Signature _____


Address _____

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Printed Name Crystal Alvarez

Address 6431 S 46th way

Email _____


Phone 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Erik Alvarez

Address 6023 S 42nd St

Email _____

Phone 

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Name Candel Pilar

Signature Candel Pilar

Address 4096 E Saint Catherine Phoenix Az 85042

Email _____

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name _____

Signature _____

Address _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Brian Williams

Signature Brian L Williams

Address 41102 E Alta Vista

Email _____

Phone Number _____

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Name _____

Signature _____


Address _____

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Printed Name Rene Alvarez

Address 6814 S 44th Way

Email _____

Phone 

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Printed Name Catalina Alvarez

Address 6023 S 42nd St

Email _____

Phone 

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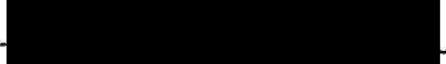
T

Name ROBERT P WHITE

Signature Robert P. White

Address 6230 S 40th Pl

Email _____

Phone Number 

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Signature _____

Address _____

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Name Gene Marshall

Signature *Gene Marshall*

Address 3421 E Elwood

Email [REDACTED]

Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Aaron Marshall

Signature *Aaron Marshall*

Address 3421 E Elwood

Email [REDACTED]

Phone Number [REDACTED]

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Name Bonnie Stief

Signature Bonnie Stief

Address 4127 E. STANWEE

Email [REDACTED]

Phone Number _____

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Name _____

Signature _____

Address _____

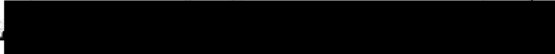
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Name Ruth Piron

Signature Ruth Piron

Address 4228 E Saint Anne

Email 

Phone Number 

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Name Eduardo Aranda

Signature Eduardo Aranda

Address 4140 E Alta Vista

Email 

Phone Number 

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Name Rosa Hernandez

Signature *Rosa Hernandez*

Address 6045 Sycamore St

Email _____

Phone Number 

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Name *J*

Signature _____

Address _____

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Printed Name Rad Aladd

Address 6621 S 40th way

Email _____

Phone 

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Printed Name Patricia Alabi

Address 6621 S 40th way

Email _____

Phone 

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Name Kathleen Pettycrew

Signature [Handwritten Signature]

Address 4149 E. Berwick Ln

Email [Redacted]

Phone Number [Redacted]

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Name _____

Signature _____

Address _____

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Name

Signature

Address

Email

Phone Number

Adrián Burquez

Adrián Burquez

4308 Saint Anne Ave Phx AZ 85042

[Redacted]

[Redacted]

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Name

Signature

Address

Email

Phone Number

Waquelyne Chavez

Waquelyne Chavez

4308 Saint Anne Ave Phoenix AZ 85042

[Redacted]


[Redacted]

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Printed Name Anjesia Acevedo

Address 4723 E saint charles Ave

Email _____

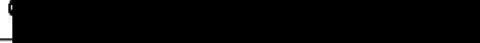
Phone 

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Printed Name Fernando Abundis

Address 7002 S 47th St

Email _____

Phone 

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*Name Victor Ponce
Signature Victor Ponce
Address 4311 E St Anne Ave
Email [REDACTED]
Phone Number [REDACTED]

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Name Leticia Carrasco
Signature Leticia Carrasco
Address 4311 E Saint Anne Ave
Email [REDACTED]
Phone Number [REDACTED]

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Name Jesus Rafael Ponce
Signature [Handwritten Signature]
Address 4311 E SAINT ANNE AVE
Email [Redacted]
Phone Number [Redacted]

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Signature _____
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Email _____
Phone Number _____

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Name RUFUS MONTAGNA

Signature Rufus Montagna

Address 4312 E SOUT ANNO

Email _____

Phone Number 

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Signature _____

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Printed Name Margarita Alvarez Fernandez

Address 6619 S 46 Pl

Email _____

Phone 

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Printed Name Joseph Alvarado

Address 4521 E Fremont St

Email _____

Phone 

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T Name Nydia Samaniego

Signature [Handwritten Signature]

Address 4023 E. Apollo Rd Phoenix AZ 85042

Email _____

Phone Number _____

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Printed Name Amina Aden

Address 4119 E Burgess Ln

Email _____

Phone _____

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Printed Name Shakira Aden

Address 4119 E Burgess Ln

Email _____

Phone _____

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Name Pete

Signature Pete Bar

Address 4731 E. Bayou Ln Apt. 1104

Email _____

Phone Number _____

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Signature _____

Address _____

Email _____

Phone Number _____

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Name Sergio Garcia
Signature Sergio Garcia
Address 4032 E. Burgess Ln
Email none
Phone Number [REDACTED]

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Name Maria Eugenia Vera
Signature Maria Eugenia Vera
Address 4032 E. Burgess Ln
Email [REDACTED]
Phone Number [REDACTED]

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Name Jacqueline Poole

Signature Jacqueline Poole

Address 4017 E Burgess Ln Phoenix AZ 85042

Email [REDACTED]

Phone Number [REDACTED]

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Name Kory Stingley

Signature Kory Stingley

Address 4017 E Burgess Ln Phoenix AZ 85042

Email 3256@kln [REDACTED]

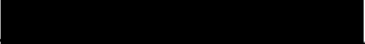
Phone Number [REDACTED]

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Printed Name Michael Almanza

Address 4123 E. Saint Catherine Ave

Email _____

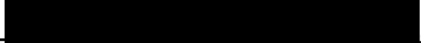
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Printed Name Thad Allen

Address 4130 E Apollo Rd

Email _____

Phone  _____

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Name Gilbert Diaz Jr

Signature Mutual

Address 1236 W. Hermosa Dr

Email [REDACTED]

Phone Number [REDACTED]

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Name Joseph Jordan

Signature Joseph Jordan

Address 4159 E Wayland RD

Email 

Phone Number 

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Signature _____

Address _____

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Name Alex Conley

Signature [Handwritten Signature]

Address 4015 S. 4th St

Email [Redacted]

Phone Number [Redacted]

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Signature _____

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Name Victor M Macias
Signature *Victor Macias*
Address 4014 E ST Catherine Ave.
Email _____
Phone Number 

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Signature _____
Address _____



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Name Luis Galindo
Signature [Handwritten Signature]
Address 6048 541st
Email [Redacted]
Phone Number [Redacted]

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Name Paulino Matrigal
Signature [Handwritten Signature]
Address 6048 541st
Email [Redacted]
Phone Number [Redacted]

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Name DeAndre Nelson
Signature DeAndre Nelson
Address 5833 S. 42nd PL
Email [REDACTED]
Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

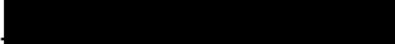
Name Kelsie Cooke
Signature Kelsie Cooke
Address 51048 S 44th Pl
Email [REDACTED]
Phone Number [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Joyce Amstrong

Address 4514 E. Saint Anne Ave

Email _____

Phone  _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name _____

Address _____

Email _____

Phone _____

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Charles L. Smith

Signature Charles L. Smith

Address 5228 S. 48th St Phoenix, AZ 85040

Email 

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Yecenia Lopez

Signature Yecenia Lopez

Address 4514 E Burgin Ln Phoenix AZ 85042

Email 

Phone Number 

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Denice Andrade

Address 6220 S 47th Pl

Email _____

Phone [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the south west corner of 40th Street and southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our south mountain community.

Printed Name Ismael Andrade

Address 6220 S 47th Pl

Email _____

Phone [REDACTED]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Crath Messersmith

Signature [Handwritten Signature]

Address 7426 S. 46th St

Email [Redacted]

Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Julie L Messersmith

Signature [Handwritten Signature]

Address 7426 S. 46th St

Email [Redacted]

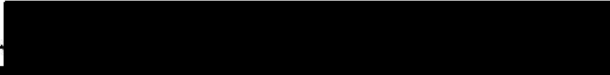
Phone Number [Redacted]

As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Gerardo Ruiz

Signature Gerardo Ruiz

Address 7408 S. 46th St.

Email gerardo.ruiz@ 

Phone Number 

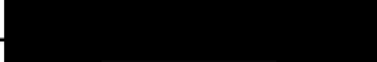
As a resident of the South Mountain Village Community, I am in support of the zoning case # Z-35-20-8 and GPA -SM-1-20-8 for the property located at the South West Corner of 40th Street and Southern Parcel numbers 122-79-019B and 122-79-019C being developed into the Sanctuary at South Mountain. The Sanctuary at South Mountain is a single-family home rental community of approximately 198 units. I believe that this will be a great addition to our South Mountain Community.

Name Maria Ruiz

Signature Maria Ruiz

Address 7408 S. 46th St

Email _____

Phone Number 

From: [Hannah Bleam](#)
To: [Trent Marchuk](#)
Cc: [Enrique A Bojorquez-Gaxiola](#); [Sandy Bawden](#); [Somos BuildBam](#); vanjacksonaz@gmail.com
Subject: RE: South Mountain VPC informational meeting - August 11, 2020 at 6pm (r Z-35-20-8 and GPA-SM-1-20-8)
Date: Thursday, December 3, 2020 3:04:15 PM

Good afternoon Trent,

I wanted to provide an update. We are taking a look at the site plan and will be making some modifications based on feedback. We want to ensure that the responses to the questions are the most current and therefore we will update and send you the most current version when the site plan is complete.

Feel free to reach out if you would like to discuss.

Thank you,

Hannah Bleam, AICP
Land Use Planner
Withey Morris, PLC
2525 E. Arizona Biltmore Cir, Ste A-212
Phoenix, AZ 85016
Phone: 602-230-0600



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From: Hannah Bleam
Sent: Wednesday, December 2, 2020 7:17 PM
To: Trent Marchuk <trentchristopher@gmail.com>
Cc: Enrique Bojorquez <enrique.bojorquez-gaxiola@phoenix.gov>; Sandy Bawden <skb5775@gmail.com>; Somos BuildBam <somosbuildbam@gmail.com>; vanjacksonaz@gmail.com
Subject: RE: South Mountain VPC informational meeting - August 11, 2020 at 6pm (r Z-35-20-8 and GPA-SM-1-20-8)

Good evening,

Regarding the most recent neighborhood meeting, the affidavit of notification and details were

Enrique A Bojorquez-Gaxiola

From: Trent Marchuk <trentchristopher@gmail.com>
Sent: Thursday, December 3, 2020 12:43 PM
To: hannah@withey.com; Enrique A Bojorquez-Gaxiola
Cc: Sandy Bawden; Somos BuildBam; vanjacksonaz@gmail.com
Subject: Re: South Mountain VPC informational meeting - August 11, 2020 at 6pm (r Z-35-20-8 and GPA-SM-1-20-8)
Attachments: Notification of 40th St & Southern SMVPC 10-30-20 (1).pdf

Enrique - please continue to add this thread to the case file.

Hi Hannah,

Wonderful; that was the meeting to which we were made aware. See attached.

We are happy to report that the resident collective has made significant inroads with the residents on the east side of 40th St, as well as in BHRE, Ravenswood, and the residents and nurseries within the northern half of the MUA. We are all deeply opposed to this proposed PUD.

It should be noted that the attached notification stated, "the general plan amendment request adds 10-15 du/acre designations to the MUA general plan designation to this property."

The attached notice therefore indicated to the neighbors that we would be subject to reviewing the same failed proposal for a fourth time. While the Applicant and her team may receive remuneration for engaging in this activity, the neighbors simply do not. It is of little surprise the neighbors saw through this naked attempt at checking a box in the process and did not countenance their participation on Nov 18. The neighbors continue to plead for a good faith effort by the Applicant to actually resolve our unresolved concerns.

On Nov 11, during the second information Session, the SMVPC Chair asked the Applicant to work with the neighbors to resolve the neighbors' unresolved concerns. As I have consistently been the spokesperson for the collective, I can state that the Applicant has done no such thing - as of today. The conversations I have had with the Applicant (or her representatives) occurred on the following dates with the following individuals. Contemporaneous notes on these conversations can be found in the case file.

- Aug 14, 2020 - Beth Hintze and Trent Marchuk
 - Beth stated she had alternative options for developing the land in conformance to the existing land use regulations and city's vision
 - Beth initiated an ultimatum to the neighbors and requested Trent represent it to the neighbors
- Aug 18, 2020 - Beth Hintze and Trent Marchuk
 - Beth reiterated her ultimatum to the neighbors
 - Note: on Nov 10, the neighbors officially responded to the ultimatum via the SMVPC and asked for Beth to pursue her alternative options rather than this failed proposal
 - Trent stated that if Beth is able to develop the land however she deems fit within the existing rules, then she will very likely garner the support of the neighbors.
- Nov 17, 2020 - Scott Brown and Trent Marchuk
 - Scott Brown left a voicemail requesting to meet with Trent Marchuk on Fri, Nov 20 or early the week of Nov 23
- Nov 19, 2020 - Scott Brown and Trent Marchuk

- Scott Brown requested Trent to setup a meeting with Scott Brown and the leaders of the resident collective for after Thanksgiving.
- Trent emphasized a willingness to meet with the caveat that the agenda be new and/or novel; the neighbors cannot be expected to review the same failed proposal a fourth time when the case file has ample documentation on the neighbors' objections and openness to alternative development options. Trent requested a "back of the napkin" revised site plan to help gauge whether the neighbors' feedback was actually being incorporated.
- As of Dec 3, the Applicant has not reached back out to meet with the neighbors - at least with those of this collective who have been the primary spokespeople for the neighbors since July.

In addition to the above limited conversations, the neighbors have registered their perspective on this failed proposal in many instances. Details on the below, and more, are abundantly in the case file.

- Jul 15 - Via email, the neighbors submitted a question packet to the Applicant.
 - On Aug 4, the Applicant promised to respond to "all" questions. As of Dec 3, 2020, the neighbors have yet to receive the promised reply.
- Jul 16 - The first Neighborhood Meeting
 - Note: the Applicant disallowed verbal engagement from the community and did not allow for the neighbors to see each other's questions.
 - The Applicant shared the responses to the neighbor's questions on Dec 2, though that was also promised on Aug 4.
- Aug 11 - First SMVPC Informational Meeting
 - Multiple neighbors yielded their time to Trent Marchuk, representing somosbuildbam.org [somosbuildbam.org]
 - The near ubiquitous failings of the first proposal relative to the existing land use regulations and the city's vision were enumerated in detail
- Nov 11 - Second SMVPC Informational Meeting
 - Multiple neighbors yielded their time to Trent Marchuk, representing somosbuildbam.org [somosbuildbam.org]
 - The continued near-ubiquitous failings of the second proposal, newly considering the stipulations and history of the northern C-2 parcel, were detailed in a document provided the SMVPC in advance and referenced in the neighborhood's statement
 - The diverse collective of neighbors who have heavily invested in the MUA relying upon the city's published documents were highlighted
 - The Applicant's ultimatum and the ability for the Applicant to have viable alternative options for this land, which are preferred by the neighbors, were formally recognized.

Therefore, given the above, it appears that the Applicant has not and continues to not work in good faith with the neighbors to find an amicable solution.

The term "bulldoze the neighbors", as used by the Applicant herself, appears to summarize the approach the neighbors have consistently experienced since July.

We hope that the Applicant will finally heed the neighbors' requests: review the abundant documentation in the case file representing the neighbors' perspectives and suggest a meeting (including a novel and new agenda) with the neighbors incorporating a good faith effort to actually resolve the neighbors unresolved concerns.

We look forward to reaching a mutually amicable solution,
 Trent Marchuk
somosbuildbam.org [somosbuildbam.org]

On Wed, Dec 2, 2020 at 7:16 PM Hannah Bleam <hannah@withey.com> wrote:



October 30, 2020

Re: Notification of South Mountain Village Planning Committee Informational Presentation and Virtual Neighborhood Meeting Regarding The Rezoning And General Plan Amendment For The Property Located Approximately 340 Feet West Of The Southwest Corner Of 40th Street And Southern Avenue, Phoenix (Case Nos. Z-35-20-8 and GPA-SM-1-20-8)

Dear Property Owner or Registered Neighborhood Association Representative:

Brown Group Inc. (the "Applicant") proposes to develop the approximately 17-acre property located 340 feet west of the southwest corner of 40th Street and Southern Avenue in Phoenix (the "Property"). The Property has remained vacant for years and is currently zoned C-2 (Intermediate Commercial) and Suburban S-1 District – Ranch or Farm Residence, within the Baseline Area Overlay District (BAOD). The request is to rezone to a Planned Unit Development (PUD) zoning designation to accommodate the development of a detached and duplex single-family rental unit project (the "Project"). The PUD incorporates many of the applicable standards and design guidelines found in the BAOD and Mixed Use Agriculture (MUA) districts. A copy of the PUD development narrative containing the complete details of the request is on file with the City of Phoenix Planning and Development Department and accessible online at <https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases>. In addition, the existing general plan land use designation is MUA and the general plan amendment request adds Residential – 10-15 du/acre designation to the MUA general plan designation on the Property.

The goal of the Project is to provide high-quality housing options of single-family style of living, with both detached homes and duplex homes, with shared common amenities. Attached is a site aerial and an updated conceptual site plan. Other pertinent application materials, such as renderings and elevations, may be viewed via the project website at: <http://www.40thandsouthern.com>

We wanted to inform you that a Village Planning Committee meeting has now been scheduled to provide additional information about the development and a second virtual neighborhood meeting has also been scheduled.

South Mountain Village Planning Committee Meeting

The South Mountain Village Planning Committee meeting will be a virtual meeting. The meeting details are as follows:

South Mountain Village Planning Committee Meeting

Date: Tuesday, November 10
Time: Begins at 6:00pm
Location: Meeting will be held virtually. To participate, please see the instructions on the agenda on the public meeting notices website:
<https://www.phoenix.gov/cityclerk/publicmeetings/notices>

For questions regarding the format of this meeting, please contact the South Mountain Village Planner, Enrique Bojorquez-Gaxiola, who may be reached at (602) 262-6949 or enrique.bojorquez-gaxiola@phoenix.gov.

You are welcome to attend this meeting to learn about the case and make your opinions known. Please confirm the meeting details with the City of Phoenix Planning and Development Department before attending as they are subject to change. Meeting information is also found on signs posted on the site. You may also make your feelings known on this case by writing to the City of Phoenix Planning and Development Department, 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003, referencing the case number. Your letter will be made part of the case file.

The South Mountain Village Planning Committee will review the case at a future meeting to provide a recommendation. This meeting and future meetings/hearings have not yet been scheduled. You will receive a subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled.

Virtual Neighborhood Meeting

Typically, we would invite you to an in-person meeting to discuss the case. However, the City of Phoenix declared a Local Emergency on March 20, 2020 due to COVID-19 concerns, which prevents group gatherings. Therefore, we are hosting a second virtual neighborhood meeting to discuss the project, the details are as follows:


Virtual Neighborhood Meeting

Date: Wednesday, November 18
Time: Begins at 5:30pm
Location: *Virtual

*To participate in the meeting, please email Hannah Bleam at hannah@witheymorris.com and request a link to the meeting. In addition, if you wish to speak during this virtual neighborhood meeting, please indicate that in your email to Ms. Bleam. The only way to access the meeting will be via the link from Ms. Bleam.

You may also contact Hannah Bleam at this office to learn more about these cases and express your thoughts. She can be reached via e-mail at hannah@witheymorris.com and via telephone at (602) 230-0600.

Very truly yours,
WITHEY MORRIS P.L.C.

By 
Jason B. Morris

Enclosures

Aerial Map





HOUSE

HOUSE

GARAGE

submitted to the city and are apart of the case file that Enrique can share with you. In addition, we had one resident register for the meeting; however, no one ended up showing up (except the development team).

The additional question/responses will be sent this week.

Thank you,

Hannah Bleam, AICP
Land Use Planner
Withey Morris, PLC
2525 E. Arizona Biltmore Cir, Ste A-212
Phoenix, AZ 85016
Phone: 602-230-0600



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From: Trent Marchuk <trentchristopher@gmail.com>
Sent: Wednesday, December 2, 2020 7:02 PM
To: Hannah Bleam <hannah@witheymorris.com>
Cc: Enrique Bojorquez <enrique.bojorquez-gaxiola@phoenix.gov>; Sandy Bawden <skb5775@gmail.com>; Somos BuildBam <somosbuildbam@gmail.com>; vanjacksonaz@gmail.com
Subject: Re: South Mountain VPC informational meeting - August 11, 2020 at 6pm (r Z-35-20-8 and GPA-SM-1-20-8)

Hi Hannah,

Thank you for providing the responses to the questions asked during the first neighborhood meeting. It's interesting to note that the responses appear to be written over four months after the meeting.

When should we expect to receive the promised written responses to the questions submitted from the neighbors on July 15, 2020?

Lastly, in the recent attachment is reference to a "neighborhood meeting" on Nov 18, 2020. Can you provide details on that meeting, including the neighborhood notification process and participants?

Regards,
Trent

On Wed, Dec 2, 2020 at 6:53 PM Hannah Bleam <hannah@witheymorris.com> wrote:

Good evening,

I apologize for the delay. Please find the attached questions and responses from the neighborhood meeting.

We are happy to answer any questions you and the neighbors have. Feel free to give me a call or send an email if others arise.

Thank you,

Hannah Bleam, AICP
Land Use Planner
Withey Morris, PLC
[2525 E. Arizona Biltmore Cir, Ste A-212](#)
Phoenix, AZ 85016
Phone: 602-230-0600



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From: Trent Marchuk <trentchristopher@gmail.com>

Sent: Wednesday, December 2, 2020 4:32 PM

To: Hannah Bleam <hannah@witheymorris.com>; Enrique Bojorquez <enrique.bojorquez-gaxiola@phoenix.gov>

Cc: Sandy Bawden <skb5775@gmail.com>; vanjacksonaz@gmail.com; Somos BuildBam <somosbuildbam@gmail.com>

Subject: Re: South Mountain VPC informational meeting - August 11, 2020 at 6pm (r Z-35-20-8 and GPA-SM-1-20-8)

@Enrique - Please add this email to the case file for Z-35-20-8 and GPA-SM-1-20-8

Hi Hannah,

40th and Southern Rezoning
Virtual Neighborhood Meeting Chat
July 16, 2020
Questions and Responses

17:39:27 From Trent Marchuk to Withey Morris(Privately) : kindly request time to speak, when appropriate

17:45:27 From Roque & Maria to Withey Morris(Privately) : What is a diff. Between rental and apt?

- These residences are a hybrid between an apartment unit and a single-family home. They typically are single-story & two-story, detached & attached, with a small backyard patio and include amenities such as a community pool, fitness center, dog park & dog washes.
- Unlike traditional two- or three-story apartment complexes which are vertical, all of the homes are single story with a private backyard (with few 2-story homes). Our single-family luxury rental homes allow our residents to enjoy a carefree lifestyle as someone else tends to the home and yard maintenance. A socially active lifestyle and beautiful amenities engage the residents, creating friendships and a true sense of community. The gated, professionally managed communities feature one-, two-, three bedroom technology-forward homes with 10' ceilings, large private backyards & community clubhouse (pool, fitness & resident lounge) & dog parks. The homes range in size from 692 square feet to 1,391 square feet. The smartest home technology package available includes keyless entry, doorbell cameras, light controls, thermostat, motion detector and all security systems.
 - Traditional Apartments:
 - Typically, 30+ du/ac
 - 2 – 6 stories
 - Average unit size in AZ - 823 square feet
 - Single Family for Rent community:
 - Between 10 – 12 du/ac
 - Majority single-story
 - The average unit size – 1,000 square feet

17:46:41 From Roque & Maria to Withey Morris(Privately) : Why are you blocking group chat?!

- Due to the large number of participants at this meeting, we are using the chat function to field questions regarding the project and request.

- 17:47:27 From Zack Bruce Lindsay to Withey Morris(Privately) : How many parking spot?
- There are currently 443 parking spaces proposed for the project.
- 17:49:21 From LPeterson to Withey Morris(Privately) : Will they be section 8?
- This will not be Section 8 housing.
- 17:55:12 From Zack Bruce Lindsay to Withey Morris(Privately) : Are there more detailed renderings .. "Two story"
- We do not have these renderings. But the two story renderings will have many of the same design details that the one-story rendering included. (Please note renderings are now available with the newest version of the PUD available online with more design details)
- 17:55:33 From LPeterson to Withey Morris(Privately) : What is the set back between houses?
- Not determined at this point. But the setback will be consistent with the building code requirements.
- 17:55:48 From Sean Kelly to Withey Morris(Privately) : Speak to the rezone process. If rezoned to meet requirement, what stops the browns selling to another who is now cleared to build apartments
- The developer on the project will be the ones to develop and own the property.
- 17:55:51 From Tanis & Ambrose Earle to Withey Morris(Privately) : Rental rates for 1, 2 & 3 bedroom?
- These will be dictated by the market at the time they are developed.
- 17:56:05 From van jackson to Withey Morris(Privately) : You want to emphasize single family so much, what is the number of single vs the duplex? Isnt it a vary small percent?
- The percentage of detached units is 25% and duplex (attached) units is 75%.
- 17:56:19 From LPeterson to Withey Morris(Privately) : How much will the rent be?
- These will be dictated by the market at the time they are developed.
- 17:56:32 From Roque & Maria to Withey Morris(Privately) : What is the difference between rental versus apts when it comes to tenants, traffic, visitors.
- Generally traditional apartments have a higher density (or more people) on the property. Traditional apartment could have about 30 dwelling units/acre, while this product is approximately 11-12 dwelling units/acre. Therefore, there would be more tenants, traffic, and visitors on a more traditional apartment complex.
- 17:56:43 From Zack Bruce Lindsay to Withey Morris(Privately) : Ratio of Two story Vs. Single story?

- The number of one story homes will be 76% and the number of two-story home will be 24%. There will be no two story homes along the southern property line, they will mostly be located toward Southern Avenue.

17:57:27 From Jolyn's iPhone to Withey Morris(Privately) : how wide are streets. HOA? will parking be allowed on street?

- The internal drive aisles will be a minimum of 24 feet wide, per City of Phoenix requirements. The property will be managed by a property management company, and it will not have an HOA. Parking requirements for this development will be met on-site.

17:57:42 From Robert Underwood to Withey Morris(Privately) : I feel the density is to high, would you be willing to lower the density?

- We are still evaluating the proposed density and will continue to have discussions around density with the community and City staff. (Please note that units have been reduced since the time these questions were asked).

17:57:51 From Tanis & Ambrose Earle to Withey Morris(Privately) : Size of back yard?

- The size of the private backyards will be between 192-276 square feet. There is also shared common open space and amenities on the site.

17:58:21 From Roque & Maria to Withey Morris(Privately) : Why just not LARGE homes?

- The single-family rental product is something that has not been developed in this area and there is a need for quality housing that is accessible to a number of people at various income levels. Homeownership is not something that everyone can afford or wishes to do, and this product provides housing for those individuals.

17:58:28 From Zack Bruce Lindsay to Withey Morris(Privately) : Why not Condos?

- The parcel is owned as one parcel with the single-family rental product. Condos would be individually owned and platted.

17:58:39 From Roque & Maria to Withey Morris(Privately) : ...privately owned?

- The single-family rental product is something that has not been developed in this area and there is a need for quality housing that is accessible to a number of people at various income levels. Homeownership is not something that everyone can afford or wishes to do, and this product provides housing for those individuals.

17:58:56 From Trent Marchuk to Withey Morris(Privately) : If the neighbors cannot be allowed to speak, I would ask that all neighbors who desired to speak to submit their statements via email to both Hannah and Enrique (with the city)?

- We are always available to discuss this project with neighbors anytime. Feel free to contact Hannah Bleam at Hannah@witheymorris.com or 602-230-0600.

17:59:04 From georgebinghamii to Withey Morris(Privately) : what is size of back yards?

- The size of the private backyards are on average 192-276 square feet. There is also shared common open space on the site.

18:00:35 From LPeterson to Withey Morris(Privately) : The homes in Heard Ranch are currently selling for 600-700 thousand. What would be the benefit of being located next to low cost rentals? How will it effect our values?

- This property is located adjacent to Bartlett Heard Ranch, but is also adjacent to a commercial intersection. A use, such as single-family rentals, is an appropriate transition from single-family residential to commercial uses.

18:01:55 From Kevin's iPhone to Withey Morris(Privately) : It seems with making this a multi-family property, we would be inviting a high density of people that bring an array potentially troubled people. How do we insure this won't negatively effect our neighborhood.

- The Property will be managed by a property management company to ensure that maintenance is at the highest level. In addition, each resident goes through an income qualification process and a background check.

18:02:05 From Bereket Gebre-Egziabher to Withey Morris(Privately) : how does this development / and deviation change the dynamics of the historical perspective of this community? Is it only two stories?

- The proposal is a mix of one-story and two-story homes. In addition, the Baseline Area Overlay District provides design guidelines that have been included in the proposed PUD to encourage appropriate design elements for the area.

18:03:25 From Trent Marchuk to Withey Morris(Privately) : The group has submitted detailed questions yesterday. They are too detailed to go into at this time. When will we receive the response to those questions>

- We are still working on obtaining the answers to those questions. We appreciate your patience and thank you for your engagement on the project.

18:03:37 From Roque & Maria to Withey Morris(Privately) : There is no control of future ownership, what are the covenants & restrictions for the life of the community?

- Ever resident goes through an income qualification process, as well as background check. In addition, the Management company makes sure each resident is living up their agreement, takes trash out & does not park on the street. The residents can be fined and could eventually evicted if they do not comply.

18:06:45 From Roque & Maria to Withey Morris(Privately) : Management companies will change, are there any guarantees?

- There will be agreements with the management company and residents about what is appropriate.

18:06:46 From Velins phone to Withey Morris(Privately) : did you mentioned no two stories on south side to heard ranch community?

- That is correct, there will be no two-story homes on the south property line.

18:07:12 From Tanis & Ambrose Earle to Withey Morris(Privately) : Are there limits to how many people can live in a dwelling and how is that enforced?

- It is enforced through management; they have a list of every resident by name who lives in the units.

18:07:21 From Sean Kelly to Withey Morris(Privately) : ?

18:07:30 From georgebinghamii to Withey Morris(Privately) : are there assigned parking spaces? covered or uncovered?

- There will not be assigned parking spaces and half of the parking spaces will be covered.

18:07:32 From Bereket Gebre-Egziabher to Withey Morris(Privately) : I think you should allow people to speak using their own voices as we do with yours - until we can meet as members of this community.

- Due to the large number of participants at this meeting, we are using the chat function to field questions regarding the project and request.

18:08:42 From Tanis & Ambrose Earle to Withey Morris(Privately) : Is this community gated?

- At this time there has not been a decision to gate or not-gate the community.

18:08:50 From Velins phone to Withey Morris(Privately) : are the back yards going to face south to the community?

- There are the sides of backyards and one backyard facing the southern property line. However, in between the yards is a common open space area and a landscape buffer with ample trees and landscaping. In addition, there will be a wall/fence along the southern edge of the property.

18:09:55 From Velins phone to Withey Morris(Privately) : concern for our privacy . will you put up large trees for privacy ?

- There is landscaping, included trees, proposed along the southern property line consistent with the requirements of the Baseline Area Overlay District and Mixed Use Agriculture District.

18:10:04 From Trent Marchuk to Withey Morris(Privately) : what is the plan to iteratively work with the neighbors and receive their active feedback?

- We will be hosting at least one more virtual neighborhood meeting in addition to smaller group meetings as needed. Also, we are always willing and available to discuss the project with anyone. (Please note that we hosted another neighborhood meeting on 11/18/20, which was after this meeting).

18:11:27 From georgebinghamii to Withey Morris(Privately) : Walgreen's landscaping is despicable with a multibillion dollar company they can well afford to keep their properties pristine. How do you propose in maintaining your property in an absolutely pristine condition from the Landscaping standpoint. It always looks nice on day one but from that point on unless you have someone there or someone contracting Landscaping rapidly descends into a state of disrepair. GNBII

- Thank you for the feedback regarding landscaping maintenance. We will ensure that the property and landscaping are maintained and in pristine condition.

18:12:39 From Tanis & Ambrose Earle to Withey Morris(Privately) : You didn't answer how many people can live in a dwelling... 1,2 & 3 bedroom limits please.

- It is enforced through management; they have a list of every resident by name who lives in the units.

18:15:01 From georgebinghamii to Withey Morris(Privately) : In fact if you want to see what my standard is PLEASE SEE my property in HEARD RANCH...GNBII

18:17:01 From Bereket Gebre-Egziabher to Withey Morris(Privately) : It is imperative that we have a live meeting as we move along with the pandemic <>

- At this time, given the Covid-19 impacts and risks, neighborhood meetings as recommended by the City of Phoenix will be conducted virtually.

18:17:30 From moniquebontrager to Withey Morris(Privately) : playground for residence kids?

- Thank you for the recommendation and feedback. We will consider this option as a common space amenity.

18:20:05 From Bereket Gebre-Egziabher to Withey Morris(Privately) : To preserve our community, the builder should be aware that our community should not be used for overnight parking or daytime parking.

- The required parking for the development will be done on the property.

18:20:35 From Trent Marchuk to Withey Morris(Privately) : Would the Landowner and/or their Representative be willing to work with the neighbors and the city to find a mutually acceptable alternative strategy for re-entitlement and development of these parcels?

- We are always available to listen to the neighborhood's feedback and discuss the proposal.

18:21:01 From Kevin's iPhone to Withey Morris(Privately) : didn't hear my questioned asked about problematic people in the hood. please respond.

18:21:38 From Roque & Maria to Withey Morris(Privately) : There is no control of future ownership, what are the covenants & restrictions for the life of the community?

- Ever resident goes through an income qualification process, as well as background check. In addition, the Management company makes sure each resident is living up

their agreement, takes trash out & does not park on the street. Residents can be fined & eventually evicted if they do not comply.

18:21:50 From Robert Underwood to Withey Morris(Privately) : 2nd time sending, I feel the density is to high, would you be willing to lower the density?

- We are still evaluating the density and will continue to have discussions around density with the community and City staff.

18:22:04 From Tanis & Ambrose Earle to Withey Morris(Privately) : IN CASE YOU MISSED IT - You didn't answer how many people can live in a dwelling... 1,2 & 3 bedroom limits please. Thanks

- It is enforced through management; they have a list of every resident by name who lives in the units.

18:22:56 From Kevin's iPhone to Withey Morris(Privately) : so they will watch out for child molesters, sounds great!! sounds like way too many people for a small patch of land!

18:23:31 From georgebinghamii to Withey Morris(Privately) : PARKING SPACES: WILL THE PARKING SPACES BE ASSIGNED, HOW MANY TO EACH UNIT, ARE THE PARKING SPACES COVERED OR UNCOVERED, if a tenant has multiple automobiles how is that handled? GNBII

- There are a few units that have direct garage access. About half of the parking will be covered and will be assigned parking. The open spots are unassigned. In addition, there are 50 detached garages that residents can rent. In total there are 434 parking spaces, which is a ratio of 2.19 spaces per unit. Residents can have 2 spots or two cars per unit.

18:24:18 From van jackson to Withey Morris(Privately) : and more single units instead of duplex.

- Thank you for the feedback on the ratio of detached units versus duplex unit.

18:24:31 From Kevin's iPhone to Withey Morris(Privately) : thank you for toning that down!

18:25:38 From van jackson to Withey Morris(Privately) : Hannah you are a Rockstar! Good Job!

18:26:10 From Kent June to Withey Morris(Privately) : what has the feedback or reviews been from tenants of your similar projects?

- There are no similar projects in this area.

18:26:26 From Trent Marchuk to Withey Morris(Privately) : who from the city is on this call?

- I don't believe a City representative was on the call.

18:26:41 From Tanis & Ambrose Earle to Withey Morris(Privately) : Doing any solar?

- No plans for solar. However, each unit follows energy efficient standards per building materials and appliances. Residents can control this through there Vivint Smart Home Technology Package.

18:27:11 From georgebinghamii to Withey Morris(Privately) : What's the square footage again on the three-bedroom I forgot to write it down. GNBII

- The three bedroom units are about 1,391 square feet, which is much larger than a traditional apartment.

18:27:38 From Blake Peterson to Withey Morris(Privately) : does the management company live on the property 24/7.

- They typically do not live on site. However, we have explored the option of having the maintenance person living on site. In addition, a security company, Signal 88, does drive throughs within and around the surrounding community.

18:27:46 From Zack Bruce Lindsay to Withey Morris(Privately) : Thank you :)

18:28:09 From georgebinghamii to Withey Morris(Privately) : THANK YOU! GNBII

18:28:13 From Tanis & Ambrose Earle to Withey Morris(Privately) : In summary, Tanis & Ambrose Earle @ 3602 E Vineyard Rd are not in support. Thanks and good night.

18:29:21 From Bereket Gebre-Egziabher to Withey Morris(Privately) : Thank you!

It has been over four months now since the below promise was made to the neighbors whereby the Applicant committed to respond to all neighborhood questions submitted to the Development Team. We appreciate that the Applicant committed to respond to the explicit questions asked and not rephrase the questions as presented by the neighborhood.

By when should the neighbors expect to finally receive the Applicant's answers to the neighborhood questions submitted on Jul 15, 2020?

Please note that we also continue to wait over four months for responses from the Applicant to the additional questions outlined in the thread below.

Please advise,
Trent Marchuk
somosbuildbam.org

On Thu, Aug 6, 2020 at 1:12 PM Trent Marchuk <trentchristopher@gmail.com> wrote:

Thank you Enrique for confirming this thread is now part of the case file.

Hi Hannah,

Thank you for your response. We do appreciate the clarification that the Applicant has changed their position and has committed to respond to all neighborhood questions submitted to the Development Team. We appreciate that the Applicant will respond to the explicit questions asked and not rephrase the questions as presented by the neighborhood. We also appreciate the Applicant has shared the participant list.

We request greater facilitation of community discussion by the Applicant to address community concerns and questions.

Regarding the participant list, Scott Curtis was introduced as part of the Development Team on Jul 16, 2020 and is listed in the participant list. Can you tell us who Scott Curtis is? What company does he belong to, what is his position, and what is his role and interest in this project?

It is disappointing that the neighbors had to wait over two and a half weeks (Jul 16 to Aug 4) to learn of the revisions to the original promises made by the Applicant to the Neighbors on 7/16/20. The fact we had to learn about them through our own follow-up weeks later, instead of proactive engagement by the Applicant, compounds the Neighbors' disappointment. By when should we expect to receive the Applicant's answers to the neighborhood questions submitted on Jul 15, 2020, now over three weeks ago?

As of today, 3 weeks after the July 16 meeting, the neighbors have not yet received answers to

our questions during the meeting nor have the promised neighborhood small group meetings yet been scheduled. An email was received today from the Applicant to begin scheduling small group meetings with the neighborhood. However, that meeting will not occur prior to the SMVPC Information Presentation Meeting scheduled for Aug 11, 2020.

Although we appreciate that the Applicant is now willing to provide the 7/16 notes earlier than with the Citizen Participation Report, it is disappointing that the Applicant promised those notes and responses during the meeting and did not proactively notify the neighbors of the change in plan for the release of said notes and answers. Thank you for course correcting and being willing to make the notes and answer available "early". By when should the neighbors expect to receive those notes and answers?

In summary, this thread seems to indicate a pattern that is counterproductive to the promised iterative model between Applicant and Neighbors that was promised by the Applicant to occur on and after July 16, 2020. If we misunderstand, we would appreciate an alternate interpretation of the aforementioned concerns.

Respectfully submitted,
Trent Marchuk

On Tue, Aug 4, 2020 at 3:41 PM Hannah Bleam <hannah@witheymorris.com> wrote:

Trent,

I wanted to give an update on this project. We are currently working on the answers to all questions submitted to the development team. I believe there was some misunderstanding previously. We are happy to provide answers to all questions, but some were duplicates on the chat during the neighborhood meeting. However, we will provide answers (duplicate or otherwise) to make sure all questions will be answered. In addition, we can put these answers on the forms that they were submitted, but we will also have a FAQ brochure on our website.

Also, I apologize for my previous comment that I could not get the attendee list. I did not know one could access Zoom participants from previous meetings. Like many, I am still learning all the virtual meeting software! I have attached the participant log with the names of those who attended.

In addition, I am working on the minutes for that meeting and generally we would include them in the Citizen Participation Report, but we will get those to you sooner, per your request. We are happy to provide this information early.

Keep an eye out for an email this week to schedule a small group meeting, which we are hoping to schedule for after the VPC meeting next week.

If there is anything else, do not hesitate to give me a call or send an email.

Thank you!

Hannah Bleam, AICP
Land Use Planner
Withey Morris, PLC
[2525 E. Arizona Biltmore Cir, Ste A-212](#)
Phoenix, AZ 85016
Phone: 602-230-0600



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From: Trent Marchuk <trentchristopher@gmail.com>

Sent: Saturday, August 1, 2020 2:04 PM

To: Hannah Bleam <hannah@witheymorris.com>

Cc: Sandy Bawden <skb5775@gmail.com>; vanjacksonaz@gmail.com; Enrique Bojorquez <enrique.bojorquez-gaxiola@phoenix.gov>

Subject: Re: South Mountain VPC informational meeting - August 11, 2020 at 6pm (r Z-35-20-8 and GPA-SM-1-20-8)

+ Enrique to add the below to the case file for Z-35-20-8 and GPA-SM-1-20-8.

Hi Hannah,

Thank you for the reply and letting the neighborhood know, nearly two weeks after the July 16 meeting, that the approach promised by the Applicant's Representative during the meeting has been significantly revised.

These two revisions are highly concerning, as outlined in the two items below, because they give the appearance the Applicant is attempting to discourage public awareness and discussion regarding this request.

Revision #1

Promise during the meeting: A written reply would be made by the Applicant's Representative to the neighborhood's [questions submitted on July 15, 2020](#). Subsequently, it was acknowledged by the Applicant's representative during the 7/16 meeting, that the

written responses would be then posted to the neighborhood website (somosbuildbam.org)

Revision to the promise: Per the below, the Applicant's Representative will post a FAQ document on their website to provide answers to *many* of the questions received during the neighborhood meeting and subsequently via email. (emphasis added)

Neighborhood Response: The Applicant's Representative's revised approach is appreciated as a supplement to community outreach. However, it is an example of how the Applicant appears to be insufficiently satisfying the Guidelines provided by the city in the memo "[REQUIRED NEIGHBORHOOD MEETINGS: LOCAL EMERGENCY GUIDELINES](#)". Addressing "many" of the unresolved concerns is not the same as addressing "any community concerns or questions". Absent answering the questions as originally posed in their entirety, as promised to the neighborhood by the Applicant's Representative on 7/16, the Applicant will be answering their own questions and will not have answered the unresolved concerns of the neighborhood. The same principle would apply for any unresolved concern posed during subsequent meetings or in any email regarding this project.

Revision #2

Promise during the meeting: The community would be given "ample opportunity to be heard", as stated by the Applicant's Representative on 7/16. Additionally, the attendee list, notes, questions, and answers from the July 16 meeting would be provided to the neighbors for our review following the meeting.

Revision to the promise: All meeting notes are provided in the Citizen Participation Plan that will be submitted to the City of Phoenix 15 days prior to the first VPC meeting (for recommendation), which has not yet been scheduled.

Neighborhood Feedback: By withholding key meeting information until required, per the [Planned Unit Development \(PUD\) Procedures Outline](#), the Applicant is both going back on their word to the neighborhood and the question is opened as to whether they are following the guidance provided in the [REQUIRED NEIGHBORHOOD MEETINGS: LOCAL EMERGENCY GUIDELINES](#) since "Applicants are encouraged utilize as many resources and strategies as possible to facilitate public awareness and discussion regarding the request." The revised actions cited above accomplish the opposite. The neighborhood understands that the Local Emergency Guidelines were put in place to accomplish the same goals of resolving neighborhood unresolved concerns as allowed in following the normal PUD Procedure, not as a way to bypass or delay resolving the neighborhood's unresolved concerns. Please advise if the neighborhood misunderstands how the PUD Procedure has changed during COVID.

We hope Withey Morris will re-consider the above revisions and work with the neighborhood in good faith.

Also, I do look forward to the small group meeting when it finally gets scheduled and conducted.

Thank you,
Trent Marchuk

On Wed, Jul 29, 2020 at 4:30 PM Hannah Bleam <hannah@witheymorris.com> wrote:

Good afternoon Trent,

To answer your first two questions, the FAQ's will incorporate the responses to the questions asked at the neighborhood meeting via chat and the 7/15 document. Attached are the chat questions that we received during the neighborhood meeting for your reference. It saves from zoom in a text file, but you can copy and paste into a word document easily. As noted we will be providing answers to these questions and the others on our website and will let you know when that is posted. Unfortunately the zoom calls do not save the attendee lists, but there are names on the chat (attached), so it gives you a good idea of the residents who attended. But, I saw that there were roughly 46 people who were participating on the call. All meeting notes are provided in the Citizen Participation Plan that will be submitted to the City of Phoenix 15 days prior to the first VPC meeting (for recommendation), which has not yet been scheduled.

Per the last question, I have three folks so far who have requested a small group meeting, including you. I am working on finding a date that works for everyone. I will let those who asked for a meeting know once we have a couple of date options to choose from that work for everyone's schedules. Stay tuned!

Also, if additional questions come in after the FAQs are posted online, then we are always add more questions and answers to that list. We just want to start with the questions that we have already received. But know it is a working document and resource.

As always, please call or email if you have any additional questions.

Thank you!

Hannah Bleam, AICP
Land Use Planner
Withey Morris, PLC
[2525 E. Arizona Biltmore Cir, Ste A-212](https://www.withey-morris.com)
Phoenix, AZ 85016
Phone: 602-230-0600



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intended recipient, or an employee or agent responsible for delivering the message to the intended recipient, is prohibited. If you have received this e-mail in error, please destroy the original message and all copies.

From: Trent Marchuk <trentchristopher@gmail.com>
Sent: Wednesday, July 29, 2020 3:39 PM
To: Hannah Bleam <hannah@witheymorris.com>
Cc: Sandy Bawden <skb5775@gmail.com>; vanjacksonaz@gmail.com
Subject: Re: South Mountain VPC informational meeting - August 11, 2020 at 6pm

Thank you Hannah for letting us know about the informational presentation to SMVPC currently scheduled for Aug 11.

We look forward to reviewing the FAQ document.

Please let us know when we should expect:

- * the promised meeting notes, attendees, questions, and answers from the 7/16 meeting
- * the promised written responses to the unresolved neighborhood concerns submitted 7/15
- * any updates on the promised small group neighborhood meetings discussed on 7/16

Thank you,
Trent

On Wed, Jul 29, 2020 at 3:08 PM Hannah Bleam <hannah@witheymorris.com> wrote:

Good afternoon all,

I just selected a few of you that have been engaged on this project. You will be receiving notification letters and have likely seen the sign posted on the property already, but the South Mountain VPC meeting has been scheduled for the rezoning and GPA case at 40th/Southern. This is an informational presentation only, and no recommendation will be made. Public hearing dates have not yet been scheduled since we are still early in the process. Just wanted to keep you posted on the next steps.

In addition, we are working on a FAQ document that will be posted on our website to provide answers to many of the questions we had during our neighborhood meeting and subsequently via email. I will let you know when that is posted online.

Thank you,

Hannah Bleam, AICP

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From: [Trent Marchuk](#)
To: hannah@witheymorris.com
Cc: [Sandy Bawden](#); vanjacksonaz@gmail.com; [Enrique A Bojorquez-Gaxiola](#)
Subject: Re: South Mountain VPC informational meeting - August 11, 2020 at 6pm (r Z-35-20-8 and GPA-SM-1-20-8)
Date: Saturday, August 1, 2020 2:04:48 PM

+ Enrique to add the below to the case file for Z-35-20-8 and GPA-SM-1-20-8.

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Thank you!

Hannah Bleam, AICP

Land Use Planner

Withey Morris, PLC

2525 E. Arizona Biltmore Cir, Ste A-212

Phoenix, AZ 85016

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From: [Trent Marchuk](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Patty McKinstry](#); [Patty & Bruce McKinstry](#); [Sandy Bawden](#); [Karen Mischlispy & Sue Beyer](#); [Van Jackson](#)
Subject: Mtg Notes Beth Hintze & Trent Marchuk: 40th ST and Southern Ave. Z-25-20-8 and GPA-SM-1-20-8
Date: Tuesday, August 18, 2020 5:45:35 PM

Hi Enrique,

Please add this email to the case file for Z-35-20-8 and GPA-SM-1-20-8

In summary, I met with Beth Hintze directly on two occasions and we spoke about the PUD and GPA referenced above. As the conversation was freeform, and it is customary for me to consult with the other leaders of the resident collective prior to speaking for the collective, I did mention to Beth that I could only speak for myself during these conversations and could not represent [somosbuildbam.org](#) [[somosbuildbam.org](#)] during either conversation. Beth acknowledged that distinction.

- For the single family rental proposal to have any chance of support from the neighbors, Beth was encouraged to work with the Developers to bring the PUD in compliance with the vast majority of MUA.
- Alternatively, Beth stated in terms of an ultimatum, that if the single family rental proposal were not to be approved by the neighbors, she would pursue a charter school on the s-1 parcel and high-density apartments (119 units) on the C-2 parcel
- Trent encouraged Beth to review the reported stipulations on the C-2 parcel and the resident collective would do the same
- Trent emphasized that as long as Beth is operating within the rules that govern the land, she will more than likely gain the collective's support - or at least likely not garner significant opposition from the collective.
- Beth left the conversation with two actions: 1) work with the Developer to bring the single family rental proposal into MUA compliance and 2) bring forward a back-up proposal to the single family rental option that is both in compliance with the governing rules of the land and would not require neighborhood involvement
- If Beth brings forward the above to Trent, Trent committed he would work with Beth to communicate to the neighbors the two options of Beth's ultimatum.

Please note that, after consulting with the leaders of [somosbuildbam.org](#) [[somosbuildbam.org](#)] and consistent with our mission, the resident collective would rather see the owner build out the land to however she is able within the confines of the existing governing documents than see the proposed single family rental community be built without complying to MUA. If Beth is able to successfully bring the single family rental proposal into vast conformance to the MUA, our disposition may change.

Below are the contemporaneous notes that I took relative to having spoken with Beth Hintze over cell phone.

Date: Friday, Aug 14, 2020
Start Time: 11:01a
End Time: 12:16p

- Beth's father purchased the land
 - He battled cancer

- He was a realtor who loved South Phoenix
 - Successfully developed a center in South Phoenix
 - He worked with neighbors, people got behind him, he fought and won
 - He desired similar for this property
 - Handed the keys to Jerry, Beth's husband
- They have owned it for ~25 years
- About Beth's family
 - 11 children
 - the 8th child was born after her father passed away
- Land had a home on it for awhile
- Deal with Walgreens
 - Deal was handled by Beth's brothers
 - Walgreens had an option to buy the rest of the land
 - Built the Walgreens and left the option on the table
 - Was a citrus grove, walgreens tore down the house
 - Farmers worked the property, made no money, sunk money
- A company came in with a vision for an office centric plan
 - Beth went to every neighbor, left notes
 - A neighbor said they wanted the "cotton center"
 - Worked with everyone, but the attorney quit
 - Beth was an art major, thought about being an architect
 - Neighbors screamed they want homes
 - One neighbor reportedly said "nothing will be built there"
 - Neighbors agreed to sq feet, but neighbors complained and changed their position
- School/Apartments
 - Trent misrepresented Beth online
 - Trent said Beth was going to build retail or "whatever can be built"
 - Beth said she was going to build apartments not retail
 - Trent apologized and immediately corrected the somosbuildbam.org website
 - Beth stated she was going to build a charter school on the S-1 Parcel
 - Beth stated she was planning to build apartments (119 units) on the C-2 Parcel
 - Beth felt she was abandoning the neighbors, but felt the the neighborhood had already abandoned her
 - Emphasized again she heard neighbors say the land should be homes
- Single Family Rental
 - Brown Group came and offered the Single Family Rental proposal
 - She had them change the look (stucco and modern prior)
 - Believes neighbors want something built
 - It's frustrating to Beth that we aren't listening to those neighbors
 - Retail: not enough rooftops
 - If this doesn't go through, Beth states she will have to sell to school and high density apartments
- How has Beth marketed the land?
 - Mark has been her realtor for the last 15 years
 - well-spoke business man
 - reaches out to everyone
 - there are just a couple of people who suppress development
 - Beth stated having knowledge of personal information about Trent
 - Wife's career ambitions

- Price paid for house
- Note: this part of the conversation was perceived as awkward and potentially threatening to Trent
 - Note: Trent kept all comments to Beth to the land, unless supporting her sharing personal information about herself (ie, that must be tough raising 11 kids! after she shared that information)
- Beth stated her understanding of MUA was not the vision Kate Gallego was looking for
 - When pointed out MUA had been in existence for 20+ years, Beth wasn't able to articulate what she intended, aside from mentioning something about Section 8 housing
 - Trent didn't have enough information to pursue the subject further, aside from Housing Phoenix - which the city says the relation to these parcels had not yet been made public
- We discussed the possibility of Beth speaking with other Land Advisors
 - Trent has connections to national players, but not one person in particular
 - Trent stated he has no financial interest in this development and his connections don't desire financial interests as well
 - Trent stated his only interest is for the betterment of the community and to see that dirt transformed as the owner, city, and neighbors would agree
 - Trent encouraged Beth to receive proposals from multiple land advisors, inclusive and exclusive to Trent's contacts and make her own decision
 - Beth didn't want to throw her real estate agent under the bus
 - When mentioned he could remain involved, she stated she was under a contract where she couldn't entertain other visions (non-solicit)
 - Trent agreed that her contract was to be respected and stated that if that contract ended, he would encourage her to reach out to other land advisors who would potentially better maximize the value of the land and meet the neighbors' requirements
 - Beth stated she had spent over \$100k on the land and that the taxes were too much to carry.
 - Beth stated she would give away the land if she could, but the other owner's won't allow that to happen
- Beth's Ultimatum
 - Beth stated she would put forward an ultimatum to the neighbors: either the Single Family Rental project would be approved or she would sell to the charter school and high density apartments
 - Beth stated she preferred the single family rental and believed the neighbors would as well
- Conclusion
 - Beth and Trent agreed to meet on Monday at 11a to discuss framing the ultimatum to the neighborhood
 - Trent encouraged Beth to be open to changes to the single family rental proposal to bring it inline with MUA as a possible avenue to get that option approved by the neighbors

Date: Monday , Aug 17, 2020

Start Time: 10:02a

End Time: 10:38a

- Initial Pleasantries
 - Beth and Trent exchanged initial pleasantries about the prior weekend
 - The conversation maintained a cordial, professional tone (as did the prior conversation) throughout the duration
- Follow-up and Intent
 - Trent shared that he contacted Enrique following the conversation on Friday to follow-up on some of the items
 - Trent stated that his intent and purpose is to understand the rules and ensure that he and the resident collective play by the rules, and attempt to hold the city and the property owner to the same standard
 - Trent stated that he doesn't see the point in obfuscating information as all relevant information is objective and we are seeking for an objective solution
- General Learnings
 - Trent shared with Beth that she was right on Friday on the following accounts
 - She is free to develop the land as she sees fit within the existing Planning and Development standards for the parcels
 - Both parcels were indeed also governed by the BAOD, but are not governed by the MUA
 - If there are any proposed changes to the land use, that is when the MUA can become applicable to the land use
- S-1 Property
 - Beth is right that she can likely develop a school on the S-1 parcel without much obstruction
 - Enrique was not 100% certain if it applied to charter schools, but was going to follow up
 - Note: Enrique has since confirmed Beth can build a charter school on S-1 without any zoning changes
 - Beth was also right that schools have a lot of latitude and can receive a lot of variances to the zoning rules, so may not be bound by S-1 or BAOD if a school is built
- C-2 Property
 - Trent informed Beth that the property to the north, under normal conditions, could be zoned for R-3 and for apartment land use
 - However, Trent informed Beth that the current C-2 parcel reportedly has stipulations upon it from the Walgreens era that potentially preclude apartments
 - Trent informed Beth there is a process to remove the stipulations, but it would require neighborhood involvement and new stipulations could be placed upon the land as a result, including MUA requirements
 - Beth said she did not believe that assessment.
 - She stated the city had told her that she could build apartments on the C-2.
 - She stated Enrique was inexperienced and she was going to call him.
 - Trent encouraged Beth to call Enrique
 - Trent also stated he had requested the stipulations so he could evaluate what they actually said, as Trent does not know firsthand what the stipulations state
 - Note: Since the phone call, Trent has submitted a public records release for the stipulations
- Single Family Rental Option
 - Trent encouraged Beth to re-visit the Single Family Rental option with the

- developers and modify it to comply with MUA
- Beth said she believed that option already paid sufficient homage to the MUA
 - Not only flower stand, but flowers would be planted around the property
 - The facades of the houses were "definitely MUA"
 - "Lots of" grass and open space
- Trent encouraged Beth to focus on the design and development standards as the gauge as to whether the proposal is MUA, highlighting multiple areas of failure of the PUD relative to the MUA from his opposition statement on Aug 11
- Trent mentioned that the design and development standards are what get built to and the facade and proposed flowers aren't promised when shovels hit the ground
 - Beth said she would personally ensure the character of the homes would be MUA
 - Beth said she believed that the architectural elements would be part of the PUD and binding to the developer
 - Trent questioned her ability to enforce the above two points, but conceded they had ventured outside of his knowledge area to state definitively one way or another
 - Beth reinforced that she was trying to give the neighbors something better than was already there
 - Trent agreed that the single family rental would be better looking than dirt, chain link fence, and weeds - but reminded Beth that is not the bar
 - Trent reiterated that the bar is, at least for the proposed PUD, complying with the BAOD and MUA district design and development standards
 - Trent signaled willingness to compromise on some elements of the MUA
 - However, Trent said the vast majority of the PUD should be in compliance with the MUA
- Framing an Option to the Neighbors
 - Trent and Beth agreed that framing a choice to the neighbors would be a positive next step
 - Single Family Rental
 - For this to have any chance of support from the neighbors, Beth was encouraged to work with the Developers and bring the PUD in compliance with the vast majority of MUA
 - School/Apartments
 - This is Beth's fallback option
 - She does not believe she will need neighbor support to build apartments
 - However, if the existing stipulations state otherwise, it is unknown how she would proceed
 - Trent signaled to Beth that if she attempts to remove the stipulations, the process would go through a Zoning Officer and likely the Village.
 - In both cases the neighbors would have a say, and the neighbors would attempt to introduce MUA stipulations
 - Trent reminded Beth that 5 village planning committee members, including the chair, stated the Single Family Rental project was a good project in the wrong location and one in particular stated a preference for 2.3 du/acre max
 - Trent stated that somosbuildbam.org [somosbuildbam.org] has

not coordinated with the village and does not plan to do so, but noted that we are aligned philosophically with some of the committee members and chair

- Beth could still choose to develop the C-2 parcel within the confines of the stipulations, C-2, and the BAOD. If she went this route, Beth could indeed do so without neighbor involvement.
 - Beth mentioned the possibility of gun stores, a large QT gas station, or other options she considered to be undesirable to the neighbors
- Undefined Option #3
 - If apartments are not able to go onto the C-2 parcel, and she desires to remove the stipulations, it is yet to be seen what Beth's third option would be or if the school remains still a viable stand-alone option
 - If the branches of the decision tree are pruned to this extent, Trent reiterated that Beth may want to be open to speaking with other land advisors - assuming she would be out of her existing contract at this stage
 - Beth reiterated that she was not supportive of any other option than the two above
- Conclusion
 - Trent stated to Beth that the desire of the resident collective is for the land to be developed
 - Trent stated that development will be pursued under the existing governing rules and conditions
 - Trent reiterated his desire to help Beth navigate said rules
 - Trent stated that if Beth is able to develop the land however she deems fit using the rules, then she will very likely garner Trent's support and the support of the collective
 - Trent emphasized that once he or the collective strays from the governing rules, he and the collective stand to lose significant credibility and their position becomes significantly weakened in front of the City
 - Beth was encouraged by Trent to operate within the rules to find a workable solution

Thank you,
Trent Marchuk

From: [Trent Marchuk](#)
To: [Ellie McMillan](#)
Cc: [FABIOLA MARQUEZ](#); [Sean Kelly](#); [Van Jackson](#); [chrisgolson1960@yahoo.com](#); [fiveofnine@cox.net](#); [ivoryhoofranch@gmail.com](#); [mahagerty14@gmail.com](#); [suebowman45@yahoo.com](#); [Enrique A Bojorquez-Gaxiola](#); [somosbuildbam@gmail.com](#)
Subject: Re: Zoom meeting regarding project at 40th St & Southern Ave
Date: Tuesday, August 11, 2020 11:35:15 PM

+Enrique - Please add the below to the case files for Z-35-20-8 and GPA-SM-1-20-8

Hi Ellie,

The SMVPC informational presentation meeting was this evening and we do appreciate Withey Morris, especially Jason Morris, doing their best to bridge the gaps between the Applicant and the Neighbors.

On July 15, 2020, the neighbors provided pointed questions and feedback on the proposed PUD.

On July 16, additional feedback was given by at least 40 neighborhood residents who joined the Applicant's presentation.

The case file shows additional questions and follow-ups remained largely unresolved.

Unfortunately, on Aug 11, **none of the neighborhood feedback** was incorporated into the presentation to the SMVPC.

Additionally, it was shown that **the proposed PUD fails - nearly ubiquitously - the three documents** that guide planning and development for these two parcels.

Therefore, it is the recommendation of the resident collective [somosbuildbam.org](#) [[somosbuildbam.org](#)] that the neighbors no longer attend any small group neighborhood meetings meant to address the "single family rental community at 40th & Southern" until or unless significant revisions are made to align to the three primary documents that guide planning and development in our community.

Please accept this email as my personal withdrawal from further discussions under said conditions.

If the proposal fundamentally changes, or the Applicant would like to discuss viable alternatives, the proverbial door remains open.

Respectfully,,
Trent Marchuk
[somosbuildbam.org](#) [[somosbuildbam.org](#)]

On Sat, Aug 8, 2020 at 8:52 PM Trent Marchuk <trentchristopher@gmail.com> wrote:

+Fabiola

Fabiola says either the 17th or the 20th works for her and her husband Alonso.

-Trent

On Fri, Aug 7, 2020 at 9:09 AM Trent Marchuk <trentchristopher@gmail.com> wrote:
+Sean

Van says any day works

Sean and I both prefer Aug 20.

-Trent

On Fri, Aug 7, 2020 at 8:57 AM Ellie McMillan <ellie@witheymorris.com> wrote:

Good morning,

I'm circling back regarding my email from yesterday. I have been asked to remove August 10th as an option, so please take a look at the remaining dates/start times and let me know *all* options that work with your availability:

Mon. August 17th – 6:00pm, 6:30pm, 7:00pm

Tues. August 18th – 6:00pm, 6:30pm, 7:00pm

Thurs. August 20th – 6:00pm, 6:30pm, 7:00pm

Thank you,

Ellie McMillan

Withey Morris, PLC

2525 E. Arizona Biltmore Circle, Ste A-212

Phoenix, AZ 85016

602-230-0600 Main

602-346-4617 Direct



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From: Ellie McMillan
Sent: Thursday, August 6, 2020 10:34 AM
To: trentchristopher@gmail.com; fiveofnine@cox.net; mahagerty14@gmail.com;
chrisgolson1960@yahoo.com; suebowman45@yahoo.com; ivoryhoofranch@gmail.com
Subject: Zoom meeting regarding project at 40th St & Southern Ave

Good morning,

I have been asked to coordinate an evening Zoom meeting with you in regards to our project at 40th Street and Southern Avenue. Please let me know which date and start time works best with your availability:

Mon. August 10th – 6:00pm, 6:30pm, 7:00pm

Mon. August 17th – 6:00pm, 6:30pm, 7:00pm

Tues. August 18th – 6:00pm, 6:30pm, 7:00pm

Thurs. August 20th – 6:00pm, 6:30pm, 7:00pm

Thank you,

Ellie McMillan

Withey Morris, PLC

2525 E. Arizona Biltmore Circle, Ste A-212

Phoenix, AZ 85016

602-230-0600 Main

602-346-4617 Direct



[\[witheymorris.com\]](http://witheymorris.com)

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From: [Trent Marchuk](#)
To: hannah@witheymorris.com
Cc: [Sandy Bawden](#); vanjacksonaz@gmail.com; [Enrique A Bojorquez-Gaxiola](#)
Subject: Re: South Mountain VPC informational meeting - August 11, 2020 at 6pm (r Z-35-20-8 and GPA-SM-1-20-8)
Date: Thursday, August 6, 2020 1:13:08 PM

Thank you Enrique for confirming this thread is now part of the case file.

Hi Hannah,

Thank you for your response. We do appreciate the clarification that the Applicant has changed their position and has committed to respond to all neighborhood questions submitted to the Development Team. We appreciate that the Applicant will respond to the explicit questions asked and not rephrase the questions as presented by the neighborhood. We also appreciate the Applicant has shared the participant list.

We request greater facilitation of community discussion by the Applicant to address community concerns and questions.

Regarding the participant list, Scott Curtis was introduced as part of the Development Team on Jul 16, 2020 and is listed in the participant list. Can you tell us who Scott Curtis is? What company does he belong to, what is his position, and what is his role and interest in this project?

It is disappointing that the neighbors had to wait over two and a half weeks (Jul 16 to Aug 4) to learn of the revisions to the original promises made by the Applicant to the Neighbors on 7/16/20. The fact we had to learn about them through our own follow-up weeks later, instead of proactive engagement by the Applicant, compounds the Neighbors' disappointment. By when should we expect to receive the Applicant's answers to the neighborhood questions submitted on Jul 15, 2020, now over three weeks ago?

As of today, 3 weeks after the July 16 meeting, the neighbors have not yet received answers to our questions during the meeting nor have the promised neighborhood small group meetings yet been scheduled. An email was received today from the Applicant to begin scheduling small group meetings with the neighborhood. However, that meeting will not occur prior to the SMVPC Information Presentation Meeting scheduled for Aug 11, 2020.

Although we appreciate that the Applicant is now willing to provide the 7/16 notes earlier than with the Citizen Participation Report, it is disappointing that the Applicant promised those notes and responses during the meeting and did not proactively notify the neighbors of the change in plan for the release of said notes and answers. Thank you for course correcting and being willing to make the notes and answer available "early". By when should the neighbors expect to receive those notes and answers?

In summary, this thread seems to indicate a pattern that is counterproductive to the promised iterative model between Applicant and Neighbors that was promised by the Applicant to occur on and after July 16, 2020. If we misunderstand, we would appreciate an alternate interpretation of the aforementioned concerns.

Respectfully submitted,
Trent Marchuk

On Tue, Aug 4, 2020 at 3:41 PM Hannah Bleam <hannah@witheymorris.com> wrote:

Trent,

I wanted to give an update on this project. We are currently working on the answers to all questions submitted to the development team. I believe there was some misunderstanding previously. We are happy to provide answers to all questions, but some were duplicates on the chat during the neighborhood meeting. However, we will provide answers (duplicate or otherwise) to make sure all questions will be answered. In addition, we can put these answers on the forms that they were submitted, but we will also have a FAQ brochure on our website.

Also, I apologize for my previous comment that I could not get the attendee list. I did not know one could access Zoom participants from previous meetings. Like many, I am still learning all the virtual meeting software! I have attached the participant log with the names of those who attended.

In addition, I am working on the minutes for that meeting and generally we would include them in the Citizen Participation Report, but we will get those to you sooner, per your request. We are happy to provide this information early.

Keep an eye out for an email this week to schedule a small group meeting, which we are hoping to schedule for after the VPC meeting next week.

If there is anything else, do not hesitate to give me a call or send an email.

Thank you!

Hannah Bleam, AICP

Land Use Planner

Withey Morris, PLC

2525 E. Arizona Biltmore Cir, Ste A-212

Phoenix, AZ 85016

Phone: 602-230-0600



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From: Trent Marchuk <trentchristopher@gmail.com>
Sent: Saturday, August 1, 2020 2:04 PM
To: Hannah Bleam <hannah@witheymorris.com>
Cc: Sandy Bawden <skb5775@gmail.com>; vanjacksonaz@gmail.com; Enrique Bojorquez <enrique.bojorquez-gaxiola@phoenix.gov>
Subject: Re: South Mountain VPC informational meeting - August 11, 2020 at 6pm (r Z-35-20-8 and GPA-SM-1-20-8)

+ Enrique to add the below to the case file for Z-35-20-8 and GPA-SM-1-20-8.

Hi Hannah,

Thank you for the reply and letting the neighborhood know, nearly two weeks after the July 16 meeting, that the approach promised by the Applicant's Representative during the meeting has been significantly revised.

These two revisions are highly concerning, as outlined in the two items below, because they give the appearance the Applicant is attempting to discourage public awareness and discussion regarding this request.

Revision #1

Promise during the meeting: A written reply would be made by the Applicant's Representative to the neighborhood's [questions submitted on July 15, 2020](#). Subsequently, it was acknowledged by the Applicant's representative during the 7/16 meeting, that the written responses would be then posted to the neighborhood website (somosbuildbam.org)

Revision to the promise: Per the below, the Applicant's Representative will post a FAQ document on their website to provide answers to *many* of the questions received during the neighborhood meeting and subsequently via email. (emphasis added)

Neighborhood Response: The Applicant's Representative's revised approach is appreciated as a supplement to community outreach. However, it is an example of how the Applicant appears to be insufficiently satisfying the Guidelines provided by the city in the memo "[REQUIRED NEIGHBORHOOD MEETINGS: LOCAL EMERGENCY GUIDELINES](#)". Addressing "many" of the unresolved concerns is not the same as addressing "any community concerns or questions". Absent answering the questions as originally posed in their entirety, as promised to the neighborhood by the Applicant's Representative on 7/16, the Applicant will be answering their own questions and will not have answered the unresolved concerns of the neighborhood. The same principle would apply for any unresolved concern posed during subsequent meetings or in any email regarding this project.

Revision #2

Promise during the meeting: The community would be given "ample opportunity to be heard", as stated by the Applicant's Representative on 7/16. Additionally, the attendee list, notes, questions, and answers from the July 16 meeting would be provided to the neighbors for our review following the meeting.

Revision to the promise: All meeting notes are provided in the Citizen Participation Plan that will be submitted to the City of Phoenix 15 days prior to the first VPC meeting (for recommendation), which has not yet been scheduled.

Neighborhood Feedback: By withholding key meeting information until required, per the [Planned Unit Development \(PUD\) Procedures Outline](#), the Applicant is both going back on their word to the neighborhood and the question is opened as to whether they are following the guidance provided in the [REQUIRED NEIGHBORHOOD MEETINGS: LOCAL EMERGENCY GUIDELINES](#) since "Applicants are encouraged utilize as many resources and strategies as possible to facilitate public awareness and discussion regarding the request." The revised actions cited above accomplish the opposite. The neighborhood understands that the Local Emergency Guidelines were put in place to

accomplish the same goals of resolving neighborhood unresolved concerns as allowed in following the normal PUD Procedure, not as a way to bypass or delay resolving the neighborhood's unresolved concerns. Please advise if the neighborhood misunderstands how the PUD Procedure has changed during COVID.

We hope Withey Morris will re-consider the above revisions and work with the neighborhood in good faith.

Also, I do look forward to the small group meeting when it finally gets scheduled and conducted.

Thank you,

Trent Marchuk

On Wed, Jul 29, 2020 at 4:30 PM Hannah Bleam <hannah@witheymorris.com> wrote:

Good afternoon Trent,

To answer your first two questions, the FAQ's will incorporate the responses to the questions asked at the neighborhood meeting via chat and the 7/15 document. Attached are the chat questions that we received during the neighborhood meeting for your reference. It saves from zoom in a text file, but you can copy and paste into a word document easily. As noted we will be providing answers to these questions and the others on our website and will let you know when that is posted. Unfortunately the zoom calls do not save the attendee lists, but there are names on the chat (attached), so it gives you a good idea of the residents who attended. But, I saw that there were roughly 46 people who were participating on the call. All meeting notes are provided in the Citizen Participation Plan that will be submitted to the City of Phoenix 15 days prior to the first VPC meeting (for recommendation), which has not yet been scheduled.

Per the last question, I have three folks so far who have requested a small group meeting, including you. I am working on finding a date that works for everyone. I will let those who asked for a meeting know once we have a couple of date options to choose from that work for everyone's schedules. Stay tuned!

Also, if additional questions come in after the FAQs are posted online, then we are always add more questions and answers to that list. We just want to start with the questions that

we have already received. But know it is a working document and resource.

As always, please call or email if you have any additional questions.

Thank you!

Hannah Bleam, AICP

Land Use Planner

Withey Morris, PLC

2525 E. Arizona Biltmore Cir, Ste A-212

Phoenix, AZ 85016

Phone: 602-230-0600



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From: Trent Marchuk <trentchristopher@gmail.com>

Sent: Wednesday, July 29, 2020 3:39 PM

To: Hannah Bleam <hannah@witheymorris.com>

Cc: Sandy Bawden <skb5775@gmail.com>; vanjacksonaz@gmail.com

Subject: Re: South Mountain VPC informational meeting - August 11, 2020 at 6pm

Thank you Hannah for letting us know about the informational presentation to SMVPC

currently scheduled for Aug 11.

We look forward to reviewing the FAQ document.

Please let us know when we should expect:

- * the promised meeting notes, attendees, questions, and answers from the 7/16 meeting
- * the promised written responses to the unresolved neighborhood concerns submitted 7/15
- * any updates on the promised small group neighborhood meetings discussed on 7/16

Thank you,

Trent

On Wed, Jul 29, 2020 at 3:08 PM Hannah Bleam <hannah@witheymorris.com> wrote:

Good afternoon all,

I just selected a few of you that have been engaged on this project. You will be receiving notification letters and have likely seen the sign posted on the property already, but the South Mountain VPC meeting has been scheduled for the rezoning and GPA case at 40th/Southern. This is an informational presentation only, and no recommendation will be made. Public hearing dates have not yet been scheduled since we are still early in the process. Just wanted to keep you posted on the next steps.

In addition, we are working on a FAQ document that will be posted on our website to provide answers to many of the questions we had during our neighborhood meeting and subsequently via email. I will let you know when that is posted online.

Thank you,

Hannah Bleam, AICP

Land Use Planner

Withey Morris, PLC

[2525 E. Arizona Biltmore Cir, Ste A-212](#)

Phoenix, AZ 85016

Phone: 602-230-0600



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From: [Sandy Bawden](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Samantha Keating](#); [Trent Marchuk](#); [Patty & Bruce McKinstry](#); [Karen Mischlispy & Sue Beyer](#); [Van Jackson](#)
Subject: Long Range Planning Meeting with BHRE (Z-25-20-8 and GPA-SM-1-20-8)
Date: Thursday, August 6, 2020 12:51:39 PM

Hi Enrique,

Thank you for your response yesterday, August 5. We kindly request this thread be added to the case file.

Given your response, we have the following additional questions and requests:

- We kindly request the records notifying the residents of the Neighborhood Meeting on 7/16 for both Z-25-20-8 and GPA-SM-1-20-8.
- Given the neighbor's prior submitted concerns, we request the City to conduct an investigation into the notification process while the neighbors also review the documentation.
- If the Applicant is found to have not properly complied to the PDD Required Neighborhood Meeting Local Emergency Guidelines, will the outcome be substantially similar too if they did not comply with the notification requirements?
- We request the city to review our concerns below as to whether both the Letter and the Spirit of the Emergency Guidelines have been fulfilled. Our lay disposition is that the Guidelines were not followed.
- Please investigate, factoring in our observations below, whether the Applicant has acted in good faith and fair dealings with the City and the residents relative to the PDD Required Neighborhood Meeting Local Emergency Guidelines
- Given the next public meeting is in less than 14 days away, how would the outcome of any potential procedural deficiencies be handled?

The below observations are couched within the PDD Required Neighborhood Meetings: Local Emergency Guidelines.

(https://www.phoenix.gov/pddsit/Docs/PDD_Required%20Neighbrood%20Meeting_Local%20Emergency%20Guidelines_4.17.20.pdf)

The neighborhood believes these guidelines have not been adhered to by the applicant - during the July 16, 2020 virtual meeting and leading up to the first public meeting currently scheduled for Aug 11, 2020. We believe that there is a strong possibility that the Applicant is exploiting the COVID situation to the detriment of the residents and neighbors and request the City to investigate.

If the Local Emergency Guidelines have not been followed, we question whether the July 16, 2020 meeting formally counts as the official Neighborhood meeting and whether the Aug 11 informational presentation meeting to the SMVPC is timed appropriately.

- Issue#1:
 - PDD Guideline states: "ADA Compliance... The applicant must make appropriate accommodations to individuals with disabilities."
- Response#1
 - At 11:06a on 7/16, Withey Morris stated: "We will use the raise hand function on Zoom when facilitating the question and answer session to know who wishes to speak."
 - At 5:30p oin 7/16 , during the virtual meeting, Withey Morris arbitrarily changed the rules; they kept all 45 participants on mute and required us to type our questions in the chat feature and privately send them to Withey Morris.
 - This abrupt change did not allow sufficient time for neighbors to seek accommodations for their disabilities.
 - Neighbors stated that
 - they could not type and listen simultaneously due to varying physical and cognitive limitations
 - they could not submit their questions in the timeframe allowed due to varying physical and cognitive limitations
 - they were not able to move to devices that would allow for them to type their questions to the Applicant
 - context behind the questions was severely curtailed, which impeded neighbors' comprehension due to, among other things, cognitive limitations (tone, who was asking, and whether the question was the actual question asked or a paraphrased version, etc)
 - they have not been able to, as an accommodation to those with physical or cognitive limitations, review notes or responses to the questions during the meeting, as of Aug 5, 2020
 - they were not able to share their concerns through presentation, exhibits, or other audio-visual means to supplement their physical or cognitive limitations
- Issue #2
 - PDD Guidelines state "The Citizen Participation Report shall be submitted a minimum of 14 days prior to the first public meeting or hearing and will be included in the information provided to the committee or hearing officer.
- Response #2
 - The scheduled activity before the SMVPC on Aug 11, 2020 has been referred to as " South Mountain VPC informational meeting" by the Applicant.
 - All SMVPC meetings are considered public.
 - Therefore, per the Guidelines cited above, should the Citizens Participation Report be submitted to the committee 14 days prior to this first public meeting?
- Issue #3
 - The PDD Guidelines state that "all copies of any comments received by the applicant on their website and at the meeting, or through any other means of communication with the public, shall be included in a Citizen Participation Report."
- Response #3
 - In an email received from the Applicant on Aug 4, 2020 (included in the case file), it states that the Citizen Participation Report is a future activity.and has not yet been completed.

- Therefore, as of Aug 4, the Citizen Participation report has not been completed nor submitted
- Issue #4
 - The PDD Guidelines state that "While these guidelines offer an alternative approach during the Local Emergency declaration, all applicants should at a minimum be following established standards in an attempt to address any community concerns or questions."
- Response #4
 - Would Steve Hambrick's directions regarding virtual meetings posted via video on the City PPD website count as "established standards"? If so, he advocated that participants may be recognized and called on to weigh in during the virtual meetings. He also advocated for participants to be able to share their video and screens to facilitate dialogue. During the meeting on July 16, 2020, the Applicant did not follow these established standards.
 - On July 15, 2020, the neighbors submitted questions to the Applicant. As of Aug 5, 2020, the Applicant has not provided a response, despite promising the neighbors a response on July 16, 2020. This would seem to indicate that the Applicant is not "attempting to address any community concerns or questions."
 - During the July 16 meeting, the Applicant promised to respond to all questions posed during the meeting. As of Aug 5, 2020, the Applicant has not responded to those questions. This would seem to indicate that the Applicant is not "attempting to address any community concerns or questions."

Therefore, we request the City to investigate whether the Applicant is adhering to the PDD Required Neighborhood Meeting Local Emergency Guidelines - in good faith and in fair dealings, especially as relates to our stated Americans with Disabilities Act (ADA) concerns. The neighbors are concerned with any semblance of perception that the Guidelines have been manipulated by the Applicant to the detriment of the neighbors.

Thank you,

Sandy Bawden
Trent Marchuk
Patty McKinstry
Karen Mischlispy
Van Jackson