

Attachment G

David O Simmons

From: David O Simmons
Sent: Tuesday, May 19, 2020 9:10 AM
To: 'Paige Balduzzi'
Cc: 'Dave Cisiewski'
Subject: RE: Zoning Case GPA-DV-2-19-2

Mr. & Ms. Balduzzi,

Thank you for reaching out in regard to Rezoning Case No. Z-37-19-2 and General Plan Amendment Case No. GPA-2-19-2. Your support has been noted and added to the case file to be included as part of the public record. I have also forwarded your email to the applicant as well as to the members of the Deer Valley Village Planning Committee so they are aware of your support. If you wish to speak at the virtual meeting, please submit a request to David Simmons, Deer Valley Village Planner, via email at David.Simmons@phoenix.gov at least 48 hours prior to the start of the meeting (***I am adding your names to the speaker list as you mentioned you would like to speak in your message below***). Please indicate the item(s) number on the agenda if you wish to speak. Staff will provide you further instructions on the process for public comment during the virtual meeting. Staff will make every effort to accommodate requests to speak submitted beyond the 48 hour period. Due to the added demands of facilitating the virtual environment for the public, applicants and other staff members, we cannot consider any request less than six business hours before the start of the meeting.

I encourage you to virtually attend all public hearings moving forward. The Deer Valley Village Planning Committee meeting is scheduled on May 21, 2020 at 6:00 PM. The meeting agenda has been posted outlining detailed instructions on how to access the meeting via telephone (land line or cell phone) and via the internet.

The Planning Commission meeting is scheduled on June 4, 2020. For more information, please see:

<https://www.phoenix.gov/cityclerk/publicmeetings/notices>

The City Council meeting is scheduled on June 24, 2020 at 2:30 PM. For more information, please see:

<https://www.phoenix.gov/cityclerk/publicmeetings/city-council-meetings>

The staff report and applicants hearing draft are available for review on the City's website:

<https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases>

Please let me know if you have additional comments or concerns.

Respectfully,

David Simmons, MA
Planner II* Village Planner
200 West Washington Street
3rd Floor
Phoenix, AZ 85003
602-262-4072
david.simmons@phoenix.gov

From: Paige Balduzzi <mrs.balduzzi@gmail.com>

Sent: Tuesday, May 19, 2020 8:30 AM

To: David O Simmons <david.simmons@phoenix.gov>

Subject: Zoning Case GPA-DV-2-19-2

David,

My name is Paige Balduzzi. My husband, Anthony, and I would both like to speak in support of zoning case GPA-DV-2-19-2 and companion case Z-37-19-2 at the Deer Valley Village meeting on Thursday, May 21st. We will be speaking separately, but will be using the same computer to join the video call.

Thanks,

--

Paige Balduzzi

David O Simmons

From: Stanley.Foreman@pinnaclewest.com
Sent: Wednesday, May 20, 2020 9:37 AM
To: David O Simmons
Subject: register to speak

David,

My name is Stanley Foreman. I would like to speak in support of zoning case GPA-DV-2-19-2 and companion case Z-37-19-2 at the Deer Valley Village meeting on Thursday, May 21st. Please let me know if there is anything else I need to do to be registered as a speaker.

Thanks,
Stanley

Stanley Foreman Jr. | Senior Attorney | Pinnacle West Capital Corporation
Office 602-250-4697 | Palo Verde 623-393-4697 | Cell 480-622-1414 | stanley.foreman@pinnaclewest.com



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David O Simmons

From: Bryan Barrett <bryan@barrettz.net>
Sent: Sunday, April 26, 2020 7:51 PM
To: David O Simmons
Subject: Union Foothills Estates Question - Village Planning Committee Meeting 21 May 2020

Hi David,

I own a home and 6.4 acres in this area and want to say that I could be in full support the support of the subdivision if I could see a plan for what they intend to do and if it will bring city services closer to our residences and may even help us get annexed into Phoenix so we can have city services and roads. Could this subdivision help get us annexed?

Gratefully,
Bryan Barrett

On Sun, Apr 26, 2020 at 10:48 AM Verno Associates <VA4613@msn.com> wrote:

Thank you Mr. Finley for your e-mail.

For all concerned: This meeting, along with other near-term meetings, are being proposed as a “**Virtual**” meeting(s). We are trying to fight this approach to satisfy the process because of the amount of community residences interested in this rezoning effort.

I have attached the document we received from the CoP representative. Please feel free to pass this on to any and all of the community residences.

William (Bill) Verno

Verno & Associates, Inc.

va4613@msn.com

623-587-4613 (Office/Fax)

602-291-3194 (Cell)

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From: Kevin Finley <kifinley.email@gmail.com>
Sent: Sunday, April 26, 2020 8:44 AM
To: Verno Associates <VA4613@msn.com>
Subject: Re: Village Planning Committee Meeting 21 May 2020

I plan to attend.



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

On Wed, Apr 22, 2020 at 1:09 PM Verno Associates <VA4613@msn.com> wrote:

Attached is a picture of the new Village Planning Meeting schedule as of this morning. The next Committee meetings scheduled for 21 May 2020 and we haven't had our second community [meeting.re](#) [\[meeting.re\]](#) doesn't seem to be any

Some people may receive a duplicate of this, please let me know if you do,

William (Bill) Verno

Verno & Associates, Inc.

va4613@msn.com

623-587-4613 (Office/Fax)

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David O Simmons

From: Bryan Barrett <bryan@barrettz.net>
Sent: Saturday, May 16, 2020 5:45 PM
To: David O Simmons
Cc: Kristi Trisko
Subject: Fwd: SUBJECT: NOTICE OF PUBLIC MEETING; DEER VALLEY VILLAGE PLANNING COMMITTEE MEETING ON 21 APRIL 2020

Hi David,

I just want to share that, unlike some of my more vocal neighbors, I am in full support of the community development project on Deer Valley and 7th street as long as roads are improved and there's beautification of the area.

I'd love to see the city of Phoenix annex the Union Foothills estates. We are surrounded by the city of Phoenix and being a county island has drawbacks such as no access to city services like water and roads. My hope is this development brings us closer to having city services.

Thanks,
Bryan

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

From: Verno Associates <VA4613@msn.com>
Date: Sun, May 17, 2020 at 5:11 AM
Subject: SUBJECT: NOTICE OF PUBLIC MEETING; DEER VALLEY VILLAGE PLANNING COMMITTEE MEETING ON 21 APRIL 2020
To: nynative2206@yahoo.com <nynative2206@yahoo.com>, diane.hubbard@dvusd.org <diane.hubbard@dvusd.org>, hoover42@aol.com <hoover42@aol.com>, ashprag73@gmail.com <ashprag73@gmail.com>, normmaul@normmaulinsurance.com <normmaul@normmaulinsurance.com>, Andrea Jurewicz <ajurewicz@me.com>, Karie Engstler <engstlerkarie@gmail.com>, snipermt@hotmail.com <snipermt@hotmail.com>, drevs@hotmail.com <drevs@hotmail.com>, Robert Hanson <linda@phoenixprecastproducts.com>, melodybyerrum@gmail.com <melodybyerrum@gmail.com>, shopjulienow@gmail.com <shopjulienow@gmail.com>, vac1104@aol.com <vac1104@aol.com>, kjjetjockey@msn.com <kjjetjockey@msn.com>, RONALD G LETNER <ronpamletner@msn.com>, rosemaryvogt22@gmail.com <rosemaryvogt22@gmail.com>, Phyllis Carter <phyllis.carter.de@gmail.com>, darla.bland.we@gmail.com <darla.bland.we@gmail.com>, magaw79@gmail.com <magaw79@gmail.com>, ryanjparks@ymail.com <ryanjparks@ymail.com>, roseannaball@ymail.com <roseannaball@ymail.com>, GloriaBurson@aol.com <GloriaBurson@aol.com>, John Brennard <johnbrennard@hotmail.com>, mpcc5@msn.com <mpcc5@msn.com>, zack41@cox.net <zack41@cox.net>, michelelauchner@msn.com <michelelauchner@msn.com>, toninoffz@msn.com <toninoffz@msn.com>, onelnorberg@aol.com <onelnorberg@aol.com>, ksandy1117@msn.com <ksandy1117@msn.com>, ciridean@yahoo.com <ciridean@yahoo.com>, bobbjos@aol.com <bobbjos@aol.com>, apaaronmpeterson@gmail.com <apaaronmpeterson@gmail.com>, james@bellroadrv.com <james@bellroadrv.com>, Kristi Johnson <kzjohnson65@gmail.com>, pauley1950@yahoo.com <pauley1950@yahoo.com>, Daniel McDermott <ddmcdermott@gmail.com>, mwebert2828@yahoo.com <mwebert2828@yahoo.com>, jwwells3@cox.net <jwwells3@cox.net>, George Skoubis <geo.skoubis@gmail.com>, blazinbbq@icloud.com <blazinbbq@icloud.com>, patmosby@yahoo.com <patmosby@yahoo.com>, dyndalamaide@msn.com <dyndalamaide@msn.com>, Laurie De La Cruz <lauriedlc@outlook.com>, adamocarol@yahoo.com <adamocarol@yahoo.com>, susdecat@yahoo.com <susdecat@yahoo.com>, loganbryce82@gmail.com <loganbryce82@gmail.com>, impressivethreads.cindy@gmail.com <impressivethreads.cindy@gmail.com>, jeanne christiansen <jmchristiansen904@gmail.com>, h925a@earthlink.net

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Terri B [<makasha21@hotmail.com>](mailto:makasha21@hotmail.com), Valerie Pieraccini [<valpierac@gmail.com>](mailto:valpierac@gmail.com), Robin McDermott
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Meredith Harrison [<merri916@gmail.com>](mailto:merri916@gmail.com), Zandra OKeefe [<zokeefe.8@gmail.com>](mailto:zokeefe.8@gmail.com), fbff8@yahoo.com
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Bryan Barrett [<bryan@barrettz.net>](mailto:bryan@barrettz.net), C_U_L8TR@hotmail.com [<C_U_L8TR@hotmail.com>](mailto:C_U_L8TR@hotmail.com), johnsk823@hotmail.com
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Yearling Bob Johnson [<bobsue3541@q.com>](mailto:bobsue3541@q.com), Glenn True [<N81cw@aol.com>](mailto:N81cw@aol.com), Nicole Childers [<lvnchilders@gmail.com>](mailto:lvnchilders@gmail.com),
Connie @ MSN [<bverno5813@msn.com>](mailto:bverno5813@msn.com), Dave Riley [<driley7@msn.com>](mailto:driley7@msn.com), dmverno@yahoo.com
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[<Agraziano@cox.net>](mailto:Agraziano@cox.net), E Yearling Bob Hanson (roberthanson1950@outlook.com) [<roberthanson1950@outlook.com>](mailto:roberthanson1950@outlook.com), E
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CJ Blue [<cjblue218@gmail.com>](mailto:cjblue218@gmail.com), E Yearling Kevin Finley 2nd St [<Kjfinley.email@gmail.com>](mailto:Kjfinley.email@gmail.com), E Yearling Sanders
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[<stuart.hamer@verizonwireless.com>](mailto:stuart.hamer@verizonwireless.com), E Yearling Sutton [<6232587502@vzwpix.com>](mailto:6232587502@vzwpix.com), Heather Lennon
(HeatherLennon@me.com) [<HeatherLennon@me.com>](mailto:HeatherLennon@me.com), Verno Associates [<va4613@msn.com>](mailto:va4613@msn.com), A. Wendy Smith
[<wendysmith85085@gmail.com>](mailto:wendysmith85085@gmail.com), kcollum22@gmail.com [<kcollum22@gmail.com>](mailto:kcollum22@gmail.com), Bill Sandy
[<Bill@sombreropainting.com>](mailto:Bill@sombreropainting.com)

The attached public notice provides the meeting guidelines for submissions to be submitted by e-mail no-later-than 48 hours (i.e., 6PM) on the 19th of April 2020. It also states that they cannot consider any submissions less than 6 hours before the meeting start time.

We received a number of inquiries from the community about submitting requests to speak at the Deer Valley Village Planning Committee virtual meeting scheduled for 21 May 2020. We suggest that every residence needs to voice their concerns about the applicant's submission identified in the following Public Notice topics:

1. Item 5, GPA-DV-2-19-2 (Companion Case Z-37-19-2) is a Planned Unit Development (PUD) submission request to amend the General Plan Land Use Designation and allow the entire 156.96 acres to be broken up into three (3) separate parcels.
2. Item 6, Z-37-19-2 (Companion Case GPA-2-19-2) is a request to rezone the PUD Parcel 1 into a residential section. They seem to be using the entire 156.96 acres the PUD has divided into three parcels and to justify the Parcel 1 (78.3 acres) density from the current 1 dwelling/acre to 2.0 to 3.5 dwelling/acre which nearly equals the amount of dwellings as if there were no restrictions.

Again, please note that the item 5 and item 6 are Companion Cases, so we suggest you identify which of these your submission is addressing or state it is for both.

1. Submit your written request to speak along with the subject and a brief description to David Simmons (davidsimmons@phoenix.gov) by 6PM on the 19th of April 2020. However, they will consider submissions at least six (6) hours before the meeting time. We suggest you include, as a "cc", Dave Riley (driley7@msn.com [msn.com]), Robert Hanson (roberthanson1950@outlook.com [outlook.com]), and myself (va4613@msn.com) in the e-mail.
2. Remember your submission should identify the specific topic of your submission. If there are submissions with same subject the committee chair has the options to select one spokes-person for that subject. As such, be specific in the topic subject you want to speak to.
3. If you have any questions about the formalities of the meeting call David Simmons at 602-262-4072.

We also suggest you include the following as "cc" precipitants

mayor.gallego@phoenix.gov; nbarto@azleg.gov; John.allen@azleg.gov; julie.riemenschneider@phoenix.gov; leverock.anthony@azdeq.gov; rosanne.albright@phoenix.gov; nancy.allen@phoenix.gov; zach.schira@maricopa.gov; Sal.Diciccio@phoenix.gov; Malone.laura@azdeq.gov; Jim.Waring@phoenix.gov; council.district.1@phoenix.gov; kristi.trisko@phoenix.gov; Samantha Keating samantha.keating@phoenix.gov; Kristi Trisko <kristi.trisko@phoenix.gov>

William (Bill) Verno

Verno & Associates, Inc.

va4613@msn.com

623-587-4613 (Office/Fax)

602-291-3194 (Cell)

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September 5, 2019

To whom it may concern:

I am writing on behalf of the North Phoenix Chamber of Commerce, representing a diverse group of local businesses contributing to a strong economy and growing community. Our organization was established over 55 years ago with a vision of north Phoenix as a vibrant commerce destination that provides employers and their employees the opportunity to live, work and play in one of the fastest growing regions in Phoenix.

The purpose of my letter is to express support for one of our members and their development proposal for PAF Central on the northeast corner of Happy Valley Road and Central Avenue. I appreciate the developer's commitment to quality development and outreach to the business community. If their project is successful, they will turn an underutilized site into a mixture of high-end, single-family homes and commercial space that fits within the fabric of our community. I am personally familiar with this site, and I think they're providing a great use for this location. A residential community is well placed on the north side of the property and sticks with the area's theme. Commercial usage closer to Happy Valley Road is also a good fit for the theme of Happy Valley Road, and provides a buffer for the residents.

Our organization is committed to economic development and business growth in north Phoenix. We appreciate all our chamber members and encourage business exchange and job creation. The developer's proposal advances these objectives and would be a welcomed addition to the community.

Sincerely,



Tom Argiro

Executive Director, North Phoenix Chamber of Commerce

September 18, 2019

To Whom It May Concern:

The Deer Valley Unified School District is one of the top-performing districts in Maricopa County representing approximately 35,000 students and 4,000 employees. We are deeply embedded in the communities we serve and their long-term success.

I was recently made aware of a development case on the northeast corner of Happy Valley Road and Central Avenue. The 250 single-family homes proposed would be a great use for the site and easily incorporated into our larger community.

Maricopa County is growing by an average of 70 residents a day. Many of those families will locate in school districts already at capacity or overcrowded for an ideal learning environment. The Deer Valley Unified School District is uniquely positioned to absorb new students from these 250 homes and offer those eager minds a world-class education.

I look forward to the exciting new growth in the district and the opportunity it brings. I believe the developer's proposal is a positive step for the area.

Sincerely,

A handwritten signature in cursive script, appearing to read "Curtis Finch".

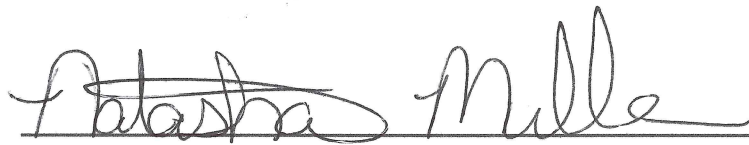
Superintendent Curtis Finch, PhD

Statement of Support

Central Ave. & Happy Valley Rd. Rezoning

Statement:

"I support the developer's request to rezone the northeast corner of Central Avenue and Happy Valley Road from S-1 to PUD. Their proposal to redevelop the site with a single-family neighborhood from a nationally recognized builder along with an office/commerce park on Happy Valley Road would be a welcomed addition to a growing community. The residential component will be a low-impact use for an underused site providing housing options for employees working in the area and an influx of new customers for the small businesses."



Signature

Name Natasha Miller

Name of Business Love Pool Care

Address 22410 N. 18th Dr Phx 85027

Email info@lovepoolcare.com

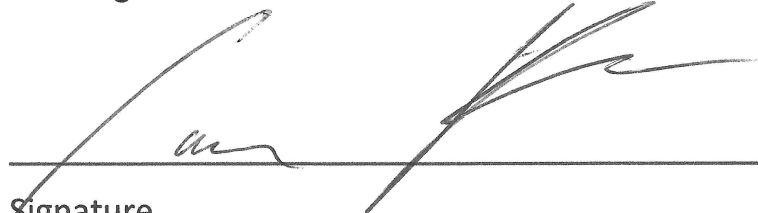
Date 8/22/19

Statement of Support

Central Ave. & Happy Valley Rd. Rezoning

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Signature

Name Cameron Rose

Name of Business Pet Paradise

Address 1675 W Happy Valley Rd.

Email Crose@petparadisemanagement.com

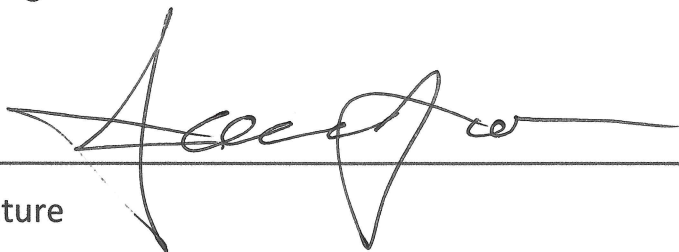
Date 07/23/19

Statement of Support

Central Ave. & Happy Valley Rd. Rezoning

Statement:

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Signature

Name JAE Yoo

Name of Business Habanero Fresh Mexico Grill

Address 701 W Deer Valley Rd

Email _____

Date 7/31/19

Statement of Support

To the Mayor and Phoenix City Council:

"I support the developer's request to rezone the northeast corner of Central Avenue and Happy Valley Road. Their proposal to redevelop a portion of the site with a single-family neighborhood from a nationally recognized builder would generate more clientele for my business. The site currently sits empty and the full rezoning of the site would help to continue the growth happening in the region. This proposal helps to continue creating an influx of new customers for the all small businesses, as well as beginning to create a live-work-play environment."



Signature

Name Mark Kostelac

Name of Business D+M Automotive

Address 1615 W Happy Valley

Email Kostelacm@yahoo.com

Date 7 Aug 19

Statement of Support

Central Ave. & Happy Valley Rd. Rezoning

Statement:

"I support the developer's request to rezone the northeast corner of Central Avenue and Happy Valley Road from S-1 to PUD. Their proposal to redevelop the site with a single-family neighborhood from a nationally recognized builder along with an office/commerce park on Happy Valley Road would be a welcomed addition to a growing community. The residential component will be a low-impact use for an underused site providing housing options for employees working in the area and an influx of new customers for the small businesses."

Barbara Roche

Signature

Name Barbara Roche

Name of Business Streets of New York

Address 1985 W. Happy Valley Rd.

Email streets31@hotmail.com

Date 8/22/19

Statement of Support

To the Mayor and Phoenix City Council:

"I support the developer's request to rezone the northeast corner of Central Avenue and Happy Valley Road. Their proposal to redevelop a portion of the site with a single-family neighborhood from a nationally recognized builder would generate more clientele for my business. The site currently sits empty and the full rezoning of the site would help to continue the growth happening in the region. This proposal helps to continue creating an influx of new customers for the all small businesses, as well as beginning to create a live-work-play environment."



Signature

Name

Eric Tsang

Name of Business

Address

Email

Lycheeorders@gmail.com

Date

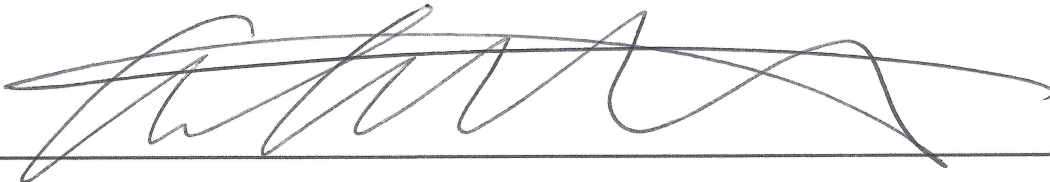
8/22/19

Statement of Support

Central Ave. & Happy Valley Rd. Rezoning

Statement:

"I support the developer's request to rezone the northeast corner of Central Avenue and Happy Valley Road from S-1 to PUD. Their proposal to redevelop the site with a single-family neighborhood from a nationally recognized builder along with an office/commerce park on Happy Valley Road would be a welcomed addition to a growing community. The residential component will be a low-impact use for an underused site providing housing options for employees working in the area and an influx of new customers for the small businesses."



Signature

Name Andrew Smith

Name of Business The Plumbers Crack LLC

Address 23910 N. 19th ave

Email Andrew@theplumberscrack.net

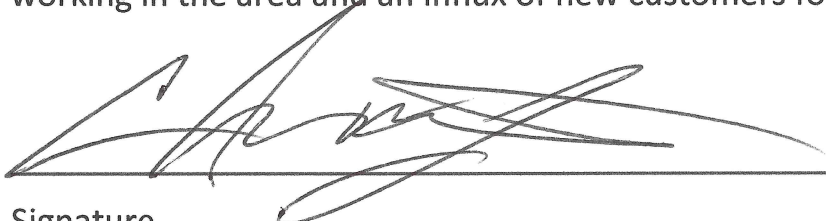
Date 07-31-19

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Signature

Name Chelsea Jenkins

Name of Business Sweetez

Address 1985 W Happy Valley Rd #120 Phoenix AZ 85085

Email 

Date 7-23-19

Statement of Support

Central Ave. & Happy Valley Rd. Rezoning

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Signature

Name Robert Younadin
Name of Business Gyros Pita
Address 1930 w Pinnacle Peak Rd Ste 101
Email EatGyrosPita@gmail.com
Date 7/31/2019

Statement of Support

Central Ave. & Happy Valley Rd. Rezoning

Statement:

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Signature

Name Christopher Beals

Name of Business EPIC Policy Group

Address 1717 W. Northern Ave #200 Phoenix, AZ 85021

Email cbeals@epicpolicygroup.com

Date 1-23-20

Statement of Support

Central Ave. & Happy Valley Rd. Rezoning

Statement:

"I support the developer's request to rezone the northeast corner of Central Avenue and Happy Valley Road from S-1 to PUD. Their proposal to redevelop the site with a single-family neighborhood from a nationally recognized builder along with an office/commerce park on Happy Valley Road would be a welcomed addition to a growing community. The residential component will be a low-impact use for an underused site providing housing options for employees working in the area and an influx of new customers for the small businesses."


Signature

Name MICHAEL INFANZON

Name of Business EPIC POLICY GROUP LLC

Address 1717 W NORTHERN AVE #200 PHX 85021

Email MINFANZON@EPICPOLICYGROUP.COM

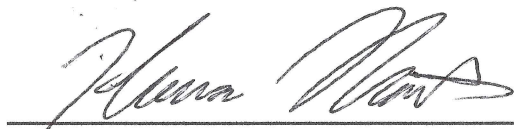
Date 1/23/2020

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Signature

Name Harrison Martin

Name of Business Country Financial

Address 20860 N Tatum Blvd Phoenix AZ 85050

Email Harrison.martin@countryfinancial.com

Date 01/23/20

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Signature

Name JORDAN McMURRAY

Name of Business BENEFIT HAWAII HOME SERVICES AZ
Representatives.

Address KUALA OFFICE SCOTTSDALE

Email JORDAN.MCMURRAY@BHHS.AZ.COM

Date 1-23-20

Statement of Support

Central Ave. & Happy Valley Rd. Rezoning

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"I support the developer's request to rezone the northeast corner of Central Avenue and Happy Valley Road from S-1 to PUD. Their proposal to redevelop the site with a single-family neighborhood from a nationally recognized builder along with an office/commerce park on Happy Valley Road would be a welcomed addition to a growing community. The residential component will be a low-impact use for an underused site providing housing options for employees working in the area and an influx of new customers for the small businesses."

Heather Solazar

Signature

Name Heather Solazar

Name of Business Sonoran Life Solutions

Address 1646th Litchfield Rd Ste B-250

Email HeatherFlores@SonoranLifeSolutions.com

Date 1/23/2020

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Signature

Name Valerie Girard

Name of Business Sombran Life Solutions

Address 13460 N. 94th Dr. Ste M-1 Phoenix, AZ 85381

Email val_girard@yahoo.com

Date 1/23/20

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Signature

Name

Alma A

Name of Business

New Lifestyle

Address

3912 Rockwood

Email

newlifestyle.contact@gmail.com

Date

01/23/20

Statement of Support

Central Ave. & Happy Valley Rd. Rezoning

Statement:

"I support the developer's request to rezone the northeast corner of Central Avenue and Happy Valley Road from S-1 to PUD. Their proposal to redevelop the site with a single-family neighborhood from a nationally recognized builder along with an office/commerce park on Happy Valley Road would be a welcomed addition to a growing community. The residential component will be a low-impact use for an underused site providing housing options for employees working in the area and an influx of new customers for the small businesses."

Austin Kaufman
Signature

Name Austin Kaufman

Name of Business Site Chemist LLC

Address 7701 W St John Rd, Glendale, AZ 85308

Email contact@sitechemist.com

Date 01/23/2020

Statement of Support

Central Ave. & Happy Valley Rd. Rezoning

Statement:

"I support the developer's request to rezone the northeast corner of Central Avenue and Happy Valley Road from S-1 to PUD. Their proposal to redevelop the site with a single-family neighborhood from a nationally recognized builder along with an office/commerce park on Happy Valley Road would be a welcomed addition to a growing community. The residential component will be a low-impact use for an underused site providing housing options for employees working in the area and an influx of new customers for the small businesses."

Signature

Name

Name of Business

Address

Email

Date

ISAAC ROSE

SITE CHEMIST

7942 W Bell Rd.

TRIE/ISAAC ROSE@GMAIL.COM

1/23/20

June 3, 2020

City of Phoenix Planning Commission
Paradise Valley Village Planning Committee
City of Phoenix Planning and Development Department
200 West Washington Street
3rd Floor
Phoenix, AZ 85003

RE: Rezoning Case Z-61-19-2 - Embrey PUD Proposal

Planning Commission Members,

This letter is concerning the rezoning Case Z-61-19-2 (Embrey Project), which proposes to rezone the parcel located at 15826 N. Scottsdale Road. Lennar Multifamily Communities (LMC) **is in support of this project.**

As some of you may be aware, LMC owns a 3.8 acre parcel that is currently under construction to the immediate west of the subject parcel. We are proud to be a part of the evolution that is taking place in Kierland and understand that the redevelopment of other properties in the area is an important part of Kierland's growth and continued relevance.

LMC previously communicated publicly at Monday's Paradise Valley Village Planning Committee meeting that it was generally supportive of the redevelopment of the subject parcel but not in support of the project as currently proposed.

After considering the results of the Village Planning Committee and subsequent discussions with Embrey and Nick Wood, **LMC has determined that it would like to see this project approved and support the PUD application as it stands.**

For additional context, LMC regrets not getting involved with the applicant sooner in the process where some additional collaboration may have occurred and acknowledges that the applicant and Nick Wood contacted LMC during the process. Any additional initiative to discuss the details of the project should have come from LMC.

Sincerely,



Nate Stum
Vice President, Development
Lennar Multifamily Communities

Racelle Escolar

From: Matthew Kenney <matthewjkenney85@gmail.com>
Sent: Thursday, August 6, 2020 2:29 PM
To: PDD Planning Commission
Subject: Z-37-19-2 (Central Foothills PUD) (Companion Case GPA-DV-2-19-2)

Chairman and members of the Commission,

My name is Matt Kenney and I'm reaching out in support of items 3 and 4 as a village member of the Deer Valley Village Planning Committee.

We saw this case in front of us twice, once for informational and the second for a vote, and each time we saw the developer's willingness to communicate with the neighboring county community through constant outreach via knocking doors in the community or trading emails and phone calls back and forth. From what we saw, the developer had made compromises with the community to ensure this development was something everyone could be comfortable with. No doubt when you've lived in an area for some time, it can be hard to see the surrounding properties change and develop. As the City of Phoenix continues to grow in population, our need for housing grows as well. The City has a severe lack of housing, so when a developer comes along and offers to not only provide additional housing in what appeared to be a well designed community, but also to supply millions in infrastructure costs to help make future annexations and developments possible for Phoenix's continued growth, it was easy for vote yes on this project.

As a member of the committee overseeing this village, I strongly ask that you all consider voting yes on this development.

Thank you,
Matt Kenney

Racelle Escolar

From: Ann O'Brien <annobrienaz@gmail.com>
Sent: Thursday, August 6, 2020 11:08 AM
To: PDD Planning Commission
Subject: Approve Central Foothills Project

Chairman Johnson and Members,

My name is Ann O'Brien. I sit on the Deer Valley Village Planning Committee. Please approve the Central Foothills Project, GPA-DV-2-19-2 and Z-37-19-2.

While many of us would prefer our communities stay the same, it is important to recognize and pursue the right opportunities to grow and improve our neighborhoods. I believe this is one of those opportunities. The developers have worked diligently to address the neighboring community's concerns. Compromises made by the developer include reduced density, additional neighborhood access off of Central Avenue, and a traffic light at Central Avenue and Happy Valley Road, just to name a few. Additionally, the Central Foothills Project will provide \$7-\$10 million of infrastructure to the area by bringing access to water and sewer.

Please vote to approve the Central Foothills Project.

--

Respectfully,

Ann O'Brien

602-318-4616

"Every child should have the opportunity to receive a quality education!" Bill Frist