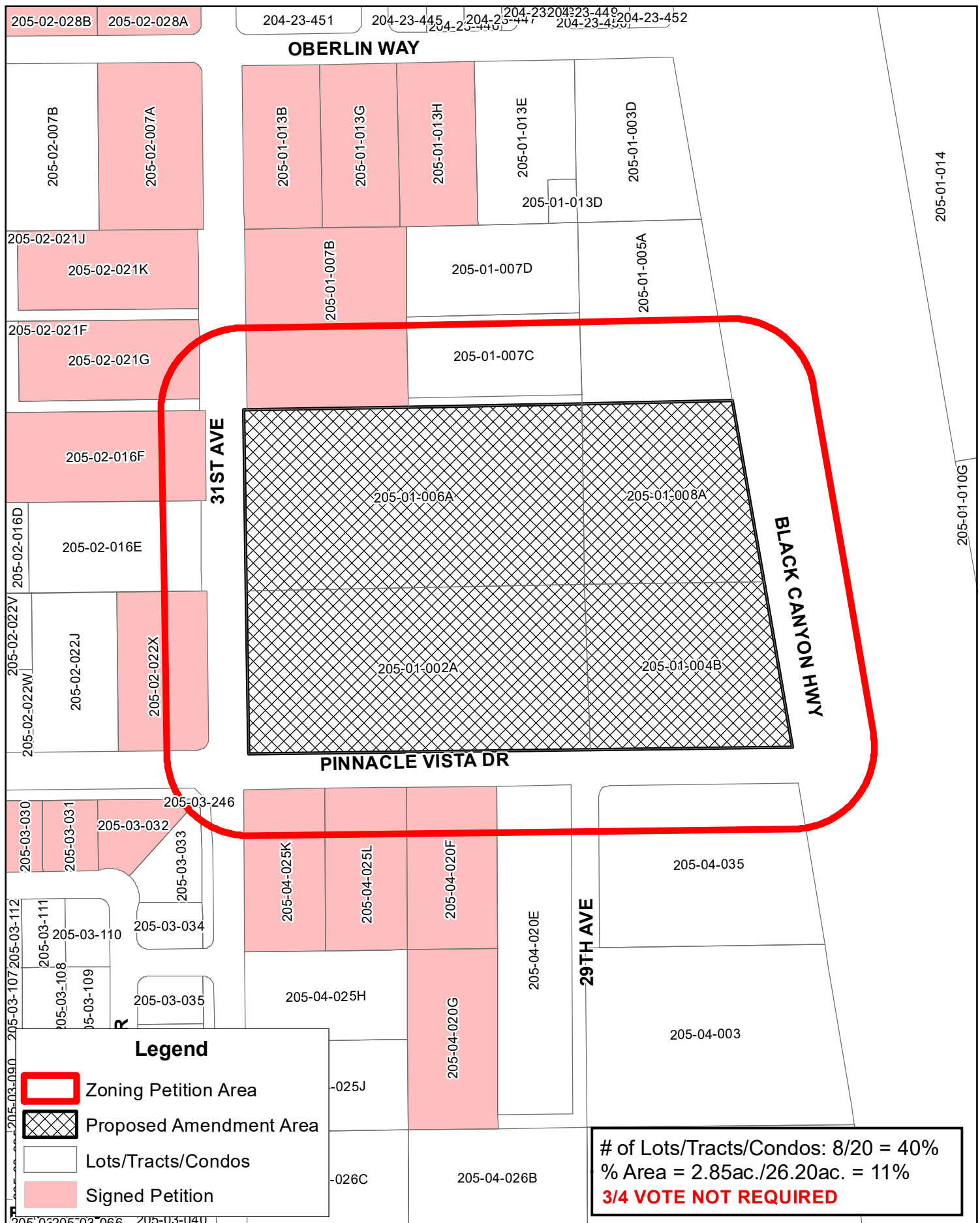


Attachment F



0 80 160 Feet

Petition Verification Map for Z-53-20-1

Map prepared by City of Phoenix, Planning and Development Services Dept. 2/12/2021

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON: MARCH 3, 2021							
APPLICATION NO/ LOCATION	Z-53-20-1 Northeast corner of 31 st Avenue and Pinnacle Vista Drive	(SIGNATURE ON ORIGINAL IN FILE) <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: 1px solid black; text-align: center; padding: 5px;">opposition</td> <td style="width: 10%; border: 1px solid black; text-align: center; padding: 5px;">x</td> <td style="width: 33%; border: 1px solid black; text-align: center; padding: 5px;">applicant</td> <td style="width: 24%; border: 1px solid black;"></td> </tr> </table>		opposition	x	applicant	
opposition	x	applicant					
Phoenix, AZ 85013	PC 2/4/2021 <small>PC DATE</small>	3031 West Oberlin Way Phoenix, AZ 85083 <small>STREET/ADDRESS/CITY/STATE/ZIP</small>					
TO PC/CC HEARING	CC 3/3/2021 <small>CC DATE</small>	Cheryl Colin 602-499-4291 absoclean@msn.com <small>NAME / PHONE / EMAIL</small>					
REASON FOR REQUEST: <p>Would like to keep S-1, but willing to change zoning to R1-8 under stipulation of 2 houses per acre, no more than 32-24 houses.</p> <p>I don't know what happened on the Feb 4th, 2021 zoom hearing when we were told no one signed up to speak or no one opposed of this item. Quite a few of us did oppose this, sent in letters, signed up to speak. As I was going around collecting signatures for this petition I had so many people complain about the virtual meetings on zoom. Most of the them who signed the petition did not know how to use the zoom which it made it a huge disadvantage for those who opposed this. These hearings should have been postponed until we were able to meet in person.</p> <p>I don't understand where it states on the petition to be within 150 feet of the proposed amendment. We are on 1 acre plus properties and it is well over 150 feet. We are pretty spread out.</p> <p>I have 2 letters attached that I am not sure who received them for the Feb 4th Hearing. I would like to present them now. Again, these are opposing letters. Whether people wrote letters, called, or zoomed into these hearings we had many that opposed.</p>							
RECEIVED BY:		Racelle Escolar	RECEIVED ON:	2/11/2021			

Alan Stephenson
 Joshua Bednarek
 Tricia Gomes
 Racelle Escolar
 Stephanie Vasquez
 Leah Swanton
 Vikki Cipolla-Murillo

Danielle Jordan
 Ra'Desha Williams
 Village Planner
 Samantha Keating
 Paul M. Li
 GIS
 Applicant

From: [Racelle Escolar](#)
To: [John/Cheryl Colin](#)
Cc: [Victoria C Murrillo](#)
Subject: FW: Agenda#15 Case# Z-53-20-1
Date: Thursday, February 11, 2021 4:34:35 PM
Importance: High

Hello Cheryl,

I have received your appeal and request for a ¾ vote on Rezoning Case No. Z-53-20-1. We will process this and let you know if a ¾ vote will be required.

Thanks,

Racelle Escolar, AICP
Planner III

City of Phoenix
Planning and Development Department
Planning Division
(602) 534-2864

From: John/Cheryl Colin <absoclean@msn.com>
Sent: Thursday, February 11, 2021 4:10 PM
To: Racelle Escolar <racelle.escolar@phoenix.gov>
Subject: RE: Agenda#15 Case# Z-53-20-1

From: Racelle Escolar <racelle.escolar@phoenix.gov>
Sent: Thursday, February 11, 2021 8:20 AM
To: John/Cheryl Colin <absoclean@msn.com>
Subject: RE: Agenda#15 Case# Z-53-20-1

Yes, you can fax it to **602-732-2094**

This fax number has not been used for a while but it should work. Please be prepared to email as a back-up though just in case.

Thanks,

Racelle Escolar, AICP
Planner III

City of Phoenix
Planning and Development Department
Planning Division
(602) 534-2864



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

The **PLANNING COMMISSION** agenda for **February 4, 2021** is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **February 11, 2021**.

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., **February 11, 2021**.

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. **February 11, 2021**.

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **February 18, 2021**.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

Z-53-20-1

APPLICATION NO.

2/4/21

DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

NE Corner 31ST Ave + Pinnacle Vista Dr.

LOCATION OF APPLICATION SITE

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Cheryl Colin

PRINTED NAME OF PERSON APPEALING

3031 W. oberlin way PHX

STREET ADDRESS

Phoenix AZ 85083

CITY, STATE & ZIP CODE

absoclean@msn.com

EMAIL ADDRESS

C. Colin

SIGNATURE

2/10/21

DATE OF SIGNATURE

602-499-4291

TELEPHONE NO.

REASON FOR REQUEST would like to keep S-1 But willing to change zoning to R1-8 under stipulation of 2 Houses per Acre, No more than 32-34 Houses.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER

Continuation of appeal form.....

I Don't know what happened on the Feb 4th, 2021 zoom hearing when we were told no one signed up to speak or no one opposed of this item. Quite a few of us did oppose this , sent in letters, signed up to speak. As I was going around collecting signatures for this petition I had so many people complain about the virtual meetings on zoom. Most of the them who signed the petition did not know how to use the zoom which it made it a huge disadvantage for those who opposed this. These hearings should have been postponed until we were able to meet in person.

I don't understand where it states on the petition to be within 150 feet of the proposed amendment. We are on 1 acre plus properties and it is well over 150 feet. We are pretty spread out.

I have 2 letters attached that I am not sure who received them for the Feb 4th Hearing. I would like to present them now. Again, these are opposing letters. Whether people wrote letters, called, or zoomed into these hearings we had many that opposed.

Petition for THREE-FOURTHS (3/4) Vote

by City Council for

REZONING APPLICATION #Z-53-20-1

Request: S-1 TO R1-8 w/ stipulation a house per acre

Location: Northeast Corner of 31st Ave + Pinnacle Vista Dr.

We the undersigned are OWNERS of property within the area of the proposed amendment or the area within 150-feet of the proposed amendment, including all rights-of-way, requesting the rezoning action. We request that the City Council be required to pass this rezoning application by a three-fourths (3/4) vote.

X2

Date	SIGNATURE	Print Name	ADDRESS	APN
2-10-21		Cheryl Colin	3031 W. Oberlin Way	205-01-0136
2-10-21		Shara Hamilton	3115 W. Oberlin Way	205-02-007A
2-10-21		Shara Hamilton	3115 W. Oberlin Way	205-02-007A
2-10-21		Andrew M. Iles	27620 N. 31st Ave	205-02-021K
2-10-21		Ellen O'Leary	27606 N. 31st Ave	205-02-021G
2-10-21		Albert G. Gant	3031 W. Pinnacle Vista Dr	205-04-035L
2-10-21		Albert G. Gant	3031 W. Pinnacle Vista Dr	205-04-035L
2-10-21		Noble Sanders	3015 W. Pinnacle Vista Dr	205-04-030F
2-10-21		RICHARD SANDERS	3015 W. Pinnacle Vista Dr	205-04-030F
2-10-21		Ed Rusley	3025 W. Pinnacle Vista Dr	205-04-020G
2-10-21		MITZI MATTHEWS	3110 W. Pinnacle Vista Dr	205-03-032X
2-10-21		Keith Bracht	27055 N. 31st Ave	205-04-031D
2-10-21		Keith Bracht	27055 N. 31st Ave	205-04-031D
2-10-21		James D. Wetherald	3035 W. Pinnacle Vista Dr	205-04-035K
2-10-21		Cheryl Colin	3031 W. Oberlin Way	205-01-0136
2-10-21		Bernice S. Gant	3114 W. Buckhorn Trl	205-03-037
2-10-21		Julia Szarek	3114 W. Buckhorn Trl	205-03-037
2-10-21		Kimberly Flowers	3120 W. Buckhorn Trl	205-03-031
2-10-21		Lauren Flowers	3120 W. Buckhorn Trl	205-03-031
2-10-21		GREGG FLOWERS	3120 W. Buckhorn Trl	205-03-031
2-10-21		Amy Brown	3126 W. Buckhorn Trl	205-03-030
2-10-21		Roy Warnberg	3132 W. Buckhorn Trl	205-03-029
2-10-21		Dan Ennos	27605 N. 31st Ave	205-01-007B
2-10-21		John Colin	3031 W. Oberlin Way	205-01-0136
2-11-21		Patricia Hoffman	3120 W. Oberlin Way	205-02-028B
2-11-21		Joe T. Hoffman	3120 W. Oberlin Way	205-02-028B
2-11-21		E. Kucera	3110 W. Oberlin Way	205-02-028A
2-11-21		Maria Rugo	3110 W. Oberlin Way	205-02-028A
2-11-21		Lora Carroll	3023 W. Oberlin Way	205-01-013H
2-11-21		Liane Carroll	3023 W. Oberlin Way	205-01-013H
2-11-21		FLORECA MOCA	3043 W. OBERLIN WAY	205-01-013B
2-11-21		FLORECA MOCA	3043 W. OBERLIN WAY	205-01-013B
2-11-21		Lidia Indries		205-02-016F

Please add

Mariana, Luci, Valentin & Tabita Bickar
also, can't sign at the moment
at work. 27431 N 32nd Ave.

Dear Committee/ Board Members,

February 2, 2021

Hi, my name is Cheryl Colin I live at 3031 W Oberlin Way. I live on S-1 farming property.

I oppose to the zoning change Z-53-20-1.

I feel this hearing should be delayed due to the Covid 19, so the people can attend in person. This whole technology thing is difficult for most. We are old school; you know like pen and paper. Half the people can't attend because they don't have a computer or don't know how.

My concern is traffic and over crowding the neighborhood.

It would be nice if you all could come and see our unique little neighborhood. These builders want to come in and build a ridiculous amount of houses in one area. If you had a visual, I think you would better understand.

We are surrounded by so many other places people can live, and there is so much land around us to build on. We don't have a housing shortage. Why build so many houses in such a small condensed area. The builder wants to make a quick buck and leave us to deal with higher crime, more traffic, and rentals. We need to keep it S-1 farming, 1 house per Arce. Let me tell you of all the areas that are going up around us. Some have broke ground and others have not. I made a list below.

The 43 homes (Taylor Morris) going up right now west of us in the neighborhood that must filter thru the neighborhood to get out. We only have 2 ways out, the access road and 33rd Ave which turns into 35th Ave.

I have heard this saying before and not just this last hearing but other ones we have fought. " but it is unfortunate that this happens" Well it does not have to be unfortunate. Leave it for what it is "Rural S-1 Farming for horses, chickens' cows, goats not a bunch of track homes. This is a unique rural neighborhood we are trying to keep that way. We ride horses and don't need an over whelming amount of traffic. When friends come over, they have said "this is cool never new this existed back here". That is the feeling we are trying to keep. A lot of us are retiring back here. I have been here for over 18+ years and others a lot longer. We are tucked away people don't really know of this neighborhood. There is so much land around us out of this neighborhood that can be built on. I think most of us would settle for 2 houses per acre just to stop the builders from coming back into our neighborhood.

Sometimes I ask myself is this committee for the builders or the people. We all don't have the money for fancy lawyers like some of these big builders do to fight this, like Taylor Morrison who we lost against and houses are going in as we speak and Pederson by the high school another one we lost, 325 units are going in . These all will impact our neighborhood and schools.

At the last meeting the traffic engineer gave statistics on traffic, but he was only counting what they want to build not everything that is in the works or has not stated yet that will also impact our neighborhood. To me this is not accurate.

Here is a list of other areas that exist, broke ground or is going to break ground:

Avilla Canyon Apts and the Bungalow at Jomax on the East side of the freeway. They must go north onto Dixaletta and south down our Access road. The only way out for them. (Exists)

43 houses by Taylor Morrison in our neighborhood at Deems Hill recreation area (broke ground)

173 houses North of the Canal (west side of freeway) only way out is access Rd (have not broke ground)

325 Units across from high school 35th ave and Happy Valley (broke ground)

57 houses 31st Ave and Pinnacle Peak (Nothing)

Pocono way and 33rd Ave Houses going up on the hill. Only way out of the neighborhood is down 35th ave. (have not broke ground)

Next to USAA across from Norterra Shopping more housing (broke ground)

Union Park 19th Ave between Happy Valley and Jomax 1100 single family homes in progress and 1100 multi family units. (broke ground halfway completed).

More Apts east of 19th ave on Happy Valley. I can go on and on

Not a housing shortage in this area.

I want to thank Russell Osborne (member of the Deer Valley board) for being our voice he stated exactly what we are trying to say.

Please vote to keep this what we live for "Our Rural neighborhood" S-1 Farming 1 house per Arce. Living this type of lifestyle has really molded my boys into the respectable, hardworking young men they are today. I would recommend this lifestyle to anyone.

Thank You,

Cheryl Colin

My name is Dustin Hamilton. I live at 3115 W Oberlin Way

I am opposed to this zoning change Z-53-20-1

My main concern is that there has been no clear explanation as to how all the new construction in this area will affect our local schools. I have a son who attends Sandra Day Oconner High School. We accompanied him last year to see the school, and it was clearly overcrowded.

I cannot understand how the city can keep approving housing developments while the schools around this area are so overcrowded. There is a huge problem in our state retaining quality teachers and providing a good education for our students. There is a correlation between the amount of housing being granted and the number of new students going into our schools. I believe part of the education problem in our state is due to overcrowding and not enough infrastructure. How can a student get quality education in an overcrowded classroom? Why would a teacher want to teach in a situation where there are almost 40 pupils in a class?

I realize that right now class sizes are small due to COVID 19, but as we edge out of this the kids will start coming back to full capacity, especially now that the CDC has said the classroom is the best places for students.

In the last year, the district area around Sandra Day Oconner has approved a 300 plus unit apartment complex, and two other new housing tracts, about another 70 homes. The zoning change Z-53-20-1 is requesting another change to our zoning from 1 house per acre to 4 houses per acre, adding another 57 homes to this area. These homes will have kids that need to go to school somewhere. How is it responsible to continue to approve all these homes without having a proper educational environment in place???? I have not heard of any proposal to build a new school to accommodate the influx of students.

This question was asked at the village planning committee meeting, and someone mumbled something about there were studies done to show that this was all ok. What studies??? Who is doing these studies? Where are the results of these studies to be found? Any sort of clarification on how all these developments are impacting our schools should be made public knowledge. I am skeptical that these studies exist, and if they do, where are the results?

The builder does not need to build so many houses in this proposed area. They can easily build fewer homes, but as I have seen so many times before, they suffer no consequences for the impact they have on the area they build in. It's just another example of greed over responsibility. Can someone please put a hold on more development until some more infrastructure is in place?

I understand that the city is in need of more housing, but can it be done responsibly? I am not opposed to this tract of land being developed, but the number of houses they are proposing is too high. There has been a frenzy of zoning change approvals and soon to be an influx of people in this area. This area is almost built out and I just don't see the sense in approving another irresponsible tract of homes to an already overcrowded area.

The city has made it clear that support the Red for Ed movement, yet they continue to support home developers without acknowledging that they are a part of the problem when it comes to our education system.

Therefore, I feel like the builder has an opportunity to develop this property at a reasonable number of homes, but refuses to do so because they really want to maximize their profits... at our expense. That high number homes will affect our area.

I know the builder has had some traffic experts look at our area, but that person does not live around here. We all complain about the traffic in this area because it really is a problem. Between the drag racing on the frontage road and the reckless driving on 33rd ave, we have all experienced bad situations while

driving around here. This is another example of not enough infrastructure. There is never a police patrol in this area. We need a police officer around once in awhile.

There are no tract homes between Pinnacle Vista and Oberlin way. Or from the 117 to 39th Ave. This is a small area with a more rural feel in the middle of the city. These small lots don't belong here. All we ask is less density for this particular neighborhood. This tract of homes does not flow with the surrounding one acre homesites.

We are all personally invested in this area. I paid for the speed humps all along 31st Ave. I also built my home myself. I built here, what I hoped would be my forever home, because I was under the impression that this area was going to maintain it's great zoning, not be reduced to a high density zoned area.

In conclusion, how many kids can we squeeze into the schools around here?. My son and all the kids around here deserve a decent educational experience. What's the breaking point for the schools around here, especially Sandra Day Oconner high School? The lack of infrastructure around here is a real issue. Allowing more high density is compounding that problem.

I ask that that representatives for the city of Phoenix deny this zoning change... there are some critical infrastructure issues that need to be resolved here before granting more builders the ability to profit off of our area.

Thank you.

Dustin Hamilton