

## ATTACHMENT E

**From:** [Melissa Miller](#)  
**To:** [Robert H Kuhfuss](#)  
**Cc:** [voteannobrien@gmail.com](mailto:voteannobrien@gmail.com)  
**Subject:** Case No. Z-4-25  
**Date:** Sunday, May 18, 2025 6:38:56 PM

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To Whom It May Concern,

My name is Melissa Miller. I live at 3004 W. White Feather Lane in Norterra Pointe. I feel like it is so redundant to ask us for another development. In 2018: **Z86-17** on Pinnacle Vista and 31st Avenue, we voted AGAINST the new neighborhood that was planned (I wrote a letter for that meeting as well). The Planning Commission agreed with us and said that they couldn't build. Then, a couple years later, they built it anyway. (!)

There are SO MANY apartments going in on the east side of I-17, this HAS to be enough for the growth that is expected. There is also the 303 Expansion Project which should bring plenty of homes. I really don't think that 20 more homes are going to make a difference. It is all about money and greed.

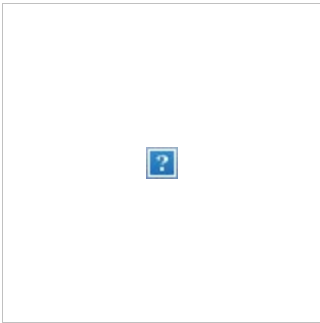
Plus, MANY students on the East side of I-17 open enroll into Sandra Day O'Connor. Those people all drive through our neighborhood to get to school so that they can avoid the Happy Valley traffic. The only roads we have to use back here are the frontage road (which already had traffic increased due to the 2 new neighborhoods at Dixileta and the I-17), which people treat like the freeway, Pinnacle Vista and 33rd Avenue.

There are many reasons why residents do not want this:

- 1) Property Values
- 2) **Increased Traffic:** Already out of control
- 3) Impact on schools and other local resources
- 4) Changes to the neighborhood's aesthetic
- 5) HORSE PROPERTY: Many people who live here own horses who are scared by cars.

A list of all the housing developments near us [New Home Developments Near Me - Bing Maps \[bing.com\]](#)

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This is plenty! I just feel like in a world where everyone's basically lying to us (government, doctors, etc.), please don't go forward without our consent (again).

Melissa Miller  
602.762.5991

**From:** [Connor Delaney](#)  
**To:** [Robert H Kuhfuss](#)  
**Subject:** Rezoning: CASE No. Z-4-25  
**Date:** Wednesday, May 21, 2025 7:16:41 PM

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Hello Robert, I hope this email finds you well.

I have been informed of the recent rezoning issue for Sunset Ridge and feel strongly about the matter.

As of right now, this community is seeing an overwhelming influx of people as multiple locations have been turned into housing developments or apartments. Many other places in Northern Phoenix are experiencing the same issues and contentions.

The main concern I have for the project is the fact that this practice is unstable. Producing more homes in a bottleneck location such as Sunset Ridge is going to produce many more problems that we have already faced with other new housing developments. With only 2 ways in and out of this entire section of Northern Phoenix (Pocono Way and the 1-17), it can not hold more people without producing underlying issues.

Another problem with the production of this new housing development is the already plentiful market. As mentioned in the opposition website, hundreds of homes are up for sale in this area. So, realistically, more homes is not going to be the solution to any issues. Producing more overpriced homes in an already unrealistic market is problematic for people beyond this community and stretches into entirely new subject.

I hope you can take my account on the Sunset Ridge issue and oppose the movement with this community. Thank you.

- Connor

**From:** [Michael Costa](#)  
**To:** [Robert H Kuhfuss](#)  
**Subject:** Rezoning of Case# Z-4-25-1  
**Date:** Tuesday, June 3, 2025 9:02:16 AM

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June 2, 2025

Dear Mr. Kuhfuss.

I am writing to express my objection to the rezoning of Case# Z-4-25-1 as currently written. I would accept this if the rezoning called for only 10 houses, not 30. I believe this might be R35 zoning. Anything more than that is just contractor greed.

Your "findings" are flawed. Have you physically been to this lot? The surrounding area does not consist of similar zoning. Sure, if you go out far enough you can always find zoning that is similar. The surrounding and adjacent zoning is S1/R43.

The R6, R8, and R10 zoning you are calling consistent is on the outskirts of the overall area. What is being proposed is R8 zoning in the middle of the area in question.

I don't travel through that area often which is why I have never seen a rezoning sign posted. And when I do travel in that direction it is always at night. I only learned of this recently when signs were placed along Dynamite Blvd. When I first moved into the neighborhood (north of Dynamite Blvd) many years ago and was driving along 33rd Ave after it connected to 35th Ave I commented to my wife at how dark and narrow the street was.

Many people and children walk their dogs, ride their bikes, and horses along this stretch of road. Much of this happens after dark when the sun is not blazing down. My wife and I felt the street needed to be widened but knew that would not happen until someone got run over by a car and killed. I have almost hit someone twice. Now is your chance.

The primary way people will travel into that rezoning location will be to exit Dixileta, come south down the frontage road, turn west onto Dynamite, and then south on to this very dark, narrow 33rd Ave road.

Again, rezoning to R35 (10 lots) is acceptable and 33rd Ave MUST be widened with sidewalk and bike lane to accommodate safe passage for pedestrians and commuters.

As far as city planning goes, I'm sure you are aware of the 19,000+ homes to be built in the 10 square miles just north of the CAP canal and South of AZ-303. There is also another proposed massive community to be built just north of that as well. You don't need 30 houses jammed in

the middle of this unique desert sanctuary to fulfill the needs of the growing city. This only "fills" the pocket of a greedy builder. In fact, only having 10 homes built on this proposed area is exactly what should be done here. It is consistent with and preserves the existing landscape, as well as current homeowner property and land values.

Anything more is contractor greed and should not upset the current ecosystem and livelihood of those who chose to build their homes in this rare, unique area within the city limits. There is plenty of land further north to build the favela style neighborhoods to meet growing city needs. This location is NOT the place for what is being proposed. Serious reconsideration MUST happen. The lawyers are getting paid regardless of outcome. This is your chance to do what's right. How would you view this if your home and family lived there?

Please respond so I know this was received and read.

Thank you  
Dr. Michael Costa