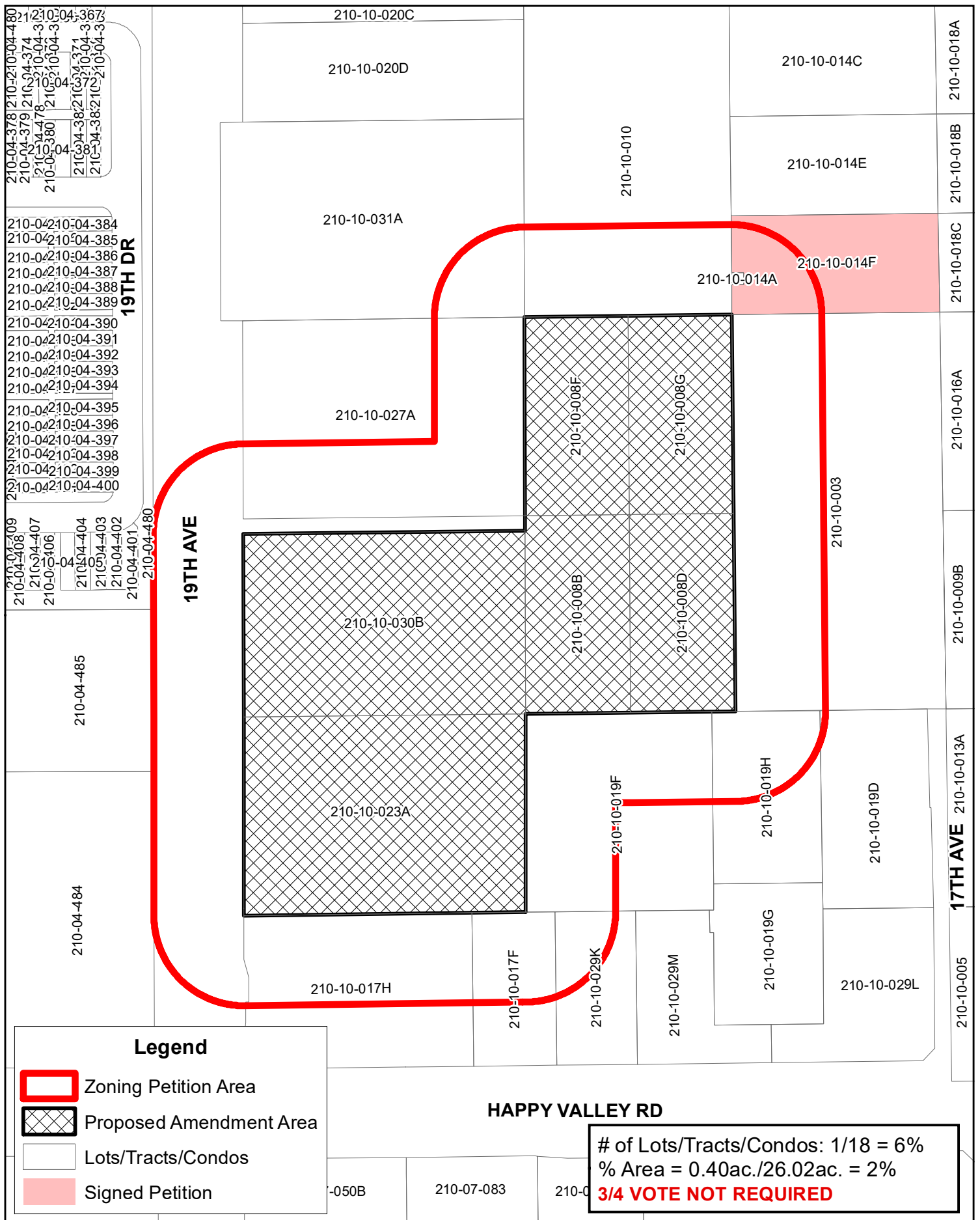


Attachment F



0 70 140 Feet

Petition Verification Map for Z-48-21-1

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:												
APPLICATION NO/ LOCATION	GPA-DV-2-21-1 & Z-48-21-1 (Lumara PUD) Approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3" style="padding: 2px;"><i>(SIGNATURE ON ORIGINAL IN FILE)</i></th> </tr> <tr> <td style="width: 33%; padding: 2px; text-align: center;">opposition</td> <td style="width: 33%; padding: 2px; text-align: center;">x</td> <td style="width: 33%; padding: 2px; text-align: center;">applicant</td> </tr> <tr> <td style="height: 100px;"></td> <td></td> <td></td> </tr> </table>		<i>(SIGNATURE ON ORIGINAL IN FILE)</i>			opposition	x	applicant			
<i>(SIGNATURE ON ORIGINAL IN FILE)</i>												
opposition	x	applicant										
APPEALED FROM:	PC January 6, 2022	Approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road, Phoenix, AZ 85085										
	<i>PC DATE</i>	<i>STREET/ADDRESS/CITY/STATE/ZIP</i>										
TO PC/CC HEARING	CC February 2, 2022	Wayne Hudgeons 623-340-0579 Cwcwayne99@gmail.com										
	<i>CC DATE</i>	<i>NAME / PHONE / EMAIL</i>										
REASON FOR REQUEST: Three-Quarter Appeal Asking to appeal decision to rezoning GPA-DV-2-21-1 and 2-48-21-1												
RECEIVED BY:	Greg Harmon	RECEIVED ON:	1/13/2022									

Alan Stephenson
 Joshua Bednarek
 Tricia Gomes
 Racelle Escolar
 Stephanie Vasquez
 Diana Hernandez
 David Urbinato
 Vikki Cipolla-Murillo

Greg Harmon
 Samantha Keating
 Paul M. Li
 Village Planner
 GIS
 Applicant



CITY OF PHOENIX

JAN 13 2022

Planning & Development
Department

The **PLANNING COMMISSION** agenda for **January 6, 2022** 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. **January 13, 2022**.

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. **January 13, 2022**.

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. **January 13, 2022**

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. **January 20, 2022**.

FORM TO REQUEST CITY COUNCIL HEARING

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

2-48-21
APPLICATION NO.

Approx 270ft north of the northeast corner of 19th Ave and Happy Valley Rd.
LOCATION OF APPLICATION SITE

1-6-2022
DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

Greg Harmon
PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Wayne Hudgeons
PRINTED NAME OF PERSON APPEALING

[Signature]
SIGNATURE

25406 N 17th Ave
STREET ADDRESS

1/13/22
DATE OF SIGNATURE

Phoenix AZ 85085
CITY, STATE & ZIP CODE

623 340-0579
TELEPHONE NO.

CWCWAYNE99@gmail.com
EMAIL ADDRESS

REASON FOR REQUEST

Asking to appeal decision to re-zoning GPA-DV-2-21-1 and
APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER 2-48-21-1

January 12, 2022

City of Phoenix
Planning and Development Department
Planning Division
racelle.escolar@phoenix.gov
(602) 534-2864

RE: City of Phoenix - GPA-DV-2-21-1 and Z-48-21-1 – Appeal Submittal

To All It May Concern,

My name is Wayne Hudgeons, I own and reside at 25406 N 17th Ave, which directly borders the proposed development by Toll Brothers.

I am appealing the decision made by the Planning Commission on January 6th, AND I am officially appealing your appeal process. On my behalf, I appeal this approved decision as I am directly affected by this development. This is a violation of my privacy. The high density 3 and 4 story high apartments are not a transition from R43. The see-through fencing and dumpster placed beside our residence is also not tolerable. The **core values of the City of Phoenix** is to promote and encourage COMPATIBLE development and redevelopment. That statement is not being displayed here. Rentals are not compatible with the character of our neighborhood. I feel that under the circumstances the voices that should carry weight are ALL of the residents and parcel property owners that currently comply with the R-43 zoning that reside within this land-locked County Island.

The impact of this change in zoning and density **directly** impacts all of our lives, livestock and our well-being, as well as all of our property values. Therefore, the opposition from **homeowners** within our entire County Island area should be given the most weight. Due to the size of the parcels within our County Island, a 150' radius is an unreasonable requirement. We are **united** in our opposition and ask you to please take the time to consider our request carefully.

Please accept and carefully weigh the attached signed petitions **AGAINST** this development. We are of one voice and have rallied as best as possible in these times to present a united front. There have been statements by the Developers and some Planning Staff that would imply the residents of our area do not really care as we haven't been vocal enough or "organized" in our opposition to these Developments. Please keep in mind that especially over the last 2 years life has become very busy and stressful for many people. None of us are being paid to sit in these meetings over and over again. It is difficult to even keep up with information as written letters are not sent to each of us as homeowners; signs are installed with no posting start dates; then dates change AND we are having to OPPOSE (2) developments side by side that both want the same outcome AT THE SAME TIME!! We are trying our best to show you with the resources and time that we have that we oppose this development. Many of us don't or can't do "Virtual" meetings. Also, based upon all of the technical difficulties in these meeting we are not able to speak nor able to make final comments or clarifications at the end like attorney Nick Wood. This makes the effort extremely frustrating and we do not feel we are getting a fair hearing, which is another reason we should be granted an appeal.

These signed petitions (see attached) include owners and/or residents within this County Island. Due to the size of most parcels within our County Island and 150' radius is an unreasonable requirement. We are **united** in our opposition and ask you to please take the time to consider our request to appeal and decision of the commission on January 6th.

Best Regards,



Wayne Hudgeons

623-340-0579

January 12, 2022

City of Phoenix

Planning and Development Department

Planning Division

Racelle.escolar@phoenix.gov

Re: City of Phoenix GPA-DV-2-21-1 and Z-48-21-1 Appeal

My name is Melissa Crawford and I own two properties within the county island of 19th Ave and Happy Valley. 1736 W Parsons and 1610 W Parsons Rd, Phoenix, AZ. I am writing to appeal the decision made by the Planning Commission on January 6th, 2022, our county island encompasses just north of Happy Valley to Jomax and east from the canal to 19th Ave.

We as a community oppose the Toll Brothers project, we are zoned R43 of 1.25 acres per 1 house and the Toll Brothers project is proposing the extremely opposite of 470 units 3 and 4 stories high. This extreme proposal is not within the character of our life style and the wellbeing of our livestock.

In reviewing the "letters of support" from Toll Brothers there appears to be very misleading information. There are roughly 162 letters that approved "465 luxury units with detached residential TOWNHOMES units with private garages". These signed letters did not sign approval of 470 apartments with covered parking. These letters do not support this project.

Of those 162 some letters:

- 70 plus came from employees of businesses within the 1-17/Happy Valley corridor

- 80 from addresses outside of our county island

- Only 11 were within our county island. Two of these are selling to Toll Brothers. But again, all of were giving approval of residential Townhome.

Our community approves Homeownership keeping the character of our neighborhood intacted. Allowing us to raise our children and grandchildren while caring for horses and other animals.

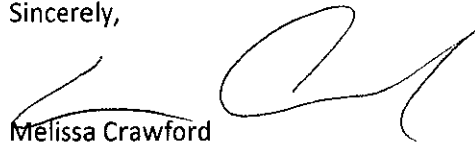
Even though we are county residents we support the City of Phoenix by buying from the businesses around us. Most of us own businesses that also support the city both in community and financially. Height is another issue. Currently the Toll Brothers project height of 3 and 4 stories is in violation of the S1 zoning of the parcel to the east. S-1 is ranch or farm residential use with height not to exceed 30ft. Along the east side (17th Ave) all of those homeowners will have their privacy violated. Even though USAA (to the west of 19th Ave) is not associated with us. Their homes are only one to two stories.

The traffic report was based on National Averages not actually readings. This high traffic area is already a problem and USAA (across from 19th Ave) had not even completed building. The proposed Toll Brother 470 units means 1200 plus people and the upcoming proposed Bungalows of 170 units 500 plus people. Our county island is blocked by the canal to only have access in and out by Happy Valley or 19th Ave.

The traffic by the proposed projects will add a tremendous amount of stress, pollution and accidents. The current Commercial/office would be the opposite direct of peak hours with no weekends or holidays. With both of the proposed projects that is close to 2,000 plus people entering and existing. Both projects are saying they will expand 19th Ave which will leave a bottleneck at Parsons.

The core values of the City of Phoenix is to "promote and encourage compatible development and redevelopment" that is not being exercised here. Rentals are not compatible with the character of our neighborhood. Every person living in our county island chooses to live here because we enjoy our lifestyle for both us and our animals. We are not against development. We are not against the current commercial office zoning. We are against high-density apartments changing who we are as a community. South of Happy Valley and along 1-17 would better fit this project. Please leave our community to homeownership.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa Crawford', is written over the printed name.

Melissa Crawford

623 606 7248

January 12, 2022

RE: City of Phoenix - GPA-DV-2-21-1 and Z-48-21-1 – Appeal Submittal

To The City of Phoenix Planning Department and Zoning, Staff, Councilmen, Developers, and the four Neighbors on Desert Hollow,

We have no representation for our neighborhood. All attorney's contacted stated, "they only work with developers." The City MUST represent the neighborhoods!!!!

We can't give \$500,000 to the schools, as Toll Brothers promised. We can't pay the City FAVORS for a deed or tax revenue increase. This is only the tip of the favors promised.

I'm appealing the decision to entertain a FOUR Story development with high density apartments along side R-43 (one house per acre.) This doesn't not fit the characteristics of the rural community, infrastructure, or aesthetics of the area.

The members have taken an oath to develop the area to meet the characteristics/feel of the area. This is NOT even considered by the City of Phoenix. The views of the Union Hills will be blocked for quit a distance. The "Happy Valley triangle" area will not have that valley feel at all.

This is one house per acre.

What are you thinking added a FOUR story high density development next to the R-43 (S-1 for the City of Phoenix) property?

I strongly oppose and wish to appeal the area you have chosen to develop this High Density Development.

With Strong Opposition,

Julie Burns 1717 W Yearling Road & 1732 W Yearling Road

January 12, 2022

RE: City of Phoenix - GPA-DV-2-21-1 and Z-48-21-1 – Appeal Submittal

To All It May Concern,

We own and reside at 25657 N. 17th Avenue. We will be negatively impacted by this Proposed Development. The Density & Height alone are polar opposites of our R43 zoning and In no way shape or form could be considered Transitional. We are adding our voice to fully support Wayne Hudgeons who would bear the brunt of this development. It is disruptive and incompatible with the Character of our R-43 zoning which we have all complied with these many years.

Therefore we are also appealing the decision made by the Planning Commission on January 6th, AND Appealing your Appeal Process. I feel that under the circumstances the voices that should carry weight are ALL of the Actual residents and parcel property owners that currently comply with the R-43 zoning and reside within that land-locked County Island.

The impact of this change in Zoning and density **directly** impacts our lives and well being, as well as our property values. Therefore the opposition from **homeowners** within our entire County Island area should be given the most weight. Due to the size of most Parcels within our County Island a 150' radius is an unreasonable requirement.

These signed Petitions are signed almost solely by Owners and/or Residents within this County Island in Contrast to the Developers letters of Support which utilized mainly businesses and employees of business within the Happy Valley I-17 corridor. In fact as the presentation by the Toll Brothers was implied by several residents, I believe you will find some that may have indicated they were in support have changed their minds. Please also give weight to the efforts we are making thru such trying times and such unusual means. I know personally how hard it has been for me to find any time to add this complication of life into all the others that have come our way in the last two years, so even though this may seem last minute to you, please know that it has taken its toll on us to have to try and convince those who don't live here how truly incompatible this is to our neighborhood.

We implore you to not allow this high residential density into our small landlocked R-43 area - We understood (didn't like it but understood) the perimeter commercial that occurred on the SE corner, but beyond that we do not understand the need. There are still plenty on vacant parcels MUCH MORE appropriate for high density than we are south of Happy Valley RD and to the West of Norterra Parkway. The 2 main Roads that border us essentially lead to nowhere Happy Valley eastbound is 2 lanes and remains so as it turns into 7th St. until Deer Valley Rd. – 19th Ave Northbound disappears into North Valley Parkway which leads to an already fully populated housing developments) traffic is already a nightmare as things are. This is NOT transitional for our neighborhood and its character, it would in fact be extremely cumbersome to deal with.

Phoenix is dotted with other pockets like ours, Sunburst Farms, Western Meadows etc. and they are also a big part of the diversity that Phoenix offers to residents wanting to call this home. Rental Apartments are generally short term dreams in most peoples long term plans so the turnovers are generally high. We are lucky enough to have a few rental homes within Phoenix and we never ever raised rent for a good tenant (one that pays pretty much on time and cared for the property), rent would only be raised, if appropriate, after they chose to move out. I wonder is these Developers would do the same? Is the true benefit to tenants that are overcharged and a dime a dozen to them or better served to possible future land homeowners lucky enough to have gotten something truly unique to Phoenix , property within the City that feels like a rural home in the Country. Please maintain what we vested our lives and monies in.

Respectfully,



Richard & Laurel Brodie
25657 N. 17th Avenue
Phoenix, AZ 85085

Oppose the proposed Lumara Planned Unit Development

Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1

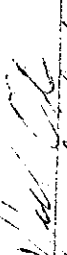
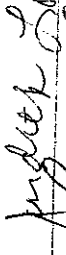
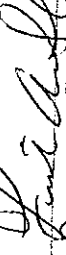
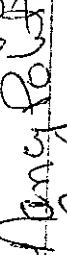
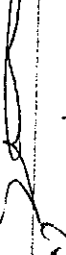
Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone

Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission

Happy Valley 19, LLC, and Foil Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the Happy Valley Road Corridor and Norterra employment zone.

Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.

We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.

Printed Name	Signature	Address	Phone Number	Date
Robert McKee		1219 W. Parsons Rd. Phoenix, AZ 85085	602-456-9812	1-9-22
Alison McKee		1219 W. Parsons Rd. Phoenix, AZ 85085	602-702-3676	1-9-22
Vivian Tofe Ogle		25219 W. 15th Ave. Phoenix, AZ 85085	602-882-9302	1-9-22
Mike Ogle		25219 W. 15th Ave. Phoenix, AZ 85085	602-418-9300	1-9-22
Gordon Lavers		25236 N. 15th Ave. Phoenix, AZ 85085	623-562-1133	1-9-22
Judith Lavers		25236 N. 15th Ave. Phoenix, AZ 85085	623-582-1133	1-9-22
Linda Slag		25411 N. 16th Ave. Phoenix, AZ 85085	623-552-5562	1-9-22
Nancy Bitt		25412 N. 15th Ave. Phoenix, AZ 85085	623-332-5163	1-9-22
Paul Dieber		25411 N. 16th Ave. Phoenix, AZ 85085	623-282-7285	1-9-22
Lore Hartwick		25412 W. 15th Ave. Phoenix, AZ 85085	480-861-8731	1-9-22
Chad Slag		25412 W. 15th Ave. Phoenix, AZ 85085	602-983-1893	1-9-22
Shirley Hartwick		25625 N. 15th Ave. Phoenix, AZ 85085	602-821-8104	1-9-22
William Hitchcock		25625 N. 15th Ave. Phoenix, AZ 85085	460-195-3203	1-9-22
Kristine Hitchcock		25625 N. 15th Ave. Phoenix, AZ 85085	602-418-2096	1-9-22
Travis Tork		25219 N. 15th Ave. Phoenix, AZ 85085	602-665-7179	1-9-22

Oppose the proposed Lumara Planned Unit Development

Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1

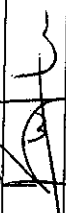
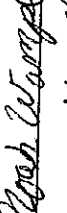
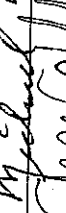
Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone

Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission

Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the Happy Valley Road Corridor and Norterra employment zone.

Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.

We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.

Printed Name	Signature	Address	Phone Number	Date
KEVIN JOHNSON		1740 W. Quartz Rock Rd	602-376-1466	1-8-2022
TRACY JOHNSON		1740 W. Quartz Rock Rd	602-376-1465	1-8-2022
TAYLOR JOHNSON		1740 W. Quartz Rock Rd	480-209-4565	1-8-22
Todd Myers		1740 W Quartz Rock Rd	602-361-3843	1-8-2022
Karen K. Myers		1740 W Quartz Rock Rd	602-361-2447	1-8-2022
Kim Wampler		25919 N. 17th Ave	602-451-1327	1-8-2022
Michael E. Wampler		25919 N. 17th Ave	602-351-6160	1-8-2022
Noah Wampler		25919 N. 17th Ave Phx AZ 85085	602-908-5494	1-8-2022
Angelica Wampler		25919 N. 17th Ave Phx AZ	520-269-3398	1-8-2022
Michael A. Wampler		25919 N. 17th Ave Phx AZ	602-516-610	1-8-2022
AMBER LARKINS		25600 N. 17th Ave Phx 85085	602-710-4846	1-8-2022
Dusty Schollmeyer		25600 N. 17th Ave Phx 85085	602-516-610	1-8-2022
Tim Schollmeyer		25600 N. 17th Ave Phx 85085	602-516-610	1-8-2022
Kristina Schollmeyer		25700 N. 16th Ave Phx AZ 85085	480-532-6771	01/08/2022

Oppose the proposed Lumara Planned Unit Development

Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1

Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone

Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission

Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the Happy Valley Road Corridor and Norterra employment zone.

Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.

We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.

Printed Name	Signature	Address	Phone Number	Date
Heather Simpson	<i>Heather Simpson</i>	1818 W. Parsons Road	(602) 615-4844	1/8/22
Chris Simpson	<i>Chris Simpson</i>	1818 W Parsons Rd Phoenix AZ 85085	602-290-1286	1/8/22
Richard S. Hill Jr	<i>Richard S. Hill Jr</i>	1808 W. PARSONS Rd.	602-515-3216	1/8/22
Barbara L Hill	<i>Barbara L Hill</i>	1808 W. Parsons Road	602-471-2444	1/8/22
Margaret A. Langley	<i>Margaret A. Langley</i>	2701 W Parsons Rd	470-217-2791	1/8/22
Alyson McLean	<i>Alyson McLean</i>	1607 W. Parsons Rd	303-242-1871	1/8/22
Michael McLean	<i>Michael McLean</i>	1607 W. Parsons Rd	303-242-1510	1/8/22
Robert McLean	<i>Robert McLean</i>	25438 N 17th Ave	623-570-6008	1-8-22
Robert Stewart	<i>Robert Stewart</i>	25505 N. 17th Ave	602-390-2644	1-8-22
Connie Labuhn	<i>Connie Labuhn</i>	25439 N. 17th Ave	623-533-1577	1-8-22
Georgia Labuhn	<i>Georgia Labuhn</i>	25439 N. 17th Ave	602-980-4238	1-8-22
Brendon Houston	<i>Brendon Houston</i>	25438 N 17th Ave	602-380-5562	1-8-22
Preston Goldmann	<i>Preston Goldmann</i>	25438 N 17th Ave	602-980-5739	1-8-22
Wynn Dwyer	<i>Wynn Dwyer</i>	1707 W Yearling Rd Phoenix	602-322-0094	1-8-22
Courtney Hamborg	<i>Courtney Hamborg</i>	1707 W Yearling Rd Phoenix	602-314-4859	1-8-22

Oppose the proposed Lumara Planned Unit Development

Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1

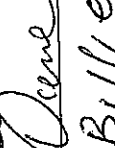
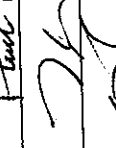
Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone

Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission

Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the Happy Valley Road Corridor and Norterra employment zone.

Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.

We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.

Printed Name	Signature	Address	Phone Number	Date
Tim MANN		1615 W Builes Rd	623-680-2437	1-10-22
Deer Valley Village	Signature			
Deer Valley Village		1615 W Builes Rd	801-465-6386	1-10-22
Marcia Tallet		25814 N. 17th Ave	602-317-8094	1-10-22
Sandra Nolan		25814 N. 17th Ave	602-327-8347	1-10-22
Daniel Nolan		25814 N. 17th Ave	480-265-0792	1-10-22
Bruce Sewell		25441 N 17th Ave	623-937-5164	1-10-22
Charity Wampler		25919 N. 17th Ave	602-831-8764	1-10-22
Timothy Arnall		25919 N. 17th Ave	315-949-1974	1-10-22
Kim Cozza		25813 N. 17th Ave	805-581-0771	1-10-22
Phil Cozza		25813 N. 17th Ave	818-404-0777	1-10-22
Mike Herman		1615 W Quartz Rock Rd	602-756-6512	1-10-22
Beverly Herman		1615 W Quartz Rock Rd	602-740-7227	1-10-22
Harry Rimbex		26027 N. 17th Ave	623-680-7471	1-10-22
Mike Rimbex		26027 N. 17th Ave	480-294-3050	1-10-22

CRM

Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the Happy Valley Road Corridor and Norterra employment zone.

Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone

We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.

[illegible]

Oppose the proposed Lumara Planned Unit Development

Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1

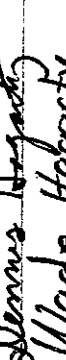
Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone

Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission

Happy Valley 19, LLC, and Foll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the Happy Valley Road Corridor and Norterra employment zone.

Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.

We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.

Printed Name	Signature	Address	Phone Number	Date
Gary Grim		25411 N 11 th Ave 85085	623 581-3334	1/9/22
Cathy Grimm		25411 N 11 th Ave 85085	623-582-9032	1/9/22
Gwen Currey		25511 N 16 th Ave 85085	602-390-3922	1/9/22
JEFF CURREY		25511 N 16 th Ave 85085	602-390-3922	1-9-22
Tim Jordan		25715 N 15 th Ave 85085	480-518-0246	1-9-22
Adriana Zazueta-Jordan		25715 N 15 th Ave 85085	602-402-7906	1/9/22
Colin Kidd		1323 W. Yearling Rd 85085	623 587 9215	1/9/22
BARBARA KIDD		1323 W Yearling Rd 85085	623 587 9215	1/9/22
RICHARD STURMANT		1316 W Yearling Rd 85085	623 229 8752	1/9/22
JEFF MIKLUS		1706 W Parsons Rd 85085	602 399-1011	1/9/22
CHARL MIKLUS		1706 W Parsons Rd	602 399-1014	1/9/22
Dennis Hagarty		25225 N. 11 Ave 85085	602-361-6556	1/9/22
Wade Hagarty		25207 N. 11 Ave 85085	602-513-6207	1/9/22
Laurel Brodie		25637 N 17 th Ave 85085	623-640-8384	1/9/22

Oppose the proposed Lumara Planned Unit Development

Rezoning Application Case Z-48-21-1 and GPA-DV-2-21-1

Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone

Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission

Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the Happy Valley Road Corridor and Norterra employment zone.

Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.

We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.

Printed Name	Signature	Address	Phone Number	Date
Emily Bucke		26215 N. 17th Drive Phx	602-621-3355	1-10-22
Travis Bucke		26215 N. 17th Drive Phx Az	602-621-3355	1-10-22
Brian R.oo		1312 W. Parsons RD PHX AZ	603 293-2921	11/24/22
Debra Krasuski		25809 N. 15th Ave Phx 85085	602 881-6377	1-11-22
Debra Krasuski		25809 N. 15th Ave Phx 85085	602 881-6377	1-11-22
Rachelle Gruch		1703 W Quartz Rock Rd Phx	704 470 7741	1-11-22
Justin Min		1703 W Quartz Rock Rd, 85085	303-710-5667	1-11-22
		1625 W. Parsons Rd	602 577 9188	1.12.22

GTN

GTN

GTN

Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the Happy Valley Road Corridor and Norterra employment zone.

Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone

We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.

[illegible]

Happy Valley 19, LLC, and Toll Brothers filed a rezoning request for commercial (C-O/M-O), and PUD land approximately 270 feet north of the northeast corner of 19th Avenue and Happy Valley Road in north Phoenix. The proposed planned unit development (GPA-DV-2-21-1) consists of 470 Apartments on PUD 13.48, C-O/M-O 5.29 acres, County RU-43 (Pending S-1) (8.19) acres, or 15+ units per acre. Increased housing density and diversity is to help solve the current housing shortage and to serve as a built-in customer base for businesses recently built in the Happy Valley Road Corridor and Norterra employment zone.

Lumara, as designed, is in contrast to single-story large-lot properties that have dominated the area for decades. Increased housing density, population, and traffic will conflict with the established neighborhood rural quality and character. New development should be sensitive to and not negatively impact existing residents' community.

We, the undersigned, live in an area long designated for single-family residences. We request that you oppose any multi-family residential development and maintain the current RU-43 and S-1 on the 8.19 acres, the 5.29-acre buffer already zoned for commercial offices (C-O/M-O) and PUD of 13.48 acres.

Maintain the character of the Happy Valley County Island rural Community and retain the commercial buffer zone

Action Petitioned for the Deer Valley Village Planning Committee and the City of Phoenix Planning and Zoning Commission

[illegible]