

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-28-24-1 May 17, 2024

[Deer Valley Village Planning Committee](#) Meeting Date:

May 21, 2024

[Planning Commission](#) Hearing Date:

June 6, 2024

Request From:

[RE-43](#) (One-Family Residence) (24.91 acres) and [RE-43 SP](#) (One-Family Residence, Special Permit) (55.40 acres)

Request To:

[R1-6](#) (Single-Family Residence District) (74.50 acres) and [C-2](#) (Intermediate Commercial) (5.81 acres)

Proposal:

Single-family residential and commercial

Location:

Southwest corner of 36th Avenue and Pinnacle Peak Road

Owner:

Arizona State Land Department

Applicant:

Lennar Arizona, LLC

Representative:

Stephen Anderson, Gammage & Burnham, PLC

Staff Recommendation

Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Current: Parks/Open Space – Publicly Owned Proposed (GPA-DV-1-24-1): Residential 3.5 to 5 du/ac (74.50 acres) and Commercial (5.81 acres)	
Street Map Classification	Pinnacle Peak Road	Arterial	65-feet south half street
<i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.</i>			

The request facilitates additional housing opportunities in the Village that will help alleviate the housing crisis.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.

The proposal will develop vacant property with a single-family residential and commercial development that are compatible with the surrounding uses which will protect the area from incompatible land uses. The existing recreational open space uses will be near the proposed single-family homes and the development will provide a commercial component which will help be supportive of the area.

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

The proposal includes enhanced landscaping along Pinnacle Peak Road on both sides of the sidewalk and within the landscape setbacks. Also, enhanced landscaping shall be planted within the landscape strips of internal detached sidewalks. This will create a comfortable pedestrian environment along Pinnacle Peak Road and internal to the development by reducing the urban heat island affect and making the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives

[Housing Phoenix Plan](#): Background Item No. 6.

[Complete Streets Guiding Principles](#): Background Item No. 7.

[Comprehensive Bicycle Master Plan](#): Background Item No. 8.

[Tree and Shade Master Plan](#): Background Item No. 9.

[Monarch Butterfly Pledge](#): Background Item No. 10.

[Transportation Electrification Action Plan](#): Background Item No. 11.

[Conservation Measures for New Development](#): Background Item No. 12.

[Phoenix Climate Action Plan](#): Background Item No. 13.

Zero Waste PHX: Background Item No. 14.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	RE-43 and RE-43 SP
North (across Pinnacle Peak Road)	Service station, restaurants, commercial centers, and single-family residential	PSC, PSCOD, R1-6 and R-2
East	Indoor/outdoor sports field and vacant	RE-43 SP
South	Vacant	RE-43
West	Vacant and water park	RE-43

R1-6 – Single-Family Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	74.50 acres
Maximum Number of Units	409 units, 484 units with bonus	294 units (Met)
Maximum Density (dwelling units/acre)	5.5 dwelling units per acre; 6.5 with bonus density points	3.95 dwelling units per acre (Met)
Minimum Building Setbacks	Street (front, rear or side): 15 feet (in addition to landscape setback); Property line (rear): 15 feet (1-story), 20 feet (2-story); Property line (side): 10 feet (1-story), 15 feet (2-story)	Not specified
Minimum Lot Width	45 feet	45 feet – 55 feet (Met)
Maximum Lot Coverage	50%, plus an additional 10% for an ADU and/or attached shade structures	Not specified

	Total: 60%	
Maximum Building Height	2 stories and 30 feet	Not specified
Common landscaped setback adjacent to perimeter streets	15 feet average, minimum 10 feet	Not specified
Minimum Common Area	5%	15% (Met)
Minimum Parking	2 spaces per 1 dwelling unit, 588 spaces required	Not specified.

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	5.70 acres
<i>Minimum Building Setbacks</i>		
Street (Pinnacle Peak Road)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of structure	Not specified
Side (West; RE-43 Zoning)	50 feet	Not specified
Side (East; R1-6 Zoning)	50 feet	Not specified
Rear (South; RE-43 Zoning)	50 feet	Not specified
<i>Minimum Landscape Setbacks</i>		
Street (Pinnacle Peak Road)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of the frontage	Not specified
Side (West)	10 feet minimum	Not specified
Side (East)	10 feet minimum	Not specified

Rear (South)	10 feet minimum	Not specified
Maximum Lot Coverage	50%	Not specified
Maximum Building Height	2 stories, 30 feet	Not specified

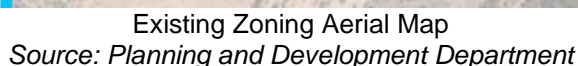
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 80.31 acres located at the southwest corner of 36th Avenue and Pinnacle Peak Road from RE-43 (One-Family Residence) and RE-43 SP (One-Family Residence, Special Permit) to R1-6 (Single-Family Residence District) and C-2 (Intermediate Commercial) to allow for single-family residential and commercial. The site is currently vacant and undeveloped.

SURROUNDING LAND USES AND ZONING

2. The area to the north, across Pinnacle Peak Road, consists of numerous land uses including a service station, restaurant pads, commercial strip centers, and single-family residential zoned PSC (Planned Shopping Center), PSCOD (Planned Shopping Center Overlay District), R1-6 (Single-Family Residence District) and R-2 (Multifamily Residence District). To the east are indoor/outdoor sports fields and vacant land zoned RE-43 SP (One-Family Residence, Special Permit). To the south is vacant land zoned RE-43 (One-Family Residence) and to the west is a water park and vacant land zoned RE-43 (One-Family Residence).

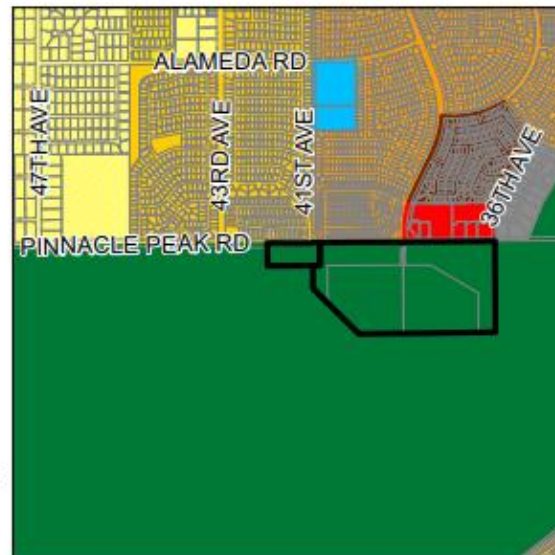


3. The subject site is designated Parks/Open Space – Publicly Owned on the General Plan Land Use Map.

To ensure consistency with the General Plan, a concurrent General Plan Land Use Map amendment, GPA-DV-1-24-1, is proposed to change the land use map designation of Parks/Open Space – Publicly Owned to Residential 3.5 to 5 dwelling units per acre and Commercial. The requested R1-6 and C-2 zoning districts are consistent with the proposed General Plan Land Use Map designations.

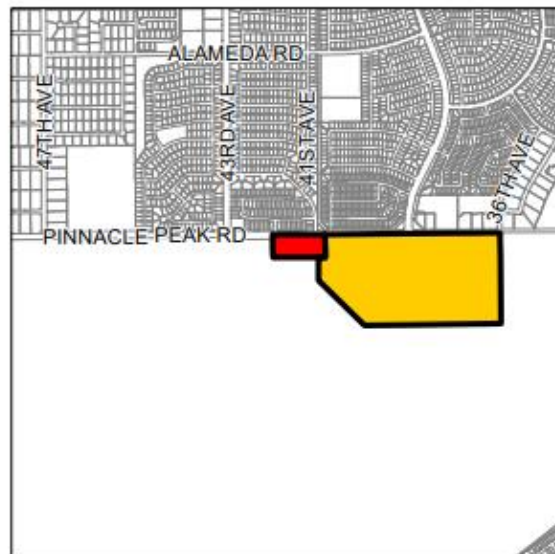
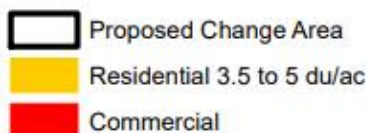
EXISTING:

Parks/Open Space - Publicly Owned
(80.31 +/- Acres)



PROPOSED CHANGE:

Residential 3.5 to 5 du/ac (74.50 +/- Acres)
Commercial (5.81 +/- Acres)



General Plan Land Use Map
Source: Planning and Development Department

PROPOSAL

4. Site Plan

The conceptual site plan, attached as an exhibit, depicts a 80.31 acre site with 74.50 acres of single-family residential lots and 5.81 acres for a commercial property to the west.

The single-family residential portion of the site is proposed as a gated community with 294 lots. There are proposed pedestrian paths which lead to the main amenity area and the dog park and cut through the rear and side of many of the lots. A drainage channel provides a visual and physical buffer along the proposed single-family residential subdivision's western boundary providing protection from the proposed commercial uses and the existing water park.

Specific features of the single-family residential portion of the site which are required are a minimum of two centralized amenity areas and pedestrian circulation pathways throughout the subdivision, and the additional open space totaling a minimum of 15 percent of the gross site area. These are included as Stipulation Nos. 26 and 27.

The commercially zoned area of the project will be required to go through the Planning Hearing Officer (PHO) public hearing process, since specific details of the development were not included with this application. This encompasses a review of the site plan, elevations, and landscape plan as addressed in Stipulation No. 18.



Conceptual Site Plan
 Source: RVI

5. **Elevations**

The conceptual building elevations, included as an exhibit, depict a variety of architectural styles, building colors, materials, and articulation. Staff is recommending general conformance to these building elevations per Stipulation No. 28.



Conceptual Building Rendering
Source: Discovery Series, Lennar

PLANS, OVERLAYS, AND INITIATIVES

6. **Housing Phoenix Plan**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through

increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage while using vacant or underutilized land in a more sustainable fashion.

7. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment staff is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. This is addressed in Stipulation No. 19. Additionally, the residential component of the project is required to provide pedestrian circulation pathways with wide paths, lighting, and decorative elements per Stipulation No. 29. Also, internal sidewalks shall be detached with landscape strips as addressed in Stipulation No. 40. Furthermore, bicycle parking will be required on the site to encourage alternative transportation. This is addressed in Stipulation Nos. 20 and 31. In addition, any street improvements must comply to City of Phoenix and ADA standards. This is addressed in Stipulation Nos. 12 and 13.

8. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide bicycle parking spaces, installed per the requirements in the city's Walkable Urban (WU) Code. This is addressed in Stipulation Nos. 2, 3, 20 and 31.

9. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff recommends stipulations for shade near bicycle infrastructure, that the landscaping be replenished along Pinnacle Peak Road, surface parking lot areas be shaded to 25%, landscape setbacks in the residential area be planted with minimum 2-inch caliper trees, and that internal sidewalks be detached and

the landscape area be planted with minimum 2-inch caliper trees.

These are addressed in Stipulation Nos. 2, 11, 21, 30, and 40.

10. **Monarch Butterfly Pledge**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, Stipulation No. 1 will require the planting of milkweed shrubs, or other native nectar plant species on the subject site.

11. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan, to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure, is to recommend a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 22. Additionally, electric receptacles are required for electric bicycle charging per Stipulation No. 3.

12. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 4 through 7, 23, 24, and 32 through 38.

13. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation Nos. 25 and 39, which requires a minimum of two GI techniques for stormwater management to be implemented in the commercial zoned area and two techniques in the residential zoned area.

14. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal indicates that recycling pick-up will be available to residents.

COMMUNITY INPUT SUMMARY

15. At the time this staff report was written, staff has received 12 letters of support and opposition for this rezoning application. Two of the correspondences were in support and the remaining were not supportive of the request. Concerns include maintaining all existing uses with no encroachment of the area by residential uses, preserving the Sonoran Desert and habitat life, increased traffic, school capacity, water shortages and density. Additional comments were received regarding keeping the area as recreational and the need to disclose activities taking place especially at the Adobe Dam Regional Park. Concerns were also identified about the planning and review process.

INTERDEPARTMENTAL COMMENTS

16. The Street Transportation Department noted all gates must comply with the City of Phoenix Access Gate Policy. Also, they are requiring the following:
- Dedication and construction of the full width of 39th Drive for the length of the parcel or provide documentation from the Maricopa County Flood Control District that a roadway connection to the south is not supported.

Alternatively if the road connection is not supported, a TIA shall be resubmitted to evaluate the roadway connection. The developer shall be responsible for funding and construction of all recommendations of the study.

- An enhanced pedestrian connection shall be provided on the southern site boundary to allow for direct pedestrian access to the trail.
- Funds shall be deposited into an escrow account to the Street Transportation Department to reimburse City installed improvements adjacent to Pinnacle Peak Road.
- The existing streetscape along Pinnacle Peak Road shall be replenished with landscaping on both sides of the detached sidewalk.
- Replace unused driveways or broken or out-of-grade street improvements to comply with city and ADA guidelines.
- All street improvements and incidentals shall be constructed to city and ADA accessibility standards.

These are addressed in Stipulation Nos. 8 through 13.

17. The Aviation Department requires the Airport Disclosure stipulation. This is addressed in Stipulation No. 14.

OTHER

18. The subject site is next to Adobe Dam Regional Park and many recreational amenities. For this reason Stipulation No. 15 requires the recordation of documents to disclose the existence and operational characteristics of the Park including noise, lighting, dust, and traffic.
19. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 16.
20. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 17.
21. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and

abandonments, may be required.

Findings

1. The proposal is compatible with the proposed General Plan Land Use Map designation and will provide housing opportunities within the Deer Valley Village.
2. As stipulated, the proposal will include enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. The proposal will provide increased shade which will help to reduce the urban heat island effect.
3. The proposal will develop a vacant property with uses which will be supportive of the recreational, commercial and residential uses in the surrounding area.

Stipulations

Overall Development

1. A minimum of 10% of the required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
2. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
3. A minimum of 10 percent of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
4. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department. Pursuant to Stipulation No. 32, Xeriscaping in rear yards for individual single-family lots shall be encouraged.
5. Natural turf, excluding allowances pursuant to Stipulation No. 35 for individual single-family residential lots, shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department

6. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
7. A leak detection device shall be installed for the irrigation system for landscape areas larger than 10,000 square feet.
8. A minimum 110-feet of right-of-way shall be dedicated and constructed for the full width of 39th Drive for the length of the parcel or provide documentation from the Maricopa County Flood Control District that a roadway connection from the 39th Drive and Pinnacle Peak Road intersection connecting to either the 39th Avenue alignment south of the Adobe Dam or to the Parkside Lane alignment at 35th Avenue are both not supported by the Flood Control District.

Alternatively if the road connection is not supported by the Maricopa County Flood Control District, a Traffic Impact Analysis (TIA) shall be resubmitted to the Street Transportation Department to evaluate the roadway connection, prior to preliminary site plan approval. The developer shall be responsible for funding and the construction of all recommendations of the study.

9. An enhanced pedestrian connection shall be provided on the southern site boundary to allow for direct pedestrian access to the adjacent Adobe Dam Area Trail 1. The developer shall construct an 8-foot-wide shaded pedestrian pathway consisting of decorative material such as brick, pavers or alternative material providing, as approved by the Planning and Development Department.
10. Funds totaling \$2.3 Million dollars shall be deposited into an escrow account to the Street Transportation Department to reimburse City installed improvements adjacent to Pinnacle Peak Road by project ST85100400, prior to final site plan approval.
11. The existing streetscape beginning at the back of curb shall be replenished with the following landscaping along Pinnacle Peak Road on both sides of the existing detached sidewalk, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings.
 - b. Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

12. Replace unused driveways with sidewalk and curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
13. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
14. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
15. The property owner shall record documents that disclose the existence of, and operational characteristics of, Maricopa County Adobe Dam Regional Park to future owners or tenants of the property, including characteristics of noise, lighting, dust, and traffic. The form and content of such documents shall be reviewed and approved by the City prior to recordation.
16. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
17. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

C-2 Zoned Area

18. The conceptual site plan, elevations, and landscape plan for future development of the commercially zoned area shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.

19. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
20. Bicycle parking shall be provided per the requirements of Section 1307.H. through Inverted U and/or artistic racks and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
21. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
22. A minimum of 10% of the vehicle parking spaces shall be EV Capable.
23. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
24. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
25. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

R1-6 Zoned Area

26. The development shall include a minimum of two centralized amenity areas and pedestrian circulation pathways throughout the subdivision, as depicted on the site plan date stamped April 3, 2024, as approved by the Planning and Development Department.
27. A minimum of 15% of the gross area of the site shall be retained as common open space, as approved by the Planning and Development Department

28. The development shall be in general conformance with the building elevations date stamped February 13, 2024, as modified by the following stipulations and approved by the Planning and Development Department.
29. The pedestrian circulation walkways, as depicted on the site plan date stamped April 3, 2024, shall comply with the following, as approved by the Planning and Development Department.
 - a. Pedestrian ways shall be a minimum of six feet in width.
 - b. Lighting shall be provided to ensure safety and security, including maximum 15-foot height of lighting fixtures, a minimum of one foot candle illumination to be maintained throughout the walkway, and uniform lighting along the entire walkway to avoid bright high glare areas and low visibility dark areas.
 - c. One of the following elements shall be provided at each entrance to the pedestrian circulation pathways: bollard path light, art, decorative directional signage, or architectural design elements that emphasize the entrance/exit of the pathways
 - d. Where the pedestrian circulation pathways cross a street, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts with the street
30. All required street landscape setback shall be planted with minimum 2-inch caliper, drought-tolerant shade trees, as approved by the Planning and Development Department.
31. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per unit with a maximum of 25 spaces. Guest bicycle parking shall be provided through Inverted U and/or artistic racks located in open space and amenity areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
32. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized throughout the subdivision including the front, and side yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision. Xeriscaping in rear yards shall be encouraged.
33. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's

WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.

34. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.
35. Natural turf shall not be utilized on portions of individual single-family lots visible from streets. Turf within rear yards of all individual single-family lots shall be restricted such that no more than 20% of a private lot rear yard could contain natural turf. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.
36. Landscaping in common areas shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
37. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into the Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.
38. Swimming pools shall be limited to 550 square feet in size.
39. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
40. The developer shall construct a minimum 4-foot-wide detached sidewalk and a minimum 5-foot-wide landscape strip between the back of curb and sidewalk for internal private sidewalks within the development, planted with a minimum 2-inch caliper drought-tolerant, large canopy, single-trunk shade trees planted 20 feet on center or in equivalent groupings, and as approved by the Planning and Development Department.

Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

Staff Report: Z-28-24-1

May 17, 2024

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Writer

Matteo Moric

May 17, 2024

Team Leader

Racelle Escolar

Exhibits

Sketch map

Aerial map

Conceptual site plan date stamped April 3, 2024

Conceptual elevations date stamped February 13, 2024

Correspondence (14 pages)



CITY OF PHOENIX
APR 03-2024
Planning & Development
Department

LEGEND

- GATED MAIN ENTRY
- RESIDENTIAL GATES - EXIT ONLY
- GATED ACCESS TO VICTORY LANE SPORTS PARK (DEPT. USE ONLY)
- PEDESTRIAN CIRCULATION
- AMENITY
- 45' X 120' LOTS
- 55' X 120' LOTS

SITE DATA

GROSS SITE AREA: 79.9 AC
- SINGLE FAMILY RESIDENTIAL: 741 AC
- COMMERCIAL: 5.7 AC
EXISTING ZONING: RE-43, RE-43 SP
PROPOSED ZONING: R1-6, C-2
TOTAL LOTS: 294 LOTS
- 45' X 120' = 169 LOTS
- 55' X 120' = 125 LOTS
MINIMUM RESIDENTIAL OPEN SPACE AREA: 15% OF SITE

DISCOVERY SERIES

CITY OF PHOENIX

FEB 13 2024

**Planning & Development
Department**

Barbaro Plan 3570

Discovery Series at Adobe

1,797 sq ft

Single-story

4 beds · 2 baths

2-bay garage



Elevation H | Ranch Hacienda



Elevation A | Spanish Colonial



Elevation M | Cottage

CITY OF PHOENIX

FEB 13 2024

Planning & Development
Department

LENNAR®

Barbaro Plan 3570

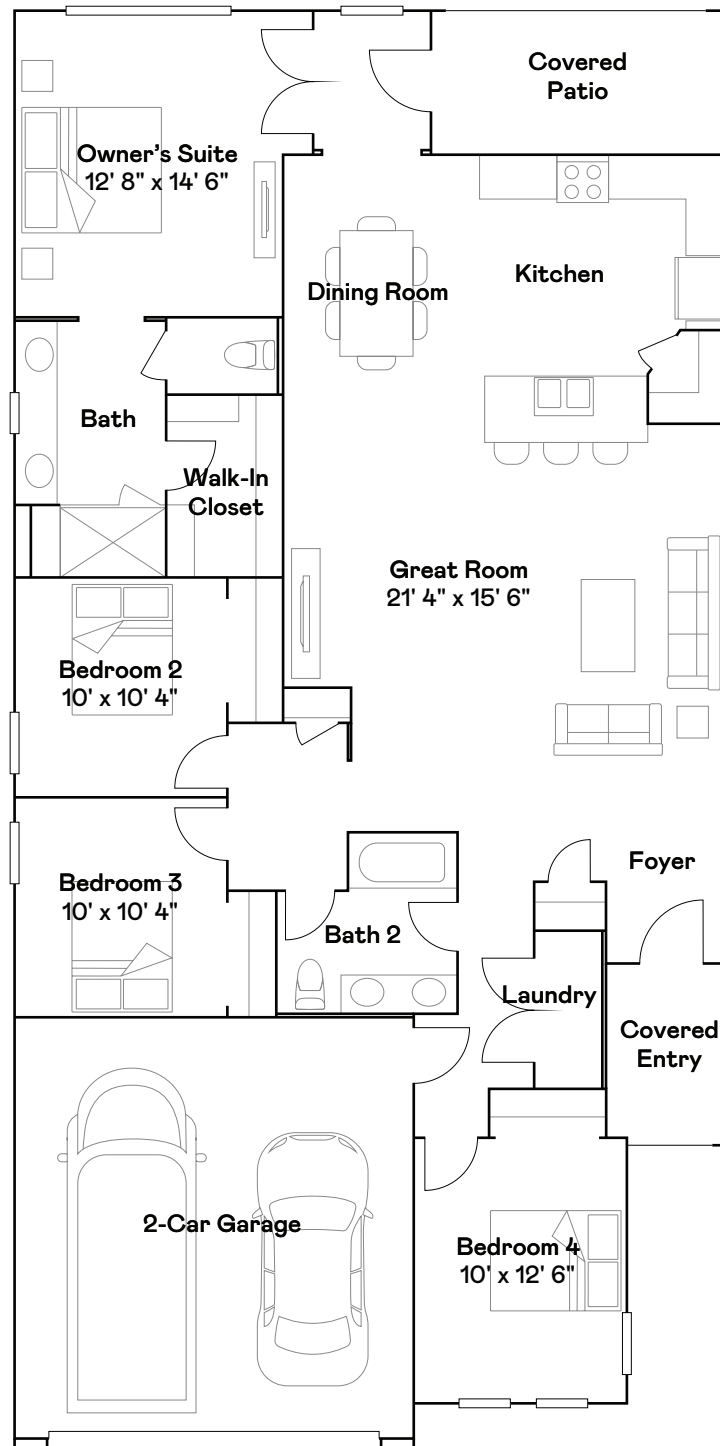
Discovery Series at Adobe

1,797 sq ft

Single-story

4 beds · 2 baths

2-bay garage



CITY OF PHOENIX

FEB 13 2024

Planning & Development
Department

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Ironwood Plan 3518

Arbor Series at Adobe

1,943 sq ft

Single-story

4 beds · 3 baths

2-bay garage



Elevation I | Western Territorial



Elevation A | Spanish Colonial



Elevation C Craftsman

CITY OF PHOENIX

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LENNAR

Ironwood Plan 3518

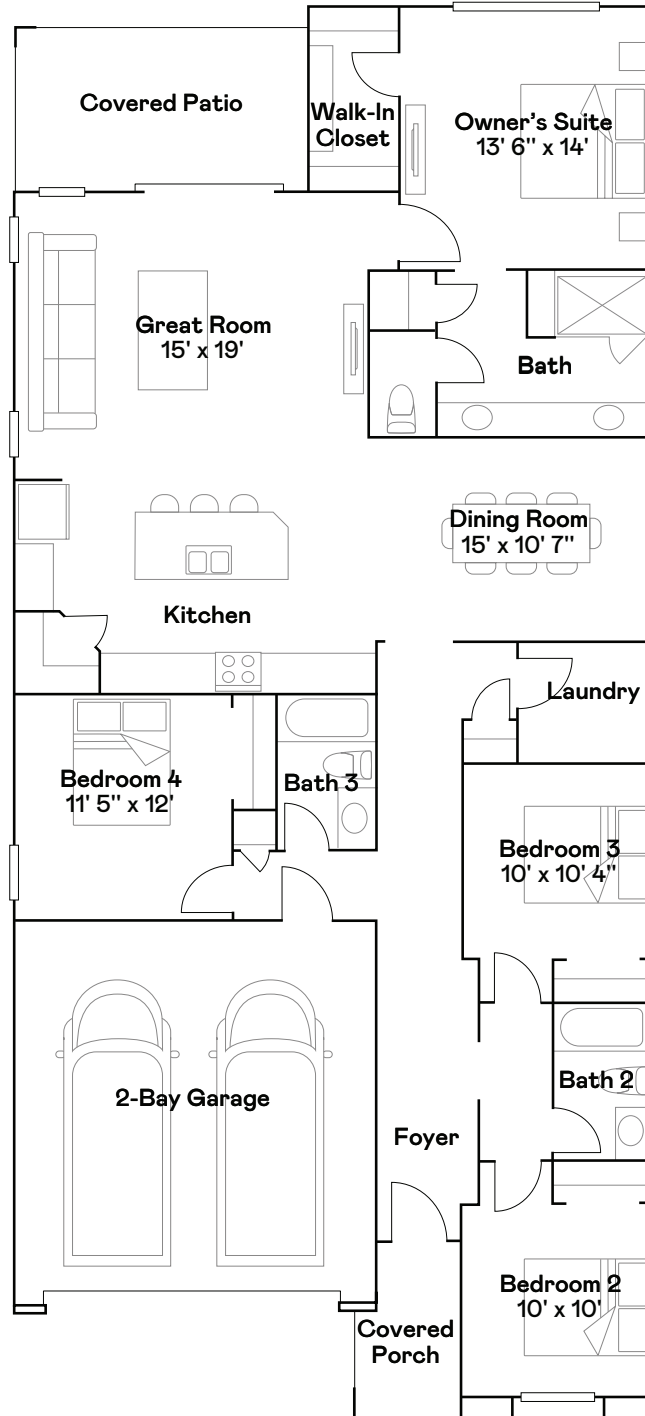
Arbor Series at Adobe

1,943 sq ft

Single-story

4 beds · 3 baths

2-bay garage



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Lewis Plan

3575

Discovery Series at Adobe

1,953 sq ft

Single- story

5 beds · 3 baths

Dining room

2-bay garage



Elevation C | Craftsman



Elevation A | Spanish Colonial



Elevation H | Ranch Hacienda

CITY OF PHOENIX

FEB 13 2024

Planning & Development
Department

1665 W. Alameda Drive #130 | Tempe, AZ 85282 | Lennar.com

LENNAR

Lewis Plan

3575

Discovery Series at Adobe

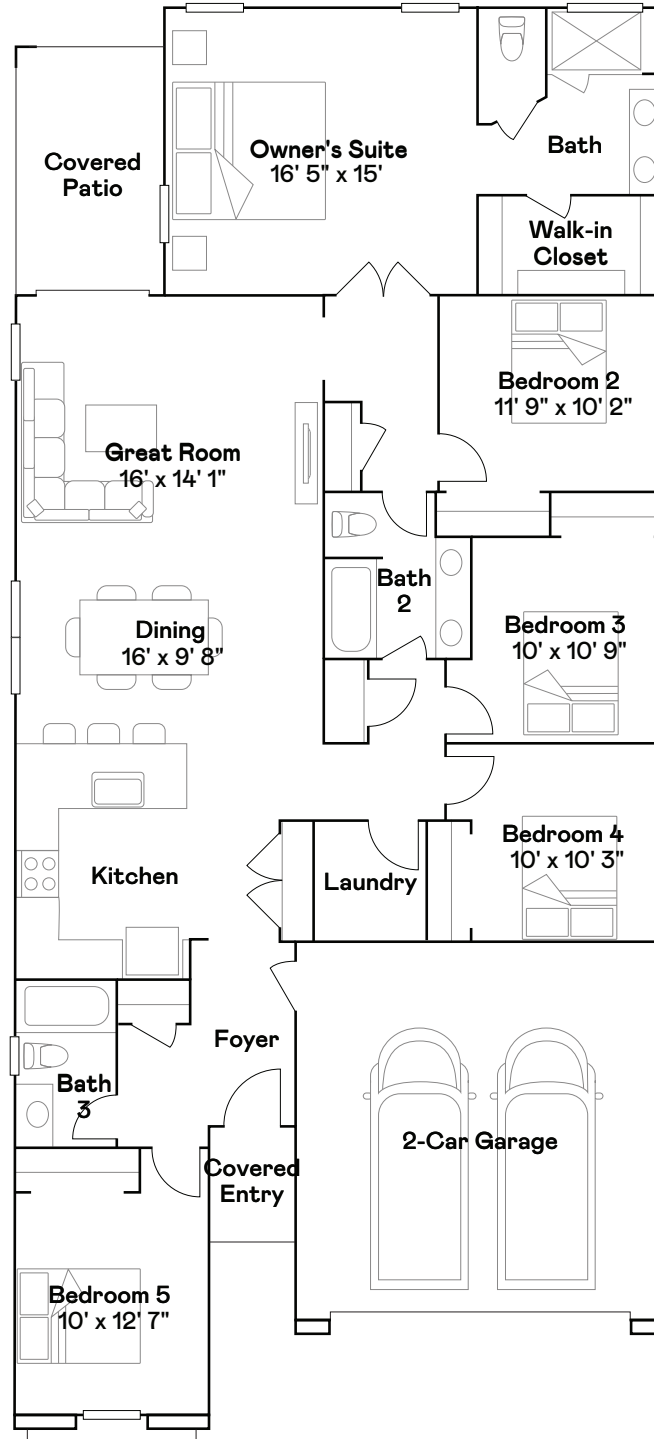
1,953 sq ft

Single- story

5 beds · 3 baths

Dining room

2-bay garage



CITY OF PHOENIX

FEB 13 2024

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Department**

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Latitude Plan 3580 with Next Gen[®] suite

Discovery Series at Adobe

2,105 sq ft

Single-story

4 beds · 3 baths

2-bay garage

1,461 sq ft main home



Next Gen suite

641 sq ft

1 bed · 1 bath

Private Living area

Kitchenette

The Home Within a Home[®]

Each Next Gen home offers a noise insulated, private suite with all the home essentials you need to work, learn and create and have a sense of independence.



Elevation M | Cottage



Elevation A | Spanish Colonial



Elevation L | Desert Prairie

CITY OF PHOENIX

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Planning & Development
Department

1665 W. Alameda Drive #130 | Tempe, AZ 85282 | Lennar.com

LENNAR

Latitude Plan 3580 with Next Gen[®] suite

Discovery Series at Adobe

2,105 sq ft

Single-story

4 beds · 3 baths

2-bay garage

1,461 sq ft main home



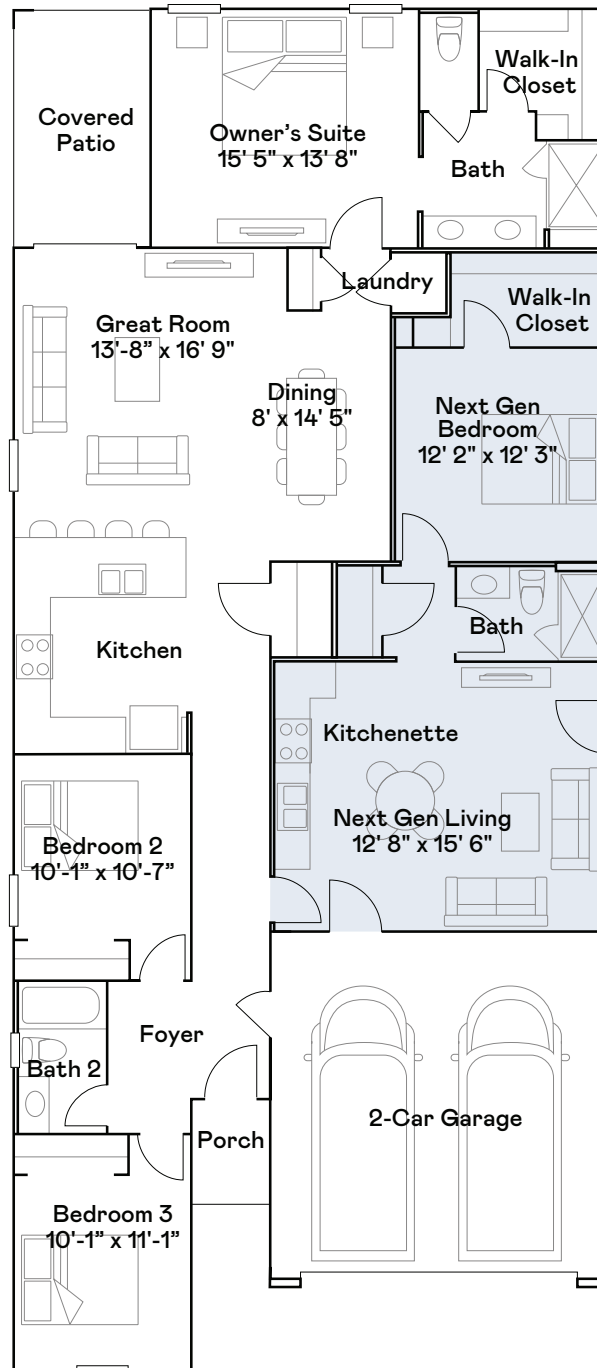
Next Gen suite

641 sq ft

1 bed · 1 bath

Private Living area

Kitchenette



CITY OF PHOENIX

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SIGNATURE SERIES

CITY OF PHOENIX

FEB 13 2024

**Planning & Development
Department**

Aspen Plan 4578

Signature Series at Adobe

2,375 sq ft

Single- story

4 beds · 3 baths

Teen room

3-bay tandem garage



Elevation F | French Country



Elevation A | Spanish Colonial



Elevation H | Ranch Hacienda

Aspen Plan 4578

Signature Series at Adobe

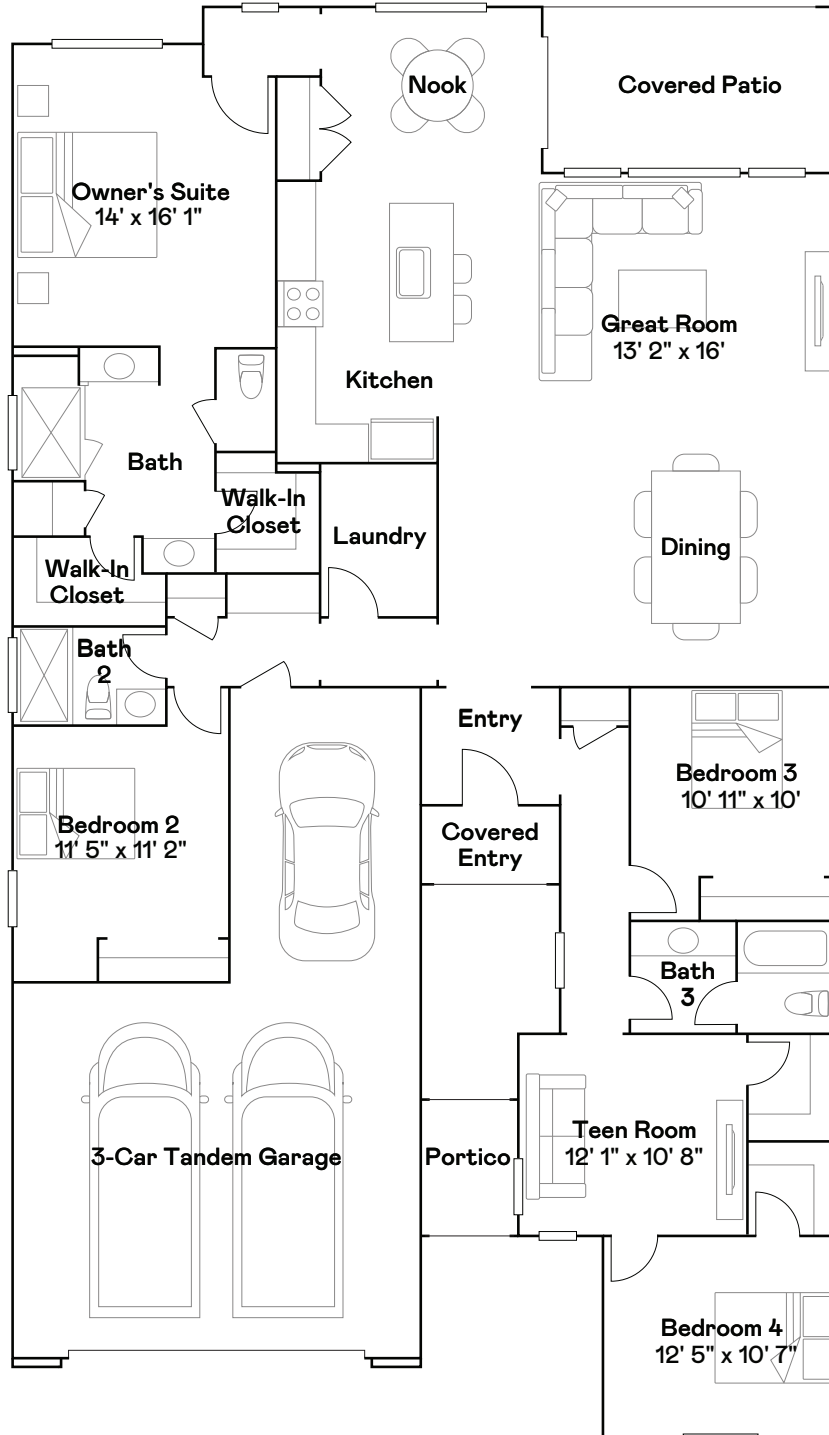
2,375 sq ft

Single-story

4 beds · 3 baths

Teen room

3-bay tandem garage



CITY OF PHOENIX

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Juniper Plan 4584

Signature Series at Adobe

2,468 sq ft

Single-story

4 beds · 2.5 baths

Den

3-bay tandem garage



Elevation L | Desert Prairie



Elevation A | Spanish Colonial



Elevation C | Craftsman

CITY OF PHOENIX

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LENNAR

Juniper Plan 4584

Signature at Series at Adobe

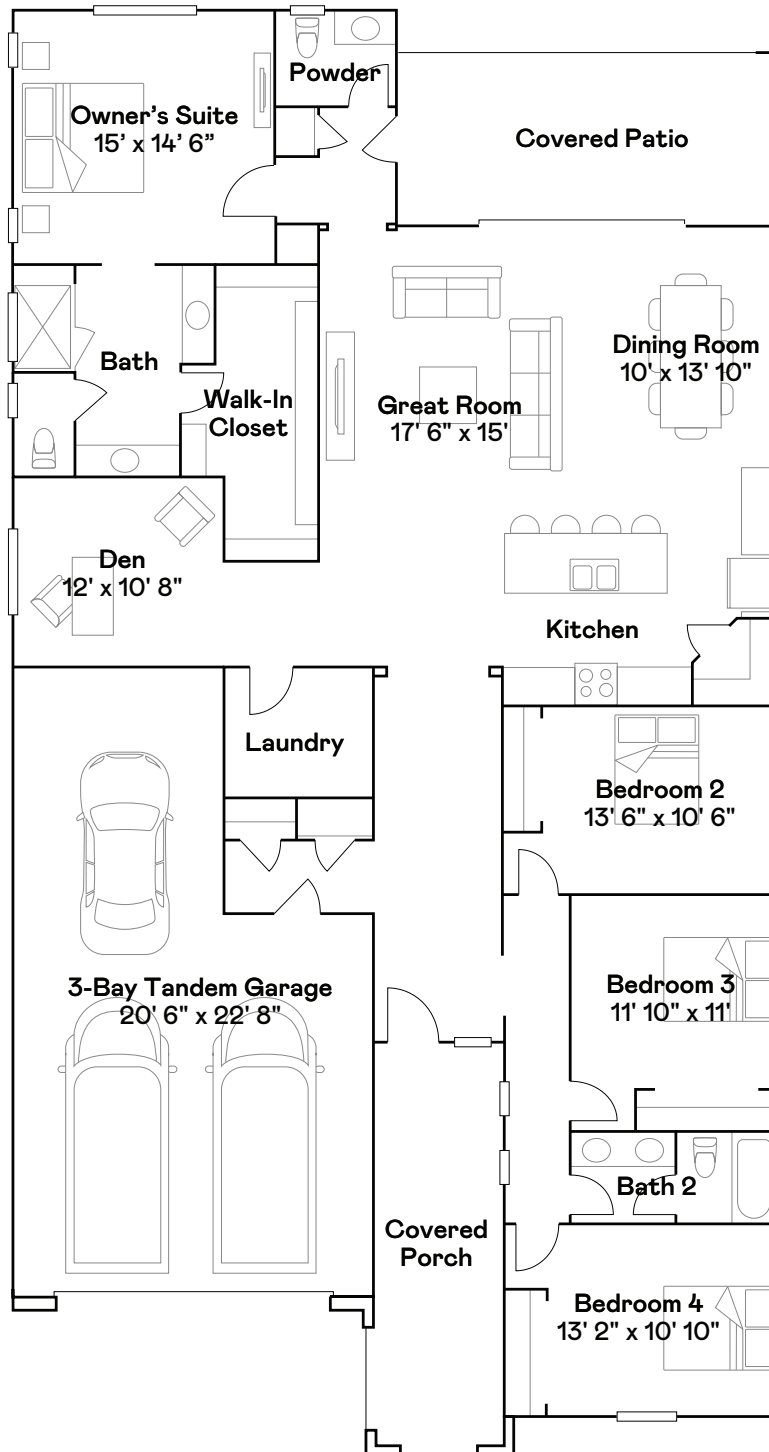
2,468 sq ft

Single-story

4 beds · 2.5 baths

Den

3-bay tandem garage



CITY OF PHOENIX

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Revolution Plan 4083 with Next Gen[®] suite

Horizon Series at Adobe

2,524 sq ft

Single-story

4 beds · 3 baths

Dining room

2-bay garage

1,753 sq ft main home



Next Gen suite

771 sq ft

1 bed · 1 bath

Private Living area

Kitchen

The Home Within a Home[®]

Each Next Gen home offers a noise insulated, private suite with all the home essentials you need to work, learn and create and have a sense of independence.



Elevation M | Cottage



Elevation A | Spanish Colonial



Elevation H | Ranch Hacienda

CITY OF PHOENIX

FEB 13 2024

Planning & Development
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LENNAR[®]

Revolution Plan 4083 with Next Gen[®] suite

Horizon Series at Adobe

2,524 sq ft

Single-story

4 beds · 3 baths

Dining room

2-bay garage

1,753 sq ft main home



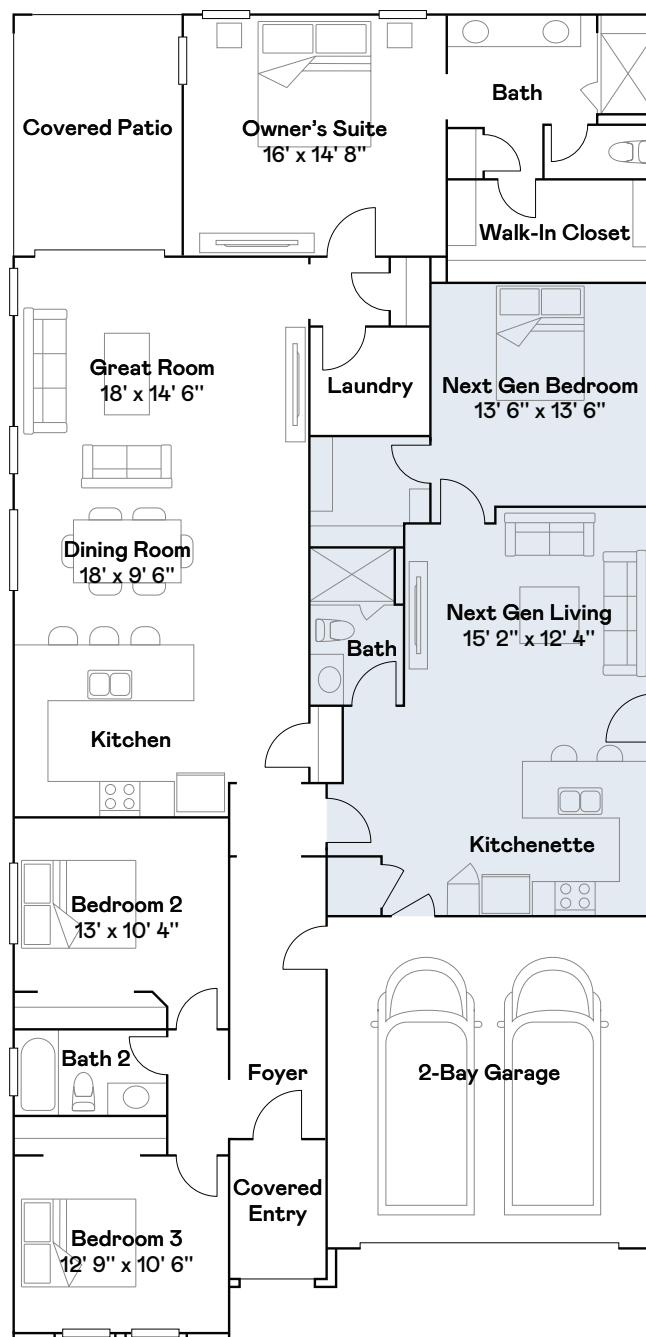
Next Gen suite

771 sq ft

1 bed · 1 bath

Private Living area

Kitchen



CITY OF PHOENIX

FEB 13 2024

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Trillium Plan 4585 with Next Gen[®] suite

Signature Series at Adobe

2,649 sq ft

Single-story

4 beds · 3 baths

Dining room

3-bay garage

1,967 sq ft main home



Next Gen suite

682 sq ft

1 bed · 1 bath

Private Living area

Kitchenette

The Home Within a Home[®]

Each Next Gen home offers a noise insulated, private suite with all the home essentials you need to work, learn and create and have a sense of independence.



Elevation C | Craftsman



Elevation A | Spanish Colonial



Elevation H | Ranch Hacienda

CITY OF PHOENIX

FEB 13 2024

**Planning & Development
Department**

1665 W. Alameda Drive #130 | Tempe, AZ 85282 | Lennar.com

LENNAR[®]

Trillium Plan 4585 with Next Gen[®] suite

Signature Series

2,649 sq ft

Single-story

4 beds · 3 baths

Dining room

3-bay garage

1,967 sq ft main home



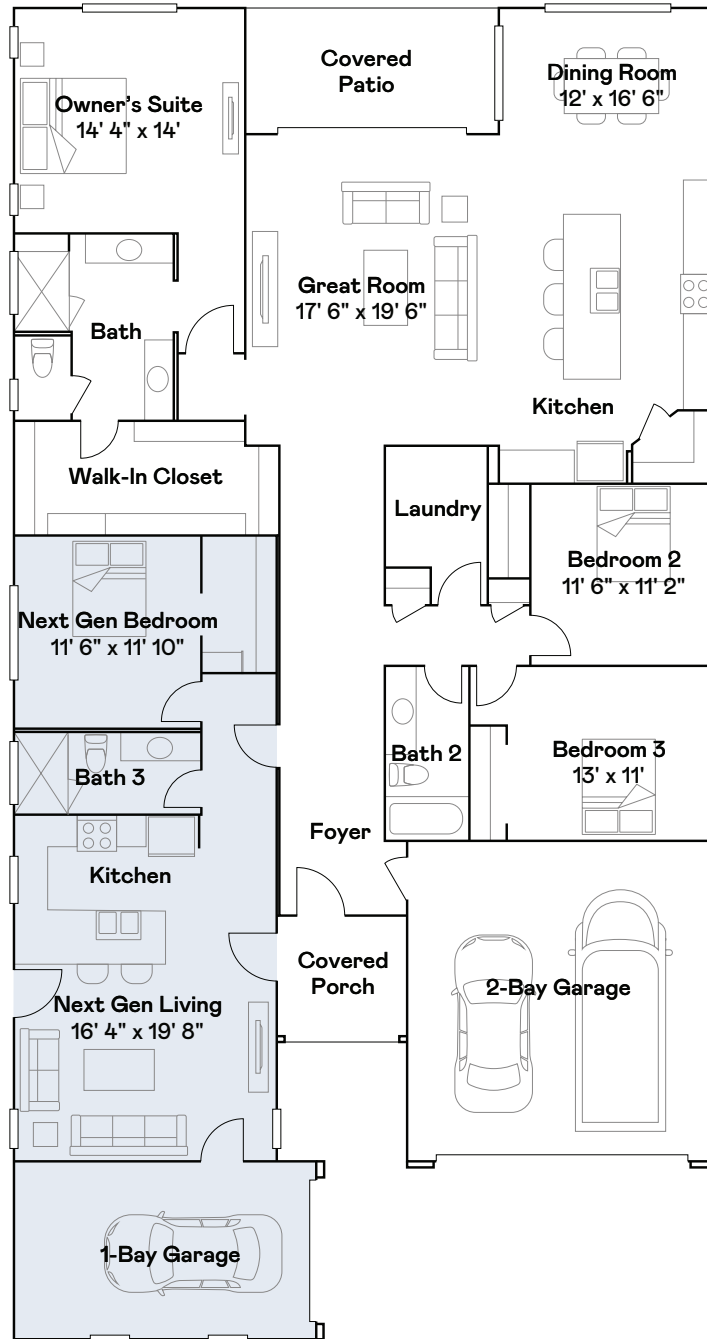
Next Gen suite

682 sq ft

1 bed · 1 bath

Private Living area

Kitchenette



CITY OF PHOENIX

FEB 13 2024

Planning & Development
Department

LENNAR[®]

1665 W. Alameda Drive #130 | Tempe, AZ 85282 | Lennar.com

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NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

Goelet A. Beuf Community Center, Room 106
3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

CITY OF PHOENIX

APR 16 2024

Planning & Development
Department

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: Joe Meyer
ADDRESS: 5235 W. El Estero Ln
CITY, STATE & ZIP CODE: Glendale AZ 85310
TELEPHONE:
EMAIL: 623 308-0035

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gbllaw.com

NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

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CITY OF PHOENIX

APR 16 2024

Planning & Development
Department

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: Margaret Hoyer
ADDRESS: 5235 W. Electra Ln.
CITY, STATE & ZIP CODE: 85310
TELEPHONE:
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

Matteo Moric

Subject: Comments regarding Z-28-24

From: noreply@formstack.com <noreply@formstack.com>

Sent: Tuesday, May 14, 2024 8:13 AM

To: PDD Zoning <zoning@phoenix.gov>

Subject: Contact Us



Formstack Submission For: [Contact Us \[phoenix-gov.formstack.com\]](https://phoenix-gov.formstack.com)

Submitted at 05/14/24 8:13 AM

First and Last Name:	Amanda Barba
-----------------------------	--------------

Email Address:	Fatducky3000@gmail.com
-----------------------	--

:	Planning and zoning (property use and setback requirements)
----------	---

Is your question, request, or comments regarding:

Questions, requests or comments:

Objection to Case Number Z-28-24/ Village: Deer Valley
Area has been a Native habitat for Arizona's plants and wildlife; human development and growth in the area is demolishing Native species livable areas. Additionally, expansion in the area is enabling human climate impact, adding residential and commercial buildings/parking spaces retains heat. Water consumption for the proposed zoning and building is also detrimental to the already dwindling water supplies in the desert. This zone hearing information was not put out to the surrounding community and was rushed, it was secretive and appears that those who approved have taken bribes.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

From: [PDD Zoning Adjustment](#)
To: [Matteo Moric](#)
Subject: FW: Z-28-24 Don't rezone 39 Ave and Pinnacle Peak Road
Date: Thursday, May 9, 2024 1:28:44 PM

Hi Matteo,

Please see the correspondence below.

Thank you,
Eric Morales, Planner III
City of Phoenix
Planning & Development Department
Planning Division, Zoning Section
Office: 602-262-7927
200 West Washington Street
Phoenix, AZ 85003

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

From: Natalie Varvel <nvarvel78@hotmail.com>
Sent: Thursday, May 9, 2024 1:10 PM
To: PDD Zoning Adjustment <zoning.adjustment@phoenix.gov>
Subject: Z-28-24 Don't rezone 39 Ave and Pinnacle Peak Road

To whom it concerns,

I have lived in the area of 39 Ave and Pinnacle Peak for over 20 years. I liked it out here because of the beautiful desert scenery. It was an understanding that the desert south of Pinnacle Peak from 35 Avenue to 55 Avenue and was to only be recreation area. There is a lot of desert animals that live in this area. If you allow the builders to build homes in this area it will be disappointing. We will lose our beautiful desert. I don't understand why everyone wants to take away all of the desert scenery. Also go back on the promises made to all the home owners in this area. If you allow this to happen then were will it stop. We already have a ton of traffic on Happy Valley Road because of all the building they have done. Us homeowners did not want the apartments on Happy Valley Road let alone a bunch of restaurants to make it a lot busier in the area. Our traffic will get even worse on Pinnacle Peak Road if you allow them to build homes. You will also take the homes away from the desert animals and they will come into our neighborhoods. Please reconsider the home owners feelings to not allow the home to be built on 39th Ave and Pinnacle Peak Road. Please also reconsider that there are lots of desert animals you will be running them out of their home and they have feelings to. Please don't go back on the promises made to the home owner about not allowing homes to be built south of Pinnacle Peak Road and 39th Avenue. Remind yourself that we want this area to remain recreational area and to be able to enjoy the beautiful desert landscape. Please don't allow homes to be build in this area the neighborhood doesn't want it. Thanks for listening.

Sincerely,

Natalie Varvel
3930 W Mariposa Grande
Glendale, AZ 85310
602-819-0675
nvarvel78@hotmail.com

Sent from my iPhone

NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

Goelet A. Beuf Community Center, Room 106
3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: BONNIE EDERBURN
ADDRESS: 5113 W. SAGUARO PARK LANE
CITY, STATE & ZIP CODE: GLENDALE, AZ
TELEPHONE:
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

APR 16 2024

Planning & Development
Department

NEIGHBORHOOD MEETING

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I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

We do not need the increased
traffic, pollution & dense
pop. tion

NAME: Calagnos
ADDRESS: 5135 SW Misty Willow Ln.
CITY, STATE & ZIP CODE: Glendale, AZ
TELEPHONE:
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

APR 16 2024

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Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

 I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: *GARY Kivela*
ADDRESS: *5113W. SAGUARO PARK LANE*
CITY, STATE & ZIP CODE: *GLENDALE, AZ*
TELEPHONE:
EMAIL:

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
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3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

39th Drive cannot handle the traffic from
Pinnacle Peak to Happy Valley.
It will cause congestion all the way around
all schools are already full -
what about water shortages?

The noise on Pinnacle Peak will be horrible
with this many drivers added.
no one cares use us about the commercial! use it please

NAME: George & Jini Maynard
ADDRESS: 3927 W Mariposa Grove
CITY, STATE & ZIP CODE: Glendale Az 85310
TELEPHONE: 628-812-3290
EMAIL: Jeri.M.38@yahoo.com

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

NEIGHBORHOOD MEETING

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3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

No more houses!!

NAME:

Lynda Montgomery

ADDRESS:

5201 W. Misty Willow Ln.

CITY, STATE & ZIP CODE:

Glendale AZ 85310

TELEPHONE:

623-824-4887

EMAIL:

lynda417@gmail.com

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

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3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

We wish to submit
written comments on
the Record,
PSTB

COMMENTS:

PHOENIX KART RACING ASSOCIATION SUPPORTS
PUBLIC RECREATION AT ADOLPHE MT. PARK.
PKRA HAS BEEN AT THE PARK PROVIDING
PUBLIC RECREATION SINCE 1983.THERE NEEDS TO BE CONSIDERATION
FOR MAINTAINING ALL EXISTING USES
AND NO ENCROACHMENT OF THE AREA
by RESIDENTIAL LEASE COMMERCIAL

NAME:

ADDRESS:

CITY, STATE & ZIP CODE:

TELEPHONE:

EMAIL:

+ PUBLIC RECREATION USES DUE

TO NEW RESIDENCE PETITIONING
AGAINST EXISTING USES.

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC
ATTN: ROB LANE, SENIOR LAND USE PLANNER
40 NORTH CENTRAL AVENUE, 20TH FLOOR
PHOENIX, AZ 85004PAUL HENDRICKS
19002 N 21ST AVE
PHX, AZ 85027
623 204 4901

OR EMAIL COMMENTS TO:

rlane@gblaw.com

HENDRICKS, PAUL@
outlook.com

NEIGHBORHOOD MEETING

LENNAR PASEO HEIGHTS – SWC OF PINNACLE PEAK RD. & 36TH AVE.
CITY OF PHOENIX APPLICATION NOS. Z-28-24-1 & GPA-DV-1-24-1

Goelet A. Beuf Community Center, Room 106
3435 W. Pinnacle Peak Road, Phoenix, Arizona 85027
Tuesday, April 9, 2024 at 6:00PM

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

New Home Buyers need full disclosures on concessionaire
in Adobe Park Regional Park
Future Buyers through CCR's need to be made aware.

Please see Attached in Regards to Adobe Mt Speedway

I would also like to receive any info in regards
to the progress of Lennar Paseo Heights

Ted Williams

NAME: Adobe Mountain Speedway, LLC

ADDRESS: 22602 N 49th Ave

CITY, STATE & ZIP CODE: Glendale, AZ 85310

TELEPHONE: 602 501-1077

EMAIL: Ted@adobemountain Speedway.com

PLEASE FILL OUT AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM, PLC

ATTN: ROB LANE, SENIOR LAND USE PLANNER

40 NORTH CENTRAL AVENUE, 20TH FLOOR

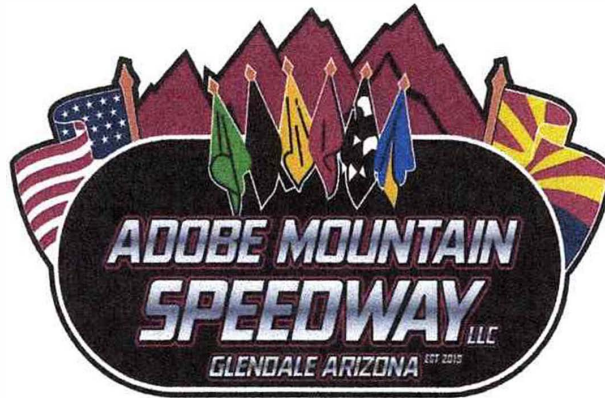
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

rlane@gblaw.com

APR 16 2024

Planning & Development
Department



April 9th, 2024

Lennar Arizona, LLC
Z-28-24-1 and GPA-DV-11-24-1

RE: Rezoning Adobe State Land

The vacated golf course, Adobe Dam Family Golf Center, 79.86 gross acres.

We request Lennar Arizona, LLC or its representative to draft a stipulation to be reviewed by and agreed on, by both parties.

Warning: There is an automotive racing facility in the area, A Concessionaire of Maricopa County Through its Parks & Recreation Department @ Adobe Dam Regional Park.

Adobe Mountain Speedway, LLC., produces heavy traffic, noise, dust, and lighting.

Has a Curfew of 10 PM, all racing stops, quiet time 10:00 PM to 8:00 AM.

All new home buyers will need to read, accept, and sign knowledge of such activities, on the agreed upon stipulation.

Also, the agreed upon stipulation should be included for all future buyers having knowledge of the stipulation, added in the CC & R's.

I would like to be added to all future correspondences regarding this project.

Feel free to contact me.

ted@diamondmechanical.com

ted@adobemountainspeedway.com

cell: 602 501-1077

Sincerely Yours,


Ted Williams