

ATTACHMENT F

Nayeli Sanchez Luna

From: Dan Penton <dpenton85339@gmail.com>
Sent: Monday, November 13, 2023 4:06 PM
To: PDD Laveen VPC; Nayeli Sanchez Luna
Cc: PDD Long Range Planning
Subject: Opposition to Rezoning Request Z-55-23-8 for Dobbins Road Development

To the Laveen Village Planning Committee,

I am writing to express strong opposition to the rezoning request Z-55-23-8 for the proposed multifamily residential development on the south side of Dobbins Road. While the staff recommendation suggests approval with stipulations, there are significant concerns regarding unsafe conditions that may arise from the buildout of the south side of Dobbins Road.

One of the major issues is the lack of adequate traffic control and mitigation measures proposed for the development. The current proposal fails to address the potential increase in vehicle stacking and unsafe lanes, particularly during peak hours at 8 am and 3 pm. The absence of detailed plans for managing traffic flow is a serious safety concern that needs to be thoroughly addressed before any rezoning is considered.

Moreover, the proposed access to the southern portion of the development via an easement to the northern portion raises questions about the feasibility and safety of such access. The southern portion, which is already improved with residential and agricultural developments, lacks legal access, and the reliance on an easement for access may lead to unsafe conditions.

The staff report mentions the creation of a transition and compatibility with surrounding zoning designations, but there is a glaring lack of specifics regarding traffic management and safety. Without comprehensive measures to address vehicle stacking, unsafe lanes, and congestion during peak hours, the proposed rezoning could lead to hazardous conditions for both residents and commuters in the area.

Additionally, the report mentions the positive impact on land use and zoning patterns, but it fails to provide adequate evidence or detailed plans for how the proposed development will integrate with the existing infrastructure and address the identified safety concerns.

In conclusion, it is crucial to prioritize the safety of residents and the community. The lack of detailed plans for traffic control and mitigation, coupled with the reliance on an easement for access, raises serious doubts about the feasibility and safety of the proposed development. Until these concerns are adequately addressed, I urge the Planning Committee to reject the rezoning request for the south side of Dobbins Road.

Sincerely,

Dan Penotn
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Nayeli Sanchez Luna

From: Dan Penton <dpenton85339@gmail.com>
Sent: Monday, November 13, 2023 5:04 PM
To: PDD Laveen VPC; Nayeli Sanchez Luna; PDD Long Range Planning; Brennan Ray
Subject: LCRD Follow-up and Recommendation for Rezoning Case Z-55-23
Attachments: Z-137-06 - - - 1700FT W OF THE SWC OF 35TH AVE DOBBINS RD. - C-6 -.pdf;
Z-137-06 (PHO-1-13) - 7 - FILE 1 - 1700 FEET WEST OF THE SWC OF 35TH AVENUE
AND DOBBINS ROAD - C-6 -.pdf; Z-137-06 (PHO-1-13) - 7 - FILE 2 - 1700 FEET WEST
OF THE SWC OF 35TH AVENUE AND DOBBINS ROAD - C-6 -.pdf

Follow Up Flag: Follow up
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Dear LaveenVillage Planning Committee,

I trust this email finds you in good health and spirits. I am writing on behalf of the Laveen Citizens for Responsible Development, following the update provided by Brennan Ray, the Rockefeller Group's representative, on Monday, November 6th, 2023, regarding rezoning case Z-55-23.

During the meeting, the focus of the discussion was on the proposed Multifamily project located 1700 feet west of the southwest corner of 37th Glen and Dobbins Road. The update centered around minor changes to the entrance and exit for Ingress and egress, particularly concerning vehicle traffic onto Dobbins Road. However, following a comprehensive review, public comments, and questions from the committee, the Laveen Citizens for Responsible Development has formulated a recommended motion in relation to application Z-55-23. This motion pertains to the proposed rezoning of 7.18 acres from R1-10 single-family residence district to R-2 multi family residence district.

After careful consideration, the LCRD's recommendation is to deny the application as filed and approve it with a reduction in density. Specifically, we propose capping the maximum number of units at 50, resulting in a density of 7.1 dwelling units per acre. This compromise aims to strike a balance between the initially proposed density of nine plus units and the previously approved density of 4.55 units with a bonus per the previous P.H.O.

The rationale behind advocating for a reduction in density is to ensure the provision of adequate and more enhanced Ingress/Egress points and a more streamlined traffic migration before the project intersects with Dobbins Road. We feel it is of vital importance to honor the prior concerns raised during the initial annexation (ANX368) and rezoning (Z-137-06-7) in 2006; and the subsequent 2013 PHO Case (PHO-1-13) Z-137-06-7 as well.

Moreover We believe this adjustment is crucial for maintaining the integrity and safety of the community in addressing the concerns raised during the public comments and committee inquiries.

We appreciate your time and attention to this matter and look forward to a collaborative effort in achieving a resolution that aligns with the best interests of the community.

Thank you for your ongoing commitment to responsible development and community engagement.

Sincerely,

R Branscomb, C Reifschneider, P Hertel,

J Kimoto, S Hamilton, D Penton

Laveen Citizens for Responsible Development