

ATTACHMENT G

Nayeli Sanchez Luna

From: stephaniehoffman76@yahoo.com
Sent: Sunday, September 10, 2023 10:16 PM
To: PDD Laveen VPC; council.district7@phoenix.gov; council.district8@phoenix.gov; Racelle Escolar
Subject: Re: Case No. Z-77-22 (6844 S. 27th Ave)

Follow Up Flag: Follow up
Flag Status: Flagged

Planning Department and Council People,

Please insert this zoning protest opposing the rezoning applied for in Case No. Z-77-22 (6844 S. 27th Ave) to change the designation from S-1 to R1-8 PRD in all packets, attachments, written communications provided to City staff, committee members, commission members and members of the City Council as part of the public record/ application for any planning or legislative meetings and/or hearings for this application/case.

Below are the reasons I strongly oppose this rezoning:

What we propose instead: I strongly oppose the application and seek to have this re-evaluated and kept at the current zoning. This would ensure the integrity of the area upheld, with homes on an acre of property as well as ensure the burden on the community and local PD and Fire is lessened.

Sincerely,

Stephanie Hoffman

2909 W. Maldonado Rd.

Phoenix, AZ 85041

Cell: 602-920-5708

Email: stephaniehoffman76@yahoo.com

P.S. Please note, we also have a signed petition with multiple signatures also showing opposition to the rezoning that we will submit during the council planning meeting scheduled for tomorrow, Monday September 11th 2023 at 6:30 p.m. at the Laveen education center.

Nayeli Sanchez Luna

Subject: FW: Case No. Z-77-22 (6844 S. 27th Ave)

From: stephaniehoffman76@yahoo.com <stephaniehoffman76@yahoo.com>

Sent: Sunday, September 10, 2023 10:29 PM

To: PDD Laveen VPC <laveenvpc@phoenix.gov>; council.district7@phoenix.gov; council.district8@phoenix.gov; Racelle Escolar <racelle.escolar@phoenix.gov>

Subject: Re: Case No. Z-77-22 (6844 S. 27th Ave)

Please accept my apologies for the incorrect email previously sent. I was having technical difficulties and I'm not sure what happened to the main content. Please find the correct email below:

Planning Department and Councilmembers,

Please insert this zoning protest opposing the rezoning applied for in Case No. Z-77-22 (6844 S. 27th Ave) to change the designation from S-1 to R1-8 PRD in all packets, attachments, written communications provided to City staff, committee members, commission members and members of the City Council as part of the public record/ application for any planning or legislative meetings and/or hearings for this application/case.

Below are the reasons I strongly oppose this rezoning:

Inside the front cover of the Laveen Village Character plan it states:

"Steeped in natural beauty and AGRICULTURAL heritage, the Laveen Village has been long valued by farmers, equestrians, and those looking for solitude and mountain access."

Additionally, within the character plan are several other mentions that I find relevant to the grievance/appeal I am submitting to you today as follows:

Page 8: Plans:

- "Establish an APPROPRIATE and BALANCED housing mix that also encourages development that PROTECTS EXISTING residential LIFESTYLES and natural resources"

- "... Standards that encourage development that is both SYMPATHETIC and responds to the areas cultural, historical and AGRICULTURAL assets."

Page 10-11: Land Use:

- "PROTECT residential areas from concentrations of incompatible land use that could change their CHARACTER or destabilize land value."

- "Provide efficient emergency service to neighborhood residents."

Page 14-15: Design:

- "PRESERVE and protect the village character"

- "promote neighborhood identity... that REINFORCES the EXISTING landscaping and character of the area."

All throughout the brochure, it talks about PRESERVING EXISTING agriculture, the flavor, heritage & culture of the area. Each and every one of the excerpts listed above will be grossly and incompetently ignored if the rezoning of 6844 S. 27th Avenue (Ref: Z-77-22-8) is approved.

I was raised in south Phoenix and am a current & long-time resident (15 years) of the Laveen Village PUD that butts up to the western edge of the parcel in question. My home is only a few hundred feet from the property line in question and I am EXTREMELY, WHOLE HEATEDLY, & ADAMANTLY opposed to the rezoning of this parcel.

I have seen what the city planning committee & responsible parties have allowed developers to do to many of these smaller parcels near my community. Our beautiful Laveen "agriculture and farming heritage and culture" are under attack. I'm heartbroken that so many of these priceless pieces of our Laveen culture & heritage are being systematically erased!!

These smaller parcels of S1-zoned land are beautiful and disappearing at an incredible rate. We, as a community, have an obligation and a duty to PRESERVE these precious parcels - as stated above in the excerpts from the character plan itself - not bow to the lawyers of developers who want to see sardine-canned homes stuffed to the brim on any parcel they can get their hands on.

There is something to be said for listening to the residents of the area and there is so much opposition to this rezoning that I cannot fathom that the committee would do anything but stop it in its tracks.

However, if this rhetoric isn't sufficient, let me further outline multiple points as to why this rezoning goes against the very mission of how Laveen village is intended to be developed.

1. PRESERVE & PROTECT the EXISTING flavor & culture of the area:

Again, I've lived in this community for 15 years and my children have grown up walking the trails of our community seeing rabbits, squirrels, coyotes and birds, along with the farm animals of the nearby SMALL FARM/AGRICULTURAL properties, including horses, cows, goats, sheep, & donkeys. They love to feed them carrots and pet them by the fence. They are precious and entertaining. Not only that, but the 15 year old mesquite trees that line the entire edge of the fence line provides wonderful amounts of shade in the scorching summer heat. It's not only functional in that capacity, but also beautiful and NATURAL - again, something to be PRESERVED & PROTECTED.

This is the existing flavor of our area and it's lovely and wonderful. I would love for the council and the planning committee to do right by this area and keep our flavor intact. I want to be able to take my grandchildren to see these farms and animals in the future, but if you allow this parcel to be rezoned, you will be further destroying the natural beauty of this area.

I have always viewed South 27th avenue as an agricultural and farming area, because IT IS one, ALWAYS has been, but it won't continue to be if we continue to eliminate these S1 zoned parcels.

2. "Provide efficient emergency service to neighborhood residents."

If this rezoning is approved and the current tentative plan provided is completed, there is almost no capacity for fire trucks and emergency vehicles to adequately access homes if there are any cars parked on the street. This is not the mindful development that Laveen needs. This is an overdevelopment of a small parcel that is poorly designed and inadequate.

3. "Establish an APPROPRIATE and BALANCED housing mix that also encourages development that PROTECTS EXISTING residential LIFESTYLES and natural resources"

The current proposed development plan will NOT provide an appropriate or balanced housing mix, based on the current make-up of the surrounding homes. Directly to the north are several S1 zoned properties... To the south is the Harvest Groves community that only has 10 homes on similar acreage as the 6844 S. 27th Ave parcel. The Laveen Village community has a much lower density than the proposal. The lot sizes appear to be extremely small and I have concerns that too many homes in the small space will have a detrimental effect on property values nearby.

Additionally, my neighbors and I also believe there will be a detrimental effect to the traffic along 27th avenue.

My daughter attends Sun Valley Academy on the corner of Baseline Rd & 27th Ave and there are 2 other schools along 27th between Baseline and Southern. There is already a significant amount of traffic flowing through 27th and safety is a foremost concern.

4. One more thing I would like to address is my personal experience with the new home developments that have been built along 27th avenue in recent years. As mentioned previously, I have walked my dogs around my community EVERY DAY for 3 years and there are more and more residents from the gated communities along 27th avenue that are coming into our community to use our walking paths and as an access to the city park located on Vineyard, etc. I have seen more & more bulk trash dumping, littering and dog feces all around the section of my neighborhood that is closest to the new developments. I have personally seen them come from gated communities into our open areas to utilize our amenities, because the developers did not appropriately plan for open and shared spaces for the number of residents in the new gated communities that should have remained zoned S1 or similar in the first place. This may not be seen as a "significant" issue or reason to vote NO on the rezoning, but you must understand that it's the Laveen Village HOA that maintains these paths and common areas, greenbelts, etc. If they have to increase the HOA fees to be able to properly maintain our common areas, HUNDREDS of residents will be impacted by your decision to rezone these parcels, imposing an unfair additional financial burden to many families in these very tough economic times.

Rezoning to anything other than S1 is truly inappropriate for THIS parcel. There are so many other vacant parcels along 35th Ave that are more appropriate for this type of development. We need to understand as a community what "mindful development" looks like and stick to our values as a rural and agricultural community to continue to hold true to the Character Plan referenced in the beginning of this letter. We have an obligation to stay vigilant and attentive to the core values, history and heritage of Laveen Village. I am vehemently certain that if this rezoning is approved, it will be a detriment to OUR local community for myriad reasons that I don't even have the time to fully explain and explore in this single letter.

I am hopeful that I am thorough and thoughtful in my articulation of all the reasons why the rezoning of 6844 S. 27th Ave (Ref: Z-77-22-8) is NOT in the best interest of Laveen or the current & future residents in the immediate surrounding areas.

Proposal: I strongly oppose the application and seek to have this re-evaluated and kept at the current zoning, S1, based on all testimony submitted above.

Your time and attention to this matter are greatly appreciated. I am hopeful and optimistic that you and your fellow decision-makers will be able to understand the full impact of this decision and not take it lightly. I pray that you will not only hear, but truly listen to the residents of this area and do what is truly in all of our best interest and stand up for us - the people you work for and represent - as well as for the heritage of Laveen and vote responsibly & with integrity NO on this issue

Sincerely,
Stephanie Hoffman
[2909 W. Maldonado Rd.](#)
[Phoenix, AZ 85041](#)
Cell: [602-920-5708](#)
Email: stephaniehoffman76@yahoo.com

P.S. Please note, we also have a signed petition with multiple signatures showing additional community opposition to the rezoning that we will submit during the council planning meeting scheduled for tomorrow, Monday September 11th 2023 at 6:30 p.m. at the Laveen education center.

Nayeli Sanchez Luna

From: Araceli De los Monteros <adelosmonteros@gmail.com>
Sent: Monday, September 11, 2023 11:40 AM
To: Nayeli Sanchez Luna; PDD Laveen VPC; Racelle Escolar; Council District 8 PCC; Mayor Gallego
Subject: Objection to Rezoning at 6844 S 27th Ave
Attachments: CHAOS PROJECT.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I'm writing to strongly opposed to the rezoning at the property located in 6844South 27th Avenue, Phoenix, AZ 85041. I live in 2806 W Harvest Groves Ln, Phoenix, AZ 85041 just immediately south of the property mentioned.

The fact that they want to build 33 houses and having a 2-way road on 27th Ave exactly in their exit, will increase possible collisions. Doing a template of the map (attached in this email) you can see more than 30 cars coming in and out of the development. But if we put 2 cars per house, and we add parents taking their kids to the **3 SCHOOLS** in the same avenue and additionally to the neighbors living in the area will cause a problematic situation.

The Bernand Black Elementary schools have 531 students aprox.
The Sun Valley Academy has 544 students max.
The Christian High School around 200 students.

Many of them take the bus to school, many of them walk and many of them are taking by car.

Other fact to take into consideration is the density of the development and concerns about emergencies.

A Fire truck is aprox 47 1/2 Feet long, 12 1/2 High tall, 100 inches wide and Engine: 33 Feet long, 11 1/2 High Tall, 100 Inches wide (which you can also see in the map). That together with cars in the street, trash cans and people it's just not feasible.

Please help us to reject the rezoning request. Thank you.

Araceli Espinosa de los Monteros
(480) 721-2555

[illegible]

Possible collision areas



September 11, 2023

Re: Rezoning application Z-77-22-8. 2nd Letter.

To Nayeli Sanchez Luna and the Laveen Village Planning Committee,

This is my second letter regarding this case as my first letter was sent on July 9, 2023 and there has been some slight changes. My name is Edward Olaya and I own 3 residential properties and 1 commercial property along 27th Avenue between Baseline Road and Southern Avenue equating to approximately 6 acres of land. Two of my properties, the commercial property (7010 South 27th Avenue) and one of the residential properties (6848 South 27th Avenue) are directly adjacent to the land that is requesting to be rezoned.

I am writing to express my **strong objection** to the density of rezoning application Z-77-22-8.

This parcel is currently zoned S1 which allows 1 dwelling per acre. The parcel is 7.8 acres allowing for the developer to build 7 homes. The developer is asking to build 33 homes, which is 4.7 times more than what is allowed. My request is reducing the number of homes to 3 times what is currently allowed which would be a maximum of 21 homes. I believe this is a very fair compromise to the developer and community as this would still be more in the developers favor. Below are my reasonings for requesting a lower density:

1. My neighbors and I purchased our properties because of the farm/acreage character. We are losing this character. The developer doesn't live in our community and they are wanting to build as many homes as possible for their benefit and leave.
2. This parcel is a flag lot with its only entrance going tightly between two residential properties. This will negatively impact both current homes due an increase in traffic noise.
3. I own Venue at the Grove, one of the top private wedding venues in all of Arizona. We have been in business for over 14 years. We loved this property as it sits on almost 3 acres and is surrounded by other acreage properties. With a denser project directly adjacent to us it is going to increase our chances of complaints. I hope the developer uses quality material as insulation will be important with homes being this close.
4. This is a one way in and one way out community. There isn't enough room for cars to park on both sides of the street and still give enough space for other cars to drive by. The future homeowners will have gatherings and there is no other place for them to park due to small lots. There will either be traffic jams or parking is going to flow outside of the gated community in other properties.
5. There isn't enough room for fire department, garbage trucks, delivery trucks to maneuver in such tight spaces with the street being as narrow as it is. Imagine cars parked on the road and these larger vehicles trying to get through this dead end.

The number of homes for the size of parcel is too high. This would generate a huge problem that can be avoided now. Again, I request that the density be reduced to a maximum of 21 homes. This will allow the developer to widen the lots to allow more parking thus reducing the number of vehicles on the street. It will reduce the noise to the two property owners and reduce the chances of multiple complaints from the wedding venue next door. It will allow the developer to build 3 times what is currently zoned for them to still generate a fair profit.

Thank you for your time,

A handwritten signature in black ink, appearing to read 'Edward Olaya', with a stylized, cursive script.

Edward Olaya, Owner
Venue at the Grove
7010 South 27th Avenue
Phoenix, AZ 85041
602-799-9859

Nayeli Sanchez Luna

From: Ravi Arora <ravindararora@gmail.com>
Sent: Monday, September 11, 2023 10:27 AM
To: Nayeli Sanchez Luna; PDD Laveen VPC; Racelle Escolar; Council District 8 PCC; Mayor Gallego
Cc: Araceli De los Monteros
Subject: Objection to Rezoning at 6844 S. 27th Ave

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

We are writing to express our opposition to the rezoning of the property located at 6844 South 27th Avenue in Phoenix Arizona. I was on a 2806 West Harvest Groves Lane, Phoenix, Arizona 85041. This is in the neighborhood immediately south of the property in question.

The current plan proposed by the developer is problematic, dangerous, and will likely lower nearby property values. They are trying to fit 34 houses on 7.6 acres, with a single dead end one lane road providing access to all of the homes. They simply don't have sufficient space for the community they are proposing.

The proposed homes are small and tightly packed. The proximity to one another alone creates a fire hazard. Furthermore, the proposed street cannot accommodate any on-street parking and leave sufficient room for fire and garbage trucks to maneuver through the neighborhood if necessary. They have indicated that they will ban street parking but they have no plan on how to enforce this, so it will inevitably happen.

This new development will also greatly increase the flow of traffic on 27th Avenue which is already starting to become congested. We will also have to deal with increased noise and other nuisances from the overpacked community that will be immediately north of ours if they develop the property as planned.

We are asking that you reject the rezoning request that has been submitted for this property and demand that the developer submit a new plan with significantly lower density. We are not opposed to a development with up to 20 houses (single story so as to not block our view of downtown). That is double what we have in our neighborhood which is on the same size property. We think that is a reasonable compromise.

Sincerely,

Ravindar Arora and Araceli De Los Monteros

Nayeli Sanchez Luna

Subject: FW: Opposition to Z-77-22-8
Attachments: Zoning case Z-77-22.docx

From: Teresa Dickinson <hormonefairy@yahoo.com>

Sent: Monday, September 11, 2023 7:14 AM

To: Nayeli Sanchez Luna <nayeli.sanchez.luna@phoenix.gov>; PDD Laveen VPC <laveenvpc@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>; Council District 8 PCC <council.district.8@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>

Subject: Opposition to Z-77-22-8

To Nayeli Sanchez Luna and the Laveen Village Planning Committee,

I have lived at 7426 S 27th Ave for 6 years. I moved here from Central Phoenix, missing the Central Phoenix vibe but looking for land. I am also one of the owners of the Mesquite Meadows neighborhood/project Northwest of 27th Ave and Baseline. I am investing in the neighborhood, trying to create the neighborhood I want to live in. Our project is on 7.5 acres and consists of 16 homes. Most of the properties will be 1/3 acre lots. South Phoenix has all the makings of a great area; Beautiful mountain views, nearby wonderful hiking trails, and close commuting distance to downtown and the airport.

I am writing to express my **strong objection** of rezoning application Z-77-22 due to its high-density, the small street and two-lane entrance/exit onto 27th Ave. Laveen, Phoenix, and developers need to stop cramming in as much homes as possible. Developers need to start building quality neighborhoods and quit exploiting them. There should be no more than 2-3 homes per acre on this project. Homes should be at least 10 feet from each side property line. It is disturbing to see projects passed that have 5 foot setbacks from the side of the property lines. This is a fire hazard and is unnecessary. Also, who wants to hear neighbors cough, etc. Let's create nice quality neighborhoods.

Regarding the two-lane entrance/exit, there needs to be a left turn lane and right turn lane exiting the property. There should not be a back up of residents trying to leave the property waiting for a left turning resident. Traffic is quite significant on 27th Ave and it is likely that residents turning north will have to wait to turn safely. We do not need to unduly stress residents from the line building up behind them while they wait to turn north, possibly encouraging them to turn when it is not safe.

I do also feel that the road width is too small. The developers should have to have a wider road, even if it means they need to build less homes on the project to make it happen. Residents should be allowed to have street parking which would require a wider road. The only reason for the smaller road is to increase their profitability, at the expense of the residents. A fire fighter has told us that with the road this small, the firetrucks will hit side view mirrors, increasing the City's liability. Let's not create the problem, all for profit.

Building less congested neighborhoods will encourage happier residents, while enhancing the area and property values. We all know how important it is to have happy residents. Let's build it right from the start. Let's build a community that Laveen would be proud of.

Thank you for your time,

Teresa Dickinson

Concerned local resident



October 4, 2023

Re: Item #15 - Case # Z-77-22-8

Dear Planning Commission,

I am writing to express my **strong opposition** to the higher density request of application Z-77-22-8. My name is Edward Olaya and I am the owner of Venue at the Grove – 7010 South 27th Avenue. We are directly adjacent to the proposed project.

Venue at the Grove is a family-owned business that my wife and I started 14 years ago. We have built this wedding venue into one of the most sought out wedding venues in the valley. We host over 100 weddings a year for people all over the valley and other states. We are known for our open spaces, farm like atmosphere, and beautiful trees that make you feel like you escaped the city. Slowly we have seen farmland bought by developers and stuffed with as many homes as possible.

My concern with this density is how it will affect the longevity of our business. With a higher density we will have a higher probability of people complaining when we have events. We will also have a high probability of people from that community using our parking lot due to the small lot sizes and not sufficient street parking for their personal events. I know this to be true because it happened numerous times with one of our neighbors prior to me purchasing that property.

Also, as a business we generate over \$150,000 a year in sales and property tax for the city. We employ 12 full-time employees and 30 part-time employees. We offer full time benefits with medical, dental, PTO, 401k company match, and profit sharing. If our sales drop due to higher density not only will the city be affected but the people who we employ as well.

The developer knew they purchased this property zoned for 1 dwelling per acre and wanted to take the chance to rezone for a higher density. I understand change is inevitable, I am requesting there be a compromise to allow the developer to gain a higher density than originally purchased and a balance to the neighbors who must live with the outcome on a day-to-day basis. My request is to approve an R1-18 with bonus to allow the developer to build more than 2x what is currently allowed.

Bottom line the number of homes proposed for the size of parcel is too high. This will have a negative ripple effect if allowed.

Thank you for your time,

Edward Olaya, Owner
Venue at the Grove
7010 South 27th Avenue
Phoenix, AZ 85041
602-799-9859

Racelle Escolar

From: Bridget Daley <thedaleys14@gmail.com>
Sent: Wednesday, October 4, 2023 12:47 PM
To: Racelle Escolar; Linda Abegg; Council District 8 PCC; Council District 7 PCC; Nayeli Sanchez Luna; PDD Planning Commission
Subject: Z-77-22-8 Objection Letter from Community
Attachments: 10.5 Commission Meeting for Laveen Ranch.pdf

Hello All,

On behalf of the community of neighbors objecting to case #15 at tomorrow's Planning Commission meeting, I wanted to summarize our concerns and objections in one place. We have dozens of opposition letters and over 50 signatures opposing the rezoning however we have come together in unity of what our objections are to make it easier to see our side of this. We went into this process attempting to keep the zoning at S-1, which is what most of the properties to the North and South of this land are currently zoned for, but we have compromised in our approach and recommending R1-18 to limit the zoning to 15 homes on these 7.8 acres.

Thank you for the consideration of the outpouring of community concern on this project. If you have any questions, please don't hesitate to reach out to me directly. We have four speakers tomorrow for the hearing that are immediate neighbors as well as potential other community members that signed up. We look forward to the conversation.

Sincerely,

Bridget Daley
(Neighbor at 6828 S 27th Ave to immediate north of property)
925-321-9720

10.5 Phoenix Planning Commission Meeting

Community concerns & opposition

Z-77-22-8

Bridget Daley

Farmland in Maricopa is being lost at a higher rate than anywhere else in the United States¹

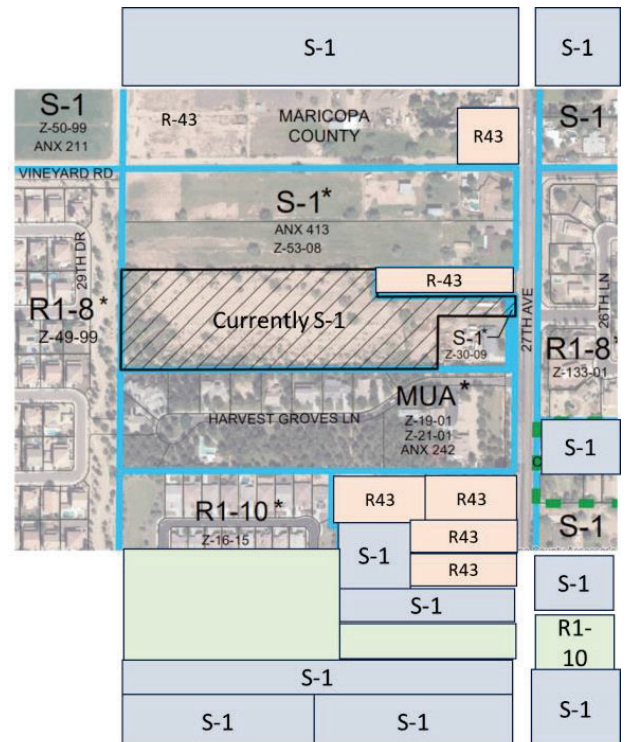
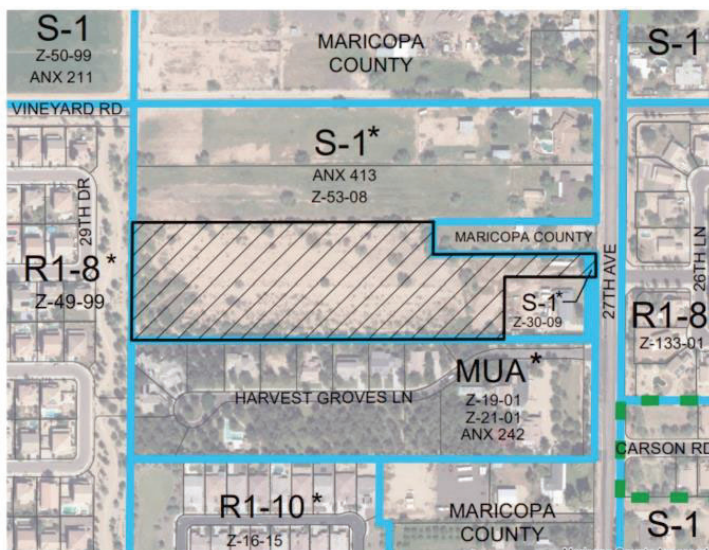
Maricopa County is projected to lose the **most farmland**

Arizona is **losing farmland the fastest** of any state in the nation

Current Property with S-1 Zoning



Proposed Property with R1-8 Zoning



Submitted in plans from Equity Holdings



Full view of surrounding properties: S-1 and Maricopa County's R43 which is similar with abundant agricultural space

Unified Neighborhood Opposition Letter to Z-77-22-8

On behalf of all neighbors with adjoining property to the north and south of the property at 6844 S 27th Ave, we strongly oppose this rezoning and in unity express our opposition. There were over a dozen opposition letters to this rezoning and petition with over 50 signatures to stop it. As a community we went to the Laveen Planning Committee with our joint recommendation to keep zoning as S-1 in order to preserve the agricultural integrity of the land and maintain the character of the surrounding areas as you see from page 3. This would still have the ability for the developer to create 8 larger ranch style homes.

However, after speaking with numerous members of the committee and the developer, we understand that given the current housing crisis in Phoenix, the need for housing extends beyond that. It is with that in mind, we are all recommending no more than R1-18 zoning to keep the lot to 15 homes (18 with bonus), which would still uphold some of the character of the area and appease some of our concerns. We have thousands of multi family and high density/cluster communities coming to Laveen currently. 15, more expensive ranch style homes would uphold the integrity of this area and still provide alternative housing needs met that diversify this area to enhance the overall area with higher value properties. Thank you for the consideration of the outpouring of community concern on this project.

Community Concerns & Opposition to Rezoning to R1-8:

- **Density:** The 27-33 single family residences proposed on 7.8 acres is out of reason for the surrounding area. The rezoning ordinance if granted creates density much higher than the existing residential Ranch property and ranch uses immediately to the north and south of the lot. All surrounding homes on 27th Ave are larger lots that preserve the rich agriculture history of this area.
- **Traffic & Noise:** The Daley family to the North would share a wall with 16 homes in the proposed plan with Harvest Grove to the South and two, one acre residences with the remaining homes. There is a 250-foot stretch of roadway that is sandwiched between two residential homes that will need to be driven through before even getting into the proposed community of homes. Bedrooms are adjacent to this road and with 72 vehicles entering and exiting everyday, this is a large increase in traffic noise & disturbance. Harvest Grove and 6828 would share a wall with some two story and single story homes all bringing noise and traffic into our land and homes. We all moved to the Laveen area and this specific stretch of agriculturally rich homes to be away from noise, raise animals, live on land, etc. This is a completely disturbance to our current way of life and what the property was originally intended for and Laveen designed for.
- **Fire & Police Support:** 27-33 homes in close proximity to one another and surrounded by agricultural land could create a dangerous situation for all in the area. Our fire and police staffing in District 8 is already compromised with the new developments in our area and this will put immense stress on our resources to help people in need. Phoenix Fire Department is 44% below response time goal and response times for EMS is 83% lower than goal. The narrow one way in and out also presents issues for emergency vehicles and when damage is done to vehicles parked on the street, it is the tax payer's dollars that must pay for that.
- **Builder Experience:** The builder has not had experience with a build such as this. There is no track record of a community of homes not turned into rentals that are not high density units or just flipped rental properties.
- **Devalue Land:** For all reasons discussed, this is not a positive improvement or benefit to any of our homes along 27th Ave and would devalue our properties for perpetuity. We have thousands of multi family homes being developed in Laveen – please keep our stretch of ag homes true to the intended use of these properties.

Community Asks:

We have relented on continuing to fight to keep zoning at S-1 as mentioned and as part of our request to rezone to no more than R1-8 with 15 homes built, these are the community requests we collectively agree on:

Community Requests in Rezoning:

- **R1-18 Rezoning:** At most allow for 15 homes to be build on these 7.8 acres of land.
 - This will lessen danger of fire that could spark onto our agricultural land to the north and south
 - Decrease amount of traffic and noise from the proposed 27-33 homes
 - Ensure this development does not turn into rental properties but rather families building their life in our community
 - With over 1000 multi-family homes going up in the surrounding area, this allows for diversity and higher value homes that would elevate, not devalue the surrounding properties.
- **One story homes:** To alleviate some of the noise and visual disturbance to neighbors, only allowing for one story, ranch style homes to be built.
- **Adding ample buffer & landscaping:** The two homes at the entrance of the Laveen Ranch gate will get headlights, noise and traffic consistently coming through. We ask that you protect their homes as much as possible by mandating tall hedging in addition to a 6 foot block wall. The same goes for the Daley Family and Harvest Groves to the north and south. A 6 foot buffer and some trees will not completely blockade the homes in both view and noise – adding a solid hedge would help with this.
- **Environmental Survey:** The 7.8 acres of land have for decades been utilized in agriculture and home to hawk nests, coyote dens and a plethora of animals. These animals will be displaced or killed with the build, so we request an environmental survey by third parties to make recommendations and help rehome these animals. Southwest Wildlife is one such organization that protects mammals and offers recommendations.
- **Evaluate Impact on Schools & Traffic:** The traffic report was done during summer break and we have four schools in close vicinity of this development off of 27th Ave - Bernard Black, Elementary, Arizona Lutheran Academy, Sunrise Preschool and Sun Valley Academy. The congestion is already growing with the new housing built in this area and we'd look to the Commission and Council to determine if the impact of this new development should require any further steps such as lowered speed limit along 27th Ave.

Steeped in **natural beauty** and **agricultural heritage**, Laveen Village has been long valued by **farmers, equestrians**, and those looking for **solitude** or easy mountain access.



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**

Laveen and our community here on 27th Ave between Southern and Baseline is deeply rooted in agriculture. A pillar to the planning and development in this area is preservation. We ask that you consider the unique aspects of this particular piece of land and surrounding homes, and preserve these residential homes to be ranch style homes to blend in with surrounding area and lessen the impact the established neighbors will feel from this development.

Racelle Escolar

From: mcarroll8@q.com
Sent: Wednesday, October 4, 2023 2:28 PM
To: Racelle Escolar
Subject: Z-77-22-8

This parcel of land should not be rezoned to provide for 33-38 homes. We have many homes in our area that are being built right on top of each other so to speak. The existing zoning allows for 8 homes which is reasonable. Don't forget, there is a parcel of land to the south of this parcel that has been rezoned just recently allowing for 16 more homes.

The family to the north of this parcel is building a ranch on their parcel of land. This rezoning would of 33-38 homes would be too much for them, homes being too close and too tall.

Please, do not allow rezoning, 8 homes would be more appropriate for this parcel.

Mary Carroll
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