

## ATTACHMENT E

**From:** [Davey Matranga](#)  
**To:** [Nayeli Sanchez Luna](#); [Adrian G Zambrano](#); [PDD Laveen VPC](#); [fbadilla1@hotmail.com](mailto:fbadilla1@hotmail.com)  
**Cc:** [Eric Wisniewski](#); [Elizabeth Franco](#); [Melissa Crawford](#)  
**Subject:** RE: RE: Case Z-74-22-8; the 9.9 acre site approximately 340 feet of the NWC of 27th Ave  
**Date:** Wednesday, February 15, 2023 11:10:24 AM

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Hello,

On February 9, I submitted an email expressing the concerns of Laveen Village HOA and its proximity residents about the proposed development. I also attended and spoke at the Laveen Village Planning Committee held Monday, February 13, 2023. We appreciate that our concerns were part of the discussion.

We are supportive of various new developments in the community; however, we are fully opposed to this development for one reason, which is its primary access at Ellis Street. We maintain our points noted in the prior email and spoken at the meeting. This primary access point creates other issues as well and could be self-destructive to the goals stated by the applicant/developer at the recent meeting.

The first and main issue is the main access at Ellis Street. The applicant/developer stated at the meeting there is no other possible access either to 27th Avenue or Baseline Road. The problem is self-inflicted by the site plan. Lot 16 on the proposed site plan is completely independent from the unity of Lots 1-15. As noted in the meeting, Lot 16 has a current open permit (Permit # CSL 22034663) for a single family residence. This lot is the sole reason that prevents the development from having access to 27th Avenue and it should be eliminated from the plan to allow the development to have main access from 27th Avenue.

The applicant/developer stated the homes would be of high quality materials and anticipated a market value point near \$1,000,000. The problem here is to achieve this value level, the subdivision needs to have identity to attract that buyer market. This is the self-destructive portion.

As planned, a buyer would have to navigate 6 turns from Baseline Rd at 29th Drive or 7 turns from Baseline Road at 31st Avenue through the Laveen Village community to get to the entry at Ellis Street. There would be no visible entry monument from Baseline Road indicating the community is even there. Laveen Village HOA governing documents do not allow for signage on the common areas and the HOA are not likely to grant any variance for this subdivision. There are no apparent amenities offered other than common areas. In total, these are not typically features expected in the market for a buyer at this price level.

We strongly recommend that Lot 16 is removed to allow main access from 27th Avenue. This provides the ability to have identity with monument signage, a tree lined entry and even the ability to be privately gated. As a proposed gated development, we would welcome Ellis Street as the secondary emergency access.

Again, this is a simple solution to simply re-design a proposed site plan for a property that already has frontage access to 27th Ave.

Respectfully submitted,

Davey Matranga, President

Laveen Village HOA

# CITY OF PHOENIX

February 14<sup>th</sup>, 2023

RE: Z-74-22-8 Proposal

Tax Parcel # 105-88-020Z, 020V, 020D, 020F

Location: Approx 340 N of the NW Corner of 27<sup>th</sup> Avenue / Baseline Road

FEB 22 2023

Planning & Development  
Department

To whom it may concern:

I understand there is a possible development and re-zoning happening at the above-mentioned parcel. As a property owner, and Vice President of the Laveen Village Village HOA, I am directly impacted by this change. I **oppose** the planning as outlined. My concern is the ONLY ingress and egress is winding through neighboring streets that are part of the Laveen Village HOA.

The ONLY access as outlined is on Ellis Road, which can only be accessed by winding through Pollack, or Dunbar which is part of the Laveen Village HOA. I have included a map for reference. Ellis Road, as a secondary access point, would make more sense while having a primary access point be brought to 27<sup>th</sup> avenue.

I'm concerned about additional traffic this primary access issue brings. There are many children in the area and the drivers already zip around the corners. Now we will have more contractors, new residents, and deliveries daily. I'm excited for new real estate in the area, but would like a 2<sup>nd</sup> look at the primary ingress and egress.



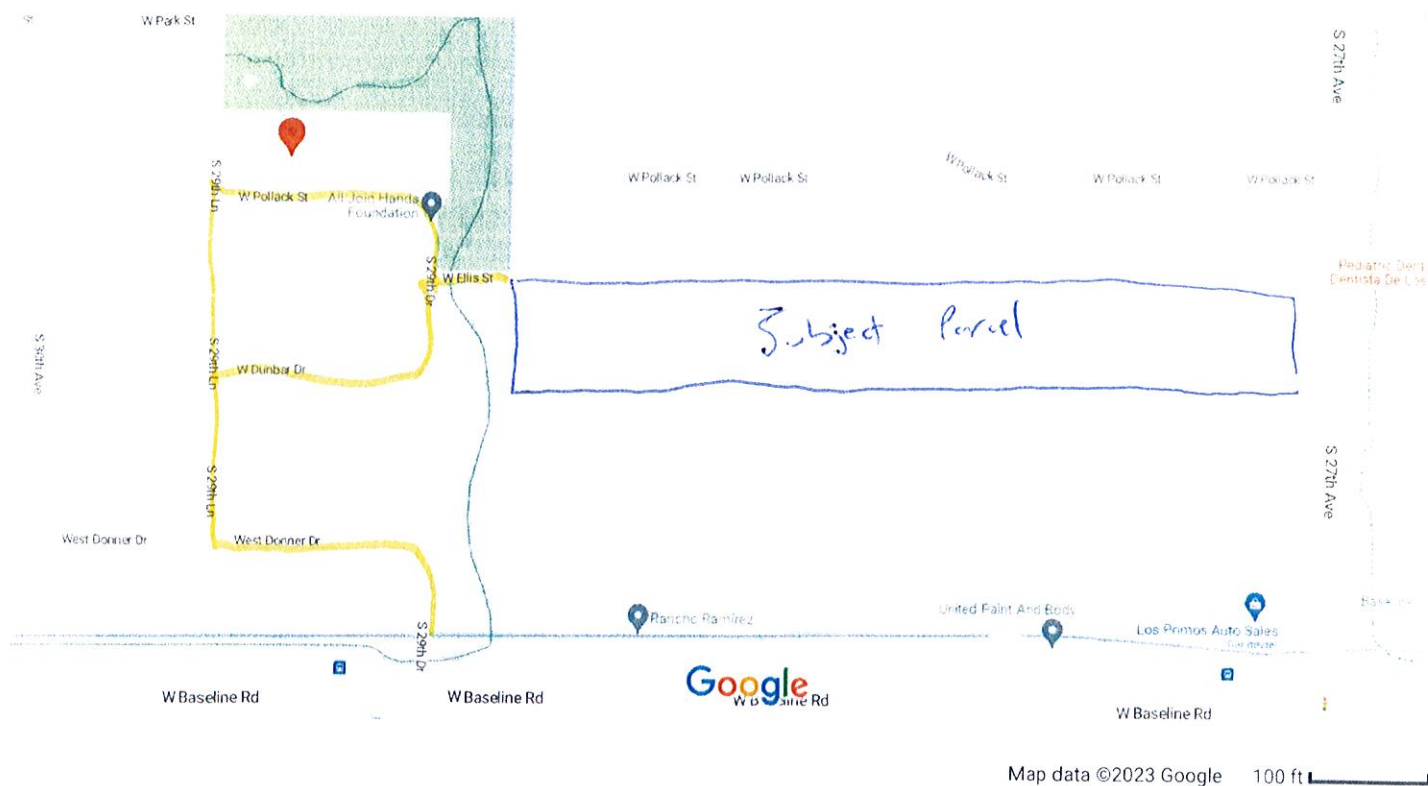
Eric Wisniewski

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[eric.laveenvillage@gmail.com](mailto:eric.laveenvillage@gmail.com)



Highlighted Area indicates Access to proposed development.

**From:** [Kristy Alldredge](#)  
**To:** [Remigio Cordero](#); [Heather E Mitchell](#); [Donald J Gerkin](#); [Council District 8 PCC](#); [Nathan D Webb](#); [Adrian G Zambrano](#); [Racelle Escobar](#); [Steve Ramirez](#)  
**Subject:** Case # Z-74-22-8 New development on NW corner of 27th Ave and Baseline  
**Date:** Monday, March 13, 2023 3:56:07 PM

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Dear Council,

I am writing to express my strong opposition to Z-74-22-8, the proposed rezoning at the NW corner of 27<sup>th</sup> and Baseline in Phoenix. As a longtime resident of the neighborhood and nearly all, if not all residents, in the Laveen Village neighborhood are completely opposed to the new development that will cause traffic and safety issues, create even more problems with schools that are already over-capacity, and potentially lower the property values of the existing community. On my street, there are many children at play and walk to school in the mornings/afternoons. Without additional access for an entrance/exit to S 27th Ave or directly to W Baseline, the increased traffic and noise into our neighborhood will cause needless danger to their safety. In addition to the increased traffic, I am concerned that all of the extra traffic coming down our quiet street will decrease our home and property values and cause unnecessary damage to our road.

In the time we have resided on this street, we have not had any issue with traffic. It was a major factor in why we bought our home where we did, off of a main street and in a cul-de-sac like street, so that we could feel comfortable about letting our children play and ride their bicycles out front in a safe and quiet environment. If the proposed neighborhood is built with the current rezoning, then the entire community will lose that feeling of safety. Also, we pay HOA fees for the use of parks and walking trails within the community. What prevents the individuals from the proposed development from using our amenities.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who may have not managed to attend meetings or write letters and emails.

Please contact me directly if you have any questions  
Best regards,  
Kristy Alldredge  
(480) 309-9548

**From:** [Adrian G Zambrano](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** 2023-03-13 - Opposition - Becky Walters  
**Date:** Monday, March 13, 2023 5:13:56 PM

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**From:** Becky Walters <[beckywalters78@yahoo.com](mailto:beckywalters78@yahoo.com)>

**Sent:** Friday, March 10, 2023 10:42 AM

**To:** Heather E Mitchell <[heather.mitchell@phoenix.gov](mailto:heather.mitchell@phoenix.gov)>; Nathan D Webb <[nathan.webb@phoenix.gov](mailto:nathan.webb@phoenix.gov)>; Remigio Cordero <[Remigio.Cordero@phoenix.gov](mailto:Remigio.Cordero@phoenix.gov)>; Steve Ramirez <[steve.ramirez@phoenix.gov](mailto:steve.ramirez@phoenix.gov)>; Donald J Gerkin <[donald.gerkin@phoenix.gov](mailto:donald.gerkin@phoenix.gov)>; Council District 8 PCC <[council.district.8@phoenix.gov](mailto:council.district.8@phoenix.gov)>

**Subject:** Case # Z-74-22-8 New development on NW corner of 27th ave and Baseline

To whom it may concern,

As a resident of the neighborhood, I am strongly opposed about the new development that is proposed 1000 feet from my home. My street is home to many children, I feel that the increased volume of traffic will pose an unnecessary danger to their safety. In addition to the increased traffic, I am concerned that the noise and increased traffic will turn our quiet street into a main street thusly decreasing our home and property values.

I have lived in my neighborhood for over 13 years, in that time we have had no issues with traffic and thusly why we bought our home off of a main street to raise our children in a safe and quiet environment. If the proposed neighborhood is built with the current rezoning, then we, as a community will lose everything that we have worked for, for our families and children.

As someone who cares deeply about the well-being of our homes and community, I urge you to reject this proposed rezoning as a current layout without additional excess to traffic regulated to S 27th Ave or directly to W Baseline Rd.

The negative impacts of this development on our neighborhood will not only devastate our community but will also alter the way our children will be able to grow and play, as well as risk their safety and well-being. This proposed development would be a grave mistake if allowed to move forward. The safety of our community and well-being of the residents must be a priority, The negative impact our community and residents far outweigh any potential benefits. Every aspect of what this development will do MUST be considered and analyzed to the fullest.

Please contact me directly if you have any questions

Becky Walters  
602-405-8384.

**From:** [Adrian G Zambrano](#)  
**To:** [Adrian G Zambrano](#)  
**Subject:** 2023-05-01 - Concerns - Mary Carroll  
**Date:** Thursday, May 11, 2023 11:41:03 AM

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**From:** [no-reply@phoenix.gov](mailto:no-reply@phoenix.gov) <[no-reply@phoenix.gov](mailto:no-reply@phoenix.gov)>  
**Sent:** Monday, May 1, 2023 2:26 PM  
**To:** Council District 8 PCC <[council.district.8@phoenix.gov](mailto:council.district.8@phoenix.gov)>  
**Subject:** emdist8 - Form Submission

FROM : Mary Carroll

SUBJECT : R1-10 zoning change adjacent to our neighborhood, Z-74-22-8

MESSAGE : Dear Councilwoman Washington,

We're thrilled that you were elected to our district 8 city council. We know you'll do great things for our city.

I'm writing today because of a rezoning issue adjacent to our neighborhood, Laveen Village. It is rezoning application

Z-74-22-8. The owner of the property has almost 10 acres that he wants to build homes on. He also wants to use W. Ellis

Street as the only way in and out for the new home owners. W. Ellis Street accesses to our neighborhood. He does not presently use this street as his homes are located on S. 27th Ave. and his property has no road to Ellis Street.

He is building a new home on 27th Ave. where the entrance and exit to the new subdivision would be. The original plan he submitted showed 27th Ave. as the main entrance and exit for the new subdivision.

Our neighborhood's traffic would definitely become heavier as W. Ellis Street would be the only entrance and exit. Very close to Ellis Street we have a neighborhood park with a large open grass field, playground equipment for the children, picnic table with ramada cover, and charcoal grill. There's also a walking trail that goes from Baseline Rd. to Ellis St. to the park and beyond. We pay HOA fees each month which pays for the upkeep of that park, play equipment, the walking trail, trees, plants, gravel, etc.

The new subdivision has no plans for a park with play equipment or a dog park. The residents of that subdivision would be using ours.

There needs to be another roadway that serves as that subdivision's main entrance and exit out to 27th Ave. or Baseline Rd. There needs to be a fence with a gate at Ellis Street. There needs to be a parcel set aside for a park with play equipment and dog needs in the new subdivision.

We understand there is a housing shortage in our valley. The owner of this property must work with his neighboring community so that all are happy. I'm urging you to consider this rezoning issue with concern.

I believe this rezoning application will be continued to the June 14, 2023 City Council Formal Meeting. Please feel free to email me or phone me 602 323 1747. Thank you.

Sincerely,  
Mary Carroll

Email : [mcarroll8@q.com](mailto:mcarroll8@q.com)

AREA : 602

PHONE : 3231747

ADDRESS : 7304 S 29th Ln

CITY : Phoenix

STATE : AZ

ZIP : 85041

Submission ID: 3cd26652bf7b4ffa7fc7331079ceab7

Form Submission On : 5/1/2023 2:26:05 PM

Referer: <https://phoenix.gov/district8/contact-district-8>

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Please handle appropriately.