



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**

Application: GPA-AF-1-22-6

Applicant/Representative: Alan Beaudoin, Norris Design

Location: Chandler Boulevard approximately between the 19th and 27th Avenue alignments, and 27th Avenue between Chandler Boulevard and the Loop 202 Freeway

Request: Minor General Plan Amendment to change the General Plan Street Classification Map designation on Chandler Boulevard from Arterial Street to Collector Street; and 27th Avenue from Arterial Street to Local Street

Reason for Requested Change: To allow the development south of Chandler Boulevard.

Village Planning Committee Date: Ahwatukee Foothills – June 27, 2022

Staff Recommendation: Approval

Findings:

- 1) The proposed designation of Chandler Boulevard as a collector and 27th Avenue as a local street is compatible with the local/residential streets and planned uses in the area.
- 2) The request will update the Street Classification Map to allow connectivity on Chandler Boulevard and 27th Avenue while allowing for the development of a proposed residential subdivision.

BACKGROUND

The Street Classification Map was first adopted in 1961. The Map was last updated in 2018 with additions and deletions of new platted roadways. The Street Classification Map provides information on the City's street network, identifying the alignment and minimum right-of-way standards for existing and planned streets.

The applicant has developed master plans for approximately 1,050 single-family units, 150 semi-detached units, and 329 multifamily residential units to be constructed within the 373.48 acres south of Chandler Boulevard. The proposed Street Classification Map amendment is to reclassify 27th Avenue from a collector to a local roadway.

Additionally, modifications to a portion of Chandler Boulevard are being requested to change the roadway classification from an arterial to a collector. The applicant is proposing to construct bicycle lanes along Chandler Boulevard and detached sidewalks on the south side of Chandler Boulevard.



Proposed Residential Development
Source: Norris Design

RELATIONSHIP TO GENERAL PLAN GOALS AND POLICIES

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS- TRAFFIC; DESIGN PRINCIPLE: Provide access by major streets, with internal circulation handled by a local street system that discourages through-traffic and provides safe pedestrian travel. Use local and collector streets, plus feeder bus lines, to bring people into the cores, centers or corridors.

This modification will maintain the connectivity to and through Chandler Boulevard from and would allow for the proposed development.

COMMUNITY INPUT SUMMARY

As of the writing of this report, staff has received 11 letters in opposition to this General Plan Amendment application. The stated concerns include the increase in traffic, the concerns of police and fire response, and street safety.

CONCLUSION AND RECOMMENDATION

Staff recommends that the request be approved.

Approval of this Street Classification Map Amendment will further the goals of the General Plan and approval is consistent with the recent residential development patterns in the area.

Writer:
Nayeli Sanchez Luna
June 27, 2022

Exhibits:
Sketch Map
Community Correspondence (24 pages)

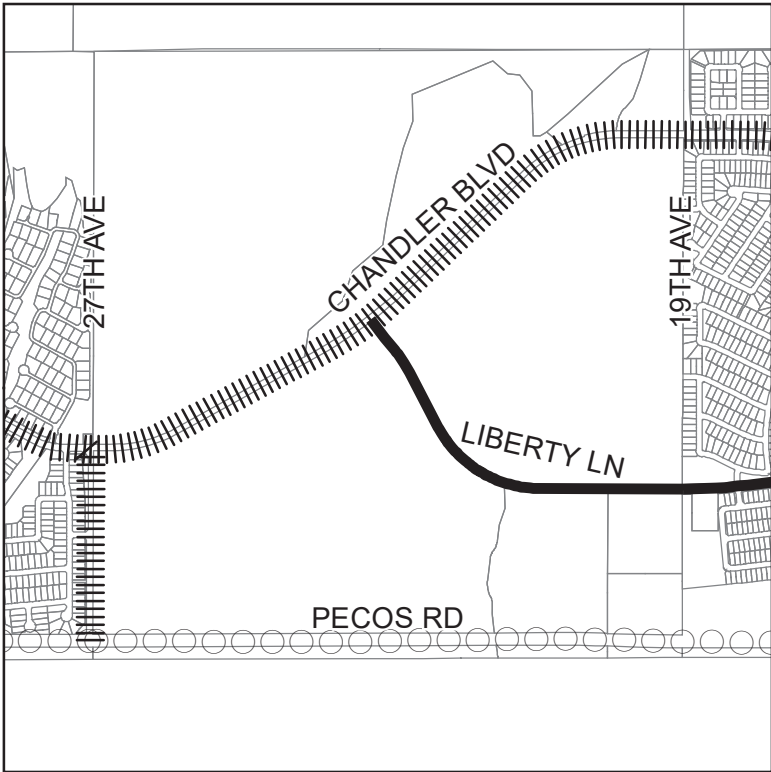
GENERAL PLAN AMENDMENT

CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

APPLICATION NO: GPA-AF-1-22-6	ACRES: N/A	REVISION DATE:
VILLAGE: Ahwatukee Foothills	COUNCIL DISTRICT: 6	
APPLICANT: Alan Beaudoin		

EXISTING:

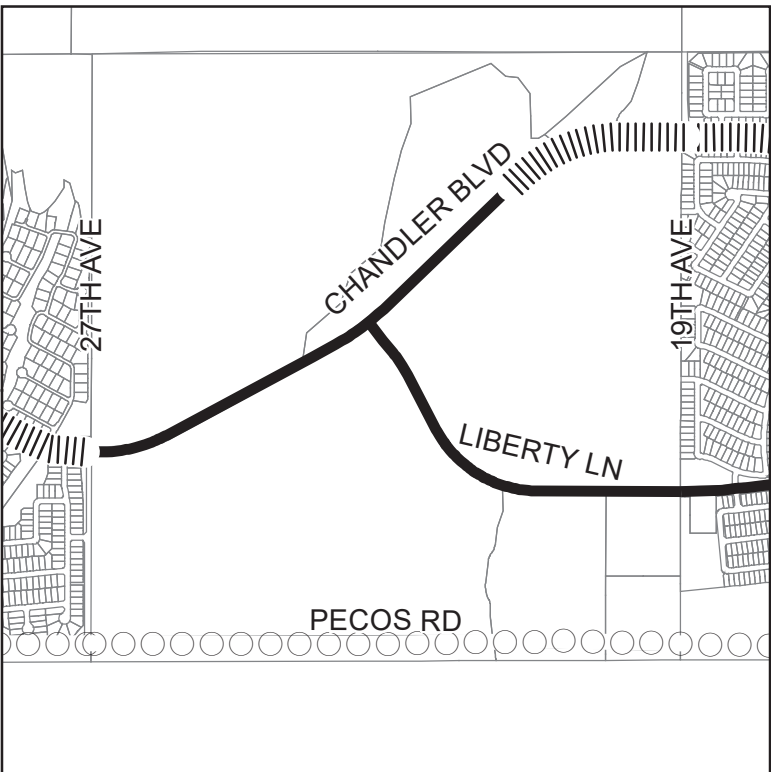
Arterial



- ||| ARTERIAL
- COLLECTOR
- MAJOR ARTERIAL

PROPOSED CHANGE:

Local, Collector and Arterial



- ||| ARTERIAL
- COLLECTOR
- MAJOR ARTERIAL

From: [jon samuelson](#)
To: [PDD Ahwatukee Foothills VPC](#)
Subject: Blandford Homes planned neighborhood
Date: Friday, May 6, 2022 11:22:34 PM

Hi. I just read the AFN article about the planned renaming of the new Blandford Homes community to “Canyon Reserve” and I respectfully request that a different name be selected. We already have a Canyon Reserve neighborhood in our Village. It’s in MPR on Ray Road at about 31st St. Less than 5 miles from the new Blandford Homes community currently in the planning stages. Having 2 communities with the same name will certainly be confusing for Village residents and delivery drivers. It will also dilute the exclusivity of the high-end mountainside community on Ray Road.

Thanks for your thoughtful consideration.

Jon Samuelson
Cell: [602.793.3896](tel:602.793.3896)

From: jaslowleeother@gmail.com
To: [Nayeli Sanchez Luna](#)
Cc: [PDD Ahwatukee Foothills VPC](#)
Subject: Blandford Development
Date: Saturday, May 7, 2022 3:38:18 PM

Real simple: Blandford plans to build 1,500 homes for 5,000 people with 3,000 autos. We need another Loop 202 on / off ramp to avoid significant congestion. Please consider this necessity before it's too late.

Lee Jaslow
3468 W Morgan Ivy Ln
Phoenix, AZ 85045
479-248-1110

From: [Jenni Harris](#)
To: [Nayeli Sanchez Luna](#)
Subject: Chandler Blvd Expansion
Date: Thursday, May 12, 2022 9:12:19 PM

Good Evening Ms Sanchez Luna,

Would you please forward my email to the members of the Ahwatukee Foothills village planning committee? Thank you.

Dear Members of the planning committee,

I am writing to you to express my concerns about the recent traffic study determination that found that Chandler Blvd will not require an expansion to manage the new homes/townhomes/apartments which will be built by Blandford Homes in the upcoming year. I am a current resident of the Promontory Foothills West community and am obliged to use this route daily as the only access to our community. Even with current residential volume, the single lane of traffic in each direction already causes issues. Particularly with construction/waste/recycle/delivery trucks hindering traffic flow. The addition of another 1000+ single family homes in addition to the planned townhomes and apartments will leave this single access point oversaturated. Especially when considering the increase in the amount of construction and delivery trucks that will be utilizing this solitary access road throughout the time the community is being built. Aside from the significant traffic back up issues that will certainly arise, the request to leave Chandler Blvd as-is poses a significant risk for our communities. As the only access point to thousands of homes, the street will act as a funnel for all traffic flow. This will become painfully obvious in the event of an emergency situation. If there was a fire involving a home in one of our communities or South Mountain/the Preserve, the limited access road will hinder families from being able to safely evacuate the area in a reasonable amount of time. The extension of Liberty Lane will NOT be sufficient to manage the current and additional traffic.

It is questionable at best that the company providing the traffic impact analysis (Kimley-Horn) is a subsidiary of Blandford Homes. It is difficult to accept that the results of their analysis are not biased. But more importantly, it is not Kimley-Horn or even Blandford Homes that will be put on the spot if there were devastating outcomes in the future because of the decision to permit Chandler Blvd to be reclassified and maintained at the current 3 lanes. The consequences of any inability to safely evacuate the communities will be turned back to the City Council and the decision to grant Blandford Homes their request, which quite clearly is based solely on their desire to avoid spending money on the street expansion even though this requirement has been well documented for the past several years while the build out of this state land has been a topic of discussion.

Additionally, the traffic analysis states that the majority of the traffic coming from the west end of Chandler Blvd will be traveling to access the 202 freeway. While many commuters are traveling to access the freeway, a significant number of parents and buses use this route to take children to school in the morning. Because we are all traveling to the same destinations (schools) at the same time, there are in fact many drivers who will be attempting to use this single lane stretch of Chandler Blvd at the same time. This will impede traffic flow and adversely affect attempts to get children to school on time. The Kyrene school district has

experienced numerous issues with bus driver shortages this year. Many days we received automated calls with short notice that the bus would be 30-60 minutes late picking students up to take them to school. As a result, many parents (including myself) have subsequently altered plans and now take our children to the school ourselves in the morning. The bus driver shortages have also resulted in combining more bus routes. And in 2020 when we moved into Promontory Foothills, we added an additional stop to the route having the bus pick up my children (there are now at least 15 other students in our community who use the bus). The result of the additional bus stop and combining routes is that the school bus pick up time for our community is now 6:42 (for a 7:25 school start time). The planned housing for Canyon Reserve will undoubtedly result in an increase in the number of students enrolling in the local schools. Which will mean even more buses/bus stops and more parents trying to access the single lane road at the same time of day to get our children to school on time.

I urge you to consider the significant level of concern from myself and every community member I have spoken to about this issue in the past week, when we first became aware of Blandford's request for reclassification. The response of EVERY homeowner I have spoken to in my community as well as those in the adjacent communities along the west end of Chandler Blvd is one of disbelief. Disbelief that after years of the expansion requirement being listed as part of the plan for whoever purchases and develops the land, that there is suddenly a possibility that the builder will renegotiate and alter those plans leaving us bottlenecked in our communities that have only a single access road. I have not encountered a single resident of any community in west Ahwatukee who supports the idea to leave Chandler Blvd as 3 lanes. Chandler Blvd already has 4 lanes (2 lanes each direction) east of 17th avenue and the traffic flows much more smoothly once the lanes open up at that point. I encourage you to come out to our communities and speak with the constituents to hear how overwhelmingly unanimously everyone answers that Chandler Blvd must proceed with the planned expansion in order to accommodate the new community at Canyon Reserve.

Furthermore, I request that the planning committee also takes into serious consideration the need for additional emergency response access for the west end of Ahwatukee with this large expansion. The current response time to our community is already unpredictable and inadequate. In November 2020 another bystander and myself performed CPR on my neighbor for over 14 minutes AFTER calling 911 while we waited for the emergency response team to arrive. The firefighters arrived first, but an almost 15 minute response time (1.5 years ago) for a cardiac arrest call is inadequate. With the building of our community in Promontory Foothills West, continued building occurring in Calabrea, the Blandford Homes new builds on Foothills Parkway and now the massive building of Canyon Reserve, we need to reassess the population based needs for emergency services such as police and fire stations.

I am eager and willing to speak directly with any committee members who would like to discuss this topic further or have any questions. You can contact me via email or call me on my cell phone at (520) 609-2438. Thank you for your time and consideration.

A concerned Ahwatukee homeowner, physician, mom and HOA Board member,
Jenni Harris

From: [Saskia Almasan](#)
To: [Nayeli Sanchez Luna](#); [PDD Ahwatukee Foothills VPC](#)
Cc: [Cory Almasan](#)
Subject: Canyon Reserve Concerns
Date: Thursday, May 12, 2022 1:49:50 PM

Good Afternoon,

We are residents of Promontory in the Ahwatukee Foothills and while excited to see our community grow, we are concerned about not having sufficient police, ambulance and fire accessibility.

It takes a good 10 mins to get to us from our local fire station and a good 20 from our police station. With the increase of crime due to the opening of the 202, I have personally called 911 to report suspicious activity about 10-15 times in the last two years.

It would be helpful if we did have a police sub station and for sure another fire department with all the new development.

Thank you,
Saskia Almasan
Sent from my iPhone

From: [JENNIFER AOSSEY](#)
To: [Nayeli Sanchez Luna](#)
Subject: Canyon Reserve
Date: Friday, May 13, 2022 1:00:24 PM

Hello, I am a resident of Promontory at Foothills West and wanted to contact you with regards to the information coming out about the proposed planned community of Canyon Reserve.

I, along with many of my neighbors, have concerns regarding the plan to not widen Chandler Blvd from 19th Avenue to the western edge of the development where Chandler Blvd turns south. It seems very obvious that the increase in vehicular traffic is going to create some major issues for those of us west of the development.

My bigger concern is the lack of planning for a police/fire substation. There is already a dangerously long response time for our neighborhood; adding more residents to the immediate area without increasing the presence of safety officials sounds like poor planning. As the Blandford group had originally intended to donate land for construction of a school (which offer was declined) it seems like the land is available for the asking.

Thank you for your attention.

Sincerely,
Jennifer S Aossey
480-695-2126
3459 W Morgan Ivy Ln
Phoenix 85045

From: [Leslie Dunlop](#)
To: [Nayeli Sanchez Luna](#); [PDD Ahwatukee Foothills VPC](#)
Subject: Canyon Reserve Concerns
Date: Monday, May 16, 2022 11:54:02 AM

Hello,

As a resident at the Promontory Foothills community, I have concerns after reviewing some of the proposed plans where Branford Homes plans on building. With leaving Chandler Blvd as is and not expanding to the initial 5 lanes, there will be a lot of congested traffic in the area. Also, without a fire station near our community, it poses a safety concern on how quickly a fire truck can reach us with congested traffic.

Additionally, with the amount of homes that will be entering the community, another south 202 freeway exit is highly recommended. We are seeing a lot of traffic on the 17th Ave exit and are proposing another exit as well near Shaughnessy or 25th Ave.

Thank you for listening to our concerns.

Thank you,
Leslie Dunlop

Nayeli Sanchez Luna

From: Jeff Johnson <jeffpromontory@gmail.com>
Sent: Tuesday, May 17, 2022 11:28 AM
To: Angie Holdsworth; Nayeli Sanchez Luna
Cc: Jeff Johnson
Subject: Canyon Reserve Development

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning

My name is Jeff Johnson and I'm president of the Promontory @ Foothills West community which is west of the Canyon Reserve Development. Our community has 109 homes and we are at the very west end of Shaughnessy.

We drive Shaughnessy/Chandler Blvd every day and don't agree with some of the items in the Traffic Impact Study.

Chandler Blvd needs to be widened to handle the increased traffic from Canyon Reserve homeowners. This should include two lanes each way with a center turn lane. Failure to widen this road would mean increase congestion and safety issues for all residents in this area.

Also there is a need for a fire/police substation to handle the increased residents in the area. When there is an emergency call from our neighborhood there is a concern regarding the response time by emergency vehicles. With the increased homes from Canyon Reserve this response time will be longer.

Thanks for your time

Jeff Johnson

Sent from my iPad

From: [Stephen Whalley](#)
To: [Nayeli Sanchez Luna](#); [PDD Ahwatukee Foothills VPC](#); [Angie Holdsworth](#)
Subject: Canyon Reserve new development for Blandford Homes
Date: Tuesday, May 17, 2022 1:40:11 PM

To whom it may concern,

I would like you to seriously consider including a fire and police substation in the new Canyon Reserve development in Ahwatukee. This is actually needed now even before the planned addition of 1500 new dwellings by Blandford Homes. I live in Promontory at Foothills West (85045) and it already takes >15 minutes to get a firetruck, ambulance or police vehicle out here in an emergency. Home Insurance companies have even turned us down due to the fire station being too far away. With the 1500 new dwellings and associated vehicles, people and visitors in this area things will only get worse. A fire and police substation is absolutely essential and a top priority.

I would also say another priority of the developer is to widen Chandler Blvd to two lanes on both sides from 19th Ave to Shaughnessey Rd. With the increase in residents (>3000) it will also be essential to have smooth and safe traffic flow through this area for emergency vehicles and commuters. This road widening should also include additional parking at the 19th Ave trail head for hikers. There is already too much traffic parked on Chandler Blvd at the weekend and will only significantly increase with the Blandford Homes.

Please keep me updated on answers to my comments and the ongoing planning for Canyon Reserve.

Thanks, Steve Whalley
3482 W Mountain Vista DR, Phoenix 85045
480-282-1162

Nayeli Sanchez Luna

From: Doug & Patti McBane <dpmcbane@yahoo.com>
Sent: Wednesday, May 18, 2022 8:51 AM
To: Nayeli Sanchez Luna
Subject: Canyon Reserve Development Concerns
Attachments: Canyon Reserve Proposed Development Impact - Final 051822.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Nayeli,

I had planned on attending the Ahwatukee Foothills meeting this Monday but understand it has been cancelled. I spoke with Enrique and he suggested that I reach out to you with the concerns that I have about the Canyon Reserve proposed development in Ahwatukee south of Chandler Blvd. I have attached a attached PowerPoint presentation that I wanted to share at the next VPC Meeting. Enrique shared that a letter may be desired over a presentation and I am happy to translate this content into a letter if desired. I would like to address the VPC during the June 27th meeting with my concerns and let me know if you need anything else from me

Doug McBane
dpmcbane@yahoo.com



Canyon Reserve

Proposed Project Concerns

Doug McBane

5/18/22

dpmcbane@yahoo.com

Ahwatukee Foothills Resident



Why I am here

- Outline my concerns with the Canyon Reserve project as proposed
 - Context
 - Top Level Analysis
 - Specific Concerns
- Request to the Planning Committee

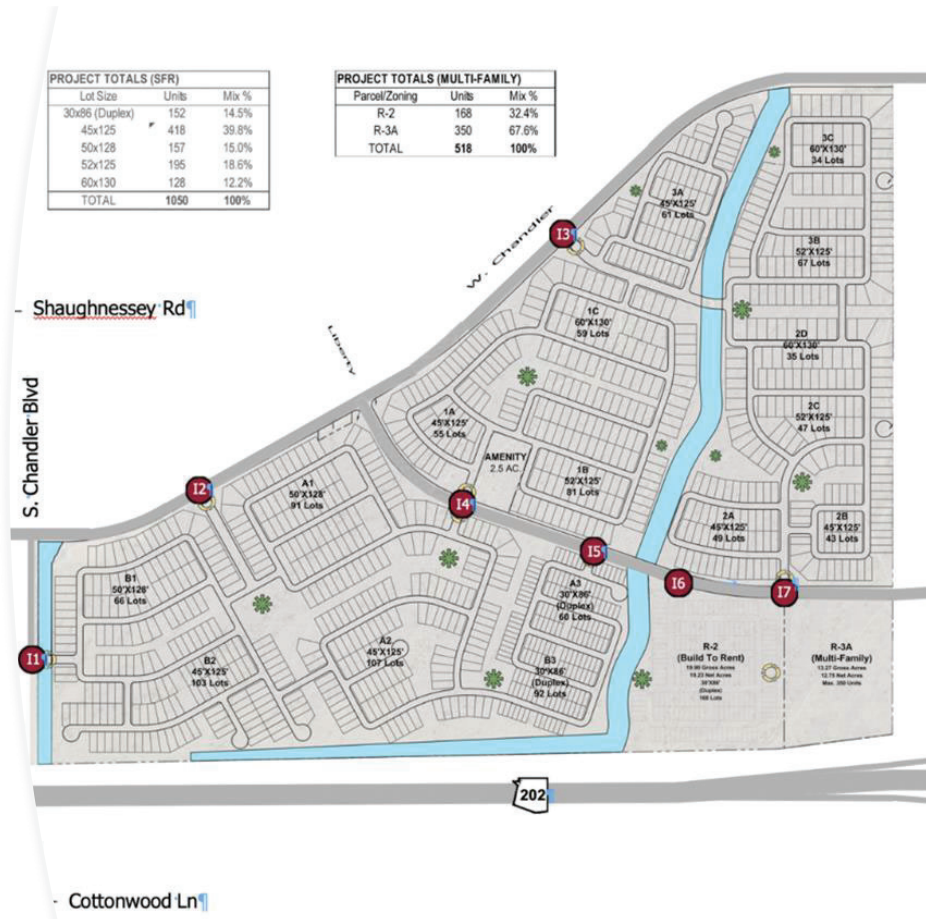
Context: Canyon Reserve & surrounding communities



Top Level Analysis

- 44% increase in traffic using Chandler Blvd to access services¹
- 86% increase in traffic accessing SR-202 from 17th street²
- Canyon Reserve has 86% as many homes as area 1-4 combined
- 44% of all homes east of Desert Foothills will in Canyon Reserve

1. Assumes traffic from all 5 zones and Canyon Reserve use the Chandler Blvd/Desert Foothills Pkwy intersection to access services.
2. Assumes areas 1, 2, 3 and 50% of area 4 use the 17th street 202 access



Specific Concerns

- Access to emergency services
- Both Chandler Blvd and Liberty Lane would be built out much smaller than planned³
 - Chandler Blvd planned width reduced from 100ft to 60ft
 - Liberty Lane planned “to be a much larger road” would be constructed as a “local road”
- Housing density is inconsistent with existing developments in the area
- Lack of local shopping options (nearest shopping more than 3 miles away on Chandler Blvd)
 - Basic service such grocery store, gas station, other retail & services
- Chandler Blvd traffic (shopping access) – Specifically Chandler Blvd and Desert Foothills Parkway intersection
- Overall impact to existing communities
 - Increased noise, traffic and reduced quality of life for existing communities

3. Ahwatukee Foothills News, May 11th 2022 Edition



Request to the Planning Committee

- Evaluate individual concerns and address appropriately
- Community outreach and involvement
 - Engage with HOA's for developments impacted
- Decision making process
 - Transparency
 - Rationale and policy references for decisions

From: [Lawrence Koenen](#)
To: [Angie Holdsworth](#); [Nayeli Sanchez Luna](#)
Cc: [Council District 6 PCC](#); [Mayor Gallego](#); [Sean Bowie](#); [Mitzi Epstein](#); [Paul Maryniak](#)
Subject: A: Safety Question for new Subdivision as you "plan it out"
Date: Thursday, June 9, 2022 9:18:26 AM
Attachments: [image001.png](#)

I apologize for not sending sooner, but sadly I am not really sure my city cares about me.

That said, if you scroll to the end of my note, there are some items I think truly need to be addressed, and as the city planners, I would have expected you to deal with it for the upcoming grand subdivision to be built the remaining open land in Ahwatukee. I would ask that you please consider these for a number of reasons.

1. We badly need a fire station in this area. For any city to have an ISO rating (Insurance Standards Organization – that rates insurability of land) inside of a city proper at the worst possible value due to distance of a fire station is nearly inexcusable. We are rated as such. Either take land from south mountain park or from the new subdivision to correct that issue. PLEASE! It should be a badge of shame to ALL our city officials that insurers will not cover this section. We love our police, we love our fire department, but this is simply inexcusable by the city officials especially if you plan to add over 1000 new homes.
2. You often shut down Chandler Blvd. due to rescues. This completely shuts down egress to and from a number of subdivisions also a safety hazard since you are using it to park emergency equipment (totally understand them doing it) or land air rescue (also completely understand). You need to have a landing pad where this can be addressed. It is after all a mountain range and you have access points for that park where you land the helicopters.
3. You are already becoming known as the place of death on the 17th exit and add to that Liberty and the road races on Chandler (and if you honestly think a speed monitoring device will do much.... Probably need to reconsider. There needs to be lights on both Liberty and 17th and on 17th and Chandler.
4. From a pure livability perspective, no commercial property in the new subdivisions seems like just a bad plan.

I apologize for all my notes, but wanted to be on the record and say, if my council person and my mayor didn't share this with you folks, well, that is there sin of omission.

Please consider my requests. I only want what is best for the folks in this area not to mention for the city and its responsibility to those we a entrusted you to protect honor and serve!

Sincerely,
Larry Koenen

From: Council District 6 PCC <District6@phoenix.gov>
Date: Wednesday, March 23, 2022 at 11:24 AM

To: 'Lawrence Koenen' <lawrence.koenen@gmail.com>

Subject: RE: Safety Question for Edge of Ahwatukee

Good Afternoon,

I apologize for not getting back to you sooner, but here are the answers to your questions:

1. The reason there is not already another station is partly because there is not funding for it, so I would attend the Budget meeting in April voicing that you want there to be another station in Ahwatukee and for there to be funding dedicated to it, here is the link to speak <https://www.phoenix.gov/budget/hearings>. We encourage you to have other constituents call in as well.
2. Chandler and 17th has had traffic studies done by the Streets Department in the past couple years due to requests similar to yours. These studies came back saying that traffic is not at a high enough level to warrant adding stop signs or a HAWK signal. However, it is in the queue to be evaluated for having a full traffic signal there, I can ask what the timeline would be for it, but they told be that there is a backlog of cases like this one that are backlogged due to COVID-19 stopping their ability to evaluate back in 2020.
3. Regarding the lack of police, we completely understand. The unfortunate situation is that due to the lack of personnel there are less than 1,000 Officers patrolling 517 square miles. Because of this lack of resources, response times are longer and communities like yours are underserved. The only way to fix this issue is to allow more funding for police and to have more people applying to become officers. What we recommend you do is to attend the upcoming Budget Meeting (a kind of council meeting) and speak during the Public Comment portion and ask for more funding towards the things that you care about. We encourage you to invite others to attend as well Via WebEx, here is the link that will lead you to being able to speak at the City Wide meeting on April 2nd and the District 6 Budget hearing on April 5th, <https://www.phoenix.gov/budget/hearings>.

Office of Councilman Sal DiCiccio
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Council Email: District6@phoenix.gov
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Twitter: [@Sal_DiCiccio](https://twitter.com/Sal_DiCiccio) [twitter.com]



From: Lawrence Koenen <lawrence.koenen@gmail.com>
Sent: Monday, March 21, 2022 10:20 AM
To: Paul Maryniak <pmaryniak@timespublications.com>
Cc: Council District 8 PCC <council.district.8@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>
Subject: FW: Safety Question for Edge of Ahwatukee

Hi Paul,

Hey I was wondering if maybe you might be able to take the following topic below and see if you could find anything out. I have tried using the approved addresses above based on the city website for council representatives and the mayor, but I don't seem to get a response.

I really don't think my questions below are unfair, and I was hoping maybe with the help of an investigative reporter you might be able to see what you can find. Would you be willing to see what you might be able to find for me? Hopefully you can see below that I have been super patient, but I still have not received any reply. Maybe I have the wrong city I am trying to get someone to respond from? But very much hoping you might be able to help.

Please and Thank you!
Larry

P.S. – They really just don't seem to respond. Maybe there are bigger items on the list, but I would have thought public safety would have ranked higher. – Thanks!

From: Lawrence Koenen <lawrence.koenen@gmail.com>
Date: Sunday, February 20, 2022 at 10:09 AM
To: <council.district.6@phoenix.gov>, <council.district.8@phoenix.gov>
Cc: <mayor.gallego@phoenix.gov>
Subject: Re: Safety Question for Edge of Ahwatukee

Just curious if anyone will be responding to the below email?

Please and thank you!
Larry Koenen

On Feb 8, 2022, at 11:59 AM, Lawrence Koenen <lawrence.koenen@gmail.com> wrote:

Dear Councilmen,

I live on the very edge of Ahwatukee (very SW corner of Phoenix in Promontory @ Foothills West) and I was wondering if one of you folks might be able to help me with a couple of questions. I am sending this to both of you since I have tried on other occasions to request help, but I am guessing maybe I either asked the wrong council person or I don't fit in district 6 (actually sadly the city doesn't always recognize us even being a part of it except for taxes, so maybe the Mayor doesn't really view us as valued either).

However that isn't where I need help. Mr. Garcia or Mr. DiCiccio, we have one road in and out of our subdivision for 5 miles (perfect when things are going well, but not so much when they are not).

1. We need for an additional Fire Station and bypass when the bridge on Chandler is being used for South Mountain Park rescues.
 - a. Chandler BLVD is frequently blocked in the summer due to rescues (seems like after 17th (connecting to S. Mountain 202) creating traffic backups both directions. There appears to be only one place to drop a chopper down for rescues from the South Mountain park and this blocks all access to and from and to the west (with well over 300 homes).
 - b. There is no fire station on our side beyond that of Foothills Parkway and when Chandler is blocked west of 17th, it creates a serious concern for safety.
 - c. With the city adding a number of subdivisions south of the park, the number of homes in that area will significantly increase (guessing by 1000) creating more congestion and even greater safety concerns.
2. Need for traffic control or a stop sign on 17th and Chandler
 - a. As we all know there tends to be significant traffic with all the homes off of Chandler west of Foothills Village. Many folks are getting off and on to the 202 by using 17th and honestly through traffic is fast. This leaves folks entering and exiting from 17th little chance to get on chandler without placing their lives at risk.
 - b. In order to provide appropriate safety for some of us getting older, it would really be good for that intersection to have a light if possible or a stop sign if not or even a roundabout if that is what it would take.
 - c. Any chance of getting this completed before some of us will not be able

cross onto Chandler with the new subdivisions going in??

3. Finally, city awareness of the area!

- a. I am a firm supporter of our folks in blue. I would love to see them more frequently. But above all, I have lived out here for nearly five years (and sadly still really don't know if the dispatchers for the city realize we are a part of it). And really that latter part is more disturbing in that while I understand the city continues to grow quickly, is there anything we can do to have things updated to ensure safety is able to be rendered when it is needed most. And our local constabulary is great, so please do not read it any other way!

If there is anything that can be done on these? It would be greatly appreciated. Again, not sure which of you are on point for us, but if either or both of you might be able to assist I would be greatly appreciative.

Thanks,
Larry Koenen

3610 W Hidden View Dr.
Phoenix AZ, 85045

06/18/22

Ahwatukee Foothills Village Planning Committee
Attn: Nayeli Sanchez Luna (nayeli.sanchez.luna@phoenix.gov)
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Sir/Madam,

I wish to bring to the attention of the Ahwatukee Foothills Village Planning Committee (AFVPC) several concerns that I have with the proposed “Canyon Reserve” development south of Chandler Blvd, west of 17th Ave and east of S Chandler Blvd (see Figure 1). While I respect the right of Blandford Homes to develop the land they purchased, I have multiple concerns with the development as it has been proposed. My specific concerns will be outlined below but in general I am concerned that the impact to the communities east and west along the Chandler Blvd corridor has not been assessed or understood to facilitate mitigation. With 1500+ housing units being proposed, the development will increase the number of homes west of 17th Ave nearly 86% and west of Desert Foothills Pkwy nearly 44% while accounting for 15-20% of the developed land in this area. Chandler Blvd is the primary access to shopping and services at Chandler Blvd and Desert Foothills Pkwy for homes west and north of Desert Foothills Pkwy and to a lesser extent services east on Chandler Blvd and Ray Road all the way to Interstate 10. The increased traffic, noise and CO² emissions will negatively impact the natural environment and quality of life along the Chandler Blvd corridor.

Concerns

While the Canyon Reserve development which consists of 1050 single family units zoned R1-8 (as well as 150 build to rent and 329 multi-family units), there are no new amenities to support this “small city” sized development. Specific concerns include:

- Amending the General Plan (GPA-AF-1-22-6) benefits the developer, but this change does not benefit the city or the existing community and likely harms the community in the long run.
- City Emergency Service coverage will be significantly reduced with 1500+ new housing units in the area without increased resources or locations. The nearest Fire Department location is near the Chandler Blvd and Desert Foothills Pkwy intersection more than 3 miles away from the proposed development and has a single engine and single ambulance.
- Housing density of the proposed development is much higher than most of the current development in Ahwatukee Foothills Village Planning Committee (AFVPC) area of responsibility. This is inconsistent with the current mix of smaller lot, traditional lot and large lot homes in the area.
- An increase of 13704 daily trips, 2200 of which are morning and evening commuters likely using SR-202 resulting in over 11000 local trips daily that rely almost exclusively on Chandler Blvd to access shopping and services at Chandler Blvd and Desert Foothills Pkwy. Additionally, Chandler Blvd is heavily relied upon to access shopping and services on Chandler Blvd and Ray Rd. (There is no access to Chandler Blvd from the SR-202 or vice versa at I-10). This 44% increase in traffic noise and CO² emissions will negatively impact all residents living along the Chandler Blvd and Ray Road corridors.

- This 44% increase in traffic, noise and CO₂ emissions resulting from lack of local shopping or services options in this “small city” is inconsistent with the City of Phoenix General Plan’s commitment to Sustainability which “includes the creation of safe, clean, sustainable neighborhoods free of pollution”¹, as well as the City Plan’s commitment to Livability and Efficiency.

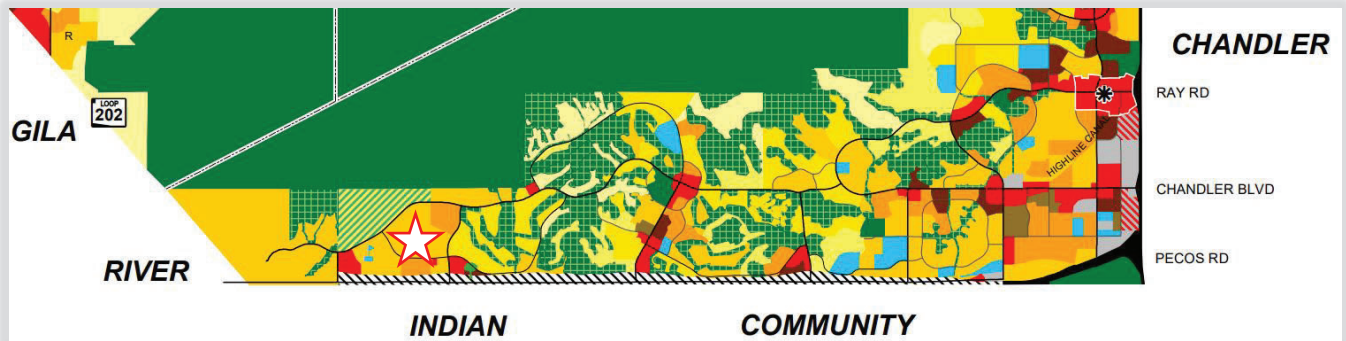


Figure 1: City of Phoenix General Plan Land Use Map

Recommendations

I believe a more balanced approach to the Canyon Reserve development would be more in line with the current City Plan’s guidance and intentions. Recommendations below would mitigate the impact of the Canyon Reserve development to existing communities, maintain the intrinsic value of the Ahwatukee Foothills Community, improve safety while meeting the business objectives of Blandford Homes. Specific recommendations include:

- Reject the application to amend the general plan (GPA-AF-1-22-6) pending a review of the current zoning of the proposed development. The current zoning decisions were made 30 years ago and should be reviewed for relevance and consistency with today’s City Planning objectives and goals.
- The R1-8 zoning decision resulting in 1050 new single-family units is now 30 years old and should be re-evaluated considering the current context and circumstances that could not have been anticipated 30 years ago. Building homes with a mix more consistent with existing developments in the Foothills to include a mix of R1-8, R1-10 and R1-18 zoning to reduce the number of single-family units to approximately 500 single family units would significantly reduce noise, traffic and CO₂ emissions while mitigating the impact on existing developments along Chandler Blvd.
- Rezone some land to support commercial retail to support this “small city” and make it more self-contained. This would reduce noise, traffic and CO₂ mitigating the impact on existing developments along Chandler Blvd.
- Accelerate the plans and increase funding (above the .14 stations currently planned) for a new emergency service at 19th and Chandler.

Request

I request that the AFVPC review and individually address each of the concerns discussed in this letter. I also request that the developer revisit the proposed development and the elements that are discussed in this letter and propose alternatives that consider the impact this development will have to the surrounding community.

¹ Phoenix General Plan 2015 (<https://www.phoenix.gov/pdd/planning-zoning/phoenix-general-plan>)

In conclusion, I appreciate the Ahwatukee Foothills Village Planning Community's consideration of my concerns, recommendations, and request to address these concerns.

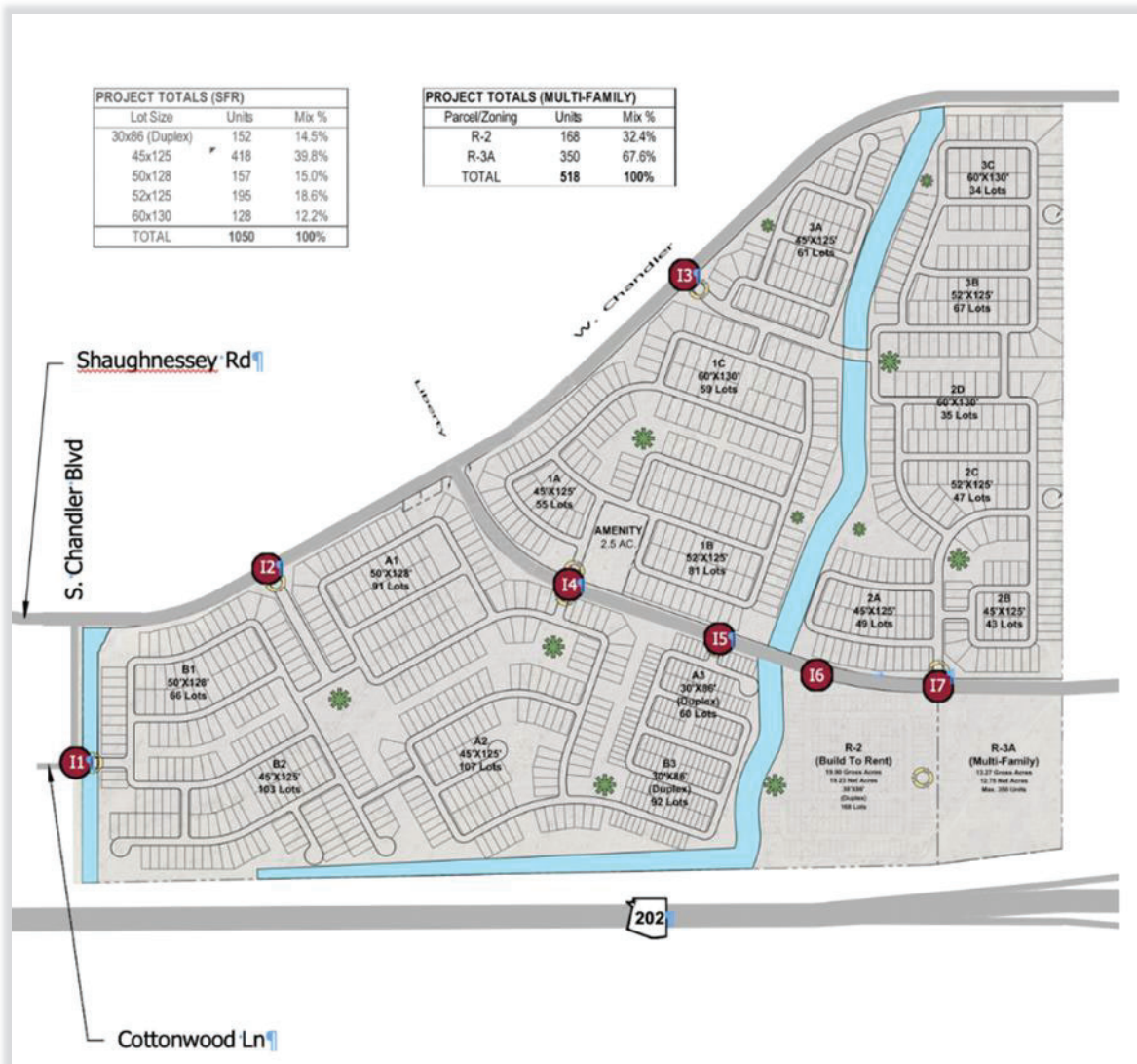


Figure 2: Canyon Reserve Proposed Development

Regards,

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Desert Foothills Resident