

Attachment B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-30-20-5

August 3, 2020

Village Planning Committee Meeting Date: August 12, 2020

Planning Commission Hearing Date: September 3, 2020

Request From: R1-6 SP (Single-Family Residence District, Special Permit) (121.40 acres), R1-6 (Single-Family Residence District) (0.32 acres) and C-2 (Intermediate Commercial) (1.20 acres)

Request To: GC (Golf Course District) (122.92 acres)

Proposed Use: All permitted and accessory uses within the Golf Course zoning district

Location: Southeast of the southeast corner of 107th Avenue and Camelback Road

Owner: VDP Property Holdings, LLC

Applicant: City of Phoenix Planning Commission

Representative: City of Phoenix Planning and Development Department

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Parks/Open Space-Privately Owned, Residential 3.5 to 5 dwelling units per acre	
<u>Street Map Classification</u>	Campbell Avenue	Minor Collector	40-foot north half street 40-foot south half street
	103rd Avenue	Minor Collector	40-foot east half street 40-foot west half street
<i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.</i>			

The golf course, as planned and developed in the 1970s, is an integral part of the neighborhood. The proposal will reinforce the existing neighborhood identity and character of the area by maintaining the golf course.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; TOURISM FACILITIES; OPERATIONS TOOL: Maintain a world-class system of sports complexes, golf courses and desert preserves.

The proposal will maintain the long-established golf course in the neighborhood.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#): See Background Item No. 6 below.

[Complete Streets Guidelines](#): See Background Item No. 7 below.

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

[Reimagine Phoenix](#): See Background Item No. 9 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant, prior golf course	R1-6, R1-6 SP, C-2
North	Single-family residences	R1-6, R-2, R-3
South	Single-family residences	R1-6, R-2, R-3
East	Single-family residences, multifamily residences	R1-6, R-2, R-3, R3-A
West	Single-family residences	R1-6, R-2, R-3

GC (Golf Course District)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions Proposed</u>
Gross Acreage	-	122.92
Total Number of Units	N/A	None
Density (units/gross acre), Maximum	Not Permitted	None
Lot Coverage	5% maximum	Not known
Building Height, Maximum	2 stories and 30 feet	No proposed buildings (met)
Perimeter Building and Parking Lot Setbacks		
All perimeter lot lines	40 feet minimum	Existing parking lot approximately, 0 feet (not met)
Parking		
Total required parking	36 spaces minimum -2 spaces per hole -2 spaces per designated station on the driving range tee area -1 space per 50 square feet of dining area (indoor and outdoor combined) -1 space per 300 square feet of retail sales area -1 space per golf course facility staff -1 space per 500 square feet of putting and chipping green	76 existing spaces (met)

Background/Issues/Analysis**SUBJECT SITE**

1. This request is to rezone 122.92 acres located southeast of the southeast corner of 107th Avenue and Camelback Road, known as the Villa de Paz golf course, from R1-6 SP (Single-Family Residence District, Special Permit), R1-6 (Single-Family Residence District) and C-2 (Intermediate Commercial) to GC (Golf Course District) to allow all permitted and accessory uses within the Golf Course zoning district. The Golf Course District allows for a golf course with accessory uses such as a clubhouse, driving range, parking lot, maintenance facility and a restaurant.

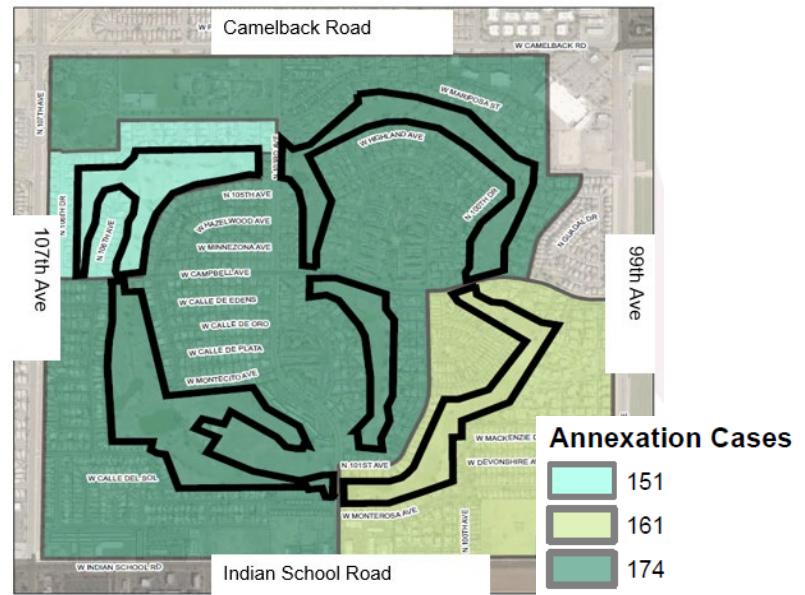
BACKGROUND

2. The Villa de Paz golf course and surrounding residential development was Master

Planned and entitled in unincorporated Maricopa County in the 1970s. This area was later annexed into the City of Phoenix through a series of three annexations in 1990, 1991 and 1995.

Annexation 151 was approved by Phoenix City Council on March 14, 1990 and encompassed approximately 47.36 acres in the northwestern quadrant of the Villa de Paz Master Plan area. At the time of annexation, the site was provided with equivalency city zoning of R1-6 (Single-Family Residence District) and R1-6 SP (Single-Family Residence District, Special Permit) for a golf course. No stipulations were associated with the approval of the annexation request.

Figure A. Annexation Site Map



Source: City of Phoenix Planning and Development Department

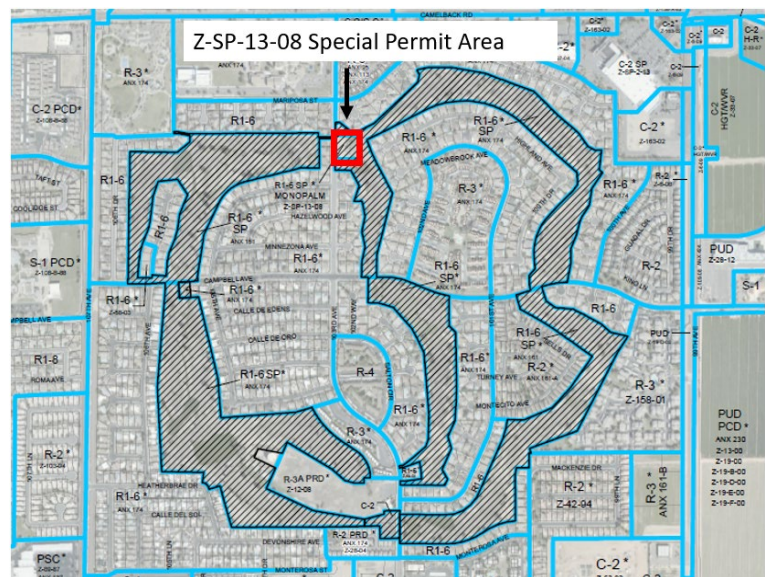
Annexation 161 approved R1-6 (Single-Family Residence District), R1-6 SP (Single-Family Residence District, Special Permit), R-2 (Multifamily Residence District), R-3 (Multifamily Residence District), R-4A (Multifamily Residence - General), PSC (Planned Shopping Center District), C-2 (Intermediate Commercial) and C-3 zoning (General Commercial) zoning on approximately 134.4 acres in the southeast quadrant of the master plan area. The R1-6 SP portion permitted a golf course use. This annexation was approved by the Phoenix City Council on September 11, 1991 and included stipulations requiring compliance with residential unit plans of development for the R-2 and R-3 portions of the annexation area.

Annexation 174 was approved by Phoenix City Council on May 3, 1995. The approximately 405.38-acre annexation included the remainder of the golf course area and approved R1-6 (Single-Family Residence District), R1-6 SP (Single-Family Residence District, Special Permit), R-3 (Multifamily Residence District), R-4A (Multifamily Residence – General), C-1 (Neighborhood Retail), C-2 (Intermediate Commercial) and C-3 (General Commercial) zoning for the site. This approval included a stipulation requiring that the R1-6, R-3 and R-4A zoned portion of the site comply with the Villa de Paz Neighborhood Unit Plan of Development dated May 12, 1973, which depicted golf course tracts throughout the annexation area.

Recent Activity

In 2008, a Special Permit was approved (Z-SP-13-08-5) to allow a monopalm and wireless communication equipment on a one-acre site located approximately 1,200 feet south of the southeast corner of 103rd Avenue and Camelback Road. The Special Permit was approved with one stipulation regarding general conformance to the site plan and elevations date stamped May 16, 2008 and included screening requirements for the wireless equipment. In 2014, PHO-1-13—Z-SP13-08 was

Figure B. Z-SP-13-08 Area



Source: City of Phoenix Planning and Development Department

approved to modify the stipulation for general conformance to the site plan and elevations date stamped November 6, 2013.

In 2012, an informal interpretation was filed regarding the special permit expiration for the Villa de Paz golf course. The Zoning Administrator found that in order to develop the property with something other than a golf course, the special permit would need to be removed through a legislative rezoning act because the Zoning Ordinance provision violated Arizona Revised Statute Section 9.462.01.E.

A citywide formal interpretation was subsequently filed, appealing the Zoning Administrator's determination. On March 7, 2013, the Board of Adjustment found that where a Special Permit for a golf course was initially planned on the zoning map in conjunction with an annexation, it may be vacated under Section 504.1.C.3.c., allowing the Special Permit to expire if the use has been discontinued for a minimum period of 12 months or abandoned.

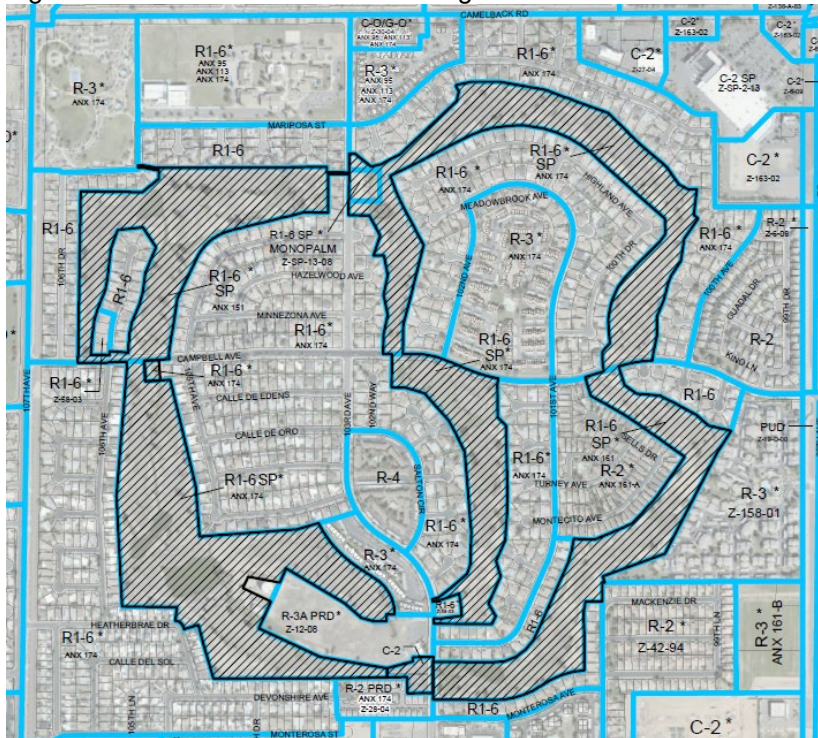
In 2019, an informal determination was filed on behalf of the golf course owner requesting confirmation that the Villa de Paz Golf Course had been vacated per Section 504.1.C.3.c. of the Phoenix Zoning Ordinance. This request included the subject site as well as the former driving range (Parcel No. 102-17-990). Based on the information provided in the request, including demonstration of the reduction in workforce, a notarized statement regarding abandonment of the golf course use and reclassification of parcels to non-golf land for property tax purposes, the Zoning Administrator determined that the golf course use had been discontinued for a minimum of 12 months. Thus, the Special Permits established with the equivalency zoning for Annexation Nos. 151, 161 and 174 had expired and were vacated under Section 504.1.C.3.c as of

September 27, 2019.

SURROUNDING LAND USES AND ZONING

- The site is currently vacant and was previously used as a golf course. The site consists of 121.40 acres zoned R1-6 SP (Single-Family Residence District, Special Permit), 0.32 acres zoned R1-6 (Single-Family Residence District), and 1.20 acres zoned C-2 (Intermediate Commercial). Surrounding the subject site are single-family residences, condominiums and multifamily residences, known as the Villa de Paz neighborhood, shown in Figure C below.

Figure C. Site Context and Surrounding Land Uses

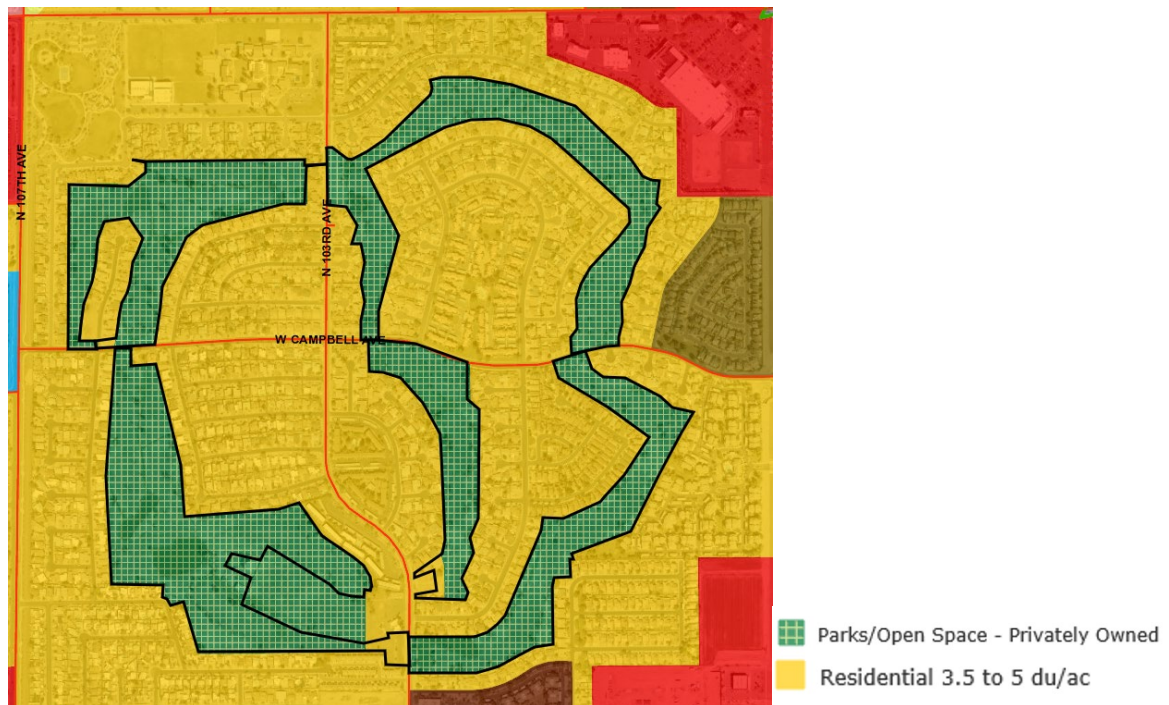


Source: City of Phoenix Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATIONS

- The General Plan Land Use Map designation for much of the site is Parks/Open Space-Privately Owned, with four smaller sites designated as Residential 3.5 to 5 dwelling units per acre. Parks/Open Space-Privately Owned is a land use category that denotes privately owned natural areas and recreational amenities such as golf courses. The proposal for GC zoning is consistent with the Parks/Open Space-Privately Owned General Plan Land Use Map designation.

Figure D. Existing General Plan Land Use Map Designation



Source: City of Phoenix Planning and Development Department

PROPOSAL

5. The proposal is to maintain the existing golf course on the subject site. Therefore, there are no proposed changes to the site. The proposed stipulations encompass the existing stipulation for Z-SP-13-08 for the monopoly and wireless communication equipment, as addressed in Stipulation No. 1.

STUDIES AND POLICIES

6. 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. The proposal to maintain the existing golf course contributes to the urban forest by preserving the existing open space area to allow for existing vegetation to remain on site.

7. Complete Streets Guidelines

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. The proposal to maintain the existing golf course does not address street improvements.

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 proposal to maintain the existing golf course does not address bicycle infrastructure.

9. **Reimagine Phoenix**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The proposal does not address recycling services.

COMMUNITY INPUT SUMMARY

10. The applicant has completed the Citizen Participation requirements as outlined in the Rezoning Process Packet. As of the writing of this report, staff has received twenty-one comments regarding this proposed rezoning application. Twenty of the comments support maintaining the golf course and one comment shared concerned with the wildlife in the area.

INTERDEPARTMENTAL COMMENTS

11. The Public Transit Department requested clearly defined pedestrian pathways connecting building entries and exits to the sidewalks, and trees to be placed to provide 75 percent shade on all pedestrian pathways. No changes are proposed to the existing site, therefore no stipulations were added regarding pedestrian pathways linking building entrances or shading the pedestrian pathways.
12. The Floodplain Division of the Public Works Department determined the site is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 1695 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
13. The City of Phoenix Water Services Department noted the property has existing water and sewer mains that can potentially serve the site and a sewer main extension may be required. However, the requirements and assurances for water and sewer service are determined during the site plan application review.
14. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the Phoenix Fire Code. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

OTHER

15. 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. 2.

16. 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 consistent with the Phoenix General Plan Land Use Map designation of Parks/Open Space-Privately Owned.
2. The proposal will maintain the existing open space and will reinforce the existing neighborhood identity and character of the area.
3. The proposal is compatible with the existing use on the site.

Stipulations

1. The monopalm site located approximately 1,200 feet south of the southeast corner of 103rd Avenue and Camelback Road (subject site of Special Permit Rezoning Case No. Z-SP-13-08-5) shall be in general conformance to the site plan and elevations date stamped November 6, 2013, with specific regard to the following elements:
 - a. The screen wall shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs
 - b. The gate shall include a decorative wrought iron gate with metal slats painted a complementary color to the screen wall.
 - c. Vines or shrubs shall be planted along the exterior of the six-foot high wall around the wireless equipment.
2. 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.

Writer

Sarah Stockham

August 3, 2020

Team Leader

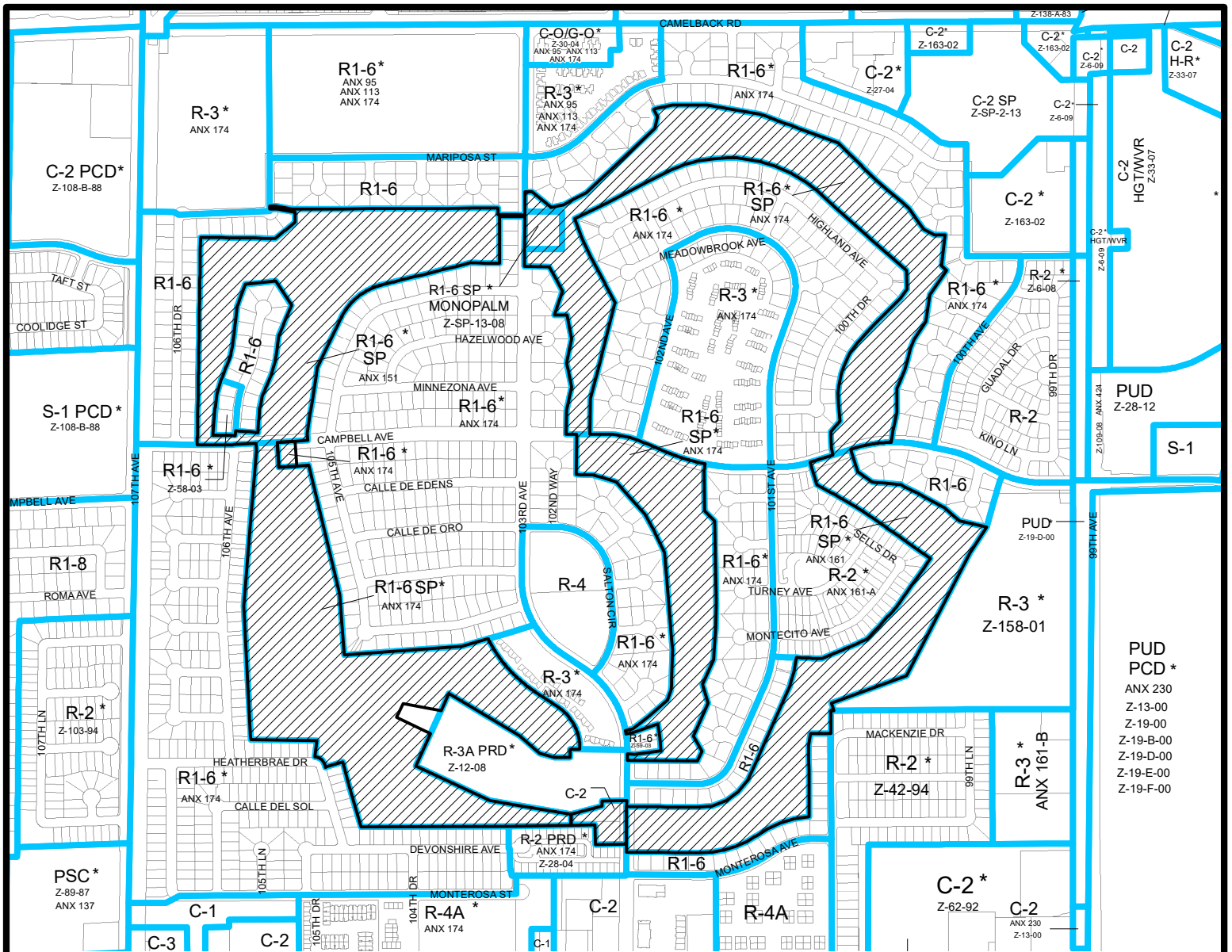
Samantha Keating

Exhibits

Zoning sketch map

Aerial sketch map

Correspondence (27 pages)



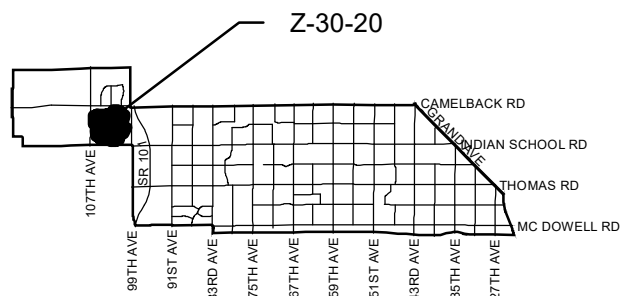
Miles

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MARYVALE VILLAGE CITY COUNCIL DISTRICT: 5

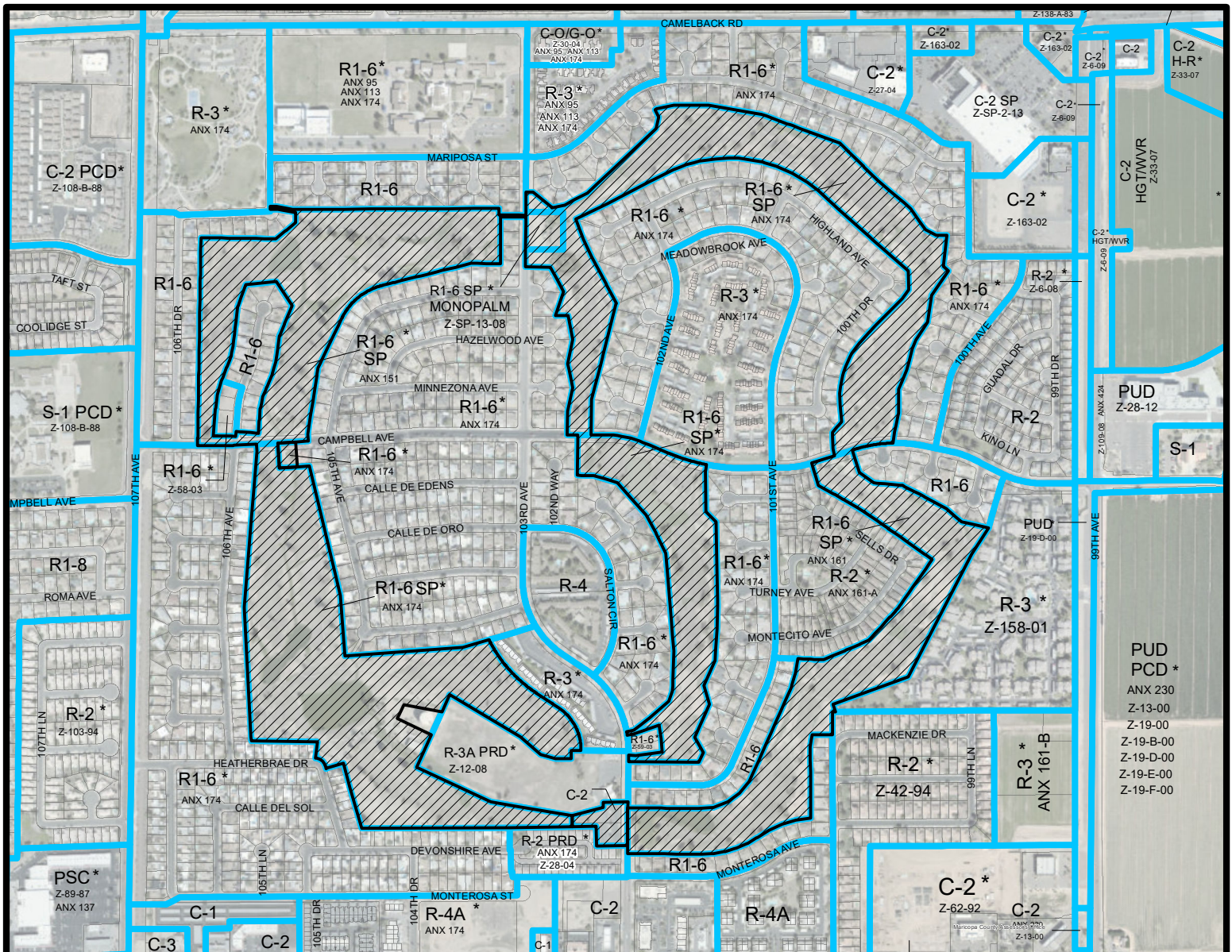


City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: City of Phoenix Planning Commission		REQUESTED CHANGE:	
APPLICATION NO. Z-30-20		FROM: R1-6 (0.32 a.c.) R1-6 SP (121.40 a.c.) C-2 (1.20 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 122.92 Acres		TO: GC (122.92 a.c.)	
MULTIPLES PERMITTED R1-6, R1-6 SP, C-2 GC		* UNITS P.R.D. OPTION 2, 789, 21 N/A	
CONVENTIONAL OPTION 1, 643, 17 N/A			

* Maximum Units Allowed with P.R.D. Bonus



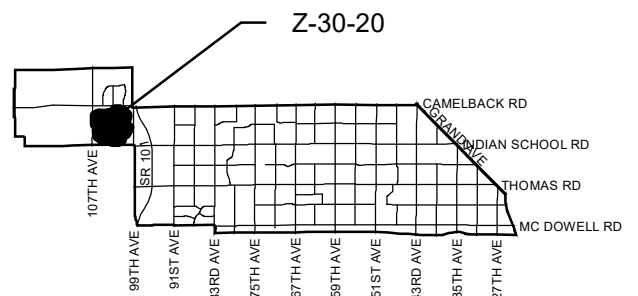
Miles

0.15 0.075 0 0.15

MARYVALE VILLAGE CITY COUNCIL DISTRICT: 5



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: City of Phoenix Planning Commission

APPLICATION NO. Z-30-20

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

122.92 Acres

DATE: 6/16/2020
REVISION DATES:

6/17/2020 7/16/2020

AERIAL PHOTO &
QUARTER SEC. NO.
QS 17-3, QS 17-4
QS 18-3, QS 18-4

ZONING MAP
H-2

REQUESTED CHANGE:

FROM: R1-6 (0.32 a.c.)
R1-6 SP (121.40 a.c.)
C-2 (1.20 a.c.)

TO: GC (122.92 a.c.)

MULTIPLES PERMITTED

R1-6, R1-6 SP, C-2
GC

CONVENTIONAL OPTION

1, 643, 17
N/A

* UNITS P.R.D. OPTION

2, 789, 21
N/A

* Maximum Units Allowed with P.R.D. Bonus

Correspondence

From: [What ever](#)
To: [Sarah Stockham](#)
Subject: VDP Golf course
Date: Wednesday, July 15, 2020 7:01:38 PM

Good Evening Ms.

Stockham My concern is the wild life that depends on the golf course. They have bull dozed 80% of the trees. We did have owls, hawks, cranes, geese, ducks fish turtles. and of course coyotes, rabbits, etc. Gone!!!!

My concern is the pond on 103rd Ave. It is green thick sludge. The smell is breath taking. The nats, flies, bugs are so thick that I cross the street to walk my dogs. However, The smell follows a long way. People with pool have to keep them up to par. I'm concerned about the wildlife. And the diseases of that pond. Been that bad for a very long time. I'm glad I don't have property by the pond. Flies must be awful. Thank you for your time.

Sent from [Mail \[go.microsoft.com\]](mailto:go.microsoft.com) for Windows 10

From: [CELESTE CASTORENA](#)
To: [Sarah Stockham](#)
Subject: Application to rezone Villa de Paz Golf Course
Date: Wednesday, July 15, 2020 7:29:29 PM

Hello, Sarah.

Thank you for adding this email to the record of tonight's neighborhood meeting. Our family is in full support of the proposed zoning change from R1-6, R1-6 SP & C-2 to GC, as we would like to see the three areas in question remain a golf course with accessory uses. In these covid-19 times, open space and sports that can be played using social distancing are extra important to maintain. Additionally, we must think and plan with future focus. Our neighborhood is united to oppose further development. It is dense enough. We are also united in supporting the golf course and re-building a collaborative relationship that entices golfers to enjoy the golf course and all generations to learn the sport.

Wishing you health & PAZ,

Celeste M. Castorena, Cesario C. Castorena & daughters Carmen & Esperanza

10122 W. Roma Ave., Phx 85037 (Villa de Paz residents since 2003)

602-430-9714 (celular phone)

CITY OF PHOENIX

JUL 20 2020

Sarah Stockham

Planning & Development
Department

This letter is in regards to the rezoning of the Villa de Paz golf course.

We have lived here for 30 plus years paying taxes on a lot that backed up to the course. We are not in favor of the rezoning to build homes. The traffic is bad enough, we don't need anything to make it worse.

We bought this house because it sits on a golf course, and we feel it needs to stay as a golf course.

Thank you

Barbara & Donald Jay

4247 N 101 AVE

PHX AZ 85037

623-877-2605

From: [Carlo Legoretta](#)
To: [jpcabrera2@aol.com](#); [Sarah Stockham](#)
Cc: [k_bacco@msn.com](#); [lhjo@yahoo.com](#); [daisyspin@gmail.com](#); [rdelgado1349@gmail.com](#); [202duane@gmail.com](#); [milurose@msn.com](#); [Shannahowell24@aol.com](#); [wkolpack@gmail.com](#); [mik3alccal@gmail.com](#); [Connieboden@msn.com](#); [dominicvalley@hotmail.com](#); [Linzejimeneze@gmail.com](#); [auterino@msn.com](#); [gbliss78@gmail.com](#); [ccastorena@cox.net](#); [debch1958@gmail.com](#); [gwennferris@gmail.com](#); [chiquita.one86@ymail.com](#); [danh@centurylink.net](#); [dntharg@gmail.com](#); [rogrobked@msn.com](#); [bell33me2@gmail.com](#); [djay7@cox.net](#); [kkimbler@live.com](#); [nicolemanhardt@gmail.com](#); [dotmor1@cox.net](#); [cblcaz@gmail.com](#); [michelleprealty@gmail.com](#); [vppollack@hotmail.com](#); [beeromo13@gmail.com](#); [johnrachel@q.com](#); [gregsanders79@gmail.com](#); [tcsaville@gmail.com](#); [serranitoi@yahoo.com](#); [dusty4angel@gmail.com](#); [njeromew@gmail.com](#); [frankwarriner@yahoo.com](#); [jdw9176@aol.com](#); [rickndavid@yahoo.com](#); [Ken Dubose](#); [jabcd5@yahoo.com](#); [victoriastahl45@gmail.com](#); [frannysharpe@gmail.com](#); [danpatch155@cox.net](#); [aliciaprimera1@gmail.com](#); [Alan Gaugert](#); [bigtoe1951@yahoo.com](#); [jefortune2@gmail.com](#); [cb.moore@yahoo.com](#); [mcarwash@gmail.com](#); [flutechick1@cox.net](#); [marciburrough@yahoo.com](#); [shelleyjeffrey52@gmail.com](#); [gpfordyce@shaw.ca](#); [netfish909@gmail.com](#); [merk65@live.com](#); [4309house@gmail.com](#); [dvmx77@gmail.com](#); [jeff.j.otoole@gmail.com](#); [jnitumlinson@gmail.com](#); [lu28mom@hotmail.com](#); [jfrance1@msn.com](#); [brian@glockster.net](#); [kateco96@msn.com](#); [overtons@comcast.net](#); [foreverhisglory@gmail.com](#); [excecck@gmail.com](#); [azeve2013@gmail.com](#); [vdpphx@gmail.com](#); [excecck@gmail.com](#)
Subject: Re: We Support Villa de Paz Golf Course - Rezoning
Date: Thursday, July 30, 2020 4:17:38 PM

I vote yes.

[Sent from Yahoo Mail for iPhone \[overview.mail.yahoo.com\]](#)

On Thursday, July 30, 2020, 3:01 PM, [jpcabrera2@aol.com](#) wrote:

Hello Ms Stockham.

We hope you and your family are safe and healthy. My family and I live in Villa De Paz. We purchased our condo about two years ago. We support the rezoning plan. We do not want any buildings and/or new housing built in Villa De Paz and including any portion of the golf course. Furthermore, we would like to know how to permanently have golf course remain as Zero zoning?

How would Vila de Paz owners go about making Golf Course permanently zoned as non-residential?

Could you please provide us with names and emails of the Phoenix representatives who will be ultimately voting on the Villa de Paz rezoning?

Ideally, the Villa De Paz golf course would be a wonderful natural space that all residents could enjoy by including walking paths.

Thank you!

John P. Cabrera and Eileen Del Pino
owners at Villa De Paz
4601 N. 102nd Ave.
Phoenix, AZ 85037

From: jpcabrera2@aol.com
To: Sarah Stockham
Cc: cleqor123@yahoo.com; k_bacco@msn.com; lhjo@yahoo.com; daisyspin@gmail.com; rdelgado1349@gmail.com; 202duane@gmail.com; milurose@msn.com; Shannahowell24@aol.com; wkolpack@gmail.com; mik3alccal@gmail.com; Connieboden@msn.com; dominicvalley@hotmail.com; Linzejimeneze@gmail.com; auterino@msn.com; gbliss78@gmail.com; ccastorena@cox.net; debch1958@gmail.com; gwenferris@gmail.com; chiquita.one86@ymail.com; danh@centurylink.net; dntharg@gmail.com; rogrobked@msn.com; bell33me2@gmail.com; djay7@cox.net; kkimble@live.com; nicolemanhardt@gmail.com; dotmor1@cox.net; cblcaz@gmail.com; michelleprealty@gmail.com; yppollack@hotmail.com; beeromo13@gmail.com; johnrachel@q.com; gregsanders79@gmail.com; tcsaville@gmail.com; serranitoi@yahoo.com; dusty4angel@gmail.com; njeromew@gmail.com; frankwarriner@yahoo.com; jdwn9176@aol.com; rickndavid@yahoo.com; Ken Dubose; jabcd5@yahoo.com; victoriastahl45@gmail.com; frannysharpe@gmail.com; danpatch155@cox.net; aliciaprimera1@gmail.com; Alan Gaugert; bigtoe1951@yahoo.com; jefortune2@gmail.com; cb.moore@yahoo.com; mcarwash@gmail.com; flutechick1@cox.net; marciburrough@yahoo.com; shelleyjeffrey52@gmail.com; gpfordyce@shaw.ca; netfish909@gmail.com; merk65@live.com; 4309house@gmail.com; dvmx77@gmail.com; jeff.j.otoole@gmail.com; jnitumlinson@gmail.com; lu28mom@hotmail.com; jfrance1@msn.com; brian@glockster.net; kateco96@msn.com; overtons@comcast.net; foreverhisglory@gmail.com; execck@gmail.com; azeve2013@gmail.com; vdpphx@gmail.com; execck@gmail.com
Subject: We Support Villa de Paz Golf Course - Rezoning
Date: Thursday, July 30, 2020 3:01:57 PM

Hello Ms Stockham.

We hope you and your family are safe and healthy. My family and I live in Villa De Paz. We purchased our condo about two years ago. We support the rezoning plan. We do not want any buildings and/or new housing built in Villa De Paz and including any portion of the golf course. Furthermore, we would like to know how to permanently have golf course remain as Zero zoning?

How would Vila de Paz owners go about making Golf Course permanently zoned as non-residential?

Could you please provide us with names and emails of the Phoenix representatives who will be ultimately voting on the Villa de Paz rezoning?

Ideally, the Villa De Paz golf course would be a wonderful natural space that all residents could enjoy by including walking paths.

Thank you!

John P. Cabrera and Eileen Del Pino
owners at Villa De Paz
4601 N. 102nd Ave.
Phoenix, AZ 85037

From: [Linda Holland-Ojeda](#)
To: [Sarah Stockham](#)
Subject: Rezoning for Villa de Paz
Date: Thursday, July 30, 2020 3:03:48 PM

Hello, my vote is YES, please do not build condos on our golf course. Linda Holland 4445 N 101st Avenue, Phx AZ 85037.

[Sent from Yahoo Mail on Android \[go.onelink.me\]](#)

From: [Mike Alcala](#)
To: [Sarah Stockham](#)
Subject: Villa de paz golf course
Date: Thursday, July 30, 2020 3:48:11 PM

Hi Sarah, I hope you are doing well. I'd like to thank you for being a person of contact for all of us that support the golf course.

I wanted to share with you a why I support the golf coarse at villa de paz. My girlfriend and I had searched for over a year to find a home for us. I grew up in Phoenix and have always looked forward to owning a home in Phoenix. Throughout our house hunting we saw everything from new and used homes in Tempe, Mesa, Glendale, Tolleson (which is where I went to high school) Goodyear and Suprise. The very last house we saw was right here in villa de paz. We love this area! The golf park was the number one reason we decided to purchase THIS house in December of 2019. My girlfriend and I needed quiet home as we are expecting our first baby girl and we are excited to raise our daughter here in this peaceful, quiet neighborhood. This is why I really stand against housing development in the golf course, which is directly behind our house. I really feel a rise in density, traffic, noise from more dwellings and the deficiency of public health and safety buildings, schools and other infrastructure will ruin the neighborhood.

We both look forward to seeing the golf park once again as it was when it was first built! Thank you for your time, I wish you a great week and I hope you stay safe and healthy during these times.

Mike and Priscilla
Villa de Paz
4721 N. 103rd Dr.
Phoenix, Az

From: [flutechick1](#)
To: [Sarah Stockham](#)
Cc: jeff.j.otoole@gmail.com
Subject: Villa de Paz golf course
Date: Thursday, July 30, 2020 4:44:47 PM

I am writing to let you know that I support the rezoning that would deny development of the Villa de Paz Golf Course.

I am an elementary school music teacher who purchased a home in this neighborhood 8 years ago. In addition to being an affordable area for public school teachers to still buy a home, I have always felt fortunate to live right on a beautiful golf course.

Two years ago developers came in, bought the course, shut it down, neglected it and hoped we in the neighborhood were too poor and lazy to put up a fight.

This is me fighting.

Please put families and individuals in front of those that only seek to profit.

Sincerely,
Tricia White

Sent from my T-Mobile 4G LTE Device

From: [Alicia Primera](#)
To: [Sarah Stockham](#)
Subject: Villa de Paz. I vote yes
Date: Friday, July 31, 2020 2:05:16 PM

From: [ANDREA MIRANDA](#)
To: [Sarah Stockham](#)
Subject: Villa de Paz Golf Course
Date: Friday, July 31, 2020 2:17:20 PM

Hello Sarah. I have been a resident of Villa de Paz off and on for over 35 years. We purchased a home on the beautiful 16th hole of the golf course back in 2017. Months later the golf course was shut down and what was once a beautiful view of green grass and trees is now hideous brown, dead grass and rotting trees. It's become littered with trash, a race track for atv riders and even a home for transients. The residents of Villa de Paz deserve their beautiful golf course and not an abandoned mess or more home or restaurants.

Thank you.
Sent from my iPhone

From: [David A Rogers](#)
To: [Sarah Stockham](#)
Subject: Rezoning Villa de Paz
Date: Friday, July 31, 2020 4:02:14 PM

We have been long time residents of the Villa de Paz neighborhood and do not support the golf course being turned into 812 housing units. We hope the golf course will be preserved and returned to its original purpose.

Dave & Nancy Rogers
4638 N 99th Dr, Phoenix, AZ 85037
rogersdnjs@msn.com

From: [Dianne Harger](#)
To: [Sarah Stockham](#)
Subject: Rezone to golf course
Date: Friday, July 31, 2020 3:16:13 PM

Hi Sarah,

My husband and I have lived in Villa de Paz since March 1985. One of the reasons we bought here was for the golf course,

PLEASE COUNT US AS 2 YES VOTES TO REZONE TO GOLF COURSE.

THANK YOU
DIANNE HARGER AND
THOMAS HARGER
10412 W Hazelwood Ave
Phoenix, Az 85037

602-497-7419 Dianne
602-497-7420 Thomas Harger

From: [fernando.leyvas](#)
To: [Sarah Stockham](#)
Subject: Golf course Villa de Paz
Date: Friday, July 31, 2020 10:13:37 PM

My name is Fernando and I live on 103 and Montecito Ave . My email is to let you know I am in support of not building housing of any sort on the golf course.

Thank you,
Fernando Leyvas

From: [Mike n Loretta Pollack](#)
To: [Sarah Stockham](#)
Subject: RE: We Support Villa de Paz Golf Course - Rezoning
Date: Friday, July 31, 2020 6:06:42 PM

We do not want any more building on this property or throughout VDP....Golf Course must stand.
We are in agreement with Carlo Legoretta, , and any one else who doesn't not want
Our golf course turn into budget homes and what not.

Sincerely,
Loretta Pollack
Mike Pollack

From: [Sarah Stockham](#)
Sent: Friday, July 31, 2020 1:41 PM
To: [Carlo Legoretta](#); [jpcabrera2@aol.com](#)
Cc: [k_bacco@msn.com](#); [lhjo@yahoo.com](#); [daisyspin@gmail.com](#); [rdelgado1349@gmail.com](#);
[202duane@gmail.com](#); [milurose@msn.com](#); [Shannahowell24@aol.com](#); [wkolpack@gmail.com](#);
[mik3alccal@gmail.com](#); [Connieboden@msn.com](#); [dominicvalley@hotmail.com](#);
[Linzejimenez@gmail.com](#); [auterino@msn.com](#); [gbliss78@gmail.com](#); [ccastorena@cox.net](#);
[debch1958@gmail.com](#); [gwennferris@gmail.com](#); [chiquita.one86@ymail.com](#);
[danh@centurylink.net](#); [dntharg@gmail.com](#); [rogrobked@msn.com](#); [bell33me2@gmail.com](#);
[djay7@cox.net](#); [kimbler@live.com](#); [nicolemanhardt@gmail.com](#); [dotmor1@cox.net](#);
[cblcaz@gmail.com](#); [michelleprealty@gmail.com](#); [vppollack@hotmail.com](#); [beeromo13@gmail.com](#);
[johnrachel@q.com](#); [gregsanders79@gmail.com](#); [tcsaville@gmail.com](#); [serranitoi@yahoo.com](#);
[dusty4angel@gmail.com](#); [njeromew@gmail.com](#); [frankwarriner@yahoo.com](#); [jdw9176@aol.com](#);
[rickndavid@yahoo.com](#); [Ken Dubose](#); [jabcd5@yahoo.com](#); [victoriastahl45@gmail.com](#);
[frannysharpe@gmail.com](#); [danpatch155@cox.net](#); [aliciaprimera1@gmail.com](#); [Alan Gaugert](#);
[bigtoe1951@yahoo.com](#); [jefortune2@gmail.com](#); [cb.moore@yahoo.com](#); [mcarwash@gmail.com](#);
[flutechick1@cox.net](#); [marciburrough@yahoo.com](#); [shelleyjeffrey52@gmail.com](#);
[gpfordyce@shaw.ca](#); [netfish909@gmail.com](#); [merk65@live.com](#); [4309house@gmail.com](#);
[dvmx77@gmail.com](#); [jeff.j.otoole@gmail.com](#); [jnjtumlinson@gmail.com](#); [lu28mom@hotmail.com](#);
[ifrance1@msn.com](#); [brian@glockster.net](#); [kateco96@msn.com](#); [overtons@comcast.net](#);
[foreverhisglory@gmail.com](#); [execck@gmail.com](#); [azeve2013@gmail.com](#); [vdpphx@gmail.com](#);
[execck@gmail.com](#)
Subject: RE: We Support Villa de Paz Golf Course - Rezoning

Thank you Carlo, your comment has been included in the case file.

Thank you,
Sarah Stockham
Village Planner
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701

sarah.stockham@phoenix.gov

From: Carlo Legoretta <clegor123@yahoo.com>

Sent: Thursday, July 30, 2020 4:17 PM

To: jpcabrera2@aol.com; Sarah Stockham <sarah.stockham@phoenix.gov>

Cc: k_bacco@msn.com; lhjo@yahoo.com; daisyspin@gmail.com; rdelgado1349@gmail.com; 202duane@gmail.com; milurose@msn.com; Shannahowell24@aol.com; wkolpack@gmail.com; mik3alccal@gmail.com; Connieboden@msn.com; dominicvalley@hotmail.com; Linzejimenez@gmail.com; auterino@msn.com; gbliss78@gmail.com; ccastorena@cox.net; debch1958@gmail.com; gwennferris@gmail.com; chiquita.one86@ymail.com; danh@centurylink.net; dntharg@gmail.com; rogrobked@msn.com; bell33me2@gmail.com; djay7@cox.net; kkimbler@live.com; nicolemanhardt@gmail.com; dotmor1@cox.net; cblcaz@gmail.com; michelleprealty@gmail.com; vppollack@hotmail.com; beeromo13@gmail.com; johnrachel@q.com; gregsanders79@gmail.com; tcsaville@gmail.com; serranitoi@yahoo.com; dusty4angel@gmail.com; njeromew@gmail.com; frankwarriner@yahoo.com; jd9176@aol.com; rickndavid@yahoo.com; Ken Dubose <kbose1@msn.com>; jabcd5@yahoo.com; victoriastahl45@gmail.com; frannysharpe@gmail.com; danpatch155@cox.net; aliciaprimera1@gmail.com; Alan Gaugert <dustybw@gmail.com>; bigtoe1951@yahoo.com; jefortune2@gmail.com; cb.moore@yahoo.com; mcarwash@gmail.com; flutechick1@cox.net; marciburrough@yahoo.com; shelleyjeffrey52@gmail.com; gpfordyce@shaw.ca; netfish909@gmail.com; merk65@live.com; 4309house@gmail.com; dvmx77@gmail.com; jeff.j.otoole@gmail.com; njtumlison@gmail.com; lu28mom@hotmail.com; jfrance1@msn.com; brian@glockster.net; kateco96@msn.com; overtons@comcast.net; foreverhisglory@gmail.com; execck@gmail.com; azeve2013@gmail.com; vdpphx@gmail.com; execck@gmail.com

Subject: Re: We Support Villa de Paz Golf Course - Rezoning

I vote yes.

[Sent from Yahoo Mail for iPhone \[overview.mail.yahoo.com\]](#)

On Thursday, July 30, 2020, 3:01 PM, jpcabrera2@aol.com wrote:

Hello Ms Stockham.

We hope you and your family are safe and healthy. My family and I live in Villa De Paz. We purchased our condo about two years ago. We support the rezoning plan. We do not want any buildings and/or new housing built in Villa De Paz and including any portion of the golf course. Furthermore, we would like to know how to permanently have golf course remain as Zero zoning?

How would Vila de Paz owners go about making Golf Course permanently zoned as non-residential?

Could you please provide us with names and emails of the Phoenix representatives who will be ultimately voting on the Villa de Paz rezoning?

Ideally, the Villa De Paz golf course would be a wonderful natural space that all residents could enjoy by including walking paths.

Thank you!

John P. Cabrera and Eileen Del Pino
owners at Villa De Paz
4601 N. 102nd Ave.
Phoenix, AZ 85037

From: [Marien Himes](#)
To: [Sarah Stockham](#)
Subject: Villa de Paz rezoning.
Date: Friday, July 31, 2020 2:15:22 PM

I own two homes in Villa de Paz and I hope I get two votes for making it zoned golf course. I do not want added traffic more crime less privacy or more road repairs due to more traffic. Thank you for your time. Stay safe. Marien Himes

Marien's iPhone

From: [Nick Wachowiak](#)
To: [Sarah Stockham](#)
Subject: Villa de Paz Golf Course
Date: Friday, July 31, 2020 6:54:32 AM

I support the rezoning of VDP into Golf Course. Please help save our community. I will be attending the meeting and will be reaching out to my community and push to have them join the meeting as well.

--

====>Nick Wachowiak<====

From: [Sherri smalley](#)
To: [Sarah Stockham](#)
Subject: Villa de Paz Golf Course
Date: Friday, July 31, 2020 3:14:51 PM

Ms. Stockham

I my home is located on the 7th Tee Box of Villa de Paz Golf Course. In 2013 I helped in the fight to save this golf course. Hundreds of us spent months fighting this battle to save something that we were promised would be there for us for many years to come. We foolishly thought the fight was over when we won. However now we find ourselves here again...

I just want to go on record saying that I bought my home specifically for the golf course. So I am voting YES on the rezoning of Villa de Paz Golf Course to remain a golf course. I would definitely appreciate any and all help that you can give us.

Thank you

Sherri Smalley

From: [Stephanie Cruz](#)
To: [Sarah Stockham](#)
Subject: Re: We Support Villa de Paz Golf Course - Rezoning
Date: Friday, July 31, 2020 1:57:51 PM

I vote yes to rezone to Golf Course District not allowing any residential. Our little community doesn't need any more homes and keeping the open grassy areas to golf and the residents use promotes better mental and physical health which in turn makes for a better community all together. :) :)

Thank you
Stephanie Cruz - Villa de Paz

On Fri, Jul 31, 2020, 1:41 PM Sarah Stockham <sarah.stockham@phoenix.gov> wrote:

Thank you Carlo, your comment has been included in the case file.

Thank you,

Sarah Stockham
Village Planner
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

From: Carlo Legoretta <clegor123@yahoo.com>
Sent: Thursday, July 30, 2020 4:17 PM
To: jpcabrera2@aol.com; Sarah Stockham <sarah.stockham@phoenix.gov>
Cc: k_bacco@msn.com; lhjo@yahoo.com; daisyspin@gmail.com; rdegado1349@gmail.com; 202duane@gmail.com; milurose@msn.com; Shannahowell24@aol.com; wkolpack@gmail.com; mik3alccal@gmail.com; Connieboden@msn.com; dominicvalley@hotmail.com; Linzejimeneze@gmail.com; auterino@msn.com; gbliss78@gmail.com; ccastorena@cox.net; debch1958@gmail.com; gwennferris@gmail.com; chiquita.one86@ymail.com; danh@centurylink.net; dntharg@gmail.com; rogrobked@msn.com; bell33me2@gmail.com; djay7@cox.net; kkimbler@live.com; nicolemanhardt@gmail.com; dotmor1@cox.net; cbllcaz@gmail.com; michelleprealty@gmail.com; yppollack@hotmail.com; beeromol3@gmail.com; johnrachel@q.com; gregsanders79@gmail.com; tcsaville@gmail.com; serranitoi@yahoo.com; dusty4angel@gmail.com; njeromew@gmail.com; frankwarriner@yahoo.com; jdw9176@aol.com; rickndavid@yahoo.com; Ken Dubose <kbose1@msn.com>; jabcd5@yahoo.com; victoriastahl45@gmail.com; frannysharpe@gmail.com; danpatch155@cox.net; aliciaprimera1@gmail.com; Alan Gaugert <dustybw@gmail.com>; bigtoe1951@yahoo.com; jefortune2@gmail.com;

cb.moore@yahoo.com; mcarwash@gmail.com; flutechick1@cox.net;
marciburrough@yahoo.com; shelleyjeffrey52@gmail.com; gpfordyce@shaw.ca;
netfish909@gmail.com; merk65@live.com; 4309house@gmail.com; dvmx77@gmail.com;
jeff.j.otoole@gmail.com; jnjtumlinson@gmail.com; lu28mom@hotmail.com;
jfrancel@msn.com; brian@glockster.net; kateco96@msn.com; overtons@comcast.net;
foreverhisglory@gmail.com; execck@gmail.com; azeve2013@gmail.com;
vdpphx@gmail.com; execck@gmail.com

Subject: Re: We Support Villa de Paz Golf Course - Rezoning

I vote yes.

[Sent from Yahoo Mail for iPhone \[overview.mail.yahoo.com\]](#)

On Thursday, July 30, 2020, 3:01 PM, jpcabrera2@aol.com wrote:

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Thank you!

John P. Cabrera and Eileen Del Pino

owners at Villa De Paz

4601 N. 102nd Ave.

Phoenix, AZ 85037

From: [Todd C Saville](#)
To: [Sarah Stockham](#)
Subject: Re: We Support Villa de Paz Golf Course - Rezoning
Date: Friday, July 31, 2020 1:48:35 PM

Hello Sarah, my wife and I are fully supportive of the rezoning to "golf course district".

Todd and Susan Saville, owners at 10019 West Campbell Ave. On the 16th hole. Thanks for your help.

On Fri, Jul 31, 2020, 1:33 PM Sarah Stockham <sarah.stockham@phoenix.gov> wrote:

Thank you John, your comment has been included in the case file.

The proposal to rezone to Golf Course District would not allow any residential. The only allowed use for a parcel with golf course zoning is a golf course. The Phoenix City Council ultimately approves or denies rezoning requests. Contact information for each councilperson can be found here: <https://www.phoenix.gov/mayorcouncil>. The Planning Department, Maryvale Village Planning Committee and Planning Commission make recommendations to approve or deny the rezoning request, but the ultimate decision-making body is the City Council.

Thank you,

Sarah Stockham
Village Planner
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-261-8701
sarah.stockham@phoenix.gov

From: jpcabrera2@aol.com <jpcabrera2@aol.com>
Sent: Thursday, July 30, 2020 3:02 PM
To: Sarah Stockham <sarah.stockham@phoenix.gov>
Cc: clegor123@yahoo.com; k_bacco@msn.com; lhjo@yahoo.com; daisyspin@gmail.com; rdelgado1349@gmail.com; 202duane@gmail.com; milurose@msn.com; Shannahowell24@aol.com; wkolpack@gmail.com; mik3alccal@gmail.com; Connieboden@msn.com; dominicvalley@hotmail.com; Linzejimeneze@gmail.com; auterino@msn.com; gbliss78@gmail.com; ccastorena@cox.net; debch1958@gmail.com; gwenferris@gmail.com; chiquita.one86@ymail.com; danh@centurylink.net; dntharg@gmail.com; rogrobked@msn.com; bell33me2@gmail.com; djay7@cox.net;

kkimbler@live.com; nicolemanhardt@gmail.com; dotmor1@cox.net; cbllcaz@gmail.com; michelleprealty@gmail.com; vppollack@hotmail.com; beeromo13@gmail.com; johnrachel@q.com; gregsanders79@gmail.com; tcsaville@gmail.com; serranitoi@yahoo.com; dusty4angel@gmail.com; njeromew@gmail.com; frankwarriner@yahoo.com; jdww9176@aol.com; rickndavid@yahoo.com; Ken Dubose <kbose1@msn.com>; jabcd5@yahoo.com; victoriastahl45@gmail.com; frannysharpe@gmail.com; danpatch155@cox.net; aliciaprimera1@gmail.com; Alan Gaugert <dustybw@gmail.com>; bigtoe1951@yahoo.com; jefortune2@gmail.com; cb.moore@yahoo.com; mcarwash@gmail.com; flutechick1@cox.net; marciburrough@yahoo.com; shelleyjeffrey52@gmail.com; gpfordyce@shaw.ca; netfish909@gmail.com; merk65@live.com; 4309house@gmail.com; dvmx77@gmail.com; jeff.j.otoole@gmail.com; jnjtumlinson@gmail.com; lu28mom@hotmail.com; jfrancel@msn.com; brian@glockster.net; kateco96@msn.com; overtons@comcast.net; foreverhisglory@gmail.com; execck@gmail.com; azeve2013@gmail.com; vdpphx@gmail.com; execck@gmail.com

Subject: We Support Villa de Paz Golf Course - Rezoning

Hello Ms Stockham.

We hope you and your family are safe and healthy. My family and I live in Villa De Paz. We purchased our condo about two years ago. We support the rezoning plan. We do not want any buildings and/or new housing built in Villa De Paz and including any portion of the golf course. Furthermore, we would like to know how to permanently have golf course remain as Zero zoning?

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Ideally, the Villa De Paz golf course would be a wonderful natural space that all residents could enjoy by including walking paths.

Thank you!

John P. Cabrera and Eileen Del Pino

owners at Villa De Paz

4601 N. 102nd Ave.

Phoenix, AZ 85037

From: [Evelyn Kelley](#)
To: [Sarah Stockham](#)
Subject: Villa de Paz
Date: Saturday, August 1, 2020 4:28:14 PM

Ms. Stockton

My name is Evelyn Kelley, I moved here 28 years ago from Germany, I chose to buy in the Villa de Paz neighborhood because of the golf course. I saved my money to buy this house for my two sons and myself.

First, I bought here because my sons wanted to learn how to play golf and loved the farmer fields on the other side of the course. My sons have grown up and moved on to greener pastures but always come back home to visit. Now, I have granddaughters and I thought, now they can learn to play golf on the same course their father did. Well, we know what happened to that. I have seen a lot of changes to our neighborhood and always thought growth was good. But to take away the golf course and go about it the sneaky way, was totally wrong.

Second, I have never seen the golf course look so nasty, as I have in the last year. We have complained to the City and nothing is being done. There is dead grass and weeds, when the wind blows the dust comes into our houses. I for one know that if this was your neighborhood or one the the City Councils, they would be doing everything in their power to stop this and have them fix the Golf Course back to its former glory.

All I ask is that you listen to the people that live here and help them Save Villa De Paz.

Thank you
Evelyn Kelley

From: [Matthew Massic](#)
To: [Sarah Stockham](#)
Subject: Villa De Paz Rezoning
Date: Sunday, August 2, 2020 9:16:39 AM

Good Morning Ms. Stockham,

I am writing to you to express my support for the Villa De Paz rezoning that will prevent multi family housing from being built on the golf course. Please consider my voice as home owner in the VDP community during the vote on August 12.

Thank You.