

Attachment B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-25-19-1 July 8, 2019

Deer Valley Village Planning Committee July 18, 2019
Hearing Date
Planning Commission Hearing Date August 1, 2019

Request From: [S-1](#) (29.17 acres)
Request To: [R1-18](#) (29.17 acres)
Proposed Use Single-Family Residential
Location Southeast corner of 39th Avenue and the Dynamite Road alignment
Applicant Taylor Morrison Arizona, Evan Bilton
Representative Gammage and Burnham, Susan E. Demmitt
Owner Morris F. and Blanche L. Moody, etal; and Allan D. and Joan E. Solheim
Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>	Residential 0 to 2 dwelling units per acre		
<u>Street Map Classification</u>	39th Avenue	Local	40-foot east half street
	37th Avenue	Local	20-foot west half street
	Dynamite Boulevard	Local	40-foot south half street
<i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: NEW DEVELOPMENT AND EXPANSION OR REDEVELOPMENT OF EXISTING DEVELOPMENT IN OR NEAR RESIDENTIAL AREAS SHOULD BE COMPATIBLE WITH EXISTING USES AND CONSISTENT WITH ADOPTED PLANS.</i>			
As stipulated, the proposed development will be compatible with the existing single-family residential uses surrounding the site. The General Plan Land Use Map designation for this area is 0 to 2 dwelling units per acre. The proposed density of 1.47 dwelling units per acre is consistent with the General Plan Land Use Map designation. The proposal includes a limitation on two-story homes to encourage compatibility with the surrounding area.			

CELEBRATE OUT DIVERSE COMMUNITES AND NEIGHBORHOODS; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLES: ESTABLISH DESIGN STANDARDS AND GUIDELINES FOR PARKING LOTS AND STRUCTURES, SETBACKS, AND BUILD-TO-LINES, BLANK WALL SPACE, AND OTHER ELEMENTS AFFECTING PEDESTRIANS, TO ENCOURAGE PEDESTRIAN ACTIVITY AND IDENTIFY OPTIONS FOR PROVIDING PEDESTRIAN-ORIENTED DESIGN IN DIFFERENT TYPES OF DEVELOPMENT.

The proposed development, as stipulated, will provide sidewalks and trees to encourage walkability within the subdivision. and provide connectivity to the Deem Hills Recreation Area to the west.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: PROVIDE MULTI-USE TRAIL CONNECTIONS WHERE APPROPRIATE.

The proposed development offers an opportunity to develop an undeveloped property at a scale that is compatible with the surrounding area. This is a unique area that abuts Deem Hills Recreation Area to the west and the CAP Canal to the north. The proposed development, as stipulated, will provide connectivity to the Deem Hills Recreation Area and the CAP Canal bank trail systems.

Applicable Plans, Overlays, and Initiatives

[Reimagine Phoenix](#) – see Item No. 9 below.

[Tree and Shade Master Plan](#) – see Item No. 10 below.

[Guiding Principles for Complete Streets](#) – see Item No. 11 below.

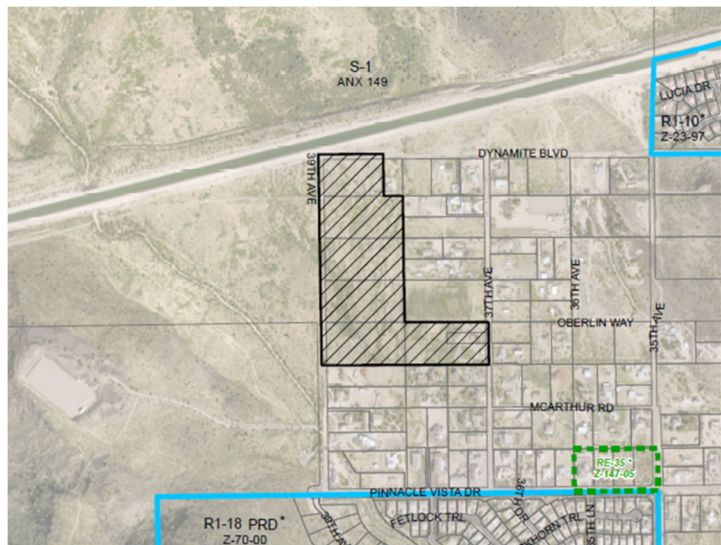
Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant/Undeveloped, Single-Family Residential	S-1
North	Vacant/Single-Family Residential, CAP Canal	S-1
South	Single-Family Residential	S-1
East	Single-Family Residential	S-1
West	Deem Hills Recreation Area	S-1

R1-18 (Single-Family Residential District)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Minimum lot dimensions (width and depth)	None	+/-100 feet wide by +/-150 feet deep (Met)
Maximum Dwelling unit density (units/gross acre)	2.05; 2.34 with bonus	1.47 (Met)
Minimum Perimeter standards	20 feet adjacent to a public street (this area is to be in common ownership unless lots front on the perimeter public street); 15 feet adjacent to property line.	20 feet minimum adjacent to a public street; 15 feet minimum adjacent to property line. (Met)
Minimum Building setbacks	25 feet front	25 feet (Met)
Maximum height	2 stories and 30 feet	1 story and 24 feet (Met)
Maximum Lot coverage	Primary structure, not including attached shade structures: 25% Total: 30%	Primary structure, not including attached shade structures: 25% Total: 30% (Met)
Minimum Common areas	5% of gross area	20% of gross area (Met)
Allowed uses	Single-family attached and single-family detached	Single-family detached (Met)
Street standards	Public street or private accessway	Public street (Met)

Background/Issues/Analysis

1. This is a request to rezone a 29.17-acre site located on the southeast corner of 39th Avenue and the Dynamite Road alignment from S-1 (Ranch or Farm Residence District) to R1-18 (Single-Family Residence District) to allow for single-family residential.



Source: City of Phoenix Planning & Development Department

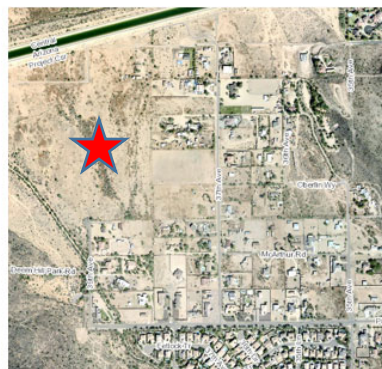
2. The subject site was annexed into the City of Phoenix in 1989 through Annexation No. 149. Maricopa County Historical Aerial photographs illustrate that the area has developed with large lot single-family residence over time. The subject site is surrounded by properties zoned S-1 and adjacent to the Deem Hills Recreation Area to the west.



1976



1998



2017

Source: Maricopa County Historic Aerials

3. The General Plan Land Use Map designation for the subject parcel is Residential 0 to 2 dwelling units per acre. The proposed rezoning is consistent with the General Plan Land Use Map designation.

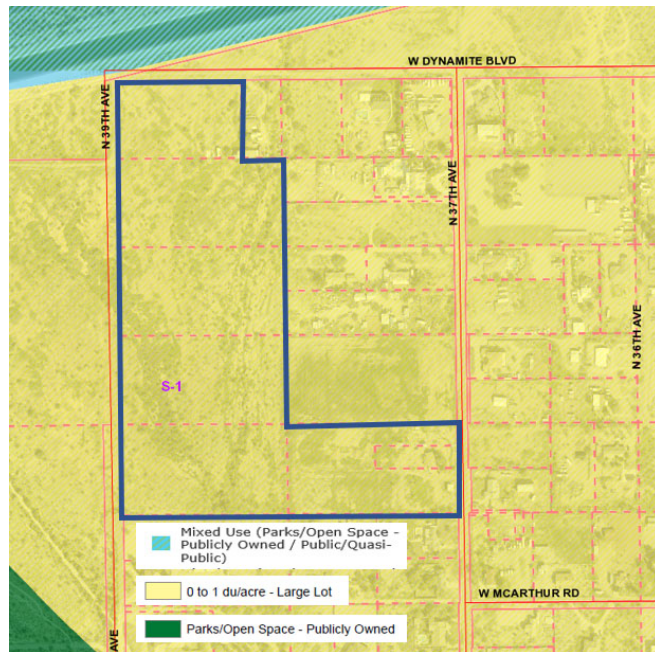
The following General Plan Land Use Map designations are surrounding the site:

North: Residential 0 to 2 dwelling units per acre

South: Residential 0 to 2 dwelling units per acre

East: Residential 0 to 2 dwelling units per acre

West: Residential 0 to 2 dwelling units per acre



Source: City of Phoenix Planning & Development Department

4. The proposal includes a 43-lot subdivision with vehicular access to 37th Avenue. In order to provide compatibility with the scale of the surrounding development the conceptual site plan includes several open space areas with a centralized amenity area. All homes are planned at a maximum height of 1-story at 24-feet. Staff is recommending several stipulations to limit the density and height as well as increase the required open space area. The proposed density of 1.47 dwelling units per acre limits the number of dwelling allowed under the current General Plan Map designation of 0-2 dwelling units per acre. The maximum unit count for this proposal is capped at 43 units. Amenities in the open space area will help to create a sense of community. Staff is recommending Stipulation Nos. 1, 2, 3 and 4 to ensure the site develops as proposed.
5. To preserve open views and improve safety of existing and proposed open space, staff is recommending Stipulation No. 6 which requires that the development utilize view fencing for homes that back and side common open space tracts as well as the Deem Hills Recreation Area. View fencing provides visual access to open space to allow passive enjoyment and visual monitoring in order to discourage undesirable activity.
6. The proposal includes conceptual front elevation types that illustrate variations in roofline, window shapes and sizes, architectural embellishments and textural changes. To ensure the elevations include architectural details and the homes blend with the natural desert, staff is recommending Stipulation No. 5.

7. The area in which this development is being proposed is directly adjacent to large, rural single-family lots zoned S-1. Many existing property owners on the surrounding lots have livestock. Therefore, staff is recommending the developer record documents that disclose the existence and operational characteristics of agricultural and equestrian uses in the area. This is addressed in Stipulation No. 11.
8. The character of the area is rural and consists of low density single-family residential lots. Staff is recommending several stipulations to ensure this proposal is similar in character with the surrounding area. This proposal is consistent with the surrounding land uses and density in the area.
9. 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 City of Phoenix offers recycling collection for all single-family residences. The provision of recycling containers was not addressed in the applicant's submittals; however, per City Code, the City provides recycling containers and services to all single-family residences.
10. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. A vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, Stipulation No. 7 requires that the developer provide sidewalks along open space areas and plant shade trees 20 to 30 feet on center, along sidewalks. Planting trees adjacent to sidewalks provides for the thermal comfort of pedestrians.
11. The Guiding Principles for Complete Streets encourages a more walkable environment. Trees planted on the west side of the sidewalk will provide shade from the western sun. The combination of trees adjacent to sidewalks are consistent with a complete streets environment. These provisions are addressed in Stipulation No. 7.
12. At the time the staff report was written, 42 letters of concern / opposition, a petition containing 88 signatures in opposition and 1 letter of support from surrounding residents have been received by staff. Their concerns are summarized below:
 - The proposed development will have a negative impact on the rural character of the area.
 - Decrease in property values.
 - Increase in traffic.
 - Existing livestock will be perceived as a nuisance.
 - Ingress and egress issues.
 - Impact on wildlife.
 - Increase in crime.

- Light pollution.

STREETS

13. The Street Transportation Department has indicated that the developer shall construct and improve all streets within and adjacent to the subdivision. Street improvements are addressed in Stipulation No. 9.

PARKS AND RECREATION

14. The Parks and Recreation Department has indicated that a multiuse trail and multi-use trail easement is required at the northwest corner of the site connecting the existing canal bank trail to the Deem Hills Recreation Area. This is addressed in Stipulation No. 8.

FLOODPLAIN

15. The City of Phoenix Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1260 L of the Flood Insurance Rate Maps (FIRM) dated June 20, 2018.

WATER

16. The City of Phoenix Water Services Department has noted the site has existing water and sewer mains that can potentially serve the proposed development, however there is potential need to extend water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

FIRE

17. The City of Phoenix Fire Department has commented that no fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

AVIATION

18. The City of Phoenix Aviation Department has noted that the site is within the Phoenix Deer Valley Airport (DVT) traffic pattern airspace and has requested a disclose statement be completed. This is addressed in Stipulation No. 10.

ARCHAEOLOGY

19. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 12, 13 and 14.

OTHER

20. 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, technical appeals and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 0 to 2 dwelling units per acre.
2. As stipulated, the proposal is compatible with the surrounding land uses because of the limited density, limited height, and connectivity to existing trail systems the area.

Stipulations

1. The project shall not exceed 43 lots.
2. The maximum building height shall not exceed 1 story and 24 feet.
3. There shall be a minimum of 20 percent common open space provided, exclusive of required landscape setbacks. The location of open space areas shall be in general conformance with the conceptual site plan date stamped June 26, 2019, as approved by the Planning and Development Department.
4. There shall be a minimum of one private open space amenity area. The area shall provide, at a minimum, two of the following active amenity elements or other similar elements, as approved by the Planning and Development Department:
 - a. Fire Pit
 - b. Barbecue and Picnic Area
 - c. Pavilion or Ramada
5. The development shall be in general conformance with the conceptual elevations date stamped June 14, 2019 with specific regard to the use of desert colors and quality of architectural embellishments, as approved by the Planning and Development Department.
6. The development shall be in general conformance with the wall plan date stamped June 26, 2019 with specific regard to view fencing along open space areas, as

approved by the Planning and Development Department. Publicly visible walls shall be integrally colored block or painted to blend with the natural desert environment.

7. Shade trees shall be planted adjacent to sidewalks, outside any public utility easements, at a rate of a minimum of one, two-inch caliper or greater shade tree provided at a spacing of 20 to 30 feet on center, depending on species, within the front yard of each residential lot and where sidewalks are adjacent to common area tracts, provided that no more than three trees shall be required adjacent to sidewalks on any individual residential lot and such trees may be planted in a non-linear staggered fashion, as approved or modified by the Planning and Development Department.
8. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the northwest corner of the property, adjacent to the 39th Avenue alignment connecting to the CAP Canal and State Land trails. The developer shall construct a 10-foot wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement, as approved by the Planning and Development Department.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter sidewalk, curb ramps, driveways, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
10. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property as approved by the Aviation Department.
11. Prior to final plat recordation, the property owner shall record documents that disclose to purchasers of property within the development the existence and operational characteristics of agricultural and equestrian uses. The form and content of such documents shall be reviewed and approved by the City Attorney.
12. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
13. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

14. 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

David Simmons

July 8, 2019

Team Leader

Samantha Keating

Exhibits

Sketch Map

Aerial

Site Plan date stamped June 20, 2019

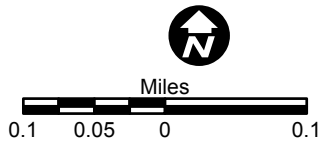
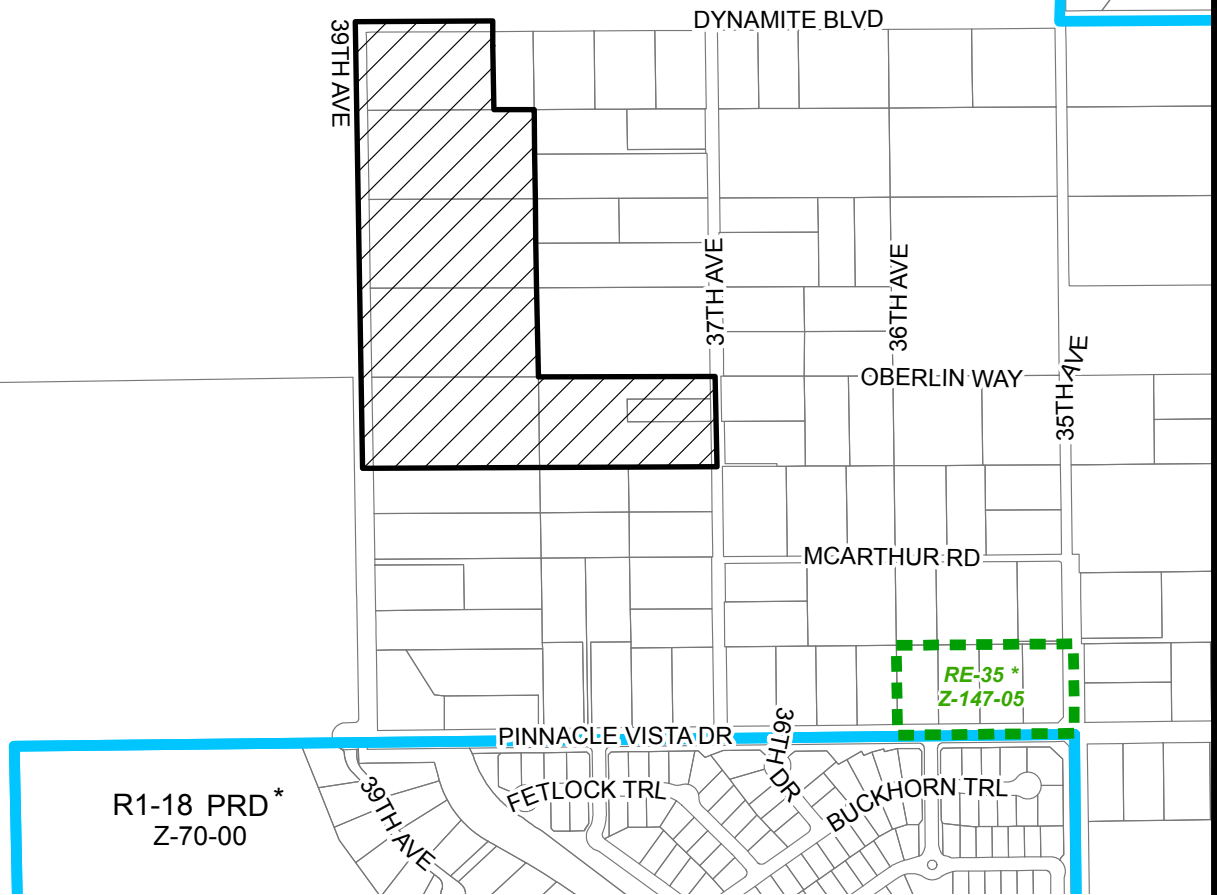
Wall Plan date stamped June 26, 2019

Conceptual Elevations date stamped June 14, 2019

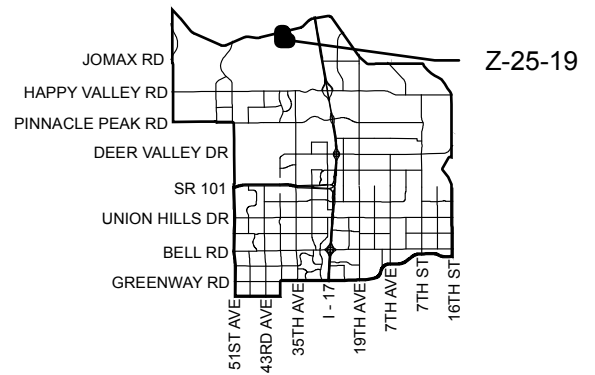
Community Correspondence (54 pages)

S-1
ANX 149

LUCIA DR
R1-10*
Z-23-97

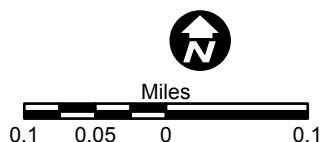
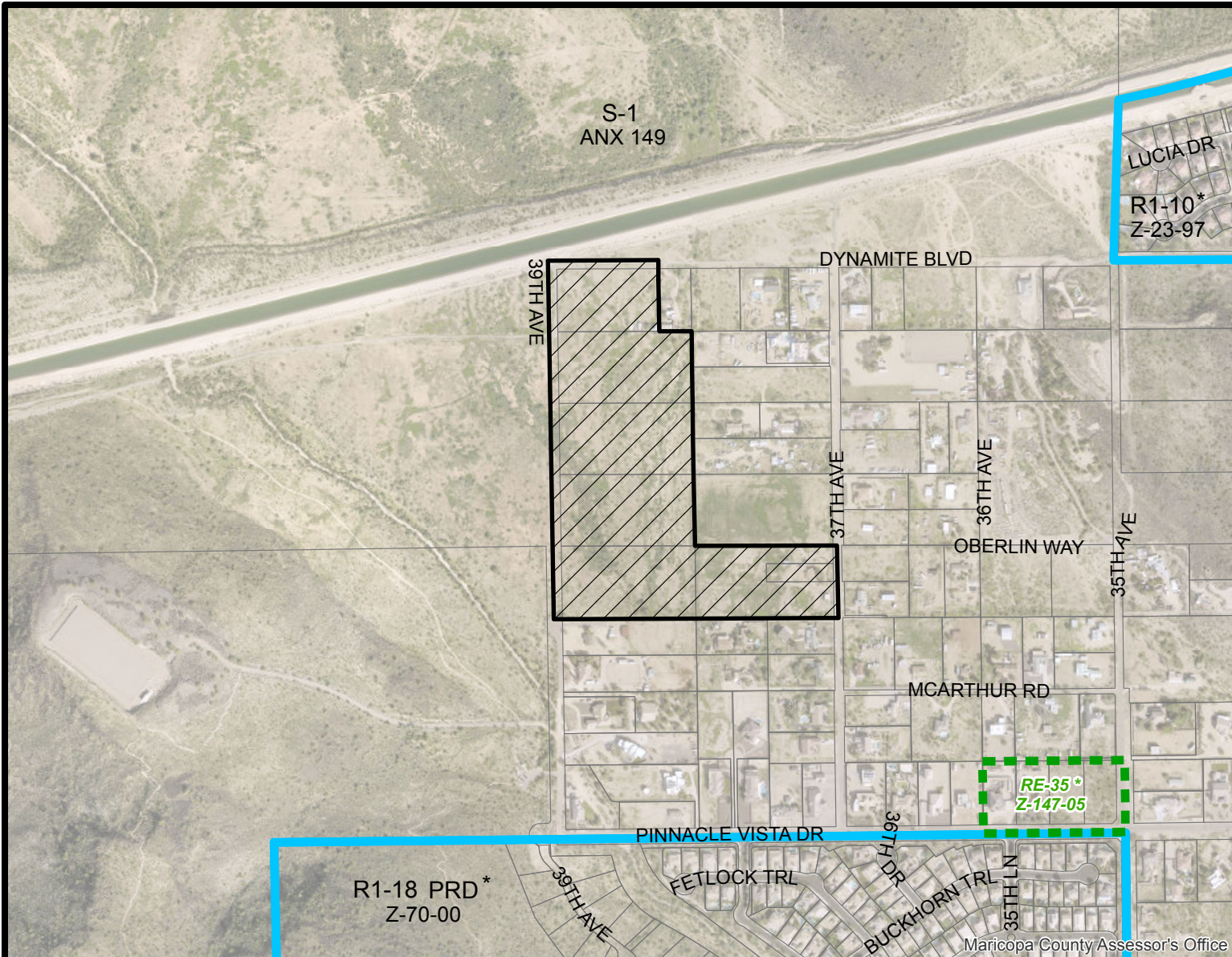


DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1

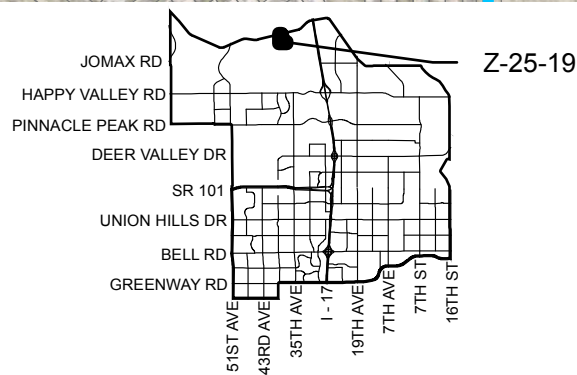


APPLICANT'S NAME: Taylor Morrison Arizona, Colin Phipps		REQUESTED CHANGE:	
APPLICATION NO. Z-25-19		FROM: S-1 (29.17 a.c.)	
DATE: 5/20/2019 REVISION DATES:		TO: R1-18 (29.17 a.c.)	
6/4/2019			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 29.17 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 50-20	
		ZONING MAP P-6	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
S-1		29	
R1-18		57	
		* UNITS P.R.D. OPTION	
		N/A	
		68	

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



DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: Taylor Morrison Arizona, Colin Phipps

APPLICATION NO. Z-25-19

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

29.17 Acres

DATE: 5/20/2019
REVISION DATES:

6/4/2019

AERIAL PHOTO &
QUARTER SEC. NO.

QS 50-20

ZONING MAP

P-6

REQUESTED CHANGE:

FROM: S-1 (29.17 a.c.)

TO: R1-18 (29.17 a.c.)

MULTIPLES PERMITTED

S-1

R1-18

CONVENTIONAL OPTION

29

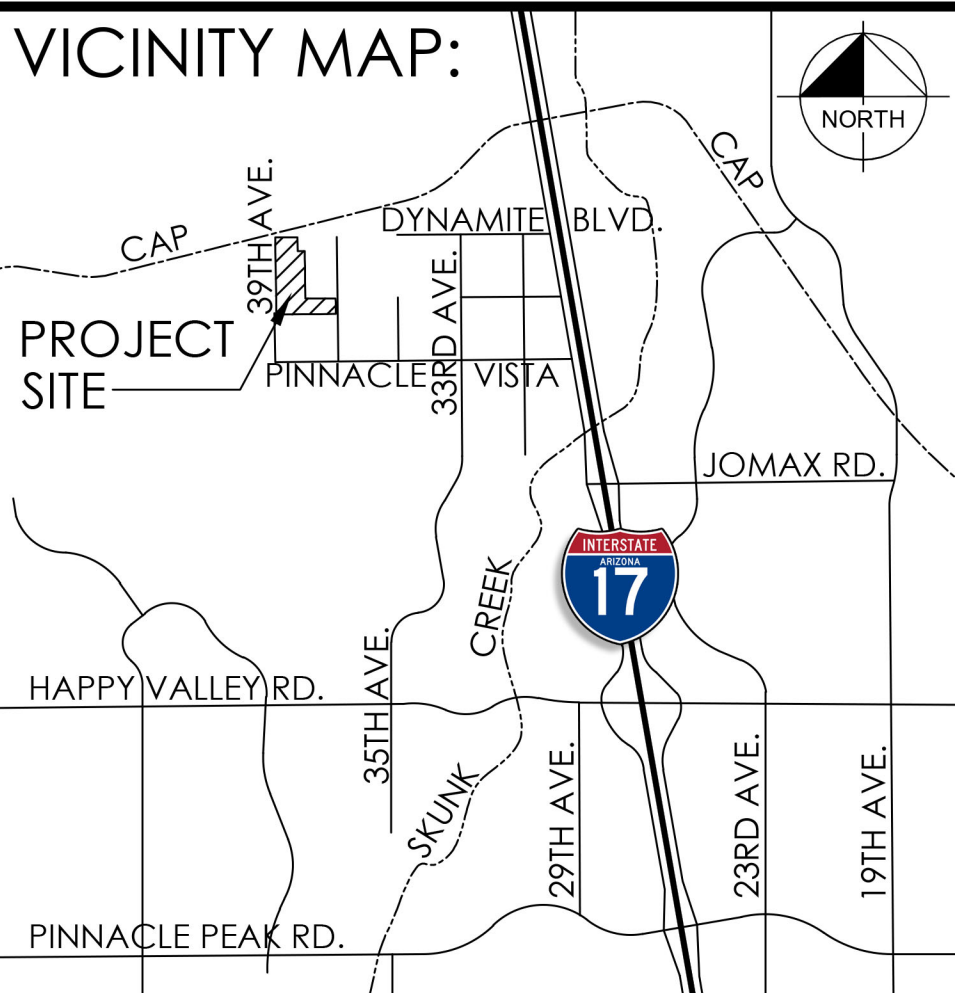
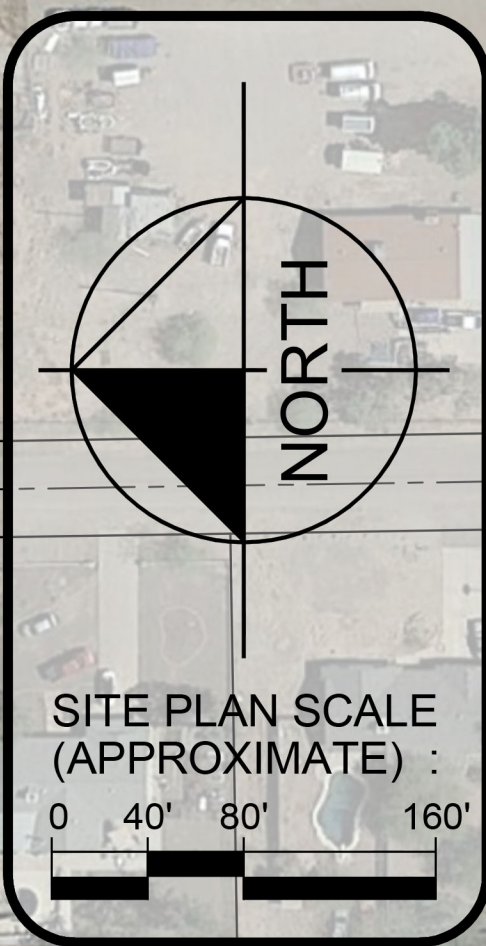
57

* UNITS P.R.D. OPTION

N/A

68

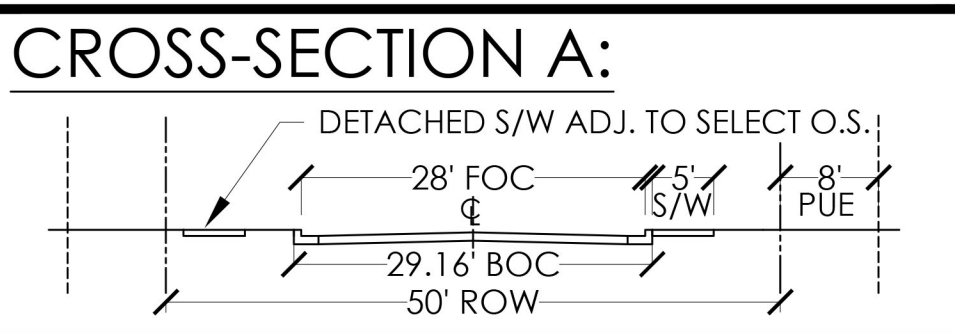
* Maximum Units Allowed with P.R.D. Bonus



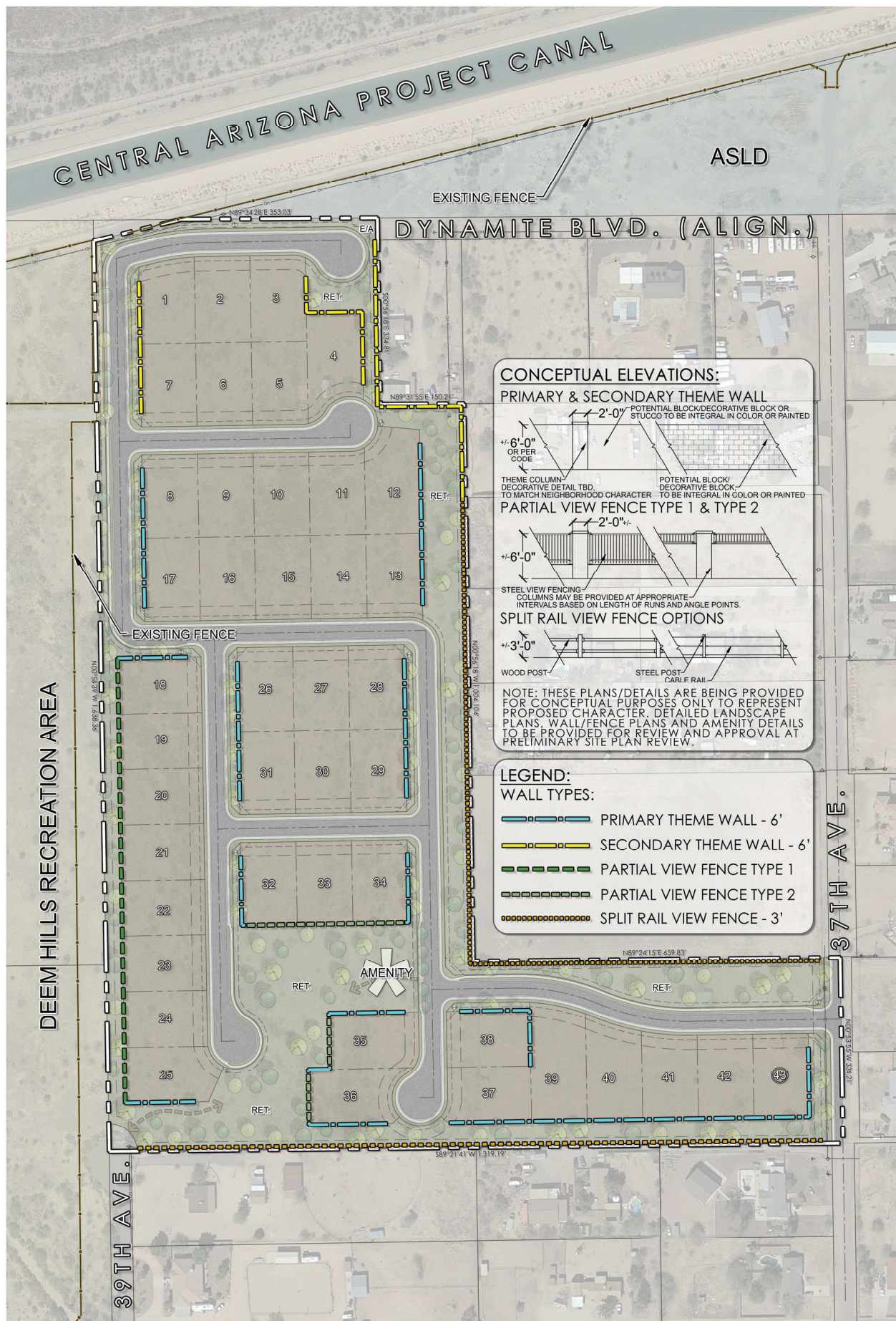
TEAM: **TaylorMorrison**
DEVELOPER:
9000 E. PIMA CENTER PWY, SUITE #350, SCOTTSDALE, AZ 85258
CONTACT: COLIN PHIPPS, EMAIL: CPHIPPS@TAYLORMORRISON.COM
PHONE: 480.346.1736
OWNER:
ALLAN SOLHEIM
1140 S ROBERTS RD.
PHOENIX AZ 85022
ENGINEER:
KIMLEY-HORN
CONTACT: JASON BURM
PHONE: 480.207.2667
EMAIL:
JASON.BURM@KIMLEY-HORN.COM
PLANNER:
KIMLEY-HORN
1001 W. SOUTHERN AVE.,
SUITE 131, MESA, AZ 85210
CONTACT: KEITH NICHTER
PHONE: 602.313.7206
REPRESENTATIVE:
GAMMAGE & BURNHAM
2 N. CENTRAL AVE., 15TH FL.,
PHOENIX, AZ 85004
CONTACT: SUSAN DEMMITT
PHONE: 602.256.4456
EMAIL:
KEITH.NICHTER@KIMLEY-HORN.COM
EMAIL: SDEMMITT@GBLAW.COM

SITE PLAN DATA:
APN'S: 205-05-005Q, -005H, -005J, -005K, -006H, -006U, -006V
VILLAGE: = DEER VALLEY
EXISTING GENERAL PLAN: = RESIDENTIAL 0-2 DU/AC
PROPOSED GENERAL PLAN: = RESIDENTIAL 0-2 DU/AC
EXISTING ZONING: = S-1
PROPOSED ZONING: = R1-18 PRD
GROSS LAND AREA: = +/- 29.17 AC (1,270,645.2 SF)
NET LAND AREA: = +/- 28.99 AC (1,262,961.9 SF)
PROPOSED DENSITY: = 1.47 DU/AC
MIN. LOT WIDTH ALLOWED: = N/A
MIN. LOT WIDTH PROPOSED: = 100'
MIN. LOT DEPTH ALLOWED: = N/A
MIN. LOT DEPTH PROPOSED: = ~150'
MIN. PERIMETER STANDARDS:
MIN. REQUIRED: = 20' ADJ. TO PUBLIC ST. (TO BE COMMON OWNERSHIP), 15' TO ADJ. PROPERTY LINE
PROPOSED: = MIN. REQUIREMENTS
MINIMUM INTERIOR BUILDING SETBACKS:
MIN. REQUIRED: = FRONT: 25', REAR/SIDES: N/A
PROPOSED: = FRONT: 25'
ALLOWED BUILDING HEIGHT: = 2 STORIES & 30'
PROPOSED BUILDING HEIGHT: = 1 STORY & 24'
LOT COVERAGE:
MIN. ALLOWED/PROPOSED: = PRIMARY STRUCTURE, NOT INCLUDING ATTACHED SHADE STRUCTURES: 25% TOTAL; 30% (PRD CALCULATION METHOD)
COMMON AREA REQUIRED: = 5% OF GROSS AREA (63,532 SF)
COMMON AREA PROVIDED: = 20% EXCLUDING PERIMETER S/B

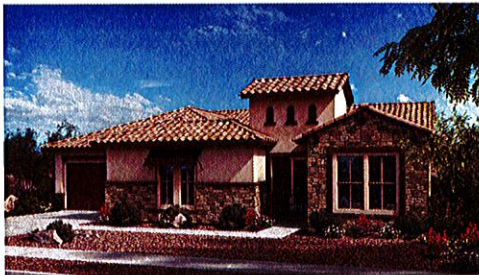
PROJECT DESCRIPTION: PROPOSED REZONING FROM S-1 TO R1-18 PRD, COMPATIBLE WITH THE EXISTING RESIDENTIAL (0-2 DU/AC) GENERAL PLAN LAND USE CATEGORY, IN ORDER TO ALLOW FOR A NEW HIGH QUALITY RESIDENTIAL SUBDIVISION. THIS PROPOSAL WILL INCLUDE A CENTRAL AMENITY AND PUBLIC STREETS. LOT SALES PROPOSED.



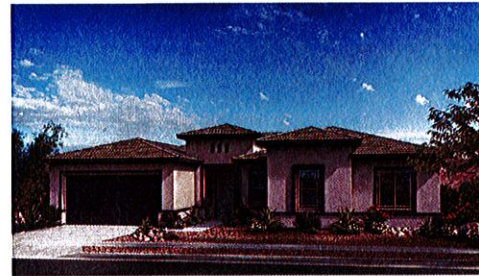
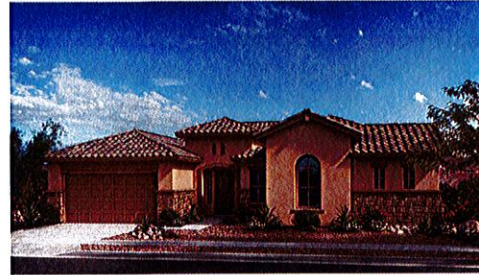
KN 16/2/19	NO.	REVISION	BY	DATE	APPR.
1	HEARING PLAN				
39TH AVE. & DYNAMITE BLVD. REZONING APPLICATION CONCEPTUAL SITE PLAN					
Kimley»Horn					
© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 7878 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944-5500					
SCALE (H): 1"=80'	SCALE (V): NONE	DESIGNED BY: KN	DRAWN BY: TF	CHECKED BY: KN	DATE: 04/19/2019
PROJECT NO. 191069040.2.030 DRAWING NAME CON. SITE PLAN 1 OF 1					



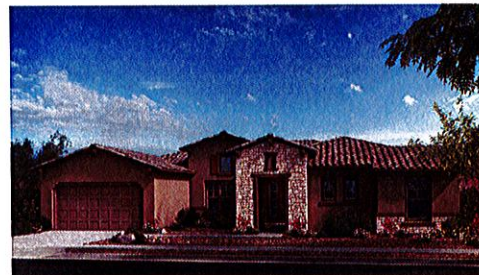
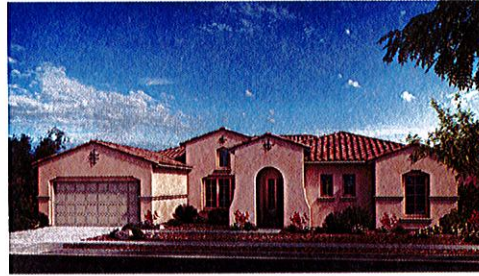
OLYMPUS



STOWE



TELLURIDE



WHISTLER



CITY OF PHOENIX

JUN 14 2019

**Planning & Development
Department**

Note: Product elevations are provided for conceptual purposes only, intended to represent proposed character, and are subject to revisions. All products are 1 story and ≤ 24' in height.

39th & Dynamite

SEC of 39th Avenue & Dynamite Boulevard (Align)
Conceptual Product Elevations

Taylor Morrison

Phoenix, AZ

Note: Product elevations are provided for conceptual purposes only, intended to represent proposed character, and are subject to revisions. All products are one-story and ≤ 24' in height.



Scale: Not to Scale

Drawn By: EH
Date: 03/28/2019
Rev. Date:
Sheet: 1 of 1

Bland Family
3640 W Pinnacle Vista Dr
Phoenix, AZ 85083

CITY OF PHOENIX

June 17, 2019

JUN 24 2019

City of Phoenix Planning and Development Dept
Zoning Section
200 West Washington Street, 2nd floor
Phoenix, AZ 85003

**Planning & Development
Department**

2-25-19-1
Reference Case No. – Rezoning Z-19-1
Taylor Morrison Arizona, Inc. (“Taylor Morrison”)
David.Simmons@phoenix.gov
sdemmitt@glaw.com

Dear Mr. David Simmons (Village Planner),

Our family is writing to you in an effort to discuss our disagreement with the rezoning application Z-86-17. Our family among so many others in this neighborhood purchased our properties with the specific zoning preferences in place at the time of our purchase representing a community of land owners that looked for the space, tranquility of our surroundings, safety for our families, place to raise our animals away from the inner city, and much more with all similar interests to our existing neighbors. We are faced with an intrusion to this living style by an application and attempt to rezone to allow for more homes to be built on smaller parcel sizes bringing a significant influx of people and traffic to the community and changing our lifestyles for our families and our animals.

Ingress / egress congestion will ensue with this build-out bringing significant traffic congestion traveling down the school road by Sandra Day O'Connor and Pinnacle Vista Dr. let alone round the corner where our home is situated. This project would have more than 100 cars a day traveling back and forth on this rural-like street. Additionally, the frontage road along I-17 is used as a speedway and dumping ground and we fear additional traffic would cause even more issues. Other issues mentioned in these community meetings with prior rezoning request cases were drainage issues in the area, road conditions down Pinnacle Vista are terrible at best and the road is need of significant repairs to include drainage infrastructure to handle the impact resulting from the increase of vehicles traveling on this road. Construction vehicles will damage the roadway and rural life style offered in our community.

We are not opposed to building as that is natural course for the city. What we are opposed to is rezoning an area that the entire community enjoys, have purposely moved to for the nature and space. Builders can build nice homes on 1 acre lots in this area, leaving the community in same life-style as it was purposed to begin with. There is definitely a market for 1 acre home sites throughout Phoenix. It took us almost two years to find our home acreage and size.

Thank you for your time and consideration to our concerns.

Respectfully,
Jeff and Yvonne Bland



David O Simmons

From: Jerome Lamb <perrylamb0424@gmail.com>
Sent: Friday, June 21, 2019 11:17 AM
To: David O Simmons
Cc: Pamela Lamb; perrylamb0424@gmail.com
Subject: Case Number: Z-25-19-1

Be it known that we are strongly against this rezoning request. It is desired that S1 (or equivalent that results in minimum lot sizes of one acre) be maintained between the borders of 31st Avenue to the East, Pinnacle Vista RD to the South, 39th Avenue to the West and the CAP canal to the North. This is to preserve the rural lifestyle that many people built and moved to this area to enjoy.

We have generally experienced that people who are attracted to tract home development do not appreciate the rural lifestyle; including complaining about livestock. There are plenty of examples where rural lifestyle can coexist without being intruded upon within the Phoenix city limits. One example is the area between 35th Avenue and 43rd Avenue, Union Hills Drive and Yorkshire Road.

Other issues apply such as roadway conditions, access patterns and traffic. High density development beyond what has already been developed by KB Homes and Richmond simply does not fit.

Respectively submitted,

Jerome & Pamela Lamb
3605 W McArthur RD
Phoenix, AZ 85083-8627

David O Simmons

From: peter@cravenassoc.com
Sent: Tuesday, June 25, 2019 12:09 PM
To: David O Simmons
Subject: Case Z-25-19-1 Proposed Zone change

Mr. Simmons

Recently became aware of the above zoning proposal change (Z-25-19-1). I am personally concerned with increased traffic in the Riordan Ranch community that this change will cause. Why would anyone want to live in an area that only has one road in and out of a development? This change will negatively impact the already over tasked Happy Valley and other adjacent arteries along I 17. Are their additional infrastructure (roads) planned to accommodate the proposed zoning change?

Sincerely

Peter Craven

Craven & Associates

Office 440-279-0138 Mobile 216-387-0878

Email peter@cravenassoc.com www.cravenassoc.com

David O Simmons

From: Tim Montague <tim.montagueaz@gmail.com>
Sent: Wednesday, June 19, 2019 8:37 PM
To: David O Simmons
Subject: Opposed to Case Number: Z-25-19-1

Attn: Representative David Simmons,

RE: OPPOSITION TO REZONING CHANGES ALLOWING MULTIFAMILY HOUSING FOR CASE NUMBER: Z-25-19-1.

I am writing in response to the rezoning Application # Z-25-19-1. As a homeowner and resident of this neighborhood, I believe that the rezoning will have a significant negative impact on the character and quality of life not only in our neighborhood but all adjacent neighborhoods. The negative impact such as:

- Traffic: As there are limited travel routes into and out of the area, traffic on these roadways will be significantly increased. This could increase traffic by 86 to 100 cars a day. That is completely unacceptable for this small unique neighborhood.
- Infrastructure: Increased demand for water, sewer, and power system will require construction/expansion of infrastructure.
- Crime: Increased population density also brings increase crime, both from individuals living in the more populated areas and from criminals targeting the area.
- Lifestyle: Most of us living in the area have horses and other farm animals. Most of the time when these new housing projects goes in, the new people complain about smells and every other little thing. We all moved out here to be away from the congestion caused by excessive track housing.
- Home value: An additional development of tract homes in the neighborhood will bring down home values in the area.

Representative David Simmons, Please help us prevent this unjustified zoning change. I'm asking the City of Phoenix Village Planning Board to withdraw this rezoning proposal Z-25-19-1.

Thank You
Tim Montague
3542 W. McArthur Rd.
Phoenix, AZ. 85083
623.869.8136

David O Simmons

From: Andrea Jones <andrea_jones@cox.net>
Sent: Wednesday, June 5, 2019 4:17 PM
To: David O Simmons
Subject: Case # Z-25-19-1

Case # Z-25-19-1

To Mr. David Simmons,

I live in the neighborhood of the proposed zoning change and track home development by Taylor Morrison. I am strongly opposed to these possible changes due to their negative effects on our neighborhood traffic, infrastructure, and home values.

Please record my opposition to this proposed zoning change.

Thank you,

Andrea Jones

27807 N. 33rd Ave

Phoenix, AZ 85083

David O Simmons

From: Beverly Graves <bevmon1019@yahoo.com>
Sent: Sunday, May 26, 2019 3:29 PM
To: David O Simmons
Subject: ReCase Number: Z-25-19-1 Taylor Morrison Re-zoning proposal

Mr. Simmons,

My husband and I own a home that backs to Pinnacle Vista just South of this proposed development. We purchased our home 17 years ago primarily because we wanted to feel as if we were "out of town" , close to the mountains AND **because we knew that the land to the North of us was zoned to be acreage lots and could NOT be developed into subdivisions.** I am against the proposed development because of these reasons. Pinnacle Vista Road is not meant to be a heavily traveled thoroughfare, and the addition of that many homes in this area would be detrimental to our quality of life and the original intent of this area so close to the preserve. You already wrecked the West side of the mountain with all of those homes all the way back to the canal that you allowed by rezoning that area. What is the point of zoning when you just go ahead and change it when a developer wants to move in? Let them develop land further north of the canal, where there are not existing homes and where the land is not already zoned S-1.

Your duty as a City of Phoenix planner is to protect the integrity of our communities and that is partially done by adhering to existing zoning restrictions. Please protect our community by upholding the current zoning. We are deeply opposed to this zoning change.

Sincerely,

Beverly Graves
Lamont Lee
3714 W. Fetlock Trail
Phoenix, AZ 85083

David O Simmons

From: Bob Saigh <bsaigh@aol.com>
Sent: Sunday, May 26, 2019 2:39 PM
To: David O Simmons
Cc: Council District 1 PCC
Subject: Case No. Z-25-19-1, Taylor Morrison Arizona, Inc., site at N. 39th Ave. and W. Dynamite Blvd.

DATE: May 26, 2019

FROM: Robert and Patricia Saigh, 25242 N. 44th Dr., Phoenix, 85083-1689, bsaigh@aol.com

TO: Mr. David Simmons, Village Planner, City of Phoenix, david.simmons@phoenix.gov

CC: Ms. Thelda Williams, District 1 Councilwoman, City of Phoenix, council.district.1@phoenix.gov

RE: Case No. Z-25-19-1, Taylor Morrison Arizona, Inc., site at N. 37th and N. 39th Aves., W. Pinnacle Vista Dr. and W. Dynamite Blvd.

Mr. Simmons,

Taylor Morrison Arizona, Inc. (TM) wants a zoning variance on property it owns so it can do what it's always done - build, profit, move on to the next "development."

In this instance, TM is proposing more density and limited access that pose significant and obvious environment, infrastructure and resource concerns for neighboring residents, users of the Deem Hills Recreation Area (DHRA) and the City of Phoenix, the latter having the duty to ensure and safeguard the overall quality of life for its citizens.

Taylor Morrison's attorneys say the site plan for the proposed development "provide(s) for a respectful transition from surrounding properties, including providing expansive and sensitively located common areas and landscape buffers, increased perimeter building setbacks, and maximizing the number of lots that 'side' onto surrounding residences."

A visit to the site prompts the question why a transition, common areas, buffers, setbacks and maximized "side" lots are at all needed or necessary when common sense says leave things as they are - spaced, open, rural, established, balanced and in compliance with existing zoning.

There is no good reason for Taylor Morrison wanting this variance in furtherance of its own ends and without serious regard for the rights and well being of the proposal's neighbors, DHRA users, nearby communities, and the City of Phoenix as it goes forward.

On the basis of the clear and compelling reasons against the requested variance, it should be denied.

Sincerely,

Robert and Patricia Saigh
Residents of Stetson Hills subdivision (adjacent to DHRA), in Phoenix, and regular users of the DHRA

David O Simmons

From: Breanne Lovato <breanne.lovato@gmail.com>
Sent: Friday, May 24, 2019 9:51 AM
To: David O Simmons
Subject: Case Number: Z-25-19-1

May 24, 2019

RE: Case Number: Z-25-19-1

Taylor Morrison Re-zoning proposal

David Simmons - City of Phoenix Village Planner

200 West Washington Street, 3rd Floor.
262-4072

Phoenix, AZ 85003

E-mail: david.simmons@phoenix.gov

Phone: (602)

Dear Mr. Simmons,

As a resident owner residing in a neighborhood zoned S-1, I am very concerned to the impact of our quiet country lifestyle allowing a large development to invade this area.

I am deeply opposed to the re-zoning of the S-1 neighborhood for the following reasons:

1. Desert preservation
2. Animal and wildlife preservation
3. Habitat pollution
4. Indirect impacts

These areas are supposed to be preserved and are promised to be protected by the City of Phoenix.

Sincerely,

Breanne Simonetti

2345 W Skinner Dr

Phoenix, AZ 85085

David O Simmons

From: Carol Foutts <cfoutts@cox.net>
Sent: Wednesday, May 29, 2019 4:33 PM
To: David O Simmons
Subject: Comments:re: Case #2-25-19-1

Dear Representative David Simmons,

We strongly object to the change in zoning to 29 acres at 39th Ave and Dynamite from S-1 to R1-18 to allow construction of 43 single family homes as requested by developer Taylor Morrison for the following reasons:

1. Our neighborhood consists of 4 separate developments as well as various horse properties, we have one entry road into our properties; an additional 43 new homes and their occupants in this development will adversely create more traffic, more noise, and more danger for current residential drivers, pedestrians & cyclists on that one road. We already deal with the current drawbacks of having only one ingress and just two egresses to our properties; further traffic can only be detrimental & dangerous to residents.
2. We, like many others in our neighborhood, purchased property in good faith that this community would remain a semi/rural area; further congestion through additional housing & population will reduce our quality of life that should be protected and assured by the city and not threatened with the arbitrary re-zoning efforts of developers.
3. Any additional housing in this area will increase water-usage, road-damage, as well as noise and environmental pollution.
4. We are also extremely concerned about the depreciation of our property values as a result of additional development that will undermine the quality of life, safety, and security that we currently enjoy and need to protect.

Thank you for your attention and consideration for our concerns and objections as pertain to Case #2-25-19-1.

Respectfully,
Carol & Terry Foutts
27040 N 32nd Ln
Phoenix, AZ 85083

David O Simmons

From: David O Simmons
Sent: Monday, June 3, 2019 10:16 AM
To: 'Denise Christensen'
Cc: 'Nichter, Keith'
Subject: RE: Please add me to Deer Valley VPC notification list
Attachments: RezoningPacket.pdf

Hi Denise,

Thank you for reaching out. The applicant is responsible for sending out notifications for upcoming meetings. I have attached the Rezoning Packet for your review as it outlines the notification requirements starting on page 23. The applicant is required to send out notifications to property owners within a 600 foot radius of the subject site and neighborhood organizations within a 1 mile radius of the subject site. If you fall outside of the notification area you may request that the applicant keep you apprised of upcoming meetings. However, there are also site posting requirements. A sign reflecting upcoming meeting dates will also be posted on the site prior to any public meetings taking place. I have cc'd Keith Nichter with Kimley Horn as he may be able to assist you further if need be.

Respectfully,

David Simmons, MA
Planner II* Village Planner
200 West Washington Street
3rd Floor
Phoenix, AZ 85003
602-262-4072
david.simmons@phoenix.gov

From: Denise Christensen <dchristensen0417@gmail.com>
Sent: Monday, June 3, 2019 9:28 AM
To: David O Simmons <david.simmons@phoenix.gov>
Subject: Please add me to Deer Valley VPC notification list

Good Morning David,

Would you please add me to the notification list for rezoning applications in the Deer Valley Village Planning Committee area? I live in the neighborhood.

Thank you,

Denise Christensen, MRED
Mobile: 602-290-1193
DChristensen0417@gmail.com

David O Simmons

From: dennis verno <dmverno@yahoo.com>
Sent: Sunday, June 9, 2019 5:57 PM
To: David O Simmons
Cc: Dennis M Verno; Verno Associates; Connie Verno
Subject: Case Z 25191

Dennis Verno 25825 N 1st pl Phoenix, AZ 85085 (623) 326-7215 Dmverno@yahoo.com

June 9, 2019 RE: Case Number: Z-25-19-1 Taylor Morrison Re-zoning proposal David Simmons - City of Phoenix Village Planner 200 West Washington Street, 3rd Floor. Phoenix, AZ 85003 Phone: (602) 262-4072 E-mail: david.simmons@phoenix.gov Dear Mr. Simmons, As a resident owner residing in a neighborhood zoned S-1, I am very concerned to the impact of our quiet country lifestyle allowing a large development to invade this area. I am deeply opposed to the re-zoning of the S-1 neighborhood for the following reasons: 1) This is not a high density housing area. 2) Concerns of contamination going airborne and deeper into the water table. 3) That was once State Trust Land, which should remain public. Seems a little suspicious that a company can buy State Trust Land, contaminate it, sell it cheap to a chain of "non- profit" organizations. Then, in a short period of time claim it's clean and sell for a lot of money. Is Risk Management agreeable to possibly be liable if people become ill by knowingly allow this to go through? I feel this is all about money, with no concern for people's health and wellbeing. Thank you for your consideration.

Sincerely, Dennis Verno

[Sent from Yahoo Mail on Android](#)

David O Simmons

From: Fred Renn <renn.fred@yahoo.com>
Sent: Tuesday, May 28, 2019 1:39 PM
To: David O Simmons
Subject: Case No. Z-25-19-1

My name is Fred Renn. I am a resident of 28036 N. 31st Avenue, Phoenix, AZ and have resided at that location for since 2001. My phone number is 602-918-7489.

As a resident owner living in this neighborhood, I am very concerned about allowing another high density residential development to invade our neighborhood. It will greatly impact the unique country lifestyle that I and my neighbors enjoy. As the Phoenix area grows, an area like ours is rare and has much value to the people living in it. Please do not take this away from me and my neighbors. My reasons are as follows:

1) Traffic: The location of the proposed development is located at the most remote corner of our relatively isolated enclave. By allowing this development, even more traffic will be routed through our quiet neighborhood. Since I have lived there the City has had to install speed bumps on 31st and 33rd Avenues to slow the traffic of those seeking access to Norterra Pointe. We do not need or want anymore.

2) Quality of Life: People that currently reside in this S-1 zoned area did so that for that exact reason, to enjoy a more relaxed lifestyle on a land area of 1-acre or more. By changing the zoning and allowing this cookie cutter invasion you will be taking all of that away from us, and at the same time create an eyesore and destroy forever the atmosphere and aesthetics we love. I have lived there nearly 18 years. Many of my other neighbors have lived there longer. We like our way of life.

3) Crime: Increased population density breeds more crime. Our neighborhood is relatively free of crime. We would prefer to keep it that way.

4) Property Values: Our property values will plummet. The current zoning allows development of custom homes with a relaxed atmosphere. R1-18 is not compatible.

5) No Collective Benefit: Changing the zoning and allowing higher density development to our neighborhood adds zero benefit to those already living there. The only benefit is to the developer, who will take their money and run. In the end, it is the residents that already live in the neighborhood that will be the ones that will have to contend with the impacts this development will create, and there will be no positive impacts.

I am greatly opposed to the rezoning of this neighborhood and construction of the proposed development. If you have any questions or would like to speak with me further, please feel free to contact me.

Sincerely,

Fred Renn
28036 N. 31st Avenue
Phoenix, AZ 85083
(602) 918-7489

David O Simmons

From: Handcrafted Cabinet and Furniture Co. <handcraftedcabinets@gmail.com>
Sent: Tuesday, June 4, 2019 10:56 AM
To: David O Simmons
Subject: Case Number Z-25-19-1

Dear David,

Could I please have a private interview with you? I represent the neighbors in our community. This meeting should not take more than ten minute. A face to face conversation is best so that you can understand what we are up against in this case.

Please contact me as soon as possible.

Thank you,
Steve Mosley

--

Handcrafted Cabinet Co.
mobile: (602) 919-9500
web: www.hccaz.com

David O Simmons

From: Hope and Jerry Bandy <hope.jerry@gmail.com>
Sent: Friday, May 24, 2019 7:02 AM
To: David O Simmons
Subject: Taylor Morrison Re-zoning proposal

Jerry L. Bandy
3320 W. Pinnacle Vista Dr.
Phoenix, AZ. 85083
602-390-1564
hope.jerry@gmail.com

May 24, 2019

RE: Case Number: Z-25-19-1 Taylor Morrison Re-zoning proposal

David Simmons - City of Phoenix Village Planner

200 West Washington Street, 3rd Floor. Phoenix, AZ 85003 Phone: (602)
262-4072 E-mail: david.simmons@phoenix.gov

Dear Mr. Simmons,

As a resident owner residing in a neighborhood zoned S-1, I am very concerned to the impact of our quiet country lifestyle allowing a large development to invade this area.

I am deeply opposed to the re-zoning of the S-1 neighborhood for the following reasons:

- 1) Unwanted additional traffic into a limited access neighborhood.
- 2) Unwanted additional noise.
- 3) Potential for additional crime.
- 4) Unwanted additional disruption of local wildlife.

Respectfully,

Jerry L. Bandy

David O Simmons

From: Jason Farrier <jfarrier@phx-homeinspection.com>
Sent: Thursday, May 23, 2019 2:47 PM
To: David O Simmons
Subject: RE: Case Number: Z-25-19-1 Taylor Morrison

Jason M. Farrier
4518 W. Park View Ln.
Glendale, AZ 85310

May 21, 2019 RE: Case Number: Z-25-19-1 Taylor Morrison
Re-zoning proposal David Simmons –
City of Phoenix Village Planner 200 West Washington Street, 3rd Floor.
Phoenix, AZ 85003 Phone: (602) 262-4072

Dear Mr. Simmons, As a resident owner residing in a neighborhood zoned S-1, I am very concerned to the impact of our quiet country lifestyle allowing a large development to invade this area. I am deeply opposed to the re-zoning of the S-1 neighborhood for the following reasons:

- 1) Natural open space for plants and animals
- 2) Light pollution
- 3) Noise pollution and traffic congestion

Sincerely,
Jason M. Farrier

David O Simmons

From: Y Bland <ybland4@gmail.com>
Sent: Monday, May 27, 2019 5:35 PM
To: David O Simmons; contactpbell@hotmail.com; vest379@outlook.com; nsobasket@gblaw.com
Subject: Rezoning case #Z-25-19-1

Mr. Simmons,

We are writing to protest the proposed rezoning of 29 acres at 39th Ave and Dynamite from S-1 to R1-18. Zone S-1 requires a minimum lot size of one acre with one home per that acre. The new zone proposal would allow for a much higher density of build-out in our area changing the lifestyles immensely for all of us. This is not new to our residents, as we protested another development that proposed a change in zoning this past year. So many of our residents came to the hearings to provide their passionate and personal history and stories.

Our home sits directly on the corner of Pinnacle Vista and 39th where all the traffic (construction and residents) would travel daily. There is only one way in and out of this proposed development. Traffic is already congested traveling in and out of our neighborhoods and by Sandra Day O'Connor School. The traffic would increase exponentially and the congestion would negatively impact all residents in our area. The road conditions are already terrible, our tax dollars not invested wisely with the city continually doing spot repairs vs. permanent planned storm drainage and replacement roads.

First, our infrastructure cannot withstand these additions without further investment. Storm Drainage already flows to our property at the corner. Storm drain piping and sewer lines would need to be installed not only at the proposed development but also down the streets where traffic will flow. Home owners in a tract will expect concrete sidewalks, trails, and light poles. This would change our rural feel and style of living here. We moved to be out of the city and retire with space and peace. Developers have options for home sites elsewhere for the style of development they are seeking to build as well as options to build on larger one acre lots if they desire to work with our community not contesting the zoning.

Second, increased traffic and population density brings an increase of crime. Our neighborhoods will be targeted similar to other tract home areas near Norterra, Tramonto, etc. This is not hype, it is factual.

Third, we like our trails and wildlife. Coyotes run about in the area. We do not want more light poles and concrete everywhere. Some residents have horses and other animals that need space as well. Smells not familiar to tract home residents.

Fourth, and very important to our family is our home value. We have invested over a million dollars into our retirement home. This development would devalue our home and damage us financially. The peaceful rural living we were hoping for will disappear with the proposed rezoning. It won't stop with one development, it will continue as we have seen year after year with another developer, then another. We have nothing against development or developers, just this proposed rezoning in our peaceful and happy community.

We officially protest any change in the S-1 zone for our community.

Respectfully,

Jeff and Yvonne Bland
3640 W Pinnacle Vista Dr.
Phoenix, AZ 85083

623-308-1375
623-203-1053
ybland4@gmail.com

Name:

Address:

Phone:

Email:

Jois Polanco's Jim Morrison
3214 W OBERLIN Way
PHX AZ 85083
jpolanco2002@yahoo.com

Date:

5/29/19

RE: Case Number: Z-25-19-1

Taylor Morrison Re-zoning proposal

CITY OF PHOENIX

MAY 30 2019

Planning & Development
Department

David Simmon- City of Phoenix Village Planner

200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

Phone: (602) 262-4072

E-mail: david.simmons@phoenix.gov

Dear Mr. Simmons,

As a resident owner residing in a neighborhood zoned S-1, I am very concerned to the impact of our quiet country lifestyle allowing a large development to invade this area. As the Phoenix area grows, an area like ours is rare and has much value to the people living here. Please don't take this away from us!

I am deeply opposed to the re-zoning of the S-1 neighborhood for the following reasons:

The traffic this will cause w/only one exit is unacceptable.
I bought property here since it is mainly 1 acre + lots. This will destroy the type of neighborhood, please don't let them build

Sincerely,

Jois Polanco RPH

David O Simmons

From: Karin Peak <peak273@yahoo.com>
Sent: Saturday, May 25, 2019 7:27 PM
To: David O Simmons
Subject: Case Number: Z-25-19-1

Karin Peak 3108 W Desert Vista Trail Phoenix, AZ 85083 (918) 845-3601 peak273@yahoo.com May 26, 2019 RE: Case Number: Z-25-19-1 Taylor Morrison Re-zoning proposal David Simmons - City of Phoenix Village Planner 200 West Washington Street, 3rd Floor. Phoenix, AZ 85003 Phone: (602) 262-4072 E-mail: david.simmons@phoenix.gov

Dear Mr. Simmons, As a resident owner residing in a neighborhood zoned S-1, I am very concerned to the impact of our quiet country lifestyle allowing a large development to invade this area. I am deeply opposed to the re-zoning of the S-1 neighborhood for the following reasons: 1) Mostly, I want to protect the preserve area, and more housing and more people hiking the trails would have substantial effects on the environment. The Sonoran preserve is a treasure, and it should be a priority to maintain the promise to keep it a preserve. 2) This area is already having traffic congestion problems, the current replanning at Happy Valley and Pinnacle Peak and 17 will take at least 2 years to complete. That is only meant to handle the current population. 3) The schools are already at capacity, and I haven't seen any plans of how the school system will absorb these neighborhoods. Please keep the preserve, Sincerely, Karin Peak

David O Simmons

From: Kathy <shawclnc@aol.com>
Sent: Friday, May 24, 2019 5:58 AM
To: David O Simmons
Subject: Re-zoning

Dear Mr Simmons:

We are owners in the Stetson Hills area. We are deeply opposed to re-zoning any part of the preserve to allow any builder to build houses on it.

We have a responsibility to "PRESERVE" this precious desert. There are plenty of flat areas for builders like Taylor-Morrison to do their business.

One of the best things about Phoenix is how beautiful the surrounding mountains are.

Please do not allow this re-zoning to occur specifically in the Deems Hills area. It is our understanding that the proposed area is 37th ave and Pinnacle Vista.

We realize that money is a driving force for the City of Phoenix and you may be tempted to approve this application. Please please do not take any land from the preserve for this!

Sincerely,
Jerry and Kathy Shaw
26025 N 41st Dr
Phoenix, AZ
623-362-3502

Sent from my iPad

David O Simmons

From: Kenneth A. Vest <KVest@BrwnCald.com>
Sent: Wednesday, May 22, 2019 10:37 AM
To: David O Simmons
Cc: KENNETH VEST
Subject: Case # Z-25-19-1

Mr. Simmons,

The proposed zoning change, proposed by Taylor Morrison in Case Z-25-19-1, should NOT be approved. As I live almost directly across from the proposed track home development, this zoning change and the associated track housing development will have extremely negative effects on my property value and my lifestyle.

I live at 27635 N 37th ave, Phoenix, AZ 85083. Right across the street from the proposed development.

I purchased my home approximately 2 years ago. When I purchased it, one of the deciding factors was the current zoning around the property and that there wouldn't be track homes in the area. The area has a rural feel, which I found very appealing and would be ruined if a track house development is allowed across the street. My intent, when purchasing this house, was to have this as my permanent home. I have completed some significant improvements (block fence and 1800 sq ft detached garage) to the property since buying it. My financial investment and my hopes of having this be my permanent home will be destroyed by having a housing development across the street.

If the zoning change is allowed, the traffic down 37th avenue will be dramatically increased (on the order of approximately 10-times the current traffic load) and will exceed what the roadway can support. The traffic entry points into the neighborhood, which are limited to two ways in and out, will also increase dramatically. The roadway conditions are not suitable for increased traffic, given the size and condition of the roads. The infrastructure in the area would need costly improvements and costly maintenance in the future. The costs would be in monetary value and inconvenience as modifications are made.

There are numerous other reasons why the zoning change would have a negative impact on the area. To name a few, there will be increased crime potential, increased noise, light pollution, drainage/flooding concerns. The proposed zoning change will NOT be good for the area. For me personally, the zoning change and construction of a housing development across the street would be a disaster. There are other locations in the valley that the builder can turn to. Places that don't include ruining a neighborhood. Please consider this when evaluating the proposed zoning change.

Sincerely,
Kenneth A. Vest
27635 n 37th Ave
602-677-1685

David O Simmons

From: Kimberly Young <kseagraves@cox.net>
Sent: Friday, May 24, 2019 1:59 PM
To: David O Simmons
Subject: Case Number Z-25-19-1 Morrison Re-Zoning proposal

Mr.Simmons,

I live in Stetson Hills which is located at 39th Avenue and Happy Valley. I recently became aware of the possibility that my nearby neighborhood is going to be re-zoned to allow Taylor Morrison to build a high density community in the desert preserve area.

As a 20 year resident of the area, I am concerned about the impact this large community development will have on the wildlife as well as the encroachment of the Deem Hills Mountain Preserve area.

I wanted to express my opposition to the re-zoning of neighborhood for the development of the Taylor Morrison community.

Not only would this high density project whittle away the mountain preserve it will have an extreme adverse impact on the traffic and infrastructure burden that already exists currently in the surrounding area.

Thank you for the consideration reference this rezoning mater.

Kim Young
26218 North 47th Drive
Phoenix, Arizona 85083
602-321-7785

David O Simmons

From: larry <lb2035@aol.com>
Sent: Tuesday, May 28, 2019 8:03 AM
To: David O Simmons
Subject: case # Z-25-19-1 Please deny

Sir,

As a home owner in an area zoned S-1 I'm gravely concerned about the proposal to add 43 homes (perhaps 80 more cars) to an already crowded area. As you are aware there is only one way in and 2 out of the whole area. Right now during the morning rush the access road on the west side of I-17 at Jomax backs up considerably. It can take 3 lights to get through. If you want to leave or arrive via 33rd AVE and Happy Valley- good luck.

Another point: what is wrong with living in an area that has less density? When we built our house the whole area was one house per acre. That's why my wife and I built here. However, developers with high priced lawyers and lots of money arrived, and got what they wanted. Whatever is left of a lower density neighborhood should be left as is. There are many places for people to live that don't mind living on a postage stamp. My wife and I hope this proposal gets denied.

Lawrence & Debra Berger
27514 N 33rd AVE
PHX, AZ 85083

Name:

Address:

Phone:

Email:

Date:

RE: Case Number: Z-25-19-1

Taylor Morrison Re-zoning proposal

David Simon- City of Phoenix Village Planner

200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

Phone: (602) 262-4072

E-mail: david.simmons@phoenix.gov

Dear Mr. Simmons,

As a resident owner residing in a neighborhood zoned S-1, I am very concerned to the impact of our quiet country lifestyle allowing a large development to invade this area. As the Phoenix area grows, an area like ours is rare and has much value to the people living here. Please don't take this away from us!

I am deeply opposed to the re-zoning of the S-1 neighborhood for the following reasons:

~~I moved out here to be safe and secure. Where
I can go out at night and walk with out worry,
I don't need to lock my doors now. It you
go through with this project it will change
every thing. Please don't change it~~

Sincerely,

David Simon
David Simon
David Simon

David O Simmons

From: Linda Cook <lmcook414@gmail.com>
Sent: Monday, May 27, 2019 7:14 AM
To: David O Simmons
Cc: Linda Cook
Subject: Case Number 2-25-19-1

Dear Mr. Simmons,

As a resident owner residing in a neighborhood zoned S-1, I am very concerned about the impact on our quiet country lifestyle that allowing Taylor Morrison and other future big money developers will have. As the Phoenix area grows, an area like ours is rare and has much value to the people living here. Please don't take this away from us!

I am deeply opposed to the re-zoning of the S-1 neighborhood for the following reasons:

- I have lived here for more than 20 years. Crime, traffic and noise was nonexistent until the development of Riordan Ranch, Arizona Hillcrest and Norterra Point neighborhoods. Since then, we have increased traffic, crime and noise.
 - I have personally had my home burglarized, damage to my personal property caused by vehicles driving through my yard and vandalism.
 - My mailbox damaged and mail stolen on numerous occasions.
 - Some of the suburbanites that moved into the developed, high-density neighborhoods do not have respect for the S-1 land or the people and wildlife that live here. In addition to crime and damage to our property, they speed, shoot off fireworks, and make noise long after a reasonable and respectful time.
- When I first lived here I had great water pressure to my house and outside for watering plants and livestock. After the current neighborhoods were developed I experienced a drastic drop in water pressure. I am very concerned about the additional strain on our water quality, service to our homes, and potential water shortages.
- I am concerned about the negative impact to my property value that track home development will have.
- I frequently hike and ride the trails in Deem Hills, which I can access by foot or horseback from my yard. I do not want my access to the recreational park limited by development.
- There is currently only two roads into and out of this neighborhood, 35/33rd Avenue and the southbound I-17 frontage road. One is a single lane road that goes through a residential area where people walk, ride bikes, where students walk to and from Sandra Day O'Connor High School. The I-17 frontage road is primarily used to exit the neighborhood but is also used to enter via Dynamite, Oberlin, and Pinnacle Vista - all are residential areas. The additional traffic of new high-density development will overburden these roads and negatively affect timely emergency response times.

- The additional infrastructure necessary to support additional high density development will be very expensive and the current owners should not have to bear increased property taxes for development that we do not want, will decrease our property values, and take away the charm and lifestyle that we enjoy.

Please consider the existing S-1 property owners and do not approve this or any other re-zoning requests. I fully support S-1 development as it is in line with the existing properties and lifestyle.

Thank you,
Linda Cook
27522 N 33rd Avenue
Phoenix, AZ 85083
602-405-6343
lmcook414@gmail.com

David O Simmons

From: Matt Rohrer <mduser500@gmail.com>
Sent: Wednesday, May 29, 2019 11:33 AM
To: David O Simmons
Subject: Case Number: Z-25-19-1, Taylor Morrison Re-zoning proposal

Mr. Simmons,

As a resident in the neighborhood impacted by this proposal, I am expressing my opposition/concern in regards to this re-zoning effort. We do not want the current S-1 zoning to be changed.

Please keep us informed of further developments/planning meetings associated with this case.

If you require any further information along with this initial correspondence, please let me know.

Thank you for your time,
Rohrer Family
27511 N 35th Avenue
Phoenix, AZ. 85083

David O Simmons

From: Mechas01 <mechas01@cox.net>
Sent: Friday, May 24, 2019 8:42 PM
To: David O Simmons
Subject: Te zoning

Case Z-25-19-1

Taylor Morrison re zoning

Please no more houses in this area the traffic is so bad in happy Valley are schools are full and we need the preserve mountain No more re zoning Mercedes Przecioski Stepson Hills community

Sent from my iPhone

David O Simmons

From: sharon@msdenton.com
Sent: Wednesday, May 29, 2019 8:33 PM
To: David O Simmons
Subject: Case Number Z-25-19-1

Dear Mr. Simmons,

We, Mike & Sharon Denton, have a home at 3520 W McArthur Road, a short distance from the proposed zoning change for Case Z-25-19-1. We are not in town at this time but we would like to express that we are definitely opposed to the zoning change.

This zoning change would totally destroy the rural lifestyle of this area and the reason we enjoy spending time in this community. Please leave the Zoning S-1 and only one house per acre.

Sincerely,
Mike & Sharon Denton
3520 W McArthur Road
Phoenix, AZ 85083
530-622-5343

May 28, 2019

To: Deer Valley Village Planning Committee
To: City of Phoenix Village Planner
To: City of Phoenix Planning Commission
To: Phoenix City Council Members

Case No. Z-25-19-1

c/o David Simmons, City of Phoenix Village Planner
602-262-4072
david.simmons@phoenix.gov

My name is Patty Bell-Demers, a homeowner who resides on the boarder of this proposed new subdivision. My husband Donald Demers and I are both opposed to any zoning change that allows more than one dwelling per acre here in our quiet and peaceful neighborhood. We purchased our home approximately 15 years ago because of the uniqueness of this neighborhood, the quiet and peaceful nights & skies, country living on the outskirts of Phoenix, the S1 zoning, the location of our home, the beautiful mountain views, area hiking trails and a rare area of Phoenix (just to mention a few).

My husband and I are both cancer survivors. Our peaceful home and quiet country neighborhood is critical to our recovery, healthy lifestyle, peace of mind and quiet enjoyment. Our home, neighborhood, mountain views and peaceful nights & skies are literally part of our healing journey in a transition back from this life threatening disease.

We have many concerns about potentially detrimental consequences and effects that may occur should the zoning changes be allowed and track homes be built. (Please Note: we are in favor of residential improvements to our streets, community and neighborhood, but these zoning changes will have negative effects on the entire area). We beg of you to keep the current s1 zoning intact.

Please see some of our concerns as well as a few questions we seek answers for:

1. We intentionally purchased our home in this neighborhood because it is in the middle of the street and NOT near a corner (this was a huge deciding factor). This new proposed change, new street and new subdivision will put us right at the corner of 37th avenue and the subdivision entrance. *Our home's value will plummet.*
2. Currently there are NO streetlights down our road and/or around the custom acre home lots along 37th avenue, 39th avenue and the other surrounding streets. All of us who live in this area love this unique feature about our neighborhood and it enhances our quality of life. *The evening stars and skies are perfect for quiet enjoyment and peaceful evenings. This proposed rezoning will Our dark skies and peaceful nights are in jeopardy.*
3. There is very limited access into our neighborhood and traffic will be greatly increased and congested. All neighbors who reside north of Happy Valley Road, as well as all along Pinnacle Vista will be hit by these zoning changes. *Most of the neighbors are not aware of this re-zoning request. May we request anyone who resides on an acre lot or larger (between Happy Valley Road north to Dynamite – and from 39th Avenue to the frontage road of Black Canyon Highway) be notified of proposed changes? They will be impacted by the increased traffic and they have a right to know the facts and potential changes.*

4. Just last month, a fire broke out on and near our mountain which caused great concern for all residences. Evacuation of people, animals (including farm animals), households, vehicles, RV's, trucks and trailers is a concern to everyone in the area and is challenging at best. It will be very difficult to evacuate the residents should a catastrophic event take place in our neighborhood. Since our roads are currently limited in our neighborhood as it stands right now – any emergency situation would be detrimental to us all. If this proposed zoning change is approved and 43 single family homes are allowed to be built, I fear for the public safety of all families, households and animals.
5. The services provide by the City of Phoenix (our infrastructure) in our neighborhood and community will be impacted and many improvements will need to be made. To include:
 - a. servicing the roads. When it rains, our streets flood and the sewers are at max capacity. It becomes very dangerous and difficult to pass through when traveling in and out of our neighborhood. Often due to flooding issues, vehicles cross over into our yards in order to get in and out of the neighborhood. With an increase of potential track homes and the excessive amount of families and their vehicles coming in and out of our neighborhood, all roads and infrastructure will need to be improved. This also directly impacts the conditions of our roads.
 - b. power/utilities/water/sewer. Currently our neighborhood is rural and has been established to promote farming and agriculture. The majority of the acre + lots that exist now have overhead power lines, are on a septic system of some sort, storm drainage issues, poor water pressure, etc. *If the rezoning is approved to allow for single family homes at the proposed site, it will require a huge investment and improvement of our infrastructure. Another potential burden on our city services, staffing and tax payers.*
 - c. internet services. Due to the remote area of our neighborhood, there are very limited internet service providers and those who choose to come down our street are very slow.
 - d. increase in crime. A boost in population due to high density building, more people and families = more crime. Our ranches/farms (our custom homes on acre lots) will be targeted. Additional security measures will be at the cost of the homeowners, but the increase of public safety and public service will be in high demand.
 - e. agriculture and wildlife issues. When track homes are built near rural areas (farms/ranch - S1 ranch) the impact on the surrounding hiking trails, deserts and preserves; as well as the impact on the wildlife (snakes, coyotes, raccoons, owls and other raptors and hawks, burrowing owls are just a few of the wildlife that live in our area) in our area is huge.

Again, my husband and I are greatly opposed to zoning changes that allow for more than one dwelling per acre. We do however support and are in favor of residential development of our rare and rural community.

Respectfully,

Patty Bell-Demers and Donald Demers
27628 N. 37th Avenue, Phoenix, AZ 85083
T: 602-367-2299
contactpbell@hotmail.com

David O Simmons

From: Pat Bell-Demers <contactpbell@hotmail.com>
Sent: Wednesday, May 29, 2019 6:26 AM
To: David O Simmons; Pat Bell-Demers
Subject: Case No. Z-25-19-1 Concern Letter from Neighbor Patty Bell-Demers
Attachments: Case No. Z-25-19-1 Concern Letter from Patty Bell-Demers and Donald Demers 5-29-2019.pdf

Dear Mr. Simmons:

Please accept this attached concern letter regarding rezoning Case No. Z-25-19-1 located at the southeast corner of 39th Avenue and Dynamite Road alignment.

We spoke on the phone a few weeks ago and I am following up with you in writing requesting my letter be added to this case file - as well as the following (please and thank you):

1. May I get any past cases (and case numbers) where rezoning applications similar to this rezoning case be sent to me? I am looking for all supporting documents of those cases or where to go to find the information. I respect your time and would appreciate details on past cases, to include correspondence from concerned neighbors.
2. May I get a list of contact information of area HOAs and community subdivision associations.
3. May I get the dark skies city codes and zoning information associated with our area?
4. I would like to be kept in the loop on all meetings and timeline associated with this rezoning application?
5. May I get information on the Deer Valley Village Planning Committee, the monthly meeting schedule as well as are those meetings open to the public? My goal is to be better educated and informed on our community.
6. Lastly, may I get information on the newest subdivision (Middle Vista - along Dixie and I-17 west frontage road) and any other new developments in our area.

Mr. Simmons - I want to thank you in advance for all your help. I do understand my request is very lengthy but I am trying to better educate myself on our community. I am more than happy to come to you, if this will make things easier.

Respectfully,

Patty Bell-Demers

Pat Bell-Demers
602-367-2299
contactpbell@hotmail.com

David O Simmons

From: Paul Mosley <paulmosley@gmail.com>
Sent: Tuesday, May 21, 2019 5:17 PM
To: David O Simmons
Subject: Taylor Morrison Re-zoning proposal

Paul Mosley

27823 N 37th Ave,
Phoenix, AZ 85083
(928) 208-8129
paulmosley@gmail.com

May 21, 2019

RE: Case Number: Z-25-19-1

Taylor Morrison Re-zoning proposal

David Simmon- City of Phoenix Village Planner

200 West Washington Street, 3rd Floor.

Phoenix, AZ 85003

Phone: (602) 262-4072

E-mail: david.simmons@phoenix.gov

Dear Mr. Simmons,

As a resident owner residing in a neighborhood zoned S-1, I am very concerned about the impact of our quiet country lifestyle allowing a large development to invade this area.

I am deeply opposed to the re-zoning of the S-1 neighborhood for the following reasons:

- 1) These homes will bring heavy increased traffic, especially down my street of 37th Avenue and as I have seven small children this will cause potential danger.
- 2) These homes will not be anywhere near 1 acre lots and so they will not be comparable and will not help to increase our property values. I have no problem with this development if the lots were close to 1 acre in size per house.
- 3) My neighbors and I have farm animals, such as chickens, horses, pigs, etc. and other agricultural gardens and fruit trees. This new development will not have any of these country living things and someday they might oppose the way that we live.
- 4) All that Taylor Morrison needs to do is bring the number of homes in line with the same number of acres and I'm sure that the community will be agreeable as this won't increase the traffic as drastic, all these homes will be comparable to ours with 1 acre and the individuals will fit in the community that we have here in the Deem Hill Area.

My family and I would really appreciate your help and support on this matter as we have moved here and invested in our property, yard, animals and we like it the way it is currently with less traffic and quiet. Again, we are not agreeable to a re-zoning unless the lots are close to 1 acre per house which is in line with or close to the current zoning of 1 resident per acre. Thank you for your consideration and time on this very important matter.

Sincerely,

Paul Mosley, CFP[®], LUTCF

27823 N 37TH Ave
Phoenix, AZ 85083
Office (928) 208-4438
Cell (928) 208-8129
Google Phone (602) 633-4404

<https://www.linkedin.com/in/paulmosleycfp/>
<https://certificates.cfp.net/ymxa85rh>

David O Simmons

From: Rick Denton <rldenton7197@hotmail.com>
Sent: Wednesday, May 29, 2019 11:19 AM
To: David O Simmons
Subject: Case Number Z-25-19-1

Dear Mr. Simmons,

My name is Rick Denton, my family and I live at 3520 West Mcarthur Road which is very near the proposed zoning change for case Z-25-19-1. I am out of town and will be unable to attend the meeting on May 29, 2019 but wanted to make it clear that I am opposed to the zoning change.

I moved here to live in a more rural area yet still be in the city. While this proposition is better than the previous attempts to build more than 1 house per acre it is still too much. Taylor Morrison states they want 43 homes in the area, estimations put 2 vehicles per house which puts 86 more vehicles passing on the main ingress and egress of Pinnacle Vista Road and 37th Ave, both of which are not suited for this traffic. This will also put additional stress on Mcarthur Road which is a one lane road. The point being is there is not enough infrastructure for the added traffic that this development will bring on.

The people who live here now are a strong community who chose to live in a more rural setting and space. Rezoning sets the path to change this. The increased population density will change the feel of the area and could have implications on the properties with livestock and horses. The concern is the change on how we choose to live and raise our families by a developer that will come in, build, then leave. There is no concern for community by the developer.

I am not opposed to development as it is a major driving economic force but there are plenty of other opportunities in the city for development. I would like to see Taylor Morrison change their plans to keep the S-1 zoning and build only 1 house per acre. This area of the city is one of the few remaining areas that are undeveloped with the type of zoning allowing a rural lifestyle. It should be left that way so others like me can have the same opportunity.

Thanks in advance
Rick Denton
3520 W Mcarthur Rd
Phoenix, AZ 85083
rldenton7197@hotmail.com
480-205-2139

David O Simmons

From: Roxanne Timmerman <roxannetimmerman@gmail.com>
Sent: Tuesday, May 28, 2019 12:06 PM
To: David O Simmons
Subject: Stetson Hills area/ S-1 development proposal

Dear Mr. Simmons,

As a 7-year resident owner in the Stetson Hills neighborhood zoned S-1, I am very concerned about the potential negative impact if Taylor Morrison builder is allowed to build in the Deem Hills area. I am deeply opposed to the re-zoning of the S-1 neighborhood for the following reasons:

- 1) Development would disrupt the beautiful natural harmony of the Deem Hills area
- 2) Development would disturb the wildlife habitat and drive them into suburban areas
- 3) Further home development would destroy part of the much beloved Deem Hills setting

I hope that you will respect the fervent wishes of current Stetson Hills area residents and disallow this development proposal.

Sincerely,
Roxanne Timmerman

David O Simmons

From: RKWeinberg at RKWeinberg.net <rkweinberg@rkweinberg.net>
Sent: Friday, May 24, 2019 7:02 PM
To: David O Simmons
Cc: RKWeinberg
Subject: Case Number: Z-25-19-1 Taylor Morrison Re-zoning proposal

RE: Case Number: Z-25-19-1 Taylor Morrison Re-zoning proposal

Dear Mr. Simmons,

As a resident owner residing in a neighborhood where a great deal of the property is zoned S-1, I am very concerned about the impact to our quiet country lifestyle by allowing a large development to invade this area.

I am deeply opposed to the re-zoning of the S-1 property for the following reasons:

- Traffic – this is a quiet community. If the Taylor Morrison Re-zoning is approved, there will be a massive increase of traffic on Pinnacle Vista Drive. I live off of Pinnacle Vista Drive. The increase in traffic will degrade the quality of life for those of us who currently live here.
- Encroachment on Deem Hills – Deem Hills is a quiet preserve. Placing high density housing adjacent to the preserve will diminish the solitude people enjoy while hiking at Deem Hills.
- S-1 means S-1 – There is no reason to re-zone these properties. They were zoned S-1 for a reason. And that's to keep the rural feel of the area. I moved here because of that rural feel. I don't want high density encroachment to ruin this atmosphere.

Please take my concerns with duly deserved consideration.

You can contact me if you have any questions.

Sincerely,
Roy Weinberg
3132 West Buckhorn Trail
Phoenix, Arizona 85083
602-571-1045
rkweinberg@rkweinberg.net

Name:

Address:

Phone:

Email:

Date:

RE: Case Number: Z-25-19-1

Taylor Morrison Re-zoning proposal

David Simmon- City of Phoenix Village Planner

200 West Washington Street, 3rd Floor

Phoenix, AZ 85003

Phone: (602) 262-4072

E-mail: david.simmons@phoenix.gov

Dear Mr. Simmons,

As a resident owner residing in a neighborhood zoned S-1, I am very concerned to the impact of our quiet country lifestyle allowing a large development to invade this area. As the Phoenix area grows, an area like ours is rare and has much value to the people living here. Please don't take this away from us!

I am deeply opposed to the re-zoning of the S-1 neighborhood for the following reasons:

This Project will keep us from walking our dog in a safe place. We will have no more privacy. We moved out here to have peace and quiet and not a bunch of traffic. It will cause us to have more crime out here. At this time we don't need to lock our cars or homes. If this project goes forward we will need to lock everything up. We love our neighborhood please don't change it.

Sincerely,

Russ Gardner

Russ GARDNER

David O Simmons

From: russ@aepros.com
Sent: Tuesday, May 21, 2019 11:54 PM
To: David O Simmons
Subject: Deems Hills Estate plan Case # Z-25-19-1

Russell and Sheila Gardner

28018 N 37th Ave
Phoenix, AZ 85083
602,863,6800
russ@aepros.com

May 21, 2019

RE: Case Number: Z-25-19-1

Taylor Morrison Re-zoning proposal

David Simmon- City of Phoenix Village Planner

200 West Washington Street, 3rd Floor.
david.simmons@phoenix.gov

Phoenix, AZ 85003

Phone: (602) 262-4072 E-mail:

Dear Mr. Simmons,

As a resident owner residing in a neighborhood zoned S-1, I am very concerned to the impact of our quiet country lifestyle allowing a large development to invade this area.

I am deeply opposed to the re-zoning of the S-1 neighborhood for the following reasons:

- 1) We have purchased 2 homes in this area based on the S-1 stipulations.
- 2) We love our peace and quiet this area provides us. We are opposed to changing the zoning to allow denser accommodations in our area.
- 3) Our street will be directly affected even with 1 house per acre.
- 4) We have a hard time sleeping with any noise and moved from I17 & Greenway to help us sleep better.
- 5) This proposed development would put a hardship on us.

We strongly urge you to reject any proposal to change our zoning in this area.

Sincerely,

Russ & Sheila Gardner

David O Simmons

From: Shelley Cheezem <scheezem@cox.net>
Sent: Friday, May 24, 2019 5:23 AM
To: David O Simmons
Subject: RE: Case Number: Z-25-19-1 Taylor Morrison - Re-zoning proposal

Shelley Cheezem
2313 W Bent Tree Dr
Phoenix, AZ 85085
623-640-5008

May 21, 2019

RE: Case Number: Z-25-19-1 Taylor Morrison - Re-zoning proposal

David Simmons
City of Phoenix Village Planner
200 West Washington Street, 3rd Floor. Phoenix, AZ 85003
Phone: (602) 262-4072
E-mail: david.simmons@phoenix.gov

Dear Mr. Simmons,

As a resident owner residing in a neighborhood zoned S-1, I am very concerned to the impact of our quiet country lifestyle allowing a large development to invade this area.

I am deeply opposed to the re-zoning of the S-1 neighborhood for the following reasons:

- 1) It is a protected area and was designated as a preserve by the City of Phoenix
- 2) increased traffic on a one lane road and on trails has many ramifications
- 3) disturbing wildlife that has already been oppressed on by building on all sides of the mountain.

The City of Phoenix needs to honor the promise of preserving this land. If they re-zone this area for one builder, the people will remember which council members did not keep this land safe when they go to vote in the next election.

Sincerely,
Shelley Cheezem

David O Simmons

From: Tammy Cavale <tammygahring@msn.com>
Sent: Sunday, May 26, 2019 2:52 PM
To: David O Simmons
Cc: Vince Cavale
Subject: Case Number: Z-25-19-1 Taylor Morrison Re-zoning proposal

Dear Mr. Simmons,

Tamara Gahring & Vince Cavale

27457 N. 37th Avenue
Phoenix, AZ 85083

(623) 363-0414 Tammy
(480) 395-2071 Vince

May 26th, 2019

RE: Case Number: Z-25-19-1 Taylor Morrison Re-zoning proposal

Dear Mr. Simmons,

As a resident owner residing in a neighborhood zoned S-1, I am very concerned to the impact of our quiet country lifestyle allowing a large development to invade this area.

I am deeply opposed to the re-zoning of the S-1 neighborhood for the following reasons:

- 1) Traffic. This area is not able to effectively handle the traffic we already have let alone add another neighborhood in here. The last neighborhood was supposed to cut Jomax through for another entrance and exit and that never happened. We have 1 entrance and 2 exits.
- 2) Existing zoning. This area was zoned S1 for custom homes that allows animals. We didn't move to this zoned area to have track home style builders invade it. 1 home per acre as zoned.
- 3) Preserve. The natural preserve we have within walking distance will be compromised by stuffing a neighborhood right next to it. We value our natural habitat.
- 4) Water. We have a water tower that may not be able to handle another neighborhood.
- 5) Safety. Currently if we had an emergency evacuation, we may not all be able to get out timely. Lives could be at risk.

Sincerely,
Tamara Gahring
Vince Cavale

David O Simmons

From: Teresa Concepcion <19concepcion64@gmail.com>
Sent: Sunday, May 26, 2019 9:43 PM
To: David O Simmons
Subject: Taylor Morrison Re-zoning proposal

Teresa Concepcion

3609 West Buckhorn Trail

Phoenix, AZ 85083
480-220-0297

19concepcion64@gmail.com

May 26, 2019

RE: Case Number: Z-25-19-1

Taylor Morrison Re-zoning proposal

David Simmons - City of Phoenix Village Planner

200 West Washington Street, 3rd Floor.
85003
david.simmons@phoenix.gov

Phoenix, AZ
Phone: (602) 262-4072

E-mail:

Dear Mr. Simmons,

As a resident owner residing in a neighborhood zoned S-1, I am very concerned to the impact of our quiet country lifestyle allowing a large development to invade this area.

I am deeply opposed to the re-zoning of the S-1 neighborhood for the following reasons:

- 1) A condition of having purchased my home was THE ASSURANCE-GUARANTEE THAT PRESERVE AREAS WERE SECURED FROM DESTRUCTION.
- 2) BUILD SOMEWHERE ELSE!
- 3) I am prepared to sue. Class Action

Sincerely,

Teresa Concepcion

David O Simmons

From: murphy <bank1avp@cox.net>
Sent: Monday, May 27, 2019 7:34 AM
To: David O Simmons
Cc: renee murphy; conbtactpbell@hotmail.com; vest379@outlook.com
Subject: re-zoning case # Z-25-19-1

Dear Mr. Simmons

I am writing you today on behalf of my family that lives at 3441 W. Pinnacle Vista Dr. My property sits on the corner of 35th ave and Pinnacle Vista. The importance of this location is that the proposed re-zoning area effects my property, as the additional traffic traveling to and from will pass the front of my house as there are no alternate routes. This is the 3rd "density" re-zoning this neighborhood has had to fight in the past 20 years that we have lived here. Look i get it. They too see that value of the area we are in as our family did too, 20 years ago. The very first thing we noticed is the area was "land locked" by the canal to the north and the mountain range to the west, the land fill to the south and I17 to the east . Which was attractive to our family as we knew this area could only have limited growth. I understand that as land owners Taylor Morrison has rights. But those rights should be limited to the zoning of the land at the time they purchased it. Had Taylor Morrison surveyed their neighbor's (as good neighbors do) we could have save them the expense of purchasing this land and the plans they had for it. As existing land and home owners already in the area our rights should supersede those that plan on changing the area we have grown to love and raise our children in. This home for us that we built from the ground up is our "forever home" We have no plans of ever moving away.

Please consider the voices of the home owners that already live in the area and their opposition to the rezoning. We are only trying to preserve what we have in our little community.

You may call me if you like for follow up questions 602-300-9442

The Murphys
3441 w. pinnacle vista dr
Phoenix, az 85083

David O Simmons

From: Tishri Solmon <leadingfilly@gmail.com>
Sent: Sunday, June 16, 2019 9:36 AM
To: David O Simmons
Subject: Case Z-25-19-1 Opposition

RE: Case Number: Z-25-19-1

Taylor Morrison Re-zoning proposal

David Simmon- City of Phoenix Village Planner

200 West Washington Street, 3rd Floor.

Phoenix, AZ 85003

Phone: (602) 262-4072 E-mail:

david.simmons@phoenix.gov

Thank you for taking the time to read my opposition for Taylor Morrison building at Deem Hills. This is truly life altering to me and disheartening. Re-zoning this area is ethically wrong on many levels and I will be as brief as I can to state my opposition.

1) Spot zoning in this pocket of land is detrimental to the current zoning of S-1. Agricultural activities are in practice that putting a higher density in an area that is zone 1 house per acre interferes with operations that are not so apparent. Livestock are being raised bordering this proposed development. Beekeeping is also bordering the land in question which higher density building can interfere with bee activity and put more residents at risk because that are closer proximity than currently zoned. From past experience, non-farming people buying residentially zoned near farm land by nature that find them surrounded by agricultural smells and flies eventually complain and harass land owners of their activities.

Spot zoning to a higher density is not supported by natural landscape preventing adequate evacuation response time. Three major washes flow through to the southeast as Taylor Morrison has acknowledge therefore abandoning their plan of a second exit plan on 39th Avenue as to avoid costly Bridges that they would need to be built to contain water that merge together during flash flood times and mountain run off. Taylor Morrison has put their only exit to their development on the one lane 37th Avenue which puts all the traffic also a one-way road Pinnacle Vista causing a bottleneck effect. Not safe!

2) Traffic would be a concern with higher density housing on a one lane road that by natural landscape is not flat and there are several blind spots due to different elevations. Hazards exist with a country road that is designed to take low traffic. There are only two options to exit this city pocket which in fact are all uneven, twisted, and no passing one-lane roads. Of course, the concern is heavier traffic, speeding, unsafe driving practices such as passing on a blind one-lane no passing zone which is relatively a low occurrence with the current lower density.

3) Light pollution is a real concern a development brings to this dark area. There are not many places you can live away from light pollution. The stars and moon light your way out here; artificial lighting drowns out the natural night light the skies bless us with. Many nights a week after work, sitting on my porch with my animals staring at the stars to decompress is one of my favorite activities.

4) History significance exist with this area and S-1 zoning. After the war, the city offered veterans suffering with PTSD and other disabilities the ability to buy peaceful land out in the country and use agricultural as

wholesome healing. Some original veteran homes still exists and veterans still live in the area enjoying the peaceful area has to offer.

5) Rare agricultural pocket: A few years ago, I was blessed to find this area when I had a horse go to training. The trainer lives a few houses from the proposed development. When I visited his ranch, I knew one day I would live in this area. After several years completing college, saving money, and waiting for the right piece of property to come up for sale I finally made S-1 my home! This area is indeed a rare find in the city of Phoenix. You have space between neighbors, a sense of community with a country lifestyle in common, quiet day and night, and dark skies. My home is an escape from the city hustle and bustle. Please don't change the zoning just for Developers to profit; the negative effects are irreversible.

Please say NO to Taylor Morrison or any other development!
Vote NO to re-zoning!

The current property owner is entitled to sell their property; however, should not be given special consideration to make his property more valuable to a developer. This proposed development will not increase S-1 homes and land values because re-zoning will no longer make these properties comparable. In fact, before I bought my property, I personally contacted the Solheim family about buying a portion of land which I was denied. I would still be interested in buying some land from them at the current zoning.

Sincerely,
Tishri Solmon
623-695-0054

David O Simmons

From: William Earl <golftun@hotmail.com>
Sent: Thursday, May 23, 2019 4:14 PM
To: David O Simmons
Subject: Case number Z-25-19-1 Taylor Morrison

Re: opposition to development plan by Taylor Morrison

Mr. Simmons

Please be aware of my opposition to the development by Taylor Morrison. We have enough traffic in the area. The impact to wildlife would be great. We would loose what is left of our small community feel we have in this area. Another issue is water, how can/do you justify water consumption. At some point we have to say no to the big developers who are just in it for the money.

Sincerely,

William D. Earl

Sent from my iPad

CITY OF PHOENIX

DJA

MAY 29 2019

We, Community owners of Deem Hills East area are opposed to any zoning change that allows more than one dwelling per acre.

Planning & Development
Department

NAME

ADDRESS

1. VINCE CAVALE 27457 N. 37th AVE Phoenix 85083
PERRY LAMB 30424 @GMAIL.COM
- JEROME P. LAMB 3605 W McARTHUR, PHX 85083
- PAMELA LAMB 3605 W. McArthur Rd. Phx 85083 Pam.Lamb @ YMAIL.COM
- MERRILY COSGROVE 27611 N 35th AVE PHX 85083
- WILLIAM COSGROVE 27611 N 35 AVE. PHX AZ 85083
- DENISE ROSS 27521 N. 35th AVE 85083
- DAVE WATSON 3310 W Pinnacle Vista DR 85083
- LARRY BERGER 27514 N33 AVE PHX AZ 85083
- Jenny Levalle 28012 N33 Ave PHX AZ 85083
- Amy & Brian Cunningham 28038 N35th Ave PHX AZ 85083
- Jeffrey & Yvonne Blend 3640 W. Pinnacle Vista PHX AZ 85083
- JACK - GIOACCHINO TRIPI 3540 W. Pinnacle Vista Dr. PHX AZ 85083
- ERIK MILTON 3410 W. Pinnacle Vista Dr. PHX AZ 85083
- ASHLEY LUCAS 3312 W Desert Vista Trl. Phoenix 85083
- David Spritzer 27840 N. 38th DR. PHX, AZ 85083
- Lou Spritzer 27840 N 33rd Ave Phx, AZ 85083
- TONY DAVIS 3411 W. Pinnacle Vista DR. PHX, AZ 85083
- Jimmy Conrad 3421 W. Pinnacle Vista Dr. PHX AZ 85083
- CATHERINE SORIVANO 3431 W PINNACLE VISTA DR PHX 85083
- VEERACHART MURPHY 3441 W. Pinnacle Vista DR 85083
- JUSTIA Wetherald 3535 W Dynamite Phx, AZ 85083

MURPHY @ AMM.D.COM

We, Community owners of Deem Hills East area are opposed to any zoning change that allows more than one dwelling per acre.

NAME

ADDRESS

- JOSEPH P GIULIANO 3541 W MCARTHUR BLVD AZ 85083
- Todd Pease 27604 N 35th Ave. 602-501-1603
- ROBERT LOTT 3480 W PINNACLE VISTA DR.
- Tyler Sanchez - 27602 N 33 Ave
- ANDREA JONES - 27807 N. 33rd Ave PHX, AZ 85038
- RICK JONES 27807 N. 33RD AVE PHX, AZ 85038
- Jimmy Norman 3214 W. OBERLIN way Phx 85083
- Andrew Mills 27620 N. 31st Ave Phx 85083
- Jan Lacy 3210 W. OBERLIN way Phx 85083
- Father Hoffman 3120 W. Oberlin way Phx 85083
- E. Hugo 3110 W. Oberlin way Phx 85083
- Dustin Hamilton 3115 W. Oberlin way Phx 85083
- Lander Brown 3120 W. Pinnacle Vista Phx 85083
- Nathan Burtis 3057 W. Desert Vista trail Phx 85083
- Emily Burtis 3057 W. Desert Vista Trl. Phx, AZ 85083
- Andrew Seppesen 3315 W. Pinnacle Vista Dr. Phoenix, AZ 85083
- Corey Philpot 3321 W Pinnacle Vista Dr 85083
- Roger Kiani 3620 W Pinnacle Vista Dr 85083

Taylor Morrison Development
9000 E. Center Parkway Suite 350
Scottsdale, AZ 85258

RE: Development proposal for 37th Ave and Pinnacle Vista Dr.

Whom it May Concern:

We are in favor of development which maintains the current zoning. S-1 zoning requires that only one house be built per acre. Any zoning change that reduces this lot size will be opposed by all neighbors who have signed this petition.

NAME ADDRESS

STEPHEN MOSLEY 3745 W DYNAMITE BLVD

Rd Karen & Becky Patton 3805 W Dynamite Blvd

Don & Carol White 3655 W Dynamite Blvd

Suzanne & Daniel Pingree 28040 N 37th Ave

RUSSELL & SHEILA GARDNER 28018 N 37th AVE

Janet & Terry States 27848 N 37 Ave

- Willy Lunkowski III 27817 N 37 AVE

- JACQUES BRADOS 27809 N 37th AVE

- Ricardo BRADOS 27619 N 35th Ave

- Tishri Solomon 28814 N 37th Ave

- Marcel & Connie Schmidt 27616 N 37th Ave

Paul B. Brown 27472 N 37th Ave

- Thomas Graef 27440 N 37th Ave

- Raymond G. WHITE 27447 N 37 AVE

- Ed Weathersby 28015 N 37th Ave

- Kyle Seabert 27813 N 37th Ave

- KEN HIGHTOWER 27624 N 37th AVE

- Glenn & Phoebe Jordan 27607 N 39th Ave

Paul Mosley 27823 N 37th Ave

We, community owners in the Pinnacle Vista and 37th Ave area, are opposed to any zoning change that allows more than one dwelling per acre. We are in favor of residential development that keeps water retention on each owner's property, 30 foot side setbacks 40 foot front setback, and 30 foot rear setback, which are all part of the S-1 zoning and which will preserve our neighborhood. This is a rare area of town and should be preserved and protected.

NAME	ADDRESS
Paul Misley	27823 N 37 th Ave
Robert Patton	3205 W. Dunsmuir Blvd Battolipireact.com
Kyle Seaborn	27513 N 37 th Ave
Jim & Terry Stiles	27545 N 37 th Ave
Michael Lantzakis	27512 N 37 th Ave - greek73d@gmail.com
Barbara Froese	27200 N 37 th Ave PH 85083
Thomas Boudas	27600 N 35 th Ave PH 85083
DeeDee MacMaster	27505 N 37 th Ave 85083
Kenneth Vest	27635 N 37 th Ave 85083 Vest 374 kvest@earthlink.net
DELA STURGEFIELD	3050 W. MARTIN LUTHER DR. 85083
Jerry White	27447 N 37 th Ave PHX 85083
Michael Carroll	3712 W Pinnacle Vista Dr 85083
Lori Erickson	27440 W 37 th Ave
Dan B. Burt	27222 W 37 th Ave 85083
Linda Ann Burt	2706 E 37 th Ave 85083
Wendell Dumas	27628 N 37 th Ave 85083 contact dadd66@hotmail.com
Matt Harmon	27810 N 37 th Ave 85083
Ed Weatherbury	28015 N 37 th Ave 85083
Tishri Solomon	28014 N 37 th Ave 85083
James Christensen/Morley	3715 W Dunsmuir 85083
Luke & Serena Hufel	27811 N 37 th Ave PHX, AZ 85083

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

May 10, 2019

Dear Property Owner or City Registered Neighborhood Organization:

On behalf of Taylor Morrison Arizona, Inc. ("Taylor Morrison"), we recently filed an application (Case No. Z-25-19-1) with the City of Phoenix to rezone the approximate 29 acres of property generally located at the southeast corner of the 39th Avenue and Dynamite Boulevard alignments ("Property") from Suburban S-1 Farm or Ranch Residence District (S-1) to R1-18 Single-Family Residence District, Planned Residential Development (R1-18 PRD). See enclosed Aerial Map.

Taylor Morrison's community is planned to consist of 43 one-story, single-family detached homes on individually owned lots with an overall density of 1.47 dwelling units per acre. See Conceptual Site Plan. The proposed zoning change is in conformance with the City's General Plan land use designation of Large Lot 0 – 2 dwelling units per acre on the Property. The site plan has been designed to provide for a respectful transition from surrounding properties, including providing expansive and sensitively located common areas and landscape buffers, increased perimeter building setbacks, and maximizing the number of lots that "side" onto surrounding residences.

As part of our community outreach, we are hosting a neighborhood meeting where you will have an opportunity to meet the development team and learn about the project. This meeting will be an open house. You are welcome to arrive at a time that is convenient for you between 6:00 PM and 7:00 PM. The open house meeting will be held as follows:

Date: Wednesday, May 29, 2019
Time: 6:00 PM – 7:00 PM
Location: Sandra Day O'Connor High School – Media Center
Address: 25250 North 35th Avenue

If you are unable to attend or have questions, please contact Nick Sobraske at (602) 256-4449 or nsobraske@gblaw.com. The City of Phoenix Village Planner assigned to the case is David Simmons, who can be reached at (602) 262-4072 or david.simmons@phoenix.gov. Mr. Simmons can answer your questions regarding the City review and hearing processes. You may also write to the City of Phoenix Planning and Development Department at 200 West Washington Street, 2nd Floor, Phoenix, Arizona 85003, referencing the case number Z-25-19-1. Your correspondence will be made part of the case file.

Please be advised that future meetings and hearings before the Deer Valley Village Planning Committee, Planning Commission, and City Council will be scheduled to review the case. Specific meeting and hearing dates have not yet been set. A second notification letter will be mailed in the coming months identifying the date, time and location of these meetings and hearings.

Sincerely,
GAMMAGE & BURNHAM, P.L.C.



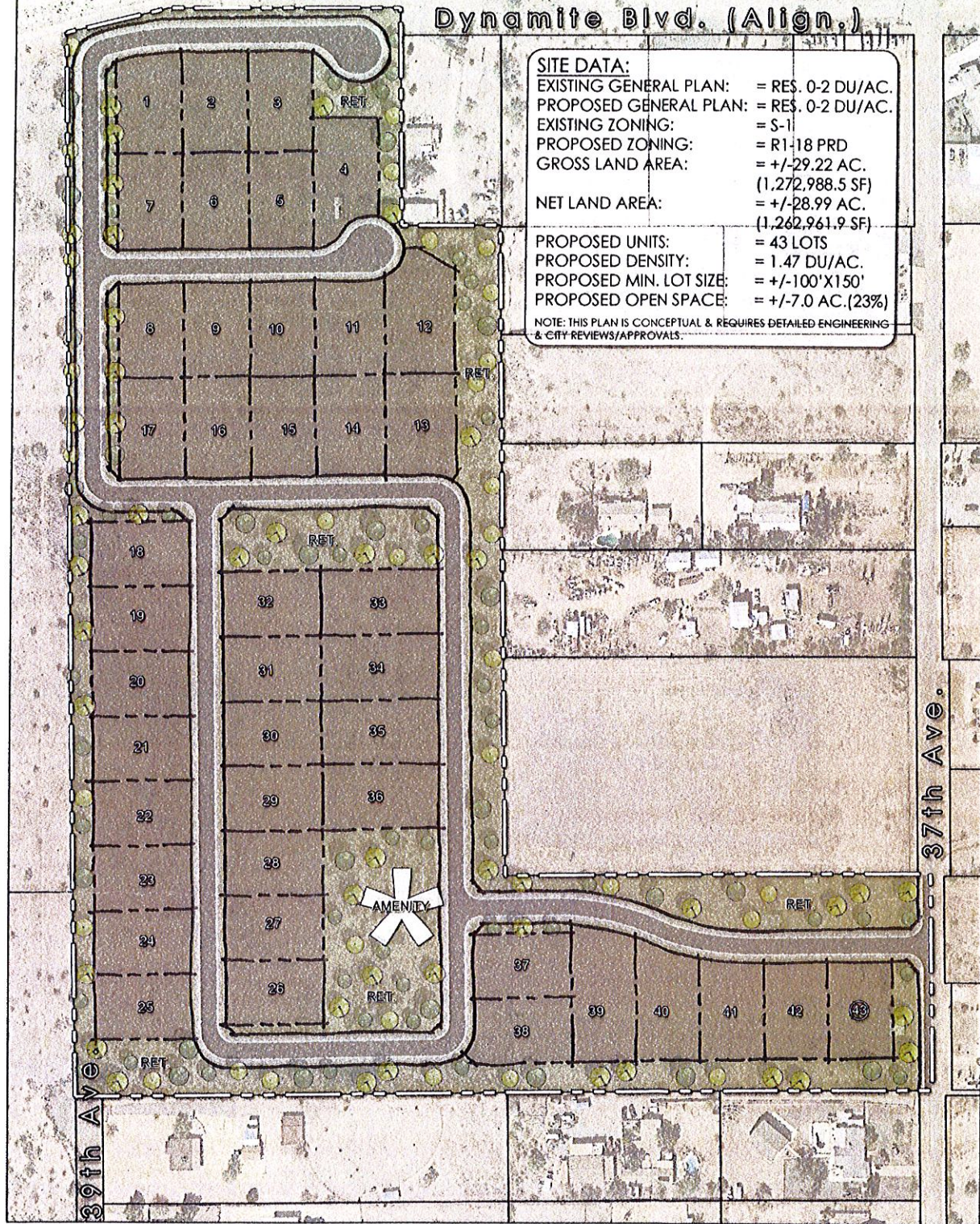
By

Susan E. Demmitt

SED/nas
Enclosures

Central Arizona Project Canal

Dynamite Blvd. (Align.)



SITE DATA:

EXISTING GENERAL PLAN: = RES. 0-2 DU/AC.
 PROPOSED GENERAL PLAN: = RES. 0-2 DU/AC.
 EXISTING ZONING: = S-1
 PROPOSED ZONING: = R1-18 PRD
 GROSS LAND AREA: = +/-29.22 AC.
 (1,272,988.5 SF)

NET LAND AREA: = +/-28.99 AC.
 (1,262,961.9 SF)

PROPOSED UNITS: = 43 LOTS
 PROPOSED DENSITY: = 1.47 DU/AC.
 PROPOSED MIN. LOT SIZE: = +/-100'X150'
 PROPOSED OPEN SPACE: = +/-7.0 AC. (23%)

NOTE: THIS PLAN IS CONCEPTUAL & REQUIRES DETAILED ENGINEERING
 & CITY REVIEWS/APPROVALS.

39th & Dynamite **TaylorMorrison**
 SEC of 39th Ave. & Dynamite Blvd. (Align.)
 Conceptual Site Plan Phoenix, AZ

Kimley»Horn

Scale: Approx.



Date: 03/28/19
 Drawn By: EH

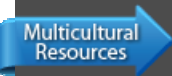
David O Simmons

From: Newell, Kevin <KeNewell@firstam.com>
Sent: Tuesday, May 28, 2019 10:46 AM
To: David O Simmons
Cc: nsobraske@gblaw.com
Subject: Case Number Z-25-19-1

David,

I am writing this email in support of Taylor Morrison Homes proposed housing community. I believe that they are being very responsive to the area's residents by only allowing a 1.47 dca on this property. In addition, all homes will be single level- thereby not obstructing the views of the neighbors. Taylor Morrison Homes is a quality home builder whose new homes will benefit the areas home values. I live just south of this proposed community. My address is 3135 West Redbird Road, Phoenix, AZ 85083.

Kevin Newell

  		Kevin Newell Sales Executive 8601 N. Scottsdale Road, Ste 135 Scottsdale, Arizona 85253 Mobile: 602.361.7486 Mobile: 702.803.0364 kenewell@firstam.com	 First American Title HOMEBUILDER SERVICES
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Thank you.~

FAFLD