

CITIZEN PETITION REQUEST

**Subject:** Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1

2025 OCT 29 PM 3:37  
CITY CLERK DEPT.

As a homeowner in North Phoenix, I strongly oppose the proposed rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1. This project represents overdevelopment that will severely harm our community.

**Outsized Special Interest & Lobbying Concerns**

Lobbying's purpose is to persuade lawmakers on issues that affect a group or the public, **with no guaranteed outcome.**

When private meetings are held between lawmakers and special interest groups, sewer lines are installed, roads and fences constructed prior to the approval of rezoning and land sales, it suggests a predetermined outcome. **This raises concerns about transparency, the ability for lawmakers to make objective decisions, and undermines the integrity of fair public processes.**

**Other key concerns include:**

1. **Flawed traffic study** – The analysis assumes 20% of trips stay inside the community, far above the 5–10% recommended by City guidelines. This underestimates the true number of cars on our roads.
2. **Outdated comparisons** – The study relies on traffic data from Anthem (2010–2012), which is not reflective of today's congestion, travel patterns, or growth.
3. **Failing intersections** – Critical intersections are projected to fail with long delays and safety risks.
4. **Child safety** – With thousands of additional vehicles on Stetson Valley Parkway, children will not be able to cross safely to

schools, parks, or friends' homes. This threatens the walkability and livability of our neighborhood.

5. **Semi-truck cut-throughs** – By opening Stetson Valley Parkway as a north-south corridor, semi-trucks will be allowed to cut through what is currently a residential street. This is not acceptable in a family-oriented neighborhood — semi-trucks should be prohibited from utilizing this neighborhood road.
6. **Unfunded mitigations** – The study assumes roadway improvements by 2050 that are neither funded nor guaranteed. In reality, residents would face years of gridlock before relief ever comes.
7. **Excessive density** – Increasing from 1 home per acre to nearly 5 homes per acre will generate over 160,000 daily vehicle trips, overwhelming neighborhood streets, arterials, and freeways. This density does not fit the character of our community.
8. **Industrial uses disguised as “innovation”** – Residents are deeply concerned about the inclusion of a **microchip manufacturing plant or similar heavy industrial use** within this project. Calling this an “innovation corridor” is misleading — it masks the fact that these are industrial operations, not compatible with nearby residential neighborhoods.
9. **Environmental and quality-of-life impacts** – Microchip fabrication facilities are extremely resource-intensive. They consume vast amounts of **water and electricity**, use **hazardous chemicals**, and generate **airborne and wastewater pollutants**. Additionally, they operate 24 hours a day, creating **constant noise, lighting, and vibration impacts** that are incompatible with residential living.
10. **Inappropriate location for industrial activity** – Industrial facilities should be sited in properly zoned, buffered areas with existing infrastructure to support their energy and water demands — **not adjacent to homes, schools, and parks**. Allowing such uses here would irreversibly alter the character, safety, and livability of our community.

I, THE UNDERSIGNED, citizen and resident of the City of Phoenix, hereby petition the City Council to deliberate and enact, within fifteen (15) days, a resolution to deny this rezoning request. At a minimum, the project should be significantly reduced in scale and exclude all industrial or manufacturing uses until traffic, safety, and environmental concerns are fully addressed.

Please protect our community from reckless overdevelopment and incompatible industrial expansion.

I also formally petition the City Council to deliberate and enact, within fifteen (15) days, a resolution to commission a thorough review and investigation, commencing from 2019, to assess the effects of special interest involvement, campaign finance practices, contributions from lobbyists and developers, related contracts, zoning approvals for pertinent entities, committee appointments, comprehensive expenditure reports, funding sources for trips and events, and review the personal investment activities of lawmakers and committee members within this period to verify that all transactions were conducted without reliance on confidential or non-public information.

Tamara Weaver

Tamara Weaver

of Stetson Valley

Phoenix, AZ 85083

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## Say NO to NorthPark

 **Macey**

4 days ago

Our neighborhood has families crossing Stetson valley pkwy to get to school. We to on walks almost daily in the fall, winter, and spring along Stetson valley... kids ride bikes and scooters. Please say no to making our neighbors dangerous. Keep our children safe.

 **Diana**

3 weeks ago

This project needs to be stopped! Developers are ruining our beautiful home area. I moved out here 22 years ago and love the natural beauty. This will ruin it and make this area like Scottsdale and downtown Phoenix with all the traffic and people. Please speak out and there are legal ways to put this on a ballot for a vote

 **Diana**

3 weeks ago

this needs to stop! most of us bought out there to avoid living in downtown Phoenix with all the mess and traffic. I was told when I bought 20+ years ago, this would stay a preserve. Too much development and it will go stale like in 2008

 **Richard**

4 months ago

More open spaces are needed than houses. Keeping passage ways for wildlife, temperature relief, quality of life, and many others. Phoenix needs to grow out not up or in. Unlike most cities we are not land locked or limited. 1. Public Health Value Research shows that routine physical activity contributes to well-being and longevity, helping prevent multiple chronic diseases, including diabetes, heart

disease, high blood pressure, depression, and cancer. But most Americans — adults and childr...

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Lance

4 months ago

Not only does this invasive expansion have an impact on resources for the residents of this area; it is detrimental to the life that resided here long before us. What was meant to be a reservation of nature has turned into a scapegoat for the greedy development conceptualizers that wish to sell it for and turn it into an excess of homes and shopping centers for monetary gain. We are not far from seeing the natural beauty of northern phoenix fade into obscurity, as the pockets of the wealthy gro...

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Paul

4 months ago

Our house backs up to Stetson Valley Pkwy. We are already fed up with the year long construction project for the sewer project waking us up every morning and do not want more loud traffic flowing through to the new development. We also love to take walks into the preserve and mountain bike. The preserve was the main reason we moved out here. This would really drop the valley of homes around here by making it congested with a new major development down the street.



Tabita

4 months ago

Phoenix has become to congested, we need to limit the number of houses build in the valley.



**Frank**

4 months ago

We all are going up against builders and Council Members who want to see the city grow (more residences, business = more taxes). They don't care about nature nor the community. Need way more supporters as well as any legal reason why they cannot build. They already have the design.



**Jennifer**

4 months ago

Our two-story home backs up to the canal with the beautiful views of the desert landscape. We love watching the native wildlife, mountain bikers and hot air balloons that frequent this area. We are not happy to think that homes are going to be built and the peaceful nights we have will be interrupted with excess homes and cars. Take your idea of a development and move it elsewhere. Stetson Valley also cannot take on the amount of traffic, cars or people that will flood through our neighborhood t...

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**John**

5 months ago

Nature is the best amenity not environmental degradation and reduction in intrinsic value.



**Gabrielle**

11 months ago

Too much traffic



**Gail**

11 months ago

As an AZ. Native, slowly over the years & now selling state land along 1-17 & the 303, to create another city & thousands of Apt. complexes & homes around a chip plant that residents didn't want and knowing they were allowed to bypass NEPA reviews which are crucial to our air pollution is unconscionable to the community & Citizens residing in the area! Water, only 90 % will be recycled. Where is the 10% going? AZ. Selling & helping foreign companies is not appealing to the US Citizens/Residents....

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Paul

11 months ago

Phoenix should continue its celebrated history of Mountain preserve parks. Public land for it's citizens



Janet

11 months ago

Say no to road extensions over the canal.



Erica

11 months ago

No to more traffic on a quiet neighborhood street. No to apartments. No to wildlife having to relocate. No to losing a safe place for families to enjoy.



Amanda

11 months ago

Stetson Valley will be forever changed if this is allowed. Traffic is already busy and there are families that walk, ride bikes and play on or near 51st ave. This will make the community dangerous not to mention the impact to natural resources.

 Amy

11 months ago

No to Northpark. Getting way too congested up here all ready. Save the land

 Mich

12 months ago

Stop. Keep nature protected . People need areas to see beautiful nature and not just house after house.

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# Say NO to NorthPark

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915<sup>✓</sup>

Verified signatures ▾

 Let's get to 1000 signatures!

Petitions with 1,000+ supporters are 5x more likely to win!



Decision Makers: Ann O'Brien +4



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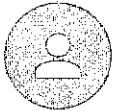
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## The Issue

Hello everyone! This page has been established to bring together residents of Phoenix that are against the development of NorthPark, a proposed 19,000 home development in Northern Phoenix.

The development raises concerns for traffic, water consumption, and shrinking open spaces to enjoy nature and recreate. Please sign this petition to urge city council to vote against rezoning this area for residential development.

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**Carter Huber**

Petition Starter

[Media inquiries](#)

## The Decision Makers



**Phoenix City Council**

3 Members



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**Betty Guardado**

Phoenix City Council - District 5



**Laura Pastor**

Phoenix City Council - District 4



**Ann O'Brien**

Phoenix City Council - District 1



**Yassamin Ansari**

Former Phoenix City Council - District 7

Awaiting response



**Kate Gallego**

Phoenix City Mayor

Awaiting response

## Supporter Voices

## Featured Comments



**Gail, Peoria**

11 months ago



Support now

As an Indian native, slowly over the years a new selling state land along I 17 & the 205, to create another city & thousands of Apt. complexes & homes around a chip plant that residents didn't want and knowing they were allowed to bypass NEPA reviews which are crucial to our air pollution is unconscionable to the community & Citizens residing in the a..."

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**Jennifer**, Los Angeles

4 months ago

"Our two-story home backs up to the canal with the beautiful views of the desert landscape. We love watching the native wildlife, mountain bikers and hot air balloons that frequent this area. We are not happy to think that homes are going to be built and the peaceful nights we have will be interrupted with excess homes and cars. Take your idea of a ..."

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♡ 1 Like    🚩 Report



**Macey**, Bellevue

4 days ago

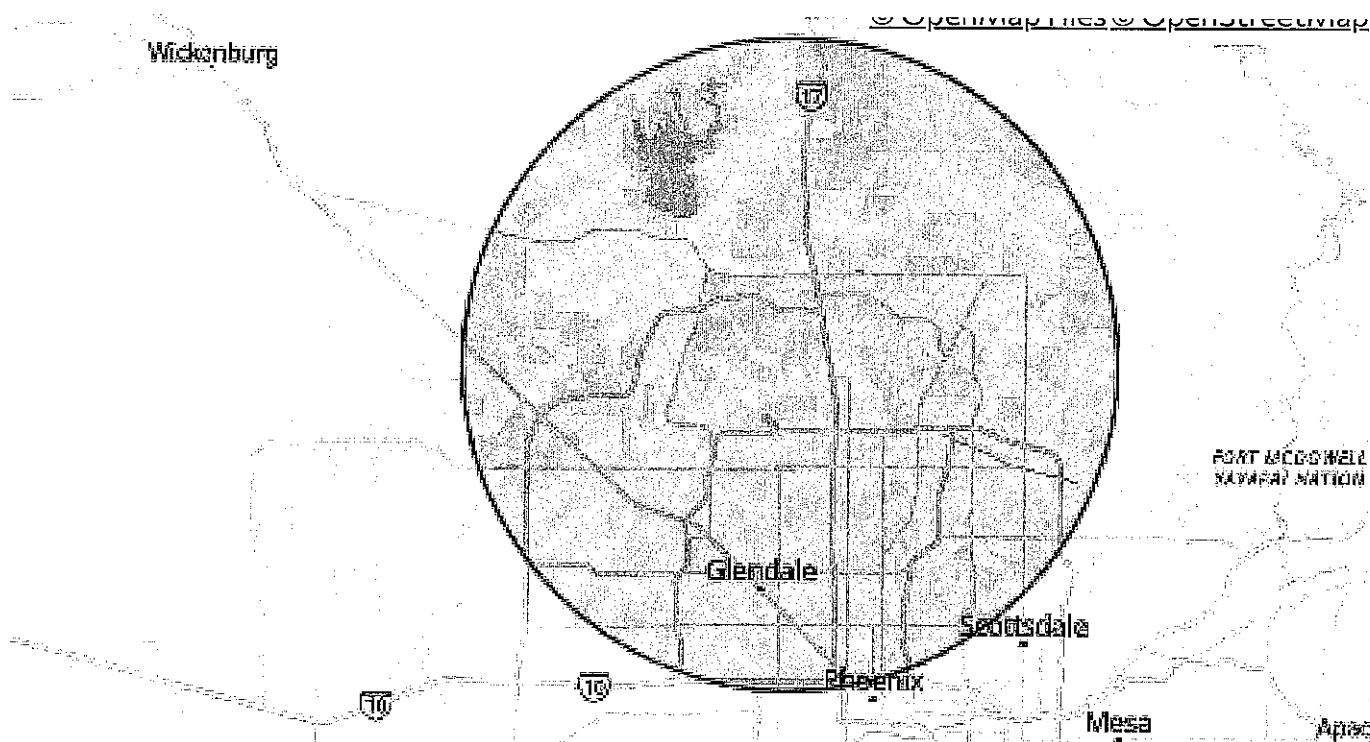
"Our neighborhood has families crossing Stetson valley pkwy to get to school. We to on walks almost daily in the fall, winter, and spring along Stetson valley... kids ride bikes and scooters. Please say no to making our neighbors dangerous. Keep our children safe."

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## Petition updates

### Correction to email list

1 week ago

Updated email address: sdrian.zambrano@phoenix.gov in the previous list should be adrian.zambrano@phoenix.gov. Thank you!

### Key Decision Makers Contact Info

2 weeks ago

Hi Everyone! The key meetings that will determine if the Northpark development is approved are coming up. Again, this development raises so many concerns for open-space, recreational opportunities, industrial pollution (the developers recently noted that semiconductor manufacturing will be included in this development south of the 303), overcrowding, water-use,...

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