

ATTACHMENT F

Friends of Deer Valley

4/29/2026

Re: Letter of Support
Proposed 80-Lot Residential Development
City of Phoenix Zoning case no.: Z-25-26-2

To the Members of the Deer Valley Village Planning Committee:

On behalf of the Friends of Deer Valley Board, we **strongly support** K. Hovnanian Homes' application for rezoning associated with Z-25-26-2. The Board voted unanimously to support this request following a detailed presentation and discussion.

This project represents a well-executed conversion of largely vacant County land into a residential community that is aligned with the City of Phoenix General Plan and the established development pattern in the surrounding area. The applicant's assembly of multiple parcels with multiple owners is not easy, but it has enabled a cohesive neighborhood design, rather than fragmented, piecemeal development.

The Board particularly appreciated the applicant's direct engagement with adjacent residents and the adjacent church and their willingness to address concerns through design and other extensive efforts. This level of responsiveness is appreciated and has led to a superior project that appropriately buffers the existing residents.

The proposed development demonstrates sound site planning, with an efficient layout, appropriate circulation, and compatibility with surrounding land uses. It will also contribute meaningfully to the City's housing supply in a location where residential growth is both planned and appropriate.

Friends of Deer Valley is an advocate for development projects that enhance the community while thoughtfully addressing local impacts. This proposal meets those objectives, and we believe it will be a positive addition to the Deer Valley area.

For these reasons, **we respectfully urge approval of this application.**

Should you have any questions, please feel free to contact us.

Sincerely,

Friends of Deer Valley

2501 Happy Valley Rd. Suite 4

Phoenix, AZ 85085

Dear Deer Valley Village Committee members:

I own the lot immediately east of the proposed rezoning. My wife and I recently built a house on this lot, and so we had concerns regarding any new development on the subject property. I'm happy to report that the developer's attorney, Mr. Earl, and principal planner, Ric Toris, reached out to me on several occasions to discuss and address my concerns.

I first contacted the attorney's office prior to the neighborhood meeting. Mr. Toris listened to my concerns, took notes, and committed to obtaining answers for me. A few days later, my wife and I attended the neighborhood meeting. All members of the development team were helpful, informative, and forthright, and I was able to get my questions answered.

During the interactions, I expressed specific concerns related to building setbacks along our shared property line, as well as off-site drainage flows in the surrounding area. My concerns were carefully listened to, and the development team committed to look into them, which they did.

About a week after the neighborhood meeting, Mr. Earl and Mr. Toris set up a zoom meeting with me to show me the changes their client had agreed to make to address my concerns. I was pleased to see that they added a 30-foot-wide landscape tract between the new lots and my property. This will increase the rear setback of the new homes and ensure a row of trees between the new lots and my property. It will also address my concerns regarding off-site flows because now the water flowing onto their property has a place to be accommodated.

We knew that development on this lot would be coming, and we support progress in this area. Out of the gate, we were happy to see an ownership product being proposed. Yet we still had the concerns cited above, as well as other questions. But I commend the developer for their willingness to listen to us and address our concerns.

All of my questions have been answered, and I appreciate the developer's continued willingness to communicate openly, consider feedback, and make reasonable adjustments to the project.

Based on these efforts and the revisions made, my concerns have been satisfactorily resolved, and I am now in support of the proposed rezoning request.

Sincerely,



Jeff Miklus

Support letter
Rezoning for the property located at 19th Avenue and Briles Road
City of Phoenix zoning Case Number: Z-25-26

Dear Planning Commissioners and City Staff:

I am a property owner who owns property at northeast corner of 19th Avenue and Yearling Road, which is situated in close proximity to the proposed rezoning by K. Hovnanian homes. I am writing to express my support for the rezoning request associated with the proposed 80-lot single-family residential subdivision.

As a neighboring property owner, I have reviewed the proposed development and believe it represents a positive addition to the community. The project appears to be consistent with the City's long-term growth objectives and will provide needed housing opportunities while maintaining a residential character compatible with surrounding land uses.

I am particularly supportive of the following aspects of the proposal:

- Development of a well-planned single-family residential neighborhood that complements the existing community.
- Investment in local infrastructure and public services associated with the project.
- Thoughtful land use planning that promotes orderly growth and development within the city.
- Enhancement of the area's overall economic vitality and residential housing inventory.

Based on the information available, I believe the proposed rezoning is appropriate and in the best interest of the community. The development will help meet current and future housing demand while contributing positively to the surrounding area.

For these reasons, I respectfully request that the Planning and Zoning Commission and City Council approve the rezoning application for the proposed 80-lot single-family residential development.

Thank you for your consideration of this request.

Sincerely,

Carol Shilliday, Owner of CMI Construction

C: Racelle Escolar, e-mail: racelle.escolar@phoenix.gov
Taylor Earl, Zoning Attorney, e-mail: tearl@earlcurley.com
Ricardo Toris, Principal Planner, e-mail: rtoris@earlcurley.com