

Attachment E

David O Simmons

From: David O Simmons
Sent: Monday, August 12, 2019 10:18 AM
To: Craig Messer
Subject: FW: Rezoning Case Z-33-19
Attachments: CONCERNS REGARDING Z-33-19-1.pdf

Hey Craig,

When you have a few minutes could you please take a look at the attachment and let me know if this citizens comments have any merit? I know these questions will come up at Village so I need to be prepared to provide answers to his concerns.

Thanks,

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

From: Kenneth A. Vest <KVest@BrwnCald.com>
Sent: Monday, August 12, 2019 9:16 AM
To: David O Simmons <david.simmons@phoenix.gov>
Cc: KENNETH VEST <vest379@outlook.com>
Subject: Rezoning Case Z-33-19

Mr. Simmons,

Please note the additional concerns regarding the proposed zoning change, Case Z-33-19 and a draft depiction showing some of my drainage concerns.

- PROPOSED DENSITY EXCEEDS GENERAL PLAN (37/18 > 2.0 units/acre)

- LOTS DO NOT CONFORM TO HILLSIDE DEVELOPMENT REQUIREMENTS FOR DENSITY (1.8 units/acre) BUT CLAIM TO BE A PLANNED DEVELOPMENT TO MEET R-1-18 DENSITY IN EXCESS OF 1.95 units/acre. EITHER WAY OR THE OTHER, THE PLANNED DEVELOPEMENT EXCEEDS DENSITY REQUIREMENTS.

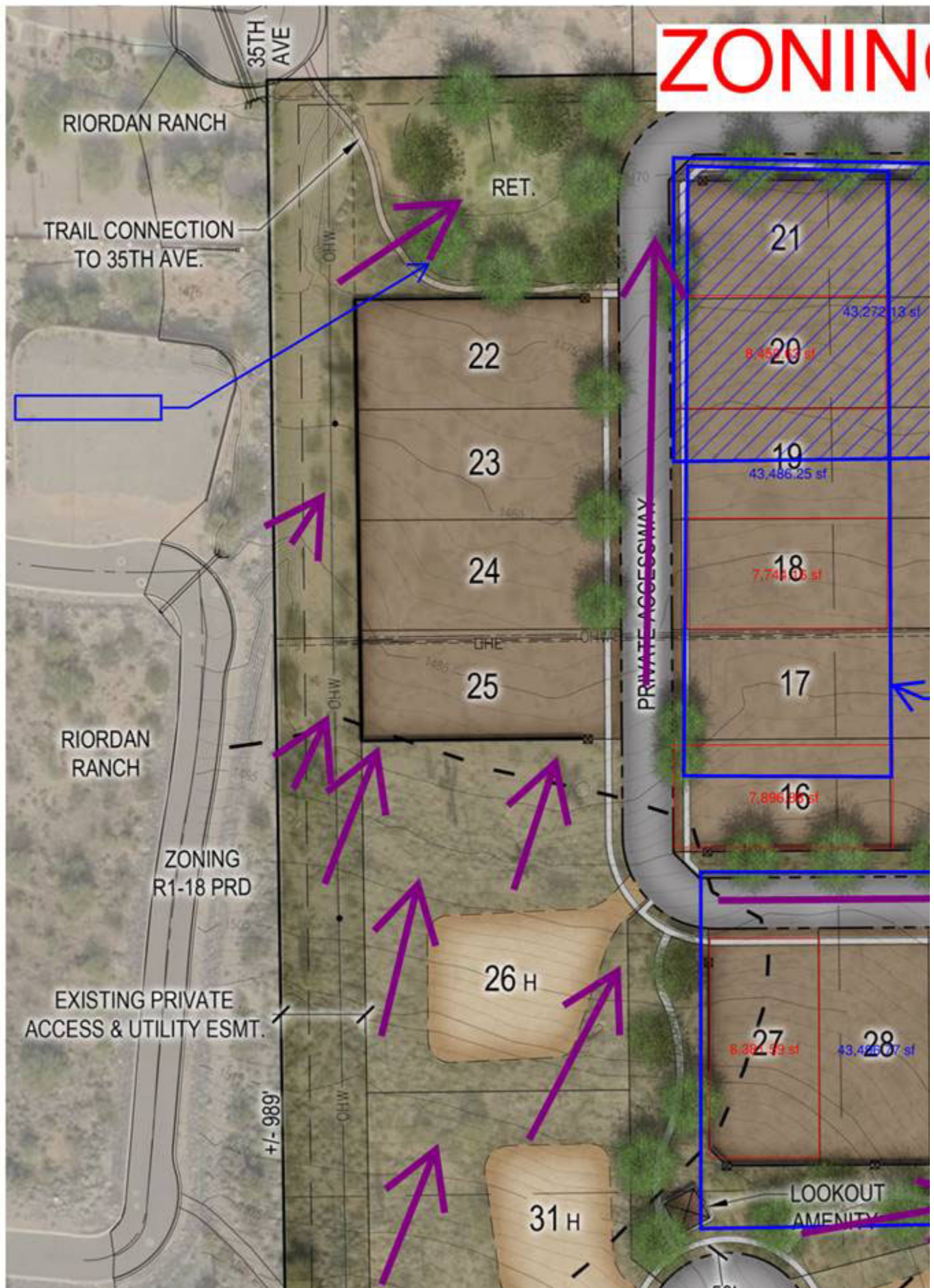
- SOME LOTS ARE PARTIALLY WITHIN HILLSIDE BOUNDARY, BUT ARE NOT IDENTIFIED AS HILLSIDE LOTS AND DO NOT CONFORM TO HILLSIDE REQUIREMENTS FOR SIZE (18,000 sq-ft)

- STORM WATER RETENTION IS LIKELY INSUFFICIENT (per Phoenix storm water manual) AND SHOULD BE ANALYZED BEFORE CONSIDERING ANY ZONING CHANGE. ROADWAY FLOODING ON 33RD AVENUE/POCONO WAY IS A SIGNIFICANT HAZARD.

- TRAFFIC ENTRY POINT IS A SIGNIFICANT SAFETY HAZARD TO PROPOSED AND EXISTING COMMUNITIES

Kenneth A. Vest, 27635 N 37th Ave

ZONING



ZONING CASE Z-33-19-1

PLAN DATA

GROSS AREA:	18.4 AC
NET AREA:	18.1 AC
EXISTING ZONING:	S-1
PROPOSED ZONING:	R1-18
DEVELOPMENT OPTION:	PRD
TOTAL NUMBER OF LOTS:	37
HILLSIDE LOTS:	13
NON HILLSIDE LOTS:	24
DENSITY:	2.0 DU/AC
MIN. NON-HILLSIDE LOT SIZE:	65' X 125'
MIN. HILLSIDE LOT SIZE:	18,000 SF

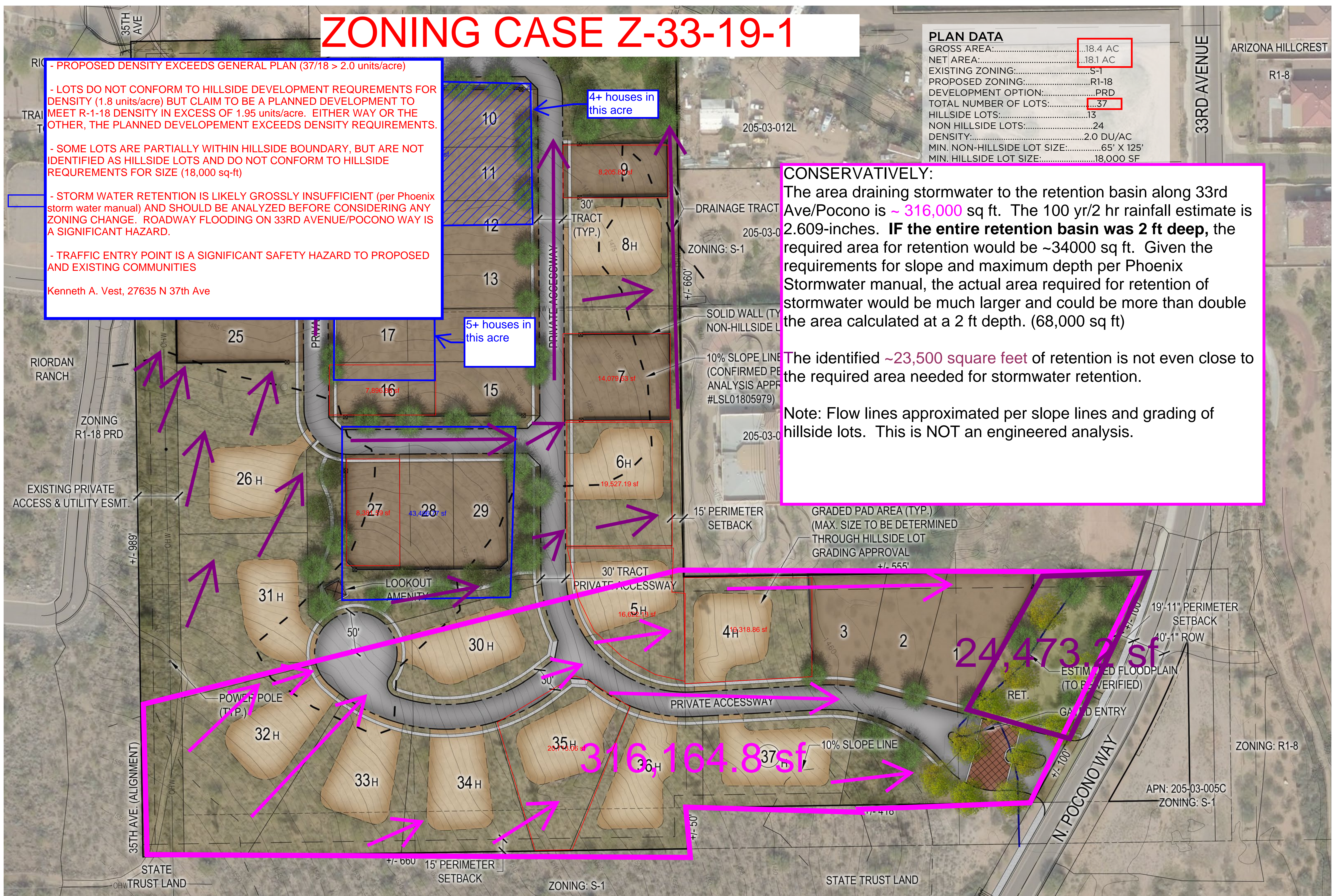
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 - STORM WATER RETENTION IS LIKELY GROSSLY INSUFFICIENT (per Phoenix storm water manual) AND SHOULD BE ANALYZED BEFORE CONSIDERING ANY ZONING CHANGE. ROADWAY FLOODING ON 33RD AVENUE/POCONO WAY IS A SIGNIFICANT HAZARD.
 - TRAFFIC ENTRY POINT IS A SIGNIFICANT SAFETY HAZARD TO PROPOSED AND EXISTING COMMUNITIES
- Kenneth A. Vest, 27635 N 37th Ave

CONSERVATIVELY:

The area draining stormwater to the retention basin along 33rd Ave/Pocono is ~ 316,000 sq ft. The 100 yr/2 hr rainfall estimate is 2.609-inches. **IF the entire retention basin was 2 ft deep**, the required area for retention would be ~34000 sq ft. Given the requirements for slope and maximum depth per Phoenix Stormwater manual, the actual area required for retention of stormwater would be much larger and could be more than double the area calculated at a 2 ft depth. (68,000 sq ft)

The identified ~23,500 square feet of retention is not even close to the required area needed for stormwater retention.

Note: Flow lines approximated per slope lines and grading of hillside lots. This is NOT an engineered analysis.



David O Simmons

From: RKWeinberg at RKWeinberg.net <rkweinberg@rkweinberg.net>
Sent: Friday, August 16, 2019 5:46 PM
To: David O Simmons
Cc: RKWeinberg
Subject: Case Number: Z-33-19-6

RE: Case Number: Z-25-19-6 Norris Design 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 Norris Design Re-zoning is approved, there will be a massive increase of traffic on 35th Ave, Pocono Way, 33rd Ave and 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.
- Destruction of natural desert – the land currently is covered with natural vegetation. It looks much better than 2 story tract homes cram packed together on (8,000 square foot properties) next to current S-1 properties (with homes)
- 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
rkwenberg@rkweinberg.net

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Roy Weinberg
rkweinberg@rkweinberg.net
<http://www.rkweinberg.net>

David O Simmons

From: AOL <bsaigh@aol.com>
Sent: Wednesday, October 2, 2019 8:53 AM
To: David O Simmons
Subject: Case # Z-33-19-1

Good morning David,

I'm submitting the following for consideration by the Planning Commission as it reviews Case # Z-33-19-1, Norris Design, at its meeting tomorrow. I'm sorry about the late submittal (urgent situation out of town), but I at least wanted to go on record. Thanks again for your assistance.

October 2, 2019

Members of the Phoenix Planning Commission,

I strongly urge you to uphold the September 19 vote of the Deer Valley Village Planning Committee NOT TO APPROVE the rezoning request of Norris Design in Case Number Z-33-19-1.

The reasons cited overwhelmingly by residents for not approving this request generally have to do with concerns about density, including traffic, safety, security, storm water runoff, infrastructure, environmental impact (the community is immediately east of the Deem Hills Recreation Area) and aesthetics (36 tightly grouped 2-story houses on 18 acres of naturally hilly terrain, which supports abundant plant and animal life and complements the DHRA).

The current S-1 zoning on the site of the proposed development has been the traditional zoning in the community, and it has been viable for decades in attracting homeowners who prefer/value a rural feel for their community - an open and natural setting, with spacious lots where farm animals can be kept. Obviously, high density developments are not compatible with the community's character.

Also, please note the way in which the proposed development conflicts with or fails to meet several specifics in the Deer Valley Village Character Plan, which reflects the city's updated and voter-approved 2015 General Plan - https://www.phoenix.gov/villagessite/Documents/pdd_pz_pdf_00472.pdf. The specifics from the Character Plan are in the categories on Land Use, Design and Design Principles (see attachment below).

As the city's General Plan, the Deer Valley Village Character Plan and numerous other related documents show, a request to rezone is indeed a serious matter. For rezoning to occur, there must be a convincing overall need, and this simply has not been shown in the Norris request.

Finally, looming over the Norris request, as was the case in the recent Taylor Morrison infill request for this same community, is the issue of sustainability, the ability to exist in the future. If Z-33-19-1 is approved, as the Taylor Morrison project was by the City Council on September 3rd, I believe it will further erode the community's unique setting and way of life that attracted so many original and later residents. This doesn't have to be inevitable, and a major step in preventing it would be the Planning Commission's vote NOT TO APPROVE the Norris Design request to rezone.

Thank you for your consideration.

Sincerely,

Bob Saigh
25242 N. 44th Dr.
Phoenix, AZ 85083-1689
630-624-3546, m
Bsaigh@aol.com

(I'm a resident of Stetson Hills, the community immediately west of the Z-33-19-1 community [East Stetson], and a frequent user of the Deem Hills Recreation Area,)

ATTACHMENT

Deer Valley Village Character Plan
https://www.phoenix.gov/villagesite/Documents/pdd_pz_pdf_00472.pdf

Page 10, Land Use:

- Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.
- 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.
- Preserve natural washes coming from the preserves and promote access and views of the preserves by the public.

Page 12, Design.

- Protect the neighborhood's views of open space, mountains, and man-made or natural landmarks and provide multi-use trail connections where appropriate.
- Integrate into the development design natural features such as washes, canals, significant topography and existing vegetation, which are important in providing character to new subdivisions.
- Promote site development and land use which protects the natural environment by preserving vegetation and surface water, minimizes disturbances to the existing terrain and greenfields, and encourages development of brownfields in synergy to our desert climate.

Pages 14 and 15, Design Principles.

- Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.
- Design and locate new neighborhoods to promote access (both physical and visual) to parks and open space. New developments should also provide convenient pedestrian and bicycle access to transit stops, schools and other neighborhood amenities.

David O Simmons

From: Dana Chiordi 602-295-5696 <danachiordi@gmail.com>
Sent: Thursday, October 3, 2019 5:21 PM
To: David O Simmons
Subject: Opposed to # Z-33-19-1

Hello Mr. Simmons,

I am submitting my concerns for consideration by the Planning Commission for Case # Z-33-19-1, Norris Design, since I heard about the meeting a bit late.

October 3, 2019

Members of the Phoenix Planning Commission,

I strongly urge you to uphold the September 19 vote of the Deer Valley Village Planning Committee NOT TO APPROVE the rezoning request of Norris Design in Case Number Z-33-19-1.

The neighborhood surrounding this development seem to universally disagree with the rezoning due to concerns about density, excessive traffic concerns, safety issues, storm water runoff, environmental impact (the community is immediately east of the Deem Hills Recreation Area) and aesthetics (36 tightly grouped, largely 2-story homes on 18 acres of naturally hilly terrain, which supports abundant plant and animal life and complements the DHRA).

The current S-1 zoning on the site of the proposed development has been the traditional zoning in the community, and it has been viable for decades in attracting homeowners who prefer/value a rural feel for their community - an open and natural setting, with spacious lots where farm animals can be kept. Obviously, high density developments are not compatible with the community's character.

Also, please note the way in which the proposed development conflicts with or fails to meet several specifics in the Deer Valley Village Character Plan, which reflects the city's updated and voter-approved 2015 General Plan - https://www.phoenix.gov/villagesite/Documents/pdd_pz_pdf_00472.pdf. The specifics from the Character Plan are in the categories on Land Use, Design and Design Principles (see attachment below).

As the city's General Plan, the Deer Valley Village Character Plan and numerous other related documents show, a request to rezone is indeed a serious matter. For rezoning to occur, there must be a convincing overall need, and with the neighborhood outcry and lack of need for increased density, it simply has not been shown in the Norris request.

Finally, looming over the Norris request, as was the case in the recent Taylor Morrison infill request for this same community, is the issue of sustainability, the ability to exist in the future. If Z-33-19-1 is approved, as the Taylor Morrison project was by the City Council on September 3rd, I believe it will further erode the community's unique setting and way of life that attracted so many original and later residents. This doesn't have to be inevitable, and a major step in preventing it would be the Planning Commission's vote NOT TO APPROVE the Norris Design request to rezone.

Thank you for your consideration.

Sincerely,

Dana Chiordi
3504 W. Buckhorn Trail
Phoenix, AZ 85083
602-295-5696
danachiordi@gmail.com

(I'm a resident of Riordan Ranch)