

**David O Simmons**

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**From:** Council District 1 PCC  
**Sent:** Monday, July 22, 2019 4:11 PM  
**To:** David O Simmons  
**Subject:** FW: Taylor Morrison Development: Deer Valley

Hello David,

I wanted to pass along Mr. and Mrs. Bracht's email regarding Z-25-19-1. I will reply acknowledging receipt and thanking her for her comments and that they have been noted. Thank you.

Best regards,

Andrea Gaston  
Council District 1 Office  
City of Phoenix  
602-262-7444

-----Original Message-----

From: Milagros Bracht [mailto:millie15@centurylink.net]  
Sent: Monday, July 22, 2019 3:49 PM  
To: Council District 1 PCC <council.district.1@phoenix.gov>  
Subject: Taylor Morrison Development: Deer Valley

When we moved from NJ 15 years ago, this area was deemed semi rural with acceptable traffic. It has become more congested in the last 10 years. Phoenix does not have a good public transportation system & adding more houses on an already congested system would not offer any relief to a congested Phoenix. Adding more houses on this price of property would increase traffic density by 47 %. Remember It seems that hardly anyone carools especially on high pollution days and adding more cars to an already congested system would inky worsen the air we breath everyday. Studies should be done on traffic density during school days when there is a traffic backup on 35th Ave on the way to the Sandra day O'Connor High School. There is only one way in and one way out toward I-17 and in the event of an emergency traffic density would impair someone needing emergency care. With the additional homes in our area would only devalue our existing homes. There is presently no infrastructure to support the amount of homes on this property. An S1 zoning area would encourage builders to build custom homes like the various custom homes that we have on Pinnacle Vista Road. Our land is surrounded by wonderful Mountain View's encouraging custom homes to be built. I am not against progress but the extreme addition of 43 homes is not acceptable to me at any time now or the future.

Keith & Milagros Bracht  
millie15@centurylink.net

Sent from my iPad  
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**From:** [Bob Saigh](#)  
**To:** [David O Simmons](#)  
**Cc:** [Council District 1 PCC](#)  
**Subject:** Case No. Z-25-19-1, Vote of Deer Valley Village Planning Committee  
**Date:** Monday, July 22, 2019 6:39:29 PM

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DATE: July 22, 2019

FROM: Robert Saigh, 25242 N. 44th Dr., Phoenix, 85083-1689, [bsaigh@aol.com](mailto:bsaigh@aol.com)

TO: Mr. David Simmons, Village Planner, City of Phoenix, [david.simmons@phoenix.gov](mailto:david.simmons@phoenix.gov)

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

I write to express my strong disagreement with the 5 YES - 3 NO vote of the Deer Valley Village Planning Committee at its July 18, 2019 meeting to recommend a zoning change from S-1 to R1-18 in the petition of Z-25-19-1. Please include this email in the record for the petition.

I attended the meeting and heard more than a dozen concerned residents speak in opposition to the requested change, citing such factors as density, access, inadequate infrastructure, increased traffic, noise and light, and - importantly - a consistent failure over decades by the City of Phoenix, the State of Arizona and past developers of the unique area in question to make even the most common-sense citizen-requested improvements regarding access, life-safety services and essential infrastructure (roads, sewers, water, and the like).

I did not hear any resident or anyone else in the audience speak in favor of the requested zoning change, nor did I hear there was any support indicated for the zoning change on the small registration cards completed by those attending the meeting (I completed a card and indicated my opposition, but I did not speak).

In the support materials for Z-25-19-1 were some 40 emails (including mine) and other documents opposing the proposed change, and one letter supporting the change from someone who does not live in the area in question and whose business card indicates he provides homebuilding services.

In particular, while listening to committee members' questions of residents and discussion of Z-25-19-1, I was not convinced that most members of the committee knew much about the area in question or had even visited the area to see for themselves the kinds of concerns and issues that residents spoke about at the meeting and in their emails and other documents included in the petition.

Given the solid and well-stated position of residents in the area in question, I expected the committee would be supportive of its fellow Village residents. Instead, I heard two members vote YES without explanation, two other members vote YES with convoluted, confusing and

contradictory explanations, and one member vote YES, in part because the member had faced a situation similar to that of the residents but ultimately came to accept and live with it, as the member thought the residents could also do. To me, the vote looked like a cave to the developer, Taylor Morrison Arizona.

The three committee members voting NO gave better explanations, including direct citations from the city zoning code, rebuttal of some of the points made by members who voted YES, stating their agreement with the serious issues raised by residents in their comments, and noting the unanimity of the residents on record as opposing the petition for zoning change.

I also want to state that hearing the various speakers at the meeting was often difficult because two different hand-held mics had sound problems. When the committee vote was taken, I cannot recall that any member used a mic, and I as well as people around me had trouble hearing what the members were saying during the vote.

I live in a community adjacent to the one that is the subject of Z-25-19-1, but I have traveled and walked through the latter community a number of times. Before this matter arose, I was struck by the area's rural feel, its openness, relative quiet and isolation, and its overall closeness to nature and the land. It stands out because it's quite different from nearby and more predictable communities, and so it has its own charm, which should count for a lot in a metro area that's obviously overwhelmed by "development."

I think the area's residents have made their case thoroughly for not changing the zoning of their neighborhood, and I ask Phoenix Plan Commissioners and City Council Members to support the residents clear desire to preserve their unique community.

Please see my email in this regard to you on May 26, 2019. Thank you for your consideration and assistance.

Sincerely,

Bob Saigh

## Racelle Escolar

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**Subject:** FW: emplandsd - Form Submission

Z-25-19-1

FROM : Paul Mosley

SUBJECT : Rezoning on 37th Avenue

MESSAGE : 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

Email : [paulmosley@gmail.com](mailto:paulmosley@gmail.com)

AREA : 928

PHONE : 2088129

ADDRESS : 27823 N 37TH AVE

CITY : Phoenix

STATE : AZ

ZIP : 85083

Submission ID: 7c9046a333fb4e5cb8413ac12843c169

Form Submission On : 7/23/2019 7:31:11 AM

IP Address : 174.26.135.235

Referer: <https://phoenix.gov/pdd>

This is Not Spam - This message is sent on behalf of the city of Phoenix.  
Please handle appropriately.

## Amanda Murrietta

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**From:** Racelle Escolar  
**Sent:** Tuesday, July 23, 2019 4:16 PM  
**To:** Danielle M Jordan; Amanda Murrietta  
**Subject:** FW: rezoning case Z=25=19=1  
**Attachments:** Petition 2.pdf; Petition 1.pdf

Please print the email below and attached items for the case file and PC packets.

**From:** Charlotte Mosley <[charlottesmosley@gmail.com](mailto:charlottesmosley@gmail.com)>  
**Sent:** Tuesday, July 23, 2019 11:03 AM  
**To:** David O Simmons <[david.simmons@phoenix.gov](mailto:david.simmons@phoenix.gov)>  
**Subject:** rezoning case Z=25=19=1

3745 W. Dynamite Blvd  
Phoenix, AZ 85083

Dear Mr. Simmons,

I am VERY opposed to the zoning change that will affect so many people in our area, including those who purchase homes in the new subdivision. None of you live here, but the people in the area are really good people, down to earth people who love other people, the wide open spaces, their animals and families and their neighbors. However, I have a great fear that if Taylor Morrison is given the privilege of making a community that appeals to people, who are expecting to have this nice quiet place by the preserve, not realizing that what they are getting is horses, chickens, cows, weeds and small businesses with lots of equipment... they are going to be sorely disappointed. There will be a constant contention or at least tension between the two types of people, (both good, but just who live different life styles) . PLEASE! Think this through. You won't be living here. But you will have the power to cause a great deal of trouble in the future. If the subdivision were out, closer to the freeway that would be another thing, but it is tucked back behind ALL of the S-1 zoning. It will envelop this neighborhood. We purchased in

this little corner of the city, not expecting to ever have a different zoning behind us. The people that purchase the homes Taylor Morrison will build will not like what they end up with, that they do not expect when buying with horses and cattle, flies and noises in their back yards.

Taylor Morrison has the power to purchase land all over. There are MANY other places they can build their homes. This area is unique and should be preserved. It was established after WWII to help the veterans deal with their broken lives. It is perfect for us.

We are trying in every way we can to get someone to listen to us. PLEASE LISTEN TO THE PEOPLE WHO LIVE HERE.

The village committee doesn't live in this little area. In fact, I have good reason to believe that one of the votes was simply vindictive.

All of the opposition is valid. It is a concern to increase the traffic with only a single exit and entrance. Water, sewer, infrastructure...Valley Fever are all valid. concerns... all should be considered.

I have attached a petition

Charlotte Mosley

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)
- 2)

3) and so on....

\*Personal note here if you would like

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Charlotte Mosley  
602-919-6622



Name

Address

Post

Phone



Frank and Kathleen Lorenzen  
3238 W Backhorn Trl  
Phoenix, AZ 85083-5832

Bondy Clinton  
27023 1431<sup>st</sup> Dr  
Phx AZ 85083

DAN JACKSON 27011 N 31 DR 85083

Cari Emehiser 27317 N 37th Ave Phx 85083

Chad Emehiser 27317 N 37th Ave Phx 85083

Richard Sanders 3015 W. PINNACLE VISTA DR 85083

Ed Bailey 3025 W. Pinnacle Vista Dr Phx 85083

KEITH BRADY 27055 N 31 AVE - 623 215-7127

LINDA COOK 27522 N 33rd AVE 602-405-6343

DEVISE ROSS 27521 N 35th Ave 602 434-6968

CURT + PEGGY ARTHUR 27526 N 33rd AVE 623-703-9472

JERRY + HOPE BANDY 3320 W. PINNACLE VISTA 602-390-1564

ROB SAIGH 25242 N. 44TH AVE, Phx - rsaigh@aol.com

Diane + Matt Rohrer 27511 N 35th Ave, Phx AZ 85083

LEESA MONTAGUE 3542 W. McArthur Phx 85083 mduser500@gmail.com  
dianeroar1@gmail.com

HAIR Ryan Currie 3211 W Bajada Dr. Phx AZ 85083  
602-826-0728

Griffin Az G. Com  
j.currie@cox.net



## Racelle Escolar

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**Subject:** FW: MayorWebForm: Case Number: Z-33-19-6) rezoning

Z-25-19-1

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**From:** David Urbinato

**Sent:** Tuesday, July 30, 2019 10:44 AM

**To:** Cepand Alizadeh <[cepand.alizadeh@phoenix.gov](mailto:cepand.alizadeh@phoenix.gov)>

**Cc:** James W Arwood <[james.arwood@phoenix.gov](mailto:james.arwood@phoenix.gov)>; David O Simmons <[david.simmons@phoenix.gov](mailto:david.simmons@phoenix.gov)>

**Subject:** RE: MayorWebForm: Case Number: Z-33-19-6) rezoning

Thank you Cepand. I've copied David on this as well. Planners include these comments in the rezoning packet to planning committee members.

David Urbinato  
Management Assistant II  
Phoenix Planning and Development Department  
602-534-3630

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**From:** Cepand Alizadeh

**Sent:** Tuesday, July 30, 2019 8:47 AM

**To:** David Urbinato <[david.urbinato@phoenix.gov](mailto:david.urbinato@phoenix.gov)>

**Cc:** James W Arwood <[james.arwood@phoenix.gov](mailto:james.arwood@phoenix.gov)>

**Subject:** FW: MayorWebForm: Case Number: Z-33-19-6) rezoning

Good morning David,

We received the email below from a constituent regarding Zoning Application Z-33-19-6. I looked through the City of Phoenix website, and I couldn't find an application with that number. I think she meant [Z-25-19-1](#) because that's the only rezoning application that's been filed by Taylor Morrison in the vicinity of 35<sup>th</sup> Avenue and West Pinnacle Vista Drive. Additionally, this constituent emailed David Simmons on May 27 voicing opposition to the rezoning.

Jimmy and I will respond to Ms. Murphy, but just wanted you to be aware of this email post-7/18 Deer Valley Village Planning Committee Meeting.

Thanks,  
Cepand

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**From:** [no-reply@phoenix.gov](mailto:no-reply@phoenix.gov) [<mailto:no-reply@phoenix.gov>]

**Sent:** Tuesday, July 30, 2019 6:27 AM

**To:** Mayor Gallego <[mayor.gallego@phoenix.gov](mailto:mayor.gallego@phoenix.gov)>

**Subject:** MayorWebForm: Case Number: Z-33-19-6) rezoning

FROM : veerachart murphy

Email : [bank1avp@cox.net](mailto:bank1avp@cox.net)

AREA : 602

PHONE : 3009442

ADDRESS : 3441 w pinnacle vista dr

CITY : pheonix

STATE : az

ZIP : 85083

SUBJECT : Case Number: Z-33-19-6) rezoning

MESSAGE :

After attending and speaking at the village planning committee hearing. It concerns me how any reasonable person can approve such request for rezoning, with so many residents speaking in opposition of this rezoning. It seemed that committee members had their minds made up and this was just the formal process of going through the motions. I think its a reasonable exception of existing property owners that the surrounding area remain zoned the way its currently is zoned and the way they developed their own property. Please don't misunderstand I am not opposed to building on the property I am opposed to rezoning to accommodate density building. My concerns are as follows: 1. Surrounding area is existing horse property. Taylor Morrison claims \$500k+ for homes, but what is in place to prevent them from lowering the price in the event they can not sell homes to prospective buyers because of the horse manure smell and flies surrounding the entire development? 2. Village committee made a recommendation of reducing lights in the community to better match the surrounding area. What is in place to prevent a HOA at a later time adding more lights to the development when residents in the development begin to complain of the low lighting and safety? 3. ALL traffic from the proposed development with pass by my house which sits at the corner of 35th and Pinnacle vista. There is no other way in or out. The significance of this location is that it floods several times a year making impassible. Those that try get stuck. The flood plain in this area crosses right there and then goes down the side of my property and then into my back yard then continues on. Point being is that pinnacle vista dr in this area is still undeveloped. Undeveloped on the north side west of 35th ave and on both side east to Pocano Way. The additional traffic has no other option but to travel this route. 4. There are still some undeveloped lots in this area that if the planning committee were to approve this rezoning would open the flood gates for other developers to move in and try to develop high density communities. 5. Not sure how the rights of a prospective land owner supersedes the rights of existing land owners in the area? Some that have been there 50 plus years. Myself 20 years. We built our "forever" home here from the ground up 20 years ago. SO home values don't matter much to me as they do my neighbors because we will never sell. But preserving what we currently have is of great importance to me. I will never move and plan to die here. I understand that as Phoenix grows that the Planning Committee has to make tough decisions like these where it makes sense. Just on the other side of the canal where this proposed development is 1000's of undeveloped land, why cant they build there? To add more dense housing into an area with limited accessibility, flooding issues because roads have not been improved, and entire committee raising up against it, is one of those times where it does not make sense to rezone.

Subject : MayorWebForm: Case Number: Z-33-19-6) rezoning

Submission ID: 6d6791bea34345f9b92e1bf49c61546b

Form Submission On : 7/30/2019 6:26:49 AM

IP Address : 72.217.119.122

Referer: <https://phoenix.gov/mayor>

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