

Attachment H

Sofia Mastikhina

From: Vializ, Lisa <Lisa.Vializ@Honeywell.com>
Sent: Monday, April 12, 2021 10:42 AM
To: Sofia Mastikhina
Subject: Letter of Opposition - PUD Case Z-60-20-8, April 12 LVPC, Agenda Item 5

Importance: High

Hi Sofia,

Please forward this email to the LVPC members and include it in the case file for Z-60-20-8. 'See you tonight 😊'!

Thank you !

Lisa Vializ

Laveen Village Planning Committee Members,

PUD Z-60-20-8 is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. At the April 12 LVPC meeting, I respectfully request the LVPC unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating "*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*".

ALL the adjacent and nearby parcels, including the applicant's 40-acre site and the community R1-18 proposal are 0-2 du/a. The issue is and always has been about density and zoning. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high.
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or "framework of development standards" is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

- A PUD sets a bad precedence for this area and surround undeveloped land.

This PUD case is no significant improvement (it is a watered down version) over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”.

Density and zoning are extremely important and is why the large opposition exists to this day. As you can see from the below recent photo, immediate neighbors, community leaders and others across Laveen are united and still against high density in this area.



Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Best regards,

Lisa Vializ
8921 S 53rd Dr.
Laveen, AZ 85339
602-741-5722
belairdream57@me.com

Sofia Mastikhina

From: 2017 Camaro <lvializ@cox.net>
Sent: Monday, April 12, 2021 11:07 AM
To: Sofia Mastikhina
Subject: Letter of Opposition - PUD Case Z-60-20-8, April 12 LVPC, Agenda Item 5

Good Morning Sofia

Please forward this email to the LVPC members and include it in the case file for Z-60-20-8 for tonight's meeting.

Thank you !

Ivan Vializ

Laveen Village Planning Committee Members,

PUD Z-60-20-8 is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. At the April 12 LVPC meeting, I respectfully request the LVPC unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating " *the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*".

ALL the adjacent and nearby parcels, including the applicant's 40-acre site and the community R1-18 proposal are 0-2 du/a. The issue is and always has been about density and zoning. Laveen lacks

diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high.
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.
- A PUD sets a bad precedence for this area and surround undeveloped land.

This PUD case is no significant improvement (it is a watered down version) over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”.

Density and zoning are extremely important and is why the large opposition exists to this day. As you can see from the below recent photo, immediate neighbors, community leaders and others across Laveen are united and still against high density in this area.



Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Best regards,

Ivan Vializ
8921 S 53rd Dr.
Laveen, AZ 85339
602-743-5427
lvializ@cox.net

Sofia Mastikhina

From: Donna Schober <donna.schober@gmail.com>
Sent: Monday, April 12, 2021 12:27 PM
To: Sofia Mastikhina
Subject: PUD Z-60-20-8

Dear Ms. Mastikhina,

We are Laveen residents of more than 22 years, near the project titled PUD Z-60-20-8. We are strongly opposed to this project moving forward because of the high density and the zoning originally specified for this particular piece of property.

We ask the LVPC to deny this case. We recommend the proposal strongly supported by the Laveen community of 46 lots and a conventional zoning of R1-18.

Thank you for considering our opinion of this matter.

Sincerely,

Donna J. Schober
Marvin A. Sondag

10840 S. 30th Ave
Laveen, AZ 85339

602-237-4887

Sofia Mastikhina

From: C Gunderson <carrsgun@gmail.com>
Sent: Sunday, April 11, 2021 9:03 PM
To: Sofia Mastikhina
Subject: Quarry Case PUD Z-60-20-8

Laveen Village Planning Committee Members,

PUD Z-60-20-8 is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. Unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating “*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*”

ALL the adjacent and nearby parcels, including the applicant’s 40-acre site and the community R1-18 proposal are 0-2 du/a. Density and zoning are the issues here. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”. Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Best regards,

Carolyn Gunderson

3514 W Cheyenne Dr.

Laveen, AZ 85339

Sofia Mastikhina

From: Kingston, Tom <tom.kingston@sap.com>
Sent: Friday, April 9, 2021 1:10 PM
To: Sofia Mastikhina
Subject: Opposition to High Density at 35th Ave. and Carver Rd.

Laveen Village Planning Committee Members,

PUD Z-60-20-8 is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. Unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating “*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*”

ALL the adjacent and nearby parcels, including the applicant’s 40-acre site and the community R1-18 proposal are 0-2 du/a. Density and zoning are the issues here. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”. Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Best regards,

Tom Kingston

11820 S. 38th Ave. Laveen AZ, 85339

Sofia Mastikhina

From: Tayler Bell <taylerbell691@yahoo.com>
Sent: Friday, April 9, 2021 12:22 PM
To: Sofia Mastikhina
Subject: Opposition to PUD Z-60-20-8

Laveen Village Planning Committee Members,

I ask that you please vote to deny the PUD application Z-60-20-8 that will come before you on Monday, April 12, and move to support the community proposal of 46 lots and a conventional R1-18 zoning district for the Carver Mountain development.

This PUD case is a repackaging of the PHO case 1-19-Z-165-06-7(8) that you unanimously denied previously. It is an attempt by the applicant to put lipstick on a pig and present it as a compromise. But it still stinks and doesn't meet the primary concerns of the community.

The priority for the community is and always has been zoning and density. The applicant likes to highlight that a PUD is more restrictive than a traditional zoning application and so should be more attractive for the community, but the stipulations are primarily cosmetic in nature. The density of the PUD is still incompatible with the surrounding area and the inferred zoning of their 61-lot plan sets an irreversible precedent for future development.

The applicant also likes to cite the Laveen Southwest Growth Study to show they have listened to the neighbors' concerns. Again, they cherry picked low hanging fruit that is mostly cosmetic. They fail to address the part that states, "*...the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*"

Laveen is growing rapidly. That growth is one of the reasons my husband and I moved to this area just over 2 years ago. We are not opposed to growth and development. We are, however, in favor of responsible development that also preserves the unique rural lifestyle of this area that hardly exists anywhere else in the Valley. We moved here looking for a lifestyle you can't find anywhere else. Please, don't allow this beautiful corner of the Valley to turn into just another Gilbert, Chandler, or cookie cutter American suburb.

Thank you for your continued support and representation of the community in this case.

Sincerely,

Tayler Burchard
11244 S 35th Ave
Laveen, AZ 85339

Sofia Mastikhina

From: Kingston, Suzanne <suzanne.kingston@supportivecaremedgroup.com>
Sent: Friday, April 9, 2021 11:00 AM
To: Sofia Mastikhina
Subject: Opposition to High Density 35th Ave. & Carver

Laveen Village Planning Committee Members,

PUD Z-60-20-8 is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. Unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating “*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*”

ALL the adjacent and nearby parcels, including the applicant’s 40-acre site and the community R1-18 proposal are 0-2 du/a. Density and zoning are the issues here. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”. Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Best regards,

Suzanne Kingston

11820 S. 38th Ave.

Laveen, AZ 85339

*SECURITY/CONFIDENTIALITY WARNING: This message and any attachments are intended solely for the individual or entity to which they are addressed. This communication may contain information that is privileged, confidential, or exempt from disclosure under applicable law (e.g., personal health information, research data, financial information). If you are not the intended recipient, or the employee or person responsible for delivering the message to the intended recipient, any dissemination, distribution or copying of the communication is strictly prohibited. **If you received the communication in error, please notify the sender immediately by replying to this message AND deleting the message and any accompanying files from your system.** If, due to the security risks, you do not wish to receive further communications via e-mail, please reply to this message and inform the sender that you do not wish to receive further e-mail from the sender.*

Sofia Mastikhina

From: Neal Haddad <neal.haddad@gmail.com>
Sent: Friday, April 9, 2021 11:55 AM
To: Sofia Mastikhina
Cc: Paul Barnes
Subject: COMMENT SUBMISSION: LVPC 4.12.21, Item #4: PUD Z-60-20-8

Please add the below statement to the subject file. Thank you.

RE: PUD Z-60-20-8
VIA EMAIL

Members of the Laveen Village Planning Committee—

As people who have followed this case from its initial PHO hearing through now, we ask that you move to **deny the application and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district**. The LVPC unanimously denied the previous application; to best represent residents and the community's wishes, we implore current members to deny the application again.

As members know, Laveen is a unique area within the 519 sq. mi. that comprise the City of Phoenix. In our view, the application before you does not consider the Laveen community's special attributes and instead seeks only to maximize the profits of the applicant.

After much procedural delay and continuances, the applicant has prepared and submitted a Planned Unit Development (PUD). **The key phrase in the ordinance as to why the PUD is permitted is to provide a "superior built environment" to traditional zoning.** Just how is this application superior?

By pursuing a PUD option, the applicant is, for zoning purposes, creating its own rules and, in effect, its own community. Any development that goes in that site is part of the Laveen community and requires the community's advice and consent.

Consider these points:

- The proposed 61 lots at 3+ density units per acre remains utterly incompatible with the area.
- **Why aren't you applying the legally binding stipulation in the PHO case of zoning reversion** (so that the zoning reverts to the previous zoning)?
- This plan is not a reduction in zoning (aka down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and **the neighbors' proposal of 46 lots at R1-18 zoning, which is compatible with the area and is an executable site plan with conforming stipulations.**
- The proposed conventional flat-land site plan does not work adequately to consider the site's elevations and contours.
- The applicant has not provided adequate open space or landscaping buffers.

- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. **The stipulations in the original PHO case are more stringent than the PUD. Why are these stips being reduced at this stage of the process?**

A PUD at this site is not in the best interest of the neighborhood or broader Laveen Village. This particular area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed for more than a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel, complicating the case to mask the structural and real issues of density and zoning and to "see what sticks."

Neighbors understand these points and have stuck with this arduous and arcane process for years. The community is not going to let up.

This case will head to the Planning Commission and then to the City Council. We are constantly told that the VPCs are meant to represent the neighbors and provide a voice for the community. If that is the case, your choice is clear.

Please support your community! **Deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.**

Respectfully,

B. Paul Barnes
Neal Haddad
Neighborhood Coalition of Greater Phoenix

Sofia Mastikhina

From: Irma Cazarez <irmacazarez@gmail.com>
Sent: Friday, April 9, 2021 3:29 PM
To: Sofia Mastikhina
Subject: Letter of Opposition - PUD Case Z-60-20-8, April 12 LVPC, Agenda Item 5

Laveen Village Planning Committee Members,

I am a long-time resident of Laveen Village. Together with my husband, we anchored ourselves in the general South Mountain area back in 2003. As a young family, with a drive for adventure and highly in tune with nature, we sought something that offered more of a sense of community, open space, and natural Arizona landscape. We carefully and patiently looked for an opportunity and in 2008, we identified our forever home located south of Carver Mountain. There she stood little Miss Shawnee (as I refer to her), tall and proud and ready for some much-needed love. We've dressed her up, given her love through the years and we continue to be blessed by her warmth.

We have been fortunate enough to see our children grow and come of age. They roam within the neighborhood with no concerns and with confidence. They venture off on the mountain for afternoon hikes. More importantly, they've been lucky to grow with a true sense of community where most of our neighbors know one another and selfishly give each other a hand when needed.

As a family, we love the open space this area offers and we'd love for this area to retain its charm. We are not opposed to growth or change as we are well aware that change is inevitable. However, we ask that you please evaluate the proposed development and realize that as proposed, both PUD Z-60-20-8, as well as the PHO-1-19-Z-165-06-7(8), do not align with the area. They are both incompatible where the proposed density is much greater than the surrounding area. The area south of Carver Foothills is special and deserves an opportunity to flourish in a more compatible manner. We ask that you reject this case and instead recommend the approval of the community proposal of 46 lots and a conventional R1-18 zoning district.

A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or "framework of development standards" is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to "see what sticks". Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Best Regards,

Irma Cazarez
3517 W Shawnee Dr
Laveen, AZ 85339

Orlando Cazarez
3517 W Shawnee Dr
Laveen, AZ 85339

Sofia Mastikhina

From: Gina Abbott <abbogina0@gmail.com>
Sent: Friday, April 9, 2021 3:43 PM
To: Sofia Mastikhina
Subject: Quarry Case PUD Z-60-20-8

Laveen Village Planning Committee Members,

PUD Z-60-20-8 is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. Unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating “*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*”

ALL the adjacent and nearby parcels, including the applicant’s 40-acre site and the community R1-18 proposal are 0-2 du/a. Density and zoning are the issues here. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”. Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

I just built a home out here last year and the reason I chose this area was because it was like the country. We had to have an acre in order to build a house and it is nice not to be so close to the neighbors house! I love it because it's peaceful, I love it because we have so many animals wild and domestic out here, I love it because we all know each other because we're not so densely populated.

I do not want to see it ruined by more traffic, more pollution and more people! Please do not let this company create this development the way that they want it! If you allow these people to do what they want, there will definitely be more that will follow and it will totally destroy our area!

Best regards,

Regina Abbott

3832 W Fox Rd

Laveen AZ 85339

Sofia Mastikhina

From: Nicole Glasgow <blue_eyes821@aol.com>
Sent: Thursday, April 8, 2021 4:53 PM
To: Sofia Mastikhina
Subject: Pud z-60-20-8

Laveen Village Planning Committee Members,

PUD Z-60-20-8 is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. Unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating “*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*”

ALL the adjacent and nearby parcels, including the applicant’s 40-acre site and the community R1-18 proposal are 0-2 du/a. Density and zoning are the issues here. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”. Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Best re Laveen Village Planning Committee Members,

PUD Z-60-20-8 is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. Unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating “*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*”

ALL the adjacent and nearby parcels, including the applicant’s 40-acre site and the community R1-18 proposal are 0-2 du/a. Density and zoning are the issues here. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”. Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Best regards,

Thomas Glasgow
3717 west Carver Rd
Laveen, AZ 85339

Sofia Mastikhina

From: Nicole Glasgow <blue_eyes821@aol.com>
Sent: Thursday, April 8, 2021 4:57 PM
To: Sofia Mastikhina
Subject: Pud z-60-20-8

Laveen Village Planning Committee Members,

PUD Z-60-20-8 is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. Unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating “*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*”

ALL the adjacent and nearby parcels, including the applicant’s 40-acre site and the community R1-18 proposal are 0-2 du/a. Density and zoning are the issues here. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”. Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Best regards,
Nicole Glasgow
3717 west Caver Rd

Laveen, AZ 85339

Sofia Mastikhina

From: lynette cook <lmw_9641@aol.com>
Sent: Thursday, April 8, 2021 9:20 PM
To: Sofia Mastikhina
Subject: PUD Z-60-20-8

Laveen Village Planning Committee Members,

PUD Z-60-20-8 is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. Unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating “*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*”

ALL the adjacent and nearby parcels, including the applicant’s 40-acre site and the community R1-18 proposal are 0-2 du/a. Density and zoning are the issues here. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”. Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Best regards,

Lynette Wiltgen
2214 W, Ian Dr.
Phoenix, AZ 85041

Sofia Mastikhina

From: Jen Leitch <4jenleitch@gmail.com>
Sent: Thursday, April 8, 2021 11:13 PM
To: Sofia Mastikhina
Subject: Opposition to PUD Z-60-20-8

Laveen Village Planning Committee Members,

Undoubtedly you are receiving many letters that look like this. That is because the community is in complete agreement that this project is not right for us. Please consider all of the points below as you are making your decision. Please support our requested changes to this case.

PUD Z-60-20-8 a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. Unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating “*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*”

ALL the adjacent and nearby parcels, including the applicant’s 40-acre site and the community R1-18 proposal are 0-2 du/a. Density and zoning are the issues here. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”. Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Jen Leitch

10109 S. 29th Drive

Sofia Mastikhina

From: D in AZ <darcy3535@gmail.com>
Sent: Thursday, April 8, 2021 1:07 PM
To: Sofia Mastikhina
Subject: Opposition to PUD Z-60-20-8 - Carver Mtn/Quarry

Hello, First, if you don't know where this property is, I encourage you to take a car ride to see our unique area as compared to the rest of South Phoenix. Your decision will impact our quiet way of life and I want you to see for yourself that high density to this side of Carver Mountain would change the landscape and feel to our community. I won't bore you with all the details and history as I'm sure others will send a detailed account of their opposition and I will be speaking at the meeting, but I am urging you to deny PUD Z-60-20-8 LVPC as filed and recommend instead the community proposal of 46 lots and a conventional zoning of R1-18.

Thank you,
Darcy Meyer
3535 W Bohl St
Laveen Village AZ 85339

Laveen Village Planning Committee Members,

PUD Z-60-20-8 is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. Unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating “*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*”

ALL the adjacent and nearby parcels, including the applicant’s 40-acre site and the community R1-18 proposal are 0-2 du/a. Density and zoning are the issues here. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”. Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Respectfully,

Christine Danielson
2943 W. Ceton Dr.
Laveen, AZ 85339-1744

Sofia Mastikhina

From: BDM <ben.meyer3456@gmail.com>
Sent: Thursday, April 8, 2021 1:39 PM
To: Sofia Mastikhina
Subject: Letter to Oppose PUD Z-60-20-8

To whom it may concern,

Many of you may be new to the LVPC, but there is a PUD case that you will hear about on Apr 12. The applicant of PUD Z-60-20-8 has a parallel case PHO-1-19-Z-165-06-7/8 that has dragged on because of the opposition of the neighbors. This PUD case involves more high density and zoning issues that are not compatible with our area. If you know our area, it has half to one acre (and more) lots. There are horse properties and lots of open space and it's silent and dark at night. Who wouldn't want to live in a community like this?

The community does not support this PUD or PHO case. High density housing does not fit in this area. Please deny PUD Z-60-20-8 as filed.

Sincerely,
Benjamin Meyer
3535 W Bohl St
Laveen, AZ 85339

Sofia Mastikhina

From: Scott Johnson <sjohnson@scottjce.com>
Sent: Wednesday, April 7, 2021 9:17 AM
To: Sofia Mastikhina
Cc: 'Cyd Manning'
Subject: RE: Letter of Opposition - PUD Case Z-60-20-8, April 12 LVPC, Agenda Item 5

Hi Sofia:

You can add me to the opposition letters on this file please. I previously provide an opposition letter and spoke in opposition at the LVPC hearing on the companion PHO case for this site, so will not repeat all of that here.

Suffice it to say, the current PUD application is not substantively different from the previous PHO application from the standpoint of the community. This applicant has not, in my opinion, dealt with either the community or Councilman Garcia in good faith on this matter. They continue to push a high density project in a low density area. The City has continually failed to take the appropriate action with regard to the zoning reversion on this property, allowing the owner to push an inappropriate number of units in their application(s).

I urge the LVPC to recommend denial of this application.

Thank you, Scott Johnson

Scott A. Johnson, P.E.
President
Scott Johnson Consulting Engineers LLC
2030 West Baseline Road, Suite 182-223
Phoenix, Arizona 85041
Phone: 602-237-9609 Fax: 602-237-7672
Cell: 602-320-2382 sjohnson@scottjce.com

From: Cyd Manning <SweetBeat@q.com>
Sent: Tuesday, April 6, 2021 5:33 PM
To: sofia.mastikhina@phoenix.gov
Subject: Letter of Opposition - PUD Case Z-60-20-8, April 12 LVPC, Agenda Item 5
Importance: High

Hi Sofia,

I hope you are doing well. Please forward this email to the LVPC members and include it in the case file for Z-60-20-8.

Thank you and best regards,
Cyd

Laveen Village Planning Committee Members,

PUD Z-60-20-8 is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. At the April 12 LVPC meeting, I respectfully request the LVPC unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating “*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*”.

ALL the adjacent and nearby parcels, including the applicant’s 40-acre site and the community R1-18 proposal are 0-2 du/a. The issue is and always has been about density and zoning. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high.
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”. At the end of this letter, I’ve included the long history provided you via Planning in December 2020 and I’ve attached the community plan for your reference. Feel free to contact me at any time if you have questions.

Density and zoning are extremely important and is why the large opposition exists to this day. As you can see from the below recent photo, immediate neighbors, community leaders and others across Laveen are united and still against high density in this area.



Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Best regards,

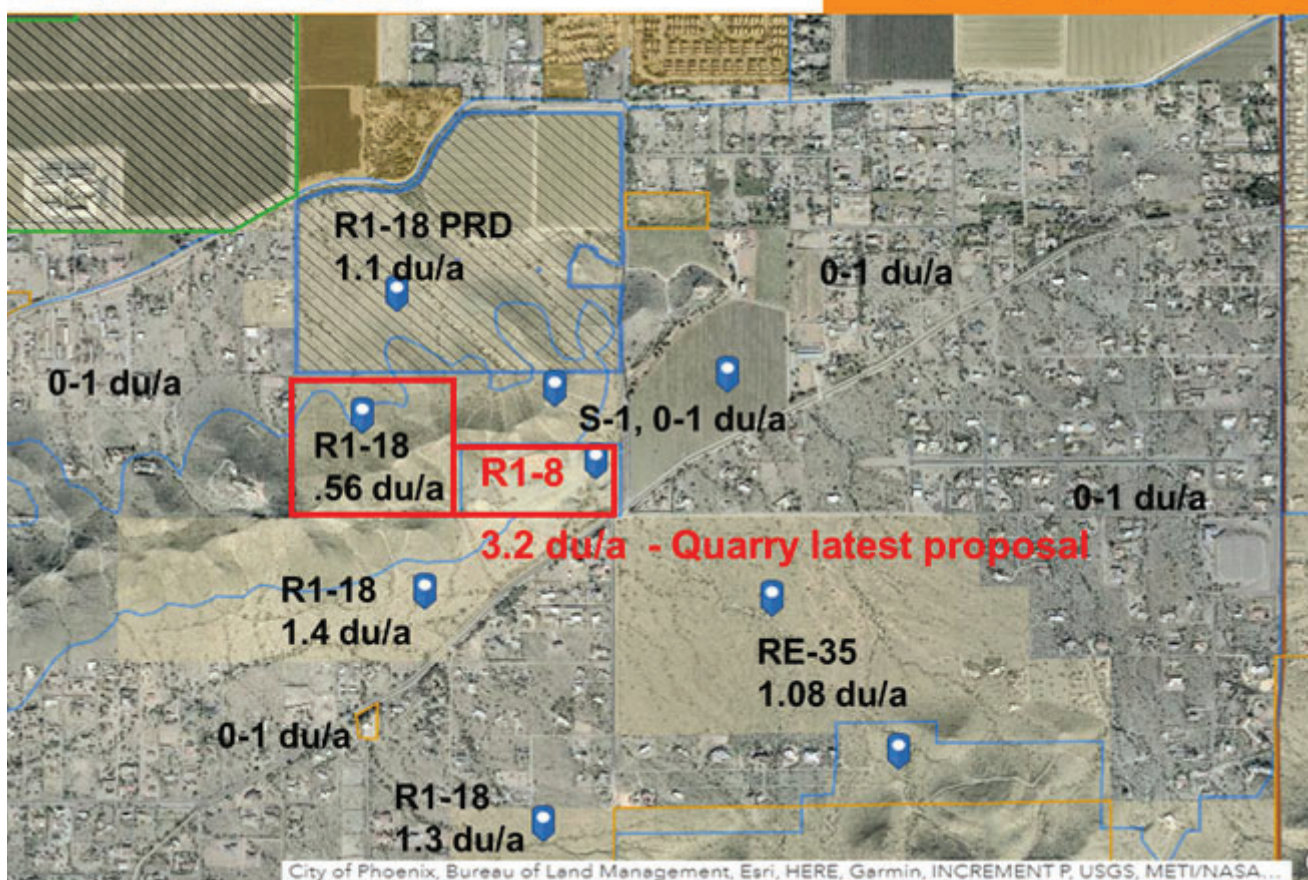
Cyd Manning
3220 W. Ceton Drive
480-747-0769
sweetbeat@q.com

History/Summary Provided December 16, 2020 - Post PUD Informational Meeting at LVPC

Executive Summary:

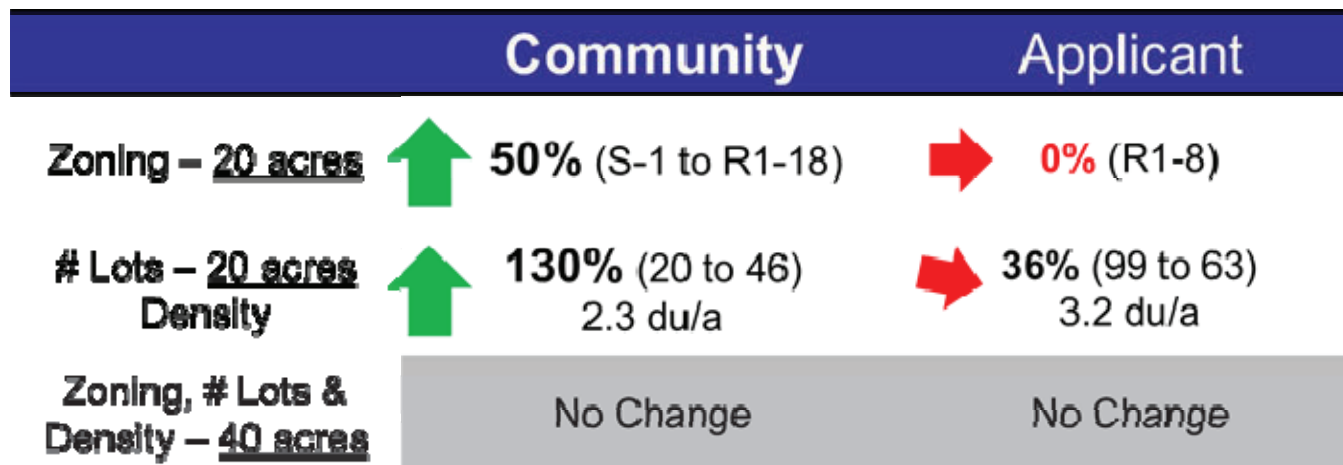
The original case in 2006/2007 was very contentious due to the high-density development plan in an area that for 25+ years has been planned to be 0-1 homes per acre. This incompatible land use of speculative spot zoning was pushed through regardless of community involvement. The large outpouring of community opposition remains today with the current case/PHO application PHO-1-19-Z-165-06-7/8. The applicant/owner's revised proposal of 63 (recently 61) lots on the 20-acre portion with no zoning district change from R1-8 is still incompatible land use at 3 times the density of adjacent and nearby parcels zoned at R1-18 and RE-35. They also have an active Proposition 207 waiver on file that waives their right to sue the City of Phoenix.

As you heard with the PUD case on Monday, the issue has been and is about zoning and density.



The community has continued to propose a compatible land use alternative (described above) with a conforming site plan and applicable stipulation revisions, along with a zoning district change, that is supported by Councilmember Garcia. This option essentially “splits the baby” with the community moving up two zoning districts and the applicant/owner moving down two zoning districts. Our proposal is a true middle ground and “cuts to the chase” given the City’s inability to codify the zoning reversion required in 2011, along with the realignment of the General Plan, to 0-1 du/a.

You can clearly see by the green arrows in the below graph that the community has compromised significantly more than the applicant.



- Note - The 20-acre and 40-acre parcels are zoned separately and cannot be calculated together

The PHO case was continued twice (July 1st and August 26th) at the applicants request to review and respond to the community proposal. The applicant contacted us 6+ weeks after the July 1st continuance and had not performed a detailed review/analysis of our plan. After the August 26th continuance, the applicant reached out after 3 weeks to propose zero zoning change and a token reduction of 2 lots (63 to 61). The PHO case was set for the Council agenda on October 7 and ended up being continued for a third time. In the motion to continue, Councilmember Garcia stated his motion was *“to continue this item for 6 months to the April formal meeting to allow the property owner to file a zoning case to down-zone the property”*. The PHO case is scheduled to be heard at the April 7, 2021 City Council formal meeting.

Now the applicant has filed a second and separate case for a PUD, Z-60-20-8. This new PUD case **is not** a down-zoning (e.g. reduction in zoning). It is simply a repackaging of the PHO case.

Case History Details:

- We are residents of all social and economic backgrounds who have worked hard for our homes and love our community. Even those neighbors with occupations who stand to benefit from more development (e.g. realtors, insurance agents, civil engineers, contractors, etc.) have been and are opposed to this high-density development because it does not fit the area. We are not against change, development, growth or affordable housing. We are for responsible development that is compatible with the area. We have supported high-density developments, including several cases in the last year+, because they fit the area being proposed.
- The video of our area is only 42 seconds long and can be played directly from this secure Dropbox link: <https://www.dropbox.com/s/0tfmz2e6htiasgd/Laveen.mp4?dl=0> [dropbox.com]
- The original GPA and Zoning cases in 2006/2007 were very contentious and lasted almost 1 year (GPA-LV-2-06-7 and Z-165-06-7)
 - Owner/applicant proposed:
 - GPA 5-10 du/a from 0-1 Residential/Parks/Open Space
 - R1-18, 40 acres, 22 lots at .56 du/a
 - R2, 20 acres, 136 multi-family units at 6.8 du/a
 - Significant community opposition
 - 200+ community members petitioned in opposition; LVPC & LCRD unanimously opposed; GPA and Zoning cases appealed
 - District 7 candidates Pastor & Nowakowski opposed; Councilmembers Johnson and Simplot voted in opposition
 - Claims of blight, hazardous material, etc. were all proved to be false
 - To help protect the neighborhood from speculative spot zoning and incompatible high-density development, then Mayor Gordon insisted on including a time stipulation (Stipulation 19) for zoning reversion if development did not occur in 48 months.
 - Ultimately the 40-acre portion at R1-18 and 22 lots, the 20-acre portion at R1-8 with 99 detached villas, and Stipulation 19 for zoning reversion was approved and codified in Ordinance G-5020
- The City did follow process in July 2008 and codified a GPA alignment on this parcel
 - The Planning Director letter in the case file states *“The Laveen Village Planning Committee initiated GPA-LV-1-08-7 to create consistency between the Land Use Map and the approved R1-8 zoning and to avoid creating a precedent for higher densities on the surrounding parcels.”*
- The current PHO case is equally contentious with the applicant/owner ignoring the community’s input until encouraged by Councilmember Garcia
 - The applicant continues to ignore, or claims to be surprised, that zoning is and has been the issue for 13 years
 - Significant community opposition remains:
 - 140+ community members in opposition at LVPC; 40+ community members in opposition at PHO; 70+ community members in opposition at Planning Commission
 - LVPC & LCRD unanimously opposed; significantly over 250+ community letters submitted in opposition to date
 - PHO and Planning Commission recommendations were appealed

- Councilmember Garcia and other community leaders are opposed to the applicant's plan
- The City has refused to enforce Ordinance G-5020 Stipulation 19 which states ***“That approval shall be conditional upon development commencing within 48 months of the City Council approval of this change of zoning in accordance with Section 506.B.1 of the Zoning Ordinance. For purposes of this stipulation, development shall commence with the issuance of building permits and erection of building walls on site.”***
 - City Council approval was on October 10, 2007 and with the 48-month timing, **the zoning was set to revert to S-1 as of 2011.**
 - To date there has been no development on the property and no action taken by the City to revert the zoning as required, despite multiple requests to do so.
- **Technically the zoning classification for this property has been S-1 since late 2011, but has yet to be codified by the City per Ordinance G-5020**
- **Technically the General Plan is 0-1 du/a, NOT 3.5 to 5, and the City is also obligated to codify that designation**

Sofia Mastikhina

From: Brian & Karie <carvercottage2018@gmail.com>
Sent: Wednesday, April 7, 2021 2:29 PM
To: Sofia Mastikhina
Subject: Zoning Case PUD Z-60-20-8

Follow Up Flag: Follow up
Flag Status: Flagged

Laveen Village Planning Committee Members,

PUD Z-60-20-8 is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. Unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating “*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*”

ALL the adjacent and nearby parcels, including the applicant’s 40-acre site and the community R1-18 proposal are 0-2 du/a. Density and zoning are the issues here. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.

- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”. Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Best regards,

Karie Hicks

4715 W Carver Rd

Laveen AZ 85339

Sofia Mastikhina

From: Paul Banta <pwbantaz@gmail.com>
Sent: Wednesday, April 7, 2021 6:11 PM
To: Sofia Mastikhina
Subject: Letter for LVPC members, and request to donate speaking time for 4/12 meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Mastikhina -

Please share the following letter to the LVPC members. Also, instead of requesting speaking time for myself, I would like to donate my speaking time for the April 12, 6:30 meeting to Cyd Manning. I have already registered for this very important meeting. Thank you. - Elizabeth Banta (contact information is below).

Dear Laveen Village Planning Committee Members,

First, thank you for your service to our community. I have worked for many months following the area known as the Quarry/Carver Mountain. It is a subject that I feel extremely strongly about and I respectfully request that you listen, reflect, and act in opposition to PUD Z-60-20-8. This is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You are our primary voice to the Phoenix City Council. You earned my respect last year when you, the LVPC, were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Remain strong on behalf of our community! Do not let your unanimity or support of the community wane. Unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating “*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*”

ALL the adjacent and nearby parcels, including the applicant’s 40-acre site and the community R1-18 proposal are 0-2 du/a. Density and zoning are the issues here. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.

- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”. Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Sincerely,

Elizabeth Banta

3938 W Kayenta Trail

Laveen, AZ 85339

480-353-6019

Sofia Mastikhina

From: brian hicks <handymanhicks@gmail.com>
Sent: Wednesday, April 7, 2021 2:32 PM
To: Sofia Mastikhina
Subject: Zoning Case PUD Z-60-20-8

Laveen Village Planning Committee Members,

PUD Z-60-20-8 is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. Unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating “*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*”

ALL the adjacent and nearby parcels, including the applicant’s 40-acre site and the community R1-18 proposal are 0-2 du/a. Density and zoning are the issues here. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning

case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”. Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Best regards,

Brian Hicks

4715 W Carver Rd

Laveen AZ 85339

Sofia Mastikhina

From: Paul Banta <pwbantaz@gmail.com>
Sent: Tuesday, April 6, 2021 6:39 PM
To: Sofia Mastikhina
Subject: Quarry Case PUD Z-60-20-8 - opposition to high density development

To: City Planner Ms. Sophia Mastikhina

Regarding the Quarry Case PUD Z-60-20-8, I would like to express my opposition to allowing high density development on this property.

The local community has been opposed to this for more than a decade. Against the local communities wishes, 10+ years ago the property was zoned for high density development. However, a provision for a reversion of the zoning change was added if the property wasn't developed in a timely manner. The property was not developed. However, it appears that the "reversion" clause is meaningless. No one in the city government will support changing the zoning back.

More recently there has been a push by some land speculators to make money by flipping this property. They are trying to get a high density project approved (80 to 90 houses). The local community leaders have tried to negotiate this down to a less dense development with only 46 houses. The land speculators of course want to maximize their profits. What is really frustrating to the community is that the land speculators are trying to wear down the local community by stretching this process out with repeated delays. The city, by agreeing to these delays, is helping them.

Please understand that this is a very unique area. It is a narrow valley, nestled up to South Mountain Park. It is exclusively 1 acre or larger lots. There is still LOTS OF EMPTY LAND for cookie cutter housing developments. Please help us negotiate a more reasonable plan for this property.

Sincerely,
Paul Banta
480 353 6014

Sofia Mastikhina

From: Donna Snow <carart617@hotmail.com>
Sent: Tuesday, April 6, 2021 6:53 PM
To: Sofia Mastikhina
Cc: Donna Snow
Subject: Quarry Case PUD Z-60-20-8

Laveen Village Planning Committee Members,

PUD Z-60-20-8 is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. Unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating “*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*”

ALL the adjacent and nearby parcels, including the applicant’s 40-acre site and the community R1-18 proposal are 0-2 du/a. Density and zoning are the issues here. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.
- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”. Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Best regards,

Donna Snow
6806 W Desert Lane
Laveen, AZ 85339

Sofia Mastikhina

From: Cyd Manning <SweetBeat@q.com>
Sent: Tuesday, April 6, 2021 5:33 PM
To: Sofia Mastikhina
Subject: Letter of Opposition - PUD Case Z-60-20-8, April 12 LVPC, Agenda Item 5
Attachments: Community Site Plan and Stipulations.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sofia,

I hope you are doing well. Please forward this email to the LVPC members and include it in the case file for Z-60-20-8.

Thank you and best regards,
Cyd

Laveen Village Planning Committee Members,

PUD Z-60-20-8 is a **second and separate case** at the NWC of 35th Avenue and Carver Road, known as the Quarry/Carver Mountain. You, this Village, were supportive of the community and early last year were rightly unanimous in your denial of the PHO version of this case, PHO-1-19-Z-165-06-7(8). Do not let your unanimity or support of the community wane. At the April 12 LVPC meeting, I respectfully request the LVPC unanimously reject this case and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

The applicant likes to use the Laveen Southwest Growth Study in their narrative but fails to include the part stating “*the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*”.

ALL the adjacent and nearby parcels, including the applicant’s 40-acre site and the community R1-18 proposal are 0-2 du/a. The issue is and always has been about density and zoning. Laveen lacks diversity of large lots and this is the area for them! The area south of Carver Foothills is special and deserves so much better. A few of the many reasons to deny this PUD as filed are:

- The number of lots and the density is still too high.
- The proposed 61 lots at 3+ du/a is still completely incompatible with the area.
- This plan is not a reduction in zoning (aka: down-zoning). It is simply a repackaging of the previous inferior site plan from case PHO-1-19-Z-165-06-7/8.
- The applicant continues to ignore the community and our proposal of 46 lots at R1-18 zoning, which is compatible with the area, and is an executable site plan with conforming stipulations.
- The proposed conventional flat-land site plan does not work with the elevations and contours of the site.
- The applicant has not provided adequate open space or landscaping buffers.
- The PUD may look good on paper, but too many things are open-ended in the application/narrative that states the applicant MAY vs. SHALL or WILL. The stipulations in the PHO case are more stringent than the PUD.

- A PUD in general does not provide specific details or requirements of what will be built. This blank check or “framework of development standards” is inferior to a conventional zoning case and is not in the best interest of the neighborhood or broader Laveen Village. This special area of Laveen deserves a far superior and compatible plan than anything this applicant has proposed over the course of a year.

This PUD case is no significant improvement over the PHO case. The applicant is running both cases in parallel to mask the structural and real issues of density and zoning and to “see what sticks”. At the end of this letter, I’ve included the long history provided you via Planning in December 2020 and I’ve attached the community plan for your reference. Feel free to contact me at any time if you have questions.

Density and zoning are extremely important and is why the large opposition exists to this day. As you can see from the below recent photo, immediate neighbors, community leaders and others across Laveen are united and still against high density in this area.



Please support the community! Again, deny this case as filed and instead recommend approval of the community proposal for 46 lots and a conventional R1-18 zoning district.

Best regards,

Cyd Manning
3220 W. Ceton Drive
480-747-0769
sweetbeat@q.com

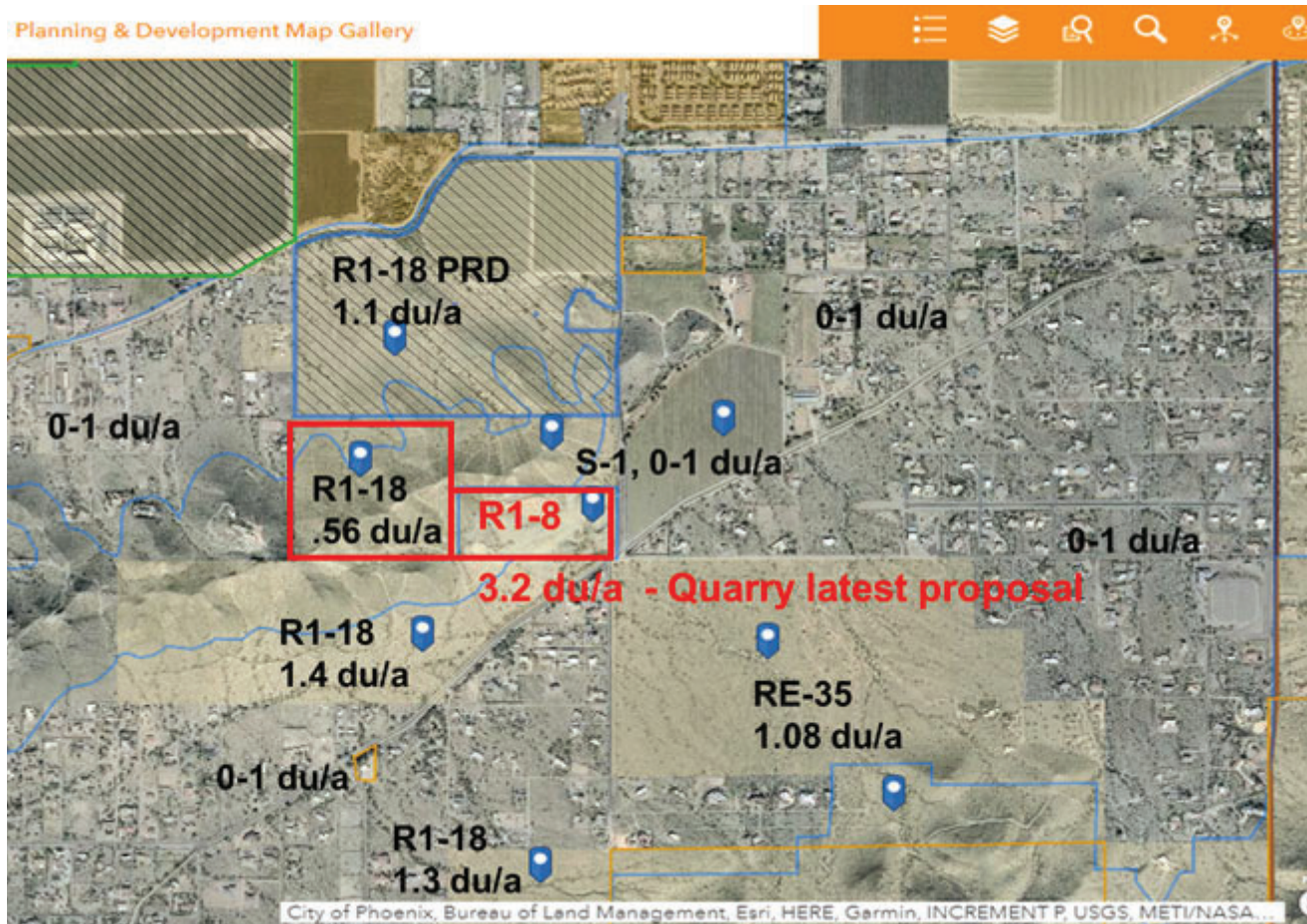
History/Summary Provided December 16, 2020 - Post PUD Informational Meeting at LVPC

Executive Summary:

The original case in 2006/2007 was very contentious due to the high-density development plan in an area that for 25+ years has been planned to be 0-1 homes per acre. This incompatible land use of speculative spot zoning was pushed through regardless of community involvement. The large outpouring of community opposition remains today with the





current case/PHO application PHO-1-19-Z-165-06-7/8. The applicant/owner's revised proposal of 63 (recently 61) lots on the 20-acre portion with no zoning district change from R1-8 is still incompatible land use at 3 times the density of adjacent and nearby parcels zoned at R1-18 and RE-35. They also have an active Proposition 207 waiver on file that waives their right to sue the City of Phoenix.

As you heard with the PUD case on Monday, the issue has been and is about zoning and density.



The community has continued to propose a compatible land use alternative (described above) with a conforming site plan and applicable stipulation revisions, along with a zoning district change, that is supported by Councilmember Garcia. This option essentially “splits the baby” with the community moving up two zoning districts and the applicant/owner moving down two zoning districts. Our proposal is a true middle ground and “cuts to the chase” given the City’s inability to codify the zoning reversion required in 2011, along with the realignment of the General Plan, to 0-1 du/a.

You can clearly see by the green arrows in the below graph that the community has compromised significantly more than the applicant.

	Community	Applicant
Zoning – <u>20 acres</u>	 50% (S-1 to R1-18)	 0% (R1-8)
# Lots – <u>20 acres</u> Density	 130% (20 to 46) 2.3 du/a	 36% (99 to 63) 3.2 du/a
Zoning, # Lots & Density – <u>40 acres</u>	No Change	No Change

- Note - The 20-acre and 40-acre parcels are zoned separately and cannot be calculated together

The PHO case was continued twice (July 1st and August 26th) at the applicants request to review and respond to the community proposal. The applicant contacted us 6+ weeks after the July 1st continuance and had not performed a detailed review/analysis of our plan. After the August 26th continuance, the applicant reached out after 3 weeks to propose zero zoning change and a token reduction of 2 lots (63 to 61). The PHO case was set for the Council agenda on October 7 and ended up being continued for a third time. In the motion to continue, Councilmember Garcia stated his motion was “to continue this item for 6 months to the April formal meeting to allow the property owner to file a zoning case to down-zone the property”. The PHO case is scheduled to be heard at the April 7, 2021 City Council formal meeting.

Now the applicant has filed a second and separate case for a PUD, Z-60-20-8. This new PUD case **is not** a down-zoning (e.g. reduction in zoning). It is simply a repackaging of the PHO case.

Case History Details:

- We are residents of all social and economic backgrounds who have worked hard for our homes and love our community. Even those neighbors with occupations who stand to benefit from more development (e.g. realtors, insurance agents, civil engineers, contractors, etc.) have been and are opposed to this high-density development because it does not fit the area. We are not against change, development, growth or affordable housing. We are for responsible development that is compatible with the area. We have supported high-density developments, including several cases in the last year+, because they fit the area being proposed.
- The video of our area is only 42 seconds long and can be played directly from this secure Dropbox link: <https://www.dropbox.com/s/0tfmz2e6htiasqd/Laveen.mp4?dl=0> [dropbox.com]
- The original GPA and Zoning cases in 2006/2007 were very contentious and lasted almost 1 year (GPA-LV-2-06-7 and Z-165-06-7)
 - Owner/applicant proposed:
 - GPA 5-10 du/a from 0-1 Residential/Parks/Open Space
 - R1-18, 40 acres, 22 lots at .56 du/a
 - R2, 20 acres, 136 multi-family units at 6.8 du/a
 - Significant community opposition
 - 200+ community members petitioned in opposition; LVPC & LCRD unanimously opposed; GPA and Zoning cases appealed
 - District 7 candidates Pastor & Nowakowski opposed; Councilmembers Johnson and Simplot voted in opposition
 - Claims of blight, hazardous material, etc. were all proved to be false
 - To help protect the neighborhood from speculative spot zoning and incompatible high-density development, then Mayor Gordon insisted on including a time stipulation (Stipulation 19) for zoning reversion if development did not occur in 48 months.

- Ultimately the 40-acre portion at R1-18 and 22 lots, the 20-acre portion at R1-8 with 99 detached villas, and Stipulation 19 for zoning reversion was approved and codified in Ordinance G-5020
- The City did follow process in July 2008 and codified a GPA alignment on this parcel
 - The Planning Director letter in the case file states *“The Laveen Village Planning Committee initiated GPA-LV-1-08-7 to create consistency between the Land Use Map and the approved R1-8 zoning and to avoid creating a precedent for higher densities on the surrounding parcels.”*
- The current PHO case is equally contentious with the applicant/owner ignoring the community’s input until encouraged by Councilmember Garcia
 - The applicant continues to ignore, or claims to be surprised, that zoning is and has been the issue for 13 years
 - Significant community opposition remains:
 - 140+ community members in opposition at LVPC; 40+ community members in opposition at PHO; 70+ community members in opposition at Planning Commission
 - LVPC & LCRD unanimously opposed; significantly over 250+ community letters submitted in opposition to date
 - PHO and Planning Commission recommendations were appealed
 - Councilmember Garcia and other community leaders are opposed to the applicant’s plan
 - The City has refused to enforce Ordinance G-5020 Stipulation 19 which states ***“That approval shall be conditional upon development commencing within 48 months of the City Council approval of this change of zoning in accordance with Section 506.B.1 of the Zoning Ordinance. For purposes of this stipulation, development shall commence with the issuance of building permits and erection of building walls on site.”***
 - City Council approval was on October 10, 2007 and with the 48-month timing, **the zoning was set to revert to S-1 as of 2011.**
 - To date there has been no development on the property and no action taken by the City to revert the zoning as required, despite multiple requests to do so.
 - **Technically the zoning classification for this property has been S-1 since late 2011, but has yet to be codified by the City per Ordinance G-5020**
 - **Technically the General Plan is 0-1 du/a, NOT 3.5 to 5, and the City is also obligated to codify that designation**

Community Site Plan

Community Proposed Site Plan with R1-18 zoning district on the 20 acre parcel:



Stipulations from PHO Case

- Stipulation 1: THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED JUNE 24, 2020, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, AND WITH SPECIFIC REGARD TO THE FOLLOWING:
 - THE DEVELOPER SHALL PROVIDE A PRIMARY ROADWAY FROM 35TH AVENUE EXTENDED TO THE WESTERN PROPERTY BOUNDARY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - THE PRIMARY ROADWAY CONNECTING 35TH AVENUE TO THE WESTERN EDGE OF THE PROPERTY LINE SHALL PROVIDE A VEHICULAR CONNECTION TO, FOR AND INTEGRATED WITH BOTH THE 20-ACRE AND 40-ACRE PORTIONS OF THE PARCEL.
- Stipulation 2: CONCEPTUAL ELEVATIONS FOR THE 20-ACRE DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS FOR STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS MAY BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.
- Stipulation 4: DEVELOPMENT OF THE 40-ACRE R1-18 PORTION OF THE SITE SHALL NOT EXCEED 22 LOTS.
- Stipulation 5: DEVELOPMENT OF THE 20-ACRE CURRENT R1-8 PORTION OF THE SITE SHALL NOT EXCEED A DENSITY OF 46 LOTS AND SHALL BE REZONED TO R1-18.
- Stipulation 6: THE 20-ACRE DEVELOPMENT SHALL PROVIDE A MINIMUM OF 26% OPEN SPACE, OF WHICH A MINIMUM OF 12%, SHALL BE USABLE OPEN SPACE, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- Stipulation 15: THE DEVELOPER SHALL DEDICATE A MULTI-USE TRAIL EASEMENT AND CONSTRUCT A MULTI-USE TRAIL PER ADOPTED STANDARDS ALONG THE NORTH SIDE OF CARVER ROAD AND ALONG THE WEST SIDE OF 35TH AVENUE, AS APPROVED BY THE PARKS AND RECREATION DEPARTMENT.
- Stipulation 35: A MINIMUM OF THREE TERRACED BERMS WITH 2:1 FILL SLOPES SHALL BE INSTALLED ALONG THE FULL LENGTH OF THE QUARRY CUT SLOPE BASE. THE TERRACES SHALL BE A MINIMUM HEIGHT OF 8 FEET TALL AND SHALL BE PLANTED WITH A STAGGERED COMBINATION OF 2-INCH AND 4-INCH CALIPER, DROUGHT RESISTANT, DECIDUOUS TREES AT 25 FEET ON CENTER OR IN EQUIVALENT GROUPINGS TO CENTER, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- Stipulations 43 & 44: Require Staff to update these stipulations to include notification to all individuals on record who have written and/or attended public meetings regarding this case
- All other stipulations, including Stipulation 19, to remain unchanged.
- A conforming site plan dated June 24, 2020 is attached

Reference PHO-1-19-Z-165-06-7(8)

Sofia Mastikhina

From: Bret Burchard <bretburchard3@yahoo.com>
Sent: Tuesday, April 6, 2021 4:29 PM
To: Sofia Mastikhina
Subject: Quarry Case - Agenda Item #5 - PUD Z-60-20-8

Follow Up Flag: Follow up
Flag Status: Flagged

Laveen Village Planning Committee Members,

I ask that you please vote to deny the PUD application Z-60-20-8 that will come before you on Monday, April 12, and move to support the community proposal of 46 lots and a conventional R1-18 zoning district for the Carver Mountain development.

This PUD case is a repackaging of the PHO case 1-19-Z-165-06-7(8) that you unanimously denied previously. It is an attempt by the applicant to put lipstick on a pig and present it as a compromise. But it still stinks and doesn't meet the primary concerns of the community.

The priority for the community is and always has been zoning and density. The applicant likes to highlight that a PUD is more restrictive than a traditional zoning application and so should be more attractive for the community, but the stipulations are primarily cosmetic in nature. The density of the PUD is still incompatible with the surrounding area and the inferred zoning of their 61-lot plan sets an irreversible precedent for future development.

The applicant also likes to cite the Laveen Southwest Growth Study to show they have listened to the neighbors' concerns. Again, they cherry picked low hanging fruit that is mostly cosmetic. They fail to address the part that states, "*...the 0-1 designation was placed on properties adjacent to the Carver Foothills and South Mountain Park. The latter parcels are appropriate for low density development due to the topography of slopes and washes and the desert vegetation. The majority of the 0-2 property is to serve as a buffer between existing lower density lots and new subdivisions with the more standard 2-5 du/a.*"

Laveen is growing rapidly. That growth is one of the reasons my wife and I moved to this area just over 2 years ago. We are not opposed to growth and development. We are, however, in favor of responsible development that also preserves the unique rural lifestyle of this area that hardly exists anywhere else in the Valley. We moved here looking for a lifestyle you can't find anywhere else. Please, don't allow this beautiful corner of the Valley to turn into just another Gilbert, Chandler, or cookie cutter American suburb.

Thank you for your continued support and representation of the community in this case.

Sincerely,

Bret Burchard
11244 S 35th Ave
Laveen, AZ 85339

Sofia Mastikhina

From: Edward Moore <emoore@vizzda.com>
Sent: Wednesday, April 28, 2021 6:52 PM
To: Racelle Escolar; Sofia Mastikhina
Cc: Council District 8 PCC
Subject: Public comment re: PUD Z-60-20-8 for May 6 Planning Commission Hearing

I am a resident in Laveen and live a few hundred yards to the southwest of the site called "The Quarry" here at 35th Avenue and Carver Rd. (APN 300-11-008X) A development at this site is being called the Carver Canyon PUD. I would like to share my thoughts on this.

The south of Carver Road has been developed at an RU-43 density and is a great neighborhood. What you can't see in a satellite image is that our neighborhood is nestled in a bit of a bowl between "South Mountain" and "Carver Mountain" creating mountain views in all directions. The homes are on larger lots that are covered with native plants. There isn't a single grassy yard in this community. I haven't seen a single out-of-place tree... no Oaks, Birch, Aspens, etc. The trees here are Ironwoods, Palo Verde, and Creosote... they drop seeds and flowers for the round-tailed squirrels, the Gambel Quail, the mourning doves, Gila woodpeckers, road runners, coyotes, owls, and even the Javelinas that live here and wander across these properties. Many of the lots do not even have fences. We have dirt roads. This is not suburbia... we are living within a natural landscape... and the native animals that live with South Mountain Park come down and wander through our community and share this neighborhood with us. It is a very special community. I hope I am communicating what it is like to live here.

The zoning to the north of Carver had been the same in the past but was doubled during the real estate boom phase... and was not reverted as it should have been. To the north of my home there are now two projects being planned that have approximately double (or more!) of the density of my neighborhood.

First, the Carver Mountain South project was final-platted last May. That plan will create 111 new homes on 59 acres of a 95-acre site about a hundred yards from my house. The home builders can't build cheaply on the steep slopes and hilltops so this land will not be improved and so they were instead allowed double the density on the other half of the property. This math looks good on paper but the reality is that it is going to create a very different type of neighborhood to what we enjoy now which isn't very consistent with the feel of the development in this rest of this little community. It will be a bit of suburbia intruding into this small valley which had been more naturalistic and nature friendly up until now.

The other project is the one that is before you today... the Carver Canyon PUD. If the Carver Mountain South project makes me feel sad and that suburbia is intruding into and transforming my community... the Carver Canyon PUD is much worse. The documents you have before you state a residential density of 3-5 should be fine here. No problemo! Well it is a problem for me. This is 5x the density of our community up until now and more than 2x the density of the "suburbia" Carver Mountain South project... it is wildly inconsistent with the surrounding community. I don't know why this would even be considered. I assume that the homebuilders don't want to develop the steeper slopes on the western half of their land and that the planners are just allowing them to create 5x the appropriate density on the easternmost quarter of the parcel in the area that is flattest and cheapest to develop... thus basically wrecking the feel of my community, basically. That's just not OK. Please protect my community and see it developed at or around a density of 1.0 which is appropriate for our neighborhood. Please do not install and expand pockets of a dense suburbia into my community because a calculator tells you that the vacant land is a counter-balance. It isn't. This land could be developed with single family homes and ranchettes which cover a much larger area of the property and THIS is what would be more consistent with the community. Let's have a bit of balance in this development. Please consider the properties surrounding this one. There is a real estate boom going on. The ownership group which is developing

this land is going to make a fortune and don't need to be awarded permission to build at an outrageous localized densities which will create a blight and rob value from the rest of the neighborhood.

Please send this project back for some re-envisioning for how it can be developed in a way which is more consistent with the rest of our community. The current vision is not at all consistent with our community.

If you want to see this community and get a feel for what I'm describing... come here. The Ironwood are blooming with purple flowers, the Palo Verde are covered in yellow flowers... and everywhere you look you will see squirrels, quail, doves and the other residents.

Sincerely,

Edward

--

Edward Moore

Real Estate Researcher

[Vizzda \[vizzdanews.blogspot.com\]](http://vizzdanews.blogspot.com)

Sofia Mastikhina

From: John Knight <john.knight@aircomm.com>
Sent: Friday, April 30, 2021 9:34 AM
To: Racelle Escolar; Sofia Mastikhina
Cc: Council District 8 PCC; Dr. Dean G. Gordy Fairchild, Ph.D.; Elizabeth Banta; desertofeden@msn.com
Subject: Laveen Project CARVER RD (Mountain) and 35th Avenue

Ms. Escolar and Ms. Mastikhina

I hope this email finds you well. We have been a resident in Laveen at 4036 W Kiva Street since 2003. We bought and invested heavily in this area because of what the City laid out in 1995 in the Laveen Master Plan. Unfortunately, over the last 25 years, the plan has been completely ignored in many areas. The land and homes adjacent to Carver Mountain and the South Mountain Preserve are unique homes that offer a completely different lifestyle than high density developments. This area was set aside to keep density low to showcase one of the city's greatest assets. South Mountain. The homes being built here today are close to \$1 Million Dollars and have a 15% max footprint limit. We as residents and a large tax base of the County and City can not urge you enough to respect this area and do everything possible to protect our investment in an Equestrian, Open Skies, Low Density and Low Traffic part of Laveen. I understand that the LCRD and Residents have come together (us included) on a design that is acceptable to the consensus and urge your continued support.

Precedence is everything. We have seen parcel by parcel come up and zoning changed at the drop of a hat. I would speculate that if we tried to build small homes next to the CEO and Executives of the prevailing home builders, they would not let their own product be built next to their large gated communities. We ask that this sacred area be left to one home per acre as much as possible. All it takes is one decision and we will see the same reckless building next to our large properties and homes. This will devalue our investment in a diverse Laveen.

If you have any questions, please feel free to reach out by email or by phone.

My regards.

--

John Knight
VP Integrated Solutions

P: (602) 237-4915

C: (602) 549-1885

E: john.knight@aircomm.com

W: www.aircomm.com [cloud.letsignit.com]



[cloud.letsignit.com]



[cloud.letsignit.com]

Racelle Escolar

From: Ruth Franklin <ruthie_franklin@yahoo.com>
Sent: Monday, May 3, 2021 1:30 PM
To: Racelle Escolar; Sofia Mastikhina
Cc: Council District 8 PCC
Subject: Re: Subject: Opposition to Case PUD Z-60-20-8 for May 6 Planning Commission Hearing – Request to Support LVPC Recommendation

Dear Planning Commission Members,
I am writing again to clarify that I am in **opposition** to the case.
The LVPC is also in opposition to the case.
Thank you,
Ruth Franklin

On Sunday, May 2, 2021, 10:27:31 AM PDT, Ruth Franklin <ruthie_franklin@yahoo.com> wrote:

Dear Planning Commission Members,

The subject PUD is the second zoning case at the NWC of 35th Avenue and Carver Road in Laveen known as the Quarry. You heard the PHO version of this case mid-last year and the outpouring of community opposition to high density and incompatible land use in this area. Councilmember Garcia led the City Council in a continuance of the PHO case at the October 2020 City Council meeting and requested the applicant process a “down-zoning”. Since that time, the applicant has pursued the subject PUD case that you will hear on May 6. The LVPC and community provided input throughout the PUD process and during the April 12, 2021 LVPC meeting.

I support the LVPC recommendation and I respectfully request the Planning Commission recommend approval of the [April 12 LVPC recommendation](#) when you hear this case on May 6. The LVPC resolved the structural issues of density and zoning, and made this a much better development than the PHO case. Their vote approved a maximum of 46 lots total (which conforms to the plan put forth by the community, as opposed to the high density plan the applicant presented), minimum lot size of 8700 sq. ft., enhanced building architecture and landscaping standards stipulations that result in compatible land use and is equivalent to R1-18 density. Councilmember Garcia has supported the community with a 46-lot, R1-18 plan throughout the PHO case last year and we expect his support of the LVPC recommendation.

Please stand with the LVPC and community and support the LVPC recommendation in this case.

Best regards,
Ruth Franklin
3143 W Avion Way
Laveen, AZ 85339